COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0056/94 Received:21-JAN-94 Type:S73A CONTINUATION

Name: Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs PE12 6SF

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Description: Retention of dwelling without complying with agricultural occupancy condition
Location : Treetops Millgate Road
Whaplode St Catherines Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

Director of Planning and Building Control Services
19-APR-94 H23/0056/94

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

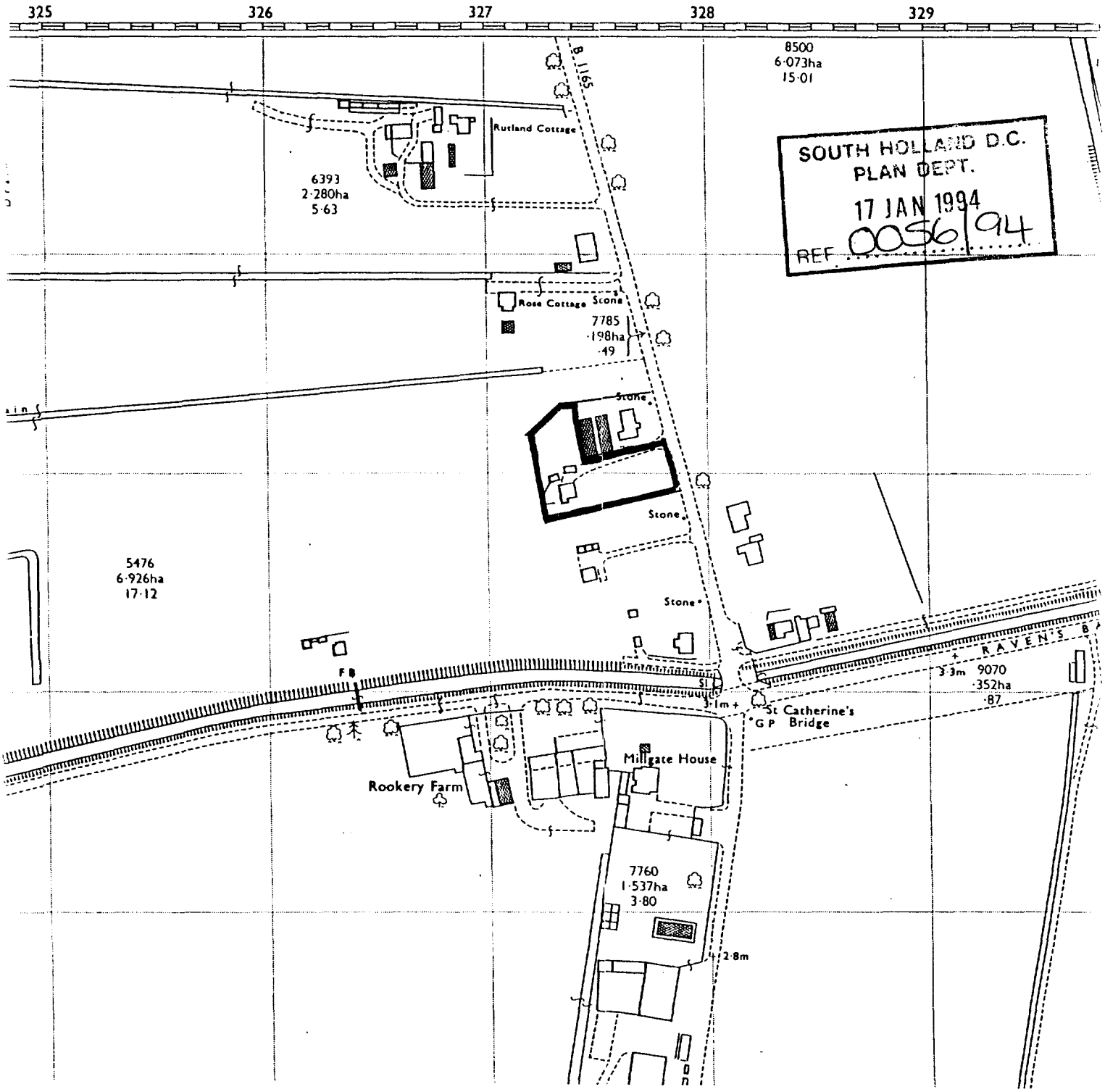
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

ORDNAN

LINCOLNSHIRE COUNTY

SOUTH H



SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF. 0056/94

REPRODUCED FROM/BASED UPON THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.
LICENCE No. CS. 2366

WILLIAM H. BROWN
18/19 SHEEP MARKET
SPALDING
LINCOLNSHIRE PE11 1BG
TELEPHONE SPALDING 711711

DETERMINED
PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0056/94

Date Registered 17 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding
Lincs PE12 6SF

Tel. No. (0406) 540201

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

William H. Brown
18/19 Sheep Market,
Spalding,
Lincs., PE11 1BG.
Tel. No. (0775) 711711.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Treetops, Millgate Road, Whaplode St Catherines, Spalding, Lincs. PE12 6SF

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Removal of Agricultural occupancy clause from original Planning Permission
Ref: EE 76/74

Please complete

Signed.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ...£60.00..... If you consider no fee is payable include a written explanation instead.

Date..12th January, 1994.....

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state Reference Number of previous permission — EE 76/74
B. Please state Condition Number referred to — Number 2
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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

Owner

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office 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 12th January, 94.

Certificate B

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

Certificate 1

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

Signed ..... (Applicant/Agent) Date 12th January, 94...

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H23/0056/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: ✓ >> 22-MAR-94

			Consultations:	
Departure	✓		County	.....
Setting of LB	.....		E Heritage	.....
Public Right of Way	.....		Societies	..... G ROW
Discretionary	.....			

Extra Consultations:

District Valuer (Peterboro) 4/2

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

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

Press
PC
WM
Residents

Case Officer: DAVID GODNEY

Senior Officer Confirmed ..... Date..... 26/1/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Bungalow.
Neighbours :
Boundaries : Site well landscaped. Frontage privet hedge.
Site Features : Bungalow to north east.
Cottage to south.

Inspected by DMG
Date 2/2

Site Notice posted by
Date DMG
Expiry 2/2

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

→

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE DMG 15/3.

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED DMG 13/4.

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed DMG. Date 13/4.

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

None.

Condition monitoring:

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

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P3740

Date first Rec'd 17 JAN 1994

Registration

Reference H23/0056/94

Cross--Ref —

Date 18-JAN-94 LAC

Validation

TYPE SEC 73A

Site area
No of dwellings
Floorspace

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

Description to be recorded: Retention of dwelling without complying with agricultural occupancy condition

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

Fees — Correct fee £70 — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £10 — Receipt No P3161 Date

Refund £ — Voucher No Date

Information

Index sheet 262 — OS Plots

Grid ref 532750 319790

Ward Z — Parish 23

Inside IBD N — Inside LP area N

Constraints:

- ☐ CA Cons Area
- ☐ LB Listed – Grade:
- ☐ ARC Archaeology
- ☐ AM Ancient Mon
- ☐ SSI Special Int

- ☐ TR Rural
- ☐ BP TR proposed 67m
- ☐ LC Level Cross
- ☐ FP Footpath
- ☐ TPO Tree Pres

Hazards –

- ☐ Dist Bound
- ☐ Other:

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

Linked to site — Ref

Linked to property ✓ — Ref 029 2295

Planning Records:
Earlier apps 507/92

76/74
202/73

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

William H. Brown

Estate Agents, Valuers & Surveyors

Our Ref: RAS/cls/S.4319DH

Your Ref:

Date: 14th January, 1994

18/19. Sheep Market,
Spalding,
Lincs. PE11 1BG.

Tel: (0775) 711711
Fax: (0775) 766663
DX: 26711 Spalding

South Holland District Council
Planning & Building Control Department
Council Office
Priory Road
Spalding
Lincs PE11 2XC

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF 0056/94

Dear Sirs

Re: Proposed Removal of Agricultural Clause.
Treetops, Millgate, Whaplode St Catherines.

Following previous correspondence we now have pleasure in enclosing a further application for the removal of the Agricultural Clause upon the above property.

You will note that in the Refusal Planning Permission ref: H230507/92 it was stated that the dwelling had been offered for sale at a price which did not reflect the existence of the occupancy conditions.

We confirm that this property has been continually offered for sale as outlined in our letter to you of 1st May 1992 (copy enclosed) and which accompanied the previous application. Upon the refusal of the last application the asking price was reduced in November 1992 to the sum of £60,000, which was in accordance with recommendation made by the District Valuer and has been offered on the market on a continual basis since that time. You will note correspondence between both yourselves and ourselves concerning this matter and which may also be relevant to this application.

Despite the fact that the asking price has been set in accordance with the District Valuers recommendation and that we have extensively marketed the property at the new price for approximately 14/15 months, we have received no enquiries from persons employed, last employed etc locally in Agriculture.

We have therefore received no offers at or less than the asking price for our clients consideration.

We are of the opinion that it can therefore be said that there is no demand from the local Agricultural Community for a property of this type in this location and that the removal of the clause would therefore not be prejudicial to the local Agricultural Community.

Royal Insurance

William H. Brown is a trading name of Royal Life Estates Ltd. Registered in England and Wales Co. No. 2084694. Registered Office: 1 Cornhill, London EC3V 3QR. Appointed Representative of Royal Life Marketing Group (members of which are Members of LAUTRO) to advise on and promote sales of Royal Life Assurance, Pensions and Unit Trust products only.

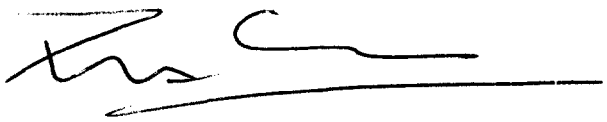
OCEA Ombudsman Scheme

Our clients Mr & Mrs Fletcher are still most anxious to move to a property with smaller gardens that are more easily managed by Mr Fletcher and considerable hardship is continuing to be caused to them, by the reason of the fact that their property remains unsold.

We trust that this application will now receive the Planning Committee's favourable decision.

We look forward to hearing from you further.

Yours faithfully,
for and on behalf of
William H. Brown



Richard A. Stimson F.R.I.C.S.

1st May, 1992.

Our Ref: RAS/JC S.4319DH

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF 0056/94

Dear Sirs,

Re: Tree Tops, Millgate Road, Whaplode St. Catherines
Clients: Mr. & Mrs. G. Fletcher

We enclose a Planning Application for the removal of the Agricultural Occupancy Clause contained within the original Planning Permission dated 7th March, 1974, reference EE 76/74 together with planning fee of £55 and appropriate plans.

In support of this application we enclose copies of our Sale Particulars together with advertisements that have appeared in the local press clearly stating that the property is subject to an Agricultural Occupancy Clause.

The situation regarding our Clients, Mr. & Mrs. Fletcher, is that the property in question has extensive gardens of approximately three quarters of an acre, previously cultivated by Mr. Fletcher who was unfortunately involved in a car accident in 1990 resulting in a back injury. This has caused him to be no longer capable of cultivating such extensive gardens and he and his wife therefore took the decision that they would have to sell their existing property and move to premises with more manageable grounds.

In May 1991, Mr. & Mrs. Fletcher placed their property on the market and we were instructed to commence marketing at an asking price of £70,000. This figure represented a considerable reduction from the price that could have been asked had the property not been restricted by an Agricultural Occupancy Clause.

The property has remained on the market on a continual basis since May of 1991 and as a result of the asking price being set at £70,000 we received a considerable volume of initial enquiries from prospective purchasers but who decided to proceed no further having had the implication of the Agricultural Occupancy Clause explained to them.

At the time of submitting the application we confirm that we have received no offers, either at or below the asking price from persons connected with agriculture.

/Cont'd...

1. The property has been on the market on a continual basis since May 1991 at an asking price that quite clearly reflects the existence of the Agricultural Occupancy Clause.

2. During the entire period that the property has been on the market no offers have been received from persons connected with agriculture and we would submit that the dwelling is therefore no longer needed in the interests of local agriculture.

3. We are informed that immediately opposite the property are three dwellings on which the Agricultural Occupancy Clause has either been removed recently or was not imposed.

4. Hardship is being caused to Mr. & Mrs. Fletcher by reason of the fact that they have not been able to sell their property due to the presence of the Agricultural Occupancy Clause.

We look forward to receiving you Committee's favourable decision at the earliest possible date.

Yours faithfully,
for and on behalf of
William H. Brown

Richard A. Stimson F.R.I.C.S.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H23/0056/94
S73A CONTINUATION

Applicant: Mr & Mrs G Fletcher
Tel: 0406 540201

Agent: William H Brown
0775 711711

Description: Retention of dwelling without complying with agricultural occupancy condition
Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Valid date: 21-JAN-94
Target dates:
To case officer 28-JAN-94
Inspected by 04-FEB-94
Extra contacts 11-FEB-94
Report if not clear by 25-FEB-94

Terminal date: 18-MAR-94
Target Committee: 08-MAR-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~28-JAN~~ 2 FEB-94	~~18~~ 23-FEB-94
Clerk to Whaplode PC 0406 26739	27-JAN-94	10-FEB-94
District Valuer	09-FEB-94	23-FEB-94
Cllr A Biggadike	27-JAN-94	03-FEB-94

L.C.C - No obs to DS 17/2/94

Site/Press Advert DEP 22-MAR-94 12-APR-94

BRIA.. 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
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SOUTH HOLLAND DISTRICT COUNCIL

H23/0056/94
S73A CONTINUATION

Applicant: Mr & Mrs G Fletcher
Tel: 0406 540201

Agent: William H Brown
0775 711711

Description: Retention of dwelling without complying with agricultural occupancy condition
Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Valid date:	21-JAN-94	Terminal date:	18-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	28-JAN-94	Report deadline:	22-FEB-94
Inspected by	04-FEB-94	Agreed TD Ext:	
Extra contacts	11-FEB-94	Case Officer:	
Report if not clear by 25-FEB-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	28-JAN-94	18-FEB-94
Whaplode P.C.	27-JAN-94	10-FEB-94
Clr A Biggadike	27-JAN-94	03-FEB-94.

C C C - No Obs JC 03 3/2/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H23/0056/94 Received:21-JAN-94 Type:S73A CONTINUATION

Name: Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs PE12 6SF

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Description: Retention of dwelling without complying with agricultural occupancy condition
Location : Treetops Millgate Road
Whaplode St Catherines Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

14-APR-94

AD check..... 14/4

Authorised to issue (inc Delegation)..... 15/4

APPLICATION REFERENCE: H23/0056/94 DATE RECEIVED: 21-JAN-94

TYPE: S73A Continuation

DESCRIPTION: Retention of dwelling without complying with agricultural occupancy condition

LOCATION: Treetops, Millgate Road, Whaplode St Catherines.

APPLICANT: Mr & Mrs G Fletcher AGENT: William H Brown

REASON FOR COMMITTEE CONSIDERATION

Policy implications.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 30 MAR 1994

RECOMMENDATION

That upon the expiration of the publicity period the Director of Planning and Building Control Services be authorised to grant permission.

COMMENTS

1 Planning permission previously refused 23 November 1992 because the dwelling was offered for sale at a price which did not reflect the existence of the occupancy condition.

2 Further to the above, the applicants reduced the asking price to the upper range figure suggested by the District Valuer (£60,000). The property has been continually offered for sale since November 1992 at this price and there have been no offers at or less than the asking price from persons employed, or last employed etc locally in agriculture.

3 In accordance with the Council's advice leaflet, entitled "Dwellings In The Open Countryside", it is therefore considered that there is not now sufficient reason to resist the removal of the condition.

REPRESENTATIONS

Parish Council: No comments.

District Valuer: Of the opinion that the current value of the property, subject to the agricultural occupancy condition, is in the range of £55,000 to £60,000.

Applicant: (Summarised)
- Upon the refusal of the last application the asking price was reduced in November 1992 to £60,000 in accordance with recommendation of

District Valuer. Has been offered on the market on a continual basis since that time.

- Despite fact that asking price has been set in accordance with the District Valuer's recommendation and that we have extensively marketed the property at the new price for approximately 14/15 months. we have received no enquiries from persons employed or last employed etc locally in agriculture.
- We have therefore received no offers at or less than the asking price for our clients consideration. Therefore of the opinion that there is no demand from the agricultural community for a property of this type in this location and that the removal of the clause would not therefore be prejudicial to the local agricultural community.
- Mr and Mrs Fletcher are still most anxious to move to property with smaller garden that is more manageable. Considerable hardship is continuing to be caused to them because the property remains unsold.

---

183. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H08/1067/93 I Bates	Portacabin at New Haven, Risegate Road, Gosberton Risegate.

(Subject to line 2 of condition 2 being amended to read "shall be topped at 2.5 metres in height and".)

(Councillor W D Skells declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

DG

H23/0056/94 Mr & Mrs G Fletcher	Retention of dwelling without complying with agricultural occupancy condition at Treetops, Millgate Road, Whaplode St Catherine.

(e) Listed Building Consent

Listed Building Consent be granted in respect of the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H14/1111/93 Mr C Pickering	Demolition of outbuildings and erection of extension at Former Five Bells, Pinchbeck.

(The Deputy Director of Planning and Building Control Services reported a letter from Councillor Mrs P J Buffham in support of the above application.)

(f) Application approved subject to Planning Obligation

Subject to the applicants first entering into a Planning Obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to restrict occupation of the proposed dwelling to the owner, manager or an employee of the proposed workshop and stores, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H05/0088/94 D Brown (Building Cont)	House and garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90) at Haycroft Lane, Fleet.

(g) Reserved Matters Approval

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

30th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0972/93 Mrs I Rix	DJR	Grant as recommended.
3	H08/1067/93 I Bates	DJR	DPBCS Auth as recommended. Condition 2 to be amended to alter height of leylandii hedge to 2.5 metres.
6	H14/1110/93 H14/1111/93 Mr C Pickering	PJU PJU	Grant as recommended.
9	H09/1129/93 P Cunnington	JB	Grant as recommended.
11	H02/1161/93 Mr A D Papworth	DJR	Grant as recommended. Note to be added to decision notice advising that decision does not cover permission for the outdoor storage of vehicles and that any proposal for this will require prior approval of the LPA.
13	H23/0014/94 Mr P Parnell	JB	Grant as recommended.
15	H16/0018/94 Woodlands Hotel	DJR	Refused as recommended. Case officer to note that it is felt that there is no further scope for negotiations with regards to this scheme. Enf Officer to investigate possible breaches of condition re patio doors.
17	H06/0034/94 Mr M Thacker	JB	Deferred for site visit. Permission required to enter land.
20	H23/0056/94 Mr & Mrs G Fletcher	DMG	DPBCS Auth as recommended.
22	H16/0068/94 Kings Quality Homes	DMG	DPBCS Auth as recommended. Additional condition requred with regards to road and footpath details.
25	H05/0086/94 Mrs M M Berry	JB	Grant as recommended.
27	H05/0088/94 D Brown Ltd	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Note to be added to decision notice drawing applicants attention to sect 106 obligation.
29	H14/0106/94 S Tookey	PJU	Grant as recommended.
31	H13/0116/94 Mr A Harrison	DMG	Refused as recommended. It has been indicated that this site is filled land. Check if it is marked on constraint map and advise Building Control and Local Plans accordingly.

33	H15/0124/94 Mr Skellern	DJR	Grant as recommended.
35	H16/0130/94 Mr & Mrs A Beeby	PJU	Deferred for site visit.
36	H09/0146/94 Messrs Goodley	DMG	Grant as recommended. Letter to agent with reference to there being no boundary with road - see NRM.
38	H14/0165/94 Mr A Hansard	PJU	Grant as recommended.
40	H16/0177/94 Mr B T Hilton	DJR	Grant as recommended.
41	H08/0178/94 Miss M Draper	DJR	Grant as recommended.
43	H09/0182/94 Mr J Leighton	DMG	Deferred for site visit. Check what development is permitted or exists to East.

31st Mar 94

Signed: .....

N Midlen
Principal Planning Officer

stival of Antiques,
ctables & Clairvoyance
IVY LEAF CLUB
orney Road, Whittlesey
27th, 1994 10.00 am-5.00 pm
ission £1.00. Acc children Free
er details phone (0733) 265314 or 350805
6u4984

SPRINGFIELDS
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LY BREMNER : PETER
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Three course dinner
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ING INTERNATIONAL
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East of England Showground, Peterborough
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CONTRACT SERVICES
REFUSE COLLECTION
EASTER AND SPRING BANK HOLIDAY ARRANGEMENTS

Householders are advised to note the following changes to the normal collection service.

Double Collection		No Collection
Friday, April, 8, 1994	(in lieu of)	Friday, April 1, 1994
Monday, April 11, 1994	(in lieu of)	Monday, April 4, 1994
Monday, May 9, 1994	(in lieu of)	Monday, May 2, 1994
Monday, June 6, 1994	(in lieu of)	Monday, May 30, 1994

NB: Collections commence at 7.30 am.
6u4973

SOUTH HOLLAND DISTRICT COUNCIL

SOUTH HOLLAND DISTRICT COUNCIL
Local Government Finance Act 1992
1994/95 Council Tax

E IS HEREBY GIVEN that on March 9, 1994 the Council, in accordance with 30 of the Local Government Finance Act 1992, set the following amounts as the s of Council Tax for the financial year 1994/95 for each of the categories of gs shown below:

the 's area	Valuation Band A £	B £	C £	D £	E £	F £	G £	H £
	369.78	431.41	493.04	554.67	677.93	801.19	924.45	1,109.34
nd	380.42	443.83	507.23	570.63	697.44	824.25	951.06	1,141.27
g St Nicholas	370.64	432.42	494.19	555.97	679.51	803.06	926.61	1,111.93
ton	373.14	435.33	497.52	559.71	684.09	808.47	932.85	1,119.42
	366.82	427.95	489.09	550.22	672.50	794.77	917.04	1,100.45
	369.45	431.03	492.60	554.18	677.33	800.48	923.63	1,108.36
' Hill	367.60	428.87	490.14	551.40	673.94	796.47	919.01	1,102.81
ton	367.28	428.50	489.71	550.93	673.35	795.78	918.21	1,101.85
ch	375.73	438.35	500.97	563.59	688.84	814.08	939.32	1,127.19
utton	369.01	430.51	492.01	553.51	676.51	799.51	922.51	1,107.02
utton	369.63	431.24	492.84	554.45	677.66	800.87	924.08	1,108.89
	373.45	435.70	497.94	560.18	684.66	809.15	933.63	1,120.36
n	366.43	427.50	488.57	549.65	671.79	793.93	916.08	1,099.29
eck	363.26	423.80	484.34	544.89	665.97	787.06	908.14	1,089.77
ng	364.44	425.18	485.92	546.66	668.15	789.63	911.11	1,093.33
g	377.65	440.59	503.53	566.48	692.36	818.24	944.13	1,132.95
t	367.06	428.24	489.42	550.60	672.95	795.31	917.66	1,101.19
Bridge	376.10	438.78	501.47	564.15	689.52	814.88	940.25	1,128.30
St Edmund	363.47	424.05	484.63	545.21	666.36	787.52	980.68	1,090.41
St James	370.60	432.37	494.14	555.91	679.44	802.98	926.51	1,111.81
Mary	370.91	432.73	494.55	556.37	680.00	803.64	927.28	1,112.73
	366.17	427.20	488.23	549.26	671.32	793.38	915.44	1,098.52
ode	363.15	423.67	484.19	544.72	665.77	786.82	907.86	1,089.44

R. COLE,
Director of Administration.

PLANNING APPLICATION

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

H14/0251/94 Messrs Warmerhome UK Ltd FULL
Proposed new offices, extend existing buildings to form factory for UPVC windows and double glazed units.
Wardentree Lane, Pinchbeck, Spalding, Lincs.

H16/0231/94 P. A. Bowman Produce FULL
Erection of agricultural store.
Springfield Nursery Roman Bank, Spalding, Lincs.

H16/0234/94 Mr S. Humphreys FULL
Erect 3 polytunnels, construct hard surface to existing entrance, construct loading/unloading area and access.
Swindlers Drove, Spalding, Lincs.

H20/0239/94 F. C. Ellis & Son FULL
Erection of glasshouse.
Poplar Farm, Old Fen Dyke, Sutton St James, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H13/0238/94 Tinsley Foods Ltd FULL
Change of use from use classes B1 and B2 to B1, B2 and B8.
Guys Farm (A17), Moulton Marsh, Spalding, Lincs.

H14/0226/94 Mr and Mrs M. Woolsey FULL
Replacement dwelling and change of use of part of site to builders yard.
Northgate, West Pinchbeck, Spalding, Lincs.

H17/0223/94 Mrs E. Garner S73A
CONTINUATION
Retention of dwelling without complying with agricultural occupancy clause.
Cheal House Farm Cottage, Saltfleet Lane, Surfleet, Spalding, Lincs.

H23/0058/94 Mr and Mrs G. Fletcher S73A
CONTINUATION
DG
Retention of dwelling without complying with agricultural occupancy condition.
Treetops, Millgate Road, Whaplode St Catherines, Spalding, Lincs.

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

H05/0194/94 Mr and Mrs R. H. Coole LISTED BUILDING
Alterations of existing store to form shop extension.
Land adjacent "The Laurels", Old Main Road, Fleet Hargate, Spalding, Lincs.

H11/0228/94 Godfrey Construction Ltd CONS AREA CONSENT
Installation of new windows including bay window.
30-32 London Road, Long Sutton, Spalding, Lincs.

H14/0224/94 Mr E. Fragale FULL
Change of use to form take-away fish and chip shop.
27 Church Street, Pinchbeck, Spalding, Lincs.

H16/0113/94 Ayscoughfee Hall School LISTED BUILDING
Installation of a burglar alarm.
Welland Hall, London Road, Spalding, Lincs.

H16/0243/94 Elderkin & Son (Gunmakers) Ltd FULL
Extend shop.
17 Broad Street, Spalding, Lincs.

H16/0244/94 Elderkin & Son (Gunmakers) Ltd LISTED BUILDING
Extension of shop.
17 Broad Street, Spalding, Lincs.

H16/0245/94 Andrea Borwell ADVERTISEMENT
Double sided projecting sign (non-illumination).
28 Red Lion Street, Spalding, Lincs.

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

B. Smith
Director of Planning and Building Control Services
March 22, 1994.

6u©WVN 1981
187/507 LF22-3

SOUTH H & F. P.
22 March 1994

good educational background, co computer skills. Minimum salary a £4,288.
Application forms are available fro returned to the Headteacher, F Primary School, Boston Road, Holl 7LZ. Enclose SAE.
Applicants for the recent Clerical As school who wish to be considered not re-apply, but must inform
CLOSING DATE 7 APRI

LINCOLNSH
COUNTY COUN

elgro

We are currently looking personnel in the followi our Vegetable Pack

Collation Operative (Afte
Responsible for stacking ar orders.

Fork Lift Truck Driver (D
To work within the Packh

Line Feeders (Day Shift)
Responsible for feeding tra material onto production l certain amount of stock c

Factory Operatives (Day Twilight Shift)
General prepacking and ov duties.

Applicants should apply in telephone for an applicati

Ms W. Fairweather, East Lincolnshire Growers Li Firs, Kirton, Boston, Linc Telephone: 0205 722666

ap Accountancy

FINANCI/
CONTROI
Spalding

Warmerhome l

The Organisation
Warmerhome (UK) Ltd., is manufacturer and installer of PV conservatories and porches. \ covering the Eastern sector Lincolnshire to the South Coas continue. This growth has led t following high profile role.

The Role
You will assume control of the the finance function. Key respo
* Preparation of monthly manag
* Maintaining job costing syster
* Preparation of regular ad hoc
* Preparing and monitoring buc
* Developing the scope an computer systems

The Person
Probably qualified and under commercial expertise anc awareness. Necessary skills a
* A high degree of computer li PC based systems
* An active and agile mind demands of a fast moving and
* A hands on approach coml make a significant contril development of the company

Your ultimate career aim Directorship and this is achie with determination, commit succeed.

This position is being han Accountancy Personnel, Ir

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

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

Reference No: H23/0056/94
Description: Retention of dwelling without complying with agricultural occupancy condition
Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 12-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

22-MAR-94

Office Copy

SOUTH HOLLAND DISTRICT COUNCIL

Valuation Office

D J Gilbert FRICS
District Valuer and Valuation Officer
Peterborough

Crescent House
46 Priestgate
Peterborough PE1 1JB

Tel 0733-347842 extn 226
Fax 0733-893443

The Planning Department
2nd Floor
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Your reference : H23/0056/94
Our reference : OGD.26317/AC/PMMR
Please ask for : Mr Cartmail

Date : 2 March 1994

FAO: S A Hicks

Dear Sirs

TREETOPS, MILLGATE ROAD, WHAPLODE ST CATHERINES

I refer to your letter of 9 February 1994.

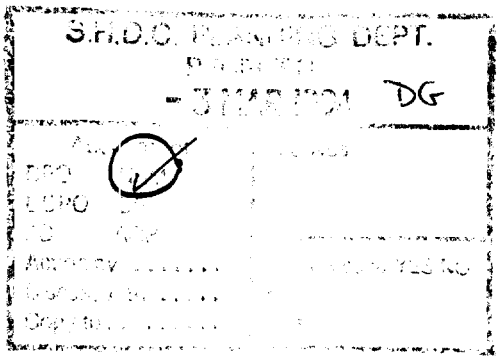
I am of opinion that the current market value of the property, subject to the agricultural occupancy condition, is in the range of £55,000 (fifty-five thousand pounds) to £60,000 (sixty thousand pounds).

The above information should not be regarded as valid for a period in excess of 4 months from the date of this letter nor if the circumstances are altered. I would emphasize that no structural, site or soil surveys have been carried out on the property and my valuation is made on the assumption that there are no structural or sub-soil problems connected with the property.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (see section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) and your Council is recommended to treat it accordingly.

Yours faithfully

District Valuer



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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0056/94

Applicant: Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs PE12 6SF

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Description: Retention of dwelling without complying with agricultural occupancy condition

Location: Treetops Millgate Road
Whaplode St Catherines Spalding Lincs

Type: S73A CONTINUATION

Date received: 21-JAN-94

27-JAN-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

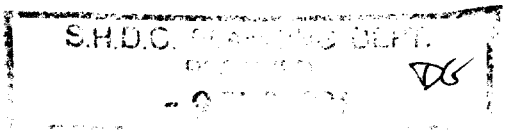
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 10-FEB-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: no comment



Signed: D. Manington

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0056/94

Applicant: Mr & Mrs G Fletcher
Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs PE12 6SF

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Description: Retention of dwelling without complying with agricultural occupancy condition

Location: Treetops
Millgate Road
Whaplode St Catherines
Spalding Lincs

SOUTH HOLLAND D.C.
PLANNING DEPT
21 JAN 1994
REF Valid

Type: S73A CONTINUATION

Date received: 17-JAN-94

19-JAN-94

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:

An additional fee of £10 is payable (fees were increased 13 January 1994).

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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

William H. Brown
ESTATE AGENTS
Surveyors, Valuers & Auctioneers

18/19 Sheep Market,
Spalding,
Lincs., PE11 1BG.

Tel: (0775) 711711.
Fax: (0775) 766663.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF 0056/94

TREETOPS,
MILLGATE ROAD,
WHAPLODE ST CATHERINES,
SPALDING,
LINCS.
PE12 6SF.



PRICE: £60,000

* Superior individually designed detached bungalow in 3/4 acre.
* Hall, Lounge, Dining Kitchen, 3 Double Bedrooms, Bathroom.
* Central heating, double glazing, Garage and Workshop.
* Landscaped gardens. Agricultural occupancy clause applies.

GENERAL INFORMATION: The bungalow was built circa 1972 and is of cavity brick and tiled construction with a Bradstone gable feature to the front elevation. Windows to the main building and sealed unit double glazed, ceilings are coved and artexed and internal doors are of hardwood veneer.

The extensive gardens of approximately 3/4 acre are laid out with lawns and an abundance of mature shrubs, trees and fruit trees.

The propertys is situated in a pleasnat rural but not isolated location with farmland to the rear. Spalding is some 6 miles distant.

NOTE: The original planning permission limits the occupancy of the property to a person employed or last employed locally in agriculture.

DIRECTIONS: From Spalding take the B1165. Pass through Weston Hills and continue to Whaplode St Catherines. The property is on the right hand side just after the Music Museum which is clearly signed.

TENURE: Freehold with vacant possession on completion.

SERVICES: Mains services of water and electricity are connected. Drainage is to a septic tank. The telephone is at present installed.

VIEWING: By prior arrangement with the Agents Spalding office - (0775) 711711.

VALUATION SERVICE: Our FREE Valuation and Marketing Advice Service is available to prospective purchases with their own property to sell. For full details of this service without obligation please contact your nearest William H. Brown office.

Royal Insurance

William H. Brown is a trading name of Royal Life Estates Ltd. Appointed Representative of Royal Life Marketing Group (members of which are members of LAUTRO) to advise on and promote sales of Royal Life Assurance Pensions and Unit Trust products only. A full range of financial services is available for our clients. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information for you.

OCEA Ombudsman Scheme

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3761
Date received : 21-JAN-94

Received from

Mrs M R Fletcher

Address

Treetops
Millgate Road
Whaplode St Catherine
Spalding

Fee paid	£	10.00
VAT	£	0.00
Total received	£	10.00

Cash/Cheque : Cheque

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

FILE COPY

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3740
Date received : 17-JAN-94

Received from

Mrs M R Fletcher

Address

Treetops
Millgate Road
Whaplode St Catherine
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)



Town and Country Planning Act 1971 Form P4

Approval of reserved matters

Name and address of applicant

Mr.& Mrs.M.R.Fletcher
"Park Coats",
Whaplode Fen.

Name and address of agent (if any)

Mr.A.Raffe
1 Green Lane,
Spalding.

Part I – Particulars of application

Date of application:
16.2.74

Application no.
KK 76/74

Particulars of planning permission reserving details for approval: Application no. KK202/73

Bungalow at Mill Gate, Whaplode Fen.

Particulars of details submitted for approval:

Bungalow and garage at Mill Gate, Whaplode Fen.

Part II – Particulars of decision

The Holland County Council hereby give notice that **approval has been granted** in respect of the details referred to in Part I hereof for the purpose of the conditions imposed on the grant of planning permission referred to above

1. The development shall be commenced not later than 15th June 1978.

2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town & Country Planning Act 1971 or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person.

Reasons

1. Required to be imposed pursuant to Sections 41 and 42 of the Town & Country Planning Act 1971.

2. This building is sited in an area in which buildings other than those connected with an agricultural need would not be permitted.

Date 7 March 1974

Council Offices County Hall, Boston.

Clerk of the Council

Note: This approval refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment byelaw, order or regulation.