# G.R. MERCHANT LTD
Architectural & Planning Consultants

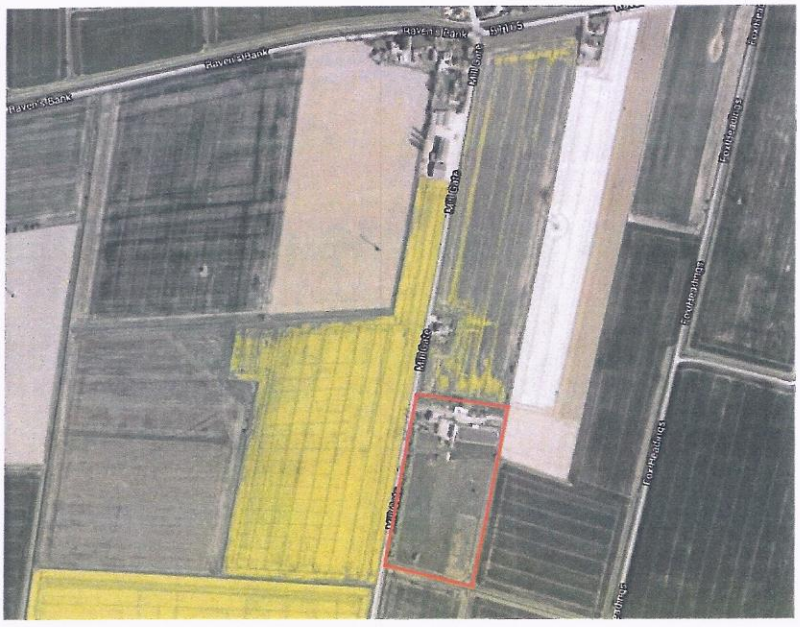
4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk


**Ref: 2863-15**

**PROPOSED OFFICE BLOCK & AGRICULTURAL BUILDING**
**MILLGATE FARM**
**MILLGATE**
**WHAPLODE ST CATHERINE**
**SPALDING**
**LINCS**
**PE12 6SF**

**FOR**

**MR & MRS I MATTS**



## PLANNING, DESIGN & ACCESS STATEMENT


VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 2863-15

**PROPOSED OFFICE BLOCK & AGRICULTURAL BUILDING**
**MILLGATE FARM**
**MILLGATE**
**WHAPLODE ST CATHERINE**
**SPALDING**
**LINCS**
**PE12 6SF**

The application is to acquire Town & Country Planning Permission for an office block and agricultural storage/implement store to compliment existing livery business and agronomy business for the benefit of Mr & Mrs I Matts.

Mrs Matts – Millgate Farm Partnership
Millgate Farm Partnership is a livery business that has operated at the site for the last two years, operating from the existing house and existing stables which were built in approximately 2010 by the previous owner.

- The office facility will move business from within the family home
- The facility will provide space to provide training from British Horse Society courses and Equine courses
- Students from local secondary and primary schools will be able to undertake work experience
- Theory based lessons for all ages will be accommodated
- Running of the family businesses can be removed from the family home

Mr Matts – Agronomy Business
Mr Matts holds meetings/seminars for local farmers to update on arable matters (carried out on a quarterly basis throughout the year)

- Facility will enable exhibitions with potential clients, distributors and suppliers (this would be on an ad-hoc basis)
- Storage of client data within a safe environment

## TRAFFIC GENERATION/CLIENTS/EMPLOYEES

Mrs & Mrs Matts are the only employees, the maximum number of clients for equine training at any one time would be 3 No but usually on a one to one basis. The agronomy part of the business will generally be on an ad-hoc basis.

## AGRICULTURAL BUILDING

The agricultural building will be for storage of equipment for livery business maintenance and occasional storage of agricultural equipment for the agronomy business.

## PRE-APPLICATION ADVICE

Pre-application advice has been taken with relatively positive results subject to the following:-

> *Any application would therefore need to be accompanied by a supporting statement indicating why a new office block is required in this particular location in conjunction with both the existing livery and also the proposed business use.*

*Local Plan Policy EC3 makes provision for the existing employment undertakings providing they are of appropriate scale are acceptable in terms of their impact upon the open countryside, environmental impact, highway safety, etc.*

**APPLICATION PLANS**

| | |
|---|---|
| 2863-15-03B | Floor Plans & Elevations Agricultural Shed |
| 2863-15-04A | Floor Plans & Elevations Office Building |
| 2863-15-05 | Part Site Plan, Part Block Plan & Location Plan |

G R Merchant
January 2016

Ref: 2863-15

# APPENDIX

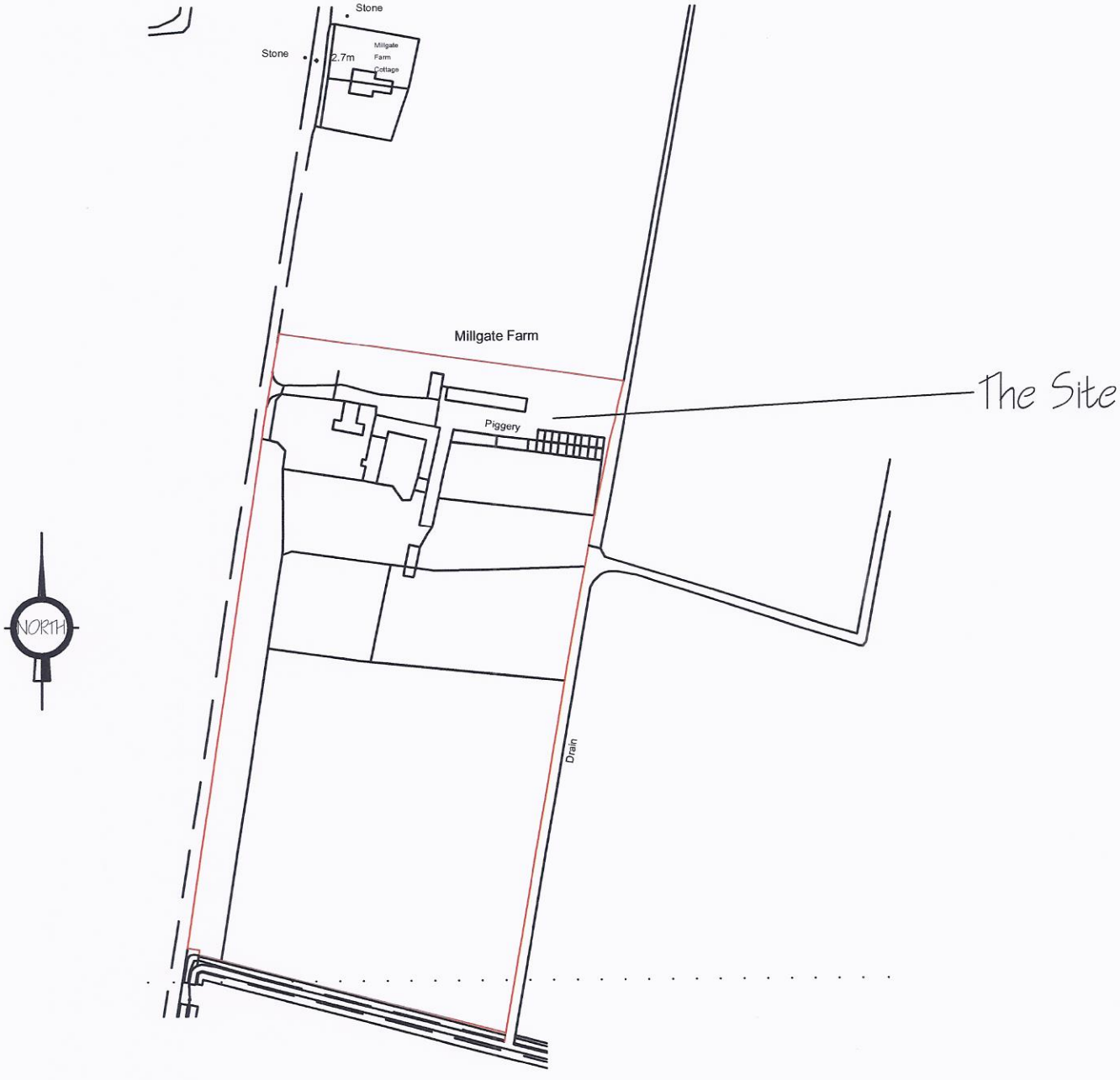
LOCATION PLAN 1/2500

'GOOGLE' PLANS & PHOTOGRAPH

PRE-APPLICATION ADVICE

Ref: 2863-15

# LOCATION PLAN 1/2500




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# LOCATION PLAN 1:2500

Ref: 2863-15

# 'GOOGLE' PLANS & PHOTOGRAPHS


shire PE12 6SF
Whaplode St. Catherine
B1165
Blue Bell Inn
Alans
Bees Farm
Grange Farm

Mill Gate
Mill Gate



Ref: 2863-15

# PRE-APPLICATION ADVICE

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

6th October 2015

Dear Sir/Madam

## PLANNING: PRE-APPLICATION ADVICE

**Reference:** PE-00839-15 **Case Officer:** David Gedney
**Location:** Millgate Farm Millgate Whaplode St Catherine Spalding
**Proposal:** Proposed office block

I write in reply to your enquiry received 15 September 2015.

The site is outside a defined settlement boundary within an area classified as open countryside. South Holland Local Plan Policy SG4 indicates that new development should be resisted in the open countryside, unless it is essential in the proposed location and cannot reasonably be accommodated within a defined settlement limit. Development proposals that would result in an unacceptable impact upon the character of an area, either individually or cumulatively, will only be permitted where i) the need outweighs its impact, or ii) no other site or solution exists to accommodate the proposed development. This policy is in accordance with advice within the National Planning Policy Framework (NPPF), 2012, which promotes sustainable economic development.

Any application would therefore need to be accompanied by a supporting statement indicating why a new office block is required in this particular location in conjunction with both the existing livery and also the proposed business use.

Local Plan Policy EC3 makes provision for the extension of existing employment undertakings providing they are of appropriate scale and acceptable in terms of their impact upon the open countryside, environmental impact, highway safety, etc.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

## BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

**David Gedney, Senior Planning Officer**
**dgedney@sholland.gov.uk**

Gmail by Google

G R MERCHANT <grmerchant.arch.cons@gmail.com>

## Pre-Application Advice - PE-00839-15 G R Merchant Ltd

1 message

**planningadvice@sholland.gov.uk** <planningadvice@sholland.gov.uk> Wed, Sep 16, 2015 at 11:05 AM
To: gr.merchant@btconnect.com

# ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

**REFERENCE: PE-00839-15**

PROPOSAL: Proposed office block

LOCATION: Millgate Farm Millgate Whaplode St Catherine Spalding

APPLICANT: G R Merchant Ltd

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

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Gmail by Google

**G R MERCHANT <grmerchant.arch.cons@gmail.com>**

# Planning Enquiry

1 message

**G R MERCHANT** <gr.merchant@btconnect.com> Tue, Sep 15, 2015 at 3:07 PM
To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

**PROPOSED OFFICE BLOCK**
**MILLGATE FARM, MILLGATE, WHAPLODE ST CATHERINE, PE12 6SF**
**MR & MRS I MATTS**

I have been approached by Mr & Mrs Matts regarding the erection of offices at the above property.

Mrs Matts operates an equestrian livery business and Mr Matts is an Agronomist trading as BFC Agronomy Ltd, the enquiry is their wish to erect offices to accommodate both of their businesses, currently the area is occupied by a derelict piggery.

Your informal opinion would be appreciated prior to making a formal Town & Country Planning Application.

If you require any further information or clarification of their aspirations please do not hesitate to contact me.

Yours Sincerely
Hannah

*G R Merchant Ltd*
*01406 490800*

**Scan1616.pdf**
208K

PROPOSED OFFICE ACCESS

STABLE BLOCK

PROPOSED OFFICE BLOCK

North

Millgate Farm

Drain

NOTES

DO NOT SCALE OF THIS DRAWING

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE

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| REV | DATE | BY | AMENDMENT |
|---|---|---|---|
| A | 16.02.09 | GC | Red line amended, blue line added |
| B | 16.02.09 | GC | Red line amended to include paddocks |
| C | 17.02.09 | GC | Red line removed, blue line reduced to residential area only |

CLIENT
Sarah Church

JOB TITLE
Millgate Farm, Millgate, Whaplode St Catherine, Spalding, Lincolnshire

DRAWING TITLE
Location Plan

| DATE | SCALE | DRAWN BY |
|---|---|---|
| Nov 2008 | 1:1250 @ A4 | GC |
| | | CHECKED BY |

| JOB NO | DRAWING NO | REVISION |
|---|---|---|
| 8008 | PL01 | C |

LOCATION PLAN 1:1250

20 0 20 40 60 80 100 Metres