Continuation Sheet

Part 6. Conditions – Removal

1. Mr W. B. Barker, who was the owner of Eastern Organics Ltd, retired in 2020 and the company ceased trading at that time. Mr Barker has died, and more recently, his wife. Accordingly, there is no longer a need (or possibility of tying the house by way of condition 6) of the planning consent granted in 1987 to the business. The dwelling is now unoccupied following the death of Mrs Barker, and the Executor of the will of the late Mrs Barker wishes to sell the property.
2. Mr Barker was an Agronomist who provided specialist crop management service to a large number of smaller farms in the locality. There has been a significant change in farming practices over the last 36 years or so. There is now a smaller number of farms in the area, and these farms tend to have a much larger acreage. These farms use the services of specialist companies such as H.L Hutchinson in Wisbech. These companies employ Agronomists and their storage facilities for seeds, fertilisers and herbicides etc. are much bigger than the yard and storage facility at Eastern Forge. Alternatively, these specialist companies might use the services of self-employed Agronomists, who recommend the seeds, fertilisers and herbicides etc. are held in stock by the parent company. These Agronomists would find the storage building at Eastern Forge too small to service large farms in the facility. We think it extremely unlikely a buyer could be found for the dwelling, who has a need to store fertiliser and cereal seeds etc. at the adjacent store. In short, the house no longer needs to be tied to the business and premises.
3. The dwelling is located just outside the Settlement Boundary for the village. Planning permission was granted in 2018 under reference H23/1066/17 for Residential development on 2 plots which are adjacent to but outside of the Settlement Boundary. Planning permission was granted free of a habitation clause. These 2 plots have now been developed and are in close proximity to Eastern Forge. It is not unreasonable to suggest that the removal of Condition 6 of H23/0342/87 would be an equitable decision, having regard to the tightly-bound nature of this particular habitation clause.

Location Plan and Site Plan

The black line on these plans represents the approximate position of the boundaries between the original application site (H23/0342/87) and the adjoining associated warehouse and commercial yard. It is now apparent the site plan which accompanied the original application was not to scale! The informal boundary between the application site and the adjoining commercial site has been in situ for at least the last approximately 30 to 35 years.