FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0995/96

Date Registered 28 OCT 1996

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS R. HOLMES
69, POSTHAND ROAD
CROWLAND
PETERBOROUGH
PE6 0JB.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

PETERBOROUGH DESIGN GROUP
TOLL BAR HOUSE
SHREWSBURY AVE
P'BORO PE2 7BX

Tel. No. 01733-371000

(Personal contact name) MR D. WRIGHT

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PART OS 7025, BROADGATE, WHAPLODE DROVE, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUNGALOW ON AGRICULTURAL LAND

Please complete

I attach
- * Four copies of all plans
- * an ownership certificate (see back page)
- * a fee of £160.00 ... If you consider no fee is payable include a written explanation (see ...

Signed ..... Date 28/10/96 ..... 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
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	2.471	hectares
B. If building works are proposed, please state extra floor space to be created:	158	sq. metres
C. Please state size of any new structure:- (a) max. height:	6	metres
(b) max. length:	20	metres
(c) max. width:	9	metres
D. Please state type and colour of materials for facing external walls:	RED BRICK	
E. Please state type and colour of roofing materials.	RED PANTILES	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. **GENERAL INFORMATION** *Please complete each section*

EXISTING USES
Please state existing or, if vacant, the last user(s) of site. — AGRICULTURAL HOUSING

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	✓	(See letter)
or		
B. There will be a new or altered access to a public road	YES ➡	If so, name of road: Will there be individual accesses ✓ / New estate road
C. What provision will be made for garages or parking within the site?	DOUBLE GARAGE	

TREES Please tick one box

A. The proposal does **not** involve the felling of any trees	✓	
B. *The proposal does involve the felling of one or more trees*		➡ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	To Soakaway(s)
B. For estate developments, please state how highway surface water will be disposed of	
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [ ] Septic tank [✓]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	YES	➡ If so, please give details in Part 6
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, please complete Part 7
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H23/0348/90

5. **ANY OTHER INFORMATION** *Please add any details you wish in support of your application.*
Continue on separate sheet if necessary. SEE ATTACHED LETTER

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**
This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 28/10/96

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 28/10/96

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION FOR AGRICULTURAL DWELLING

An application for an agricultural dwelling must be accompanied by this Questionnaire, duly completed. The purpose of the Questionnaire is to obtain information which will enable the Authority to determine whether a need for an agricultural dwelling has been conclusively shown.

The application must also be accompanied by an assessment of the agricultural need prepared by a professional party or agency, together with a business plan. The latter should also be prepared by an independent party or agency.

This Questionnaire could, in fact, be completed by those engaged in preparing the assessment of the need and/or the business plan.

Please note that not all the questions given below may be appropriate. However, all those which do have a bearing upon the application should be answered.

If you experience difficulty in answering any of the questions, please do not hesitate to contact the Planning Department of this Authority.

QUESTIONNAIRE

29 OCT 1996
Ref: 0995/96

A. **Particulars of Existing Holding**

1 Please specify type of holding -

Arable
Horticulture ✓
Intensive Livestock
Fish Farming
Any other

2 Please specify total area of holding (please indicate size of parcels of land if physically distinct and separated from each other by other land not in your ownership) -

Total - 7½ acres.

5 acres (site)
2½ acres (allotments)

Total 7½

Please enclose a map to a recognisable scale showing the extent of the holding.

3 Please give details of acreage owned or tenanted -

5 owned
2½ rented

Please note that if the land is not held on a secure basis e.g. mowing or grazing licence, the business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages.

1½ acres courgettes
1 acre outdoor Daffs
1 acre outdoor Iris and Pinks.
½ acre potatoes.

18,800 sq ft protected cropping

Please indicate amount of quota if applicable and area and location of land set aside -

Please specify what markets the crops are grown for - stock feed, human consumption, etc -

Human consumption
Flower Market Sales

Please indicate areas of grassland and whether the grassland is temporary or permanent and conserved for hay or silage -

5 Please give details of numbers of livestock if any - numbers should be supplied of type (cattle, sheep, pigs, etc) and further broken down into breeding and other animals.

NONE

Please supply details of quotas if animals are produced for sale, please indicate: -

(a) Average numbers on holding at any one time.

(b) Numbers produced per annum, age and weight at sale.

(c) For which market they are produced for.

6 Please give details of persons employed - please specify the tasks or role of each employee -

| — Full-time
| — Part-time all year
Seasonal

belt owners

Please give details of their home location and its distance from the agricultural holding -

7 Please give details of husbandry practices which significantly add to the functional requirements e.g. pedigree stock, high value crops, automatic equipment for watering, feeding or ventilation, calving patterns, etc -

HIGH VALUE CROPS
AUTOMATIC WATERING
MANUAL VENTILATION

8 Please describe any housing systems which may be labour intensive e.g. cow sheds as opposed to loose housing -

9 Please specify any special marketing or other arrangements which may add to labour requirements or lead to unsocial hours -

10 Please give details of any existing dwellings on the holding (who occupies them and on what tenure) and whether any dwellings have been sold separately from the holding in the last five years -

NONE

11 Please specify size and use of existing agricultural buildings on the holding and show their location on a scaled plan. Details should also be supplied of any recent investments in farm buildings, etc -

NONE

12 Please give details of any fixed equipment -

NONE

13 Please give details of services (electricity, water, sewage disposal) and any waste handling systems and storage -

WATER

14 Please specify whether there is any storage of chemicals (fertilisers, pesticides, herbicides and insecticides) on the holding -

NONE

15 Please give details of theft or vandalism which may have occurred on the holding in the last 5 years. Have any incidents been reported to the Police?

NONE

NOTE: This information may contribute to the applicants case but will not, by itself, be sufficient to justify a new dwelling.

16 Please give details of any diversification or non-agricultural enterprises (if any) on the holding -

NONE

(Pi B **Particulars of Proposal**

The Proposed Dwelling

1 Please state who is intended to occupy the proposed dwelling and what is their current occupation -

OWNERS / NURSERY WORKERS

2 Please state where that person currently resides -

LODGING WITH FAMILY AFTER SALE OF BUNGALOW

3 Please state whether the proposal is intended to replace an existing dwelling -

NO.

4 If so, please state where the existing dwelling is located and why it is non-suitable for the applicants needs -

5 Please state what is intended will happen with the existing dwelling -

6 Please state why the proposed dwelling is needed -

(a) New agricultural/horticultural.
(b) Changes in nature of business.
(c) Changes in management.

7 Please state the proposed ground floor area of the proposed dwelling and why a dwelling of the particular size and type is required -

SEE PLANS. FOR SIZE

FOR OWNERS OF HORTICULTURAL UNIT TO LIVE IN

8 Please state why it is necessary for the proposed dwelling to be built in the location proposed -

SECURITY
AUTOMATIC WATERING AND VENTILATION
CROPPING FLOWERS AND PRODUCE
PACKING PRODUCE
LOADING PRODUCE FOR MARKET

9 If security or additional security is one of the reasons for the dwelling, please provide details as to why it is considered security will be a problem or present a difficulty -

THE STORING OF
KUBOTA TRACTOR
OTHER TRACTORS AND EQUIPMENT

10 Please state whether consideration has been given to any alternative form of residential accommodation on the site pending the establishment of the agricultural enterprise on a firm and viable basis -

Personal Circumstances

1 Has the applicant any experience or formal training and/or qualifications in agriculture? Please provide details -

2½ acres rented for 20 years
5 acres owned and worked as going concern for 7 years

2 Has professional advice been taken in setting up the agricultural enterprise? If so, please provide details - (Your attention is drawn to the fact that the application for an agricultural dwelling must be accompanied by an assessment of the agricultural need prepared by a professional party or agency) -

SEE ADAS REPORT ENCLOSED

The Proposed Agricultural Holding

1 Please state type of holding -

Arable
Horticulture
Intensive Livestock
Fish Farming
Any Other

2 Please give total area of holding (Please indicate size of parcels of land if physically distinct and separated from each other by other land not in applicants ownership) -

Please enclose a map to a recognisable scale showing the extent of the holding.

3 Please give details of acreage owned or tenanted -

Please Note that if land is not held or likely to be held on a secure basis e.g. mowing or grazing licence, the proposed business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages -

Please indicate intended markets for the crops -

Please indicate areas of intended grassland and whether grassland will be temporary or permanent -

Please indicate intended areas of woodland -

5 Please give details of intended numbers of livestock (if any), specifying type and those to be used for breeding purposes. If the livestock are intended, ultimately, for sale, please indicate which markets they will be produced for -

6 Please give details of persons to be employed on the holding - please specify the intended tasks or role of each employee -

Full-time
Part-time all year
Seasonal

Please give details of their present home location and distance from the intended holding -

7 Please give details of intended husbandry practices which may involve specific functional requirements e.g. pedigree stock, high value crops, etc -

8 Are any housing systems intended which may be labour intensive - such as cow sheds as opposed to loose housing? If so, please specify -

9 If any special marketing or other arrangements are envisaged which may entail unsocial hours of working or involve specific labour requirements, please specify -

10 If the proposed holding is an extension of an existing holding, please show on a scaled map the relationship of the extension to the existing holding -

11 If new agricultural buildings are intended to be erected, please specify size and specific use and show their location on a scaled map -

12 Please give details of any fixed equipment which it is intended to install -

13 Please give details of the intended services (electricity, water, sewage disposal) and any intended storage of waste.

14 If a programme for the erection of agricultural buildings is involved, please give details of time-scale -

15 If irrigation or temperature controlled facilities are envisaged, please give details -

16 Are any crops/livestock envisaged which require essential care at short notice? If so, please give details -

4 It is normal practice for the Local Planning Authority in granting planning permission for an agricultural dwelling to oblige the applicant to enter into a Section 106 Obligation - a legal agreement or contract limiting the occupation of the dwelling to a person employed in agriculture or forestry and if need be, preventing the separation of the holding from the dwelling. Has a check been made to establish whether planning conditions or a Section 106 Obligation would entail a problem with regard to mortgage availability? If no check has been made, it is considered advisable one should be made and this Authority advised of the outcome.

Note: For your assistance, a draft of a standard Section 106 Obligation is enclosed with this Questionnaire.

You may if you wish, add any further information which you consider relevant to the issue of an agricultural need for the proposed dwelling.

B SMITH MRTPI
DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

17 If it is intended to store chemicals (fertilisers, pesticides, fungicides, herbicides and insecticides) please specify details -

Financial Considerations

1 Please ensure an independent business plan of the proposed new or expanded agricultural enterprise (this should form part of the assessment of the agricultural need supplied by the professional agent) is provided giving details of anticipated annual turnover, overheads and net profits.

Note: Annexe E (paragraphs E5 and E9) of Planning Policy Guidance Note No. 7 "The Countryside and the Rural Economy" January, 1992, states that a functional test in regard to agricultural need will be necessary in all cases and that where a functional test alone is not conclusive it may be appropriate also to supply a financial test.

Thus, while the Authority would expect a business plan to be submitted with the application, it reserves the right to request the submission of financial information of a more detailed nature for such information may be an important element in establishing that intentions to engage in farming enterprise are genuine and are likely to be capable of being sustained for a reasonable period of time.

2 Please specify degree of financial commitment to the proposed new or expanded agricultural enterprise. Has a residential or commercial mortgage has been sought? Please give details -

3 Please indicate whether the business plan has been endorsed by the Financial Institution providing the loan facilities -