Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/1237/91 Received:13-MAY-91 Type:FULL

Name: Mr T A Wilkinson
Sycamore Farm
Whaplode Fen
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of prefabricated building in connection with cash/carry petfood/accessories (registered as H23/0359/91)
Location : Sycamore Farm Whaplode Fen
Spalding Lincs

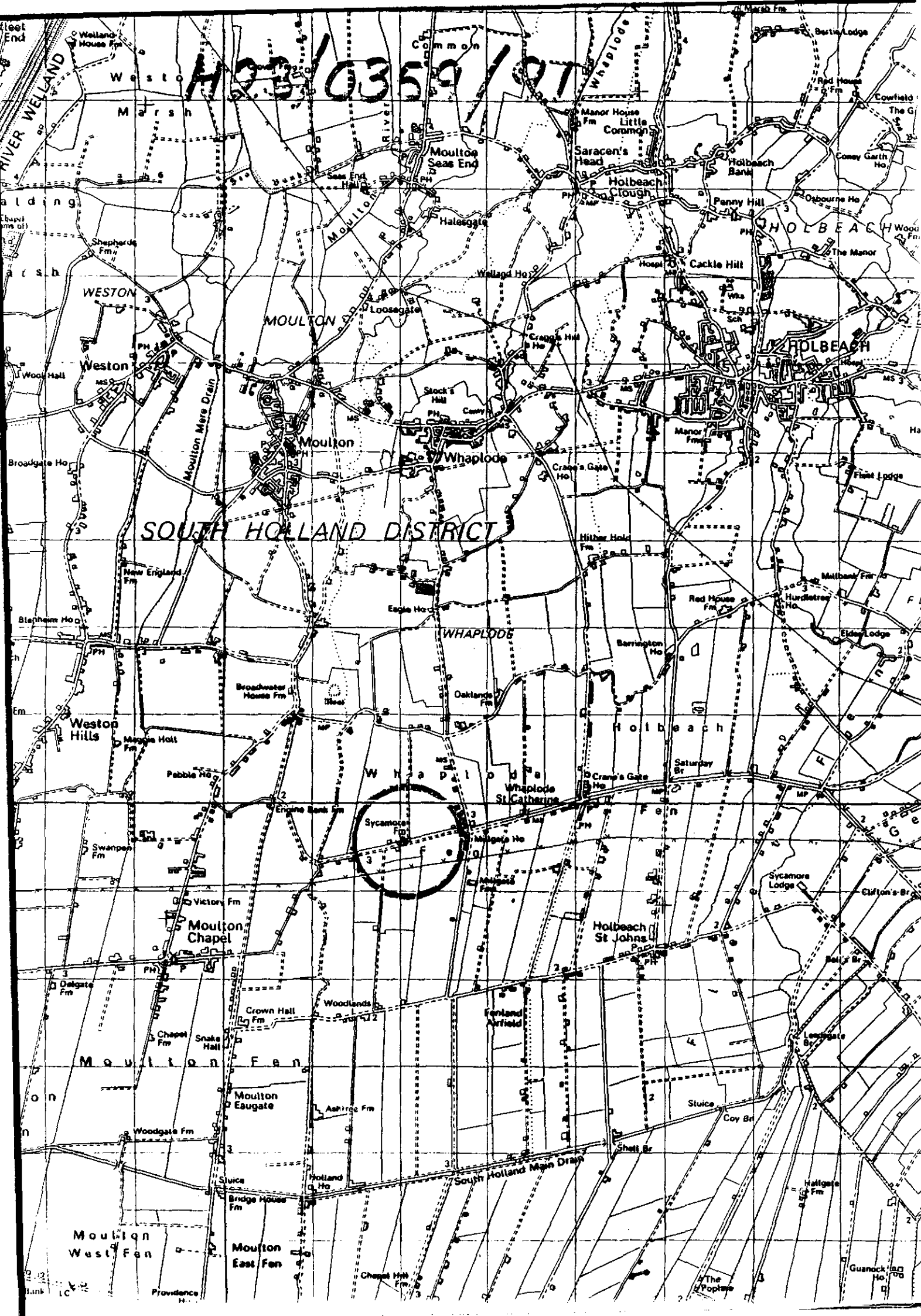
South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 The proposal, if permitted, would result in the establishment of a retailing facility outside of any town centre, contrary to Policy 13 of the Lincolnshire Structure Plan, which aims to direct retail and service trades to the towns and villages. To allow this proposal would set a precedent for out of town development to the detriment of rural character and undermining the role of towns and villages in providing efficient, centralised services.

2 The proposed cash and carry is located along a rural, unclassified section of County Road, which is unsuitable to serve the traffic which could be generated by a commercial business. The business, if successful, could generate delivery vehicles as well as customer vehicles along the narrow County Roads leading to this site, which are inadequate in width to allow such vehicles to pass in safety, to the detriment of highway safety.

Authorised to issue:

14-FEB-92 H23/1237/91 AD.....DC.....


H23/0359/91
SOUTH HOLLAND DISTRICT
Moulton
Whaplode
Holbeach
Weston
Moulton Seas End
Holbeach Clough
Holbeach St Johns
Whaplode St Catherine
Moulton Chapel
Weston Hills
Moulton Eaugate
Moulton Fen
Moulton West Fen
Moulton East Fen
Holbeach Fen
Whaplode Fen
WESTON
MOULTON
WHAPLODE
HOLBEACH
Saracen's Head
Little Common
Halesgate
Loosegate
Cackle Hill
Penny Hill
Holbeach Bank
Stock's Hill
Crane's Gate
Hither Hold Fm
Eagle Ho
Broadgate Ho
Broadwater House Fm
Oaklands Fm
Barrington Ho
Saturday Br
Sycamore Fm
Sycamore Lodge
Milligate Ho
Milligate Fm
Pebble Ho
Maggie Holt Fm
Swanpen Fm
Victory Fm
Delgate Fm
Crown Hall Fm
Woodlands
Chapel Fm
Snake Hall
Woodgate Fm
Ashtree Fm
Sluice
Bridge House Fm
Holland Ho
Shell Br
Coy Br
Leagate Br
Fenland Airfield
South Holland Main Drain
Moulton Mere Drain
River Whaplode
RIVER WELLAND
Providence H
Chapel Hill Fm
The Poplars
Guanock Ho
Hallgate Fm
Eldon's Br
Bell's Br
Cowfield
Osbourne Ho
The Manor
Manor Fm
Float Lodge
Elder Lodge
Hurdletree Ho
Red House Fm
Millbank Fm
Blenheim Ho
New England Fm
Weston Hall
Shepherds Fm
Welland House Fm
Marsh Fm
Bertie Lodge
Red House Fm
Manor House Fm
Sees End Hall
Welland Ho
Crapple Hill Ho
Manor Fm
Eagle Lodge
Engine Bank Fm
Whaplode Common

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0399/91

Date Registered 24 APR 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. T.A. WILKINSON,
SYCAMORE FARM,
WHAPLODE FEN,
NR. SPALDING, LINCOLNSHIRE

Tel. No. HOLBEACH (0406) 380517

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

MESSRS. HIX and SON,
NO.28 CHURCH STREET,
HOLBEACH,
SPALDING, LINCOLNSHIRE PE12 7LL

Tel. No. HOLBEACH (0406) 22777
(Personal contact name) R.H. FRISBY, ESQ.,

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SYCAMORE FARM, WHAPLODE FEN, NR. SPALDING, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF A PREFABRICATED BUILDING IN CONNECTION WITH A CASH AND CARRY PET FOOD AND ACCESSORIES ENTERPRISE

Please complete
p.p Mr. T.A. Wilkinson

Signed.. ..... Date.. 23rd .April,. 1991.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of . £92.00..... If you consider no fee is payable include a written explanation instead.
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 0.094 (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**	N/A

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**	N/A

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**	N/A

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: N/A

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	69.500	sq. metres
B. Please state size of any new structure:- (a) max. height:	2.972	metres
(b) max. length:	11.125	metres
(c) max. width:	6.248	metres
C. Please state type and colour of materials for facing external walls:	EXTERIOR PLYWOOD -GREY WITH WHITE FASCIA BOARDS	
D. Please state type and colour of roofing materials.	BLACK FELT	

5. GENERAL INFORMATION Please complete each section

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

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: / Will there be — Individual access(es) ☐ / New estate road ☐

C. What provision will be made for garages or parking within the site? DESIGNATED CAR PARK AREA ADJACEN RO BUILDING

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: INTO SOAKAWAYS

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

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to: N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ 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): N/A

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please 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 69.500 sq. m. Previous total gross floorspace NIL sq. m.

This new total includes the following net floorspace:

Retail 69.500 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?			ONE (1) MRS. WILKINSON
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
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	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: NO		
If so, please explain the relationship	N/A		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	N/A		
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)	DESIGNATED CAR PARK AREA ADJACENT TO ONE SIDE OF THE NEW BUILDING		
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)	BETWEEN FIVE (5) AND TEN (10) PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	DESIGNATED CAR PARK SPACES		

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)	TENANT

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:
MR. HOLT MYERS, IRBY HALL, MILLGATE, WHAPLODE, SPALDING, LINCOLNSHIRE

State Date notice served:
23rd April, 1991

Signed ..... (Applicant/Agent) Date 23rd April, 1991

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.

p.p. MR. T.A. WILKINSON

Signed ..... Applicant/Agent) Date 23rd April, 1991

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 .....

FILE SHEET

0359
E

Last Committee before terminal date: 3 7 91

MC

APPLICATION NO : H23/0359/91

RECEIVED : 13 5 91 TERMINAL DATE : 8 7 91

APPLICANT : Mr T A Wilkinson Agent:Messrs Hix & Son

DESCRIPTION : Use of land &erection of prefabricated building in connection with cash/carry pet food & accessories

LOCATION : Sycamore Farm, Whaplode Fen, Spalding, Lincs

TYPE : Full

Inside IBD :	N	No of dwellings	0
Inside LP area :	N	Site area	0.00
Grid ref :	532080 319590	Floorspace	69

Last application : B Reg :

Ack : 21 May 1991

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

CONSULTATIONS	Sent	Expiry	Received	OBJ
Parish Council	21/5	4/6	No objections	
Ward Member	21/5	4/6		
County Highways	22/5	22/5	DBS M77 JCB	
Dept. of Transport				
A.D.A.S.				
Consultant				
Environmental Health				
Publicity:				
Residents:				
Advertisement				
Planning Office			Any notes from officer's site inspection	
Applicant:				

RECONSULTATIONS	Sent	Exp.	Rec'd	OBJ

D C C H E C K S H E E T

APPLICATION NO : H23/0359/91

DATE RECEIVED : 13 / 5 / 91

APPLICANT : Mr T A Wilkinson AGENT : Messrs Hix & Son

DESCRIPTION : Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories

LOCATION : Sycamore Farm, Whaplode Fen, Spalding, Lincs

Type : Full Grid Ref : 532080 319590 OS Sheet : 262

Terminal date : 8 / 7 / 91

CONSTRAINTS :
Listed building N
Conservation area N
Trunk road N
Other constraints Yes - Airfield

POLICIES :
Inside IBD N
Consult ADAS: Appraisal.....
Art 18 .....
Inside LP area N

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....
Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

Permitted Development Signed: Date:

FURTHER INFO DIRECTIONS:
Reg 4 ..... Details required -
Art 7 (Out).....

CASE OFFICER: ...E....

NOTES TO CASE OFFICER:

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : 1123.0259/91 BC ref : ..... R.....

Type : ..... FUL .....

First received : 24 APR 1991

VALID : ....24.APR.1991.....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £92
Submitted fee £92
Additional fee £ —
Refund needed £

Receipt no 9391
Receipt no....
Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H —
Floorspace M 69·50
No of dwellings —

Plotted 2.5.4

Location -

Index sheet no ..24.3

Grid ref 537250 319810

Ward .....2.....

Parish ....HORNCHURCH

Local Plan area ...ACC.

IBD ~~Inside~~/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other Fairfield

Applications -

Last application

Other applications on site

Other relevant apps

Data input.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H 23/0359/91.

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		
	3	2	0	1	9	5

2. Address or location

Sycamore Farm, Whaplode Fen.

3. Name, classification and number of road

—

4. Date application referred 22-5-91

5. State whether outline, detailed application etc.

Full.

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

Use of land & erection of prefabricated building in connection with cash/carry pet food & accessories.

7. 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:—

Delete as appropriate

a. ~~Does not wish to restrict the~~ grant of permission.

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: 22/5/91 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposed cash and carry is located in along a rural, unclassified section of County Road which is unsuitable to serve the traffic which could be generated by a commercial business.

The business if succesful could generate delivery vehicles as well as customer vehicles along the narrow County Roads leading to this site, which are inadequate in width to allow such vehicles to pass in safety, to the detriment of highway safety.

Note:— use continuation sheet(s) as necessary.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: C Smith
Planning Department

TO: J Berridge
District Secretary's Dept.

REF: CS/JC H93/0359/91

REF:

DATE: 1st October 1991

M93/0359/91 MR T A WILKINSON - SECTION 106 - USE OF LAND AND ERECTION OF PREFABRICATED BUILDING IN CONNECTION WITH CASH/CARRY PET FOOD AND ACCESSORIES, SYCAMORE FARM, WHAPLODE FEN.

Further to my memo dated 20th August 1991 confirmation has now been received that the applicant is willing to enter into such an Agreement. Please find enclosed a copy of the letter.

C Smith

H Holden
Principal Planning Officer

Enc.

Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Miss M Caughey

MC/JP

19 August 1991

Dear Sir

Planning Application H23/0359/91 - Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories

At the District Council's Committee Meeting of 23 July, 1991 and following a site inspection by the Plans Sub-Committee, it was resolved that I be authorised to grant permission subject to the applicants entering into a Section 106 Agreement limiting the use of the land to the sale of pet food and associated accessories only and subject to conditions.

I would therefore be grateful if you would confirm that the applicants are willing to enter into such an agreement so that I may proceed to have the legal documentation drawn up.

I look forward to your early reply.

Yours faithfully

B. Smith

District Planning Officer

DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

APPLICATION NO : H23/0359/91

DATE RECEIVED : 13 5 91

APPLICANT : Mr T A Wilkinson
Sycamore Farm
Whaplode Fen
Spalding
Lincolnshire

AGENT : Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

DESCRIPTION : Use of land &erection of prefabricated building in connection with cash/carry pet food & accessories

LOCATION : Sycamore Farm, Whaplode Fen, Spalding, Lincs

Type : Full Grid Ref : 532080 319590 Ward Z

Terminal Date 8 7 91

Consultation with Parish Council

Dear Sir / Madam,

21 May 1991

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,

B. SMITH,

District Planning Officer.

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JUN 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

To

..Whaplode.....
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations:

Only one near neighbour, who hasn't any objections.

Signed: C. Gott Date: 06:06:91

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., I.R.R.V., F.A.A.V.

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/5913/MET Date: 23rd April, 1991 Your Ref:

B. Smith, Esq.,
The District Planning Officer,
The South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincs.

Dear Mr. Smith

Application for Full Planning Permission
Proposed Cash and Carry Pet Food Store, Sycamore Farm, WHAPLODE FEN, Nr. Spalding. - Mr. T.A. Wilkinson

Further to Mr. Wilkinson's visit to your offices and discussion with one of your Officers we now enclose herewith on his behalf the completed Application Forms, plans and photographs together with his cheque value ninety two pounds (£92) in respect of the Planning Fee. Should you require any further information please contact our Mr. Frisby who is dealing with the matter.

Yours sincerely

A FIMBRA MEMBER

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer **TO:** District Secretary

OUR REF: GS/JP **YOUR REF:** JMB

DATE: 20 August 1991

SUBJECT: **Section 106 Agreements**

1 H09/1096/90 - Mr & Mrs P Taylor
One dwelling including garage and access
Chapel Drove, Holbeach Drove

(a) Copy of the planning application form.
(b) Four 1:2500 site location plans with the land subject to the Agreement edged red and the surrounding land edged blue.
(c) Confirmation that A.D.A.S. considers the proposal viable.

Confirmation that the applicant is willing to enter into the Agreement will be forwarded when received.

2 H13/1350/90 - Mrs P A Goose
Farmhouse and garage
Part plots O.S. 76 & 77 Eaugate Road, Moulton Eaugate

(a) Copy of the planning application form.
(b) Four 1:2500 site location plans with the land subject to the Agreement edged red and the surrounding land edged blue.
(c) Confirmation that the applicant is willing to enter into the Agreement.

3 H23/0359/91 - Mr T A Wilkinson
Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories
Sycamore Farm, Whaplode Fen

(a) Copy of the planning application form.
(b) Four 1:2500 site location plans with the land subject to the Agreement edged red.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

H06/0432/91 - Mr & Mrs J Boardman
Proposed house, garage and nursery including details of siting and means of access
Site off Old Fendyke Road, Sutton St James

(a) Copy of the planning application form.
(b) Four 1:2500 site location plans with the land subject to the Agreement edged red with the surrounding area edged blue.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

N Midlen
Principal Planning Officer

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., I.R.R.V., F.A.A.V.

Our Ref: RHF/5913/SEC Date: 7th September 1991 Your Ref:

Your Ref : MC/JP H23/0359/91

B. Smith Esq
The District Planning Officer
Council Offices
Priory Road
SPALDING, PE11 2XE

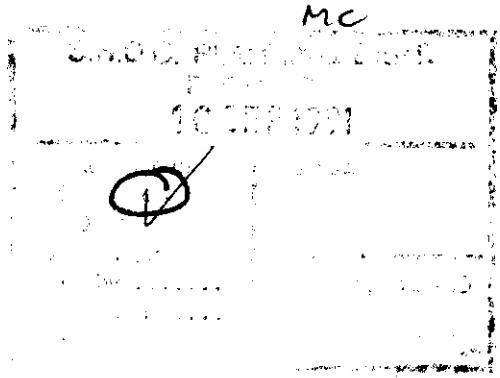
Dear Mr. Smith

Application for Full Planning Permission
Use of Land and erection of prefabricated building in connection with cash and carry pet food and accessories
T.A. Wilkinson

Thank you for your letter of the 19th August. We have now heard from Mr. Wilkinson that he is willing to enter into an agreement with your Council under Section 106 of The Town and Country Planning Act 1990 limiting the use of the premises to the sale of pet food and associated accessories. No doubt you will now arrange for the Agreement to be drawn up and we look forward to receiving it as soon as possible as Mr. Wilkinson is anxious to start trading.

Yours sincerely

MC



FIMBRA MEMBER

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: PC/PK/PL 530

REF: GS/JP

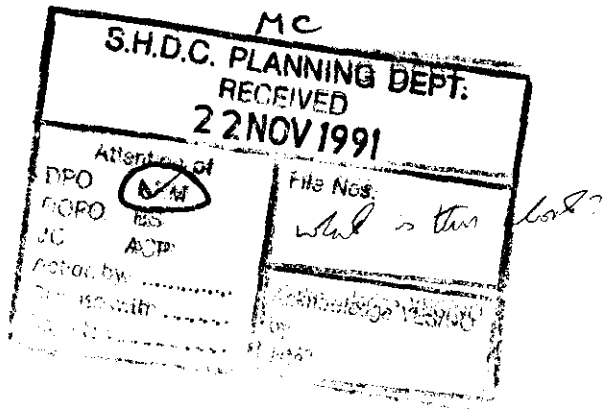
DATE: 21st November, 1991

SUBJECT: PLANNING APPLICATION H23/0359/91: ERECTION OF PREFABRICATED BUILDING AT SYCAMORE FARM, WHAPLODE FEN (WILKINSON)

With reference to your memo of 20th August, 1991 Mr H Myers, the owner of the land, has advised that he is not prepared to be party to a planning obligation in respect of this application.

A copy of Mr Myer's letter is attached.

Director of Administration



PL530

G. H. MYERS LTD.

Poplar Farm
Austendyke Road
Weston Hills
SPALDING, Lincs. PE12 6BX
Telephone: HOLBEACH (0406) 370 027

S. HOLLAND D.C. — SECRETARY'S DEPT.
RECEIVED
18 NOV 1991
PASSED TO JMB | FILE No. | INITIALS

Our Ref.

Your Ref.

Date 15-11-91

Dear Mr. Cole

PC Notify PO HMWO

PLANNING APPLICATION No H23/0359/91
ERECTION OF PRE FABRICATED BUILDING AT
SYCAMORE FARM, WITHPLODE FENS

In response to your letter of 16-SEPT 91 and 25-OCT-91. I confirm that there are no persons having an interest as mortgagee in the land.

As sole owner of the land subject to the planning permission, I state that I am not prepared to be party to the Agreement. I wish for the land to remain in agriculture and any relevant buildings to remain domestic.

I am led to believe that this decision should not affect Mr. TA Wilkinson unduly, as he may yet withdraw his original application.

Yours sincerely

H. MYERS
OWNER.

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., I.R.R.V., F.A.A.V.

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/5913/SEC Date: 19th October 1991 Your Ref:

Your Ref : MC/JP H23/0359/91

B. Smith Esq
The District Planning Officer
Council Officers
Priory Road
SPALDING, PE11 2XE

Dear Mr. Smith

Application for Full Planning Permission
Use of Land and erection of prefabricated building in connection with cash and carry pet food and accessories
T.A. Wilkinson

Further to our letter of the 7th September we are disappointed not to have heard from your Clerk's Department with the draft Section 106 Agreement under the Town and Country Planning Act 1990. Mr. Wilkinson does not feel able to stock his Cash and Carry Pet Food Store until this agreement has been finalised and we should therefore be obliged if you could expedite its delivery to us.

Yours sincerely

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
22 OCT 1991
Attention of
DPO NRM
DDPO BS
JC ACP
File Nos.

orgnl Lwt to Dist See
SF 22/10

FIMBRA MEMBER

APPLICATION REFERENCE: H23/0359/91 DATE RECEIVED: 13 May 1991

APPLICANT: Mr T A Wilkinson
Sycamore Farm
Whaplode Fen
Spalding
Lincolnshire

AGENT: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories

LOCATION: Sycamore Farm, Whaplode Fen, Spalding, Lincolnshire

Parish Council: No objections.

County Highways: Request refusal.

PLANNING POLICIES/DOE ADVICE
Outside the IBD.
Structure Plan Policy 13 - Planning permission will normally be forthcoming within Towns and Villages for retail and service trades of a scale appropriate to the needs of the locality and the local environment.
Structure Plan Policy 97 - Outside towns & villages - there will be a presumption against all forms of development other than those permitted in policies specified elsewhere in the document.

CONCLUSIONS
1 The site is outside the IBD off a narrow lane where dwellings are scattered.
2 In such locations it is contrary to policy to allow retail premises which would give rise to traffic problems and be of a scale and character out of keeping with the rural environment.
3 Thus, notwithstanding the relatively small scale nature of the proposal, it would introduce a retail use to this site creating the potential for traffic and development out of keeping with the rural character.

PLANNING OFFICER'S RECOMMENDATION - Refuse Permission.
1 The proposal, if permitted, would result in the establishment of a retailing facility outside of any town centre, contrary to Policy 13 of the Lincolnshire Structure Plan, which aims to direct retail and service trades to the towns and villages. To allow this proposal would set a precedent for out of town development to the detriment of rural character and undermining the role of towns and villages in providing efficient, centralised services.
2 The proposed cash and carry is located along a rural, unclassified section of County Road, which is unsuitable to serve the traffic which could be generated by a commercial business. The business, if successful, could generate delivery vehicles as well as customer vehicles along the narrow County Roads leading to this site, which are inadequate in width to allow such vehicles to pass in safety, to the detriment of highway safety.

ADDENDUM
At the Committee meeting on 23 July 1991, I was authorised to grant permission subject to a Section 106 Agreement (limiting sales from the store to pet food and accessories for an initial period of 2 years). However, although the applicant

was willing to enter into this Agreement the owner of the land has since communic :d that he is not prepared to be party to the planning obligation. As the owner of the land his consent is essential to the Agreement.

Therefore, since the Agreement is essential to the granting of permission in this location there is no alternative but to recommend refusal of the application.

RECOMMENDATION - Refuse permission

1 The proposal, if permitted, would result in the establishment of a retailing facility outside of any town centre, contrary to Policy 13 of the Lincolnshire Structure Plan, which aims to direct retail and service trades to the towns and villages. To allow this proposal would set a precedent for out of town development to the detriment of rural character and undermining the role of towns and villages in providing efficient, centralised services.

2 The proposed cash and carry is located along a rural, unclassified section of County Road, which is unsuitable to serve the traffic which could be generated by a commercial business. The business, if successful, could generate delivery vehicles as well as customer vehicles along the narrow County Roads leading to this site, which are inadequate in width to allow such vehicles to pass in safety, to the detriment of highway safety.

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637. PLANNING APPLICATIONS (continued)

H23/0359/91 Mr T A Wilkinson	Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories at Sycamore Farm, Whaplode Fen.

RESOLVED: That, subject to the applicant first entering into an agreement under Section 106 of the Town and Country Planning Act 1990 restricting the use of the land to the sale of pet food and associated accessories only, the Planning Officer be authorised to grant planning permission for a limited period of two years in the first instance, subject to conditions prohibiting (1) the outside storage of materials on the site and (2) the display of advertisements without the prior consent of the local planning authority.

H18/0494/91 D Prior	Demolition of sub-standard house and erection of pair of semi-detached starter homes at 3 Church Street, Sutton Bridge.

RESOLVED: (a) Consideration of the application be deferred to enable the Planning Officer to report back with appropriate reasons for refusal as the Sub-Committee is mindful to refuse planning permission contrary to his recommendations in order to achieve a more appropriate form of development as the proposal represents an overdevelopment of the site, and would also result in an incongruous form of development and (b) discussions continue with the applicant in order to identify and achieve a more appropriate development for the site.

638. ESTATE DEVELOPMENT

Plan No. and Applicant	Proposal
H16/0430/91 Allison Homes Ltd	27 detached houses and ancillary roads etc at Phase 1 Wygate Park Estate, Off Woolram Wygate, Spalding.

RESOLVED: Consideration of this application be deferred to enable the applicants to submit amended detailed proposals showing a revised layout for the site.

639. PLANNING PERMISSION H08/0989/90 - HOUSE, GARAGE AND ACCESS AT MAIN ROAD, DEEPING ST NICHOLAS

RESOLVED:

a) The current amended plans received on 8th May, 1991 reference drawing no.283/0/c/d be accepted and no further action be taken on the application; and

b) The objector be informed of the decision and the reasons for it.

603. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H09/0252/91 Mr S R Hatter	O.A.	Dwelling in connection with agriculture at Holbeach Drove Gate, Holbeach Drove.

(Pending a site inspection to enable members to assess if the proposal meets the criteria for consideration under the local needs policy, and to enable the applicant to submit further supporting information.)

H14/0334/91 Mr R & Mrs D Hart	Bungalow with integral garage at Milestone Lane, Pinchbeck.

(Pending a site inspection to enable members to assess the application in the light of previous decisions within the area, and to ascertain whether the proposal meets the criteria for consideration under the local needs policy.)

H23/0359/91 Mr T A Wilkinson	Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories at Sycamore Farm, Whaplode Fen.

(Pending a site inspection to enable members to assess the suitability of the site and its surroundings for the proposed development.)

H18/0494/91 D Prior	Demolition of sub-standard house and erection of pair of semi-detached starter homes at 3 Church Street, Sutton Bridge.

(Pending a site inspection to enable members to understand fully the planning issues involved in view of the unusual nature of the application.)

H16/0519/91 Messrs A & J Tyrrell	Commercial and light industry at Low Fields Nursery, Fulney Drove, Low Fulney.

(To allow the applicant a period of 28 days in which to forward further evidence to support the alleged established use of the site, the application to be submitted to the Planning Committee on 28th August, 1991 for further consideration.)

(d) **Reserved Matters**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the Planning Officer's recommendation:-

Plan No. and Applicant	Proposal
H11/1384/90 P L Ely (Cont) Ltd	Residential development - 66 plots at Station Road, (west), Long Sutton.

(e) **County Matter - Application Withdrawn**

It be noted that the undermentioned application has been withdrawn:-

Plan No. and Applicant	Proposal
H13/0078/91 Lincolnshire County Council	Use of land as an extension to a waste disposal site at Moulton Marsh.

COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/1237/91 Received:13-MAY-91 Type:FULL

Name: Mr T A Wilkinson
Sycamore Farm
Whaplode Fen
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of prefabricated building in connection with cash/carry petfood/accessories (registered as H23/0359/91)
Location : Sycamore Farm Whaplode Fen
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposal, if permitted, would result in the establishment of a retailing facility outside of any town centre, contrary to Policy 13 of the Lincolnshire Structure Plan, which aims to direct retail and service trades to the towns and villages. To allow this proposal would set a precedent for out of town development to the detriment of rural character and undermining the role of towns and villages in providing efficient, centralised services.

2 The proposed cash and carry is located along a rural, unclassified section of County Road, which is unsuitable to serve the traffic which could be generated by a commercial business. The business, if successful, could generate delivery vehicles as well as customer vehicles along the narrow County Roads leading to this site, which are inadequate in width to allow such vehicles to pass in safety, to the detriment of highway safety.

Director of Planning and Building Control Services
18-FEB-92 H23/1237/91

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)

NN4

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: H23/0359/91

DATE RECEIVED: 24 April 1991

APPLICANT: Mr T A Wilkinson
Sycamore Farm
Whaplode Fen
Spalding
Lincolnshire.

AGENT: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire

DESCRIPTION OF DEVELOPMENT: Erection of a prefabricated building in connection with a cash and carry pet food and accessories enterprise

LOCATION: Sycamore Farm, Whaplode Fen, Spalding, Lincolnshire.

3 May 1991

SOUTH HOLLAND D.C.
PLAN. DEPT.
1 MAY 1991

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

Full details are required as to the nature of the business and whether a 'change of use' is involved.

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 received will be reimbursed.

Yours faithfully.

B Smith

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

YES, A CHANGE OF USE WILL BE REQUIRED. THE PROPOSED BUILDING WILL BE USED FOR THE RETAIL SALE OF PET FOODS AND ACCESSORIES TO THE GENERAL PUBLIC AND PATRONS IN THE AREA.

13.5.91

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1237/91

Applicant: Mr T A Wilkinson
Sycamore Farm
Whaplode Fen
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of prefabricated building in connection with cash/carry petfood/accessories (registered as H23/0359/91)

Location: Sycamore Farm
Whaplode Fen
Spalding
Lincs

Type: FULL

Date received: 13-MAY-91

Terminal date: 08-JUL-91

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

105. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

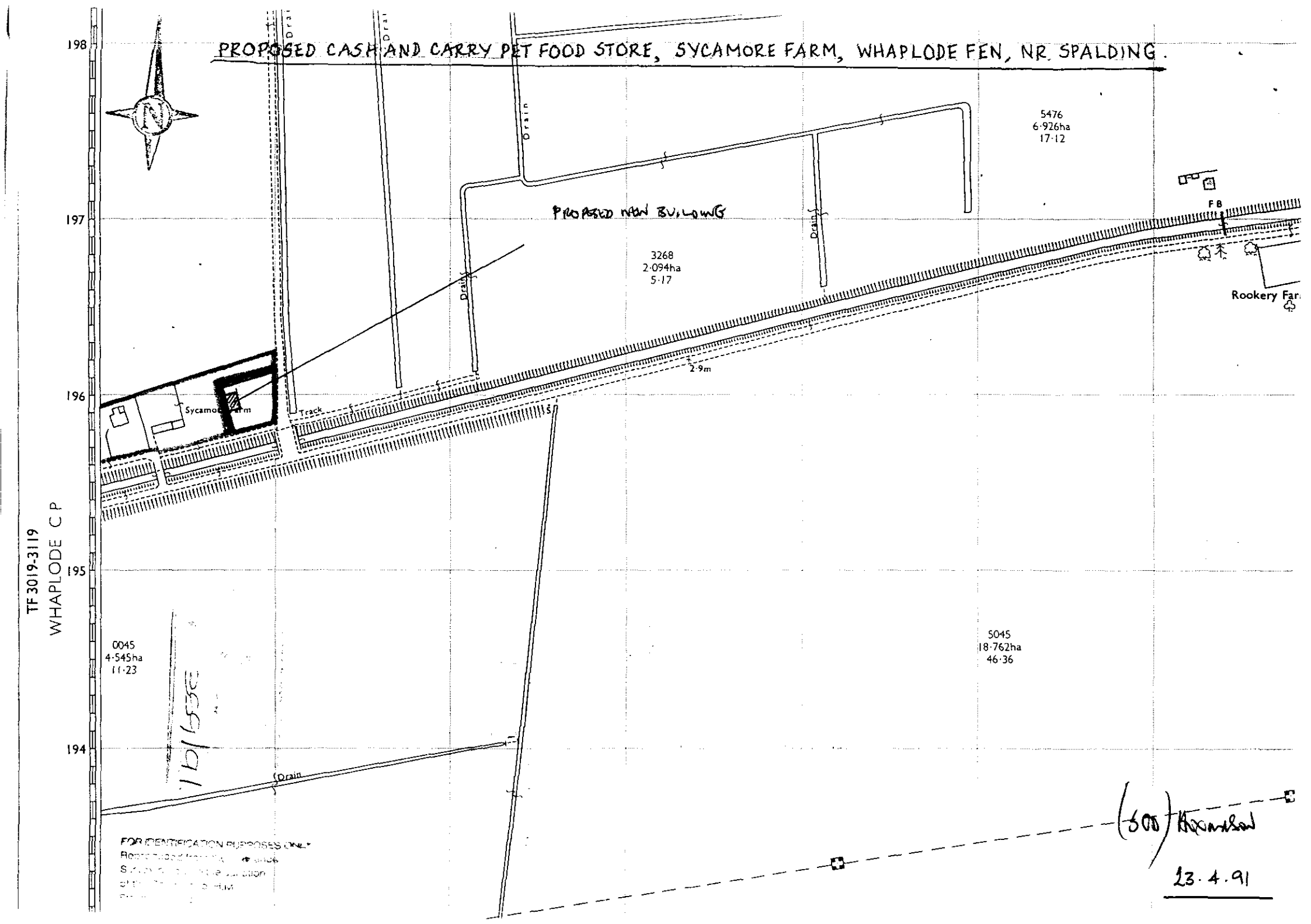
Plan No. and Applicant		Proposal
H11/1115/91 Long Sutton Builders Ltd	O.A.	Two dwellings at Builders Yard, Wisbech Road, Long Sutton.
H16/1119/91 Mr & Mrs S W Hau		Window alteration to front elevation and replacement of existing mono pitch to flat at rear of 2 Westlode Street, Spalding.
H05/1146/91 Mr & Mrs R F Rulewski		Dwelling with integral garage on land at Foxes Low Road, Holbeach.

(Councillor T Barker requested that it be recorded that he had taken no part in the discussion or voting on this application.)

H09/1152/91 Mr M & Mrs A D Ellis	O.A.	Residential frontage development at O.S. Plot No 1649, Joys Bank, Holbeach St Johns.

(It was also agreed that the Director of Planning and Building Control Services advise the applicants of the considerable evidence which would be required to support an application for long term rural housing on this site.)

H09/1163/91 Massey O'Brian		Three Ford D.I.A.P. signs at Boston Road, Holbeach.
H14/1333/91 Mr & Mrs L Chamberlain	O.A.	Residential development including details of siting, means of access and landscaping at North Gate, West Pinchbeck.
H07/1352/91 Mr W J Benson	O.A.	Residential development (three dwellings) including siting, means of access and landscaping adjacent to Grove House, North Road, Gedney Hill.
H14/1356/91 R M Hall		Office and implement store at Part OS 7437, Bars Bridge, Bourne Road, West Pinchbeck.
H23/0359/91 Mr T A Wilkinson		Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories at Sycamore Farm, Whaplode Fen.
H23/1271/91 Exors Miss A Watson Dec'd	O.A.	Residential plot off Stockwell Gate, Whaplode.


PROPOSED CASH AND CARRY PET FOOD STORE, SYCAMORE FARM, WHAPLODE FEN, NR. SPALDING.
198
197
196
195
194
TF 3019-3119
WHAPLODE C P
Drain
Drain
Drain
Drain
PROPOSED NEW BUILDINGS
5476
6·926ha
17·12
3268
2·094ha
5·17
FB
Rookery Far
2·9m
Track
0045
4·545ha
11·23
5045
18·762ha
46·36
Drain
FOR IDENTIFICATION PURPOSES ONLY
(508) Knowsley
23.4.91