



# The Planning Inspectorate

3/06 Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Direct Line: 0303 444 5636  
Customer Services: 0303 444 5000  
Fax No: 0117 372 8181  
e-mail: [teamp7@pins.gsi.gov.uk](mailto:teamp7@pins.gsi.gov.uk)

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Kim Capes  
North Lincolnshire Council  
Development Control  
Planning Dept  
P O Box 42, Church Square House  
Scunthorpe  
N Lincs  
DN15 6XQ

Your Ref: PA/2013/1249  
Our Ref: APP/Y2003/A/14/2214352  
Date: 3 March 2014

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Dear Kim Capes

## **Town and Country Planning Act 1990**

### **Appeal by Mr T Girdham**

**Site at Breeze Mount, Gainsthorpe Road West, Kirton Lindsey, Gainsborough, DN21 4JL**

I have received appeal forms and documents for this site. I am the case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal is valid. If I later find out that this is not the case, I will write to you again.

### **The procedure and starting date**

The appellant has requested the written representations procedure. We have applied the criteria and considered all representations received, including the appellant's preferred choice. We consider that the written representations procedure is suitable and we intend to determine this appeal by this procedure.

The date of this letter is the **starting date** for the appeal.

### **Sending documents to us and looking at the appeal**

If you post your documents, please:

- send one copy of the questionnaire and its supporting documents;
- send two copies of other documents as specified below;
- put the full appeal reference number on each copy.

If you email them to the email address above, please quote the full appeal reference number. Guidance on communicating with us electronically can be found at [www.planningportal.gov.uk/planning/appeals/guidance](http://www.planningportal.gov.uk/planning/appeals/guidance).



INVESTOR IN PEOPLE

You can look at this case using the Planning Casework Service [www.pcs.planningportal.gov.uk/pcsportal/casearch.asp](http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp) by typing in the appeal reference number and clicking on "Search for Cases".

### **Keeping to the timetable**

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with this appeal promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. Inspectors will not accept any documents from you or discuss the appeal at the site visit. Also, Inspectors will not delay their decision to wait for any such documents. You must note the details of the following timetable because we will not send any reminders.

The following documents must be sent within this timetable.

#### **By 10 March 2014**

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them:-

- i) that any comments they made at application stage will be sent to me and the appellant and will be considered by the Inspector (unless they withdraw them within the 5 week deadline). If they want to make any additional comments, they must submit 3 copies within 5 weeks of the starting date, **by 7 April 2014**. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;
- ii) when and where the appeal documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal;
- iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by written representations' either free of charge from you or on the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)); and
- v) that the decision will be published on the Planning Portal.

You must send a copy of a completed appeal questionnaire and supporting documents, a copy of your notification letter and a list of those notified to the appellant and me. You have the opportunity to state your preferred choice of procedure by answering Question 1 of the appeal questionnaire.

#### **By 7 April 2014**

Please send me 2 copies of your statement if the appeal questionnaire does not give full details of your case. Please include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments received from other interested persons or organisations and I will also send a copy of your statement to the appellant.

#### **By 21 April 2014**

The appellant may submit 2 copies of any final comments they have on your statement and both you and the appellant may also comment on any comments

received from interested persons or organisations. No new evidence is allowed at this stage. I will send you a copy of any final comments received from the appellant.

### **Site visit**

We will arrange for one of our Inspectors to visit the appeal site. If it is decided that the Inspector should be accompanied by the main parties, we will send you details of these arrangements nearer the time. If, however, an unaccompanied site visit can be made you will **not** be informed in advance and the Inspector should not be approached should you happen to observe him/her whilst he/she is conducting the site visit. If you were to do so, the Inspector would of course identify him or herself, but would not be able to engage in conversation with you at that time.

### **Withdrawing the appeal**

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

### **Costs**

The appellant has been directed to our Planning Portal for further information regarding costs - [www.planningportal.gov.uk/planning/appeals/guidance](http://www.planningportal.gov.uk/planning/appeals/guidance). You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

### **Planning obligations - section 106 agreements**

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation, you must read the guidance provided on our Planning Portal - [www.planningportal.gov.uk/planning/appeals/guidance](http://www.planningportal.gov.uk/planning/appeals/guidance). A certified copy must be submitted to me no later than 7 weeks from the date of this letter.

### **Further information**

Further information about the appeals process can be accessed at - [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). Advice on producing statements can also be found on our Planning Portal. I recommend that you read the relevant guidance.

Yours sincerely

Rose Holland

102(AR13)

EXTRA QUESTIONS FOR QUESTIONNAIRE:

Q21;

*21 - if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;*

\_\_\_\_\_ (insert date) \_ (attach comments) \_ (N/A)

*21 - if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;*

\_\_\_\_\_ (attach comments) \_ (N/A)

*21 - If your Authority's CIL charging schedule is being/has been examined, the date the CIL is likely to be adopted OR if the CIL has been adopted the date of adoption;*

\_\_\_\_\_ (insert date) \_ (N/A)

20 2 14

DEVELOPMENT CONTROL SECTION	
24 FEB 2014	
DATE RECEIVED	
Referred To	K. Coles

ANDREW LAW.  
SENIOR PLANNING OFFICER.  
NORTH LINCOLNSHIRE COUNCIL.

DEAR MR. LAW.

PLEASE FIND HEREWITH A COPY OF  
MY PLANNING APPEAL IN RELATION  
TO. ~~PA/2013/1249~~.

AS REQUIRED.

KIND REGARDS.

RP



T. GIRDHANI.



For official use only  
Date received

24 FEB 2014

DATE RECEIVED

# PLANNING APPEAL FORM

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".

**WARNING:** The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

## A. APPELLANT DETAILS See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MR T GIRDHAM

Company/Group name (if applicable)

Address BREEZE MOUNT, GAINSTHORPE ROAD WE  
ST. KIRTON-IN-LINDSEY Postcode DN21 4JL

Daytime phone [REDACTED] Fax

I prefer to be contacted by Post Email

\* Email address [REDACTED]

## B. AGENT DETAILS (IF ANY) FOR THE APPEAL See section B of the guidance leaflet.

Name

Company/Group name (if applicable)

Address

Postcode

Your reference

Daytime phone

Fax

I prefer to be contacted by Post Email

\* Email address



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### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the  
guidance leaflet.

Name of the LPA NORTH LINCOLNSHIRE COUNCIL

LPA's application reference number PA/2013/1249

Date of the application 141013

Did the LPA validate and register your application? Yes  No

Date of the LPA's decision notice (if issued)

L.

Plea:

### D. APPEAL SITE ADDRESS

See section D of the  
guidance leaflet.

Address BREEZE MOUNT, GAINSTHORPE ROAD  
WEST, KIRTON-IN-LINDSEY, GAINSBOROUGH  
Postcode DN21 4JL

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

- 1 Is the appeal site within a Green Belt? Yes No
- 2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No

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### E. DESCRIPTION OF THE DEVELOPMENT

See section E of the  
guidance leaflet.

Has the description of the development changed from that on the application form? Yes No   
CREATE TWO RESIDENTIAL PLOTS TO THE  
EAST & WEST OF BREEZE MOUNT, INFILL  
EXISTING DEVELOPMENT/BUILDING LINE

Area of the whole appeal site (i.e. the boundary) in hectares 0.404686

Area of floor space of proposed development in square metres  
(ALL MATTERS RESERVED)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes No

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### F. REASON FOR THE APPEAL

See section F of the  
guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

- 1 Refused planning permission for the development described in Section E. 1
- 2 Granted planning permission for the development subject to conditions to which you object. 2
- 3 Refused prior approval of permitted development rights. 3
- 4 Refused approval of matters reserved under an outline planning permission 4
- 5 Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. 5
- 6 Refused to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). 6
- Or
- 7 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. 7
- 8 Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. 8

## G. CHOICE OF PROCEDURE

It is important that you read carefully section G of the guidance leaflet before you complete this section.

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

### 1 THE WRITTEN REPRESENTATIONS PROCEDURE

W \*

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is suited to the vast majority of appeals. You should refer to the criteria within the guidance leaflet to help you select the appropriate option.

- \* a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet. Yes No

### 2 THE HEARING PROCEDURE

H ◆

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. If you are proposing that this appeal follows the hearing procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think a hearing is necessary.

- ◆ a) If you are proposing that this appeal follows the hearing procedure you must liaise with the LPA and agree two alternative dates on which a hearing could take place. The dates should not fall on a Monday but should be between the period 7 – 11 weeks from submission of your appeal.

Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate.

- b) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below. Yes No

### 3 THE INQUIRY PROCEDURE

I ▲

This is the most formal of the procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You are required to provide information concerning the number of witnesses and the length of time they need to give their evidence. If you are proposing that this appeal follows the inquiry procedure you must submit a draft statement of common ground. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

- ▲ a) How many witnesses do you intend to call? No. of witnesses
- b) How long do they need to give their evidence?
- c) How long do you estimate the inquiry will last? No. of days  
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

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### G. CHOICE OF PROCEDURE (continued)

- d) If you are proposing that this appeal follows the inquiry procedure and have estimated that it will last no more than 2 days you must liaise with the LPA and agree two alternative dates on which an inquiry could open and enter the details below. The opening date should not fall on a Monday or Friday but should be between the period 10 - 17 weeks from submission of your appeal.

Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate

- e) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. Yes      No

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### H. FULL STATEMENT OF CASE

See section H of the guidance leaflet to help you decide what to include in your full statement of case.

**Under revised appeal procedures introduced in October 2013 there is no further opportunity to add to your statement of case at a later stage.**

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes      No

Do you intend to submit a costs application with this appeal? Yes      No

'BREEZE MOUNT' SITS CENTRALLY IN A GARDEN OF APPROX 0.404686 HECTARES AND THE PLOTS I PROPOSE TO THE WEST & EAST WOULD BE APPROX 830 SQ.M EACH, HAVE ROAD FRONTAGE, FOLLOW AN ESTABLISHED BUILDING LINE. ALL SERVICES ARE AVAILABLE. FLOOD RISK ASSESSMENT VERY LOW. NEW BUILD PROPERTIES WOULD ENHANCE THE COMMUNITY OF GAINSTHORPE ROAD AND CONSTITUTE IN-FILL DEVELOPMENT. WE ARE SITUATED 1 MILE FROM THE A15 A MAJOR ROAD IN ENGLAND WHICH MEETS THE M180 MOTORWAY NETWORK LESS THAN 4 MILES AWAY AND RUNS FROM PETERBOROUGH TO LINCOLN. THE LOCATION LENDS ITSELF FAVOURABLY TO HAULAGE WITH ITS EXCELLENT ROAD LINKS NOTWITHSTANDING, EXCELLENT HAULAGE/STORAGE/PARKING AND LOADING AREAS THAT SUPPORT MANY BUSINESSES ON GAINSTHORPE ROAD. WE ARE 1.59 MILES FROM KIRTON-IN-LINDSEY AND APPROX 2.5 MILES FROM OUR PARISH OF HIBALDSTOW THEREFORE NEVER EVER TO BE INCLUDED IN ANY DEVELOPMENT BOUNDARY SO SHOULD BE JUDGED ON ITS UNIQUE MERITS. DUE TO THE HIGH LEVEL OF EMPLOYMENT OPPORTUNITIES GAINSTHORPE ROAD OFFERS I FEEL THAT MY APPLICATION MEETS THE FOLLOWING CRITERIA  
POLICY CS8 - NEW HOUSING, WITHIN RURAL SETTLEMENTS WILL CREATE OPPORTUNITIES FOR SMALL SCALE IN-

VS I

## H. FULL STATEMENT OF CASE (continued)

FILL DEVELOPMENT THAT MAINTAINS THE VIABILITY OF THE SETTLEMENT AND MEETS IDENTIFIED LOCAL NEEDS WITHOUT INCREASING THE NEED TO TRAVEL.

THE FOLLOWING BUSINESSES OPERATE FROM GAINSTHORPE ROAD EAST & WEST:-

- (1) J.W. COUSINS HAULAGE ESTABLISHED SINCE 1935 LICENCE TO OPERATE 25 LORRIES - 25 DRIVERS.
- (2) BOLLE UK. LTD. HAULAGE
- (3) HARDWICK HAULAGE
- (4) DOWN TO EARTH RECYCLING EMPLOYS 5.
- (5) TILLERTECH LIQUID WASTE DISPOSAL EMPLOYS 10.
- (6) KIRTON OFF ROAD DRIVING CENTRE - OPEN 7 DAYS/WK ON SITE CAFE
- (7) THE SHIRES' PUB/RESTAURANT RECENTLY REFURBISHED OPEN 6 DAYS/WK EMPLOYS 4
- (8) KIRTON LIME SIDINGS SIGNAL BOX MAINTENED 6 DAYS/WK 06:00 - 22:00 HRS EMPLOYS 4.
- (9) WELTON AGGREGATES: HAULAGE & STONE EXTRACTION FROM NORTH QUARRY. GAINSTHORPE RD WEST.
- (10) CHICKEN FARM. POULTRY SITE 26. LOW FARM ROAD. CLEATHAM - WALKING, DISTANCE TO ALL GAINSTHORPE ROAD RESIDENTS

FACILITIES: 'SNAP.' PRE-BOOKABLE HGV PARKING.

FERRY'S BOWLING CENTRE AFFILIATED LBCA BOWLS UK.

VERY POPULAR & WELL ATTENDED ALL SUMMER.

BUS SERVICE TO BRIGG. DAILY (3X) DOW; AGILITY CLEATHAM.

RESIDENTS SCHOOL BUS OPERATES

OTHER BUSINESSES REGISTERED ON GAINSTHORPE ROAD.

KIRTON PLASTERERS.

K CHARLTON TRANSPORT.

OGG, LTD., T/A ONGUARD SECURITY SOLUTIONS

PROTECH UK. LTD.,

JEP BUILDERS.

J.W. COUSINS & SONS FARMERS.

ALLIED SECURITY INSTALLATIONS.

DC TAXIS 6 GAINSTHORPE ROAD WEST.

I KEEP HEARING ABOUT THE NEED FOR MORE HOUSING, - GET BUILDERS

Please continue on a separate sheet if necessary. BUILDING AND THE ECONOMY BOOMING!

**I. (part one) APPEAL SITE OWNERSHIP  
DETAILS**

This must be completed for all appeals.  
See section I of the guidance leaflet.

**We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.**

**You must tick below which of the "certificates" applies.**

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

**CERTIFICATE A**

A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

**OR**

**CERTIFICATE B**

B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)
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**OR**

**CERTIFICATES C & D**

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form. C/D

**I. (part two) AGRICULTURAL HOLDINGS  
CERTIFICATE**

This must be completed for all appeals.  
See section I of the guidance leaflet.

**We need to know whether the appeal site forms part of an agricultural holding.  
Please tick either (a) or (b).**

Please tick **ONE** box only ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: A ✓

**OR**

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)
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## J. ESSENTIAL SUPPORTING DOCUMENTS

See section J of the guidance leaflet.

If we do not receive ALL your appeal documents by the end of the appeal period we will not accept your appeal.

You **must** send the documents listed 1-6 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- 1 A copy of the original **planning application** sent to the LPA. 1 ✓
- 2 A copy of the **site ownership certificate** and **agricultural holdings certificate submitted** to the LPA at application stage (these are usually part of the LPA's planning application form). 2 ✓
- 3 A copy of the **LPA's decision notice** (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. 3 ✓
- 4 A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellants (if any) edged or shaded blue. 4 ✓
- 5 Copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet: 5  

A B C D E F G.
- 6 Copies of any **additional** plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). Please number them clearly and list the numbers here or on a separate sheet: 6

You **must** send copies of the following, if appropriate:

- 7 A copy of the **design and access statement** sent to the LPA (if required). 7 ✓
- 8 A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. 8
- 9 Additional plans, drawings or documents relating to the application but **not previously seen by the LPA**. Acceptance of these will be at the Inspector's discretion. Please number them clearly and list the numbers here or on a separate sheet: 9 ✓  

4A. 1/2/3/4/5/6/7.
- 10 Any relevant **correspondence** with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. 10 ✓
- 11 If the appeal is against the LPA's refusal or failure to approve the **matters reserved under an outline permission**, please enclose:
  - a) the relevant outline application; 11a
  - b) all plans sent at outline application stage; 11b
  - c) the original outline planning permission. 11c
- 12 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. 12
- 13 A copy of any **Environmental Statement** plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). 13
- 14 If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over the local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application 14

## K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

## L. CHECK SIGN AND DATE

See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

- 1 I have completed all sections of the form and the details of the ownership (sections I one and two) are correct to the best of my knowledge. 1
- 2 I have enclosed **all** the essential supporting documents listed in section J. 2
- 3 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal). 3
- 4 I have signed and dated the form (unsigned forms will be returned to you). 4

Signature



Date 22 02 14

Name  
(in capitals)

MR. T. M. GIRDHAM.

On behalf of  
(if applicable)



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

## M. NOW SEND

Remember, it is your responsibility to make sure that we RECEIVE your appeal form and ALL supporting documents within the time limit. See section M of the guidance leaflet

**Send THIS form (not a photocopy of it) to us at:**

Initial Appeals  
PO Box 3035  
Temple Quay House  
2 The Square  
Temple Quay  
BRISTOL  
BS1 9FG

**Helpline: 0303 444 5000**

**Send a copy to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

**You may wish to keep a copy of the completed appeal form for your records**

**When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.**

(A)

GM II

**Re: Development potential - 'Breezemount' DN21 4JL - PRE/2013/0131**

Andrew Law <Andrew.Law@northlincs.gov.uk>  
To: [Redacted]  
Cc: Planning <Planning@northlincs.gov.uk>

Thu, Jul 25, 2013 at 4:03 PM

Dear Mrs Girdham,

Thank you for your letter and plan dated 20 May 2013 in which you enquire about the possibility of residential development on plots adjacent to 'Breezemount'. I apologise for the delay in responding to your enquiry.

I can confirm that the proposed sites are located outside of the development boundary for Kirton as defined by the North Lincolnshire Local Plan (Adopted) 2003 and as such are located in the open countryside for the purposes of planning. Although it is accepted that the plots you enquire about constitute infill development, the building of additional dwellings in the open countryside (with no special countryside need) is contrary to local and national planning policy and would therefore be likely to be considered unacceptable and refused planning permission should a formal planning application be submitted.

In addition to this, I can confirm that the Housing and Employment Land Allocations DPD has not been adopted yet and therefore there have been no changes to the development boundaries of settlements since your last enquiry in 2009. However I have spoken to the councils Spatial Planning Team, who have confirmed that as things stand at present there is no proposal for this area to gain a development boundary. As such it is likely that when the allocations DPD is finally adopted, your sites will still be located in the open countryside (for the purposes of planning).

The relevant local plan policies (RD2 of the Local Plan and CS3 of the Core Strategy) and national policies (paragraph 55 of the National Planning Policy Framework) can be found online at [www.northlincs.gov.uk](http://www.northlincs.gov.uk) and [www.planningportal.gov.uk](http://www.planningportal.gov.uk) respectively.

This is my informal opinion as a planning officer and as such does not prejudice the Local Planning Authority to any course of action should a formal planning application be received.

Hopefully this has provided the necessary clarification; however should you have further questions do not hesitate to contact me.

Andrew Law  
Senior Planning Officer  
North Lincolnshire Council  
Development Control  
Civic Centre  
Ashby Road  
Scunthorpe  
North Lincolnshire  
DN16 1AV

Tel: 01724 297490 (Direct Dial)

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act

12<sup>th</sup> August 2013

Andrew Law  
Senior Planning Officer  
North Lincolnshire Council

Ref: 'BREEZEMOUNT' DN21 4JL – PRE/2013/0131

Dear Mr Law

Thank you for your Email of 25<sup>th</sup> July 2013 in response to my enquiry (as above).

Predictably you have confirmed that 'Gainsthorpe Road' is outside of the development Boundary of Kirton – that situation is unlikely to change – ever!

On that basis my proposal should be judged on its individual merits as stated in my enquiry.

Living in a rural setting is unreasonably restricted by Local Councils and should be an individual and affordable lifestyle choice for more people with modern /energy efficient new housing of all types encouraged.

You 'accept' that my proposed plots do constitute 'infill development' AND 'open countryside'

At this point I am confused .....

For my benefit would you please define 'Infill development' & define 'open countryside'

It is absolutely my intention to commence with a formal planning application on receipt of your response.

I thank you for your assistance in this matter

Kind Regards

Mrs E Girdham

'Breezemount'  
Gainsthorpe Road West  
Kirton Lindsey  
Gainsborough

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Please think before you print- North Lincolnshire Council greening the workplace



elaine girdham <[REDACTED]>  
To: Andrew Law <Andrew.Law@northlincs.gov.uk>

Wed, Aug 28, 2013 at 8:26 AM

Good Morning Mr Law

I thank you for your email and have considered your opinion.

I wrote to you on 12th August 2013 regarding this enquiry and wondered if you have had the opportunity to read my letter and consider your response?

I look forward to hearing from you, would you please confirm receipt of the hand delivered letter and indicate a response timescale.

Kind Regards

Mrs E Girdham

[Quoted text hidden]

Andrew Law <Andrew.Law@northlincs.gov.uk>  
To: [REDACTED]

Thu, Aug 29, 2013 at 3:38 PM

Good Afternoon Mrs Girdham,

I can confirm that the Local Planning Authority has received your letter dated 12 August 2013.

In response to your query with regards to the 'infill development' and 'open countryside' I can confirm that for planning purposes infill development is the development of land which is located between existing developments (i.e. a piece of land between dwellings), further to this open countryside is defined within planning policy as being any piece of land which is located outside of defined development boundaries.

Development in the open countryside is considered to be an unsustainable form of development as it is introducing new dwellings into locations where there are no services to support them, therefore requiring the use of motor vehicles to access necessary services such as shops, doctors, schools etc. This is why planning policy (both local and national) is not supportive of new residential development in the open countryside and it aims to direct new development to existing settlements that have the services to support them.

I can confirm that should you proceed with submitting a formal planning application then, as with all applications, your proposal will be judged on its individual merits; however the site's location (in the open countryside) and compliance (or not) with policy is one of the merits that has to be considered. Indeed planning law requires that applications for planning permission must be determined in accordance with the development plan (including the local plan), unless material considerations indicate otherwise.

Should you decide to proceed with an application for planning permission then I would suggest that you make an application for outline planning permission, as opposed to full planning permission, as outline applications are merely to establish the principle of the development and as such the level of detail that has to be submitted is much less than a full planning application which would require detailed plans of the dwellings to be provided. Should you receive outline planning permission then the design of the dwellings would be left open to future purchasers of the plots. I have attached a copy of the relevant application forms, guidance notes and validation checklist to this email.

Hopefully this has provided the necessary clarification; however should you have further questions do not hesitate to contact me.

regards

appeal within 6 months of refusal.

12<sup>th</sup> December 2013

North Lincolnshire Council  
Planning Department  
Civic Centre  
Ashby Road  
Scunthorpe  
DN16 1AB

**REFUSAL OF PLANNING PERMISSION  
PA/2013/1249**

Dear Mr Wallis

I am in receipt of your above numbered notice, received exactly on deadline – thank you.

I was very disappointed that your justification for refusal was in the form of predominantly letters and numbers with absolutely no explanation or references, let alone additional literature to clarify your reasons which I found very poor.

The Case Officer assigned to my application never corresponded with me at any stage of the decision process – is this standard?

Having spent several hours trawling through the 'local plan' & 'Core strategy' for North Lincolnshire Council I believe your reasons are based on the following:

In determining the validity of the application you have deemed my development application to be in 'open countryside' and as such no development boundaries are defined and any development allowed needs to be in connection with farming and forestry

Should you have considered my application to be 'in-fill' development then the application would be viewed differently as this would represent re-use of land – my garden, no boundaries being extended or changed.

Gainsthorpe Road East & West supports many businesses and is more light industrial in nature than open countryside, the purpose of the houses already here were in connection with the Quarries and not farming. Gainsthorpe Road is one street which feeds into the A15 and 4km to a major motorway network, hence its usefulness to the haulage businesses based on Gainsthorpe Road.

So the first clue to refusal was RD2 Balance of maintenance and needs? In relation to 'open countryside'.

In response to this the garden areas to the east and west of my property have established boundaries and I believe that development for housing would enhance the 'street' and I further intend to suggest there is a need.

RD9 re-use and/or adaptation of rural buildings for residential use in the open countryside - perhaps you need to explain this one .

Then we have CS1 Settlement Hierarchy CS2 Sustainable development CS3 Development limits.

Having read in detail all of the above, my understanding is that you the local council , directed by central government have strict guidelines regarding development outside of the development boundaries . It is your belief that farmers and forestry workers only should reside in the 'open countryside' ? that seems terribly out dated particularly since farming is not as labour intensive as back in the day hooray for the tractor! And a pretty poor reasoning to base your criteria for rural development. The vast majority of village or rural community inhabitants have absolutely no connection with farming/forestry - it's a lifestyle choice.

Gainsthorpe Road East and West supports many businesses and it is more Light industrial than open countryside in my view .From West to EAST the following businesses are registered at and operating from Gainsthorpe Road

- 1 . Chicken Farm . Poultry Site 26 Low Farm Road .Cleatham (within 1 mile and walking distance for most of the residents of Gainsthorpe Road
2. Kirton Off Road Driving Centre(K.O.R.C) hold many week end events as well as 'play days' the Café appears to operate 7 days a week , security staff and on - site static mobile homes and planning applications pending for further development, AIRSOFT in the south quarry operates regularly at week -ends throughout the year.
3. Welton Aggregates . operating from the same Quarry , stone extraction /haulage appear to operate 5 - 6 days per week.
- 4.Perrys Bowling Centre. Affiliated to LBCA Bowls UK
4. The Shires pub & restaurant, recently refurbished and employing 4 staff whilst looking to employ a chef and supporting the new owners in employment.
5. Kirton Lime Sidings signal box - part of network rail manned 6 days per week continuously from 6am to 10pm
6. JW Cousins Haulage. Established since 1935 with a licence to operate 25 lorries - hence 25 drivers and office staff.
7. Bolle UK Ltd again Haulage
8. Hardwick Haulage
- 9.Down to Earth Recycling formed 2006 manufacture alternative fertilizer
10. Tillertech - liquid waste disposal /established 13 years

We also have a daily bus service to Brigg  
Schoolchildren also have a bus to and from school.  
Services are in place to support this small but thriving community.

F

I am gathering information on employee numbers on the combined businesses that I have listed and will include business profiles in my appeal.

All of the above companies employ a substantial number of employees and as your development policy aims to minimize travel Gainsthorpe Road has 22 houses and well in excess of 22 employment opportunities therefore I feel we are under supplied in that criteria - particularly as we have a very limited style of property available.

Breeze Mount is a large property on a large site and looks out of place on Gainsthorpe Road which is a mixture of terraced cottages and a row of repeated design semi detached houses, there is a distinct lack of choice in property style on the street , new development would enhance it in my view.

I shall be appealing against your decision and I am writing this letter to you as the appeal service website suggested that I approach my local planning authority in the first instance regarding my grievances prior to appeal , I shall be basing my appeal on the points I have made and wonder if you have any comments ?.

I did seek pre-application advice and feel the decision that was made was a foregone conclusion as the case officer whom I believe to be responsible to make recommendations in a balanced delegated report before the final decision was agreed and issued .This was all done with no communication with myself and no site visit that I am aware of?.

Should you feel that we could have anything further to discuss please email me [el.girdham@googlemail](mailto:el.girdham@googlemail) and I will be happy to meet with you. I shall be basing my appeal on the information I have outlined in this letter and your comments would be appreciated

Kind Regards

Mr T Girdham

BREEZE MOUNT  
Gainsthorpe Road West  
Kirton -in-Lindsey  
Gainsborough  
North Lincs  
DN21 4JL



9

10<sup>th</sup> January 2014

North Lincolnshire Council  
Planning Department  
Civic Centre  
Ashby Road  
SCUNTHORPE  
DN16 1AB

YOUR REF: PA/2013/1249

F.A.O. PHIL WALLIS

Dear Mr Wallis

Thank you for your letter of response to my letter of 12/12/13 with regard to the refusal of outline planning permission on Gainsthorpe Road.

Having read your letter I still have a sense of frustration that you failed again to address my view that the proposal I have made is 'infill development' as opposed to open countryside.

Furthermore Gainsthorpe Road east and west will never be included in the development boundary of Kirton Lindsey or Hibaldstow as they are both over 2 miles away, a rather obvious statement.

Yet - Gainsthorpe Road has a unique set of circumstances in terms of employment opportunities, excellent road links, limited choice of housing which is predominantly old, and finally - the land I propose for development could never be described as open countryside

I would therefore be grateful if you could forward to me by post a full set of appeal forms along with guidance notes.

I thank you for the offer to meet with me to discuss my concerns I should very much like to meet with you and suggest we meet after I have compiled my appeal.

Thank you for your response.

Kind Regards

Mr T M Girdham

RECEIVED NO

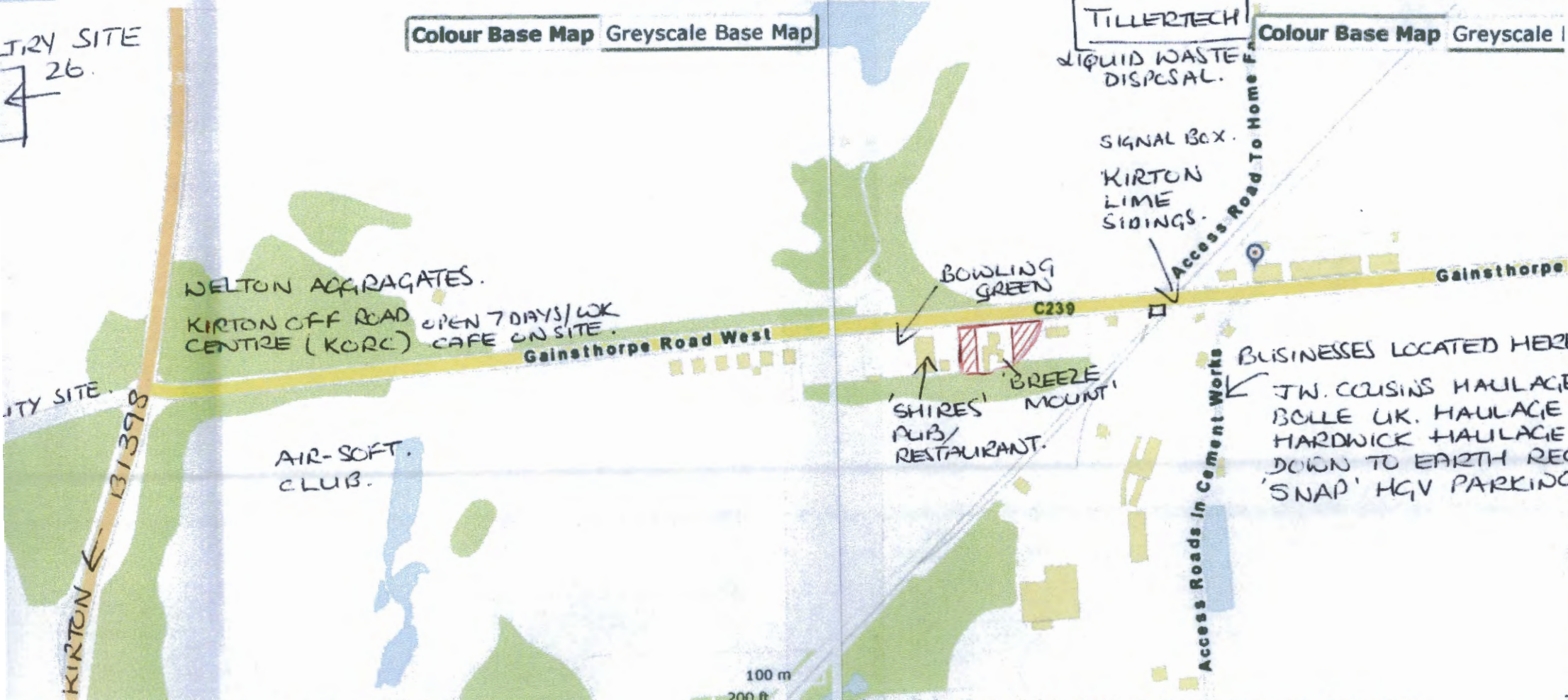
RESPONSE .

My Nearest My Maps

My Nearest My Maps

Location: [1 Gainsthorpe Road East, Gainsthorpe, Hibaldstow, Lincolnshire, DN21 4JH](#)

Location: [1 Gainsthorpe Road East, Gainsthorpe, Hibaldstow, Lincolnshire, DN21 4JH](#)



# HORNSBY BUS SERVICES

Printed on 05/07/10

1

## GAINSTHORPE - BRIGG - SCUNTHORPE MONDAY TO FRIDAY see overleaf for SATURDAY From Monday 18th April 2011

SERVICE No  
**94**  
**95**

Serv No	Sch	NSch						
	94	94	94	94	94	94	94	
Gainsthorpe	....	....	09.00	11.20	13.35	....	....	....
Kirton Sth Cliff Rd	07.55	07.55	....	....	....	....	....	....
Kirton Barracks	07.57	07.57	....	....	....	....	....	....
Redbourne, Red Lion	08.05	08.05	09.05	11.25	13.40	....	16.05	....
Hibaldstow P.O.	08.08	08.08	09.08	11.28	13.43	....	16.08	....
Hibaldstow Nookings	....	....	09.12	11.32	....	....	....	....
Sturton X Roads	08.13	08.13	09.18	11.38	13.48	....	16.13	....
Scawby Mill Lane	08.15	08.15	09.20	11.40	13.50	....	16.15	....
Scawby Brook	08.18	08.18	09.23	11.43	13.53	....	16.18	....
Brigg Cary Lane	08.22	08.22	09.27	11.47	13.57	....	16.22	....
Vale of Ancholme Sch	08.27	....	....	....	....	....	....	....

Serv No			95	95	95			
Brigg Cary Lane	....	....	09.30	11.50	14.00	....	16.25	18.05
Scawby Brook	....	....	09.34	11.54	14.04	....	16.29	18.09
Scawby Mill Lane	....	....	09.37	11.57	14.07	....	16.32	18.11
Sturton X Rds	....	....	09.39	11.59	14.09	....	16.34	18.13
Scawby Church	....	....	09.41	12.01	14.11	....	16.36	18.15
Greetwell X Rds	....	....	09.44	12.04	14.14	....	16.39	18.18
Holme Lane End	....	....	09.46	12.06	14.16	....	16.41	18.20
Morrisons	....	....	09.51	12.11	14.21	....	16.46	18.25
Scunthorpe Bus Stn	....	....	09.59	12.19	14.29	....	16.54	....

Serv No			95	95	95			
Scunthorpe Bus Stn	....	....	10.20	12.35	14.45	....	17.35	....
Morrisons	....	....	10.28	12.43	14.53	....	17.43	....
Holme Lane End	....	....	10.33	12.48	14.58	....	17.48	....
Greetwell X Rds	....	....	10.35	12.50	15.00	....	17.50	....
Scawby Church	....	....	10.38	12.53	15.03	....	17.53	....
Sturton X Rds	....	....	10.40	12.55	15.05	....	17.55	....
Scawby Mill Lane	....	....	10.42	12.57	15.07	....	17.57	....
Scawby Brook	....	....	10.45	13.00	15.10	....	18.00	....
Brigg Cary Lane	....	....	10.49	13.04	15.14	....	18.04	....

Serv No					Sch	N Sch		
	94	94	94	94	94	94	94	
Vale of Ancholme Sch	....	....	....	....	15.25	....	....	....
Brigg Cary Lane	....	....	10.50	13.10	15.30	15.30	....	....
Scawby Brook	....	....	10.54	13.14	15.34	15.34	....	....
Scawby Mill Lane	....	....	10.57	13.17	15.37	15.37	....	....
Sturton X Roads	....	....	10.59	13.19	15.39	15.39	....	....
Hibaldstow Nookings	....	....	11.05	13.25	....	....	....	....
Hibaldstow P.O.	....	....	11.09	13.29	15.44	15.44	....	....
Redbourne Red Lion	....	....	Arr 11.25	Arr 13.40	15.47	15.47	....	....
Kirton Barracks	....	....	....	....	15.55	....	....	....
Kirton Sth Cliff Rd	....	....	....	....	15.57	....	....	....
Gainsthorpe	....	....	11.15	13.35	....	....	....	....

Sch Schooldays

NSch Non Schooldays

Service does not operate Bank Holidays except Good Friday



# KIRTON LIME SIDINGS

LINE Signal Box	MON - FRI (24hrs)		SAT		SUN		Limitations or effect on network operations / capabilities when the box is Closed
	OPEN	CLOSE	OPEN	CLOSE	OPEN	CLOSE	
Heck Lane GB	Continuous	Continuous	Continuous	20:00	06:00	Continuous	
Heckington	06:05	22:39	06:05	22:39	08:55 (Summer) 12:10 (Winter)	21:45 (Summer) 20:25 (Winter)	
Heighington	06:30	22:30	06:30	22:30	07:00	20:00	
Helpston	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Hensall	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Henwick Hall GB	05:45	23:03	05:45	23:03	09:25	22:25	
Hessay GB	06:45	22:45	06:45	22:45	10:50	21:50	
Hessle Road	05:08	23:42	05:08	23:42	06:00	00:15 (Mon)	
Hexham	05:40 (Mon)	Continuous	Continuous	23:40	08:40	22:00	
Heyworth	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
High Egghoro' GB	Continuous	Continuous	Continuous	20:00	08:00	Continuous	
Hirst Lane Xing	06:00	21:30	09:00	15:30	Closed	Closed	
Holton Le Moor	Continuous	Continuous	Continuous	06:00 (Sun)	11:50 (Summer) 18:00 (Winter)	Continuous	
Horbury Jn	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Howsham GB	06:20	23:18	06:20	23:18	09:00	22:40	
Hubberts Bridge	06:05	22:39	06:05	22:39	08:55 (Summer) 12:10 (Winter)	21:45 (Summer) 20:15 (Winter)	
Huddersfield	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Hull Paragon	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Hull Swing Br GB							For Shipping - Not required for passage of rail traffic
Immingham East	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Immingham Reception	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Immingham West	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Joan Croft	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Keadby Canal	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Kings Cross PSB	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Kirkham Abbey	06:20	23:18	06:20	23:18	08:55	22:45	
Kirton Lime	06:00	22:00	06:00	22:00	Closed	Closed	
Kiveton Park	Continuous	Continuous	Continuous	00:00	13:30	Continuous	
Kirton Lime Sidings	06:00	Continuous	Continuous	22:00	Closed	Closed	
Knaresborough	06:30	22:56	06:20	22:38	10:38	22:25	
Lane Head Xing	05:40 (Mon)	Continuous	Continuous	23:40	08:40	22:00	
Langworth	Continuous	Continuous	Continuous	06:00 (Sun)	11:50 (Summer) 18:00 (Winter)	Continuous	
Lebberston GB	06:45	20:45	06:45	20:45	10:00	20:00	
Leeds East Assist'nt	06:00 (Mon)	00:00	06:00	06:00 (Sun)	07:00	15:00	
Lincoln S C P1	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Lincoln S C P2	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Littleworth	06:26	21:26	06:26	21:26	Closed	Closed	
Longbeck	Continuous	Continuous	Continuous	23:30	07:30	Continuous	
Low Gates	Continuous	Continuous	Continuous	00:00	06:00	Continuous	
Low Row	05:40 Mon	Continuous	Continuous	23:40	08:40	22:00	
Maltby	Continuous	Continuous	Continuous	18:00	13:30	Continuous	
Malton	06:20	23:18	06:20	23:18	08:45	23:00	
Marcheys House	06:00	21:30	09:00	15:30	Closed	Closed	
Marsh Junction	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Marston Moor GB	06:45	22:45	06:45	22:45	10:50	21:50	
Medge Hall	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	
Melton Lane	05:15	23:15	05:15	23:15	08:35	00:10 (Mon)	
Middlesbrough	Continuous	Continuous	Continuous	23:30	07:30	Continuous	
Milford	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	

GAINSTHORPE ROAD. EAST.

MANNED 6 DAYS PER WEEK.  
06:00 → 22:00.

2



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**Liquid Waste Disposal**

Tillertech is a liquid waste disposal company specialising in recycling organic liquids by injection to land for agricultural benefit.

We will remove and safely dispose industrial and commercial liquid wastes from food processing including poultry, brewery, bakery, yeast making, vegetable and fruit origins, slurries and sludges from biological treatment and daff plants. We will dispose diesel bund/interceptor wastes, leachates, contaminated waters and surface/flood waters, sewage, cesspool and septic tank effluents through the approved routes.

We can supply vacuum tankers for hire with driver and site holding tanks complete with necessary fittings. Having more than 13 years experience we can provide specialist advice on your waste management system and have the best possible disposal route which is legislatively compliant, cost effective and environmentally sound.

**Mission Statement**

Our aim is build on a good reputation for long lasting relationships offering an unrivalled quality of customer service in a cost effective manner.

We will endeavour to prove ourselves worthy of the trust placed in us by our customers and staff and forge beneficial relationships with them through open and honest communication.

We will adopt best practice to provide safe procedures for the benefit of staff, the general public and the environment We will protect the welfare of our staff by providing secure and rewarding employment.

We are committed to the highest standards of compliance with legal and professional requirements and assisting the authorities with enforcement of legislation.

We believe that it is our duty to safe guard the environment for future generations and use our expertise to maintain its integrity.

**To watch a video of our operation, click the links below:**

[Movie 1](#) [Movie 2](#)

# DOWN TO EARTH RECYCLING LTD

4



*Our company was formed in 2006, with the belief and understanding that there is a demand for top quality organic waste streams suitable for recycling into Agriculture.*

*With a full understanding and background in farming spanning over 30 years our directors Kevin Wendt and Gary Milson, incorporating their knowledge gained over the years and forward thinking technologies produce a consistent product designed for its end users. Thus ensuring confidence in our process for our customers.*

*The need for an alternative to fertilizer is always something that the farming community are looking for. Here at Down To Earth Recycling, we have full confidence in the production of our Agricultural Compost.*

*Our company is situated in an excellent location close to the motorway network ( M18/M180 ) A15, and is operational all year round.*

## **Reducing Landfill**

Much of the materials that pass through our facility would have previously been sent to Landfill.

Our facilities technical processes have a real benefit to the environment by diverting these materials to help supplement agriculture.

Down To Earth Recycling Ltd is a fully licensed waste management facility.

We offer an efficient and friendly service. Whether your looking for recycling facilities for your waste or interested in the material we process for end use, you can be confident that with Down To Earth Recycling Ltd, you will receive a first class service as well as demonstrating full traceability and compliance within the industry.

## Perry Sports Bowls Club

**Address:** Gainsthorpe Road  
Kilton Lindsey  
Gainsborough  
Lincolnshire  
United Kingdom  
DN21 4JH ([show a map](#))

**affiliation:** [LCBA](#) [BowlsEngland](#)

Lawn bowls club

X

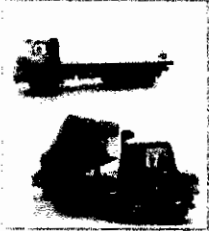
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We need your help to keep this page up to date. [Please click here to modify this listing.](#)

Register as an official of this club, to help keep your club contact details up to date and to allow access to the services offered by Bowlsclub.org.

Find businesses



J W Cousins & Sons Ltd in Gainsborough

Contact this business

Category: Haulage Contractors

J W Cousins & Sons Ltd  
Gainsthorpe Road  
Kirton Lindsey  
Gainsborough  
Lincolnshire  
DN21 4JH

View website

Contact this business

J W Cousins & Sons Ltd also covers:

Haulage Contractors in North Lincolnshire

Haulage Contractors in Afford

Haulage Contractors in Aubourn

Haulage Contract ( )

### J W Cousins & Sons Ltd

J.W Cousins and Son Ltd is a family haulage company with a pedigree stretching back over seven decades to 1935. This is a remarkable achievement for a modern day company particularly in the highly competitive haulage and distribution marketplace.

J W Cousins & Sons Ltd in Gainsborough, Lincolnshire are highly reputable haulage contractors.

J W Cousins & Sons Ltd offer a complete service including, taut-liners haulage, bulk tippers haulage, potato bulkers haulage, powder tanks haulage and road haulage contractors.

Our team offer a friendly and professional service, and have developed an excellent reputation in the local area Gainsborough in Lincolnshire. J W Cousins & Sons Ltd have gained a reputation for reliability and value for money.

J W Cousins & Sons Ltd in Gainsborough are professional haulage contractors covering Gainsborough in Lincolnshire and other surrounding areas of Lincolnshire.

J W Cousins & Sons Ltd in Gainsborough offer a complete service including,

- \*taut-liners haulage
- \*bulk tippers haulage
- \*potato bulkers haulage
- \*powder tanks haulage
- \*road haulage contractors

So if you are looking for reputable haulage contractors such as J W Cousins & Sons Ltd in Gainsborough then why not contact them today.

#### You May Also Be Interested In...

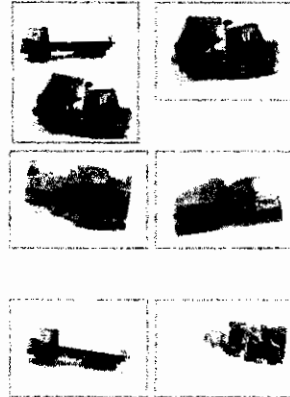
RD Transport

www.rdstransport.co.uk

Chilled and frozen courier services The original 'Flying Fridge'



Map data ©2013 Google

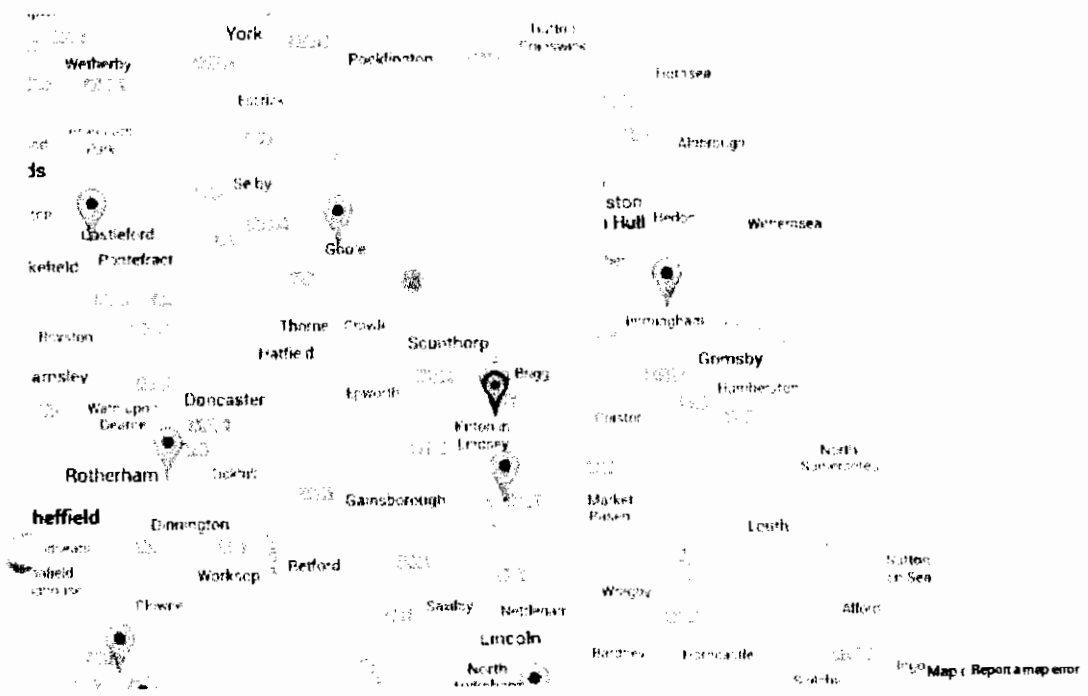
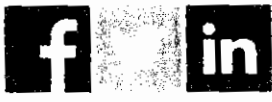


# SNAP

Account

7

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Map | Report a map error

# QUESTIONNAIRE (Online Version)

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/Y2003/A/14/2214352		
Appeal By:	Mr T Girdham		
Address	Breeze Mount, Gainsthorpe Road West Kirton Lindsey GAINSBOROUGH Lincolnshire		
Postcode	DN21 4JL	Grid Reference: Easting	4948991 Northing 4013631

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **by the date specified in our start letter**. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1 Do you consider the written representation procedure to be suitable?  YES  NO

Do you wish to be heard by an Inspector at;

a local inquiry? or

a hearing?

How long do you expect an inquiry would last?  days

How many witnesses do you intend to call?

What are the preferred Inquiry/Hearing dates you have agreed with the appellant/agent?  
(2 dates should be provided, or more if possible.)

**Note: If the written procedure is agreed the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.**

2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?  YES  NO

b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?  YES  NO

Please explain:

2 c. Are there any known health and safety issues that would affect the conduct of the site inspection?

YES  NO

3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.

Name

Phone

Email

4 Does the appeal relate to an application for approval of reserved matters?

YES  NO

5 Was a site ownership certificate submitted with the application?

YES  NO

6 Did you give publicity to the application in accordance with either Article 13 of the DMPO 2010, Section 67/73 of the Planning (Listed Buildings & Conservation Areas) act 1990 or Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990?

YES  NO

Document provided

7 Is the appeal site within;

a. A Green Belt?

YES  NO

b. An Area of Outstanding Natural Beauty?

YES  NO

8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

YES  NO

Document provided

9 a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?

YES  NO

*Please give our reference numbers and if necessary attach details:*

Document provided

b. Are there any other appeals or matters relating adjacent or close to the site still being considered by us or the Secretary of State?

YES  NO

*Please give our reference numbers and if necessary attach details:*

Document provided

10 Would the development require the stopping up or diverting of a public right of way?

YES  NO

*Please provide an extract from the Definitive Map and Statement for the area, and any other details.*

Document provided

11 a. Is the site in a Conservation Area?

YES  NO

*Please attach a plan of the Conservation Area*

Document provided

b. Does the appeal relate to an application for conservation area consent?

YES  NO

c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

YES  NO

- 12 a. Does the proposed development involve the demolition, alteration or extension of a listed building?  YES  NO  
 Date of listing:   I  II\*  II
- b. Would the proposed development affect the setting of a listed building?  YES  NO  
*Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.*  
 Document provided
- c. If YES to (a) or (b), was English Heritage consulted?  YES  NO  
*Please attach a copy of any comments.*  
 Document provided
- 13 Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?  YES  NO
- 14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?  YES  NO  
 b. Was English Heritage consulted?  YES  NO  
*Please send a copy of any comments.*  
 Document provided
- 15 Is any part of the site subject to a Tree Preservation Order?  YES  NO  
*Please send a plan showing the extent of the Order and any relevant details.*  
 Document provided
- 16 Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?  YES  NO  
*Please attach a copy of the relevant order.*  
 Document provided
- 17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?  YES  NO
- 18 a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?  YES  NO  
*Please attach the comments of Natural England*  
 Document provided
- b. Are any protected species likely to be affected by the proposals?  YES  NO  
*Please attach details.*  
 Document provided

19 Environmental Impact Assessment

Environmental Statement (ES)

Schedule 1

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?  YES  NO

(ii) Under which description of development? (ie Nos 1-21)

Schedule 2

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?  YES  NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

- (iii) Is the applicable threshold/criteria in Column 2 exceeded/met?  YES  NO

- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?  YES  NO  
 Document provided

Please provide details in the box below:

Screening

- d. (i) Have you issued a screening opinion (SO)?  YES  NO  
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence.  Document provided

- (ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?  YES  NO  
If you decided that the proposed development is not EIA development as defined by EIA Regulations, please attach brief descriptions for your opinion.  Document provided

Environmental Statement (ES)

- e. Has the appellant supplied an environmental statement?  YES  NO  
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.  Document provided

Publicity

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development.  Document provided

- 20 Have all the notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?  YES  NO  
Please attach copies of any comments that you received in response.  Document provided

21 Copies of the following documents must, if appropriate, be attached to this questionnaire;

Tick the 'Applies' checkbox to the right of each applicable document, then select whether you intend to send it by post or attach it now.

a. a copy of the letter with which you notified people about the appeal;  Applies

b. a list of the people you notified and the deadline you have for their comments to be sent to us;  Applies

Deadline: 07 Apr 2014

c. all representations received from interested parties about the original application;  Applies

d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;  Applies

e. any representations received as a result of a DMPO 2010 Article 12 (or Regulation 6) notice;  Applies

f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination;  Applies

List of Policies: CS1, CS2, CS3

g. extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction.  Applies

List of Policies: RD2, RD9

h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;  Applies

i. extracts from any supplementary planning document, that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached;  Applies

j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us by the date your statement is due. The list must be submitted separately from your appeal statement;  Applies

k. any other relevant information or correspondence you consider we should know about;  Applies

22 For appeals dealt with by written representations only.

Do you intend to send a statement about this appeal?

YES  NO

a. a full list of the plans submitted with the application;

Applies

b. the relevant planning history;

Applies

c. any supplementary reasons for the decision on the application or what the decision notice would have said;

Applies

d. matters which you want the Inspector to note at the site visit;

Applies

e. how the relevant development plan policies relate to the issues of this appeal;

Applies

23 For the Mayor of London cases only

a. Was it necessary to notify the Mayor of London about the application?  
*Please attach a copy of that notification*

YES  NO

Document provided

b. Did the Mayor of London issue a direction to refuse planning permission?  
*Please attach a copy of that notification*

YES  NO

Document provided

Council's Reference: PA/2013/1249

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

Completed by Leanne Pogson

(name)

On behalf of North Lincolnshire Council

council.

**STATEMENT**

Do you wish to attach your statement of case?

YES  NO

Document provided

Appeal Ref:	APP/Y2003/A/14/2214352
Appeal by:	Mr T Girdham
Site Address:	Breeze Mount, Gainsthorpe Road West Kirton Lindsey GAINSBOROUGH Lincolnshire DN21 4JL

The following documents should be sent to us within 2 weeks of the 'starting date' (unless otherwise specified)

Description	No. Sent
<p>*****  * The Documents Listed Below Were Uploaded With The Questionnaire Form *  *****</p> <p>TITLE: 21a. A copy of the letter with which you notified people about the appeal  DESCRIPTION: notification letter  FILENAME: Letter sent to people notified.pdf</p> <p>TITLE: 21b. A list of the people you notified and the deadline you gave for their comments  DESCRIPTION: persons notified  FILENAME: List of people notified.pdf</p> <p>TITLE: 21c. All representations received from interested parties.  DESCRIPTION: highways  FILENAME: Consultation reply - Highways.pdf</p> <p>TITLE: 21c. All representations received from interested parties.  DESCRIPTION: parish council  FILENAME: Consultation reply - Hibaldstow Parish Council.pdf</p> <p>TITLE: 21d. The planning officers report on the application and any other relevant documents.  DESCRIPTION: delegated report  FILENAME: Delegated report.pdf</p> <p>TITLE: 21f. Extracts from any relevant statutory development plan policies  DESCRIPTION: CS1  FILENAME: CS1. ACS - Spatial Strategy for North Lincs.pdf</p> <p>TITLE: 21f. Extracts from any relevant statutory development plan policies  DESCRIPTION: CS2  FILENAME: CS2. ACS - Delivering More Sustainable Development.pdf</p> <p>TITLE: 21f. Extracts from any relevant statutory development plan policies  DESCRIPTION: CS3  FILENAME: CS3. ACS - Development Limits.pdf</p> <p>TITLE: 21f. Extracts from any relevant statutory development plan policies  DESCRIPTION: Core Strategy front cover  FILENAME: Core Strategy Front Cover.pdf</p> <p>TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8  DESCRIPTION: RD2  FILENAME: RD02 - Rural Development.pdf</p> <p>TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8  DESCRIPTION: RD9  FILENAME: RD09 - Rural Development.pdf</p>	

Continued...

Completed By	Leanne Pogson	Date	6 March 2014
LPA	North Lincolnshire Council		

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

SUPPLEMENTARY SHEET

Questionnaire Documents (continued)

TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of  
a Direction under paragraph 1(3) of Schedule 8  
DESCRIPTION: local plan front page  
FILENAME: LOCAL PLAN - FRONT PAGE.pdf

TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of  
a Direction under paragraph 1(3) of Schedule 8  
DESCRIPTION: saved policies  
FILENAME: SAVED POLICIES - Appendix 3 - Saved Local Plan Policies.pdf

TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of  
a Direction under paragraph 1(3) of Schedule 8  
DESCRIPTION: saved direction letter  
FILENAME: SAVED POLICIES - Direction Letter etc.pdf

\*\*\*\*\*  
\* The Documents Listed Below Will Follow By Post \*

\*\*\*\*\*  
\*\* 21j. A list of comprehensive conditions which you consider should be imposed if  
planning permission is granted.

\*\*\*\*\*  
\* The Documents Listed Below Are Already Enclosed \*

\*\*\*\*\*  
\*\* 20. n/a

**Application number: PA/2013/1249**

(please quote in all correspondence)

Case officer: Leanne Pogson, Tel 01724 297491 (Tues-Thurs)  
Email: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

4 March 2014

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 78**

**Proposal:** Outline planning permission to erect two dwellings with all matters reserved

**Site location:** Breeze Mount Gainsthorpe Road West  
Gainsthorpe Hibaldstow

**Appellant:** Mr T Girdham

**Inspectorate's reference:** APP/Y2003/A/14/2214352

**Appeal starting date:** 03/03/2014

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. It follows the refusal of planning permission by this council.

The arguments put forward in support of the appeal and the reasons for the council's decision may be inspected in this office, preferably by prior appointment. Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Inspectorate and copied to the appellant, and will be taken into account by the Inspector deciding the appeal. The arguments put forward in support of the appeal (when available) and the reasons for the council's decision may be inspected in this office or you can view the documents on the council's web site.

If you wish to make any representations on this appeal or withdraw or modify your earlier comments in any way you can do so on the Planning Portal at [www.planningportal.gov.uk/ps](http://www.planningportal.gov.uk/ps) or by emailing [teamp7@pins.gsi.gov.uk](mailto:teamp7@pins.gsi.gov.uk). If you do not have access to the internet you should write direct (sending three copies) to Rose Holland, The Planning Inspectorate, Room 3/06 Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN not later than five weeks from the appeal starting date stated above, quoting the Inspectorate's reference number. If representations are not made within this period there is a risk that they may not be considered. The Inspectorate and the council may publish details of your comments on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you, that you are happy to be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

**Site visit** - If the Inspector can see enough of the site from the road or public view, he will visit the site alone. If that is not possible, the appellant and the local planning authority's representative will go with the Inspector. There is normally no need for other people to take part in the site visit. However, if you own a property nearby and you want the Inspector to see the appeal site from your property, **you should tell them when you write**. They will then inform you of the date and time of the visit. You will not be able to discuss the case, but you can point out the relevant facts and features.

**Decision letter** - The Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. The Inspectorate will publish the decision on the Planning Portal, [www.planningportal.gov.uk](http://www.planningportal.gov.uk) . If you are not the owner of the premises you occupy, please try to bring the contents of this letter to the attention of the owner.

The Planning Inspectorate has also published an explanatory booklet 'A Guide to Taking Part in Planning Appeals' which describes the possible involvement third parties may have in planning appeals. If you would like a free copy please telephone or write to this office to request one or you can download a copy from the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk))

Yours faithfully

**Phil Wallis**  
**Head of Development Management**

Copies for information sent to:

Cllr T Foster  
Conservative Group Office  
Civic Centre  
SCUNTHORPE

Cllr N Poole  
Conservative Group Office  
Civic Centre  
SCUNTHORPE

[Cllr.TrevorFoster@northlincs.gov.uk](mailto:Cllr.TrevorFoster@northlincs.gov.uk)

[Cllr.NeilPoole@northlincs.gov.uk](mailto:Cllr.NeilPoole@northlincs.gov.uk)

Councillor A Bunyan  
Chair of the Planning Committee  
Conservative Group Office  
Civic Centre  
SCUNTHORPE

Councillor J England  
Vice Chair of the Planning Committee  
Conservative Group Office  
Civic Centre  
SCUNTHORPE

Scunthorpe Telegraph  
4/5 Park Square  
Laneham Street  
SCUNTHORPE  
DN15 7JH

[cllr.arthurbunyan@northlincs.gov.uk](mailto:cllr.arthurbunyan@northlincs.gov.uk)

[cllr.johnengland@northlincs.gov.uk](mailto:cllr.johnengland@northlincs.gov.uk)

[newsdesk@scunthorpetelegraph.co.uk](mailto:newsdesk@scunthorpetelegraph.co.uk)

Miss D Hotson  
Clerk to Hibaldstow Parish Council  
79 Top Road  
Worlaby  
BRIGG  
DN20 0NG

Land Charges Section  
Civic Centre  
SCUNTHORPE

[annl.walker@northlincs.gov.uk](mailto:annl.walker@northlincs.gov.uk)

[theparishcouncil@outlook.com](mailto:theparishcouncil@outlook.com)

Letter sent to:

The Owner/Occupier  
Endcliffe  
Gainsthorpe Road West  
Gainsthorpe  
Hibaldstow  
GAINSTHORPE  
DN21 4JL

The Owner/Occupier  
The Shires  
Gainsthorpe Road West  
Gainsthorpe  
Hibaldstow  
GAINSTHORPE  
DN21 4JL

The Owner/Occupier  
Flat, The Shires  
Gainsthorpe Road West  
Gainsthorpe  
Hibaldstow  
GAINSTHORPE  
DN21 4JL

Highways

[PlanningApplicationNotifications@northlincs.gov.uk](mailto:PlanningApplicationNotifications@northlincs.gov.uk)

Severn Trent

[net.dev.east@severntrent.co.uk](mailto:net.dev.east@severntrent.co.uk)

Principal Planning Officer

[william.hill@northlincs.gov.uk](mailto:william.hill@northlincs.gov.uk)



# The Planning Inspectorate

3/06 Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Direct Line: 0303 444 5636  
Customer Services: 0303 444 5000  
Fax No: 0117 372 8181  
e-mail: [teamp7@pins.gsi.gov.uk](mailto:teamp7@pins.gsi.gov.uk)

---

Kim Capes  
North Lincolnshire Council  
Development Control  
Planning Dept  
P O Box 42, Church Square House  
Scunthorpe  
N Lincs  
DN15 6XQ

Your Ref: PA/2013/1249  
Our Ref: APP/Y2003/A/14/2214352  
Date: 23 April 2014

---

Dear Kim Capes

## **Town and Country Planning Act 1990**

### **Appeal by Mr T Girdham**

**Site at Breeze Mount, Gainsthorpe Road West, Kirton Lindsey, Gainsborough,  
DN21 4JL**

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours sincerely

Rose Holland

217L(BPR)

*You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -*

*<http://www.pcs.planningportal.gov.uk/pcspportal/casearch.asp>*

*You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

11<sup>th</sup> April 2014

The Planning Inspectorate  
3/06 Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

YOUR REF: APP/Y2003/A/14/2214352

Site at Breeze Mount, Gainsthorpe Road West, Kirton Lindsey DN21 4JL

## COMMENTS

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The site is located within a community of 50 houses with one public building 'The Shires' pub & restaurant which has a function room which has proved valuable as a meeting place for the community.

As we do have a public building I feel that we should be regarded a village.

The site I propose has been accepted to be in-fill as such the site is garden therefore previously used land and not open countryside.

Should my appeal be successful I would work with the local authority to agree aesthetically pleasing Good Quality properties that would enhance the street scene, should the local authority feel that affordable housing would be more appropriate in this location in satisfying sustainability that could have and should have been discussed. If my application could have been viewed more positively with detailed drawings I would have happily obliged, as it was my dealings with the local authority were very negative.

My justification for residential development is that there are both employment and Leisure activity opportunities within this rural community

To my knowledge the majority of the residents of Gainsthorpe village have absolutely no connection with farming and forestry so I consider the essential need argument out dated and inappropriate to the site.

I am shocked that the very first time I saw the 'Delegated Assessment' written by Leanne Pogson on 03/12/2013 was when it was supplied with the LPA appeal questionnaire information you the planning inspectorate sent to me on 3<sup>rd</sup> March 2014. I was only sent the refusal on 05/12/2013 with very little explanation.

I maintain that the development would prove to be sustainable as there is a limited choice of property style available in this desirable location, modern energy efficient housing is generally lacking in rural communities.

If there is a national shortage of housing why are the councils reluctant to allow sensible proposals, that are not on flood planes?.

Yours sincerely

Mr T Girdham

Breeze Mount  
Gainsthorpe Road West  
Kirton-in-Lindsey  
Gainsborough  
Lincolnshire  
DN21 4JL

Quality Assurance Unit  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000

---

Kim Capes North Lincolnshire Council Development Control Planning Dept P O Box 42, Church Square House Scunthorpe N Lincs DN15 6XQ	Your Ref: PA/2013/1249 Our Ref: APP/Y2003/A/14/2214352 Date: 10 June 2014
---	---

---

Dear Kim Capes

**Town and Country Planning Act 1990  
Appeal by Mr T Girdham  
Site at Breeze Mount, Gainsthorpe Road West, Kirton Lindsey, Gainsborough,  
DN21 4JL**

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or feedback about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at <http://www.planningportal.gov.uk/planninginspectoratefeedback>.

If you do not have internet access please write to the Quality Assurance Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

Yours sincerely

Erin Lindell

COVERDL1

*You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp> You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*



---

## Appeal Decision

Site visit made on 6 May 2014

by **R Schofield BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 June 2014

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**Appeal Ref: APP/Y2003/A/14/2214352**

**Breeze Mount, Gainsthorpe Road West, Kirton in Lindsey, North Lincolnshire DN21 4JL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Timothy Girdham against the decision of North Lincolnshire Council.
  - The application Ref PA/2013/1249, dated 25 September 2013, was refused by notice dated 5 May 2013.
  - The development proposed is described as 'Breeze Mount sits centrally in a plot of approx. 0.404686 hectares with extensive road frontage. I propose to create two residential building plots to the west and east of my property. The proposed plots would follow the building line, have generous road frontage and 'infill' existing development on Gainsthorpe Road. I would propose the plots be served by septic tank and all other services are accessible (roadside).'
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is whether the appeal sites are a suitable location for residential development, having regard to the National Planning Policy Framework (the Framework) and the development plan.

### Preliminary Matters

3. The application is in outline with all matters reserved. I have dealt with the appeal on this basis.
4. In reaching my decision I have also had regard to the Planning Practice Guidance, issued on 6 March 2014, but it does not alter my conclusions in this case.

### Reasons

5. Although development of the appeal sites may be regarded as infill development between existing buildings, they lie outside development limits as defined in the North Lincolnshire Core Strategy 2011 (the Core Strategy). Policies CS2 and CS3 of the Core Strategy seek to prevent development beyond these defined development boundaries other than in specific circumstances. However, although paragraph 55 of the Framework precludes new isolated homes in the countryside (with some specific exceptions) it

promotes sustainable development in rural areas by seeking to locate housing where it will enhance or maintain the vitality of rural communities. An example provided is where development in one village may help to support services in a village nearby (paragraph 55). Therefore, paragraph 55 makes provision for housing outside settlements on sites that are not isolated, feasibly outside of an established development boundary, whereas policies CS2 and CS3 do not. Nor does policy RD2 of the North Lincolnshire Local Plan 2003 (the Local Plan), also referred to in the decision notice. Consequently, having regard to the fact that the Core Strategy and Local Plan were adopted before the publication of the Framework, and to paragraph 215 of the Framework, I can give these policies limited weight insofar as they relate to the type of development that may be appropriate beyond development boundaries in rural areas. This aspect of them is not, therefore, determinative in relation to this decision.

6. However, policies CS1 and CS2 of the Core Strategy seek, among other things, to ensure that new development in rural areas contributes towards retaining and enhancing local services and takes account of accessibility. This is broadly consistent with the aims of paragraph 55 of the Framework, noted above, and with the Framework's objective (paragraph 17) to make the fullest possible use of public transport, walking and cycling. Consequently, I give them significant weight.
7. Gainsthorpe Road West has small groups of houses along part of its length, although there are no key services or facilities. Some businesses operate in the area but they do not appear, from what I have read and seen, to be large employers. Consequently, it is reasonable to consider that future residents would need to travel to other, larger settlements for the majority of their day-to-day needs. It is stated that there is a bus service to Brigg and that there are two other settlements between 1.5 and 2.5 miles away, although there is no substantive information before me setting out what services and facilities these settlements may offer. Furthermore, the bus service is limited to three buses a day, with the last bus being at 13:35, and the distance to the other settlements would make walking to them unlikely. While it may be possible to cycle, and noting that there is a school bus, it is reasonable to consider that, in reality, future occupiers of the proposed development would be largely reliant upon the private car to access services and facilities. This would be detrimental to the environmental dimension of sustainable development identified in the Framework.
8. It is not suggested that Gainsthorpe Road West's vitality as a rural community is under threat, nor can it be considered, given the lack of services and facilities, that development on the appeal sites would contribute towards maintaining or enhancing the vitality of the rural community. It is not suggested that Gainsthorpe Road West is one of a group of villages that are mutually supportive in relation to a strategy for new development and service provision.
9. Taking the above matters into consideration, I conclude that the appeal sites, regardless of their road frontage and compatibility with the building line, are not a suitable location for residential development. The proposal would conflict, therefore, with policies CS1 and CS2 of the Core Strategy and with paragraphs 17 and 55 of the Framework.

10. The Council has also sought to rely on Local Plan policy RD9. However, as this appears to relate to the re-use and/or adaptation of rural buildings for residential use in the open countryside, rather than to the construction of new buildings, it is not directly relevant to this appeal.

**Other matters**

11. I appreciate that the scheme would be beneficial in terms of providing new dwellings. I consider, however, that this does not outweigh the conflict with the Framework and the development plan.

**Conclusion**

12. For the reasons set out above, and taking all other matters into consideration, I conclude that the appeal should be dismissed.

*R Schofield*

INSPECTOR