SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0308/92 Received:27-MAR-92 Type:FULL

Name: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Agent: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Description: Re-positioning of boundary fence

Location : 5 Mallards Reach Donington
Spalding Lincs PE11 4YB

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
04-JUN-92 H04/0308/92

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)

PLANNING APPLICATION

For office use only

Application No. H04/0308/92.

Date Registered 12 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PAUL BENJAMIN
5 MALLARDS REACH
DODDINGTON
LINCS PE11 4YB
Tel. No. 0775-821625

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

5, MALLARDS REACH, DODDINGTON, LINCS, PE11 4YB.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RE-POSITIONING OF BOUNDARY FENCE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46-00 If you consider no fee is payable include a written explanation instead.

Signed. PBenjamin Date. 9th-3-92

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 1/6TH ACRE ~~(Hectares)~~

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐ →

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ☐ →

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓] movement of fence only.

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

RESIDENTIAL USE

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?

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

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

C. Please state whether a land drain will be affected

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 [ ] → If so, **please give details in Part 6**

The proposal affects a listed building [ ]

The proposal affects a public footpath [ ]

The proposal is known to affect contaminated or filled land [ ]

The proposal is for industrial, warehousing, offices or shopping purposes [ ] → If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. [ ] → Date: Consultee(s):

Is this application related to a previous submission [ ] → Application No.:

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

Continue on separate sheet if necessary.

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** 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 9TH-3-92

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: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but 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.

Signed ..... Applicant/Agent) Date 9TH-3-92

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 .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at 5, MALLARDS REACH, DONINGTON, LINCS
Take notice that application is being made to South Holland District Council by
for planning permission for RE-ASSEMBLY OF BOUNDARY FENCE.

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date 9TH-3-92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 146...

Receipt Issued ..... No. P917

Date First Received 12 MAR 1992

REGISTRATION

REFERENCE H04/0308/92.....

Cross-Ref .....

Date 13/3/92.

VALIDATION Date 13/3/92

Type FULL Earliest permission date (Cert 3) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☒ Accuracy ☐
Site plans ☒ Incomplete form ☐
Description ☐

S&G Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ 9 Receipt no. P919

Refund £ ..... Issued .....

CONSTRAINTS Date 13.3.92

Index Sheets 9 OS Nos ..... Grid Ref 533880 133480

Part C Parish DORRINGTON

Inside CBD YES Inside CA area YES

CA Bound	☐	C1	☐
CA Bypass	☐	C3	☒ Grade
Level crossing	☐	CPO	☐
Footpath	☐	Other:	

Linked to site..... Ref..... Linked to property..... Ref. C.30.1885

Planning Records:
Earlier apps 54-1/85
13/10/54 13/4/57
P76/76
P.1/72

3 Day Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

~~DC Sheet~~ R. 13-5-92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Site Features

Inspected by: PJM
date: 14-4

Case Officer Conclusions (issues)

Propose to move fence to beside a footpath.
It will close off view two gaps to hayes beyond
Hayes on other side of path has dense planting + some leylandii
Area to be enclosed needs fence of enclosure comes in gradually. nothing to

Case Officer Recommendations (summary)
(details overleaf) GRANT stop planting a hedge + it would
REFUSE be higher if fence was allowed to

be moved. However if dwelling opposite asked a fence would provide a tunnel effect

Recommended approvals -

Departure from policy — Yes .... / No ../...

Ward member request — Yes .... / No ../...

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? Yes / No
No ../.

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ..../

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DC 21/5

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

PM 3-4-92

CONSULTATION/PUBLICITY REQUIRED

PM 6/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): will this be a significant. Number

Residents (Delivery):
Marlborough Road
PM-9/4 x2 see Plan

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date ..... Re-Registered .....
Ack/Reception .....

L H Welsh,
29 Church Lane,
Donington,
Spalding.
Lincs.
PE11 4TG.

Mr P Udy

PJU/JJ H04/0308/92

08 Aug 1995

Dear Sir/Madam,

5 MALLARD REACH, DONINGTON.

I refer to your letter which was received on the 3rd August 1995. Planning permission was granted for Mr P Benjamin to reposition the boundary fence which you marked on your enclosed plan as existing 6ft fence and which runs along the side of the public footpath and also between points A and B.

I therefore advise that planning permission should be sort for your relocated fence and I enclose the necessary planning application forms and fee sheets. The application forms will need to be completed and returned with plans showing where the proposed fence is to run and what is it will look like. These plans should be to scale and clear. If you feel that you are able to provide sufficiently clear plans then you can draw them yourself. If however you feel unable to do this I suggest you obtain the services of an Agent who can draw these for you.

Yours faithfully

N Midion
Development Control Manager

Enc.

V

PJ

29. Church Lane
Donington
Spalding
Lincs PE11 4TG.

2 Apr 199

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

Dear Mr. Vdm.

Re S. Mallards Reach Donington

We are moving to S. Mallards Reach Donigton at the end of the month, After that date we would like to remove the 6FT close boarded fencing from points A — B. + erect new fencing along the garden boundary and return to the house at front level — B — C & C — D.

It is a corner plot but with only a public footpath to its boundary ~~the site~~ on the East side. the proposed enclosure would give a much better degree of privacy to lounge & dining room windows.

We understand that any fencing should be inside ~~in front~~ 2FT of the boundary & the garden Border maintained by us.

Attached rough sketch of plot & fencing section detail also photograph of property to help with your understanding of the position

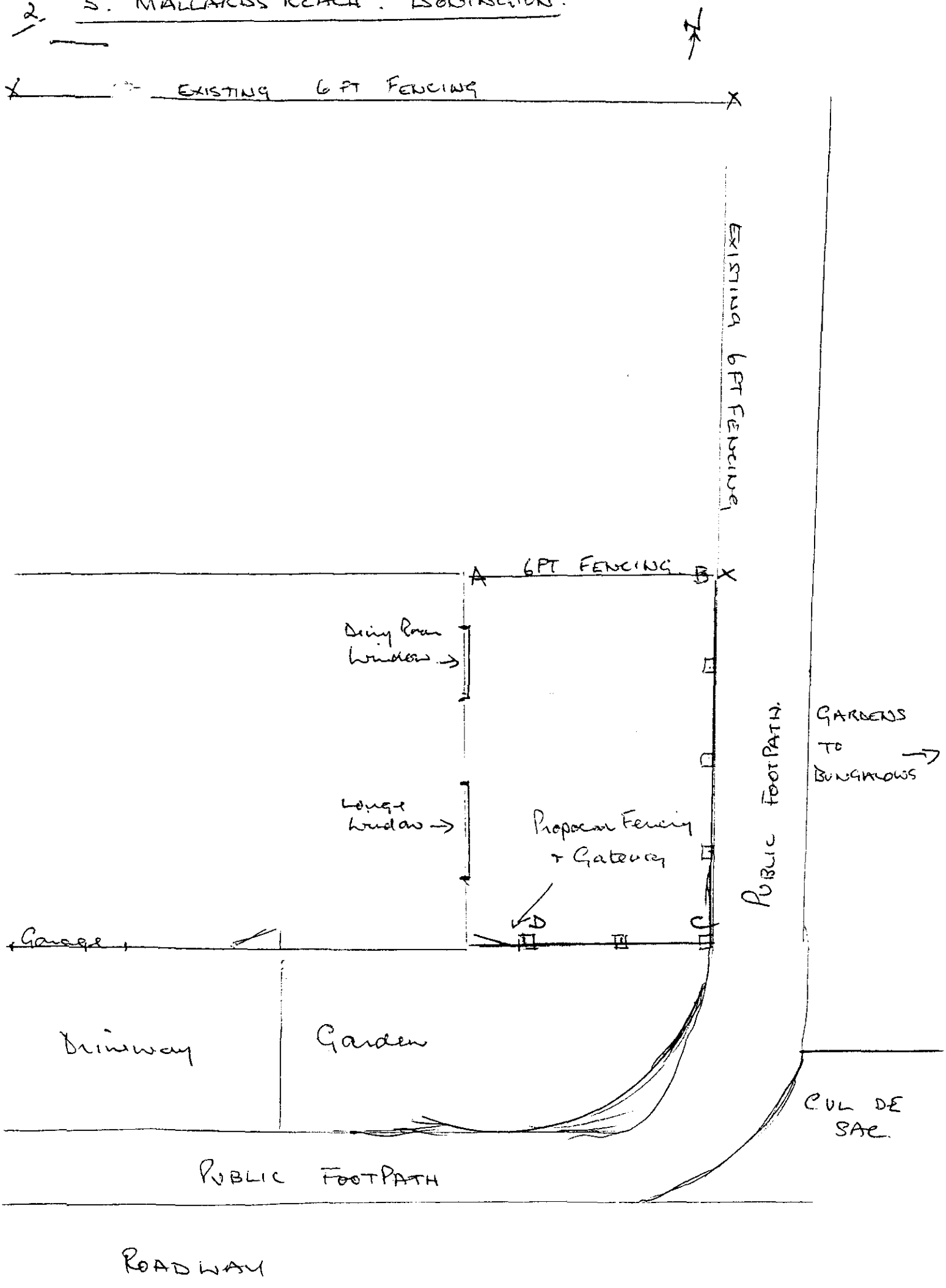
Thank you.

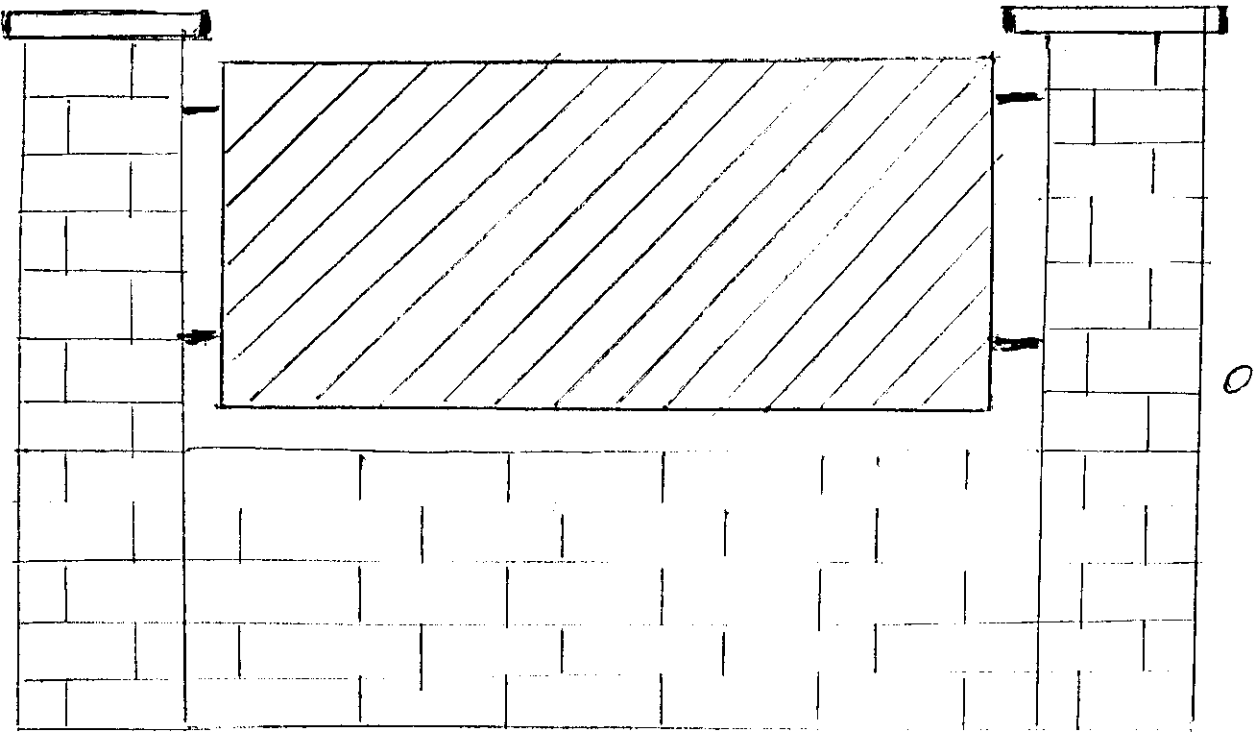
Yours sincerely

L Hewlett.

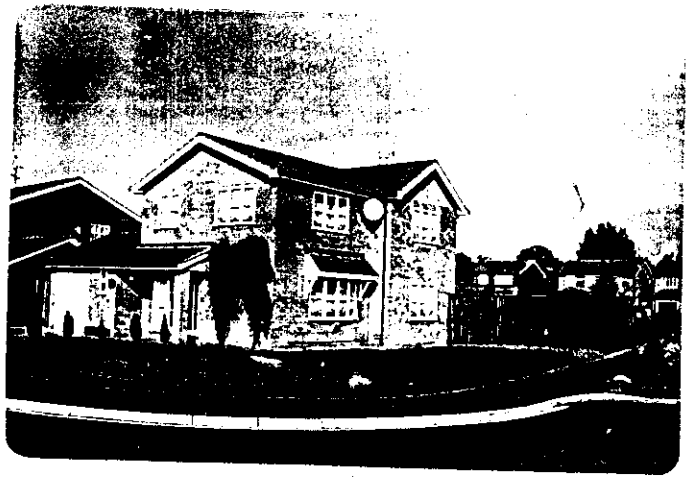
308/92

2. 5. MALLARDS REACH. DONINGTON.





ONE SECTION PROPOSED FENCING



Proposed Fencing Panels for 5. Mallowdale Reach Dorrington.
Brick Posts 1½ bricks wide 6FT HIGH TO LINK TO EXISTING 6FT
CLOSE BOARD FENCING. WITH DWARF WALL TO 2FT AND
INSET WOODEN PANELS 6FT x 3FT
GIVING 4 SECTIONS TO SIDE OF PROPERTY + 2 SECTIONS
T GATE ACCESS TO FRONT.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H04/0308/92 Received:27-MAR-92 Type:FULL

Name: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Agent: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Description: Re-positioning of boundary fence

Location : 5 Mallards Reach Donington
Spalding Lincs PE11 4YB

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Authorised to issue:

28-MAY-92 H04/0308/92

AD.....DC.....

28/5 3/6

B[illegible]N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0308/92 Type: FULL

Applicant: Mr P Benjamin
Tel: 0775 821625

Agent: Mr P Benjamin
0775 821625

Description: Re-positioning of boundary fence

Location: 5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Valid date: 27-MAR-92
Target dates:
To case officer 01-APR-92
Inspected by 06-APR-92
Extra contacts 11-APR-92
Report if not clear by 01-MAY-92

Terminal date: 22-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	01-APR-92	15-APR-92
Cllr Mrs R Hunt MBE 0775 820291	01-APR-92	15-APR-92
Cllr M S L Rollinson	01-APR-92	15-APR-92
Owner/Occupier	16 APR 92	30 APR 92

L C C - No Objections JCB 23/4/92.

B[illegible] SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0308/92 Type: FULL

Applicant: Mr P Benjamin
Tel: 0775 821625

Agent: Mr P Benjamin
0775 821625

Description: Re-positioning of boundary fence

Location: 5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Valid date: 27-MAR-92
Target dates:
To case officer 01-APR-92
Inspected by 06-APR-92
Extra contacts 11-APR-92
Report if not clear by 01-MAY-92

Terminal date: 22-MAY-92
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Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
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CONSULTATIONS CARRIED OUT

	Sent	Expiry
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Cllr Mrs R Hunt MBE 0775 820291	01-APR-92	15-APR-92
Cllr M S L Rollinson	01-APR-92	15-APR-92

L.C.C. - No objections JC 2/4/92

5 Mallards Reach
Donington
Lincolnshire
PE11 4YB

19th May 1992

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

For the Attention of Mr Brian Smith/Peter Udy

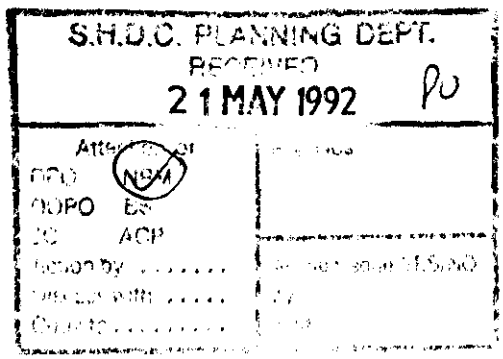
Dear Sirs

Re: Positioning of Boundary Fence
Application No H04/0308/92

Further to our telephone conversation on Monday 18th May 1992 with regard to the above planning application. I write to confirm as agreed, that my boundary fence will be repositioned stepping back one metre from my original planning proposal.

Yours faithfully

P BENJAMIN ESQ



Spoke to mr Benjamen.
Is agreeable to keep two 1m from footpath
Letter to follow

Phil 18-5-92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0308/92

Applicant: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Agent: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Description: Re-positioning of boundary fence

Location: 5 Mallards Reach Donington
Spalding Lincs PE11 4YB

Type: FULL

Date received: 27-MAR-92

01-APR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 16-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Recommended Approval

S.H.D.C. PLANNING DEPT.
RECEIVED
15 APR 1992
PU

Attention of
DEC NRM
DPO RS
ATP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date

Signed:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0308/92

Applicant: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Agent: Mr P Benjamin
5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

SOUTH ... D.C.
REF .....

Description: Re-positioning of boundary fence

Location: 5 Mallards Reach
Donington
Spalding
Lincs PE11 4YB

Type: OUTLINE
FULL

Date received: 12-MAR-92

16-MAR-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ A further fee of £9 is required.
✓ Four copies of a 1:2500 site location plan are required showing the site clearly outlined in red and any other land in the applicants ownership in blue.
✓ Four sets of plans as submitted for the amendment application including details of the type of fence proposed.
The application has been amended to one for full planning permission and not outline.

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 already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

5 Mallards Reach
Donington
Lincolnshire
PE11 4YB

19th March 1992

Development Control Department
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire

For the Attention of Mrs Maxwell

Dear Mrs Maxwell

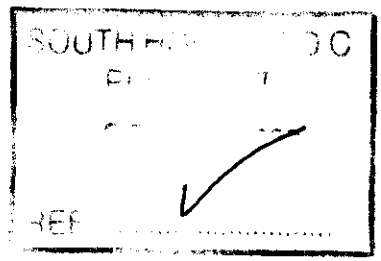
Re: Positioning of Boundary Fence
Application No H04/0308/92

With regards to your letter for the above I enclose additional information to complete my application. The type of fence being used is a lapped close boarded fence to match the existing one of approximately 6 foot high.

I have enclosed as requested four copies of my site location outlined in red, four copies of my amendment application plans showing the fence to be moved in red and its new location in blue and the additional payment of £9.00 to complete my application.

Yours sincerely

P BENJAMIN ESQ



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 REF: H04/0699/88/2

DATE AMENDMENT RECEIVED: 18 04 91

APPLICANT: P Benjamin
5 Mallards Reach
Donington
Lincs

AGENT:

DESCRIPTION OF ORIGINAL DEVELOPMENT: Residential Development - 32 detached dwellings.

LOCATION: Land off Mill Lane, Donington

AMENDMENT SUBMITTED: Re-positioning of boundary fence

2 May 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

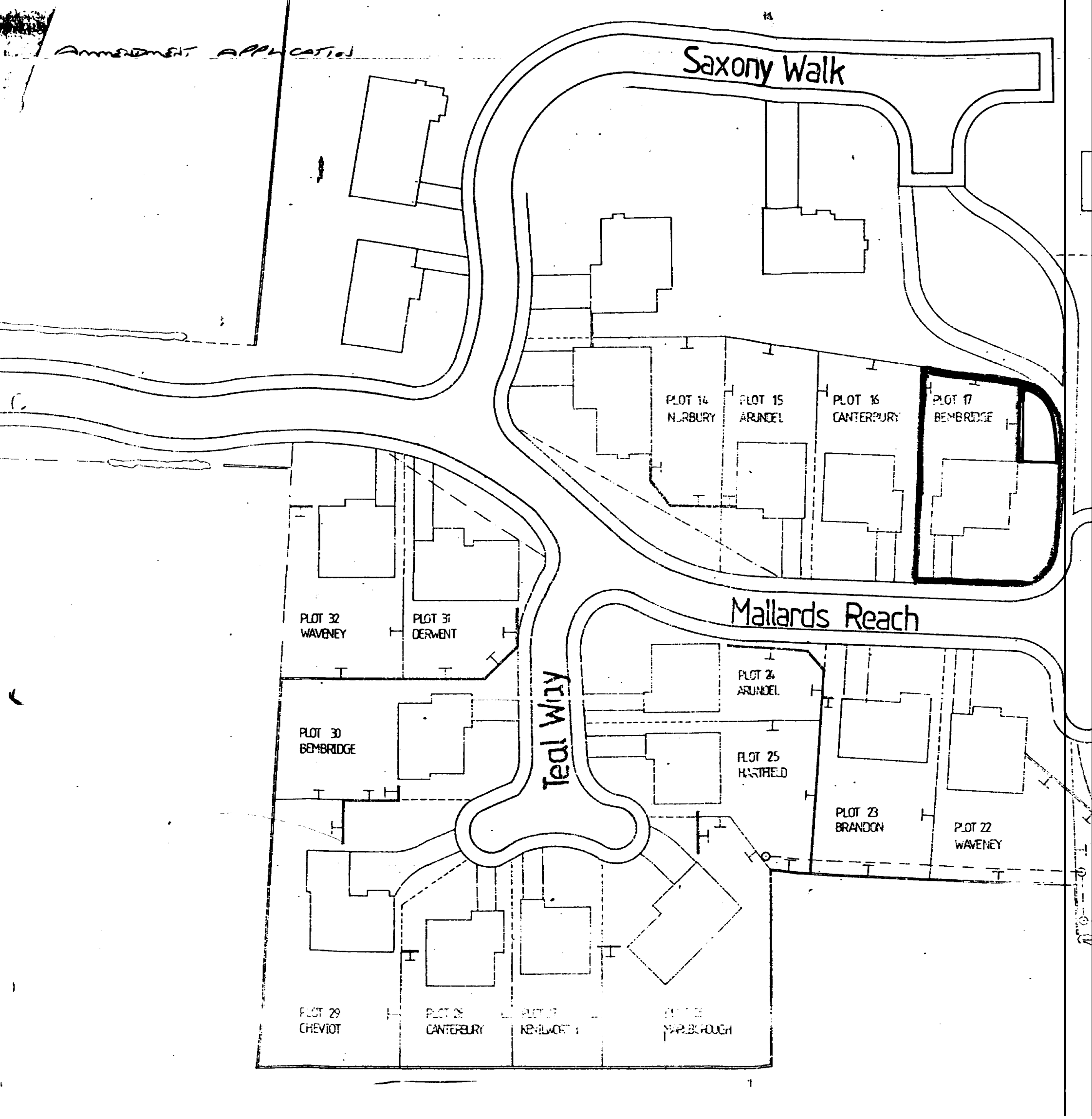
Yours faithfully

District Planning Officer

N27

Copy for your reference

AMENDMENT APPLICATION



SITE LOCATION PLAN

