

Town and Country Planning Act 1990

## Planning Permission

Reference: H05/0088/94

Received: 25-JAN-94 Type: PERMISSION RENEWAL

Name: D Brown (Building Cont) Ltd  
30 Park Road  
Holbeach  
Spalding  
Lincs

Agent: G R Merchant  
Unit 3, 12A Park Road  
Holbeach  
Spalding  
Lincs, PE12 7EE

Description: Erect house & garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)

Location : Haycroft Lane Fleet  
Spalding Lincs

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.

- 2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays nor between the hours of 6.30 pm and 8.20 am on other days.

Reason: To protect the amenities of this residential area.

- 5 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

- 6 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 7 The extension to the existing outbuildings (as shown on Drawing DB1A received by the Local Planning Authority on 25 January 1994) shall be completed to the reasonable satisfaction of the Local Planning Authority prior to occupation of the dwelling.

Reason: In the interests of the amenities of the locality.

- 8 The 4 metre high brick wall (as shown on Drawing DB1A received by the Local Planning Authority on 25 January 1994) shall be completed prior to occupation of the dwelling.

Reason: In the interests of the amenities of the locality.

- 9 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services  
26-AUG-94 H05/0088/94

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.

# DC INSTRUCTION SHEET

APPLICATION REF: HOS/0088/94

## Directions

Art 7

☐

RM checklist

Previous  
Current  
Required

| Sit | Des | Ext | Acc | Land |
|-----|-----|-----|-----|------|
|     |     |     |     |      |
|     |     |     |     |      |
|     |     |     |     |      |

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details  
needed:  
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

## Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans  
indicated

☐

Unsatisfactory -  
Further direction:

Signed.....

Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐

None  
identified  
initially

RECONSULTS  
(revalidated)

All

☐

Departure  
Setting of LB  
Public Right of Way  
Discretionary

Publicity >>

.....  
.....  
.....  
.....

Consultations:

County .....  
E Heritage .....  
Societies ..... G ROW

Extra Consultations:

Transport D/Transp A15 ..... G\* T15  
TRA D/Transp A18 .....  
B Rail .....

Environment/  
Drainage  
WAT

Env Services .....  
NRA .....  
IDB .....  
Env Assess .....

☐ G ENV (See separate sheet)

Conservation  
LB

LB Demolish ..... G\* DEM  
Archaeology ..... G ARC Specify:  
Eng Heritage .....  
Consultant .....  
Other .....

Order No:  
Specify:

Hazards

HSC Group ..... G\* HAZ  
Specific .....

Specify:  
Specify:

Other PLA

.....

Case Officer:

Senior Officer Confirmed .....

Date: 1/2/96

Recorded DC....

Press  
PC  
WM  
Residents

WP Note -  
G Group available  
G\* Group essential  
(longer expiry)

# RECOMMENDATION/DECISION

## NON-DETERMINATION

Permitted Dev (or equiv) .....  
 Non Development (or equiv) .....  
 Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

## COMMITTEE

Confirmed as agenda .....

## SUB-COMMITTEE

Confirmed as agenda .....

## DPBCS AUTHORISED

Decision Issue confirmed .....

## DELEGATED DECISION

### Case Officer

Approve  
(or equiv)

Refuse  
(or adverse)

Signed *DMC* Date *22/8*

### Notes:

☒ Disabled  
☒ Prev conditions  
☒ Amended plans -  
 Dwg no:  
 Received:

### CONDITIONS/REASONS:

1. *TLI*
- 21 SC21 (Landscaping scheme).
- 32 SC27 (Implementation of planting).
- 43 *SCA* No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays nor between the hours of 6.30 p.m. and 8.20 a.m. on other days.  
 Reason: To protect the amenities of this residential area.
- 54 F6 (Loading).
- 68 F5 (Turning).
- 78 *SCB* The extension to the existing outbuildings (as shown on Drawing DB1A received by the Local Planning Authority on 25 January, 1994) shall be completed to the reasonable satisfaction of the Local Planning Authority prior to occupation of the dwelling.  
 Reason: In the interests of the amenities of the locality.
- 87 *SCC* The 4 metre high brick wall (as shown on Drawing DB1A received by the Local Planning Authority on 25 January, 1994) shall be completed prior to occupation of the dwelling.  
 Reason: In the interests of the amenities of the locality.
- 98 SC12 (Materials).

Note.

*10/8 SN 9 (Planning obligation).*

### Condition monitoring:

non-std expiry  
 prior submission  
 prior siteworks

*use limited*

.....  
☒  
☒  
☒

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒  
☐  
☐

# ADMIN RECORD SHEET

## Initial

Submitted Fee £70.

Receipt No P377

Date first Rec'd 25 JAN 1994

## Registration

Reference HOS/0088/94

Cross-Ref R

Date 27/1/94

## Validation

Site area  
No of dwellings  
Floorspace

Earlier permission - Ref:  
New/Redevelop/Use/Ext/Alt/Works

TYPE REN.

Description  
to be recorded

|  |
|--|
|  |
|--|

Invalid

Site plans  
Certificate

|  |
|--|
|  |
|--|

Fee  
Fee (not free)

|  |
|--|
|  |
|--|

Inaccurate  
Incomplete  
Unclear

|  |
|--|
|  |
|--|

Fees

Correct fee £70.

Nil fee

|  |
|--|
|  |
|--|

Previous app - ref:  
Type of app  
Reason:

Discounted

Additional £  
Refund £

Receipt No  
Voucher No

Date  
Date

## Information

Index sheet 170 OS Plots  
Grid ref 53780324780

Ward D Parish FLEET

Inside IBD NO Inside LP area NO

Constraints:

|  |
|--|
|  |
|--|

CA Cons Area  
LB Listed - Grade:  
ARC Archaeology  
AM Ancient Mon  
SSI Special Int

|  |
|--|
|  |
|--|

TR Rural  
BP TR proposed 67m  
LC Level Cross  
FP Footpath  
TPO Tree Pres

Hazards -

Linked to site

Ref 1951

|  |
|--|
|  |
|--|

Dist Bound

Linked to property

Ref

Other:

HAZ Site  
AIR Safeguard  
LIN Elect  
PIP Pipe  
CON Waste/contamin

Planning Records:  
Earlier apps

330/90.  
008/89  
214/84  
564/83  
563/83  
563/80

B Reg Records:  
Already submitted - Ref:  
Request needed  
Requested

# 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 A. D. Merchant (Applicant/Agent) Date 11.1.94

### 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 A. D. Merchant (Applicant/Agent) Date 11.1.94

### 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

Proposed development at

Take notice that application is being made to South Holland District Council by  
for planning permission for

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.

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

Signed \_\_\_\_\_ Date \_\_\_\_\_

# APPLICATION ASSESSMENT

## Notes for Case Officer

### Site Inspection

Accuracy : Buildings correctly on site.  
Neighbours :  
Boundaries : 2m fence around boundary.  
Site Features : House adjacent. Also kennel.  
Large new house opposite. Open countryside.

Inspected by  
Date

~~9/16~~ 9/12

Site Notice posted by  
Date  
Expiry

~~9/16~~ 9/12

Individual Resident Notices required:

Addresses to be  
sent to -

Addresses  
delivered to -

---

### Telephone/Visitor Record

Date

Conversation with

Conclusion

---

### Case Officer Conclusions

**BRIAN SMIT** ip 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



## H05/0088/94

### PERMISSION RENEWAL

Applicant: D Brown (Building Cont) Ltd      Agent: G R Merchant  
Tel:      0406 490800

Description: Erect house & garages, convert  
farm buildings to joinery  
workshop and electrical stores  
(Renewal of H05/0320/90)

Location: Haycroft Lane  
Fleet  
Spalding  
Lincs

|                        |           |                   |           |
|------------------------|-----------|-------------------|-----------|
| Valid date:            | 25-JAN-94 | Terminal date:    | 22-MAR-94 |
| Target dates:          |           | Target Committee: | 08-MAR-94 |
| To case officer        | 01-FEB-94 | Report deadline:  | 22-FEB-94 |
| Inspected by           | 08-FEB-94 | Agreed TD Ext:    |           |
| Extra contacts         | 15-FEB-94 | Case Officer:     |           |
| Report if not clear by | 01-MAR-94 | D M GEDNEY        |           |

### DEVELOPMENT/CONSTRAINTS

Size:  
Category: Newbuild  
Listed building:  
Conservation Area:  
Other Constraints:

### CONSULTATIONS CARRIED OUT

|                                       | Sent      | Expiry    |
|---------------------------------------|-----------|-----------|
| M A Spring                            | 25-FEB-94 | 18-MAR-94 |
| Site/Press Advert DEP                 | 29-MAR-94 | 19-APR-94 |
| Clerk to Fleet PC      Holbeach 26739 | 02-FEB-94 | 16-FEB-94 |
| Dir of Environmental                  | 02-FEB-94 | 16-FEB-94 |
| Cllr B A Paul      0406 23100         | 02-FEB-94 | 09-FEB-94 |

### SITE RECORD

Grid ref: 537830 324780  
OS Sheet: 170      Parcel:

L.C.C. - Ops Attached for D

**BRIAN SMIT**, ip 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



**H05/0088/94**

**PERMISSION RENEWAL**

Applicant: D Brown (Building Cont) Ltd      Agent: G R Merchant  
Tel:      0406 490800

Description: Erect house & garages, convert  
farm buildings to joinery  
workshop and electrical stores  
(Renewal of H05/0320/90)

Location: Haycroft Lane  
Fleet  
Spalding  
Lincs

|                        |           |                   |           |
|------------------------|-----------|-------------------|-----------|
| Valid date:            | 25-JAN-94 | Terminal date:    | 22-MAR-94 |
| Target dates:          |           | Target Committee: | 08-MAR-94 |
| To case officer        | 01-FEB-94 | Report deadline:  | 22-FEB-94 |
| Inspected by           | 08-FEB-94 | Agreed TD Ext:    |           |
| Extra contacts         | 15-FEB-94 | Case Officer:     |           |
| Report if not clear by | 01-MAR-94 | D M GEDNEY        |           |

**DEVELOPMENT/CONSTRAINTS**

Size:

Category: Newbuild

Listed building:

Conservation Area:

Other Constraints:

**CONSULTATIONS CARRIED OUT**

|                                       | Sent            | Expiry             |
|---------------------------------------|-----------------|--------------------|
| Site/Press Advert MIN                 | 09<br>08-FEB-94 | 2 MAR<br>14-FEB-94 |
| Clerk to Fleet PC      Holbeach 26739 | 02-FEB-94       | 16-FEB-94          |
| Dir of Environmental                  | 02-FEB-94       | 16-FEB-94          |
| Cllr B A Paul      0406 23100         | 02-FEB-94       | 09-FEB-94          |

**SITE RECORD**

Grid ref: 537830 324780

OS Sheet: 170

Parcel:

*CCC - Ops Attached job 3/2/94*

## MEMORANDUM

**FROM:** The Director of Administration

**TO:** Director of Planning &  
Building Control Services

**OUR REF:** PBP/KS/PL.781

**YOUR REF:** DMG/LAC/H05/0088/94

**DATE:** 12th August 1994

**SUBJECT:** PLANNING APPLICATION NO. H05/0088/94  
ERECTION OF HOUSE AND GARAGES, CONVERT FARM BUILDINGS  
TO JOINERY WORKSHOP AND ELECTRICAL STORES (RENEWAL  
H05/0320/90) AT HAYCROFT LANE, FLEET - D. BROWN (BUILDING  
CONTRACTORS) LIMITED

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

  
Director of Administration

|                                          |                    |
|------------------------------------------|--------------------|
| S.H.D.C. PLANNING DEPT.                  |                    |
| RECEIVED                                 |                    |
| 16 AUG 1994                              |                    |
| Attention of                             | File Nos.          |
| DPO <input checked="" type="radio"/> NEW |                    |
| DOPD <input type="radio"/> SC            |                    |
| JD <input type="radio"/> ACP             |                    |
| Action by .....                          | acknowledge YES/NO |
| Discussed with .....                     | By                 |
| Copied to .....                          | Date               |

S O U T H



H O L L A N D

DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

D BROWN (BUILDING CONTRACTORS) LIMITED

re

erection of house and garages, convert  
farm building to joinery workshop and  
electrical stores (renewal of H05/0320/90)  
at Haycroft Lane, Fleet

I hereby certify that this is a true copy  
of the planning obligation relating to the  
erection of house and garages, convert  
farm building to joinery workshop and  
electrical stores (renewal of H05/0320/90)  
at Haycroft Lane, Fleet

.....  
Director of Administration

THIS DEED is made the 16<sup>th</sup> day of AUGUST One thousand nine hundred and ninety-four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL, of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the first part and D BROWN (BUILDING CONTRACTORS) LIMITED whose registered office is situate at 30 Park Road, Holbeach in the County of Lincoln (hereinafter called "the Owner") of the other part

### RECIPIENTS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated.

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application by its agents dated the eleventh day of January One thousand nine hundred and ninety four applied to the Council for planning permission for the erection of house and garages on the Land and the conversion of farm buildings on the land to joinery workshop and electrical stores in accordance with the plans and particulars supplied therewith under planning reference H05/0088/94 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such.

3. The expressions "the Council" and "the Owner" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

### FIRST SCHEDULE (Details of "the Land")

The land situate at Haycroft Lane, Fleet shown edged blue on the plan annexed hereto

### SECOND SCHEDULE (The Planning Obligation)

The Owner hereby covenants that the house to be provided as part of the Development shall not be occupied except by the owner manager or an employee of the business operating or to be operated at any time in the future from the workshop and stores authorised as part of the Development and situated on the Land

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and  
Building Control Services

TO: Director of Administration

REF: DMG/LAC/H05/0088/94

REF:

DATE: 25 April 1994

SUBJECT: Planning Obligation - Application H05/0088/94 -  
Erect House and Garages, Convert Farm Buildings  
To Joinery Workshop and Electrical Stores,  
(Renewal of H05/0320/90), Haycroft Lane, Fleet  
(D Brown (Building Contractors) Ltd).

Further to my memorandum dated 18 April 1994 I hereby enclose a copy letter confirming that the applicant is prepared to enter into a Planning Obligation to restrict occupation of the proposed dwelling to the owner, manager or employee of the proposed workshop and stores.



Director of Planning and Building Control Services

Enc

# G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: DMG/JK/H05/0088/94

Our ref : GRM/JJM/DB

20th April, 1994.

S.H.D.C.,  
Planning Dept.,  
Priory Road,  
Spalding,  
Lincs.

Dear Sir,

PLANNING APPLICATION H05/0088/94 - ERECT HOUSE & GARAGES,  
CONVERT FARM BUILDINGS TO JOINERY WORKSHOP & ELECTRICAL STORES,  
(RENEWAL OF H05/0320/90), HAYCROFT LANE, FLEET (D. BROWN (BUILDING  
CONTRACTORS) LTD.)

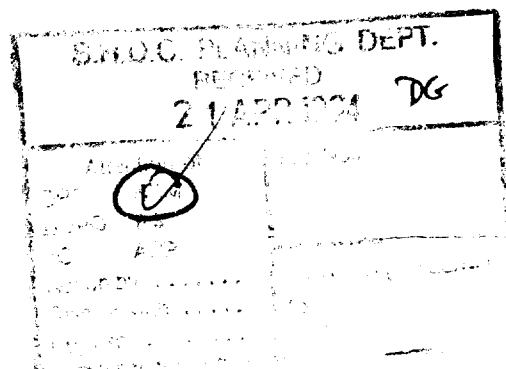
With reference to your letter of 18th April with respect to the  
above application, I confirm that my clients are prepared to  
enter into a planning obligation to restrict occupation of the  
proposed dwelling to the owner, manager or an employee of the  
proposed workshop and stores.

If you require any further information, please do not hesitate  
to contact me.

Yours faithfully,

*J. Merchant.*

P.P. G.R. Merchant.



Mr G R Merchant  
4 Chapel Gardens  
Whaplode  
Spalding  
Lincs PE12 6UG

Mr D M Gedney  
DMG/JK/H05/0088/94  
GRM/JJM/DB  
18 April, 1994

Dear Sir

Planning Application H05/0088/94 - Erect House & Garages,  
Convert Farm Buildings to Joinery Workshop & Electrical  
Stores, (Renewal of H05/0320/90), Haycroft Lane, Fleet (D  
Brown (Building Contractors) Ltd)

I refer to the above application for permission renewal  
submitted by yourself.

I can now inform you that at the Planning Committee meeting  
held 30 March, 1994, it was resolved that the Director of  
Planning & Building Control Services be authorised to grant  
permission, subject to the applicant first entering into a  
planning obligation to restrict occupation of the proposed  
dwelling to the owner, the manager or an employee of the  
proposed workshop and stores.

Could you please confirm (or otherwise) therefore that the  
applicant is prepared to enter into such an agreement.

Yours faithfully



N R MIDLEN  
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning &  
Building Control Services

TO: Director of Administration

REF: DMG/JK/H05/0088/94

REF:

DATE: 18 April, 1994

SUBJECT: Planning Obligation  
Application H05/0088/94 - Erect House & Garages, Convert  
Farm Buildings to Joinery Workshop & Electrical Stores,  
Renewal of H05/0320/90), Haycroft Lane, Fleet (D Brown  
(Building Contractors) Ltd)

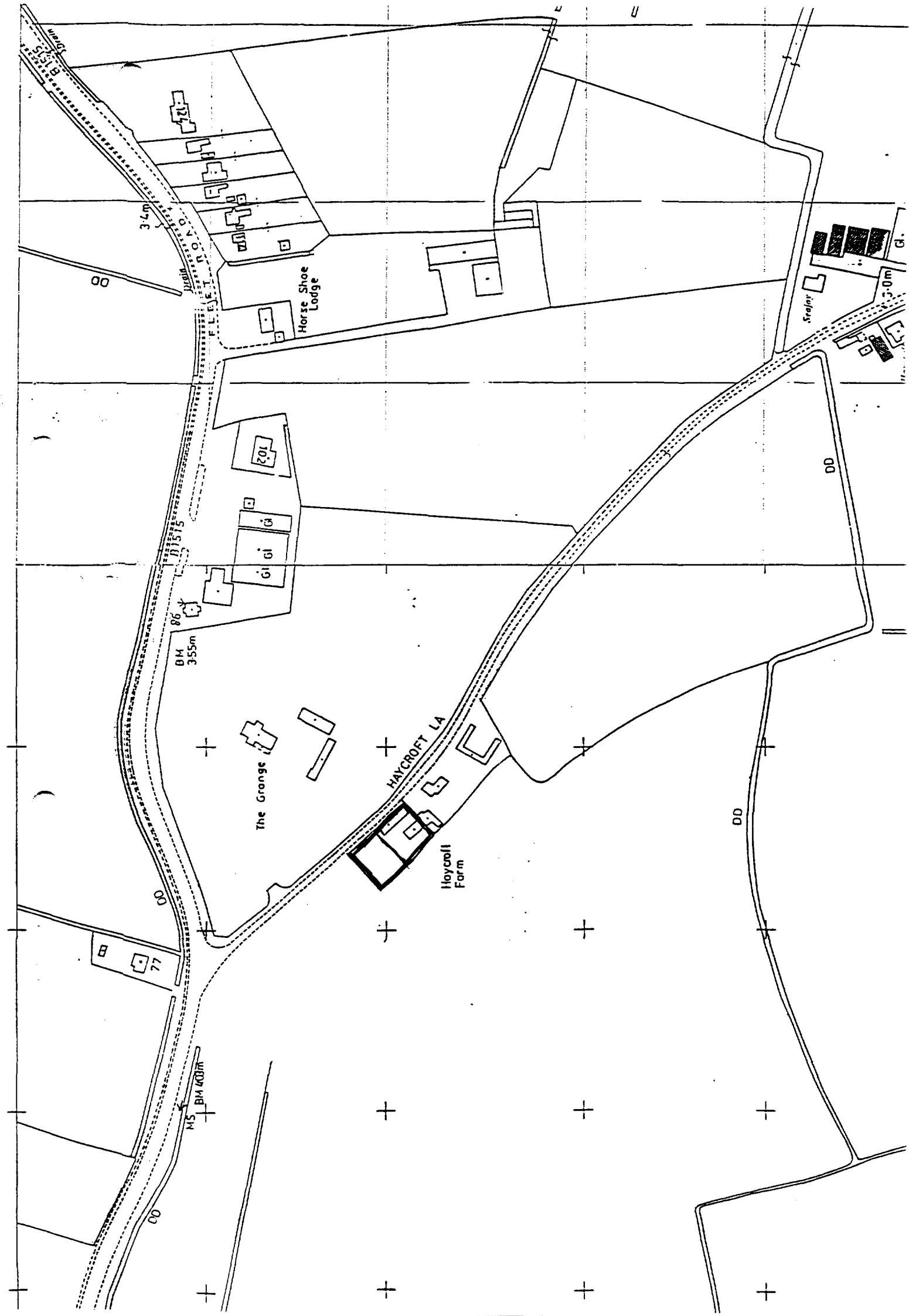
At the Planning Committee meeting held 30 March, 1994, it was resolved that the Director of Planning & Building Control Services be authorised to grant permission for the above development, subject to the applicants entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to restrict occupation of the proposed dwelling to the owner, manager or an employee of the proposed workshop and stores.

Pursuant to the above, I therefore enclose the following to enable you to prepare the relevant obligation.

- (a) copy of the planning application form.
- (b) Six copies of a 1:2500 plan outlining the site of the dwelling in red and site of the workshop/store in blue.
- (c) Confirmation that the applicant is prepared to enter into a planning obligation will be forwarded when received.

I hope the above is of assistance to you.

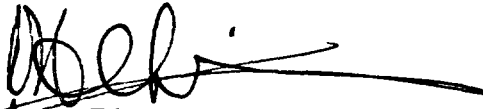
  
B SMITH MRTPI  
Director of Planning & Building Control Services

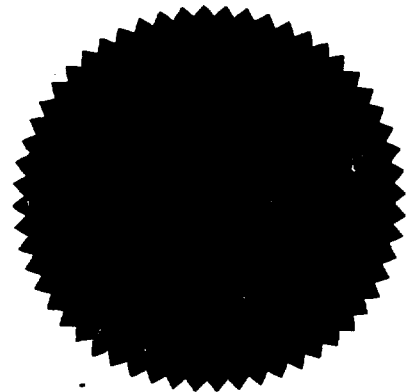


THE COMMON SEAL of THE SOUTH  
HOLLAND DISTRICT COUNCIL was  
hereunto affixed in the presence of

ANN Newton

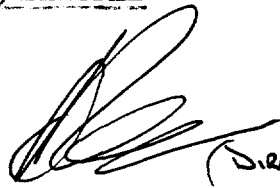
Chairman of the Council

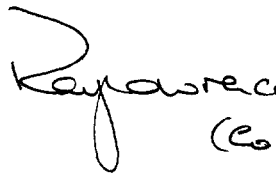
  
Deputy Director of Administration



6241

THE COMMON SEAL of D BROWN  
(BUILDING CONTRACTORS) LIMITED  
was hereunto affixed  
in the presence of:-

  
(Director)

  
(Co SECRETARY)

PLANNING COMMITTEE - 30th March, 1994

183. PLANNING APPLICATIONS (Continued)

(d) Applications Director of Planning and Building Control Services authorised to approve (Continued)

Plan No. and Applicant

Proposal

H08/1067/93  
I Bates

Portacabin at New Haven, Risegate Road,  
Gosberton Risegate.

(Subject to line 2 of condition 2 being amended to read "shall be topped at 2.5 metres in height and".)

(Councillor W D Skells declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H23/0056/94  
Mr & Mrs G Fletcher

Retention of dwelling without complying  
with agricultural occupancy condition at  
Treetops, Millgate Road, Whaplode St  
Catherine.

(e) Listed Building Consent

Listed Building Consent be granted in respect of the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant

Proposal

H14/1111/93  
Mr C Pickering

Demolition of outbuildings and erection of  
extension at Former Five Bells,  
Pinchbeck.

(The Deputy Director of Planning and Building Control Services reported a letter from Councillor Mrs P J Buffham in support of the above application.)

(f) Application approved subject to Planning Obligation

Subject to the applicants first entering into a Planning Obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to restrict occupation of the proposed dwelling to the owner, manager or an employee of the proposed workshop and stores, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant

Proposal

DG H05/0088/94  
D Brown (Building Cont)

House and garages, convert farm  
buildings to joinery workshop and  
electrical stores (Renewal of  
H05/0320/90) at Haycroft Lane, Fleet.

(g) Reserved Matters Approval

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

30th MARCH 1994 PLANNING COMMITTEE  
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| Page No | Application Number                           | Case Offr  | Instructions/ Decision                                                                                                                                                                                                    |
|---------|----------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | H14/0972/93<br>Mrs I Rix                     | DJR        | Grant as recommended.                                                                                                                                                                                                     |
| 3       | H08/1067/93<br>I Bates                       | DJR        | DPBCS Auth as recommended.<br>Condition 2 to be amended to alter height of leylandii hedge to 2.5 metres.                                                                                                                 |
| 6       | H14/1110/93<br>H14/1111/93<br>Mr C Pickering | PJU<br>PJU | Grant as recommended.                                                                                                                                                                                                     |
| 9       | H09/1129/93<br>P Cunnington                  | JB         | Grant as recommended.                                                                                                                                                                                                     |
| 11      | H02/1161/93<br>Mr A D Papworth               | DJR        | Grant as recommended.<br>Note to be added to decision notice advising that decision does not cover permission for the outdoor storage of vehicles and that any proposal for this will require prior approval of the LPA.  |
| 13      | H23/0014/94<br>Mr P Parnell                  | JB         | Grant as recommended.                                                                                                                                                                                                     |
| 15      | H16/0018/94<br>Woodlands Hotel               | DJR        | Refused as recommended.<br>Case officer to note that it is felt that there is no further scope for negotiations with regards to this scheme.<br>Enf Officer to investigate possible breaches of condition re patio doors. |
| 17      | H06/0034/94<br>Mr M Thacker                  | JB         | Deferred for site visit.<br>Permission required to enter land.                                                                                                                                                            |
| 20      | H23/0056/94<br>Mr & Mrs G Fletcher           | DMG        | DPBCS Auth as recommended.                                                                                                                                                                                                |
| 22      | H16/0068/94<br>Kings Quality Homes           | DMG        | DPBCS Auth as recommended.<br>Additional condition required with regards to road and footpath details.                                                                                                                    |
| 25      | H05/0086/94<br>Mrs M M Berry                 | JB         | Grant as recommended.                                                                                                                                                                                                     |
| 27      | H05/0088/94<br>D Brown Ltd                   | DMG        | DPBCS Auth subject to sect 106 obligation as recommended.<br>Note to be added to decision notice drawing applicants attention to sect 106 obligation.                                                                     |
| 29      | H14/0106/94<br>S Tookey                      | PJU        | Grant as recommended.                                                                                                                                                                                                     |
| 31      | H13/0116/94<br>Mr A Harrison                 | DMG        | Refused as recommended.<br>It has been indicated that this site is filled land. Check if it is marked on constraint map and advise Building Control and Local Plans accordingly.                                          |

|    |                  |     |                                                                                |
|----|------------------|-----|--------------------------------------------------------------------------------|
| 33 | H15/0124/94      | DJR | Grant as recommended.                                                          |
|    | Mr P Skellern    |     |                                                                                |
| 35 | H16/0130/94      | PJU | Deferred for site visit.                                                       |
|    | Mr & Mrs A Beeby |     |                                                                                |
| 36 | H09/0146/94      | DMG | Grant as recommended.                                                          |
|    | Messrs Goodley   |     | Letter to agent with reference to there being no boundary with road - see NRM. |
| 38 | H14/0165/94      | PJU | Grant as recommended.                                                          |
|    | Mr A Hansard     |     |                                                                                |
| 40 | H16/0177/94      | DJR | Grant as recommended.                                                          |
|    | Mr B T Hilton    |     |                                                                                |
| 41 | H08/0178/94      | DJR | Grant as recommended.                                                          |
|    | Miss M Draper    |     |                                                                                |
| 43 | H09/0182/94      | DMG | Deferred for site visit.                                                       |
|    | Mr J Leighton    |     | Check what development is permitted or exists to East.                         |

31st Mar 94

Signed:  .....

N Midlen  
Principal Planning Officer

TYPE: Permission Renewal

DESCRIPTION: Erect house and garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)

LOCATION: Haycroft Lane, Fleet

APPLICANT: D Brown (Building Cont) AGENT: G R Merchant

---

REASON FOR COMMITTEE CONSIDERATION

Objection received.

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <p><b>SOUTH HOLLAND DISTRICT COUNCIL</b><br/><b>REPORT TO PLANNING COMMITTEE</b><br/>Date <b>30 MAR 1994</b></p> |
|------------------------------------------------------------------------------------------------------------------|

RECOMMENDATION

*That on the expiration of the publicity period the Director of Planning & Building Control Services be authorised to grant permission, subject to the applicant entering into a Section 106 Planning Obligation stipulating that the dwelling shall only be occupied in conjunction with the adjoining workshop and electrical store.*

---

COMMENTS

- 1 Planning permission (H05/0320/90) granted for erection of dwelling and change of use of farm buildings to joinery workshop prior to permission being granted for the adjacent kennels. In respect of the dwelling, it was considered that circumstances justified a departure from planning policy on residential development in the open countryside.
- 2 As to the objectors comments, the terms of the planning permission relating to the adjacent kennels have not changed and given the previous history, it would be unreasonable to resist a renewal of planning permission.

REPRESENTATIONS

Parish Council: Approve.

Environmental Services: (summarised)

- In this location there will be a reduced amenity for the dwelling and any occupants must expect to hear the dogs barking sometime, notwithstanding that the dwelling design and site layout will minimise any impact.

- Granted permission in 1985 to build and establish boarding kennels for dogs and cats, both of which form my primary livelihood.
- Feel that noise of the dogs would have adverse effect on residents of proposed dwelling. This could lead to the closure of my business, the loss of my livelihood, the loss of the considerable expense incurred in building the kennels, subsequent inability to meet my financial commitments and what I consider to be a valuable service and asset to the expanding community of this area.
- Proposed use would have effect upon dogs and boarders, causing them to bark unnecessarily. This could in turn result in complaints, both from occupants and other quarters.
- Requirement for a 4 metre high wall and a 5 metre high extension to existing buildings equivalent to admitting the unsuitability of the subject development.
- Since 1990 the kennels occupation has increased to, in 1993, approximately 60% during the year, which could have an adverse effect on the "quality of life" of the occupants of this development.

---

SCHEDULE OF CONDITIONS

- 1 SC21 (Landscaping scheme).
  - 2 SC27 (Implementation of planting).
  - 3 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays nor between the hours of 6.30 p.m. and 8.20 a.m. on other days.  
Reason: To protect the amenities of this residential area.
  - 4 F6 (Loading).
  - 5 F5 (Turning).
  - 6 The extension to the existing outbuildings (as shown on Drawing DB1A received by the Local Planning Authority on 25 January, 1994) shall be completed to the reasonable satisfaction of the Local Planning Authority prior to occupation of the dwelling.  
Reason: In the interests of the amenities of the locality.
  - 7 The 4 metre high brick wall (as shown on Drawing DB1A received by the Local Planning Authority on 25 January, 1994) shall be completed prior to occupation of the dwelling.  
Reason: In the interests of the amenities of the locality.
  - 8 SC12 (Materials).
-

- (i) The repeal of the boundaries of the South Holland Internal Drainage District;
- (ii) The repeal of Section 18 of the "South Holland Embankment Act" 1793;
- (iii) the repeal of Section 6(1) and part of Section 30 of the Moulton and Salt Marshes Act 1873;
- (iv) Matters supplemental thereto or consequential thereon.

The Scheme affects land lying partly within the parish of Fosdyke in the district of Boston and partly within the parishes of Gedney, Holbeach, Lutton and Moulton in the district of South Holland all in the County of Lincoln and may affect the liability to drainage rates of properties in the areas.

A copy of the Order may be seen during normal office hours at the OFFICES OF THE SOUTH HOLLAND INTERNAL DRAINAGE BOARD, "MARSH REEVES", FOXES LOWE ROAD, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7PA; THE NATIONAL RIVERS AUTHORITY, ANGLIAN REGION, KINGFISHER HOUSE, GOLDHAY WAY, ORTON GOLDHAY, PETERBOROUGH, PE2 5ZR; and THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD, ROOM 308, EASTBURY HOUSE, 30-34 ALBERT EMBANKMENT, LONDON, SE1 7TL.

By paragraph 7 of Schedule 3 to the Land Drainage Act 1991, it is provided that if any person aggrieved by an Order desires to question its validity on the grounds that it is not within the powers of the Act or that any requirement of the Act has not been complied with he may, within six weeks after the publication of the Notice, make an application for the purpose to the High Court, and if any application is duly made, the Court, if satisfied that the Order is not within the powers of the Act, or that the interests of the applicant have been substantially prejudiced by any requirements of the Act not having been complied with, may quash the Order either generally or in so far as it affects the applicant.

R. A. HATHAWAY, Assistant Secretary,  
Ministry of Agriculture, Fisheries and Food.

March 17, 1994.

187/507 SG29-3

**VEHICLE OPERATOR'S LICENCE**  
ELIZABETH COATES and GRAHAM COATES, trading as Straightaway Express, of 21, East Coast Storage, Clenchwarton Road, West Lynn, King's Lynn, Norfolk, is applying to replace without change a licence to Units 33/34 East Coast Business Park, Clenchwarton Road, West Lynn, King's Lynn, Norfolk, as an operating centre for two goods vehicles and no trailers.

Owners or occupiers of land (including buildings) in the vicinity of the operating centre, who believe that the use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Office, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

187/507 LF29-3

**ITEMS FOR SALE**

**KITCHEN SPECIALISTS**  
Solid wood replacement kitchen door and drawer fronts  
Complete new look to your present kitchen  
10 year guarantee  
Worktops - Sinks - All built-in appliances.  
Any make and model. Best prices  
Phone for FREE colour brochure  
**TRANSFORM ANGLIA**  
(0553) 840734

**LOOKING FOR YOUR IDEAL HOME?**  
Then read the Property Pages in The Lincolnshire Free Press  
**EVERY WEEK**

## PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

- H14/0272/94 Eastman Securities Ltd  
Residential development  
**RESERVED MATTERS**  
Surfleet Road, Pinchbeck, Spalding, Lincs.  
H16/0247/94 Longhurst Housing Assoc Ltd  
**OUTLINE**  
Erection of dwelling houses for the elderly  
93-121 Winsover Road, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

- H05/0089/94 D. Brown (Building Cont) Ltd  
**PERMISSION RENEWAL**  
Erect house and garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)  
Haycroft Lane Fleet, Spalding, Lincs.  
H06/0258/94 C. Hannah Esq  
**OUTLINE**  
Erection of two bungalows  
Tops Gate, Gedney, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

- H09/0246/94 Nationwide Building Society  
**FULL**  
Refurbishment of building society branch office  
3 West End, Holbeach, Spalding, Lincs.  
H11/0235/94 Pledgers  
**FULL**  
Erection of radio mast  
26 Market Place, Long Sutton, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith  
Director of Planning and Building Control Services  
March 29, 1994.

**SOUTH HOLLAND DISTRICT COUNCIL**

Monday, May 9, 1994 (in lieu of)  
Monday, June 6, 1994 (in lieu of) Monday

NB: Collections commence at

**SOUTH HOLLAND DISTRICT COUNCIL**

## COLUMN STOCK PLANTS

Order now for Spring Planting under glass.  
**D. W. PANTER & SON**  
Tel: 0406 370212  
14032 PWWN

**R. B. QUAD**  
M...  
cautif...  
fo...  
Fl...  
Perfe...  
various...  
in 3...  
Tel: 0775

**R. Dela**

## AVAILABLE

### Cash & Carry

50,000 FUC  
100,000 PAT  
20,000 NEV  
15,000 TRA  
65,000 PIN  
10,000 HER  
40,000 F1  
100,000 IMF  
80,000 BE  
Plus full range of you

**88 SUTTON**  
Tel: 0945 584091. N

# HOME SERVICES

**fp TO ADVERTISE - 0775 725484**

## PLUMBING AND HEATING

**PLUMBING/HEATING & ELECTRICAL**  
**M. R. HARVEY**  
Tel: Spalding 725303  
Federation of Small Businesses

**TOM REPAIRS**  
HOLBEACH 350093  
Servis, Hotpoint, Hoover, Indesit  
ALL MAKES OF WASHERS REPAIRED

**ROGER H. LOWMAN**  
PLUMBING, HEATING, KITCHENS, BATHROOMS AND TILING

## REPAIRS & MAINTENANCE

**SAME DAY SERVICE**  
Repairs to washing machines, cookers, fridges, freezers, dryers, etc  
All work guaranteed  
Very reasonable rates  
Telephone  
ex152  
**FENLAND APPLIANCES**  
on Wisbech 870152 or Mobile phone 0860/620938  
(We are in the Spalding area daily)

**APPLIANCE REPAIR SERVICE**  
All Washing Machines, Tumble Dryers, Dishwashers, Cookers etc.  
NO CALL-OUT CHARGE  
Tel: 0205 357310 or 0831 598934  
Reliable service covering Lincolnshire

• INTERIOR & EXTERIOR PAINTING • DECORATING  
• ROOFING • FENCING  
• GLAZING • CARPENTRY  
• PLUMBING • TILING  
• HOUSEHOLD ELECTRICAL • BRICKWORK  
**METCALFE & SONS**

**RE-UPHOLSTERY**  
My suite is old, but now looks new. Re-upholstery could suit you too!

For Free Estimate  
Tel Free Phone 0800 387669  
**K. WATKINS** 17 New Road, Spalding  
Agents for Vesta Upholstery  
Member of the Master Upholsterers' Association  
418557 504vx

## SKIP HIRE

**TRIPLE**  
**SKIP HIRE**  
Mini Skips up to 6 cu yds  
COMPETITIVE RATES  
Tel: (0775) 840353 anytime  
(0945) 65471 office hours  
Licensed Waste Carriers 2ex3618

**SKIP HIRE**  
MINI SKIP UP TO 8 CU YDS.  
If you find you are in a mess, why not call for GHS  
They'll bring your skip with a smile  
And beat the others by a mile!  
Tel GHS (406) 330213/330259  
anytime  
Loading service available if required.  
Sand and ballast also delivered.

## TV/VIDEO

**QUALITY S-H TV & Video Rep**  
**RICHARD MA**  
Open: Mon-Sat 10am-1  
CLOSED WEDNES  
48 HIGH STREET, HC  
Tel 0406 4900

**TV/VIDEO/AI**  
**CD/SATELLITE I**  
No call-out ch  
Free estima  
**GOSBERTON VIDE**  
0775 8408  
2v4859

## WINDSCREEN

**YOUR LOCAL WINDSCREEN SPECIALISTS FOR PRICE QUALITY - SERVICE**

**EMERGENCY**

---

# PLANNING APPLICATION



Notice is hereby given that application has been made to the Council in respect of the following:

## DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H05/0088/94

Description: Erect house & garages, convert  
farm buildings to joinery  
workshop and electrical stores  
(Renewal of H05/0320/90)

Location: Haycroft Lane  
Fleet  
Spalding  
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 19-APR-94 quoting the above reference number.

B Smith  
Director of Planning and Building Control Services

29-MAR-94

S O U T H



H O L L A N D  
DISTRICT COUNCIL

---

Previous Decisions:

H05/0563/80 - Outline - Residential development (three plots with garages and accesses - Haycroft Lane, Holbeach - Refused.

H05/0563/83 - Outline - Erection of dwelling and garage - Haycroft Lane, Holbeach - Permitted.

H05/0564/83 - Full - Change of use from farm buildings to joinery workshops- Haycroft Lane, Holbeach - Permitted.

H05/0214/84 - Full - Erection of a detached house - Haycroft Lane, Fleet - Permitted.

H05/1211/84 - Full - Erection of boarding kennels for dogs and cats - Tall Trees, Haycroft Lane, Fleet - Refused.

H05/0208/85 - Full - To build and establish boarding kennels for cats and dogs - Tall Trees, Haycroft Lane, Fleet - Permitted.

H05/0008/89 - Full - Erect dwelling and utilising derelict farm buildings into joinery workshop and electrical store - OS 537850 324800, Haycroft Lane, Fleet - Refused, reason: Because of its close proximity to a dwelling and commercial kennels, the proposed development would be likely to be detrimental to the amenities of the occupants of existing and proposed dwellings as a result of noise. Appeal pending.

H05/0320/90 - Full - Erection of house & garages & conversion of farm bldgs to joinery workshop & electrical stores - permitted 28/6/90.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

---

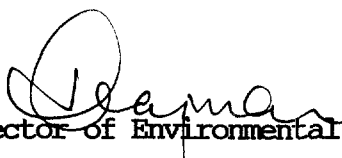
FROM: DIRECTOR OF ENVIRONMENTAL SERVICES      DATE: 21.2.94  
OUR REF: JC/SS/PC  
TO: DIRECTOR OF PLANNING AND BUILDING      YOUR REF:  
CONTROL SERVICES

---

Planning Application H05/0088/94  
Residential/Commercial, Haycroft Lane, Fleet

This is a further permission renewal and I, therefore, refer you to my memorandum of the 30th April, 1990.

In this location there will be a reduced amenity for the dwelling and any occupants must expect to hear the dogs barking at some time, notwithstanding that the dwelling design and site layout will minimise any impact.

  
Director of Environmental Services

|                                                                                                                                                           |                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>21 FEB 1994 DG                                                                                                     |                    |
| Attention of<br>DPO <input checked="" type="checkbox"/> J.M.<br>DOPD <input checked="" type="checkbox"/> M.<br>JC <input checked="" type="checkbox"/> ACP | File Nos.          |
| Seen by .....                                                                                                                                             | Acknowledge YES/NO |
| Discussed with .....                                                                                                                                      | by                 |
| Reported .....                                                                                                                                            | date               |

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

|                                                                                                                                                                                                                                                    |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| S.H.D.C. PLANNING                                                                                                                                                                                                                                  |                                    |
| RECEIVED                                                                                                                                                                                                                                           |                                    |
| 30 APR 1990                                                                                                                                                                                                                                        |                                    |
| Attention of<br>DPO <input checked="" type="checkbox"/> NRM<br>DOPO <input type="checkbox"/> BS<br>AC <input type="checkbox"/> ACP<br>Authorised <input type="checkbox"/><br>Use with <input type="checkbox"/><br>Copy to <input type="checkbox"/> | File No:<br><br>Acknowledge YES/NO |

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER

DATE: 30.4.90

DG

OUR REF: JC/SS.

TO: PLANNING OFFICER

YOUR REF:

Planning Application H5/0320/90  
House and Workshop, Haycroft Lane, Fleet

I write in response to this new submission and would wish to comment as follows:-

The revised proposals are designed to mitigate the worst effects of the adjacent breeding and boarding kennels and in the main I would accept that noise predictions indicate that they should achieve this objective.

The design, layout and construction of the undertaking is such that the effect of the proposals on the adjacent dogs is now minimised:

The amenity of this site is unlikely to be affected during the night-time period as the dogs are kennelled.

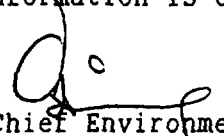
My only remaining doubt is in relation to the extent of amenity loss during the day and evening, but this is marginal.

On-site conditions will vary and it must be accepted that for such a location, there could be occasions when the noise from either increased numbers of dogs or specific dogs appears greater particularly if ambient noise levels are lower than those predicted.

Noise is subjective and it is beyond the scope of any such assessment to quantify the "annoyance factor" for individuals.

In conclusion, whilst I personally of the opinion that a dwelling should not be built so close to an established boarding and breeding kennel, I doubt whether in the circumstances this could be substantiated in any Appeal.

I trust this information is of assistance to you.

  
Chief Environmental Health Officer

**OBJECTION**

HAYCROFT KENNELS  
HAYCROFT LANE  
FLEET  
SPALDING  
S LINCS  
PE12 8LB

HOLBEACH 422407

23rd. FEBRUARY 1994

Director of Planning and  
Building Control Services.  
South Holland District Council  
Priory Road  
SPALDING

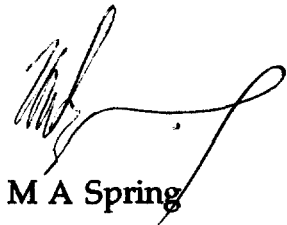
Dear Sir,

Reference:- Planning Application H05/0088/94

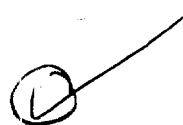
In response to the reference planning application, my objections raised to the original applications H05/0008/89 and H05/0320/90 are still relevant and I wish them to be brought to the notice of the Planning Committee when they consider this application.

Further more, since 1990 the "Kennels" occupation rate has increased to, in 1993, approximately 60% during the year, which could have an adverse effect on the occupants of this developments "quality of life"

Yours faithfully



M A Spring



DG

Yr  
25/2

FLEET  
HOLBEACH  
Nr SPALDING  
S LINCS  
PE12 8LB

Tel: Holbeach 22407

13th February 1989

The District Planning Officer  
Chatterton Tower  
Winfrey Avenue  
Spalding  
Lincs

Dear Sir,

Re: Planning Application H05/0008/89

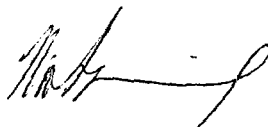
I wish to object to the subject planning application on the following grounds:

1. In 1985 I was granted FULL planning permission to build and establish Boarding Kennels for dogs and cats (Application No H5/0208/85). I have subsequently been granted a licence to board both dogs and cats, and have also been licenced as a breeding kennels. Both of which form my primary livelihood. It is felt that the noise of the dogs would have an adverse effect on the residents of the proposed dwelling, which would be situated approximately 20 meters from where my breeding kennels are, which houses eight breeding bitches and has the capacity for more. This adverse effect on the proposed residents could lead to the closure of my business, the loss of my livelihood, the loss of the considerable expense incurred in building the kennels which was undertaken with the approval of your planning committee, the subsequent inability to meet my financial commitments and what I consider to be a valuable service and asset to the expanding community of this area.

2. Irrespective of the above, I feel that the subject development could have an effect on both my dogs and the boarders causing them to bark unnecessarily, merely through the noise associated with occupation eg. talking, closing of doors, use of machinery, movement of vehicles etc. This, could in turn result in complaints, not necessarily for the occupants of this development, but from other quarters.

It is sincerely hoped that both these points are brought to the notice of the Planning Committee when this application is considered.

Yours sincerely



M.A. SPRING BEM

"HAYCROFT KENNELS"  
HAYCROFT LANE,  
FLEET,  
HOLBEACH,  
Nr SPALDING,  
S. LINCS.  
PE12 8LB

**OBJECTION**

Tel: Holbeach 22407

15th May 1990

The District Planning Officer  
South Holland District Council  
Chatterton Tower  
Winfrey Avenue,  
Spalding,  
Lincs.

Dear Sir,

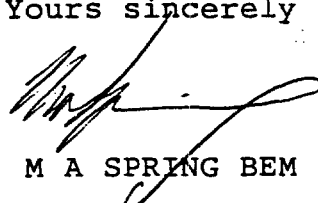
Re: Planning Application H05/0320/90

In response to the subject application, I wish my objections in my letter dated 13th February 1989, which are still appropriate, (a copy of which is attached) to be considered when making your report to the Planning Committee.

Further to the above, it would appear that, by his own admission, eg. the necessity to erect a 4mtr. high wall and a 5mtr. high extension to existing buildings A and B, Mr Brown has addmitted as to the unsuitablity of the subject development, which, I have reason to believe, can be confirmed by recent readings taken by SHDC Environmental Health Department.

In addition, if this development is approved, what would the occupants of the dwellings quality of life be? Would the barking of dogs be tolerated for 7 days a week, 365 days of the year? If the answer to these two questions is in the negative, then surely the decision taken by the Planning Committee on the previous application H05/0008/89 is the correct one and should also apply to this application.

Yours sincerely

  
M A SPRING BEM

Copy to:-  
The Chief Environmental Health Officer  
South Holland District Council  
Chatterton Tower,  
Winfrey Avenue,  
Spalding,  
Lincs.

DG

|                                                                   |                              |
|-------------------------------------------------------------------|------------------------------|
| S.H.D.C. PLANNING DEPT.                                           |                              |
| RECEIVED                                                          |                              |
| 16 MAY 1990                                                       |                              |
| Attention of<br>DPO <u>NRM</u><br>DOPO <u>BS</u><br>JC <u>ACP</u> | File Nos.                    |
| Action by .....                                                   | <u>YES</u> NO<br><u>16/5</u> |
| Discuss with .....                                                |                              |
| Copy to .....                                                     |                              |

*21-1-94*  
**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



Application no: H05/0088/94

Applicant: D Brown (Building Cont) Ltd  
30 Park Road  
Holbeach  
Spalding  
Lincs

Agent: G R Merchant  
Unit 3, 12A Park Road  
Holbeach  
Spalding  
Lincs, PE12 7EE

Description: Erect house & garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)

Location: Haycroft Lane Fleet  
Spalding Lincs

Type: PERMISSION RENEWAL

Date received: 25-JAN-94

02-FEB-94

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-FEB-94. 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 D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Fleet PC  
Parish Council Office  
2 Spalding Road, Holbeach  
Spalding, Lincs

-----  
FOR PARISH COUNCIL USE ONLY

Comments:

*Approved* *G R Merchant*

Signed:

|                         |                    |
|-------------------------|--------------------|
| S.H.D.C. PLANNING DEPT. |                    |
| RECEIVED                |                    |
| - 9 MAR 1994            |                    |
| Allocation of           | This Nos.          |
| APP. ASM                |                    |
| PROP. BS                |                    |
| PC ACP                  |                    |
| Action by .....         | Acknowledge YES/NO |
| Process with .....      | by                 |
| Copy to .....           | Date               |

NRA

|                                                  |
|--------------------------------------------------|
| SHDC PLANNING DEPT.<br>RECEIVED<br>- 24 JAN 1994 |
|--------------------------------------------------|

|                                              |                                                                                                                                                                                                                 |                                                                                                                                           |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| H09/0086/94                                  | Mrs M M Berry<br>9 Branches Lane<br>Fleet Road<br>Holbeach, Spalding<br>Lincs, PE12 7BE<br>Erection of single storey dwelling                                                                                   | Mrs M M Berry<br>9 Branches Lane<br>Fleet Road<br>Holbeach, Spalding<br>Lincs, PE12 7BE                                                   |
|                                              | Land adjacent: 9 Branches Lane Fleet Road<br>Holbeach Spalding, Lincs<br>Type OUTLINE                                                                                                                           | Date Received 24-JAN-94                                                                                                                   |
| H08/0087/94<br>N/C                           | Ian Bewick<br>57 Salem Street<br>Gosberton<br>Spalding<br>Lincs<br>Brick and tile samples submitted (Condition 2 of<br>H08/0897/93)<br>57 Salem Street Gosberton<br>Spalding Lincs<br>Type CONDITION COMPLIANCE | Ian Bewick<br>57 Salem Street<br>Gosberton<br>Spalding<br>Lincs<br>Date Received 24-JAN-94                                                |
| H05/0088/94<br>See<br>permits<br>alterations | D Brown (Building Cont) Ltd<br>30 Park Road<br>Holbeach<br>Spalding<br>Lincs<br>Erect house & garages, convert farm buildings to join<br>Spalding                                                               | G R Merchant<br>Unit 3, 12A Park Road<br>Holbeach<br>Spalding<br>Lincs, PE12 7EE<br>Lodge<br>Horseshoe Road                               |
|                                              | Haycroft Lane Fleet<br>Spalding Lincs<br>Type PERMISSION RENEWAL                                                                                                                                                | Date Received 25-JAN-94                                                                                                                   |
| H13/0089/94                                  | M J Fitzgerald<br>The Acorns<br>Jekils Bank<br>Moulton Eaugate<br>Spalding, Lincs<br>Proposed conservatory                                                                                                      | Architectural Design Service<br>3 Newgate Road<br>Tydd St Giles<br>Wisbech<br>Cambs, PE13 SLH                                             |
|                                              | The Acorns Jekils Bank<br>Moulton Eaugate Spalding, Lincs<br>Type FULL                                                                                                                                          | Date Received 25-JAN-94                                                                                                                   |
| H17/0090/94                                  | BNP Mortgages Ltd<br>8/13 King William Street<br>London<br>EC4N 7BL<br>Proposed extension<br>98 Seas End Road Surfleet<br>Spalding Lincs<br>Type FULL                                                           | Burden & Co<br>Chartered Building Surveyors<br>Prospect House<br>25 Shalloak Road<br>Canterbury, Kent, CT2 0QH<br>Date Received 25-JAN-94 |

B Smith Esq  
District Planning Officer  
South Holland District Council  
Council Offices  
Priory Road  
Spalding  
PE11 2XE



*National Rivers Authority  
Anglian Region*

6 April 1990

|                                                                                                       |                                                   |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>- 9 APR 1990                                                   |                                                   |
| Attention of<br>DPO NRM<br>DOPO BS<br>JC ACP<br>Action by .....<br>Discuss with .....<br>Copy to..... | File Nos.<br><br>Acknowledge YES/NO<br>by<br>date |

Our Ref: FL/90/1/SH/0086

Dear Sir

**PLANNING APPLICATION NO. H5/0320/90**

**PROPOSED ERECTION OF A HOUSE AND GARAGE, WORKSHOP AND STORES FOR MR D BROWN AT  
HAYCROFT LANE, FLEET**

With regard to the above-mentioned application received on 3 April 1990, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

There is no sewer available in the area to serve the proposed development and it is likely that the Developer would install a septic tank to dispose of the foul sewage from the Development. The NRA would not approve the discharge of septic tank effluent direct to a stream and the system must not be constructed within a distance of 10 metres of any watercourse or 50 metres of any well or borehole.

A Consent under the Water Act 1989 for a discharge of septic tank effluent into underground strata is unlikely to be granted. For a discharge into land, the applicant will be given Notice of the need for consent under Schedule 12 of the Water Act 1989.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for a soakaway then we must be consulted regarding other methods of foul sewage disposal.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

Only clean surface water from roofs and roads should discharge to any soakaway.

Cont/...

DR KEVIN BOND  
Regional General Manager

Aqua House  
Harvey Street  
Lincoln  
LN1 1TF  
Tel: 0522 513100  
Fax: 0522 512927



2

Our Ref: FL/90/1/SH/0086

Soakaways should be proved to be adequate at this location to the satisfaction of the Council.

A storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

All drums and small containers used for oil and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

  
R F MORGAN  
Planning Engineer

c.c. G R Merchant Esq, 4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG

SH

LINCOLNSHIRE COUNTY COUNCIL  
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application  
Reference

H05/0088/94

Form of notification by the County Director of Highways and Planning for  
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated  
relating to the following proposed development:

1. National Grid Reference of a  
central point on site

horizontal

vertical

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|

2. Address or location

HAUCKERT LANE, FLEET

3. Name, classification and number of road

UC

4. Date application referred

3-2-94

5. State whether outline, detailed application etc.

Permissions Renewal

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

ERECT HOUSE & GARAGES, CONVERT FARM  
BUILDINGS TO JOINERY WORKSHOP &  
ELECTRICAL STORES (RENEWAL of H05/0326/90)

- 7.

Notice is hereby given under the provisions of article 15 of the Town and  
Country Planning General Development Order, 1988, that the County Council  
as local highway authority:—

Delete as  
appropriate

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

☒ b. Requests that any permission given by the local planning authority shall  
include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason  
overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para  
10b as shown overleaf.~~

Date: 3-2-94

Signed:

James  
Director of Highways and Planning

# C-R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

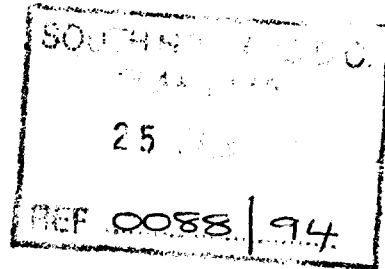


4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 ~~370853~~

490800

With Compliments

LAREN.



OWNERSHIP CERTIFICATE AS REQUESTED.

D. BROWN, HAYCROFT LANE,  
FLEET.

J. R. Merchant.

**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



VAT Reg No 121 5277 01

**OFFICIAL RECEIPT - APPLICATION FEES**  
-----

Receipt No : P3777  
Date received : 25-JAN-94

Received from

D Brown (Building Cont) Ltd.

**Address**

Haycroft Lane  
Fleet  
Holbeach

|          |   |       |
|----------|---|-------|
| Fee paid | £ | 70.00 |
| VAT      | £ | 0.00  |

Total received £ 70.00

Cash/Cheque : Cheque

Signed.....*K. Lowe*...  
(Authorised Collector)

100 COPY

# G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

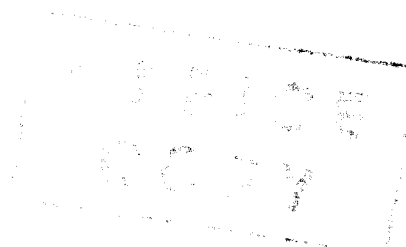
Your ref: H05/0320/90  
Our ref : GRM/JJM/DB

H05 | 0088 | 94

25 JAN 1994

11th January, 1994.

S.H.D.C.  
Planning Dept.,  
Priory Road,  
Spalding,  
Lincs.



Dear Sir,

ERECTION OF HOUSE & GARAGES & CONVERSION OF FARM BUILDINGS TO  
JOINERY WORKSHOP & ELECTRICAL STORES, HAYCROFT LANE, FLEET.

On behalf of my client D. Brown, I am applying to renew the planning permission on the site as detailed on the enclosed plan DB.1B. The site is the same as the previous application, I enclose ownership certificate and a cheque for £70.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

**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



Application no: H05/0088/94

Applicant: D Brown (Building Cont) Ltd  
30 Park Road  
Holbeach  
Spalding  
Lincs

Agent: G R Merchant  
Unit 3, 12A Park Road  
Holbeach  
Spalding  
Lincs, PE12 7EE

Description: Erect house & garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)

Location: Haycroft Lane Fleet  
Spalding Lincs

Type: PERMISSION RENEWAL

07-SEP-94

Dear Sir/Madam,

**PLANNING APPLICATION**

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

M A Spring  
Haycroft Kennels  
Haycroft Lane  
Fleet  
Spalding, Lincs. PE12 8LB

CONDITIONS:—

Delete as  
appropriate



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

(1) FS

(2) FL

Delete as  
appropriate



- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) FS

(2) FL

SOUTH HOLLAND D.C.  
PLAN DEPT.  
25 JAN 1984  
REF. 0055.157.

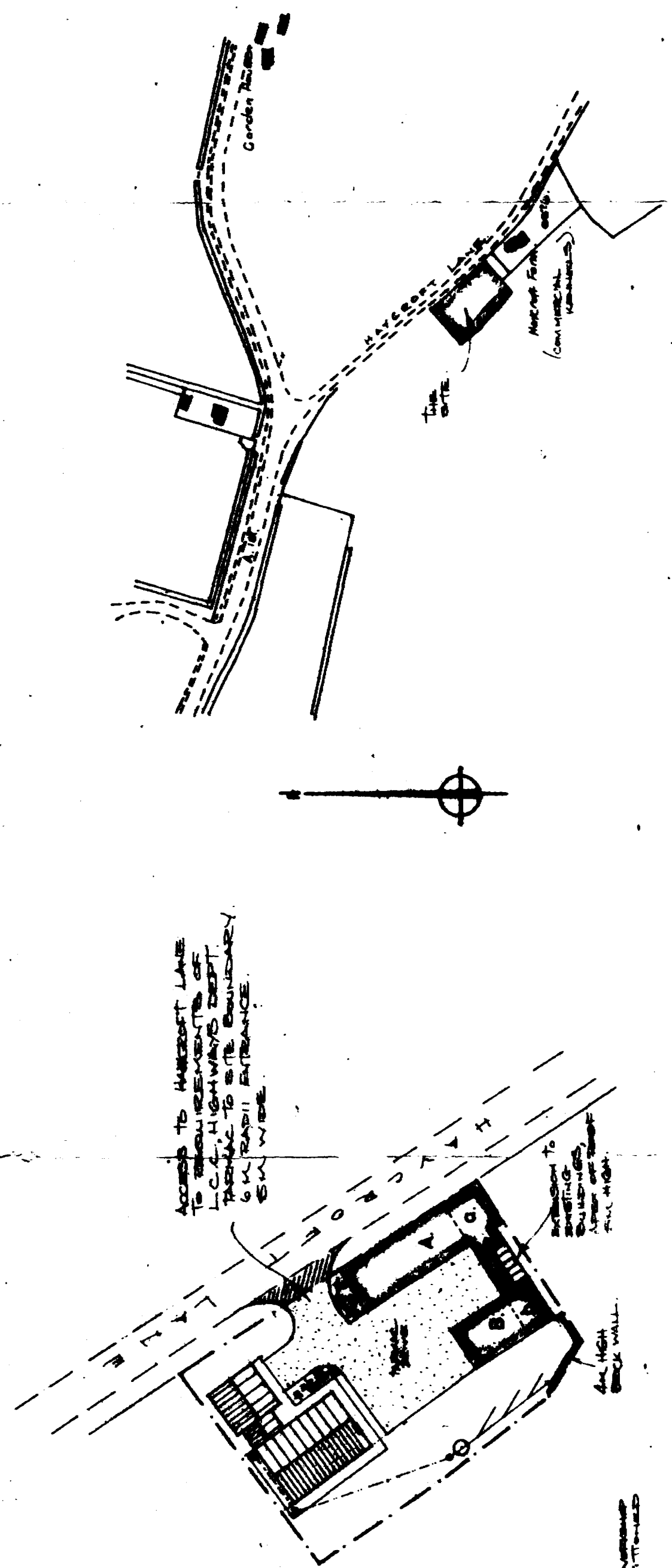
G. R. MERCHANT  
ARCHITECTURAL, STRUCTURAL  
& LAND DRAINAGE CONSULTANT  
TEL: HOLBEACH (0408) 378833.

PROJECT:  
ERECTOR OF HOUSE & GARAGE.  
UTILIZATION OF EXISTING ROOM.  
BUILDING INTO JEWEL WORKSHOP  
& ELECTRICAL STORE.  
HAYDOCK LANE, FLEET.

CLIENT:  
D. BROWN.  
80 PARK ROAD.  
HOLBEACH.

|        |               |              |           |
|--------|---------------|--------------|-----------|
| SCALE: | 1:1000        | DATE:        | DEC 1983. |
| BY:    | G.R. MERCHANT | DRAWING NO.: | 0055.157. |

DETERMINED  
PLAN



LOCATION PLAN.  
SCALE: 1/2500.

SITE PLAN.  
SCALE: 1/500.

EXISTING EXISTING ROOM  
CONVERTED TO BE  
CONVERTED & UTILIZED  
INTO:-

- A. JEWELRY WORKSHOP.
- B. ELECTRICAL STORE.
- C. 1. JEWELRY WORKSHOP.
- 2. ELECTRICAL STORE.

NOTE: CONVERSION OF EXISTING ROOMS TO BE  
LINED WITH 187 PLYWOOD WITH  
FLOOR OF 187 PLYWOOD.  
VENTILATION TO BE PROVIDED TO THE  
EXISTING ROOMS. THE EXISTING  
ROOMS SHALL BE PROVIDED WITH  
SINKS, STOVE, LIGHT, CUPBOARD, HOT  
WATER.

ACCESS TO HAYDOCK LANE  
TO BE PROVIDED BY  
THE EXISTING ROAD.  
A 10' WIDE ENTRANCE  
TO BE PROVIDED.  
A 10' WIDE ENTRANCE  
TO BE PROVIDED.

REMARKS: SEE EXISTING 'HAYDOCK LANE'  
CENTRE LINE, HAYDOCK LANE  
MANUFACTURING SITE.  
SUBJECT: 80 PARK ROAD, HOLBEACH.

LOCATION PLAN.  
SCALE: 1/2500.

