FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0148/95 Received:30-MAY-95 Type:OUTLINE

Name: Pubmaster Limited
26/27 Bedford Square
London
WC13 3HH

Agent: The Charter Partnership
32 Fore Street
Ipswich
Suffolk
IP4 1JU

Description: Erection of ten dwellings with garages

Location : The Bull Public House Fleet Road
Fleet Hargate Spalding Lincs

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

1 The proposed development comprises a close knit courtyard form of development which, in the opinion of the Local Planning Authority, is uncharacteristic of the village of Fleet Hargate and detrimental to the appearance and character of the Fleet Hargate Conservation Area. As such, it fails to satisfy the Council's duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

2 The construction of a 1.8 metre high fence along the northern and parts of the western and eastern boundaries of the site (which is necessary as a noise attenuation measure) is considered by the Local Planning Authority to be visually intrusive, detrimental to external views of the development and of the village.

3 The proximity of dwellings to the car park and its access which would be provided to the north of 'The Bull' Public House would be, in the opinion of the Local Planning Authority, be detrimental to the amenities of residents by virtue of noise and general disturbance.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
20-OCT-95 H05/0148/95

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H05/0148/95 Received:30-MAY-95 Type:OUTLINE

Name: Pubmaster Limited
26/27 Bedford Square
London
WC13 3HH

Agent: The Charter Partnership
32 Fore Street
Ipswich
Suffolk
IP4 1JU

Description: Erection of ten dwellings with garages

Location : The Bull Public House Fleet Road
Fleet Hargate Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 The proposed development comprises a close knit courtyard form of development which, in the opinion of the Local Planning Authority, is uncharacteristic of the village of Fleet Hargate and detrimental to the appearance and character of the Fleet Hargate Conservation Area. As such, it fails to satisfy the Council's duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

2 The construction of a 1.8 metre high fence along the northern and parts of the western and eastern boundaries of the site (which is necessary as a noise attenuation measure) is considered by the Local Planning Authority to be visually intrusive, detrimental to external [redacted] views of the development and of the village.

3 The proximity of dwellings to the car park and its access which would be provided to the north of 'The Bull' Public House would be, in the opinion of the Local Planning Authority, be ~~detrimental~~ detrimental to the amenities of resident by virtue of noise and general disturbance.

12-OCT-95 AD check.....17/10.....

Authorised to issue (inc Delegation).....

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

COPY

Reference: H05/0892/99 Received: 08-SEP-99 Type: PERMISSION RENEW

Name: Pubmaster Ltd.
Crane Hill Lodge
325 London Road
Ipswich
Suffolk IP2 0BE

Agent: The Charter Partnership
32 Fore Street
Ipswich
Suffolk
IP4 1JU

Description: Erection of 10 dwellings with garages (renewal of H05/0148/95)

Location : Land adj. The Bull Public House Fleet Road Fleet Hargate 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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of the amenity of the area.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

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4 The plans and particulars submitted in accordance with Condition 2 above shall include details of the size, species, and positions or density of all trees and shrubs to be planted, and the proposed time of planting.

Reason: In the interests of the amenity of the area.

5 Before any development is commenced the written approval of the Local Planning Authority shall be obtained for the detailed design of the scheme to provide for satisfactory disposal of surface water run-off from the development. Such scheme as approved shall be carried out before any building is occuped.

Reason: In the interests of the amenity fo the area.

6 The areas shown as concrete block and gravel in front of the dwelling and garages shall be completed before the occupation of the dwellings. These areas shall be available for use at all times for the parking of vehicles.

Reason: So that adequate car parking facilities are provided clear of the access road in the interests of a satisfactory residential environment.

7 Before the permitted access is commenced to be used the existing access between the site and the B1515 shall be stopped-up permanently.

Reason: In the interests of highway safety.

8 No material shall be deposited, stored or processed in any way, on any road or footway constructed of concrete blocks, during the construction of the development.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

9 Prior to the occupation of the dwelling on Plot 2, a brick wall of a height of no less than 1.8 metres shall be constructed along the common boundary of the rear garden of that plot with the adjacent access road.

Reason: In the interests of the amenity of the residential occupiers of Plot 2.

10 Prior to the occupation of the dwelling on Plot 3, a brick wall to a height of no less than 1.8 metres shall be constructed along the boundary of the site with the north and west sides of the car park of the adjacent public house, 'The Bull'. The wall shall extend from the east boundary of the site to the point at which the north side of the extension to the west of 'The Bull' meets the footway. A gap in the wall shall be provided to coincide with the manoeuvring space betwen the parking bays in the car park of 'The Bull'.

SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

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Reason: In the interests of the amenity of the residential occuperis of Plot 3 and to facilitate adequate manouvering space.

11 Prior to the occupation of any of the dwellings on Plots 4, 5, 6, 7, 8, 9 & 10, a 1.8 metre close boarded fence shall be constructed along the entire north boundary of the site.

Reason: In the interests of the amenity of the residential occupiers.

12 Prior to the occupation of any of the dwellings on Plots 4, 5, 6, 7, 8, 9 & 10, double glazing with weather strip seals and trickle vents shall be provided to first floor bedroom windows facing north, east or west in those dwellings.

Reason: In the interests of the amenity of the residential occupiers.

13 Prior to the occupation of the dwelling on Plot 3, double glazing with weather strip seals and trickle vents shall be provided to first floor bedroom windows facing east in that dwelling.

Reason; In the interest of the amenity of the occupiers of Plot 3.

14 No development shall take place on ther site until the applicants, or their agents or successors in title, have secured the implementation of a programme to monitor all stages of the development involving ground distrurbance, by an archaeologist approved by the Local Planning Authority. A report of the archaeologist's findings shall be submitted to the Local Planing Authority within one month of the last day of the watching brief.

Reason: The proposed development is in an area of archaeological interest.

The determined plans are:-
Dwg nos. 13 & 14 received on 27 Mar 95.

Your attention is drawn to the provisions of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 which requires consent to be obtained prior to the demolition of buildings in a conservation area.

Your attention is also drawn to the provisions of Section 7 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 which requires consent to be obtained for works for the demolition, alteration or extension of a Listed Building which would affect its character as a building of special architectural or historic interest.

SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
11-NOV-99

H05/0892/99

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