

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H05/0469/92

Received: 22-APR-92 Type: RESERVED MATTERS

Earlier Permission: H05/0913/88

Name: Mr & Mrs A Prosser
Eastgate House
Eastgate
Fleet Hargate
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: House with garage and vehicular access

Location : Adj. Eastgate House Eastgate
Fleet Hargate Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 The existing trees and hedging upon the site shall be retained and maintained in accordance with the plan accompanying the application (drawing number 771607/2 received by the Local Planning Authority on 22 April 1992).

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

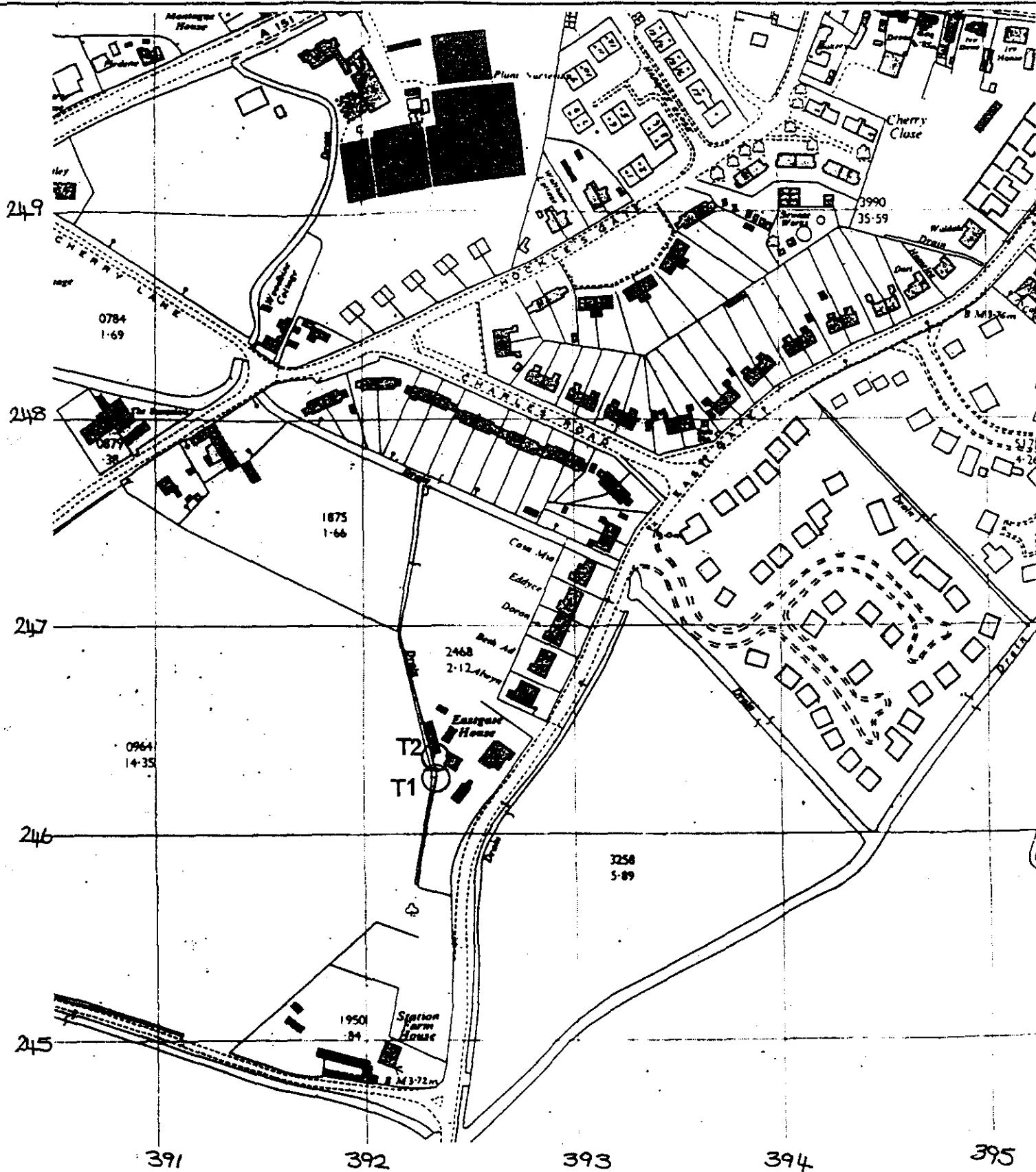
Notes to Applicant:

The applicants are reminded that some of the trees on the site are the subject of Fleet Hargate Tree Preservation Order number 2, 1990 and that consent will be required from the Local Planning Authority for any works carried out to these trees.

Director of Planning and Building Control Services
08-JUN-92 H05/0469/92

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.

SOUTH HOLLAND DISTRICT COUNCIL



FLEET HARGATE TREE PRESERVATION ORDER No.2 1990

PLAN No. TF 3924

SCALE 1:2500

DATE SEPT '90

BASE

B.SMITH M.R.I.P.I.
District Planning Officer

PLANNING APPLICATION

For office use only

Application No. H05 / 0469 / 92

Date Registered 22 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs A Prosser
Eastgate House
Eastgate
Fleet Hargate
Spalding
Lincs
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

House with garage and vehicular access

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Adjacent Eastgate House, Eastgate, Fleet Hargate, Spalding, Lincs

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £110.00

If you consider no fee is payable
include a written explanation instead.

Signed.....

Date.. 21st April 1992.....

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

or This is an **outline** application

Please state Site Area (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

H05/0913/88
Siting, design & external
appearance, means of access
& landscaping.

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

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

9.00 metres

24.00 metres

11.25 metres

Butterley Caernarvon Berkshire Red

Rustic facing bricks

Eternit 2000 roof slates

Yes

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

C. What provision will be made for garages or parking within the site?

If so, name of road:

Will there be —

Individual access(es)

New estate road

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:

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

The proposal is in connection with agriculture

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

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.

Is this application related to a previous submission

State Yes or No

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s):

Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application. Continue on separate sheet if necessary.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 1100.

Receipt Issued No. P1049

Date First Received 22 APR 1992

REGISTRATION

REFERENCE HOS/0469/92

Cross-ref R 27.4

Date 23/4/92

VALIDATION

Date 23/4/92

Type RM Earliest permission date (Cert B)

Site area No. of dwellings Floorspace

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

Earlier permission ref HOS/0913/88

RM:- Sitting Design Ext app Access Lands

Previous
Current

☒	☒	☒	☒	☒	☒
☐	☐	☐	☐	☐	☐

Description

Technical:

Certificate
Site plans
Description

Accuracy
Incomplete form

S65 Advert required

--

Expiry date

Fees:

Nil fee - previous app

Ref

- type

Discounted fee

Reason

Correct fee £ 110

Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 27.4

Index Sheets 17.1. OS Nos

Grid Ref 539240 324600

Ward ID Parish FLEET

TR Rural

TR Bypass

Level crossing

Footpath

CA

LB

TPU

Other:

Grade

Inside ESD NO Inside LP Area NO

Linked to site Ref 486

Linked to property Ref

Planning Records:

Earlier apps

913/88

3 Reg Records:

Already submitted Ref

Requested

Inputs completed

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

No

Other

Boundaries

Site Features

R.M. for approval.

Inspected by: K.W.
date: 6.5.92.

Plot adjacent to Apps existing dwelling.
Large Plot outside IBD but approved by
D & E on appeal.

Case Officer Conclusions (issues)

Surrounded by trees & hedging which is
to remain. access onto Eastgate
Turning Bay on site.
Re-inspected by DMG 12/5.

Case Officer Recommendations (summary)
(details overleaf)

GRANT ✓
REFUSE

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? No
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
.....

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
NIL

*check past history
+ TPO situation.*

Residents (Delivery):

NIL

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 :

REVALIDATION AFTER DIRECTION

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/0469/92

Received: 22-APR-92 Type: RESERVED MATTERS

Name: Mr & Mrs A Prosser
Eastgate House
Eastgate
Fleet Hargate
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: House with garage and vehicular access

Location : Adj. Eastgate House Eastgate
Fleet Hargate Spalding Lincs

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

- 1 The existing trees and hedging upon the site shall be retained and maintained in accordance with the plan accompanying the application (drawing number 771607/2 received by the Local Planning Authority on 22 April 1992).

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

Notes to Applicant:

The applicants are reminded that some of the trees on the site are the subject of Fleet Hargate Tree Preservation Order number 2, 1990 and that consent will be required from the Local Planning Authority for any works carried out to these trees.

Authorised to issue:

04-JUN-92 H05/0469/92

AD... *AL* DC. *AL*
5/6 5/6

APPLICANT: Mr & Mrs A Prosser
Eastgate House
Eastgate
Fleet Hargate
Spalding Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding Lincs
PE12 7BB

TYPE: Reserved Matters

DESCRIPTION: House with garage and vehicular access

LOCATION: Adj. Eastgate House Eastgate Fleet Hargate Spalding Lincs

Parish Council: Still not happy with access on bend. Hope that
hedge on roadside will be retained.

County Highways: Does not wish to restrict the grant of
permission.

PLANNING POLICIES/DOE ADVICE

Outside I.B.D.

Structure Plan Policy 5A, 6A and 7A

PREVIOUS DECISIONS

H05/0913/88 - Outline - dwelling with garage land adjacent Eastgate
House - Refused.

Allowed on Appeal 13th July 1989.

PLANNING ISSUES

- 1 The determining issues in this particular case are (a) whether the proposal satisfactorily complies with the Reserved Matters. (b) whether the proposal adversely affects the existing trees to the rear, including a mature Horse-chestnut.
- 2 The site is land currently associated with Eastgate House and has a frontage of 53 metres and depth ranging between 18.5 and 30 metres approximately.
- 3 A row of existing trees is located at the rear, including a Horse-chestnut (which is the subject of Fleet Hargate Tree Preservation Order no. 2, 1990). There is also an existing frontage hedge comprising a mixture of privet and hawthorn and which ranges in height between 1.8 metres and 3 metres.

CONCLUSIONS

- 1 No objections are raised in principle to residential development since the proposal was allowed on Appeal in 1989.
- 2 Although the dwelling is a relatively large four bedroomed house, the site is nevertheless large enough to accommodate it. The materials proposed are of a traditional colour.
- 3 Further, it is my opinion that the proposal would not adversely affect the existing row of trees at the rear. It is located outside the spread of the existing Horse-chestnut tree which is the subject of a Tree Preservation Order.
- 4 Concerning the position of the proposed access, the County Highways Authority have raised no objections.

RECOMMENDATION - Grant permission.

- 1 The existing trees and hedging upon the site shall be retained and maintained in accordance with the plan accompanying the application (drawing number 771607/2 received by the Local Planning Authority on 22nd April 1992).

Reason

- 1 In the interests of the visual amenities of the locality.

Notes

- 1 The Applicants are reminded that some of the trees on the site are the subject of Fleet Hargate Tree Preservation Order number 2, 1990 and that consent will be required from the Local Planning Authority for any works carried out to these trees.
-

BRIAN SM: 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



Com

Application no: H05/0469/92

Type: RESERVED MATTERS

Applicant: Mr & Mrs A Prosser
Tel:

Agent: Status Design
0406 24343

Description: House with garage and
vehicular access

Location: Adj. Eastgate House
Eastgate
Fleet Hargate
Spalding Lincs

Valid date: 22-APR-92

Terminal date: 17-JUN-92

Target dates:

Target Committee: 02-JUN-92

To case officer 27-APR-92

Report deadline: 19-MAY-92

Inspected by 02-MAY-92

Extra contacts 07-MAY-92

Case Officer:

Report if not clear by 27-MAY-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	28-APR-92	12-MAY-92
Cllr B A Paul	0406 23100	28-APR-92	12-MAY-92

LCC - Obs Attached for 30/4/92

SITE DETAILS

Grid ref: 539240 324600
OS Sheets: 171

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Hargrave District Council

Application
Reference

H05/0469/92

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
	3	9	2	2	4	6.

2. Address or location

ADJ EASTGATE HOUSE, EASTGATE, FLEET HARGRAVE

3. Name, classification and number of road

II

4. Date application referred

30-4-92

5. State whether outline, detailed application etc.

R.M.

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

House & GARAGE

- 7.

Delete as
appropriate

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:—

- ☒ 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: 30-4-92 Signed: J Emmers

Director of Highways and Planning CB

SOUTH HOLLAND Internal Drainage Board

DFO

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

S.H.D.B. PLANNING DEPT.

- 8 MAY 1992

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-K/469/92/JAM

Your Ref.

Date 5 May 1992

Dear Sirs,

RESERVED MATTERS PLANNING APPLICATION - MR. & MRS. A. PROSSER
DWELLING ADJ. EASTGATE HOUSE, EASTGATE, FLEET HARGATE

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's culverted Devils Hill Drain situated some 150 metres to the North.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

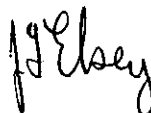
The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided. The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs. PE12 7BB



ENGINEER TO THE BOARD

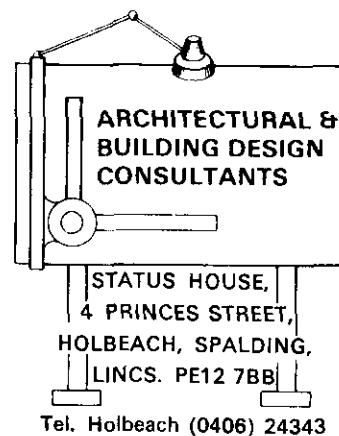
S O U T H

H O L L A N D
DISTRICT COUNCIL

[illegible]

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE



Date 21st April 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771607/BG/AEW

Your Ref:

Dear Sir,

Re: Proposed House at Eastgate, Fleet Hargate for Mr & Mrs A Prosser

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

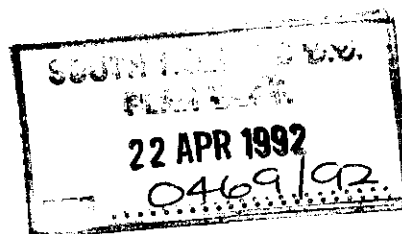
1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing No'd 771607/1 and 771607/2.
3. Cheque to the value of £110.00 in respect of submission fee.

Yours faithfully

A handwritten signature in black ink, appearing to be 'B. Gilham'.

B. Gilham F.F.B.

Enc.



FIRST SCHEDULETree Specified Individually

(encircled in black on the map)

No. on Map	Description	Situation
T1	Horse-Chestnut	At grid reference 39234 24626. Situated within the grounds of Eastgate House, Fleet Hargate. Approximately 22 metres south west of the south western corner of Eastgate House.
T2	Ash	At grid reference 39234 24636. Situated within the grounds of Eastgate House, Fleet Hargate. Approximately 20 metres west of the south western corner of Eastgate House.

Trees Specified by Reference to an Area

(within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

Groups of Trees

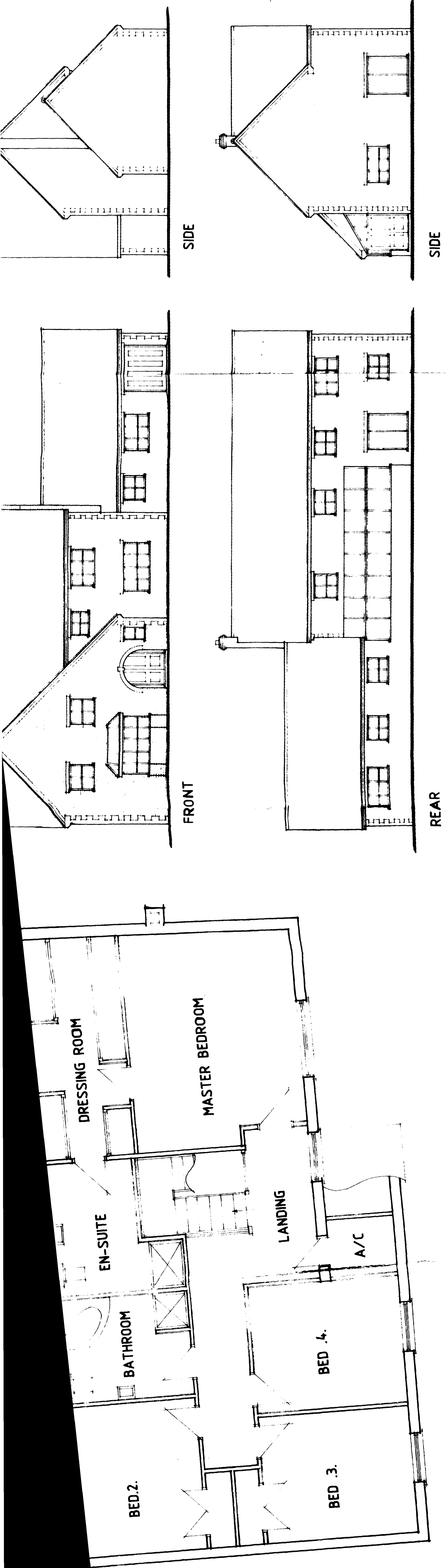
(within a broken line on the map)

No. on Map	Description	Situation
	NONE	

Woodlands

(within a continuous black line on the map)

No. on Map	Description	Situation
	NONE	



Submitted by:
22 APR 1992
REF: 0469.192

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, Lincs. PE12 7BB
040624343

PROPOSED HOUSE & GARAGE AT
EAST GATE, FLEET HARGATE,

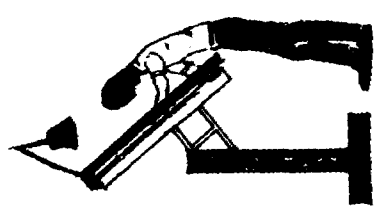
FOR
MR. & MRS. PROSSER

PLANS & ELEVATIONS

1:100 1:50 771607/1

MARCH-92 B. GILHAM

Architectural Planning &
Building Design
Consultants

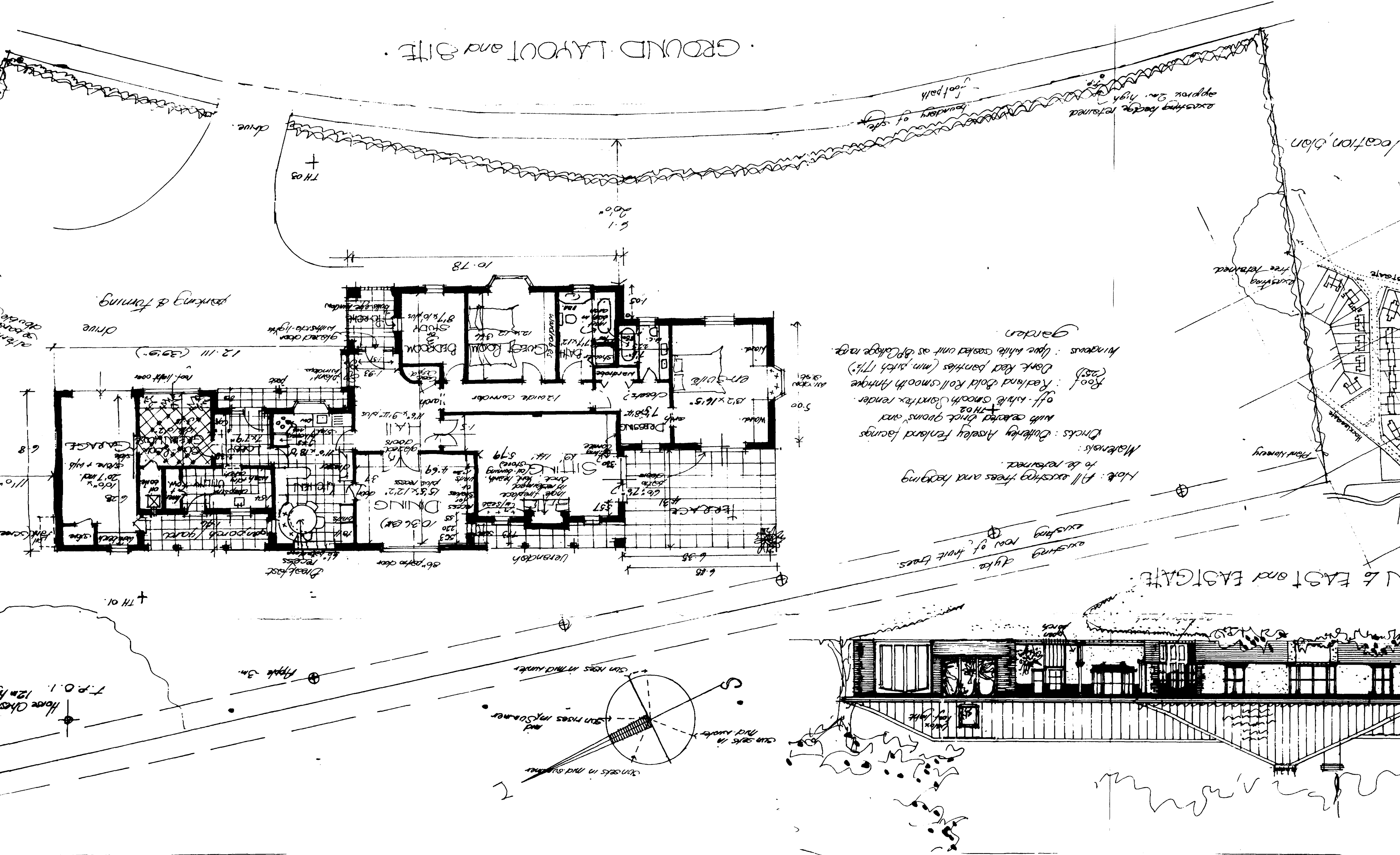


GROUND FLOOR PLAN.

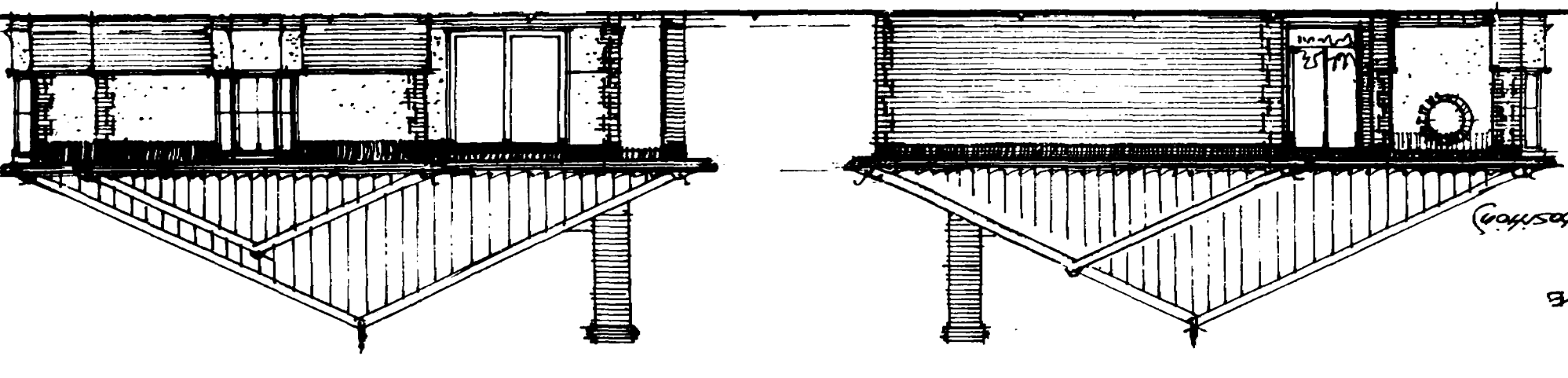
11 JAN 1993
10013/93

Mr and Mrs L. TEBBS • EASTGATE • FLEET HARGATE. Scale: 1/100 metric. Drawing no. 577/14 January 93
Area 1,385 sq. ft.

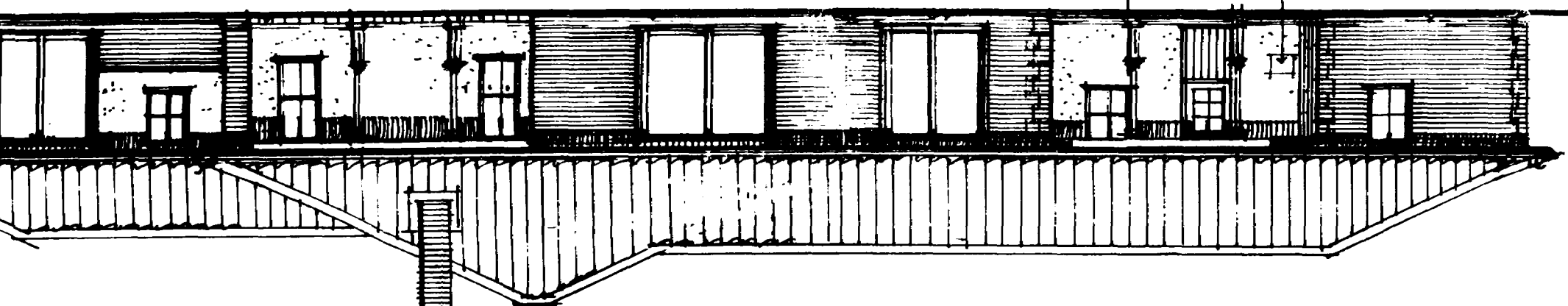
GROUND LAYOUT and SITE.



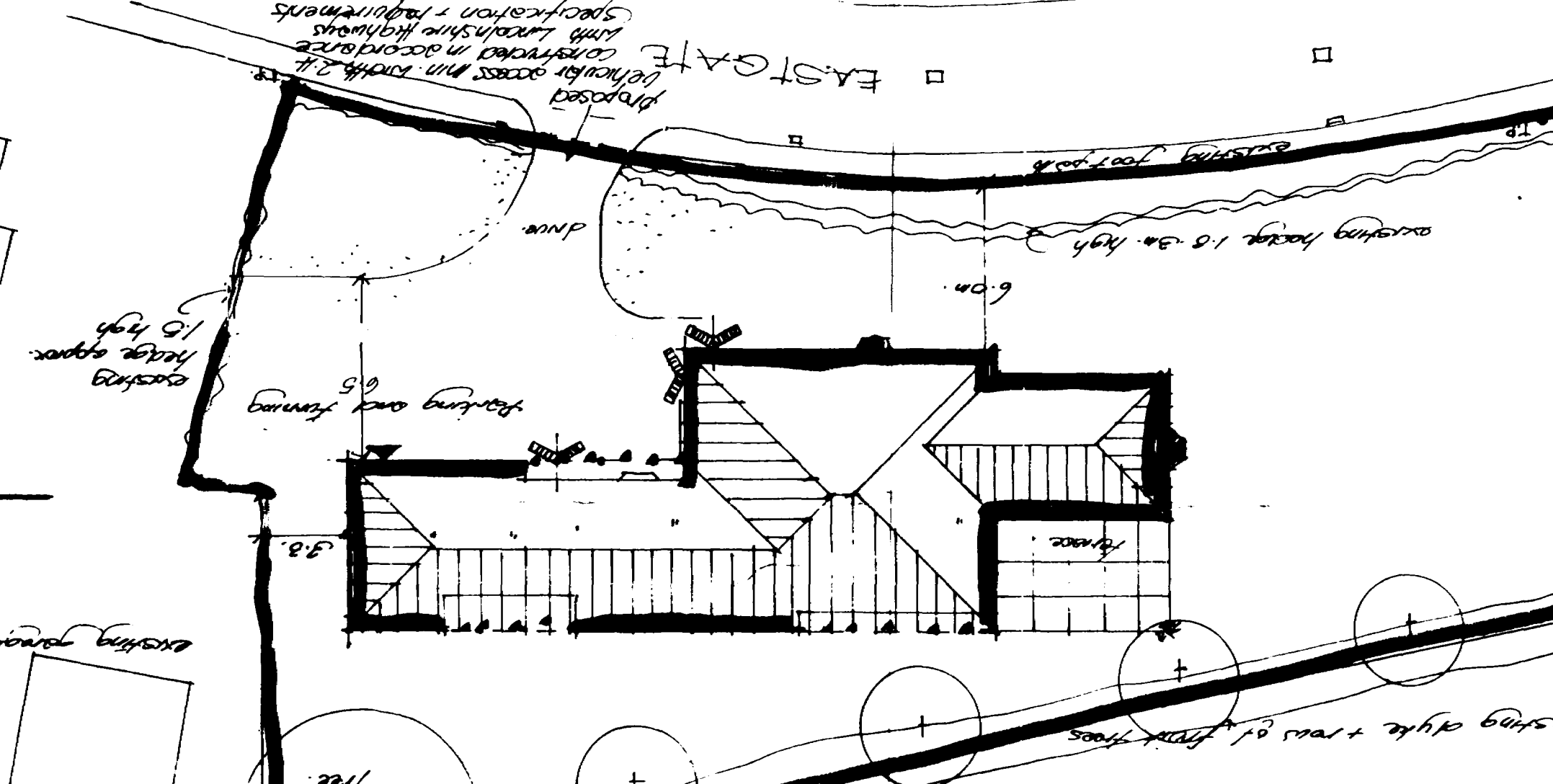
SIDE ELEVATION • north.



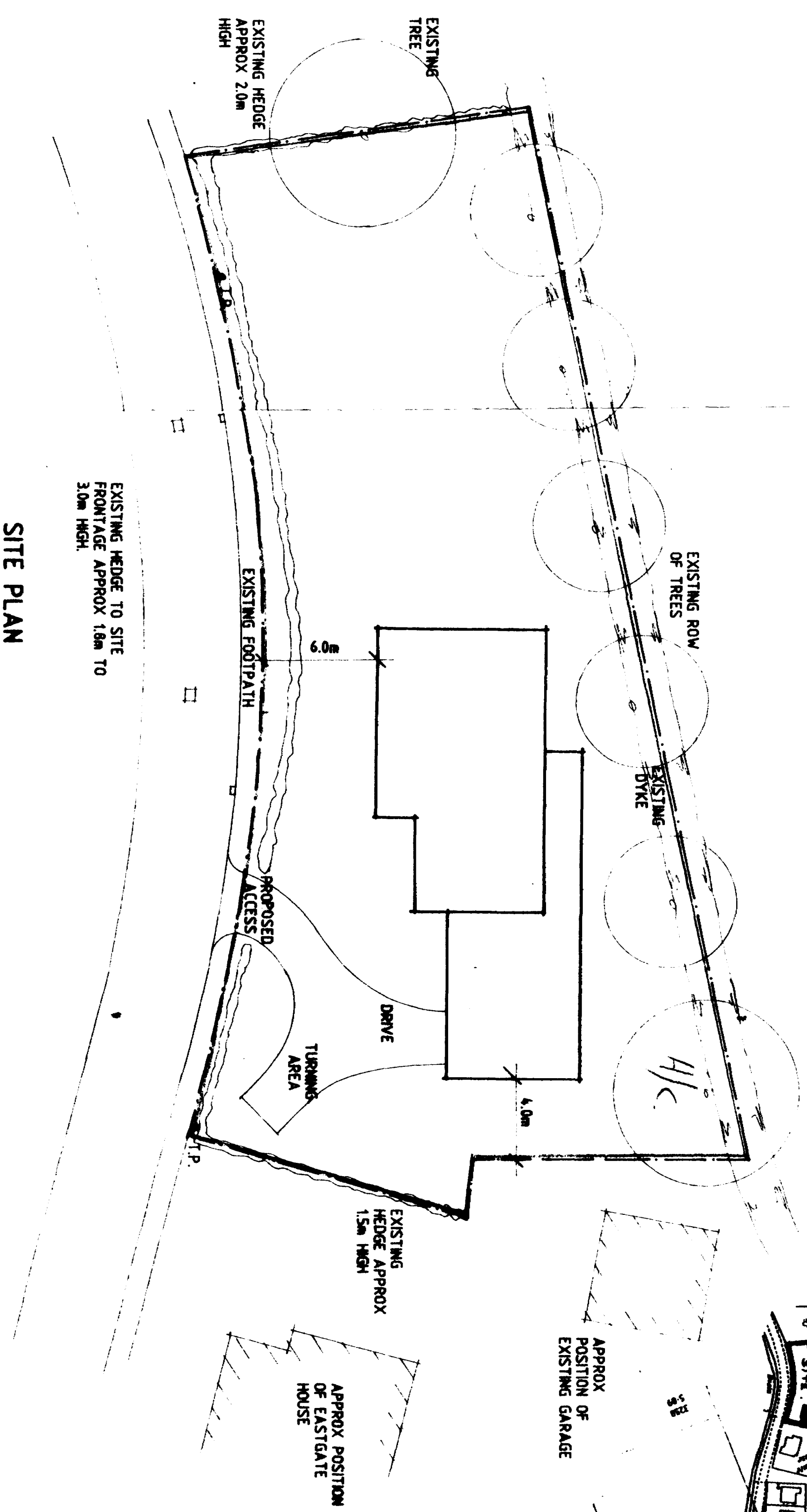
REAR ELEVATION • west.



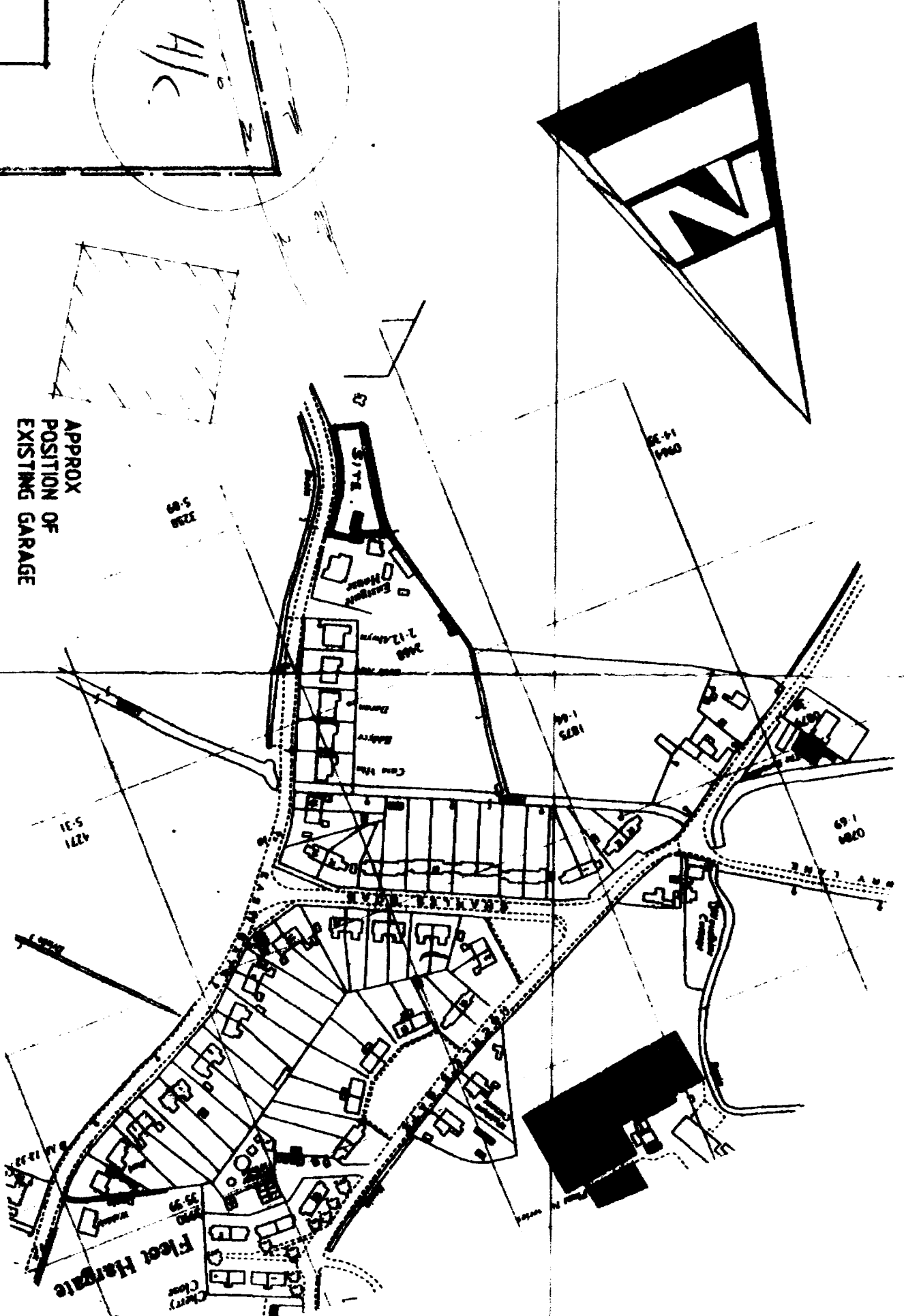
SITE LAYOUT Scale 1/200



DWELLING
SEE DRG. No 771607/1
EXTERNAL MATERIALS
ETERMIT 2000 ROOF SLATES OR
SIMILAR
BUTTERLEY CAERNARVON BERKSHIRE
RED RUSTIC FACING BRICKS
ACCESS
MIN. WIDTH OF ACCESS TO BE 2.5m &
TO BE CONSTRUCTED ALL TO L.C.C.
SPECIFICATIONS
LANDSCAPING
ALL EXISTING TREES & HEDGING TO
REMAIN & BE MAINTAINED AS SHOWN



SITE PLAN



LOCATION PLAN

STATUS DESIGN
SOUTH HOLLAND D.C.
PLANNING DEPT.
22 APR 1992
REF. 0469192

PROPOSED HOUSE & GARAGE AT
EAST GATE, FLEET HARGATE,
FOR
MR. & MRS. PROSSER.

1, PRINCES STREET, HOLDBACH, Lincs. PE12 7BB

SITE LAYOUT

1:500 1:2000 771607/1
MARCH - 92 B. J. J. J.

Architectural, Planning &
Building Design
Consultants