

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0687/93

Received: 10-AUG-93 Type: FULL

Name: H Whetstone Esq
Alderbrooke House
West End
Ely
Cambridgeshire

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to paddock, holding area, parking with redefined access and exercise area for ponies and horses.

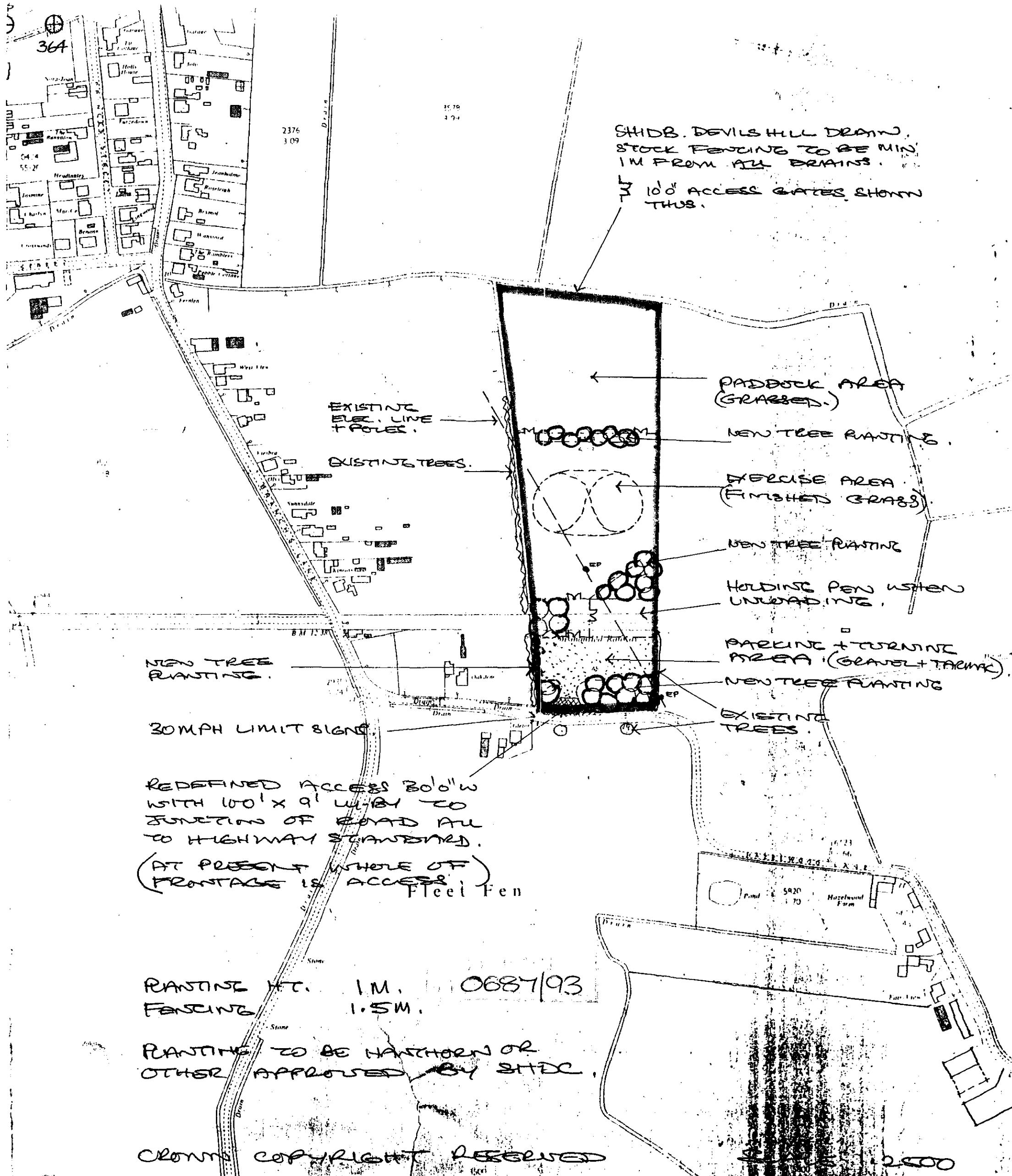
Location : Hazelwood Lane Fleet
Spalding Lincs

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

- 1 In the opinion of the Local Planning Authority, the proposed development would give rise to conditions detrimental to the residential amenities of neighbouring properties by virtue of noise and general disturbance.
- 2 Moreover, the proposed development is located on the north side of the unclassified public highway, Hazelwood Lane, where the carriageway is only some 2.9 metres wide. This carriageway is therefore inadequate in width for 2 vehicles to pass in safety. If permitted, the proposal will generate an increase in vehicular traffic, some of it will be large (horse boxes, food deliveries, etc), along this narrow lane (public events are planned). Such vehicles when meeting will need to either make long reversing manoeuvres, to the detriment of highway safety or overrun the carriageway edges and adjoining verges to the detriment of both.

Director of Planning and Building Control Services
13-OCT-93 H05/0687/93

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.



PROPOSED HOUR
OF USE:-

WEEKDAYS. 8-8
(summer)

WEEK ENDS. 8-9
(Summer)

OR TO SHDC REQ'NTS

HOLLAND

and published separately.

REFERENCE

and are spaced at 100 metre intervals to the nearest 10 metres proceed

feet ten

Letter Box
Level Crossing
Loading Gauge
Mail Pick-up
Mile or Mapping Post

IB
IC
IG
MPI
AP

PLANNING APPLICATION

For office use only

Application No. H05/0687/93

Date Registered

21 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

H. WHETSTONE ESQ.
Alderbrooke House
West End.
Ely.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

WYNETH CONSULTING DESIGN
STATION HOUSE
STATION STREET.
HOLBEACH. LINES.
Tel. No. 0406 22126
(Personal contact name) WYNETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HAZELWOOD LANE, FLEET
SPALDING. LINES.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE
TO Paddock, Holding Area, PARKING
WITH REDEFINED ACCESS AND EXERCISE
AREA FOR PONIES AND HORSES.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00 if you consider no fee is payable include a written explanation instead.

Signed.

Date

20.7.1993

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 worksor This is an **outline** application
☒ (✓)
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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

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 Dwellings
 (ii) Other new building(s)
 (iii) Alterations or extension
 (iv) Change of use

☐
☐
☐
☒

If so, how many:

4. A. If building works are proposed, please state extra floor space 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

☒ Yes

sq. metres
 metres
 metres
 metres

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

agricultural.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road☐

or

B. There will be a ~~new~~ or altered access to a public road☒

If so, name of road: **HAZELWOOD DRIVE**
 Will there be—
 Individual access(es) ☒
 New estate road ☐

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

to be provided.

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

N/A

Mains sewer ☐Cesspool ☐Septic tank ☐

N/A
 N/A
 NO

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial 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

☒ NO
☐ NO
☐ NO
☐ NO
☐ NO

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☒ Yes

Date: **20/2/93**
 Consultee(s) **SHIDB**

☐ NO

Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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).

prospective
purchaser.

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**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed (Applicant / Agent) Date

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.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

S. ROWBOTTOM ESQ.
HACKROFT LANE
FLEET. SPANWICK
LINDS.

20/7/93

Signed *[Signature]* (Applicant / Agent) Date 20/7/93.

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 *[Signature]* (Applicant / Agent) Date 20/7/93.

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P3001

Date first Rec'd 21 JUL 1993

Registration

Reference H05/0687/93

Cross-Ref —

Date 22-JUL-93 JAB

Validation

TYPE

Description
to be recorded

Site area
No of dwellings
Floorspace

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

Invalid

Site plans
Certificate

☐

Fee
Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £120.

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 170
Grid ref 5 324 340

OS Plots
324 340

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 1505

Linked to property

Ref

Dist Bound

Other: Filled pits +
ponds

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

Planning Records:

Earlier apps 1597/88.

B Reg Records:

Already submitted - Ref:
Request needed
Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :

Neighbours :

Boundaries :

Site Features : open fields - open
- FARMROAD TO HAZELWOOD LANE
- HEDGING TO WEST

Inspected by

Date

NO

Site Notice posted by

Date

Expiry

Individual Resident Notices required:

Addresses to be

sent to -

Addresses

delivered to -

owner/occupier
of 'SHALA'

HAZELWOOD LANE

FLEET

SPALDING, LINES

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)

Non Development (or equiv)

Non Response after Direction

Senior Officer confirmed

Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve
(or equiv)

Refuse
(or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

✓ 12/10

Notes:

Disabled

Prev conditions

Amended plans -

Dwg no:

Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H05/0687/93

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details: ① DETAILS OF S/W DRAINAGE IN RESPECT OF PROPOSED GRAVEL + TARMAC AREA.
② 1/500 SCALE PLAN OF ACCESS SHOWING 30' WIDE ACCESS AND 100' X 9' LAYBY.
③ DETAILS OF ~~PROPOSED~~ CLIENTS SUCH AS GYMNASIUMS ETC

Direction authorised by Senior Officer.....

Date.....28/7

Revalidation after Direction

Information satisfactory

Signed.....ME

Date.....10/8

Valid date: 10/8

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

Departure	Publicity: >>	County	Consultations:
Setting of LB		E Heritage	
Public Right of Way		Societies	 G ROW
Discretionary			

Extra Consultations:

Transport	D/Transp A15	 G* T15
TRA	D/Transp A18	
	B Rail	
Environment/	Env Services	✓
Drainage	NRA	
WAT	IDB	
	Env Assess	 G ENV Specify:
Conservation	LB Demolish	 G* DEM
LB	Archaeology	 G ARC Specify:
	Eng Heritage	
	Consultant	
	Other	
Hazards	HSC Group	 G* HAZ
	Specific	
Other PLA		

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

Order No:
Specify:

Specify:
Specify:

Case Officer J. Bunkel
Senior Officer Confirmed ME

Date.....10/8

Recorded DC....

TYPE: Full

DESCRIPTION: Change of use to paddock, holding area, parking with redefined access and exercise area for ponies and horses.

LOCATION: Hazelwood Lane, Fleet.

APPLICANT: H Whetstone Esq

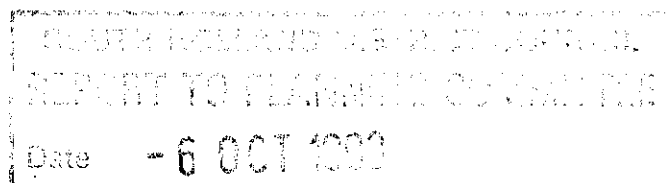
AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Refusal of permission.

RECOMMENDATION

Refuse Permission.



- 1 In the opinion of the Local Planning Authority the proposed development would give rise to conditions detrimental to the residential amenities of neighbouring properties by virtue of noise and general disturbance.
- 2 Moreover, the proposed development is located on the north side of the unclassified public highway, Hazelwood Lane, where the carriageway width is only some 2.9 metres wide. This carriageway is therefore inadequate in width for 2 vehicles to pass in safety. If permitted, the proposal will generate an increase in vehicular traffic, some of it will be large (horse boxes, food deliveries etc), along this narrow lane (public events are planned). Such vehicles when meeting will need to either make long reversing manoeuvres, to the detriment of highway safety or overrun the carriageway edges and adjoining verges to the detriment of both.

COMMENTS

- 1 Although no Structure Plan policy objection to establishment of the proposed development in this location, there are clear amenity and highway objections.
- 2 Impact upon residential properties nearest to the parking, unloading area and access will be considerable - noise from vehicles, patrons and unloading/loading of horses - impact unlikely to be mitigated by additional tree planting.
- 3 Notwithstanding improvements to the access - widened to 30 foot with a 100 foot x 9 foot lay by - both Hazelwood Lane and Branches Lane are unsuitable to cater for the

anticipated or likely flows of traffic. Both are narrow and Hazelwood Lane has some sharp bends.

REPRESENTATIONS

- Parish Council: Is this an excuse to get a house in this area?
- County Highways: Recommends refusal. -
- Public: Objections from four neighbouring property owners on following grounds: -
- Inadequate roads - Hazelwood Lane and Branches Lane.
 - Increased traffic on these lanes.
 - Noise and general disturbance.
 - Offensive smells - manure etc.
 - Loss of privacy.
 - Possible gradual change in use of land to residential.
 - No need for such facilities and inappropriate, in any case, in this location.
 - Unnecessary long hours of operation specified.
 - Concern over welfare of horses.
 - Damage to property from possible uncontrolled horses.
 - The electricity line that runs across area sometimes sparks and flashes in thunderstorms.
-

AN 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



H05/0687/93
FULL

Applicant: H Whetstone Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Change of use to paddock,
holding area, parking with
redefined access and exercise
area for ponies and horses.

Location: Hazelwood Lane
Fleet
Spalding
Lincs

Valid date:	10-AUG-93	Terminal date:	05-OCT-93
Target dates:		Target Committee:	14-SEP-93
To case officer	17-AUG-93	Report deadline:	31-AUG-93
Inspected by	24-AUG-93	Agreed TD Ext:	
Extra contacts	31-AUG-93	Case Officer:	
Report if not clear by	14-SEP-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 'Shava', Hazelwood Lane	23-AUG-93	13-SEP-93
Site/Press Advert MIN	17-AUG-93	07-SEP-93
Clerk to Fleet PC Holbeach 26739	11-AUG-93	25-AUG-93
Dir of Environmental	11-AUG-93	25-AUG-93
Cllr B A Paul 0406 23100	11-AUG-93	18-AUG-93

SITE RECORD

Grid ref: 537450 324540
OS Sheet: 170 Parcel:

L.C.C. - Chs Attached for CB 26/8/93

AN 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



H05/0687/93

FULL

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Tel:

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To case officer 17-AUG-93
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Cllr B A Paul 0406 23100	11-AUG-93	18-AUG-93

SITE RECORD

Grid ref: 537450 324540
OS Sheet: 170 Parcel:

LCC
plan taken - 18/8/93

B.M. T D.E. CARSTAIRS

Fenton Lodge,
Hazelwood Lane,
Flax,

Nr. Holbeach,
PE12 8NN

S.H.D.C. PLANNING DEPT.	
RECEIVED	
13 SEP 1993 -35	
PC	ADP
DPD	ADP
2	ADP

By Smith, Esq, 51
Director of Planning
Building Control Services,
South Holland D.C.
Spalding

3rd September, 93

OBJECTION

Dear Sir,

Planning Application Reference
1405/0657/93, Hazelwood Lane, Flax.

With regard to the above
application, we wish to register our
objection to the proposals.

We have seen a copy of the plan
concerned which gives a general idea
of the proposed changes but not the
precise nature of the business aspect.
One can only assume that this is not
for private purposes, bearing in mind
the lay by and car parking space
enclosed and specified opening and
closing hours.

In the event that it is proposed to transport horses to and from the sale, we feel we must draw attention to the narrow roads in the vicinity. In our opinion both Hazelwood Lane and Bracken Lane are totally inadequate if the regular use of horse transportation is proposed.

In addition it must be borne in mind that at present the surrounding area is arable land and the introduction of animal husbandry on a relatively large scale would give rise to problems such as offensive smells etc.

We also fear that noise levels could be a nuisance factor. Apart from an evident increase in traffic, it occurs to us that the business could involve auctioning of horses and, perhaps, use of amplifiers, until late in the evening.

We shall be obliged if you will bear the foregoing in mind in your considerations of this application.

Unfortunately some of our objections are based on conjecture due to lack of precise information and it would be greatly appreciated if more precise details of intentions could be elicited and published.

Yours truly,
Brenda M. Carstairs. *B. M. Carstairs*

S.H.D.C. PLANNING DEPT.
RECEIVED

15 SEP 1993 ss

⊗

Mrs. L. Jones

55, Branches Lane,

Holbeach. Nr. Spalding.

Linco. PE12 7BG

September 6th 1993

Dear Sir or ^{5/15/9}Madam

OBJECTION

I am writing to express my
concern with regard to a proposed
change in use of land, ref:-
1405/0687/93.

As the proposal is to build riding
stables, and other associated buildings,
to accomodate ponies and to set
aside an area for jumping the
ponies, we are extremely concerned

²
about, and object to the following possible consequences:-

1. Increased traffic in the area, using narrow farm roads, ~~at~~ the hazards this could present.
2. Unpleasant smells emanating from the stables, manure piles etc.
3. Possible gradual change in use of land, culminating in the building of a housing estate.

I would be grateful if my concerns could be recorded.

Yours sincerely,
L. Jones.

S.H.D.C. PLANNING DEPT.
RECEIVED

10 SEP 1993

56

MAXINE & GORDON RAWET
HAZELDENE
HAZELWOOD LANE
FLEET
HOLBEACH
LINCS PE12 8PF

9-9-93

PLANNING APPLICATION H05/0687/93
MR. B. SMITH

PLANNING DEPARTMENT

Dear Sir,

OBJECTION

Reference the above planning application for change of use for land in Hazelwood hane Street.

We object to the change requested on the following grounds.

1. There is no evidence of a requirement for equestrian facilities of the size requested.

2. Hazelwood hane is extremely narrow and would not be able to cope with the increased

2.
traffic. (layby and parking for
numerous vehicles planned).

3. The area is a quiet
rural development, not suitable
for the sort of expansion requested.

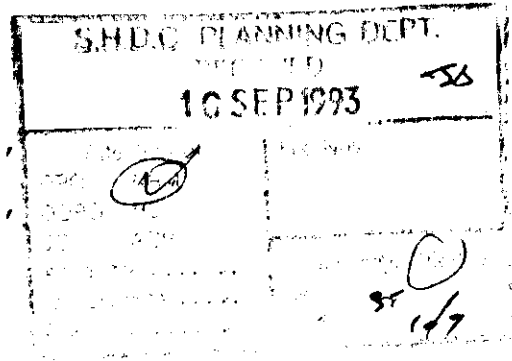
4. As requested in the application
facilities could/would be in use
7 days per week and upto 12 hours
per day.

Yours faithfully



Application No. H05/0687/93

South Holland District Council,
Mr J Blacklock,
Planning & Building Department,
Council Offices,
Priory Road,
Spalding,
Lincs.



7th September, 1993.

OBJECTION

Dear Mr Blacklock,

With reference to the proposed planning application at Hazelwood Lane, Fleet, please note my observations I have made after taking a close inspection of the site plan.

- 1) My house and buildings are not shown on the site plan, therefore, it does not show a true picture of how close the proposed parking area would be. Also note **three** additional bungalows to the west in Hazelwood Lane are not shown.
- 2) The proposed new planting of trees, on the boundary of my property, would not give me any immediate privacy and safety for me and my children.
- 3) If lorries or large horse-boxes are to be used, the lane is far too narrow for these type of vehicles.
- 4) Proposed hours of use at weekends (8-9). What are the hours of use for? Is it for horse training, horse sales or just attending to grazing horses. Any amount of coming and goings, especially on a Sunday, would disturb this quite rural area.
- 5) No mention of any areas for feed, water and where the manure would be stored.
- 6) Please note that the electricity line that runs across this area sometimes sparks and flashes when there is a thunderstorm.
- 7) Will there be any-one close-by responsible for the welfare of these horses out of the hours of use?
- 8) If any of the horses should get loose they could cause considerable damage to any of the adjoining properties in Branches Lane and Hazelwood Lane.

contd.....

- 2 -

These are my observations, would please inform me of the outcome of this planning application.

Yours faithfully,

P. A. Taylor

'Shala'
Hazelwood Lane,
Fleet,
Spalding,
Lincs.
PE12 8LL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application
Reference

105/0687/93

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	7	4	2	4	5

2. Address or location

Hazernoon Lane Farm

3. Name, classification and number of road

4. Date application referred

18-8-93

5. State whether outline, detailed application etc.

Full

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

Change of use to Propagate, Herding Area
PARKING & ACCESS

- 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:

26-8-93

Signed:

[Signature]
Director of Highways and Planning

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

Delete as appropriate

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

This proposed equestrian centre is located on the north side of the unclassified public highway, Hazelwood Lane, where the carriageway width is only some 2.9m wide. This carriageway is therefore inadequate in width for 2 vehicles to pass in safety.

If permitted the proposal will generate an increase in vehicular traffic, some of it will be large (horse boxes, feed deliveries etc), along this narrow lane (public events are planned). Such vehicles when meeting will need to either make long reversing manoeuvres, to the detriment of highway safety or overrun the carriageway edges and adjoining verges to the detriment of both.

Note: — use continuation sheet(s) as necessary.

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: H05/0687/93

Applicant: H Whetstone Esq
Alderbrooke House
West End
Ely
Cambridgeshire

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to paddock, holding area, parking with redefined access and exercise area for ponies and horses.

Location: Hazelwood Lane Fleet
Spalding Lincs

Type: FULL

Date received: 10-AUG-93

11-AUG-93

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 25-AUG-93. 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 J BLACKLOCK

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:

IS THIS AN EXCUSE TO SET A
HOUSE IN THIS AREA?

Signed:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



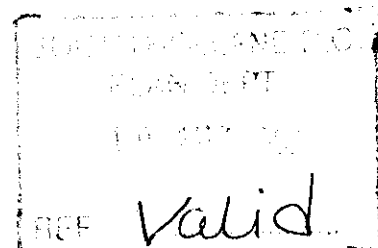
Application no: H05/0687/93

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West End
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Agent: Loweth Cowling Design
Station House
Station Street
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Spalding Lincs

Description: Change of use to paddock,
holding area, parking with
redefined access and exercise
area for ponies and horses.

Location: Hazelwood Lane
Fleet
Spalding
Lincs



Type: FULL

Date received: 21-JUL-93

29-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

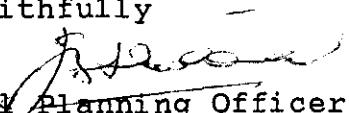
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- Details of S/W drainage in respect of proposed gravel and tarmac area.
- Four 1:500 scale plan of access showing 30' wide access and 100' x 9' layby.
- Details of anticipated events such as gymkanas etc.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully


Principal Planning Officer

DPO

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-K/687/93/JAM

Your Ref.

Date 9 August 1993

Dear Sirs,

FULL PLANNING APPLICATION - H. WHETSTONE, ESQ.
PADDOCK ETC. HAZLEWOOD LANE, FLEET

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.

As you will be aware, the watercourse along the sites Northern boundary is my Board's Devils Hill Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

With regard to the proposed stock fence upon the 9 metre clearance strip, my Board will raise no objection to this being erected provided it is located at least 1 metre from the brink of the watercourse and is of a temporary nature in order it can be easily removed at no cost to my Board should the need arise. Your client and prospective purchasers must however be informed that the Board's prior permission must be sought for any future works alongside the Board's watercourse as set out in clause 1 of the enclosed conditions.

With regard to the gates shown adjacent to the North Eastern corner, I would be obliged if these could be provided in the Eastern fence line so as to enable my Board to have access alongside the watercourse. Should the project proceed, my assistant Mr. Staines will be glad to discuss this aspect further.

Other watercourses adjoining the site are privately owned and maintained and the riparian owners consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to them. 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.

Although not shown on your drawing, I presume storm water disposal from the tarmac/gravel parking access will be via soakage and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that soakaways are not to be provided, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Our Ref: RS/PA-K/687/93/JAM

Your Ref:

9 August 1993

The applicant should be 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 £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

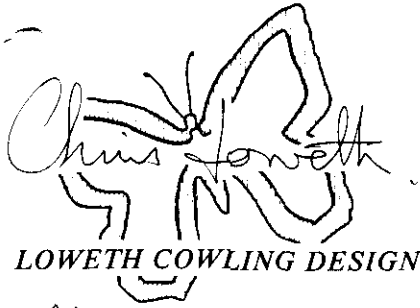
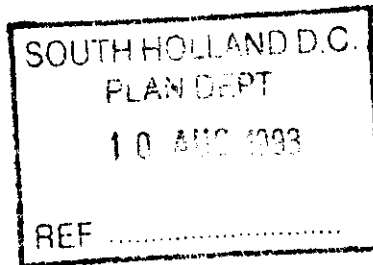
A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,



ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding,
Lincs.



16 Fleet Street,
Holbeach,
Spalding,
Lincolnshire
PE12 7AF
Telephone: (0406) 22126

with amendments. Ref. HOS/0687/93.

Please find enclosed details as requested.

* Anticipated events open to public (general) over and above usual riding training would be no more than 6 per year during the summer months.

F.A.O. J. Blacklock Esq.

Land and building surveys, plans,
specifications, supervision, heating designs.
Registered in England 2474243

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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FILE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3001
Date received : 21-JUL-93

Received from

Loweth Cowling Design

Address

Station House
Station Street
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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

PLANNING COMMITTEE - 6th October, 1993

660. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H06/0654/93 Long Sutton Motor Co.	Cleaning bay at Gedney Road, Long Sutton.
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H09/0718/93 Lincolnshire County Council	O.A. Residential development at former Highways Sub Depot, Hallgate, Holbeach.
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(Subject to a note being added to the permission advising of the need for the design of the development to take account of the existing business development on the southern boundary of the site.)

H09/0719/93 Lincolnshire County Council	O.A. Buildings for business (B1) use at former Highways Sub Depot, Hallgate, Holbeach.
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H08/0724/93 Mr & Mrs A Houghton	Conservatory at 22 Church Street, Gosberton.
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H09/0774/93 Mr & Mrs Ladbrook	First floor extension above existing garage at Maltings Place, 5 Damgate, Holbeach.
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(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H18/1104/92 Marshland & Wingland Ltd.	O.A. Development for uses within Class B1 Business, B2 General Industrial and B8 Storage/distribution use at The Airfield, Sutton Bridge.
H21/0630/93 Mr K Russell	New access at 16 Station Road, Tydd Gote.
H21/0814/93 Mr K Russell	Conservation Area Consent for demolition of wall and railings at 16 Station Road, Tydd Gote.
H05/0687/93 H Whetstone Esq.	Change of use to paddock, holding area, parking with redefined access and exercise area for ponies and horses at Hazelwood Lane, Fleet.
H14/0690/93 Mr J G Sneath	O.A. Pair of semi-detached Cottages at Glenside North, Money Bridge, Pinchbeck.
H21/0693/93 Mr V Day	4 detached bungalows and construction of private drive at Willows Lodge, Willow Close, Tydd St. Mary.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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Agent: Loweth Cowling Design
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Station Street
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Spalding Lincs

Description: Change of use to paddock, holding area, parking with
redefined access and exercise area for ponies and horses.

Location: Hazelwood Lane Fleet
Spalding Lincs

Type: FULL

19-OCT-93

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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully

B SMITH

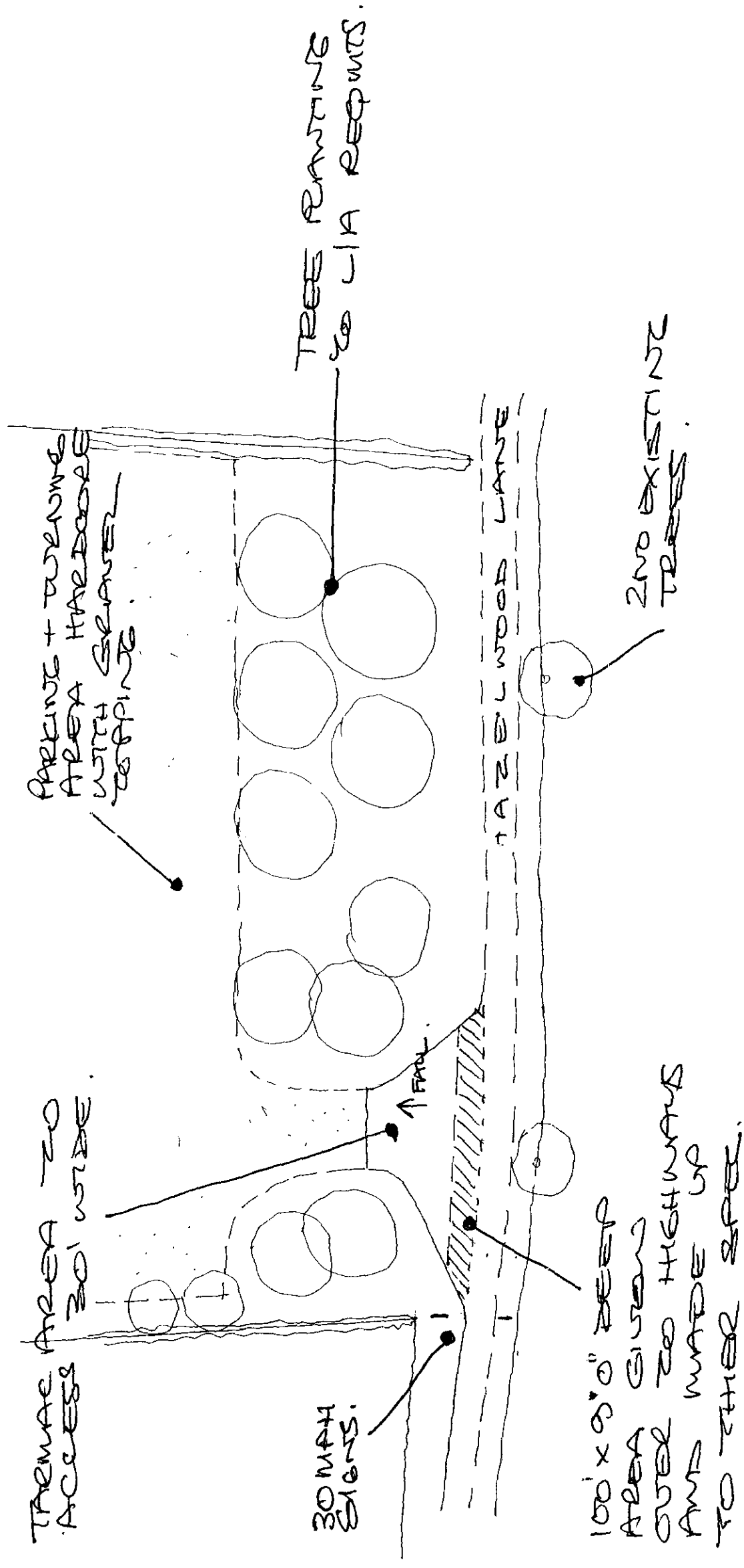
Director of Planning and Building Control Services

B M & D E Carstairs
Fenton Lodge
Hazelwood Lane
Fleet
Spalding, Lincs. PE12 8NN

Mrs L. Jones
55 Branches Lane
Holbeach
Spalding
Lincs
PE12 7BG.

M & G Rawet
Hazelbrooke
Hazelwood Lane
Fleet,
Holbeach
Lincs. PE12 8PF.

P.A. Taylor
"Shala",
Hazelwood Lane
Fleet
Spalding
Lincs
PE12 8LL



ACCESS AND LANE DETAILS REF HOS/0687/93.

SCALE 1:500

SOUTH HOS/0687/93 PLAN DEPT 10 AUG 1993 REF 687/93
