SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H05/0728/93 Received:29-JUL-93 Type:RESERVED MATTERS

Earlier Permission: H05/1132/91

Name: R Proctor
"Huntley"
192 Fleet Road
Fleet
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom bungalow and garage

Location : Fleet Road Fleet
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:

You are advised that no development may be carried out until further details required by the conditions of the outline permission have been submitted to and approved by the Local Planning Authority, namely landscaping.

Director of Planning and Building Control Services
02-NOV-93 H05/0728/93

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.

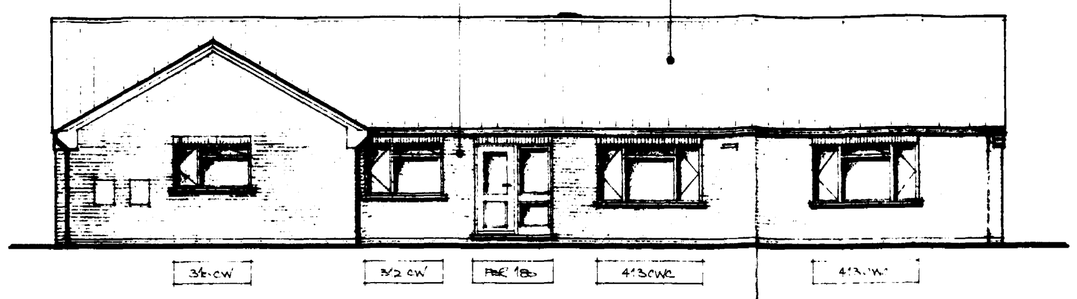
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

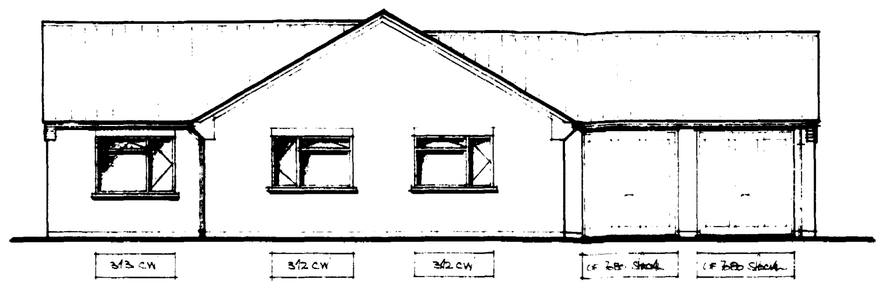
WHITE UPVC WINDOWS

BAGGERIDGE 'MULBERRY RED RUSTIC' BRICK

SANDTOFT CALDERDALE 'RUSTIC' SLATE



FRONT



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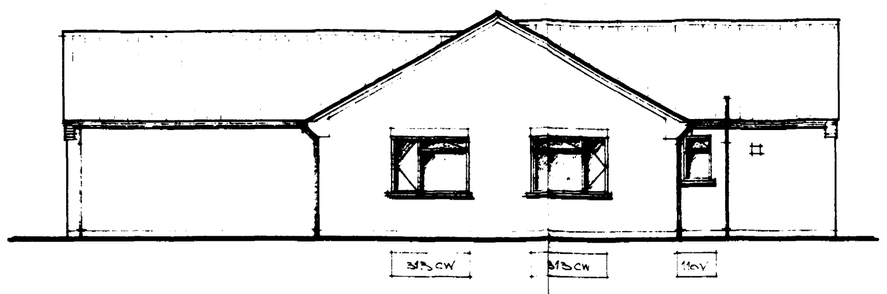

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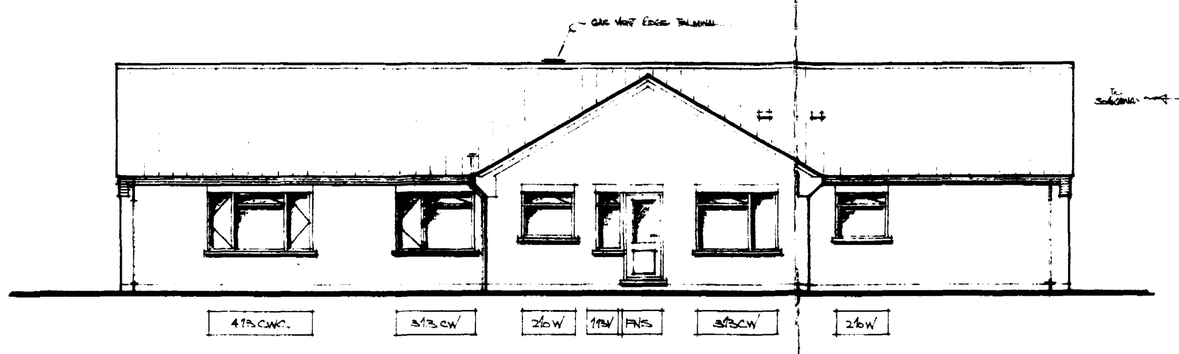


REAR

PLAN

23 JUL 1993
REF HOS/0728/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
3 BEDROOM BUNGALOW & GARAGE.
FLEET ROAD.
FLEET.

CLIENT:
R. PROCTOR.
"HUNTLEY".
192 FLEET ROAD.
FLEET.
SPALDING. LINCS.

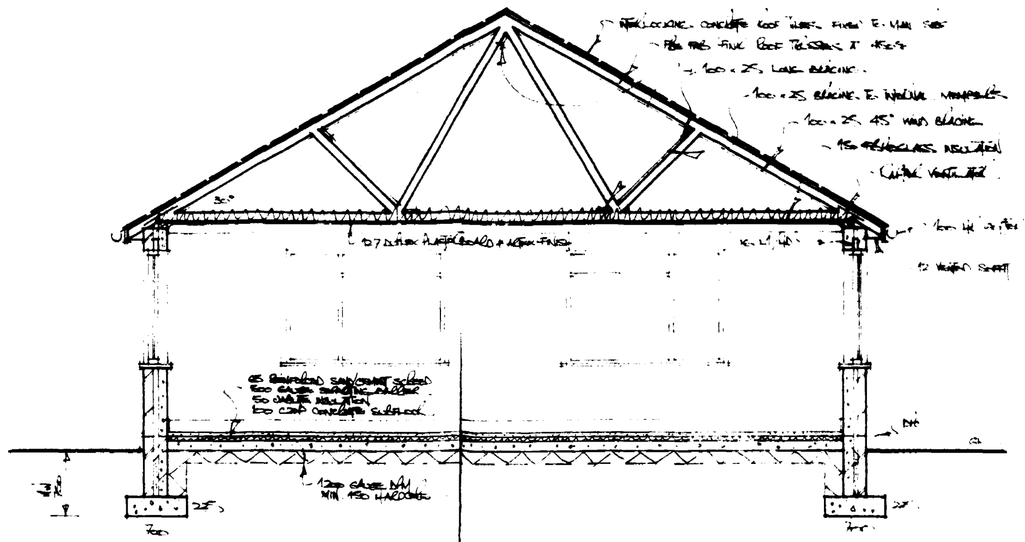
SCALES: 1/50 & 1/100.

DATE: MAY 1993.

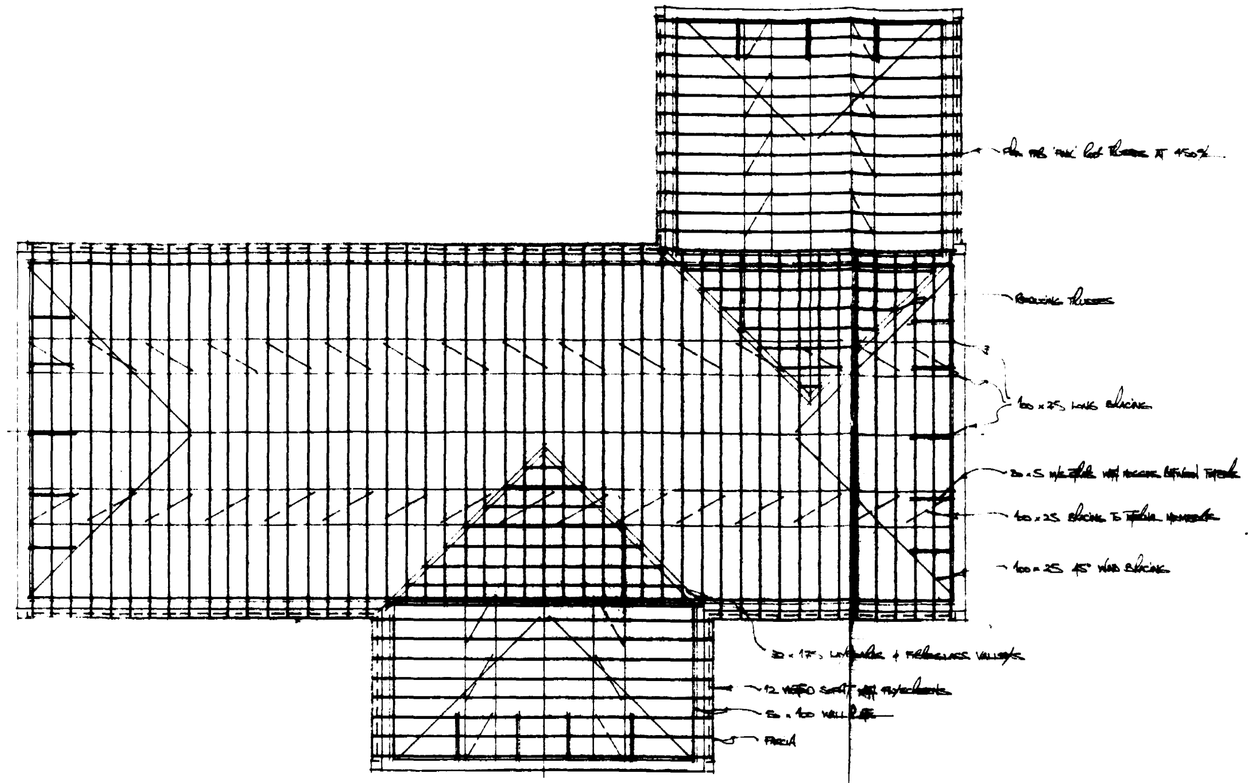
G.R.MERCHANT.

DRAWING No.: R.P. 5/2.

REVISIONS:

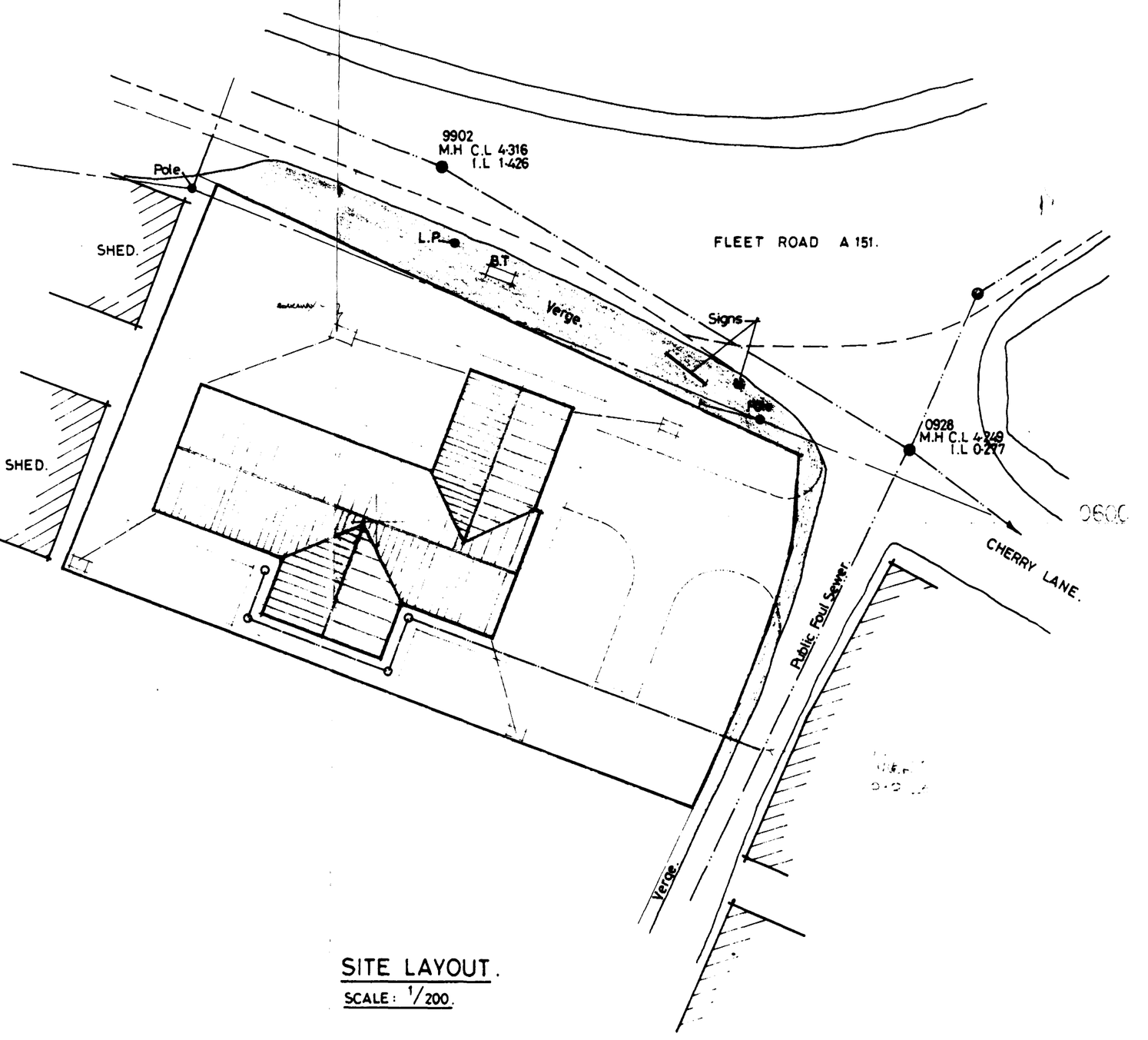


SECTION A-A

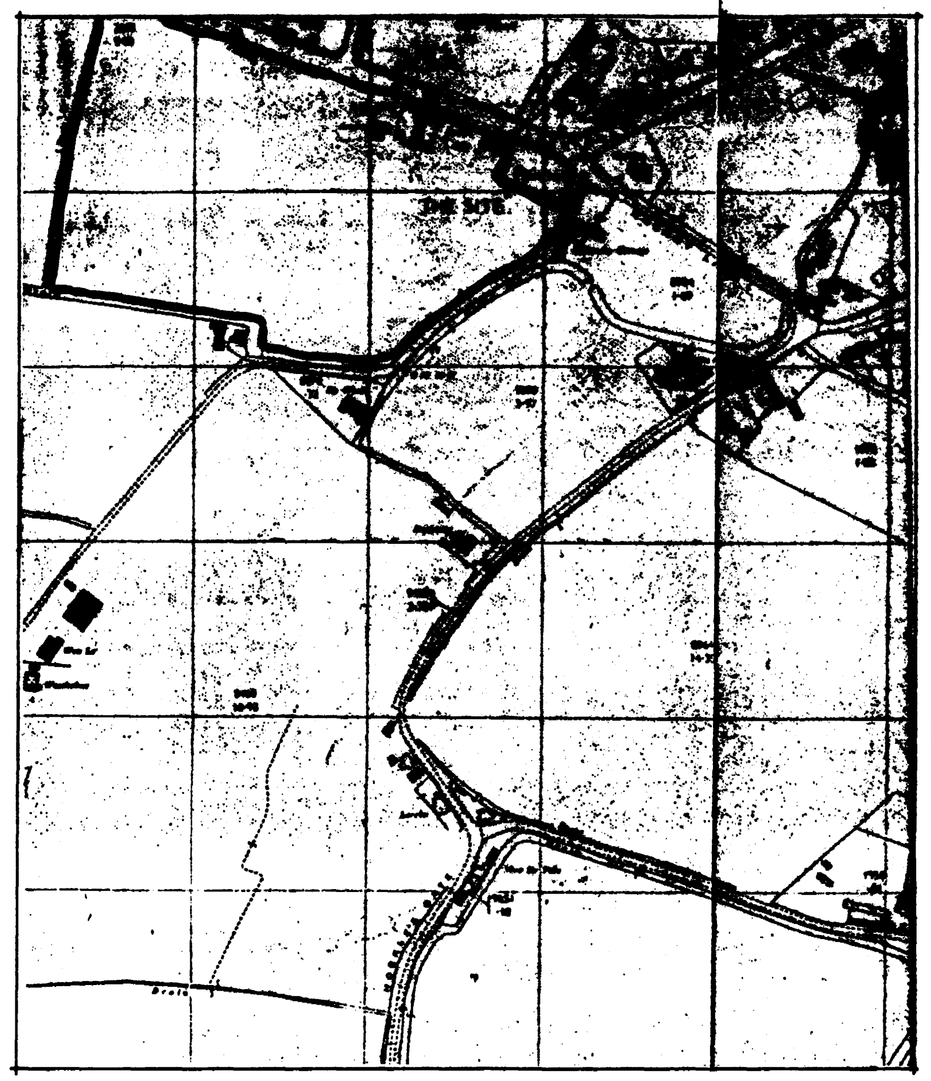


ROOF PLAN

N



SITE LAYOUT.
SCALE: 1/200.



N

LOCATION PLAN.
SCALE: 1/2500.

22 JUL 1993
REF H05/0728/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
5 BEDROOM BUNGALOW & GARAGE,
FLEET ROAD.
FLEET.

CLIENT:
R. PROCTOR.
"HUNTLEY".
192 FLEET ROAD.
FLEET.
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	MAY 1992.
G.R.MERCHANT.	DRAWING No.: RP. 5/1.

REVISIONS:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H05/0728/93
RESERVED MATTERS

Applicant: R Proctor
Tel:

Agent: G R Merchant
0406 490 800

Description: 3 bedroom bungalow and garage

Location: Fleet Road
Fleet
Spalding
Lincs

Valid date: 29-JUL-93
Target dates:
To case officer 05-AUG-93
Inspected by 12-AUG-93
Extra contacts 19-AUG-93
Report if not clear by 02-SEP-93

Terminal date: 23-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
~~D M GEDNEY~~ J Blacklock

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~06~~ 05-AUG-93	~~27~~ 26-AUG-93
Clerk to Fleet PC	Holbeach 26739	03-AUG-93	17-AUG-93
Cllr B A Paul	0406 23100	03-AUG-93	10-AUG-93

SITE RECORD

Grid ref: 539000 324910
OS Sheet: 171 Parcel:

L.C.C. - Obs Attached JE CB 5/8/93

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/0728/93 Received:29-JUL-93 Type:RESERVED MATTERS

Name: R Proctor
"Huntley"
192 Fleet Road
Fleet
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom bungalow and garage

Location : Fleet Road Fleet
Spalding Lincs

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

You are advised that no development may be carried out until further details required by the conditions of the outline permission have been submitted to and approved by the Local Planning Authority., namely landscaping

26-OCT-93 AD check....AJ 27/10

Authorised to issue (inc Delegation).....
1/11

18th OCTOBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H08/0551/93 I Bates	DJR	Refused plus enforcement action as recommended. Also recommendations "D" & "E" of 6 Oct agenda.
H02/0643/93 G M Riddington Ptnr	DJR	DPBCS Authorised. Letter to agent (copy to applicant) inviting formal submission of information on business development/building plans, which is understood to have been passed to committee members, to enable the application to be determined. Letter to include time limit of one month for submission of information.
H06/0657/93 Mr C J W Franks	JB	Defer for letter to be sent to DoT requesting meeting at officer level to discuss committee members concern that DoT are not being consistant in their standards in judging the situation on the A17 when their assessment of the Happy Eater/Payne applications are taken into account and suggest ways that access could be made safe considering a business is already operating from this site. Check with Admin Department on our standing if applicants appeal and whether we can support appellant.
H23/0661/93 Mr R Regan	JB	Defer for site visit as insufficient time to visit site.
H05/0728/93 R Proctor	JB	Grant against recommendation.
H17/0802/93 A B Builders	PJU	DPBCS authorised subject to appropriate conditions against recommendation. Conditions to include retention of some of existing screening around site.

20th October 1993

Signed: _____
Principal Planning Officer

687. PLANNING APPLICATIONS (Continued)

(a) Determinations following Site Inspections (Continued)

H02/0643/93 G M Riddington Partnership		Dwelling at Poplars Farm, Cloot Drive, Crowland.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to the applicants submitting within one month of the date of the request plans of their proposals to develop a centre of farming operations on land adjoining this application site.

H06/0657/93 Mr C J W Franks	O.A.	Petrol filling station at Main Road, Gedney.

RESOLVED: Consideration of the above-mentioned application be deferred to enable the Director of Planning and Building Control Services to have discussions with the Department of Transport, about replacing the current direction of refusal with a recommendation permitting the development to proceed, and the Department be informed of the Council's strong support for the proposal in view of the existence of other businesses in the vicinity having access off the A17(T) which could lead them to not determining the application and supporting the applicant at any appeal.

H05/0728/93 R Proctor	Reserved matters relating to bungalow and garage at Fleet Road, Fleet.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendations.

H17/0802/93 A B Builders	House and garage at 32 Reservoir Road, Surfleet.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendations, subject to appropriate conditions including one requiring the retention of some of the existing screening around the site.

(b) Planning applications awaiting site inspections

As there was insufficient time to visit the site prior to the meeting, consideration of the undermentioned application be deferred pending a site inspection for the reasons indicated:-

Plan No. and Applicant	Proposal
H23/0661/93 Mr R Regan	Dwelling to replace existing fire damaged property at Church Cottage, Churchgate, Whaplode.

(To assess the potential impact of the development upon the adjacent Parish Church.)

660. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(Pending a site inspection to assess the potential impact of the development upon the adjacent Parish Church.)

H05/0728/93 R Proctor	Reserved matters relating to bungalow and garage at Fleet Road, Fleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H23/0773/93 Kings Quality Homes	Residential development at Cranesgate, Whaplode St. Catherine.

(To enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored and for the Director of Planning and Building Control Services to inform any occupants of the properties of the position.)

H17/0802/93 A B Builders	Four bedroomed house and garage at 32 Reservoir Road, Surfleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

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

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

H18/0662/93 J E & R A Deans	Change of use from shop to flat, including external alterations, at 38 Bridge Road, Sutton Bridge.
H14/0677/93 John Allen Transport	Change of use from agriculture to hardstanding lorry park at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.
H14/0678/93 John Allen Transport	Office and workshop side extension to existing storage building at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

(Subject also to an additional condition requiring that noise from plant and machinery shall not exceed 40 Db expressed as a 15 min LA EQT measured at any residential boundary between the hours of 9 p.m. and 7 a.m.)

(e) Applications Director of Planning and Building Control Services authorised to refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the under-mentioned developments in accordance with his recommendations:-

APPLICATION REFERENCE: H05/0728/93 DATE RECEIVED: 29-JUL-93

TYPE: Reserved Matters

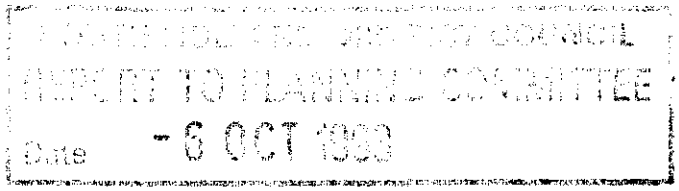
DESCRIPTION: 3 bedroom bungalow and garage

LOCATION: Fleet Road, Fleet.

APPLICANT: R Proctor AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Refusal recommended.



RECOMMENDATION

Refuse Permission.

The proposed dwelling with its marked horizontal emphasis in design and massing would be out of keeping with the rural locality and therefore prejudicial to the visual amenities of the area.

COMMENTS

1 The site occupies a visually prominent position on a bend on the Fleet road, with a view to the west of brick agricultural buildings (and a 'modern' asbestos clad building) and a backdrop, when viewed from the west, eastwards, of dwellings of a conventional size. In this connection, it should be noted that in paragraph 2.09 of the design guidelines adopted by Committee in September 1992 emphasis is laid upon appropriateness of dwelling type.

2 Whilst the details conform to the outline permission in terms of site boundaries and access, it is considered the design and massing of the bungalow, with its over fenestration and marked horizontal emphasis is inappropriate in this locality - even though there is no site limitation or design constraints by way of conditions on the outline permission.

3 It is considered a bungalow narrower than the 21.8 metres (72 feet) width from east to west would enable a more balanced design and more appropriate form of building to be achieved. Certainly, in terms of the size of the site there is scope for a different configuration of building offering better opportunities for a more visually satisfying design.

4 The applicant has declined to amend the design.

REPRESENTATIONS

Parish Council: No objections.

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: H05/0728/93
Our ref : GRM/JJM/RP

7th September, 1993.

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

Dear Sir,

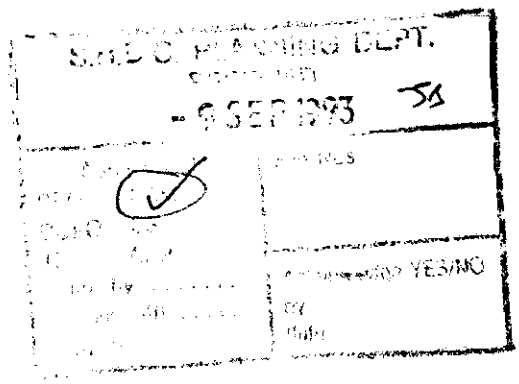
RESERVED MATTERS, 3 BEDROOM BUNGALOW & GARAGE,
FLEET ROAD, FLEET.

Further to my meeting with your Mr Blacklock regarding major alterations to the design of the proposed bungalow, I have had discussions with my client, R. Proctor, and confirm on his behalf, that he wishes the application to be determined in its present form.

Yours faithfully,

J. Merchant.

G.R. Merchant.



1/9/93

Discussion with Bob Merchant

Advised that proposed dwelling had too ~~vertical~~ horizontal an emphasis and that windows were too large.

Agent advised that client probably unwilling to agree to radical changes.

Explained that I was willing to negotiate and requested that applicant through agent should advise me whether he was prepared to negotiate.

[signature]

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0728/93

Applicant: R Proctor
"Huntley"
192 Fleet Road
Fleet
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom bungalow and garage

Location: Fleet Road Fleet
Spalding Lincs

Type: RESERVED MATTERS

Date received: 29-JUL-93

03-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 17-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 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:

NO OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
17 AUG 1993

Signed:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : (wealthy agricultural land
Neighbours : located in corner shed
Boundaries : to west
Site Features :

Inspected by DMG S/V - DMG
Date 5/8 23/8

Site Notice posted by DMG
Date
Expiry 5/8

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

NEGOTIATE FOR BETTER DESIGN

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 Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed ..... Date 23/8

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

APPROVE – AS PER COMMITTEE RESOLUTION

ADD NOTE

YOUR ATTENTION IS DRAWN TO THE REQUIREMENT IN TERMS OF OUTLINE PERMISSION H05/1132/91 TO SUBMIT DETAILS OF APPROPRIATE LANDSCAPING.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer JAB

Senior Officer Confirmed ... Date...3.1.9 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P3050

Date first Rec'd 29 JUL 1993

Registration

Reference H05/0728/93.

Cross-Ref R

Date 30/7/93.

Validation

TYPE RM

Site area
No of dwellings 1
Floorspace

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

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 120

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 171
Grid ref 53-0003 24910

Ward D

Parish FLEET

Inside IBD NO

Inside LP area NO

OS Plots

Linked to site Ref 1530

Linked to property Ref

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

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

Planning Records:
Earlier apps

1132/91
1663/88

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0723/93.

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	0	2	4	9.

2. Address or location

Fleet Road, Fleet.

3. Name, classification and number of road

II

4. Date application referred 5/8/93

5. State whether outline, detailed application etc.

F.M.

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

Bungalow & 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: 5/8/93 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3050
Date received : 29-JUL-93

Received from

R Proctor & Mrs J M Proctor

Address

"Huntley"
192 Fleet Road
Fleet
Spalding Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

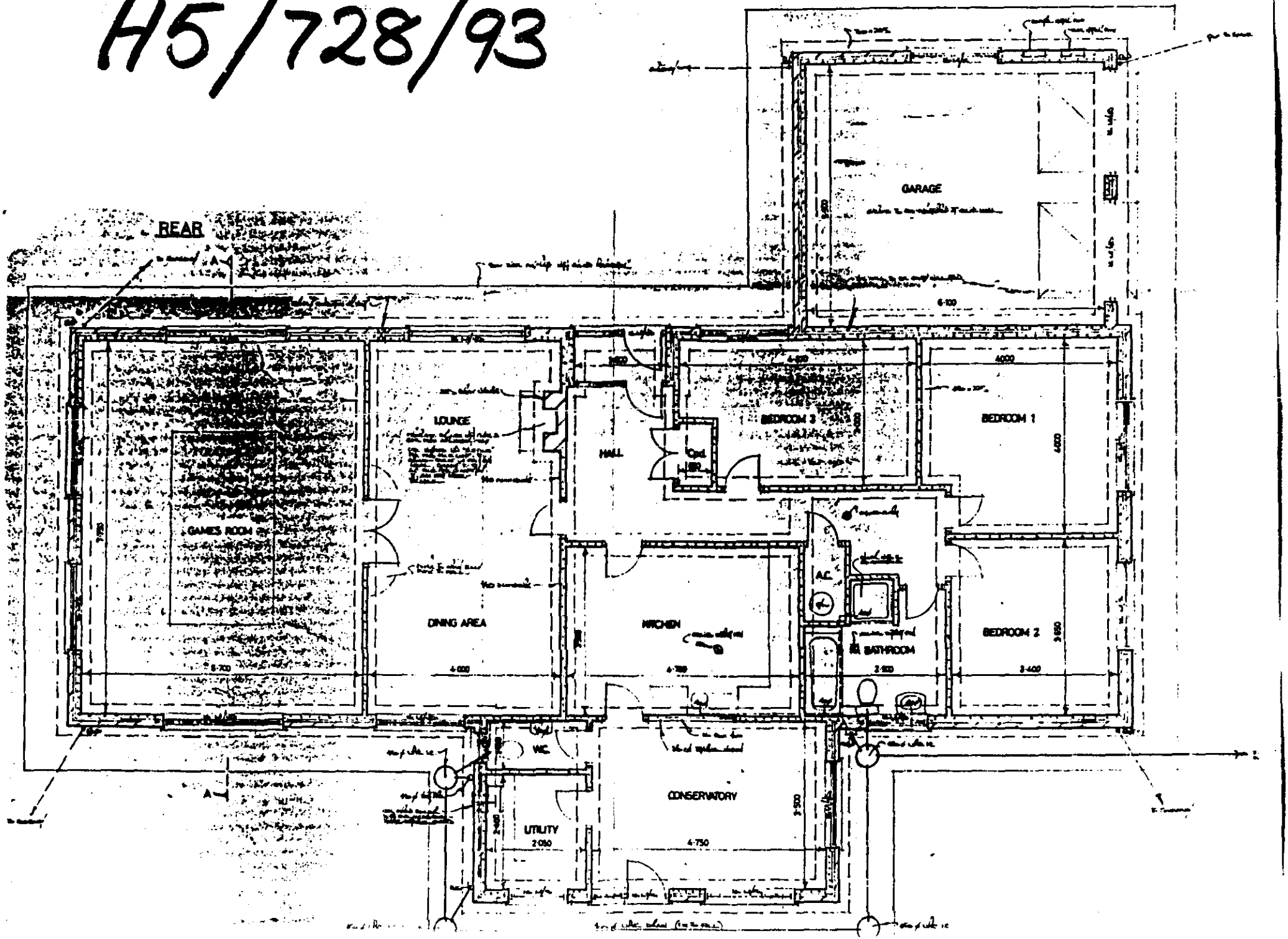
Cash/Cheque : Cheque

Signed.....S A Dicks.....
(Authorised Collector)

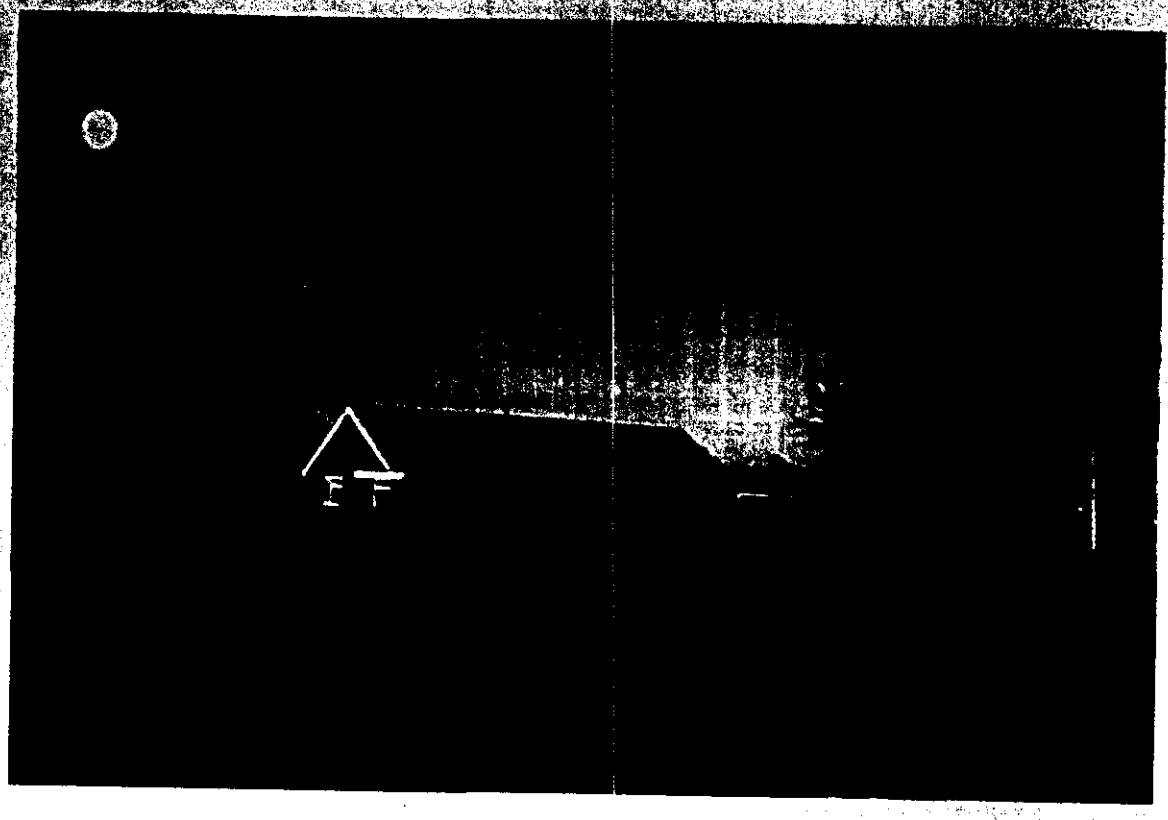
H5/728/93



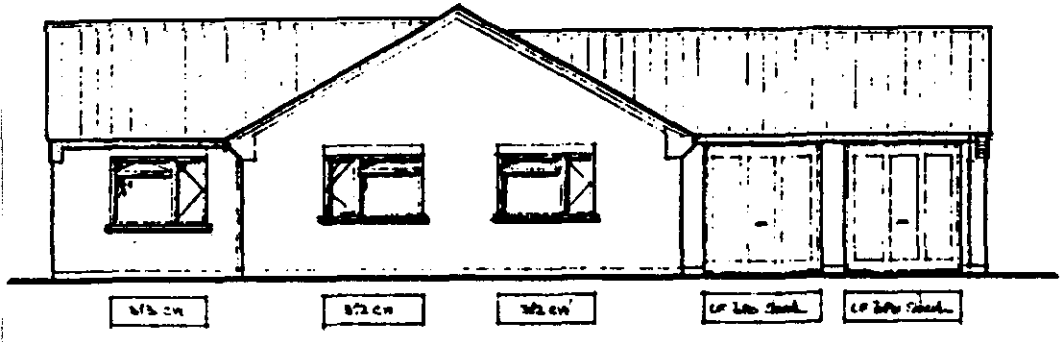
H5/728/93


REAR
GARAGE
6-100
LOUNGE
HALL
BEDROOM 3
BEDROOM 1
4000
GAMES ROOM
DINING AREA
KITCHEN
A.C.
BATHROOM
BEDROOM 2
5-700
4-000
2-900
3-400
W.C.
CONSERVATORY
UTILITY
2-050
4-750





H5/728/93



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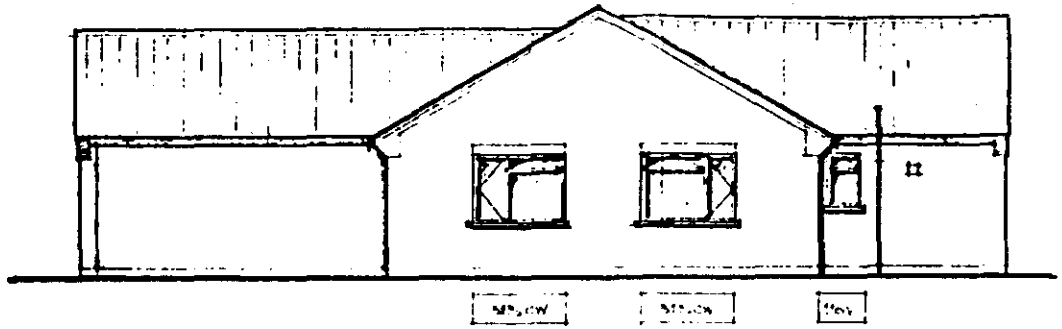

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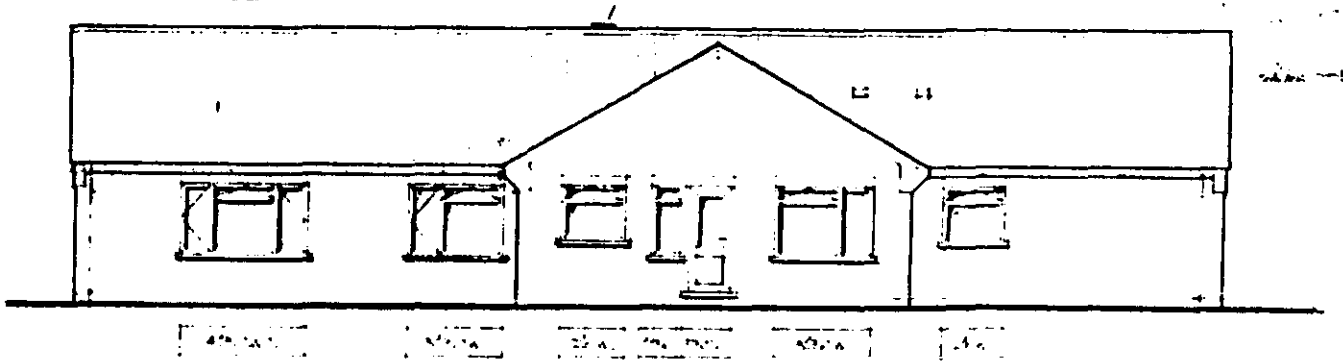

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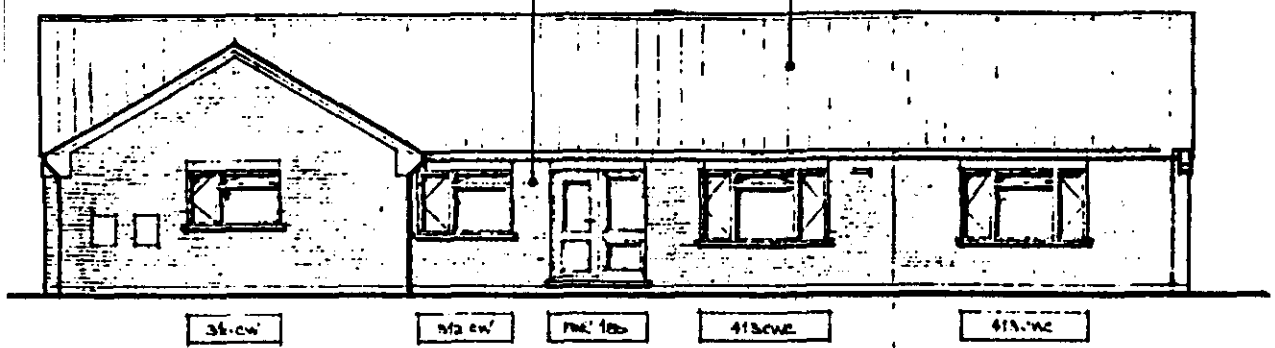
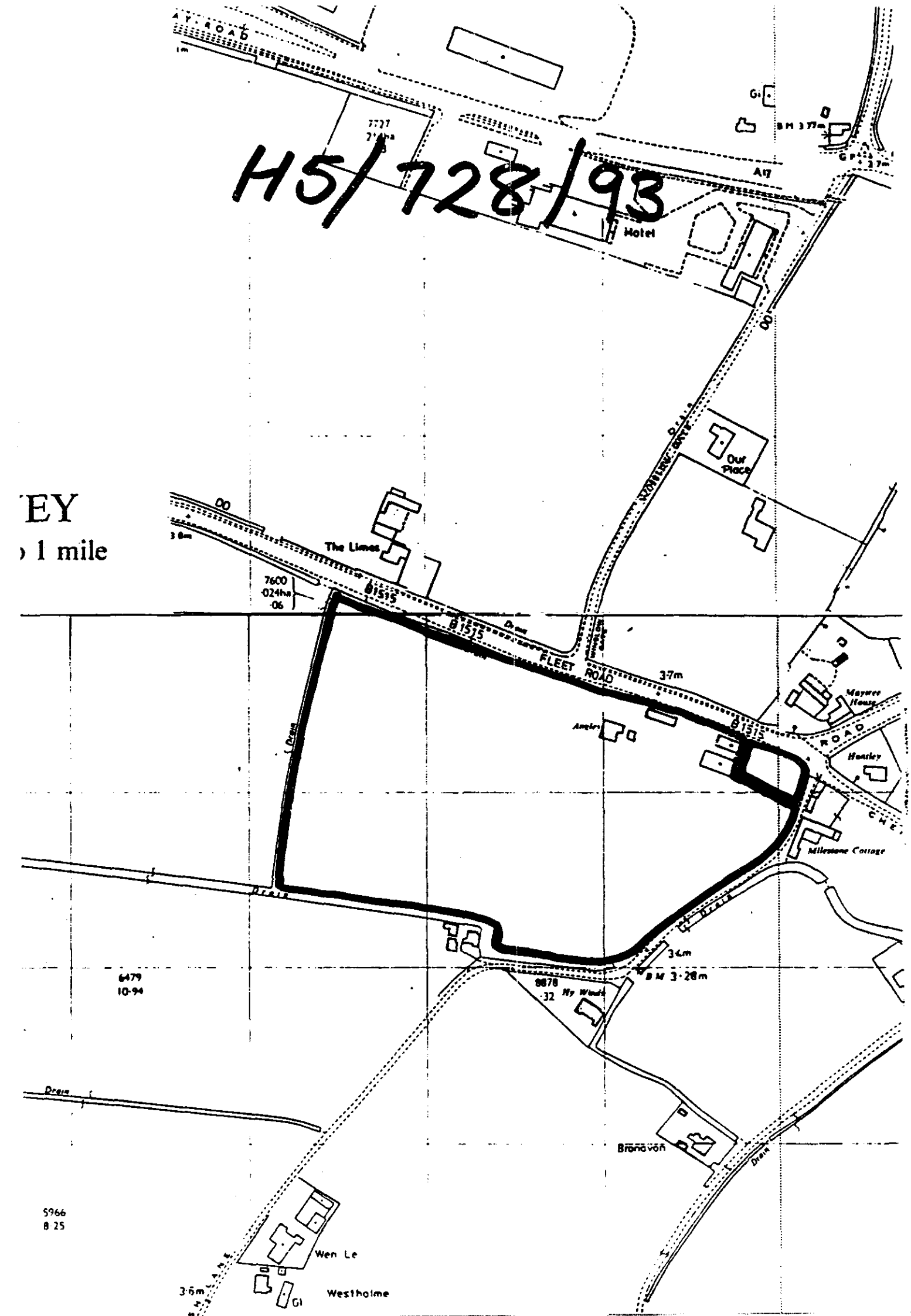
BAGGERIDGE 'MULBERRY RED RUSTIC' BRICK

SANDTOFT CALDERDALE 'RUSTIC' SLATE

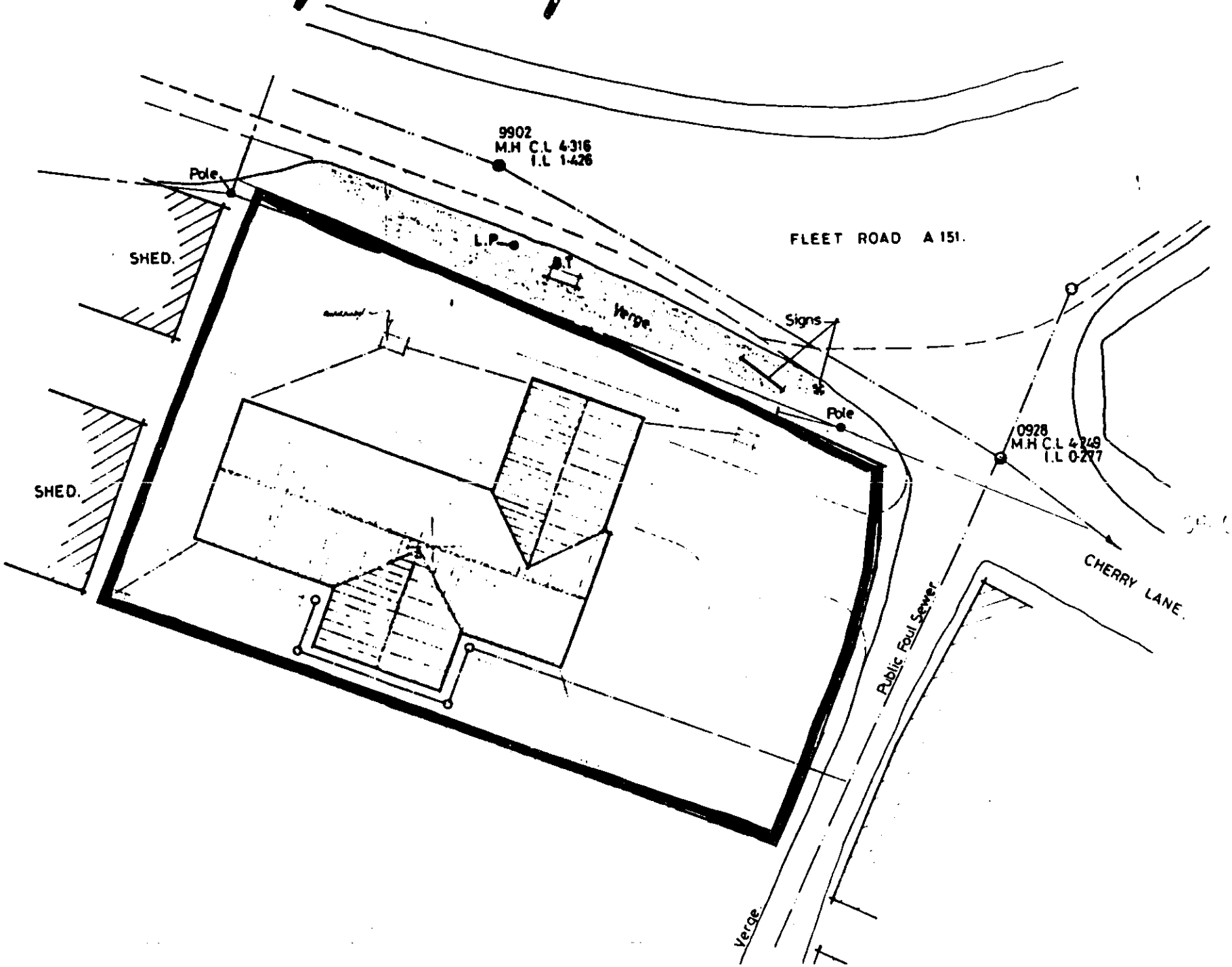


FRONT

H5/728/93


H5/728/93
EY
1 mile
Hotel
A17
Our Place
The Limes
B1515
FLEET ROAD
3·7m
Angles
Maytree House
Huntley
Milestone Cottage
3·4m
B M 3·28m
Hy Winds
Bronavon
Wen Le
Westholme
Drain
6479
10·94
5966
8·25

H5/728/93


9902
M.H C.L 4·316
I.L 1·426
Pole
SHED.
L.P.
Verge
FLEET ROAD A 151.
Signs
Pole
SHED.
0928
M.H C.L 4·749
I.L 0·207
CHERRY LANE
Public Foul Sewer
Verge