SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0782/93 Received:16-AUG-93 Type:OUTLINE

Name: Mr & Mrs J C Clark
12 The Tenters
Holbeach
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage

Location : Lowgate Fleet
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

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

Reason: In the interests of visual amenity and to ensure that the

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

5 Before development commences the existing building shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

The siting and design of the dwelling should reflect the fact that the development is a single infill within a frontage of dwellings with relatively low roof lines. A bungalow or chalet may therefore be most appropriate.

The landscaping scheme should include the provision of a frontage hedge of native species.

Director of Planning and Building Control Services
09-DEC-93 H05/0782/93

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)

COPY

Drain

Drain

6483
1·52 ha
3·76

Drain

Drain

Drain

6377
1·104ha
2·73

REF EE 52/64 NO AG HAB COND.

Homelands

PROPOSED PLOT

FIELD ACCESS

REF EE 317/70 PERMISSION FOR "STOREBUILDING"

5569
2·678ha
6·62

PRE WAR HOUSE (NO PLANNING CONSENT)

REF EE 92/72 CHALET BUNGALOW (A.H. WORTH) SUBJECT TO AG HAB CONDITION.

6463
·186ha
·46

TWO BUNGALOWS BUILT 1960'S NO AG HAB CONDITIONS

B M
3·35m

+2·9m

PAIR OF PRE-WAR SEMI-DET. HOUSES (NO PLANNING CONSENT)

5062
·227ha
·56

Pond

1259
·425ha
1·05

REF 521/88
REPLACEMENT DWELLING (NO AG HAB COND)
(MR G. NAYLOR)

The Bungalow

6553
1·221ha
3·02

5257
·967ha
2·39

Drain

Drain

LOWGATE

5052
1·306ha
3·23

Drain

VARIOUS TIMBER BUILT CHALET STYLE BUNGALOWS PROBABLY CONSTRUCTED PRE-WAR (NO PLANNING CONSENTS)

SOUTH HOLLAND D.C.
PLAN DEPT.
16 AUG 1993
REF 0782/93

PROPOSED BUILDING PLOT

LOWGATE, FLEET

APPLICANTS: MR J.C. CLARK
MISS J.M. FINES

REPRODUCED FROM LINCS. SHEET TF 3825 - 3925
BY KIND PERMISSION OF HER
MAJESTY'S STATIONERY OFFICE

HIX & SON
Chartered Surveyors, Auctioneers & Estate Agents
28 CHURCH STREET
HOLBEACH
SPALDING, LINCS. PE12 7LL
HOLBEACH (0406) 22777

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0782/93

Date Registered 16 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. J. C. Clark,
(formerly Mr. J. C. Clark and
Miss J. M. Fines),
12 The Tenters,
Holbeach,
Nr. Spalding,
Lincs.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Messrs. Hix & Son,
28 Church Street,
Holbeach,
Nr. Spalding,
Lincs. PE12 7LL.
Tel. No. 0406-22777
(Personal contact name) Shallice

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Lowgate, Fleet, Nr. Spalding, Lincolnshire.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use of the site for the erection of one (1) dwelling and garage.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of .Nil..... If you consider no fee is payable include a written explanation instead.

Signed..... Date. 13th August, 1993.....

On behalf of Mr. and Mrs. J. C. Clark

Previous application No: H05/0086/93

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 [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area 0.05 (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 building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: ONE (1)

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: ✓ sq. metres

B. Please state size of any new structure:- (a) max. height: Not finalised at this° stage. metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: ✓

D. Please state type and colour of roofing materials.

E. Site Survey No

5. GENERAL INFORMATION Please complete each section

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

Storebuilding and Arable Land.

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 ✓ → If so, name of road: Lowgate

Will there be –
Individual access(es) ✓
New estate road ☐

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

Proposed Garage and Parking/ Turning Area.

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: By means of Soakaways

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**

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. ☐ → Date: Consultee(s):

Previous Application Yes App.No. Ho5/0086/93

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

Continue on separate sheet if necessary. See separate sheet

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	Prospective Purchasers

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... (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.

State Name and address of owner:
Mr. C. Fisher, 'Homelands', Lowgate, Fleet, Nr. Spalding, Lincs.

State Date notice served:
13th August, 1993

Signed ..... (~~Applicant~~/Agent) Date 13.8.93.....
On behalf of Mr. and Mrs. J. C. Clark

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/Agent) Date .....

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:
Mr. B. Fines, Lambton House, Gedney Drove End, Nr. Spalding, Lincs.

State Date notice served:
13th August, 1993

Signed ..... (~~Applicant~~/Agent) Date 13.8.93.....
On behalf of Mr. and Mrs J. C. Clark

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Prefabricated building currently on site.
Boundaries : Horse chestnut tree in SE corner.
Site Features : House to south. Bungalow to N.

Inspected by DME
Date 24/8

Site Notice posted by DMG
Date
Expiry 24/8.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

Post Committee.

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 26/11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

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

TL2 (1)

Conditions/~~Reasons:~~ (cont overleaf)

(2) (1) SC8. Reason Standard

(3) (2) SC27. — " —

(4) (3) B21. Reason B21

(4) Before development commences the existing dwelling shall be demolished and rubble cleared from the site.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

(5) SCA

SNA (6) Note.
(1) The siting and design of the dwelling should reflect the fact that the development is a single infill
SNB (1) within a frontage of dwellings with relatively low roof lines. A bungalow or chalet may
(2) The landscaping scheme should include the provision of a frontage hedge of native species. therefore be most appropriate

DC INSTRUCTION SHEET

APPLICATION REF: HOS/0782/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Publicity: >>

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:

Press
PC
WM
Residents

Case Officer: DAVID GEDNEY

Senior Officer Confirmed ..... Date..19/8.. Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 16 AUG 1993

Registration

Reference H05/0782/93

Cross-Ref —

Date 17/8

Validation

TYPE OUTLINE

Site area 0.05
No of dwellings
Floorspace

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

Description to be recorded: Erection of Dwelling + Garage

Invalid: Site plans ☐ Certificate ☐ | Fee ☐ Fee (not free) ☐ | Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees: Correct fee £NIL | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 102 OS Plots
Grid ref 5 [illegible] 3 [illegible]

Ward TD 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 –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1574
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 0836/93
[illegible]
317/70 Sub.

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

BRIAN SMITH 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

SOUTH HOLLAND DISTRICT COUNCIL

H05/0782/93

OUTLINE

Applicant: Mr & Mrs J C Clark
Tel:

Agent: Messrs Hix & Son
0406 22777

Description: Erection of dwelling and garage

Location: Lowgate
Fleet
Spalding
Lincs

Valid date:	16-AUG-93	Terminal date:	11-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	23-AUG-93	Report deadline:	22-SEP-93
Inspected by	30-AUG-93	Agreed TD Ext:	
Extra contacts	06-SEP-93	Case Officer:	
Report if not clear by	20-SEP-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .05 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert DEP		24-AUG-93	14-SEP-93 ✓
Clerk to Fleet PC	Holbeach 26739	20-AUG-93	03-SEP-93
Cllr B A Paul	0406 23100	20-AUG-93	27-AUG-93

SITE RECORD

Grid ref: 539660 325680
OS Sheet: 152 Parcel:

L.C.C — No Obs Attached JB 26/8/93

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 8th November, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. C.J.T.H. Brewis	Mr. N.P. Judge, M.B.E.	Mr. W.D. Skells
Mrs. P.J. Buffham	Mr. A.E. Naylor	Mr. T.G.M. Tyler
Mrs. D.F. Davies	Mr. J.R. Pearl	Mr. R.C. West
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. M.C. White

The Deputy Director of Planning and Building Control Services and the Deputy Director of Administration.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors J. Clark, J.A. Dobney and Mrs. E.O. Hall-Patch.

727. MINUTES

The Minutes of the meeting held on 18th October, 1993 were signed by the Chairman as a correct record.

728. PLANNING APPLICATIONS

(a) Determinations following site inspections

The following applications were determined as indicated following an inspection of each site:-

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

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions including one relating to the retention of existing trees and the submission of a landscaping scheme.

H13/0628/93 Ashwood Homes	Residential development (erection of 3 dwellings) at Woodgate Road, Moulton Chapel.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H05/0782/93 Mr & Mrs J C Clark	Dwelling and garage at Lowgate, Fleet.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions on the basis that the development is regarded as infilling.

9th NOVEMBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H13/0605/93 Messrs Wilson & Son Ltd	DMG	DPBCS Auth in respect of plots 10 & 11 as recommended plus the applicant be advised of sub-committee's views in respect of the future development of plots 5,6,7,8,9 & 12, and in particular, that the deletion of one plot at the end of the turning area and a revised plot layout would be preferable. Note on decision note to say letter to follow.
H13/0628/93 Ashwood Homes	JB	Grant as recommended and in respect of amended plans received. Superseded plans not properly stamped.
H23/0661/93 Mr R Regan	JB	Grant contrary to recommendation. Conditions to include one relating to retention of existing trees and the submission of a landscaping scheme.
H05/0782/93 Mr & Mrs Clark	DMG	Grant contrary to recommendation. Note on decision to make it clear that design of whole development shall be regarded as infilling.
H18/0783/93 A F Garner	DMG	DPBCS Auth for temporary period of 5 years subject to section 106 agreement restricting occupation of mobile home to owner, manager or an employee of the existing business and the consent being tied to the business use contrary to recommendation.
H16/0812/93 Mr & Mrs Hobbs	DMG	Grant contrary to recommendation. Conditions to include following: "This permission does not extend to the vehicle access as shown on the submitted plans. Any access across council owned land shall be in accordance with a scheme to be prepared by the District Council"
H13/0873/93 Mr Abbots & Miss Whitworth	JB	Grant as recommended. Additional condition regarding the provision of acoustic screening and any other reasonable noise measures along the boundary adjacent to the public house.

12th November 1993

Signed: _____
Principal Planning Officer

FROM THE OTHER SIDE OF THE HEDGE

A working farmer's personal view

night it has to go into intervention or be subsidised on to the world market.

We will still need to use about 18 million tonnes of grain. It makes sense to produce it here. Trade balance of payments is an in-word again. If we need to buy on the world market our suppliers will speak in altruistic terms but inevitably the price charged to us will rise.

We definitely need to produce our annual grain requirement. Whether we need to have the extra ten week supply in reserve I leave to your judgement.

With food supplies we are dealing with nature not with votes nor with finance. Biblical wisdom (Joseph and the seven lean years) proposes that it is wise to have a store in reserve. Television information (Mississippi flooding an area the size of England) shows that in some years a harvest is denied us and a full granary can be a life saver.

What is different about this year's harvest? There have been no stubble fires. These are now banned by law and farmers are having to chop the straw and incorporate it into the topsoil. This means extra expensive cultivations and more consumption of fossil fuels. Not so apparent is the extra cost of additional weed sprays and slug killing practices.

No one seems to worry about the fire hazard of thousands of acres of straw and stubble lying dry as tinder in a heatwave. My house is surrounded by fields of straw and I would feel safer when a fire break had been burned around it.

Meantime I apologise if the combine or the corn trailer has to pass along the road at the time when your car is dashing to work or to wherever.

It really is part of "give us our daily bread."

HARVESTER

ut farming, or a request for a the Growers' page, call our



g farmworker Dennis Cox



LONG SUTTON – Mid-terraced, 2 bed starter home. Lounge/dining room, kitchen, bathroom. Close to town centre. **£29,950**



TYDD ST MARY – Lounge, sep dining room, kit/breakfast room with oven and hob, 3 beds, bath/shower room, attic studio, gge, heating. Corner position in village. **£59,500**

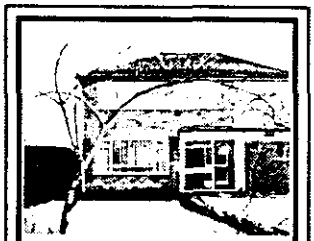


LONG SUTTON – Lounge, dining room, kitchen, cloakroom, 3 beds, bathroom, c/h, enclosed rear garden. Convenient position to town centre. **£47,500**



NEW

SUTTON BRIDGE – Three recep rooms, dining room, breakfast room, kit, 3 beds, bathroom. Outbuildings. Requires complete modernisation and repair. **£17,500**



LONG SUTTON – Large extended family house with open views. Four beds, newly fitted kitchen, utility. Ch. Garage. Close to town centre. **£56,000 ono**



SUTTON ST JAMES – Lounge, kit/breakfast room, utility, bathroom, 3 beds. Ch. Rural position. Some modernisation/repair required. **£27,950**

MAXEY & SON

8pc
24.8.93

DG

PUBLIC NOTICES

PLANNING APPLICATION

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

The following proposals do not accord with the provisions of the relevant Development Plan.

H04/0763/93	Mr W. Lockhead Erection of a single dwelling Little Oliver's Road, off Bicker Road, Donington, Spalding, Lincs.	OUTLINE
H05/0782/93	Mr and Mrs J. C. Clark Erection of dwelling and garage Lowgate, Fleet, Spalding, Lincs.	OUTLINE
H18/0783/93	A. F. Garner Siting of mobile home 187 Bridge Road, Sutton, Bridge, Spalding, Lincs.	FULL
H23/0786/93	Mr K. Usher Residential development — two plots Adjoining: Red Roofs, Dowsdale Bank, Crowland, Peterborough.	OUTLINE

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

B. Smith
Director of Planning and Building Control Services
August 24, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

8q¢WVN2711 187/507LF24-8

CONTRACT SERVICES

NOTICE TO HOUSEHOLDERS

REFUSE COLLECTION SERVICE AUGUST BANK HOLIDAY

There will be no Refuse Collection Service on

PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

KEITH BUTTERS LTD, trading as Keith Butters Ltd, of Kellet Gate, Spalding, Lincs PE12 6EH, is applying to replace with change a licence to use Kellet Gate, Spalding, Lincs PE12 6EH as an operating centre for ten goods vehicles and five trailers.

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

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

8q5202 187/507 LF24-8

DEACON & FAIRFAX EDUCATIONAL FOUNDATION FLEET, LINCOLNSHIRE

Applications for

EDUCATIONAL GRANTS

are invited from students resident within the parish of Fleet who are below the age of 25 years and who are continuing formal education after reaching the statutory school leaving age of 16 years.

Applications stating date of birth must reach the undersigned no later than Tuesday, September 21, 1993. Any received after this date connot be considered.

H. OSBORNE,
Clerk.

88 Langwith Gardens,

DRIVING TUITION

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SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 SEP 1993 DG

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-K/782/93/JAM **Your Ref.** CS/6034/PJC **Date** 8 September 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. & MRS. J.C. CLARK
DWELLING AT LOWGATE, FLEET

Thank you for the plan showing your above clients proposed development. Although the proposal does not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's or private watercourses adjoin the site but examination of old ordnance survey maps of the locality indicates there to have been a roadside dyke fronting the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged.

I note soakaway drainage systems are intended 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. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

Yours faithfully,

J J Ebery

ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.

Our ref: GT/93/1/SH/0234/SHG

Date: 1 September 1993

NRA

National Rivers Authority
Anglian Region

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

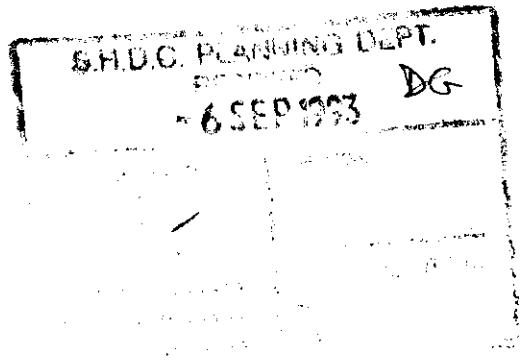
Dear Sir

Planning Application No. H05/0782/93

PROPOSAL: ERECTION OF DWELLING AND GARAGE
LOCATION: LOWGATE, FLEET, SPALDING
APPLICANT: MR MRS J CLARK

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.
Yours faithfully,

R. F. MORGAN
Planning Manager



GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Hawley Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0782/93

Applicant: Mr & Mrs J C Clark
12 The Tenters
Holbeach
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage

Location: Lowgate Fleet
Spalding Lincs

Type: OUTLINE

Date received: 16-AUG-93

20-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 03-SEP-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

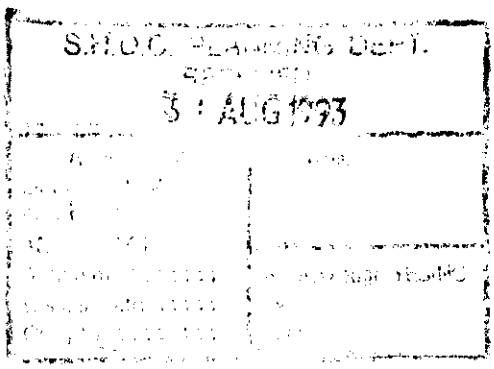
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:
NOT IN FAVOUR
OUTSIDE LSD.

Signed:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0782/93.

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		

2. Address or location

Howgate, Fleet.

3. Name, classification and number of road

III

4. Date application referred 18-8-93

5. State whether outline, detailed application etc.

OL

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

Erection of 1 Dwelling

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: 18/8/93 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

(1) B21

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

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

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

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

Reference No: H05/0782/93
Description: Erection of dwelling and garage

Location: Lowgate
Fleet
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 14-SEP-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

24-AUG-93

SOUTH HOLLAND DISTRICT COUNCIL

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/6034/PJC Date 13th August, 1993 Your Ref:

SOUTH HOLLAND D.C.
PLAN DEPT.
16 AUG 1993
REF 0752/93

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Outline Planning Application -
Lowgate, Fleet, Nr. Spalding, Lincolnshire
Mr. and Mrs. J. C. Clark

We attach hereto the completed Application forms in respect of a resubmission for Outline Permission following the Refusal, reference H05/0086/93 dated the 7th May, 1993 and we trust, on this occasion with the additional information supplied, that the Committee will be sympathetic to the Application in this instance.

Yours faithfully,

A FIMBRA MEMBER

We feel the following matters are particularly relevant to this application:

1. One of the joint local applicants, Mrs. J. Clark, is the Grand-daughter of the owner of 'Homelands' to the North of the application site. As Mr. and Mrs. Fisher, the owners of 'Homelands' are elderly and in declining health it is considered desirable to have close relations living next door.

2. The application is not of a speculative nature and the applicants would be the first occupiers of the dwelling should Planning Permission be forthcoming.

3. The site is situated between existing dwellings in a small cluster of dwellings on both East and West sides of Lowgate, Fleet. The construction of a dwelling upon the site would not constitute 'development in the open countryside' as such and would not, it is considered, create a precedent for further development in the close proximity of the site.

4. We attach hereto a plan showing the area immediately surrounding the application site which illustrates:-

   a. The five (5) existing properties to the North and South of the application site to the West side of Lowgate which have no Agriculture Habitation restrictions.

   b. Eight (8) dwellings to the East side of Lowgate of which seven (7) have no Agricultural Habitation restrictions.

5. The site is at present occupied by the store building which was constructed following Planning Consent reference EE 317/70. The building is not attractive and it is not considered that it's replacement with an appropriately designed dwelling would be detrimental to the general appearance of the locality. The site was occupied by old sheds in former years and the soil is generally poor and incapable of economic agricultural use.

6. A set of photographs, copies of which are attached, were forwarded to you with application reference H05/0086/93 showing the site and surrounds.

7. A field access roadway to the land at the rear will be accommodated to the North side of the application site. There will be insufficient space for any other dwellings to be erected adjacent.

8. The mature tree to the South East front corner of the site will be retained as a feature of the site.

9. It is considered that the proposed dwelling should blend in well with the general surroundings as illustrated in the Street Scene montage attached.

SOUTH HOL

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/6034/PJC Date 14th December, 1993 Your Ref:

Mr. B. Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Sir,

Re: Building Plot, Lowgate, Fleet
Applicants: Mr. and Mrs. J. C. Clark
Reference: H05/0782/93

We are most concerned that we still have not received the formal Planning Permission document in connection with the above matter and we would be grateful if you could ensure that this is forwarded to us as a matter of priority.

Yours faithfully,

Posted 14 Dec

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1993 DG

FIMBRA MEMBER

may be a building that is left vacant and prone to vandalism and dereliction. Additional guidance on re-use and conversion is provided in Annex D.

(1) In accordance with Article 30 of the Treaty of Rome, conditions should not rule out the use of equivalent natural materials that are not local.

Housing

2.16 New housing will continue to be required in rural areas, to sustain the health of the rural economy and the viability of village communities. In many villages provision can be made for modest development without damage to the character of the village or to the countryside. New housing can help to sustain villages by providing the basis for maintaining local services, schools, shops, pubs and other features of community life.

2.17 Changes in the area of land devoted to farming mean that it should be possible to accommodate small-scale new housing development more readily in rural areas, and to secure more generous and imaginative standards of lay-out and landscape design. It is nevertheless still important that the pattern of new development should be determined through the development plan process, and should be well related in scale and location to existing development. Expansion of villages and towns must avoid creating ribbon development or a fragmented pattern of development.

2.18 New housebuilding and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not by itself a good argument; it could be repeated too often. Isolated new houses in the countryside require special justification – for example, where they are essential to enable farm or forestry workers to live at or near their place of work. Advice on the special considerations which may arise in relation to agricultural and forestry dwellings is given in Annex E. Infilling (the filling of small gaps within small groups of houses) or minor extensions to groups may be acceptable. Much would depend on the character of the surroundings and the number of such groups in the area.

2.19 In an increasing number of rural areas there are pressures on the limited housing stock from people outside the local community. Some will bring new businesses and skills to rural areas but others will include retired people and long-distance commuters. Many can afford to pay more for their housing than local people. The result can be a serious shortage of affordable housing for those with modest incomes who already live and work in the area. Advice on the provision of land to meet local needs for affordable housing (in areas where new housing would normally be permitted and elsewhere) and on arrangements for ensuring that the benefits are passed to successive occupants, is given in DOE Circular 7/91 (Welsh Office 31/91).

2.20 Planning Policy Guidance Note 3 provides advice on the identification and allocation of land for housing in England. Advice on the provision of land for housing in Wales is given in Welsh Office Circular 47/84.

Horses

2.21 The keeping and riding of horses for recreational purposes or as part of commercially-based equestrian activities is increasingly popular in many parts of the countryside, not least those close to urban areas. Such activities can help provide new opportunities for employment and land use. Guidance on development involving horses is provided in Annex F.

3. Special considerations in designated areas

Introduction

3.1 In those parts of the countryside where special statutory designations apply planning policies and development control decisions should take full account of the specific features or qualities which justified designation of the area, and sustain or further the purposes of that designation. In some designated areas additional statutory planning controls or procedures apply, for example through tighter controls over permitted development. Other designations have statutory implications beyond the planning system, but the factors that led to the designation may also be material to planning decisions.

Permitted development rights in designated areas

Permitted development rights allow a range of minor developments to take place without the need for a full planning permission requiring a planning application.

In National Parks and the Broads, AONBs and conservation areas some permitted development right are reduced, and others withdrawn entirely, so that some types of normally minor development remain subject to scrutiny by the planning system. There are lower volume limits for the extension of dwellinghouses, and for the erection of buildings within the curtilage of dwellinghouses. Extensions to industrial buildings and warehouses that can be undertaken without specific planning permission are subject to lower volume and floorspace allowances. Permitted development rights are not available at all for:

- roof extensions to dwellinghouses;
- the application of stone and some other forms of cladding to the outside of a dwellinghouse;
- the installation of a satellite dish on chimney stacks and on walls or roof-slopes fronting a highway (or a waterway in the Broads) as well as on buildings over 15 metres in height; or

703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(To enable the Director of Planning and Building Control Services to advise the applicant that (1) a revised application based on the draft alternative layout is supported in principle; and (2) that in the event of the proposed new access for the A151 being omitted, a new application would be required, and any new application submitted be referred direct to the Plans Sub-Committee for consideration and determination.)

H11/0535/93 Mr & Mrs J W Watkin	Change of use from domestic to mixed domestic and kennelling of show dogs at 42 Daniels Gate, Long Sutton.

(To enable the Officers to consider a letter from the applicants.)

H11/0605/93 Messrs R K Wilson & Son Ltd	Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

(To enable the application to be referred to the Plans Sub-Committee for more detailed consideration.)

H13/0628/93 Ashwood Homes	Three dwellings at Woodgate Road, Moulton Chapel.

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

(It was reported that 2 late letters with observations had been received in relation to the above application.)

H08/0684/93 Mr & Mrs H Hare	Continuation of use for siting mobile home at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.

(To enable the Director of Planning and Building Control Services to clarify the position concerning additional land to be purchased and the access arrangements for the site.)

H05/0782/93 Mr & Mrs J C Clark	O.A.	Dwelling and garage at Lowgate, Fleet.

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

H18/0783/93 A F Garner	Siting of mobile home at 187 Bridge Road, Sutton Bridge.

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

H16/0812/93 Mr & Mrs Hobbs	Lounge and bedroom extension, detached garage and change of use of amenity land to drive at 39 Edinburgh Drive, Spalding.

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

28	H08/0684/93 Mr & Mrs Hare	DJR	Deferred. Clarify areas of land involved and check with DoT on request for refusal with regards to reference to construction of vehicular access and possible direction. Try to return application to 7 Dec 93 cttee. The use of imperial and metric measurements within the report should not be mixed.
30	H20/0695/93 A & DW Gent John Allen Tpt	JB	DPBCS Auth subject to sect 106 agreement as recommended.
32	H04/0697/93 B Smith & Co	PJU	Grant as recommended.
34	H04/0726/93 H04/0727/93 Mr & Mrs Woodcock	PJU	Refused as recommended.
36	H23/0748/93 Mr Harris	DMG	Grant as recommended.
38	H05/0782/93 Mr & Mrs Clark	~~DMG~~ SC	Deferred for site visit. Plan required showing cross section of frontage (Local Plans to do) indicating infill sites plus definition of infilling to be checked and given to Roger Smith.
40	H18/0783/93 A F Garner	DMG	Deferred for site visit. Draft appropriate conditions/legal obligation in anticipation of committee being mindfull to grant. Discuss Nigel Midlen.
42	H20/0787/93 Mr Rager	DMG	DPBCS Auth to refuse as recommended.
44	H16/0812/93 Mr & Mrs Hobbs	DMG	Deferred for site visit. Advise committee on possible coordinated scheme providing access across land, including plan if possible. Letter to agent offering them a chance to clarify matter.
45	H16/0817/93 Mr & Mrs Lam	PJU	DPBCS Auth as recommended.
47	H08/0835/93 Barclays Property	PJU	Grant as recommended.
48	H16/0845/93 H16/0846/93 Dixons Stores Gp	PJU	Refused as recommended.
50	H14/0849/93 W H Sneath	DJR	Refused as recommended.
52	H13/0873/93 Mr Abbots & Miss Whitworth	JB	Deferred for site visit.

27th Oct 93

Signed: .....
N Midlen
Principal Planning Officer

COPY

SITE AT LOWGATE, FLEET, NR. SPALDING, LINCOLNSHIRE



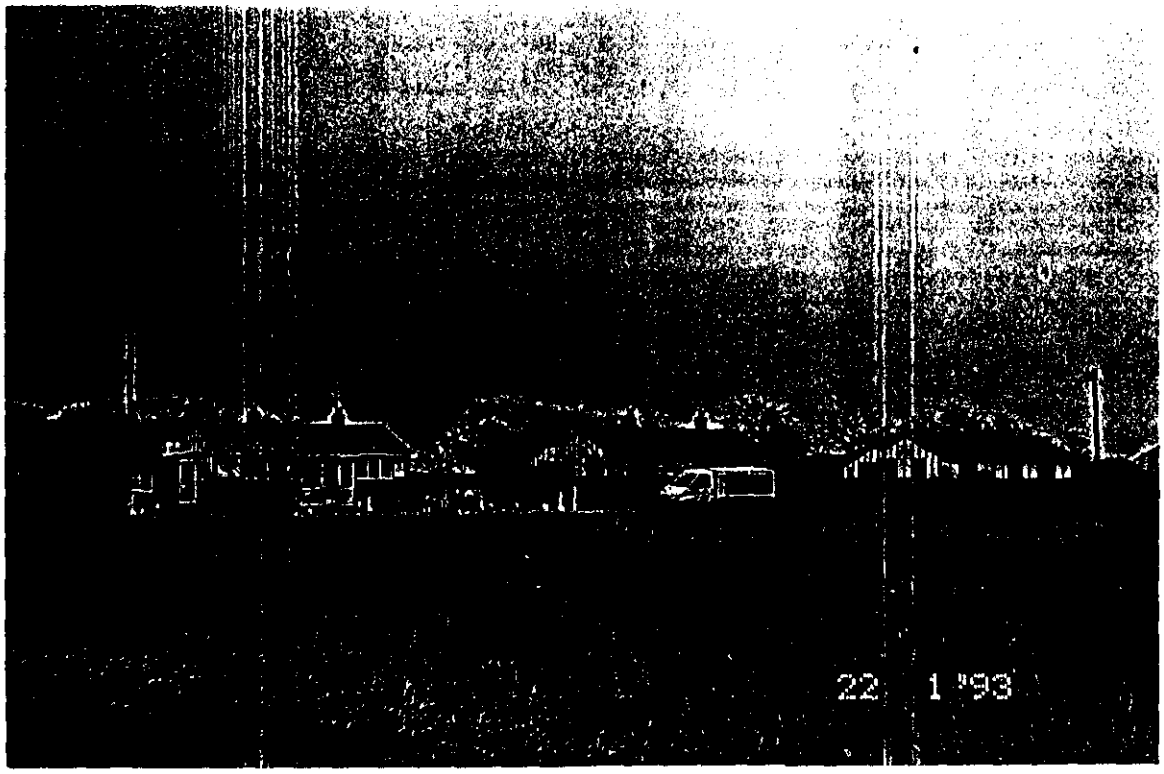
A general view of the Hamlet in Lowgate from the South showing the dwelling of Mr. G. Naylor, two (2) 1960's prefab bungalows, the pre-war dwelling to the West side of Lowgate, the pre-war bungalow and pair of semi detached houses to the East side of Lowgate.



A general view of Lowgate looking South showing 'Homelands' on the extreme right, the application site and the pre-war house



A view of Lowgate looking North showing the 1960's pre-fab bungalows to the West side of Lowgate and the pre-war houses immediately South of the proposed building plot.



A general view of the various timber built chalet style bungalows accessible along a gravelled roadway to the East side of Lowgate.



The replacement dwelling to the West side of Lowgate constructed recently by Mr. G. Naylor (reference 521/88).



The pair of pre-war semi detached houses to the East side of Lowgate and the adjoining pre-war bungalow to the South side.



The store building standing on the proposed building plot.

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H05/0782/93

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H05/0200/94 Received:24-FEB-94 Type:RESERVED MATTERS

Name: Fenbank Builders
Rose Lodge
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of three-bedroomed bungalow and garage

Location : Lowgate 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:

sgd B SMITH
Director of Planning and Building Control Services

15-APR-94 H05/0200/94

APPLICATION REFERENCE: H05/0782/93 DATE RECEIVED: 16-AUG-93

TYPE: Outline

DESCRIPTION: Erection of dwelling and garage

LOCATION: Lowgate, Fleet.

APPLICANT: Mr & Mrs J C Clark AGENT: Messrs Hix & Son

REASON FOR COMMITTEE CONSIDERATION

Recommendation of Refusal.

RECOMMENDATION

20 OCT 1993

Refuse Permission.

1 *The site is outside an established Interim Boundary of Development in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is special need, particularly in connection with agriculture.*

2 *In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission which is contrary to Policy 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the protection of the best agricultural land. Further, in the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of the above policies because as well as its individual effect on these issues it would encourage further similar proposals which would then be difficult to resist.*

COMMENTS

1 Re-submission of H05/0086/93 which was refused. Further information been submitted in respect of applicants case. Indicative plan also submitted showing how a dwelling would relate to the existing street scene.

2 Proposal still does not satisfactorily comply with the local needs policy although as members are well aware that subject is still under review. The applicants are reluctant to enter into an agreement to ensure that the

dwelling remains available for local needs in the longer term but would not object to the imposition of a first occupancy condition).

3 Site previously inspected by Plans Sub-Committee.

4 Notwithstanding the above and the personal circumstances of the applicants it is considered that the proposal is contrary to policy and is not 'infilling' as defined within the policy advice. It is outside an established Interim Boundary of Development and is therefore, on balance, considered to be a consolidation of scattered residential development, albeit within a clearly defined area of an established frontage of development which contains no other restricted dwellings (and where, on this occasion, there is no opportunity for creating a precedent for any others within that specific frontage).

REPRESENTATIONS

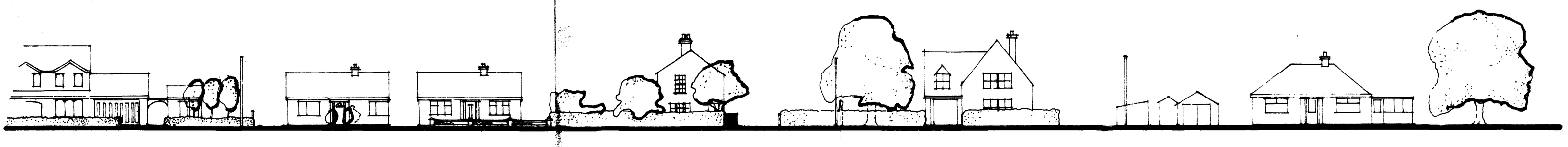
Parish Council: Not in favour. Outside I.B.D.

Applicant: (Summarised).

- Unlike previously, applicants now married. Mrs J Clark is the granddaughter of the owner of Homelands immediately to the north of the application site. Mr and Mrs Fisher (the owners of Homelands) are elderly and in declining health. Considered desirable to have close relations living next door.
- Application not speculative and applicants would be first occupiers.
- Site within cluster of dwelling on both east and western sides. Would not constitute development in the open countryside and not create a precedent.
- Other dwellings in locality have no agricultural habitation restrictions.
- Present building upon site unattractive and replacement with dwelling would not be detrimental to appearance of locality. Soil poor and incapable of economic agricultural use.
- Field access to north of site. Insufficient space for other dwellings adjacent.
- Mature tree in south east front corner will be retained.
- Dwelling would be designed to blend in with general surroundings.

NOTE

1 For the avoidance of doubt one of the two applicants is related to a member of the Council.



PROPOSED DWELLING AND FLEET FLATS

NOTE WELL: PROPOSED IS A HANDED VERSION OF DORMER BUNGALOW

PROPOSED DWELLING 2 BED WITH LOUNGE KITCHEN/DINER UTILITY + GARAGE.

SOUTH HOLLAND D.C.
PLAN DEPT.
16 AUG 1993
REF 0782/93

STREET SCENE. LONGATE. FLEET. PROPOSED.

ALL PLANTING WALLS + TREES ARE EXISTING EXCEPT FOR HAWTHORNE HEDGE TO FRONT OF PROPOSED.

SCALE 1/16" = 1'0".

LCD 7/93.