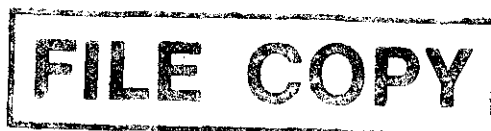


APPLICATION NO. : ...H.O.S./1088/91.....

CONTENTS PAGE (30 PAGES and OVER)

	<u>PAGE</u>
CONTENTS PAGE	..1..
DECISION NOTICE	..2..
LOCATION PLAN	
APPLICATION FORM	..10..
CHECK SHEETS AND FRONT FILE SHEET	..14..
ALL OTHER CORRESPONDENCE	..21..
ALL OTHER DRAWINGS	..39..
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/1088/91

Received: 23-APR-92 Type: OUTLINE

Name: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Agent: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Description: Residential estate

Location : Land adjoining Eastgate House Eastgate
Fleet Hargate 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) 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.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard

surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction. Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 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 approved scheme is implemented satisfactorily.

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
 - (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5

metres plus from the proposed finished footway levels of the estate road);

- (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 Vehicular access to the development shall be via the land to the west only and there shall be no vehicular access via Eastgate.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Notes to Applicant:

The applicants are informed that the Ash and Horse-Chestnut trees immediately to the south of the site are the subject of Fleet Hargate Tree Preservation No 2, 1990. As such, consent will be required from the Local Planning Authority for any works carried out to them.

The applicants are advised that the final development should be formulated to take account of the need to safeguard the privacy and amenity of nearby dwellings especially the bungalows to the east.

The final layout should make provision for a pedestrian access to Eastgate.

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Director of Planning and Building Control Services
21-JUL-92 H05/1088/91

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.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/1088/91

Received: 23-APR-92 Type: OUTLINE

Name: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Agent: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Description: Residential estate

Location : Land adjoining Eastgate House Eastgate
Fleet Hargate Spalding, Lincs

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

- 1 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) 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.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard

surfaces, and any other features intended to enhance the attractiveness of the environment;

- (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 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 approved scheme is implemented satisfactorily.

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5

metres plus from the proposed finished footway levels of the estate road);

- (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 Vehicular access to the development shall be via the land to the west only and there shall be no vehicular access via Eastgate.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Notes to Applicant:

The applicants are informed that the Ash and Horse-Chestnut trees immediately to the south of the site are the subject of Fleet Hargate Tree Preservation No 2, 1990. As such, consent will be required from the Local Planning Authority for any works carried out to them.

The applicants are advised that the final development should be formulated to take account of the need to safeguard the privacy and amenity of nearby dwellings especially the bungalows to the east.

The final layout should make provision for a pedestrian access to Eastgate.

Your attention is drawn to the existence of a Section 106 agreement
regulating the development hereby permitted.

Authorised to issue:

16-JUL-92 H05/1088/91

AD...*N*.....DC...*21*...
 17/7 21/7

PLANNING APPLICATION

For office use only

Application No. HOS/1088/91

Date Registered, 11 NOV 1991

Grid Reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs. A. ROSSER
EASTGATE HSE
FLEET HARGATE
SPALDING, PE12 8ND

Tel. No. 0406 25329

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE
COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJOINING EASTGATE HSE, EASTGATE, FLEET HARGATE,

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL ESTATE

Please complete

I attach

* Four copies of all plans

* an ownership certificate

* a fee of

Signed. J. Rosser A.P. 20/11/91

Date... 6-11-91

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

Please tick **one** box and answer the extra questions under that section.
2. TYPE OF APPLICATION
A. This is a **full** application for change of use and/or new building works
☐

Now complete Parts
3, 4 and 5

B. This is an **outline** application
☒
A. Please tick **any** box where you wish the matters to be considered as part of this application.

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☒

Landscaping

☐

B. Please state Site Area

 (Hectares)

Now complete Parts 3 and 5

C. 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

D. 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

C. Please state variation required

Now complete Part 3 only

4. TYPE OF DEVELOPMENT

Please complete

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:

C. If building works are proposed, other than residential, please state extra floorspace to be created:

D. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

sq. metres

metres

metres

metres

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

F. Please state type and colour of roofing materials:

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Vacant. Last use unknown

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

☐

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

☐

If so, name of road:

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one 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:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

TO INSPECTION CHAMBER ON
pipeline in SH10B'
Devil's Hill Drain

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is for industrial, warehousing or shopping purposes

State Yes or No

☐ No

If so, please give details in Part 6

☐ No☐ No☐ No

If so, please complete Part 7

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

Continue on back page if necessary.

A previous application was made in July 1990 Ref. HOS/0786/90 which was refused because of the proposed access. The conclusions of the Planning Officer were "that there was no objection in principle to development of this site and the only question in need of resolution was that relating to access."

The problem of access has now been resolved with access being gained via land to the north fronting on Hocklesgate. which has been granted Planning licence on application no H05/0331/91. Legal agreement entered into. The application site is edged red on the enclosed plan. Access to be gained through land edged blue on enclosed plan.

The plot of land fronting onto Eastgate has been included in this application so that provision can be made for a footpath to serve the site, if planning dept. so wishes.

OWNERSHIP CERTIFICATES

One copy of this form must be sent with every application for planning permission.

Please complete all three sections.

Use the notice at the bottom of the page only when advised to below.

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

OWNERS

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 should 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.

Certificate A

No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed J. Power A. Poussey Date 6.11.91

Certificate B

The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner:

Date notice served:

Signed Date

3. AGRICULTURAL HOLDINGS

This certificate is to make sure that any agricultural tenant is aware of the application.

If no agricultural holding is involved, complete Certificate 1. If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You should use the notice at the bottom of the form to send to the tenant).

Certificate 1

None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed J. Power A. Poussey Date 6.11.91

Certificate 2

The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates.

Name and address of tenant:

Date notice served:

Signed Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed Date

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 214...
 Receipt Issued No. P1096
 Date First Received

REGISTRATION

REFERENCE ..HOS/1088/91.....
 Cross-Ref
 Date 12/11/88

VALIDATION

Date 13/11/91

Type ..OUTLINE Earliest permission date (Cert B)

Site area ..0.65.... No. of dwellings Floorspace

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

Earlier permission ref

RM:- Siting Design Ext app Access Lands

Previous
Current

Description

Technical:

Certificate
Site plans
Description

Accuracy
Incomplete form

0.65
hectares

£770

7 x 110.

S65 Advert required ☐ Expiry date

Nil fee - previous app
- type

Ref

Discounted fee

Reason

Correct fee £ 770... Additional £ 770... Receipt no. P1096

Refund £ Issued

CONSTRAINTS

Date 13/11/91

Index Sheets 171 OS Nos

Grid Ref 539990 334730

Ward ...D... Parish ...FLEET....

TR Rural

CA

TR Bypass

LB

Level crossing

TPO

Footpath

Other:

Inside IBD YES Inside LP Area NO

Linked to site.....Ref...492. Linked to property.....Ref.....

Planning Records:
Earlier apps

1390/90

786/90

698/87

303/73

483/83

785/80

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: MG
date: 6/5

Residents notified on site visit:

Case Officer Conclusions (issues)

50-64 (even) Eastgate
5-21 (odd) — " —

Entirely vacant. Bungalows to E.
Partially screened. Houses to N. Eastgate
House to south. Existing across
Kerb. Inland. One or two small trees
on site

Plans amended with consent of
AS Prosser 13/5. Re: telephone
- call. She is going to confirm
in writing.

Case Officer Recommendations (summary). (details overleaf)

Delegation

Recommended approvals -

Confirmed by
Case Officer:

Departure from policy

Yes ----

No ----

Ward member request

Yes ----

No ----

Recommend approval against
material objection

Yes ----

Any objection received? No
If yes, is any obj. material? No
Yes No

(Reasons:

Other circumstances needing
Committee decision

Yes ----

Flagged by Senior Officer
Signed

No ----

(Reasons:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No ----

All fees (not first
submission)

Yes ----

ANY ONE
OF ABOVE

Other info. viz:
Signed

Committee
report
Sub-Committee:
SV recommended
2st/Ind. recommended

Delegation
confirmed by
Senior Officer
.....

Conditions/Reasons

IMG 1/17

- 1 SC1 (Estate Details).
- 2 SC27 (Implementation of Planting).
- 3 C1 Estate Road Details.
- 4 C2(a) Road Construction.
- 5 C3 Surface Water Run-off.
- 6 Vehicular access to the development shall be via the land to the west only and there shall be no vehicular access via Eastgate.

Reasons

- 1 Standard.
- 2 Standard.
- 3 C1.
- 4 C2(a).
- 5 C3.
- 6 B6.

Note

- 8/1 The Applicants are informed that the Ash and Horse-Chestnut trees immediately to the south of the site are the subject of Fleet Hargate Tree Preservation Order No 2, 1990. As such, consent will be required from the Local Planning Authority for any works carried out to them.
- 9/2 The applicants are advised that the final development should be formulated to take account of the need to safeguard the privacy and amenity of nearby dwellings especially the bungalows to the east.
- 10/3 The final layout should make provision for a pedestrian access to Eastgate.

11/4 SN.9.:-

Notes to applicant

Disabled access

Outstanding RM

Amended plans via

Other

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: H05/1088/91

Type: OUTLINE

Applicant: Mr & Mrs A Prosser
Tel: 0406 25329

Agent: Mr & Mrs A Prosser
0406 25329

Description: Residential estate

Location: Land adjoining Eastgate House
Eastgate
Fleet Hargate
Spalding, Lincs

Valid date: 23-APR-92
Target dates:
To case officer 28-APR-92
Inspected by 03-MAY-92
Extra contacts 08-MAY-92
Report if not clear by 28-MAY-92

Terminal date: 18-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .65 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	29-APR-92
Cllr B A Paul	0406 23100	29-APR-92

L.C.C - Obs Attached je ds 30/4/92.

SITE DETAILS

Grid ref: 539250 324720
OS Sheets: 171

Parcel:

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: H05/1088/91

Type: OUTLINE

Applicant: Mr & Mrs A Prosser
 Tel: 0406 25329

Agent: Mr & Mrs A Prosser
 0406 25329

Description: Residential estate

Location: Land adjoining Eastgate House
 Eastgate
 Fleet Hargate
 Spalding, Lincs

Valid date:	23-APR-92	Terminal date:	18-JUN-92
Target dates:		Target Committee:	02-JUN-92
To case officer	28-APR-92	Report deadline:	19-MAY-92
Inspected by	03-MAY-92		
Extra contacts	08-MAY-92	Case Officer:	
Report if not clear by	28-MAY-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .65 HA
 Category: Newbuild
 Listed building:
 Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	29-APR-92	13-MAY-92
Cllr B A Paul	0406 23100	29-APR-92	13-MAY-92
The Occupier 50	Eastgate	07-MAY-92	21-MAY-92
The Occupier 52	"	"	"
The Occupier 54	"	"	"
The Occupier 56	"	"	"
The Occupier 58	"	"	"
The Occupier 60	"	"	"
The Occupier 62	"	"	"
The Occupier 64	"	"	"
The Occupier 5	"	"	"
The Occupier 7	"	"	"
The Occupier 9	"	"	"
The Occupier 11	"	"	"
The Occupier 13	"	"	"
The Occupier 15	"	"	"
The Occupier 17	"	"	"
The Occupier 19	"	"	"

Owner/occupier - 5, 7, 9, 11, 13, 15, 17, 19 & 21 8-may-92 22-may-92

Charles Rd, Fleet Hargate

L.C.C. - Obs Attached 11/5/92

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: H05/1088/91

Type: OUTLINE

Applicant: Mr & Mrs A Prosser
Tel: 0406 25329

Agent: Mr & Mrs A Prosser
0406 25329

Description: Residential estate

Location: Land adjoining Eastgate House
Eastgate
Fleet Hargate
Spalding, Lincs

Valid date: 23-APR-92
Target dates:
To case officer 28-APR-92
Inspected by 03-MAY-92
Extra contacts 08-MAY-92
Report if not clear by 28-MAY-92

Terminal date: 18-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .65 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

The Occupier 21 Eastgate

Sent	Expiry
07-MAY-92	21-MAY-92

SITE DETAILS

Grid ref: 539250 324720
OS Sheets: 171

Parcel:

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-K/1088/91/JAM

Dear Mr. & Mrs. Prosser,

S.H.D.C. PLANNING DEPT. RECEIVED 20 DEC 1991	
Attention of DPO NSM DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

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

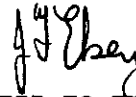
Date 12 December 1991

OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT ADJOINING EASTGATE HOUSE, FLEET HARGATE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development but unfortunately the submitted plans etc were not available at the Planning Department for my inspection. I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the intended means of storm and foul water disposal.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours sincerely,



ENGINEER TO THE BOARD

Mr. & Mrs. A. Prosser,
Eastgate House,
Eastgate, Fleet Hargate,
Spalding, Lincs. PE12 8ND

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/1088/91/JAM

Your Ref.

Date 10 January 1992

Dear Mr. & Mrs. Prosser,

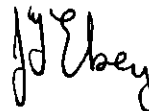
OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT
ADJOINING EASTGATE HOUSE, FLEET HARGATE

May I respectfully remind you that I am awaiting a copy of the plan relating to the above application you have submitted.

You will be aware from my letter of the 12th December 1991 that the project affects my Board's interests regarding which I shall have observations to make.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours sincerely,



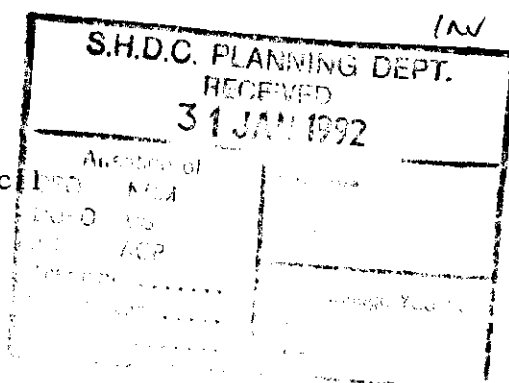
ENGINEER TO THE BOARD

Mr. & Mrs. A. Prosser,
Eastgate House,
Eastgate, Fleet Hargate,
Spalding,
Lincs.
PE12 8ND

INV

S.H.D.C. PLANNING DEPT. RECEIVED 13 JAN 1992	
Attention of DPO NDM DOPO BS JC ACP	File nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

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



National Rivers Authority
Anglian Region

29 January 1992

Our ref.GT/92/1/SH/0026

Dear Sir

PLANNING APPLICATION NO. H05/1088/91
PROPOSED RESIDENTIAL DEVELOPMENT AT EASTGATE, FLEET HARGATE, SPALDING,
BY MR AND MRS PROSSER.

With regard to the above-mentioned application received on 20 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

For your information, we enclose a copy of a letter dated 27 January 1992, received from South Holland Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc Mr and Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding PE12 8ND

VJC

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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/1088/91/JAM

Your Ref. 92/1/SH/0026

Date 27 January 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MRS. & MRS. A. PROSSER
RESIDENTIAL DEVELOPMENT - OFF EASTGATE, FLEET HARGATE

I have the following observations to make in response to your consultation received on the 21st January 1992 regarding planning application No. H05/1088/91.

I would be glad to receive a copy of your response to the Planning Authority.

The culverted 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 the applicants attention. The 9 metre byelaw clearance will apply from the centre line of the Board's pipeline to which provision has been made for the connection of a surface water outfall at the inspection chamber at approximately the mid point of the sites Northern boundary.

My Board lay no claim to the land comprising the filled watercourse, the boundary between the site and adjoining council house gardens having been determined as the centre line of the pipeline some years ago by the respective parties concerned.

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

I note a foul sewer connection is proposed and that road and roof water run-off are to be discharged to my Board's watercourse.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

427/13

Rm

- 2 -

Our Ref: RS/PA-K/1088/91/JAM

Your Ref: 92/1/SH/0026 27 January 1992

The contribution rate is currently £6,600 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:-

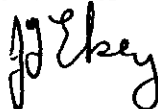
<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

In the eventuality that roof water soakaway systems are contemplated, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Yours faithfully,



ENGINEER TO THE BOARD

F.A.O. Planning Engineer,
Anglian Water - NRA,
Harvey Street,
Lincoln.
LN1 1TF

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.

Your Ref.

Date

STANDARD PLANNING CONDITIONS

1. No buildings, hedges, fences, trees, hardstandings or septic tanks within 9 metres of the Board's watercourse without the special permission of the Internal Drainage Board.
2. The approval of the Drainage Board to the point of discharge of all surface water and the quantity thereof.
3. Any outfalls into a Board's watercourse to be constructed flush to the slope of the bank to facilitate mechanical mowing, and the batter below the outfall to be protected to prevent erosion, all to the satisfaction of the Engineer to the Board.
4. The provision of a land drainage system for the site to the satisfaction of the Engineer to the Board.
5. The applicant to inform the Drainage Board on the commencement of all work relating to the Standard Conditions and also to any Special Conditions.

SPECIAL CONDITIONS

The Planning Authority will be informed by the Drainage Board of any special conditions relating to individual applications.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H05/1088/91

Applicant: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Agent: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Description: Residential estate

Location: Land adjoining Eastgate House
Eastgate
Fleet Hargate
Spalding, Lincs

Type: OUTLINE

Date received: 11-NOV-91

19-NOV-91

*Validated
23/4/92*

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The application would appear to be premature as the proposed development on the adjoining land has not yet been approved.

It is suggested that an appointment be made with Mr D Roberts to discuss the matter before proceeding with the application.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference 1405/1088/91

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
	3	9	2	2	4	7

2. Address or location

LAND ADJOINING EASTGATE HOUSE, EASTGATE, FLEET
ITACANT

3. Name, classification and number of road

TL

4. Date application referred

30-4-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT.

NB/ P.P should not be issued until a 10b A has been signed

7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

☒ b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date:

30/4/92

Signed:

[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) Access to the development shall be via ~~the land to the~~ ~~the land to the~~ west, only and ~~and~~ there shall be no vehicular access via Eastgate

(2) C1

(3) C2a

(4) C3.

Delete as
appropriate

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

(1) B6.

(2) C1

(3) C2a

(4) C3

Note An Agreement is required to ensure the development only takes place through the adjoining land.

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: H05/1088/91

Applicant: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Agent: Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs, PE12 8ND

Description: Residential estate

Location: Land adjoining Eastgate House Eastgate
Fleet Hargate Spalding, Lincs

Type: OUTLINE

Date received: 23-APR-92

29-APR-92

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 14-MAY-92. 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 COMMENTS

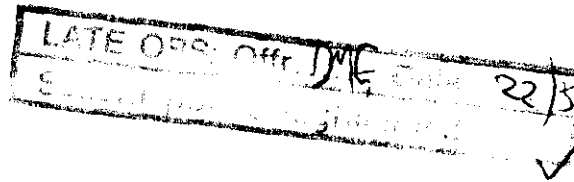
Signed:

B.A. Paul
Chairman

8/5/92

S.H.D.C. PLANNING DEPT.	
RECEIVED	
11 MAY 1992	
ANDY OF	RECEIVED
DEPT. MPM	
DEPT. RS	
DEPT. ADP	
DEPT. ...	
DEPT. ...	
DEPT. ...	

May 16th 1992



Eastgate House,
Fleet Hargate,
Spalding,
Lincs., PE12 8ND

Holbeach 25329

Dear Mr. Gedney,

Planning Application Number H05/1088/91

As discussed in our telephone conversation of last week, I do not think it is necessary for my husband and I to enter into a legal agreement with the Council about the access to our land. Any permission granted by the Planning Authority would be conditional to our gaining access via our neighbours land, just as his permission is conditional to allowing us access. It seems rather a belts and braces situation but if the Planning Authority feels that their conditions are not strong enough without a legal agreement then my husband and I will sign a legal agreement. There is no other way into our land. To reach it from Eastgate we would need to buy part of the front garden of our next-door neighbour and as he is opposed to our developing this land there is no way he will sell us his garden.

Concerning the boundary between Mr. Hunts' land and ours, there is a dyke between which is jointly owned by us both. I am sorry if I have not made this clear on the plans. Please would you be so kind as to amend them for me so that it is obvious that our land adjoins Mr. Hunts.

We look forward to receiving your decision in due course.

Yours sincerely

I. Prosser (Mrs)

Mr. Gedney,
S.H.D.C.
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs., PE11 2XE

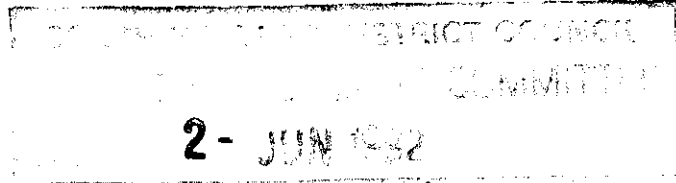
S.H.D.C. PLANNING DEPT.	
RECEIVED	
20 MAY 1992 DG	
Attention of	FILE NOS.
APP	1492
DURO	we
BS	can
APP	to
ASHMAY	
INSECT. WITH	
CCP/E	

Handwritten notes: 1492, we, can, to, 20/5

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

AGENT:

TYPE: Outline



DESCRIPTION: Residential estate

LOCATION: Land adjoining Eastgate House Eastgate Fleet Hargate
Spalding Lincs

Parish Council: No objections

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE

Inside I.B.D.

Structure Plan Policy 5A

PREVIOUS DECISIONS

H05/0786/90 - Outline - Residential development including details of means of access - Refused reason (1) access to site gained over land presently outside the adopted development boundary for Fleet Hargate and would result in the loss of an established roadside hedge and threaten the long term retention of mature trees within the site. These factors would result in serious detriment to the established rural character of Eastgate.

Dismissed on Appeal 23rd May 1991.

H05/1290/91 - Outline - Residential Development including means of access - Refused 23rd January 1991 for the same reasons as application number H05/0786/90.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the above reasons have now been sufficiently overcome.
- 2 The site is currently vacant land and associated with Eastgate House. It now excludes the land outside the interim boundary of development and is approximately .6 hectares (1.5 acres) in area. Existing residential development is located to the north and east and a strip of land links up with Eastgate.
- 3 Planning Permission has recently been granted for residential development on land to the west, with access onto Hocklesgate (H05/0331/91). This was subject to the applicants entering a Section 278 Agreement relating to Highway Improvements and also on condition that the final layout provide for road connection with the adjoining land to the east (i.e. the site presently under consideration).

CONCLUSIONS

- 1 The site is now totally within the interim boundary of development for Fleet Hargate and there is therefore no objection on policy grounds.

- 2 The County Highways Authority has raised no objections subject to the Applicants entering into a legal agreement to ensure that access to the development is via the land to the west only (with no vehicle access onto Eastgate). This is in accordance with the development strategy adopted during the IBD Review which stated "limited development will be appropriate here with access off Hocklesgate subject to the requirements of the Highways Authority.
- 3 Although there is existing residential development to the north and east, it is considered that the site could be developed in such a manner as to protect its residential amenity.
- 4 The two trees (a Horse-chestnut and Ash) immediately to the south of the site are the subject of Fleet Hargate Tree Preservation Order No. 2, 1990. Consequently, it is considered that a note should be attached to the planning permission advising the Applicants of this.

RECOMMENDATION - The Director of Planning and Building Control Services be authorised to grant permission subject to

- (A) The applicants entering into a Section 106 Planning Obligation to ensure that vehicular access to the development is via the land to the west only and not via Eastgate.
- (B) The following conditions.
- 1 SC1 (Estate Details).
 - 2 SC27 (Implementation of Planting).
 - 3 C1 Estate Road Details.
 - 4 C2(a) Road Construction.
 - 5 C3 Surface Water Run-off.
 - 6 Vehicular access to the development shall be via the land to the west only and there shall be no vehicular access via Eastgate.

Reasons

- 1 Standard.
- 2 Standard.
- 3 C1.
- 4 C2(a).
- 5 C3.
- 6 B6.

Note

- 1 The Applicants are informed that the Ash and Horse-Chestnut trees immediately to the south of the site are the subject of Fleet Hargate Tree Preservation Order No 2, 1990. As such, consent will be required from the Local Planning Authority for any works carried out to them.
 - 2 The applicants are advised that the final development should be formulated to take account of the need to safeguard the privacy and amenity of nearby dwellings especially the bungalows to the east.
 - 3 The final layout should make provision for a pedestrian access to Eastgate.
-

PLANNING COMMITTEE - 2nd June, 1992

416. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H02/0439/92 Mr G Flecknor	Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

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

H02/0440/92 Mr G Flecknor	Change of access at Alderlands, Peterborough Road, Crowland.
------------------------------	--

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

H13/0413/92 Mr S Naylor	OA Residential development at Seas End Road, Moulton Seas End.
----------------------------	--

(Pending a site inspection in order to determine if there is an essential agricultural need for a dwelling in this location.)

(Councillor A E Naylor declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H09/0470/92 Mr S Smith	Erection of mast for the attachment of amateur radio aerials at 58 Fairfields, Holbeach.
---------------------------	--

(Pending a site inspection in order to assess the impact of the proposal on the visual amenities of adjoining properties.)

(Councillor Mrs P J Buffham declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

(d) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permissions for the undermentioned developments in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H05/1088/91 Mr & Mrs A Prosser	OA Land adjoining Eastgate House, Eastgate, Fleet Hargate.

(To ensure that the vehicular access to the development is via the land to the west only and not via Eastgate.)

H16/0318/92 Mr & Mrs R Barnett	Change of use of part of site for car valeting at 58 London Road, Little London, Spalding.
-----------------------------------	--

(To restrict the proposed use of the site to the occupants of 58 London Road and to there being no other employees engaged in business or commercial activities on the site.)

Mr D Gedney

DMG/ST/H05/1088/91

Mr & Mrs A Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs.

9th June 1992

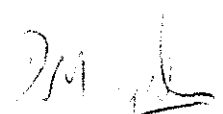
Dear Mr & Mrs Prosser,

H05/1088/91 - RESIDENTIAL ESTATE
LAND ADJOINING EASTGATE HOUSE, EASTGATE, FLEET HARGATE

With reference to the above, it was resolved at the planning committee of 2nd June 1992 that the Director of Planning and Building Control Services be authorised to grant planning permission subject to the applicants first entering into a Section 106 Planning Obligation to ensure that vehicular access to the development is via the land to the west only and not via Eastgate.

Could you please confirm in writing as soon as possible that you are willing to enter into such an agreement.

Yours Sincerely,


N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/ST H05/1088/91

Your Ref:

Date: 12th June 1992

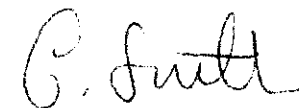
MR & MRS A PROSSER
RESIDENTIAL ESTATE
LAND ADJOINING EASTGATE HOUSE, EASTGATE, FLEET HARGATE

It was resolved at the Planning Committee of 2nd June 1992 that the above be authorised, subject to the applicant first entering into a Section 106 Planning Obligation to ensure that the vehicular access to the development is via the land to the west only and not via Eastgate.

In order that you may prepare the necessary documentation, please find enclosed:-

1. Ten 1:2500 site location plans indicating the curtilage of the site, the subject of the agreement edged red.
2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an agreement will be forwarded when received.



G Smith
Technical Assistant

Enc.

June 12th 1992

Eastgate House,
Fleet Hargate,
Spalding,
Lincs., PE12 8ND

Your ref: DMG/ST.

Tele: 0406 25329

Dear Sir,

Re: H05/1088/91 - Residential Estate on Land Adjoining Eastgate House,
Eastgate, Fleet Hargate, Lincs.

Thank you for your letter dated June 9th.

I hereby confirm that my husband and I will enter into a Section ¹⁰⁶ 6
Planning Obligation to ensure that vehicular access is via land fronting
onto Hocklesgate.

I would like to point out that after the pedestrian access has been taken
from the land fronting onto Eastgate there will still be room for another
dwelling to be built. I hope this section 6 agreement will not preclude
this dwelling having access to Eastgate.

I look forward to hearing from you as soon as it is convenient.

Yours faithfully

I. Prosser

I. Prosser (Mrs).

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs., PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 JUN 1992	
Attention of	File Nos.
DPO ☒ NRM	
DOPO ☒ BS	
JC ☒ ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H5/1088/91
H20/373/92
H05/424/92

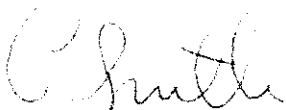
Your Ref:
Date: 16th June 1992

SECTION 106 PLANNING OBLIGATIONS - PLANNING COMMITTEE 2ND JUNE 1992.

Further to my memorandum sent to you dated 12th June 1992, I have now received confirmation letters that the applicants are willing to enter into the above agreement.

Please find enclosed copies of letters on the following applications:-

1. H05/1088/91 - Mr & Mrs A Prosser
Residential estate - land adjoining Eastgate House,
Eastgate, Fleet Hargate.
2. H20/0373/92 - Dr. G M M and Mrs M Pryor
Erection of dwelling house and establishment of coppiced
woodland and sheep rearing/breeding enterprise at Inley
Drove, Fleet Fen.
3. H05/424/92 - A & J Fowler
Proposed dwelling, land off Frostleygate, Holbeach Fen.



G Smith
Technical Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Director of Administration

To: Director of Planning and
Building Control Services

Our ref: PC/LDS/PL.

Your ref: GS/ST

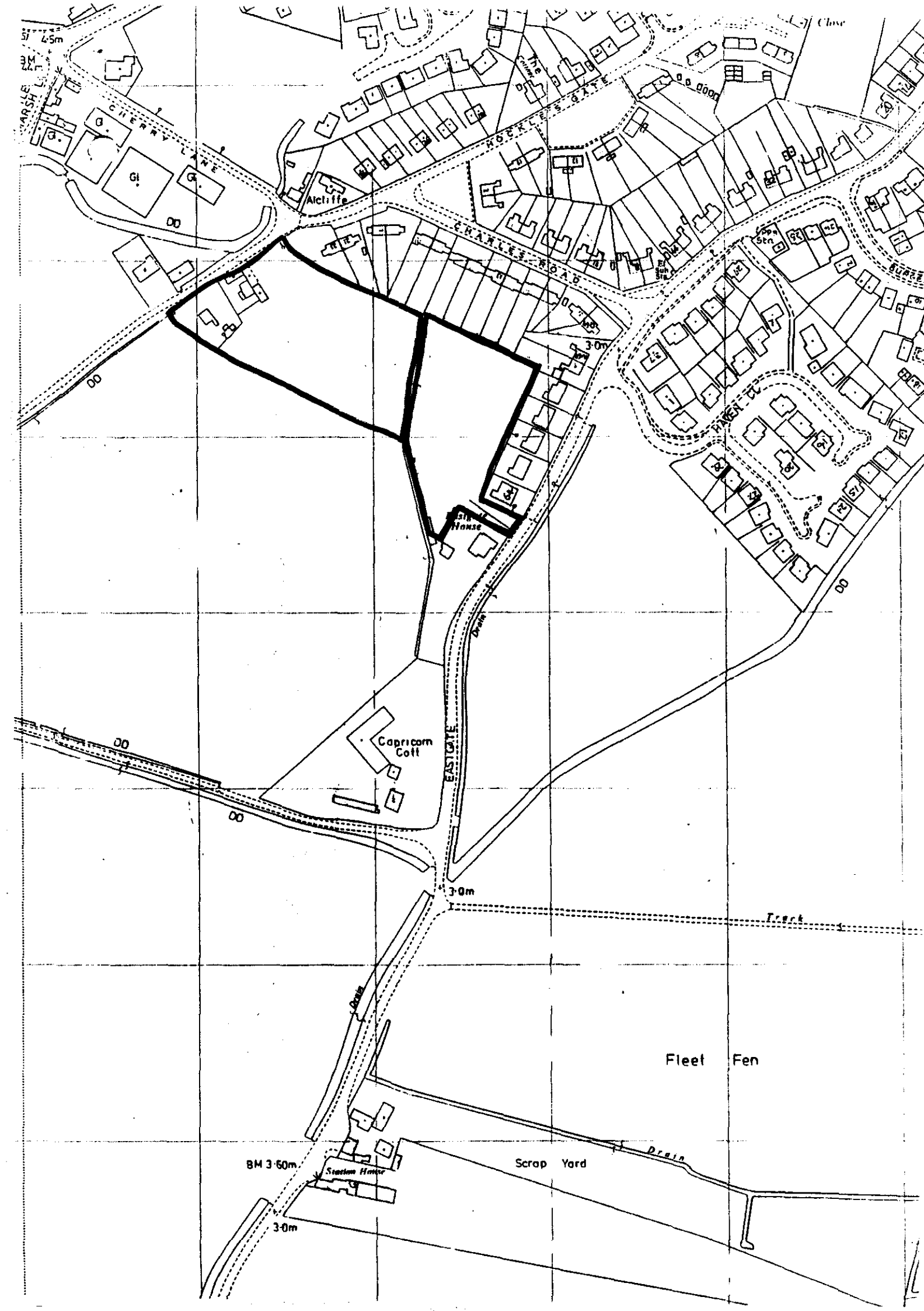
Date: 14 th July 1992

SUBJECT: PLANNING APPLICATION NO. H05/1088/91: LAND ADJOINING
EASTGATE HOUSE, EASTGATE, FLEET HARGATE

Would you please note that the planning obligation has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.


Director of Administration

S.H.D.C. FILE	
15 JUL 1992	
Attent	
DPO	<u>WMA</u>
DOPO	BS
JC	ACP
Action by	
Discuss with	by
Copy to	date



S O U T H



H O L L A N D
DISTRICT COUNCIL

DEED

Creating Planning Obligation
under Section 106 of the
Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

ALBERT PROSSER

and

IRENE PROSSER

re

Residential development, land at
Eastgate, Fleet Hargate

I hereby certify that this is
a true copy of the planning obligation
relating to land at
Eastgate, Fleet Hargate

A handwritten signature in dark ink, appearing to be 'A. G. ...', is written over a faint, circular official stamp.

.....
Director of Administration

THIS DEED is made the 10th day of July

One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and ALBERT PROSSER and IRENE PROSSER of Eastgate House Fleet Hargate in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application dated the sixth day of November one thousand nine hundred and ninety one ("the Planning Application") applied to the Council for planning permission for a residential estate on the Land in accordance with the plans and particulars supplied therewith under planning reference H05/1088/91 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

THIS DEED is made the 10th day of July

One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and ALBERT PROSSER and IRENE PROSSER of Eastgate House Fleet Hargate in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application dated the sixth day of November one thousand nine hundred and ninety one ("the Planning Application") applied to the Council for planning permission for a residential estate on the Land in accordance with the plans and particulars supplied therewith under planning reference H05/1088/91 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable. _____

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990
WITNESSETH as follows _____

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule
hereto _____

2. This planning obligation is a local land charge and shall be registered as such _____

3. The expressions "the Council" and "the Owners" shall include their successors in title. _____

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of the land)

The land at Eastgate, Fleet Hargate shown edged red on the attached plan. _____

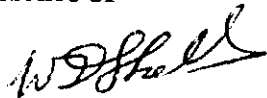
SECOND SCHEDULE

(The Planning Obligation)

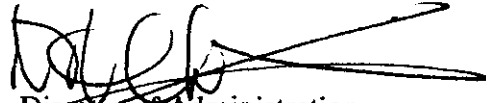
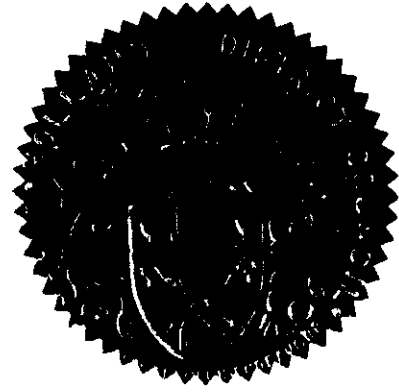
The Owners hereby covenant with the Council that there shall be no vehicular access directly from the
development to Eastgate Fleet Hargate and that vehicular access from the Development shall only be
along the highways to be provided by the residential development of the adjoining land to the west as
shown edged blue on the attached plan _____

THE COMMON SEAL of THE SOUTH
HOLLAND DISTRICT COUNCIL was
hereunto affixed in the presence of

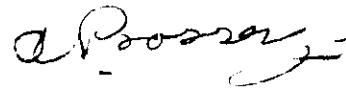
)
)
)



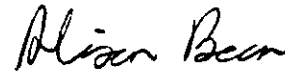
Chairman of the Council


Deputy Director of Administration

SIGNED AS A DEED by the said
ALBERT PROSSER
in the presence of:-

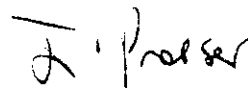


Witness



Address Boniflass Strasse 12A
6472 Waldsiedlung
Germany
Occupation Nanny

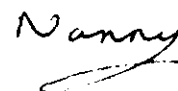
SIGNED AS A DEED by the said
IRENE PROSSER
in the presence of:-



Witness



Address Boniflass Strasse 12A
6472 Waldsiedlung
Occupation Germany



Mrs I Prosser
Eastgate House
Fleet Hargate
Spalding
Lincs
PE12 8ND

Mr D M Gedney

DMG/LAB
H05/1088/91

26 August 1992

Dear Madam

Outline Planning Permission Reference H05/1088/91 - Residential Estate, Land Adjoining Eastgate House, Eastgate, Fleet Hargate.

I refer to your letter dated 20 August 1992 in respect of the above.

In response, no objections are raised to the area outlined in green being retained as garden associated with Eastgate House. However, the consequence is that the site which has received outline planning permission for residential development (reference H05/1088/91) would be fundamentally altered. As such, a new application would be required for the remaining area of land. I can inform you, however, that this would probably not involve a fee.

Regarding the footpath link to Eastgate, for your information this was not a conditional requirement, but rather a note. However, if such provision is to be made in respect of the amended scheme, it is considered that the width of the strip of land and the actual position of the footpath should be such that the amenity of the neighbouring bungalow immediately to the north is not adversely affected in terms of disturbance and lack of privacy.

I hope the above information is of assistance to you.

Yours faithfully


N B Midlen
Principal Planning Officer
Development Control

August 20th 1992

Eastgate House,
Fleet Hargate,
Spalding,
Lincs., PE12 8ED

Tel: 0406 25329

Dear Mr. Gedney,

Ref: Planning Application Number HC5/1068/91

Further to our telephone conversation of earlier to-day. We have received an offer to purchase Eastgate House, but the purchasers wish to include the area to the rear of the house and the land to the north, (between Eastgate House and number 64, Eastgate), in the garden. We have explained that the Planning Department want a pedestrian access to our land at the rear of the bungalows and they are in agreement with our retaining the necessary strip of land.

I have enclosed a plan of the land and have outlined in red the area on which we have outline planning consent, and outlined in green the area our purchasers wish to have, including the house.

We have told them that the Ash tree which is within the boundary they wish to purchase has a preservation order on it. There are no other trees involved.

As they intend to use this land as garden do we need to re-apply for planning consent for the remainder?

Also what width of land shall I retain for the required footpath from the proposed housing estate onto Eastgate?

If I retain the strip of land, (for the footpath), next to the bungalow will this be acceptable?

I look forward to hearing from you as soon as possible.

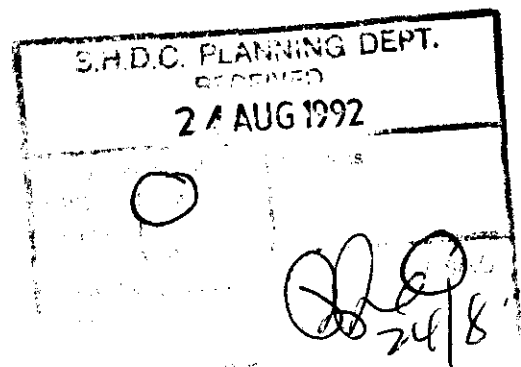
Yours sincerely

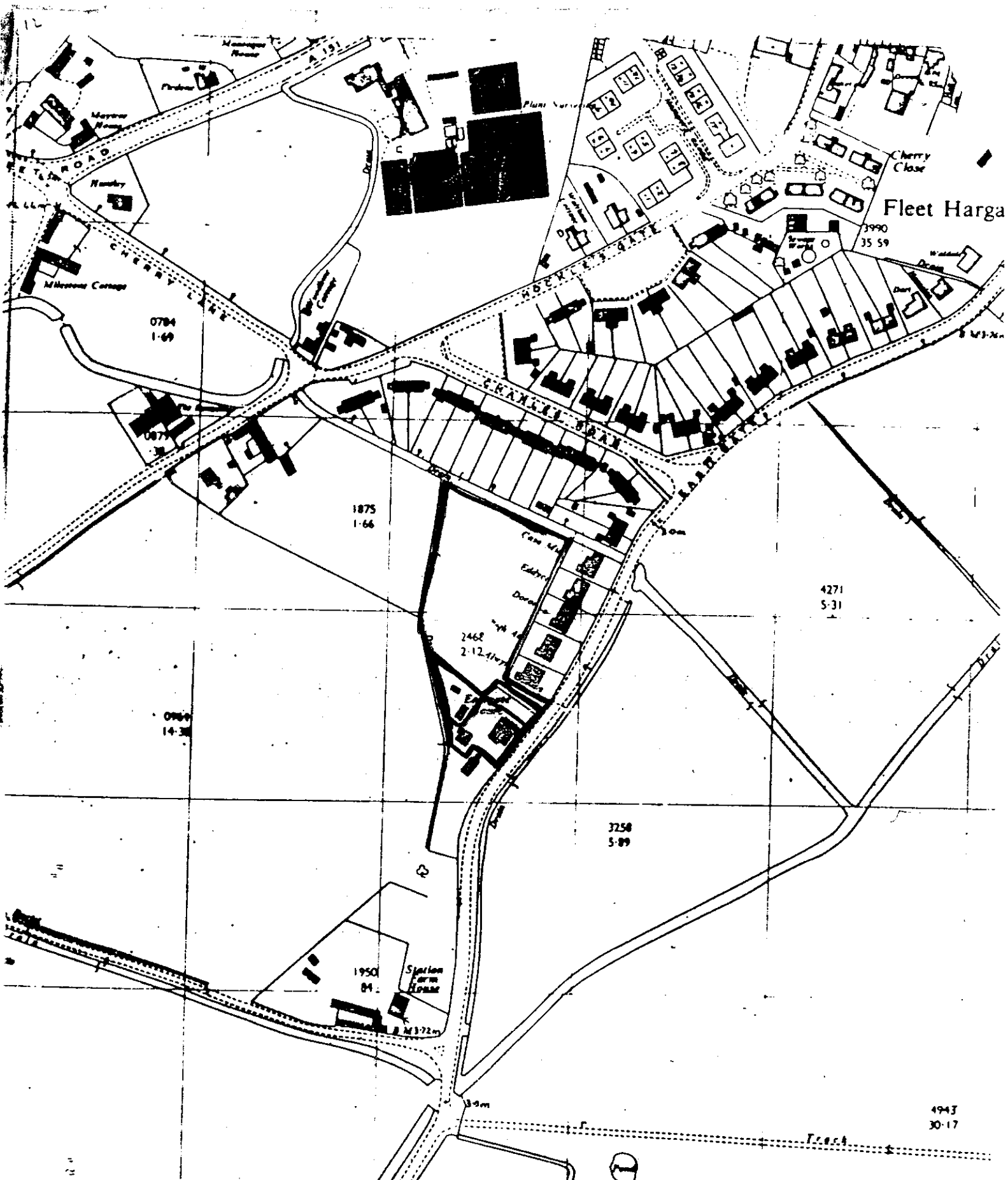
J. Prosser

J. Prosser (Mrs)

*? access
what did
outline
provide for?
- a report.
JHG*

Mr. Gedney,
Planning Department,
S.E.D.C. Offices,
Friory Road,
Spalding,
Lincs., PE11 2XF





Scale 1:2500



business ventures.

