SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/1123/92 Received:23-NOV-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach, Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Retrospective change of use from proposed footpath to amenity space and private garden
Location : Parklands Fleet Road
Fleet Hargate Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 Within 28 days of the date of this planning permission details of a hedge (including exact position, species and height upon planting) for demarcation of the boundary between the public open space and private garden(s) shall be submitted to the Local Planning Authority. Such scheme as may be approved shall be carried out in its entirety within 3 months of the date of approval.

Reason: In the interests of visual amenity and to ensure a means of demarcation between the public open space and private gardens in the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing no 148/18/5) received by the Local Planning Authority on 23 November 1992.

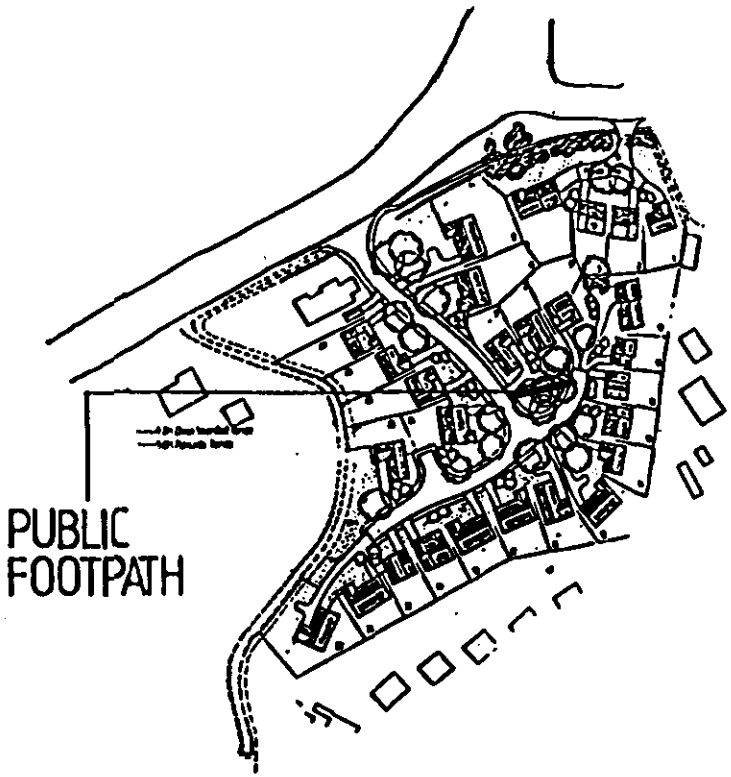
Director of Planning and Building Control Services
01-FEB-93 H05/1123/92

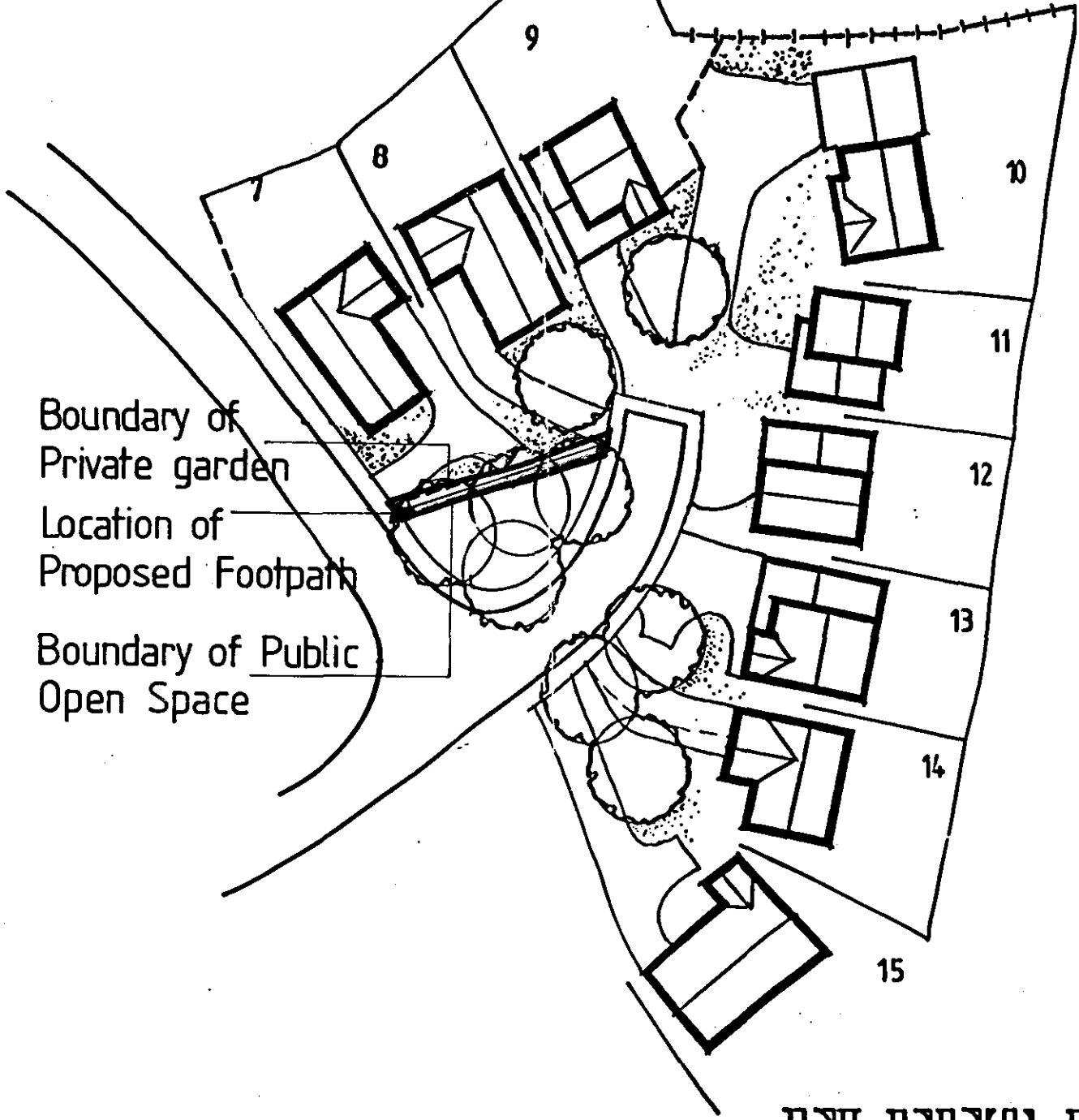
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

SOUTH HOLLAND D.C.
PLANNING DEPT
2 0
REF





1:2500 Development

Landscaping Plans

FILEET

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/1123/92

Date Registered 22 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach, Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner and Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 646
(Personal contact name) Nicola Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Parklands, Fleet Road, Fleet Hargate, Lincolnshire

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Retrospective change of use from proposed footpath to amenity space and private garden

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £55:00 If you consider no fee is payable include a written explanation instead.

Signed N Hadley Date 22 October 1992 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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 pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	N/A 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. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

Amenity space with proposed public footpath

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: Will there be— Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?	N/A	

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	N/A
C. Please state whether a land drain will be affected	
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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)
Is this application related to a previous submission?		➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	Owner

2. OWNERSHIP OF THE SITE

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: Mrs A Roberts and Mrs J A Leggett

Address of owner at which notice was served:	State Date notice served:
5 Parklands, Fleet Hargate	22 October 1992
7 Parklands, Fleet Hargate	22 October 1992

Signed ..... (Applicant / Agent) Date 22 October 1992

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / Agent) Date 22 October 1992

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

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date 22 October 1992

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Area currently grassed. Four trees planted. Dwellings occupied. Footpath around area concreted. Driveway gravel.

Inspected by DMG
Date 12/11

Notice posted by DMG
Date 12/11

REPOSTED 30/11/92 JAB

Resident Notices required

Sent | Delivered

1/12 ✓ 5 + 7 Park Lands, Fleet Hargate.
DONE.

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 DMC 12/10 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: (b) to receive copy of dwg no 1148/18 as approved under ... Plan 1 the extra space would not be achieved ... (cd).

Senior Officer authorised: ..... Sent: 13/11 DONE.

Revalidation after Direction DMC 23/10

Information satisfactory/~~unsatisfactory~~ Signed: .....

Further direction: Precise details:

Amended description:

New valid date: 23/12 Please incorporate amended plans

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DAVID GODLEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55 P1638.

Receipt Issued

Date first Rec'd 22 OCT 1992

Registration

Reference H05 | 1123 | 92

Cross-Ref N/A

Date 23/10/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee £55 / A05

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 171

OS No's

Grid ref 5[illegible] 3[illegible]

Ward TD

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO 469

Inside IBD 469

Inside LP area NO

Linked to site

Ref 904

Linked to property

Ref

Planning Records:
Earlier apps

789/92 NO DEC YET
1324/91
1972/88
487/90
1911/73

B Reg Records:
Already submitted - Ref
Request
Requested

PLICATION REFERENCE: H05/1123/92 DATE RECEIVED: 23-NOV-92

TYPE: FULL

DESCRIPTION: Retrospective change of use from proposed footpath to amenity space and private garden

LOCATION: Parklands, Fleet Road, Fleet Hargate, Spalding

APPLICANT: Kings Quality Homes AGENT: Robert Doughty

REASON FOR COMMITTEE CONSIDERATION
Objections received.

RECOMMENDATION
Grant permission, subject to conditions

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

PLANNING ISSUES

1 The Committee are no doubt aware of recent events resulting in this application (outlined in earlier report ref: H05/1158/92).

2 Highway considerations - the proposal is considered acceptable in this respect.

3 Residential amenity. There is an existing public footpath around the amenity area and although the additional footpath would be beneficial, it is not considered essential.

4 Visual amenity - the replacement of the footpath by private garden/public open space is considered acceptable in this respect and it is suggested that hedging be planted on the boundary between the amenity space and private garden. This would act as a means of demarcation and also contribute to the visual amenities of the estate.

REPRESENTATIONS

Parish Council: No comments.

Public: (summarised) Objections received from 5 & 7 Parklands

- Would not have bought No. 7 had I known there would be doubt about the footpath.
- Is it possible to extend my front garden?

SCHEDULE OF CONDITIONS

Y Within 28 days of the date of this planning permission details of a hedge (including exact position, species and height upon planting) for demarcation of the boundary between the public open space and private garden(s) shall be submitted to the Local Planning Authority. Such scheme as may be approved shall be carried out in its entirety within 3 months of the date of approval. (In the interests of visual amenity and to ensure a means of demarcation between the public open space and private gardens in the interests of residential amenity.)

Note

1 SN1...(Amended plans)...Drawing no. 148/18/5 received by the Local Planning Authority on 23 November, 1992.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 9th November, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. W.D. Skells	Mr. N.P. Judge, MBE	Mr. M.S.L. Rollinson
Mr. J. Clark	Mr. A.E. Naylor	Mr. D.S. Venni
Mr. E.N. Davies	Mr. J.R. Pearl	Mr. R.C. West
Mrs. E.O. Hall-Patch		

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

In Attendance: Councillor Mrs. P.J. Buffham.

Apologies for absence were received from or on behalf of Councillors T. Bray, R.C.P. Cowan, B.J. Davies and M.C. White.

819. MINUTES

The Minutes of the meetings held on 19th October and 26th October 1992 were signed by the Chairman as a correct record.

820. "PARKLANDS" RESIDENTIAL DEVELOPMENT, FLEET HARGATE (795/92)

Detailed consideration was given to this matter which had been the subject of a site inspection and was to be considered by the Planning Committee on 11th November 1992. The Director of Planning and Building Control Services reported on the complaints received from the owner of No. 13 Parklands, Fleet Hargate and efforts made to date to assist in effecting a solution to the problems being encountered over the access to certain dwellings. He also reported that, since this matter had been considered by the Planning Committee on 27th October 1992, the developers had submitted two further planning applications, one of which sought to regularise the position on the site and the other seeking permission not to construct the footpath which would traverse the amenity area.

During the ensuing lengthy consideration, attention was drawn to the inordinate amount of officer time that had been expended on what was largely a civil matter, and to the care and professionalism demonstrated by the Senior Planning Assistant, Mr Roberts, in particular, under very difficult circumstances.

The Director of Planning and Building Control Services reported that the highway had not yet been formally adopted by the County Council.

After further consideration, it was

RESOLVED: The Planning Committee be recommended to defer consideration of the matter pending the determination of the two planning applications now received and to allow the Director of Planning and Building Control Services to have discussions with the various parties involved in order to investigate the opportunities available to achieve some improvements to the present situation.

(Councillor Mrs P J Buffham entered the meeting during consideration of the above item.)

Minutes of a Special Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 11th November, 1992.

PRESENT

2

Councillors:

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

Mr. W.D. Skells	Mr. B.J. Davies	Mr. J.R. Pearl
Mr. T. Barker	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White
Mr. R.C.P. Cowan	Mr. B.A. Paul	

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

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors N.P. Judge, M.B.E. and G. Teale.

836. MINUTES

The Minutes of the meeting held on 27th October, 1992 were signed by the Chairman as a correct record.

837. "PARKLANDS" RESIDENTIAL DEVELOPMENT, FLEET HARGATE (820/92)

Consideration was given to this matter which had been the subject of a site inspection and consideration by the Plans Sub-Committee on 9th November, 1992. The Director of Planning and Building Control Services reported on the complaints received from the owner of No.13 Parklands, Fleet Hargate and efforts made to date to assist in effecting a solution to the problems being encountered over the access to certain dwellings. He also reported that the developers had submitted two further planning applications, one of which sought to regularise the position on the site and the other seeking permission not to construct the footpath which was originally intended to traverse the amenity area. He also confirmed that the highway had not yet been formally adopted by the County Council.

The Director of Planning and Building Control Services reported on further meetings that had taken place since 9th November with solicitors representing both the complainants and the developers.

RESOLVED:

a) Consideration of the matter be deferred pending the determination of the two planning applications now received and to allow the Director of Planning and Building Control Services to have discussions with the various parties involved in order to investigate the opportunities available to achieve some improvements to the present situation; and

b) It be made clear that this Council's primary role in this matter is to determine the planning issues, and the officers should therefore use their discretion to decide how much of their time is devoted to assisting in solving the civil issues.

(End of Minutes)

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible]or 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

COM.

Application no: H05/1123/92 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty
0529 21646 Nicola Hadley

Description: Retrospective change of use from proposed footpath to amenity space and private garden

Location: Parklands
Fleet Road
Fleet Hargate
Spalding, Lincs

Valid date: 23-NOV-92
Target dates:
To case officer 30-NOV-92
Inspected by 03-DEC-92
Extra contacts 07-DEC-92
Report if not clear by 28-DEC-92

Terminal date: 18-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	27-NOV-92	11-DEC-92
Cllr B A Paul	0406 23100	27-NOV-92	11-DEC-92
Owner/Occupier 5 Parklands		01-DEC-92	22-DEC-92
Owner/Occupier 7 Parklands		01-DEC-92	22-DEC-92
Site/Press Advert MIN		04-DEC-92	25-DEC-92

L.C.C - No Objections jr cs 3/12/92

SITE DETAILS

Grid ref: 539250 324950
OS Sheets: 171 Parcel:

B[illegible]N SMITH Dip TP MRTPI
Di[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1123/92 Type: FULL

Applicant: Kings Quality Homes Agent: Robert Doughty
Tel: 0529 21646 Nicola Hadley

Description: Retrospective change of use from proposed footpath to amenity space and private garden
Location: Parklands
Fleet Road
Fleet Hargate
Spalding, Lincs

Valid date: 22-OCT-92 Terminal date: 17-DEC-92
Target dates: Target Committee: 08-DEC-92
To case officer 27-OCT-92 Report deadline: 24-NOV-92
Inspected by 01-NOV-92
Extra contacts 06-NOV-92 Case Officer:
Report if not clear by 26-NOV-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	28-OCT-92	11-NOV-92
Cllr B A Paul	0406 23100	28-OCT-92	11-NOV-92
Site/Press Advert MIN		~~03-NOV-92~~ 12 NOV 92	~~24-NOV-92~~ 3 DEC 92

L.C.C - No objections Jo 05/11/92.

SITE DETAILS

Grid ref: 539250 324950
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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1123/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach, Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Retrospective change of use from proposed footpath to amenity space and private garden
Location: Parklands Fleet Road
Fleet Hargate Spalding, Lincs

Type: FULL

04-FEB-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) Mrs A Roberts
5 Parklands
Fleet Road
Fleet Hargate, Spalding
Lincolnshire, PE12 8NU

(2) Mrs J Leggett
7 Parklands

Application No.
H05/1123/92

7 Parklands
Fleet Hargate
Spalding
Lincs PE12 8LA

Dear Mr Smith.

Enclosed is a copy of a letter I received from my solicitor before buying this property. had I known there would be a doubt about the footpath. I would not have brought this property.

Yours sincerely.

June A. Leggett.

MRS J A LEGGETT.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1992 DG

P. T. RYAN & Co.

SOLICITORS

16 PORTLAND STREET, KINGS LYNN, NORFOLK PE30 1RA

DX 57817

TEL. (0553) 761741

P. T. RYAN LL.B.

J. R. GUDGEON

D. J. LOASBY LL.B.

FAX (0553) 767361

YOUR REF. OUR REF. (Mr.)

JRG/LRD/L.520 J.R. GUDGEON

22nd July, 1991

Mrs. J.A. Leggett,
35 Pansey Drive,
Dersingham,
Kings Lynn,
Norfolk.

Dear Mrs. Leggett,

The builder's solicitors say:

a) all the works mentioned in Colling & Co.'s report have now been done.

b) the footpath you were concerned about does not exist and is not going to be built. It was on the original drawings which have not been properly amended to show the current layout. The area of grass at the end of the road is not part of Plot 7 but will be maintained after completion by the South Holland District Parks Department.

I am hoping to exchange Contracts all round tomorrow (Tuesday) providing for completion on 5th August but I will confirm to you when this has actually happened.

Yours sincerely,

J.R. Gudgeon
First Class Post

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS

To
The Chief Executive,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire.

5 Parklands,
Fleet Road,
Fleet Hargate,
Lincolnshire,
PE12 8NH.
26.10.92.

SOUTH HOLLAND DISTRICT COUNCIL
27 OCT 1992
CHIEF EXECUTIVE'S DEPT.

Dear Sir,

Thank you for your letter safely recieved the week-end.
I understand I am now allowed to ask permission for the use of a part of front garden to be added on to my property.
Is it possible to extend it from my pebble edging of my drive ways to the edge of where the foot path would have been which has now been changed, 9 inches to boundary line sticks.
I await your reply.

Yours Faithfully,
(Mrs) Alice Roberts.

Mrs A Roberts
5 Parklands
Fleet Road
Fleet Hargate
Spalding
Lincs PE12 8NU

Mr D M Gedney

DMG/JP/H05/1123/92

13 January, 1993

Dear Mrs Roberts

Extension to Private Garden, 5 Parklands, Fleet Road, Fleet Hargate

I refer to your recent letter enquiring whether it is possible to extend part of your front garden.

In response, as you are no doubt aware Kings Quality Homes have submitted a planning application for the retrospective change of use from the footpath as originally proposed to amenity space and private garden (ref. H05/1123/92). This seems to indicate that an additional strip of land would be incorporated within your private garden.

Pursuant to the above, however, you are advised to contact Kings Quality Homes direct to ascertain their intentions.

I hope the above information is of assistance to you and you will be notified of the Planning Committee's formal decision in respect of the above in due course.

Yours sincerely

N R MIDLEN
Principal Planning Officer (Development Control)

Discussed with P. Moore 12/1/93.

Open space not adopted. This will probably take place in the summer.

He raises no objection to some form of delineation eg hedge.

DMG.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1123/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach, Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Retrospective change of use from proposed footpath to amenity space and private garden

Location: Parklands Fleet Road
Fleet Hargate Spalding, Lincs

Type: FULL

Date received: 23-NOV-92

27-NOV-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 12-DEC-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 COMMENT

S.H.D.C. PLANNING DEPT.
RECEIVED
17 DEC 1992 DG

Signed:

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

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Agent: Robert Doughty
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Helpringham
Sleaford
Lincs, NG34 0RA

Description: Retrospective change of use from proposed footpath to amenity space and private garden

Location: Parklands Fleet Road
Fleet Hargate Spalding, Lincs

Type: FULL

Date received: 22-OCT-92

SUPERSEDED

28-OCT-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 12-NOV-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:

APPROVED

Signed: G K Hodgins

S.H.D.C. PLANNING DEPT.
RECEIVED
17 NOV 1992
DC
Attention of
DPO NRM
DOPO BS
JC AGP
Action by .....
Discuss with .....
Reply to .....
File Nos.
Acknowledge Yes/No
By
Date

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

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Application no: H05/1123/92

Applicant: Kings Quality Homes
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Fleet Road
Holbeach, Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Retrospective change of use from proposed footpath to amenity space and private garden

Location: Parklands
Fleet Road
Fleet Hargate
Spalding, Lincs

Type: FULL

Date received: 22-OCT-92

13-NOV-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Four revised copies of drawing number 148/18 are required which:

(i) Outline the exact position of the approved footpath on the 1:2500 and 1:500 plans (the entire estate should not be outlined in red).

(ii) Clearly differentiate which part of the site will be utilised as amenity area and which part as private garden.

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

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

Yours faithfully

Principal Planning Officer

Nathaniel Mishon & Lewis,
1/3 London Road
Sandhurst
Berks.
GU47 9PD

Mr T Roberts

DCR:JG 105/1173/92

BM.AS.4005.S

17 Feb 1993

Dear Sir,

5 PARKLANDS, FLEET ROAD, FLEET HARGATE.

Thank you for your letter of 8th February 1993. I can advise that the matter of the footpath in front of your clients property was resolved at the District Council's Planning Committee meeting on 26th January 1993. There it was resolved to grant permission under Ref: 405/1122/92, to change the use of the footpath to amenity space and private garden, subject to a hedge being planted to separate the garden and amenity area. An application relating to the hedge details has now been submitted under Ref: 405/212/93.

I hope this is of assistance but if you wish to discuss matters further, please do not hesitate to contact me.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

NAIRNSEY FISHER & LEWIS

LICENSED CONVEYANCERS

INCORPORATING MORGAN & LORD PROPERTY SERVICES

105 LONDON ROAD
BENFLEET
ESSEX SS7 5TG

TEL: (0268) 566655
FAX: (0268) 565059
DX: 48950 BENFLEET

BM.AS.14006.R

1123/92 conv. FP to amenity space & private garden

1/2/93 – Debate at Hedge. Delicate Ely.

Mr. David Roberts,
Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

8th February 1993

Dear Sirs,

5 Parklands, Fleet Road, Fleet Hargate

We refer to our telephone conversation on the 13th January regarding the open space and pathway at the front of the above property.

We would be obliged if you would let us know the up to date position in this matter.

Yours faithfully,
NAIRNSEY FISHER & LEWIS

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 FEB 1993 DR

Attention of
DPO NHM
DODPO BS
IC
Other
Passed with
Copy to

File Nos.

Acknowledge YES/NO
By
Date

PLANNING COMMITTEE - 26th January, 1993

PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H23/0785/92 Metfield Estates Ltd	19 dwellings comprising of 5 bungalows and 10 semi-detached houses and 4 detached houses including associated access road at Cob Gate, Whaplode.

(The Director of Planning and Building Control Services reported the receipt of an objection from the Parish Council.)

H15/1079/92 Mr D Casswell	Conversion of existing barn to dwelling at "the Barn", Eaudike Farm, Watergate, Quadring Eaudyke.

(It was also agreed that a policy report on the redevelopment of redundant farm buildings be submitted to the Committee in due course.)

H05/1158/92 Kings Quality Homes	Reposition drives to Plots 9, 10 and 11 as constructed (Retrospective application) at Parklands, Fleet Road, Fleet Hargate.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H05/1123/92 Kings Quality Homes	Retrospective change of use from proposed footpath to amenity space and private garden at Parklands, Fleet Road, Fleet Hargate.

(it was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1166/92 Mr T J Street	Change of use to car dismantling at Riverside Cottage, Clay Lake, Spalding.
H05/1171/92 Mr A B Crowden	Occupation of extension to warehouse without complying with Condition 2 of H05/0218/90 requiring a 2 metre screen wall at Fleet Road Industrial Estate, Holbeach.
H23/1184/92 Metfield Estates Ltd	46 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.
H03/1186/92 Mr C Bird	Change of use of stable block to dwelling at 16 Stowgate, Deeping St James.
H06/1207/92 Victory Hall Management Committee	New village hall to replace existing timber hall adjacent Victory Hall, Gedney.
H15/1243/92 Executors of F R Casswell	Conversion of redundant farm buildings into two dwellings at Bresby House, Quadring Eaudyke.

It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1275/92 Mr & Mrs R Chapman	Proposed propagation house and replacem glasshouse at Tom Thumb Nursery, Woolr Wygate, Spalding.