FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/1132/91 Received:21-NOV-91 Type:OUTLINE

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Residential building plot (renewal of outline planning permission H05/1643/88)
Location : Part OS 7600, Fleet Road Fleet
Spalding Lincs

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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 DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

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

5 There shall be no means of vehicular (or pedestrian) access to the permitted building from Fleet Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of Class II Road.

Director of Planning and Building Control Services
05-MAR-92 H05/1132/91

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.

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/1132/91

Date Registered 21 NOV 91

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. Proctor
"Huntley"
192 Fleet Road
Fleet
Tel. No. Spalding LINCS

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

G.R. Merchant
4 Chapel Gardens
Wrangle
Spalding LINCS PE12 6UG
Tel. No. 01406 370853
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Fleet Road, Fleet (Part O.S. 7600)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Building Plot (Renewal of outline Planning Permission H05/1643/88)

Please complete

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

Signed..... Date..... 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 Certificate

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

C.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

H05/1132/91

Our ref: GRM/JJM/RP

21 NOV 1991

20th November, 1991.

OFFICE COPY

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

Dear Sir,

RESIDENTIAL BUILDING PLOT,
FLEET ROAD, FLEET. (PART OS:7600)

The outline planning permission for the above development expires on 23rd November 1991, therefore on behalf of my client R. Proctor I am writing to renew this permission, please find enclosed the following;

1. Copy of the original approved plan.
2. Copy of the planning consent.
3. Ownership certificate
4. Planning fee for £92.

If you require any further information, please do not heistate to contact me.

Yours faithfully,

J.Merchant.

pp. G.R. Merchant.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed J.K. Merchant (~~Applicant~~/Agent) Date 18.11.91

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

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

Signed J.K. Merchant ~~Applicant~~/Agent) Date 18.11.91

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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 within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Consultations

Bayhead House, Fleet Rd - Post

Site Notes DMG 5/12.

Renewal.
Currently agricultural land.
Agricultural buildings to west.
Residential opposite and to E.

Recommendation DMG 23/12.

Consent.
1) SC8.
2) SC27.
3) B21.
4) B2 ... Fleet Rd.

Reasons

(1) - (2) Standard.
(3) B21
(4) B7 ... class II Rd.

DC 23/12

F[redacted]RTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H05/1132/91

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	0	2	4	9

2. Address or location

PLOT 7600, FLOOD ROAD, FLOOD

3. Name, classification and number of road

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL BUILDING PLOT
(RENEWAL OF OL H05/1643/88).

7. Delete as appropriate

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

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

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

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

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

Date: 5/12/91 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21

(2) B2 - - - Fleet Road.

Delete as appropriate

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

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

(1) B21

(2) B7 - - - Class II road

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

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

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

5 There shall be no means of vehicular (or pedestrian) access to the permitted building from Fleet Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of Class II Road.

Authorised to issue:

27-FEB-92 H05/1132/91

AD..../...../2 DC...../4/3

BRIA. .MITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/1132/91 Received:21-NOV-91 Type:OUTLINE

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Residential building plot (renewal of outline planning permission H05/1643/88)

Location : Part OS 7600, Fleet Road Fleet
Spalding Lincs

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

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Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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(2) The siting and design of any vehicular access to a road;
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Reason: The application was submitted in outline only.

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

BRI[illegible]SMITH Dip TP MRTPI District Planning Officer

[illegible]ing Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

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

5 There shall be no means of vehicular (or pedestrian) access to the permitted building from Fleet Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of Class II Road.

Director of Planning and Building Control Services
09-JAN-92

H05/1132/91

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.

APPLICATION REFERENCE: H05/1132/91 DATE RECEIVED: 21 11 91

APPLICANT: R Proctor
"Huntley"
192 Fleet Road
Fleet
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING CONTROL
Date 12 FEB 1992

TYPE: Outline

DESCRIPTION: Residential building plot (renewal of outline planning permission H05/1643/88)

LOCATION: Part OS 7600, Fleet Road, Fleet

Parish Council: No objections.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE

1 Site situated outside IBD as approved on 2 August 1989.
2 In area covered by Policy 7A of County Structure Plan.
3 New section 54A of the Planning Act "Where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise."
4 Circular 1/85 - "The Use of Conditions in Planning Permissions" - "... such applications (for the renewal of planning permission) should be refused only where (a) there has been some material change in planning circumstances since the original permission was granted (eg, a change in some relevant planning policy for the area) ..."

PREVIOUS DECISIONS

H05/1643/88 - Residential Building Plot - Permitted.

PLANNING ISSUES

1 The application site is on the outskirts of the village outside the current IBD. Outline permission for a single dwelling was granted on 23 November 1988. At that time the site was inside the then IBD.
2 The present application was submitted on 21 November 1991, two days before the previous outline expired and must be properly regarded therefore as a renewal of the previous permission.
3 The main issue is whether or not the change in circumstances ie redrawing the IBD to exclude the site, may be regarded as sufficient justification to refuse permission on the grounds that the development is now contrary to policy. No agricultural justification has been put forward.

CONCLUSIONS

1 Notwithstanding that the application is for the renewal of an outline permission (unexpired at the date of re-submission). In my opinion the fact that there has been a major change of policy by now excluding the site from the IBD represents sufficient justification for refusing this application.

2 This course of action is in accordance with the Committees previous wishes, at the time of the boundary review, to ensure that this land remains beyond the developed area of the village.

3 The site forms part of a longer frontage to the B1515 which was excluded from an earlier IBD by the Council in 1989. In my report to the Committee on 17 May 1989 I referred to this area in these terms:
"Effectively, the village begins in the vicinity of the junction at Fleet Road and Cherry Lane and to extend the IBD beyond this point would provide the possibility for the erection of a ribbon of housing in an area which is essentially open countryside".

4 Whilst it has to be acknowledged that the application site could have been developed after the change of policy, by virtue of the earlier permission, you are now entitled to reconsider the proposal in the light of your current policy which, although not a statutory plan, has been the subject of public consultation.

RECOMMENDATION - Refuse Permission.
The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Department of the Environment Policy Note 4, and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

---

150. PLANNING APPLICATIONS (Continued)

Plan No. and applicant		Proposal
H02/0999/91 Burmor Construction		Conversion of dwelling to two flats at 18 Reform Street, Crowland.

RESOLVED: Subject to his first negotiating amended parking arrangements to serve the proposed development, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

(It was also agreed that the Director of Planning and Building Control Services inform Lincolnshire County Council of this Council's support for the Parish Council's suggestion that Reform Street be made a one way street.)

H20/1121/91 Mr J P Strahan		Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at Ambridge, Foremans Bridge, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendations of the Director of Planning and Building Control Services, subject to conditions requiring the provision of additional landscaping and the improvement of the access arrangements by raising the land so that it is level for a minimum distance of 15 feet back from the highway boundary.

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600 Fleet Road, Fleet.

RESOLVED: Planning permission be granted for the above development contrary to the recommendations of the Director of Planning and Building Control Services having regard to the circumstances of the application including the further information contained in correspondence and on the accompanying plans dated 20th February, 1992.

H14/1144/91 Trademaster Construction		Bungalow and garage to include non compliance with Condition 5 of outline approval at John's Patch, Six House Bank, West Pinchbeck.

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

H16/1225/91 Spalding Services & Social Club Limited		Single sided sign on posts on riverside opposite 24 High Street, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to enable Members to assess the suitability of the site for the proposed development.

H18/1377/91 S A Kenny		Change of use from agricultural barn to domestic dwelling at Avenue Farmhouse, Woad Lane, Sutton Bridge.

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

105. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H16/1225/90 Fine Art Developments	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

((i) Pending a site inspection to enable Members to assess the suitability of the site for the proposed development and (ii) to enable the Plans Sub-Committee to consider the application in greater detail.)

(Councillor J.R. Pearl entered the meeting during consideration of the above application.)

H23/0980/91 Mr & Mrs Pearson	Extension to house at Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H13/0988/91 J O Simpson	O.A.	Residential development at Roman Road, Moulton Chapel.

(Pending a site inspection to enable Members to assess the suitability of the proposed access to the site.)

H02/0999/91 Burmor Construction	Conversion of dwelling to 2 No flats at 18 Reform Street, Crowland.

(Pending a site inspection to enable Members to assess the suitability of the proposed parking arrangements.)

H20/1121/91 Mr J P Strahan	Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at-Ambridge, Foremans Bridge, Sutton St James.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development including the proposed access arrangements.)

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600, Fleet Road, Fleet.

((i) Pending a site inspection to enable Members to assess if the proposed siting would still be suitable in relation to the new boundary of development and (ii) for the Director of Planning and Building Control Services to consult further with the applicant regarding the provision of additional information in support of the application.)

G.R. Merchant I.Eng. AMICE MIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

LATE OBS: Offr. WG Date 3.4.92
Salient points highlighted

Your ref: H05/1132/91
Our ref : GRM/JJM/RP

S.H.D.C. PLANNING DEPT.
RECEIVED
20 FEB 1992 DG

Assignment of DPO LOPO JC ACP
File Nos. 24/2 sbCar

18th February, 1992.

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

Dear Sir,

RESIDENTIAL BUILDING PLOT, PART OS.7600, FLEET ROAD, FLEET.
(RENEWAL OF OUTLINE PLANNING PERMISSION H05/1643/88).

At the planning committee meeting on the 12th February this application was deferred for a site meeting and further information, please allow me, on behalf of my client, R. Proctor to provide you with this further information.

In 1988 I was instructed by R. Proctor to investigate various schemes to develop his horticultural business, which was becoming out dated on the present site.

The area of land owned by my client is shown blue on the enclosed Plan 'A'. On the 23rd October 1988 an applicaiton was presented to re-site Mr Proctors nursery, together with residential development on the corner of the new nursery site, this site to be a residence for Mr & Mrs Proctor. These applications were both approved;-

Building plot H05/1643/88 - dated 23.11.88 (OUTLINE)
Re-siting of nursery H05/1644/88 - dated 11.1.89 (FULL)

See Plan B and drawings RP.2 & RP.3.

In association with Messrs Hix & Son outline planning consent was acquired for residential development on Mr Proctors existing nursery site as detailed on plan C and drawing RP.5c.

At the time of applying for the building plot H05/1643/88 the development boundary for Fleet Hargate was as detailed on Plan D, in August 1989 the area of development included within OS.7600 was removed, which included this building plot.

Having acquired all the necessary planning consents Mr Proctors business plans for the future were in place.

A purchaser for the present nursery site to the North and South of Cherry Lane was found, but when the recession affected the building industry the prospective purchaser withdrew from the deal and future plans had to be 'shelved'.

A purchaser for the existing nursery site has now been found and an application for reserved matters will be prepared in the near future. This will enable the nursery to be re-sited on OS.7600, as approved. Eventually it was hoped to construct Mr Proctors new dwelling adjacent to the new nursery on the building plot site H05/1643/88.

Had it not been for the recession in the building industry, Mr Proctors future business plans would have been completed. The renewal of application H05/1643/88 was presented before it expired therefore it is felt that renewal should have been a formality; a view that was substantiated by Councillors Brewis and Pauls comments at the 12th February planning committee meeting.

On behalf of my client it would be appreciated if you would convey this additional information to the sub committee on the 24th February to enable Mr Proctors future plans to come to fruition.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

G.R. Merchant.

PG

S.H.D.C. PLANNING DEPT.
RECEIVED
24 DEC 1991
DPO
DCPO
JC
Action by
Discuss with
Copy to

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

NRA

National Rivers Authority
Anglian Region

19 December 1991

Our Ref: GT/91/1/SH/268

Dear Sir

PLANNING APPLICATION NO. H05/1132/91
RESIDENTIAL BUILDING PLOT AT PART OS.7600, FLEET ROAD, FLEET, SPALDING, FOR R PROCTOR ESQ

With regard to the above-mentioned application received on 13 December 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

/contd...

DR. KEVIN BOND
Regional General Manager

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

2. /contd....

NRA

GT/91/1/SH/268

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc. G R Merchant, 4 Chapel Gardens, Whaplode, Spalding, Lincs - Agent

DES

BRI. SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
23DEC1991 DG

Attention of
DPO NSM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Date to .....

File Nos.

Application no: H05/1132/91

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Residential building plot
(Renewal of outline planning permission H05/1643/88)

Location: Part OS 7600, Fleet Road Fleet
Spalding Lincs

Type: OUTLINE

Date received: 21-NOV-91

03-DEC-91

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 18-DEC-91. 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
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

Signed: B A Paul
Chairman
17-12-91

SOUTH HOLLAND
Internal Drainage Board

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

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/1132/91/TB/JC **Your Ref.**

Date 13 December 1991

Dear Sir,

OUTLINE PLANNING APPLICATION - R. PROCTOR
PLOT AT FLEET ROAD, FLEET

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such 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.

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

Yours faithfully,

pp ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG

DPO

RIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P272
Date received : 21-NOV-91

Received from

R & J M Proctor

Address

Fleet Road
Fleet
Spalding

Fee paid	£	92.00
VAT	£	0.00
Total received	£	92.00

Cash/Cheque : Cheque

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

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

21 NOV 1991

1132/91

REFERENCE : H05/1643/88

DATE RECEIVED : 25 10 88

APPLICANT : R Proctor
"Huntley"
192 Fleet Road
Fleet
SPALDING Lincs

AGENT : G R Merchant
4 Chapel Gardens
Whaplode
SPALDING
Lincs PE12 6UG

TYPE : Outline GRID REF : 539010 324910

DESCRIPTION : Residential Building Plot

LOCATION : Fleet Road, Fleet (Part O.S 7600)

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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 41 of the Town and Country Planning Act 1971.

2. The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
   1) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
   2) The siting and design of any vehicular access to a road;
   3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

   Reason: The application was submitted in outline only.

Cont/....

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
TELEPHONE: SPALD

5. 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

6. Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the local planning authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

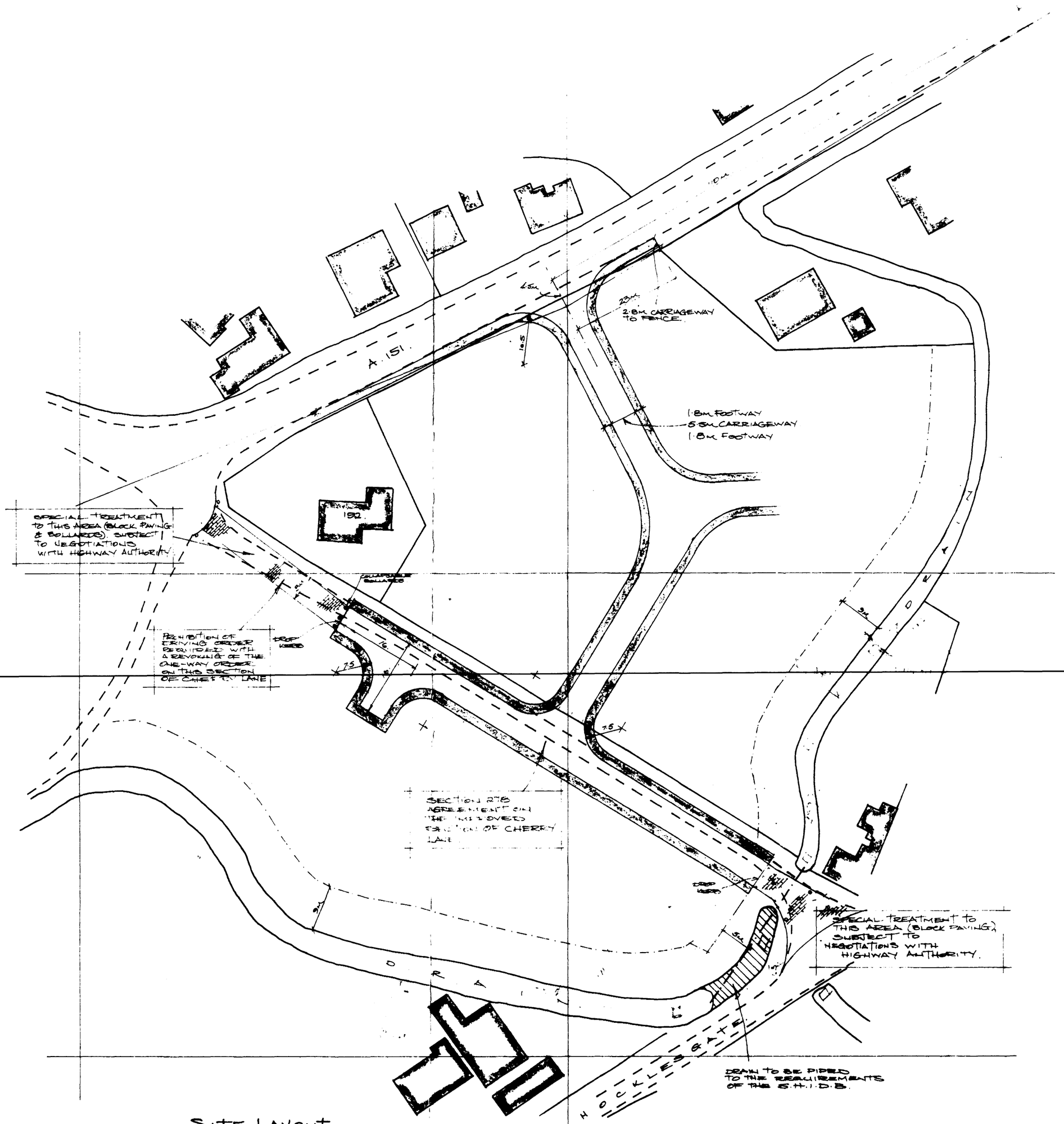
Reason: To enable vehicles to enter and leave the highway in forward gear in the interest of road safety.

7. There shall be no means of vehicular (or pedestrian) access to the permitted building from Fleet Road.

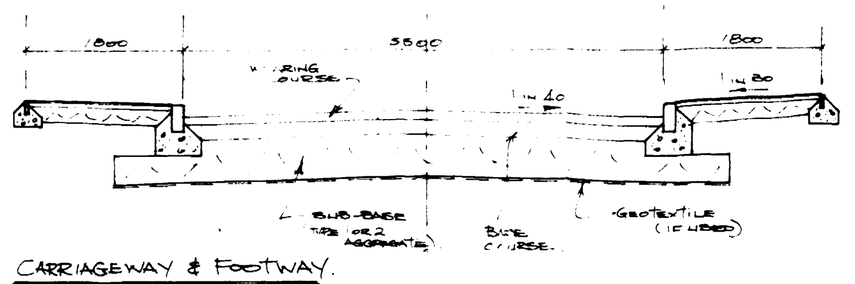
Reason: To reduce to a minimum the number of individual access points to the Class II road, in the interests of road safety.

B. Smith

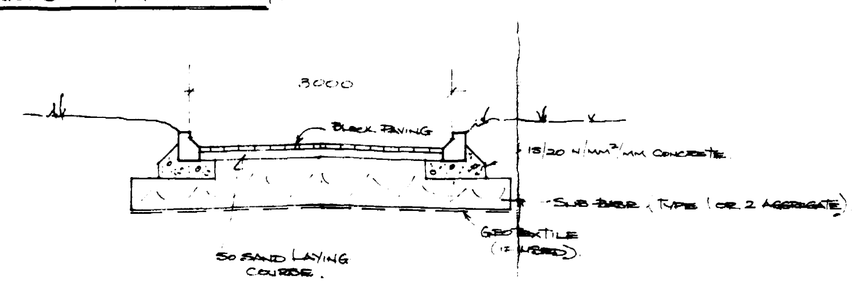
District Planning Officer
23rd November 1988



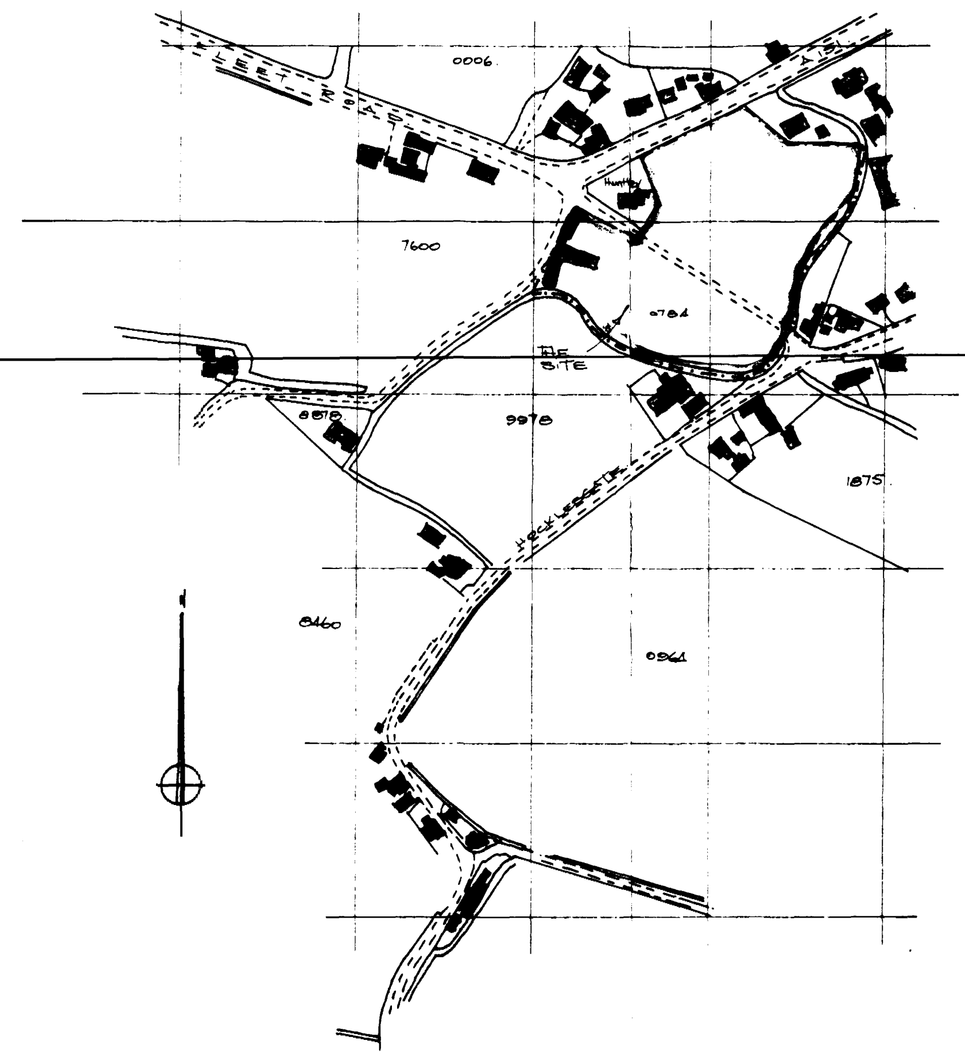
SITE LAYOUT.
SCALE: 1/500.



CARRIAGEWAY & FOOTWAY.



BLOCK PAVING DETAIL. SCALE: 1/50.



LOCATION PLAN.
SCALE: 1/2500.

CONSTRUCTION.

FOOTWAY - 1800 WIDE, BOTH SIDES.
- WEARING COURSE :- 20 DENSE BITUMEN MACADAM.
- BASE COURSE :- 50 DENSE BITUMEN MACADAM.
- SUB-BASE :- 100 TYPE 1 OR 2 AGGREGATE.

CARRIAGEWAY - 5500 WIDE.
- WEARING COURSE :- (a) 40 DENSE BITUMEN MACADAM (b) 40 HOT ROLLED ASPHALT.
- BASE COURSE :- 100 DENSE BITUMEN MACADAM.
- SUB-BASE :- TYPE 1 OR 2 AGGREGATE.

BLOCK-PAVING - 3000 WIDE.
- BLOCKS :- 65 CONCRETE BLOCK OR CLAY PAVERS, LAID IN HERRINGBONE.
- BASE :- 50 SAND LAYING COURSE.
- SUB-BASE :- TYPE 1 OR 2 AGGREGATE.

CARRIAGEWAYS & FOOTWAYS CONSTRUCTION IN ACCORDANCE WITH L.C.C BOOKLET "DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION".

S.H.D.C. PLANNING DEPT. RECEIVED 20 FEB 1992
Attention of: DPO NTM, DMTO PB, A.P.
File Nos.
Fire Hydrant YES/NO

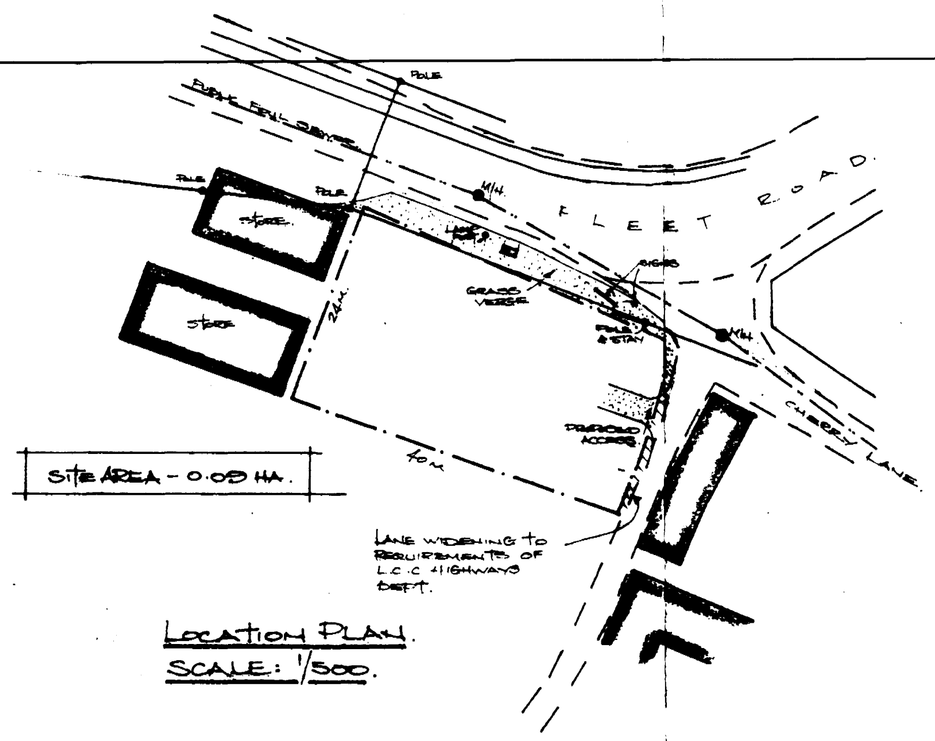
C. 20.3.89 CONSTRUCTIONAL DETAILS - L.C.C.
B. 1.8.89 ADDITIONAL TURNING HEAD. - L.C.C.
A 9.2.89 RESPONSE ROAD - L.C.C. HIGHWAYS.

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

PROJECT:
RESIDENTIAL DEVELOPMENT. CHERRY LANE. FLEET.

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

SCALES: AS INDICATED.
DATE: FEB 1989.
DRAWING No.: RP.5c.
G.R.MERCHANT.
REVISIONS: K.B.C.



LOCATION PLAN.
SCALE: 1/500.

FOUL WATER. - CONNECT TO PUBLIC FOUL SEWER IN FLEET ROAD TO THE REQUIREMENTS OF S.H.D.C. TECH' SERVICES DEPT.

SURFACE WATER - TO BRICK RUBBLE SOAKAWAYS SUBJECT TO APPROVAL BY S.H.I.D.B.

ACCESS to HIGHWAY - SUBJECT TO APPROVAL OF L.C.C. HIGHWAYS DEPT. ROAD TO BE WIDENED ON FRONTAGE AS REQUIRED.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 FEB 1992
Attention of
DPO NHM
LDPO BS
AO AGP
Initialled by .....
Checked by .....
File Nos.
Acknowledge YES/NO
Y
Y

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

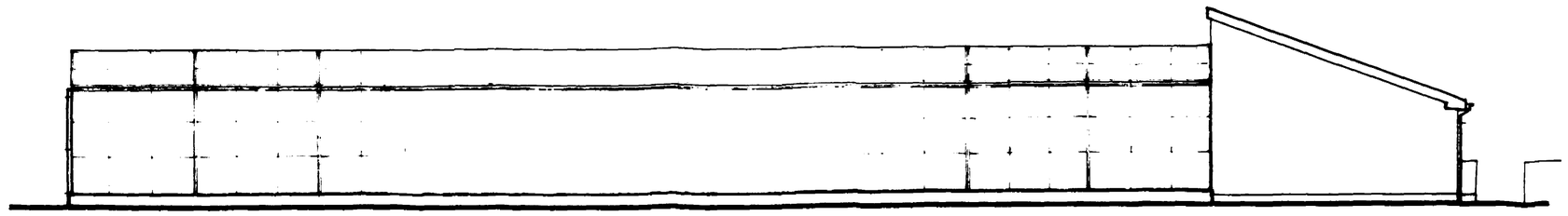
PROJECT:
RESIDENTIAL BUILDING PLOT.
FLEET ROAD,
FLEET.

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

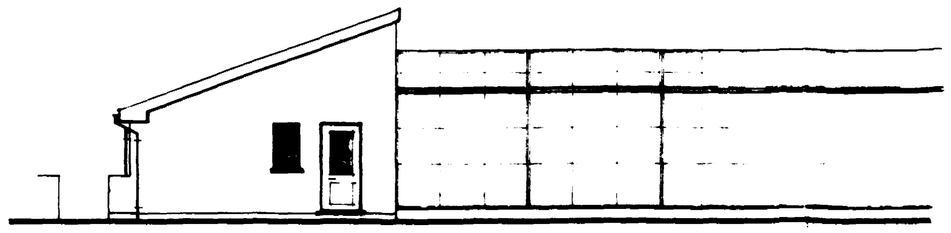
SCALES: AS INDICATED.
DATE: OCT 1990.

G.R.MERCHANT.
DRAWING No.: RP.2.

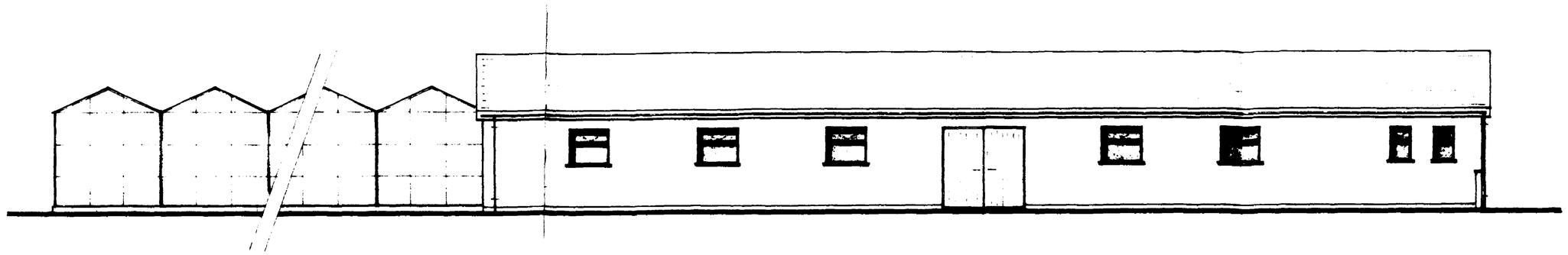
REVISIONS:



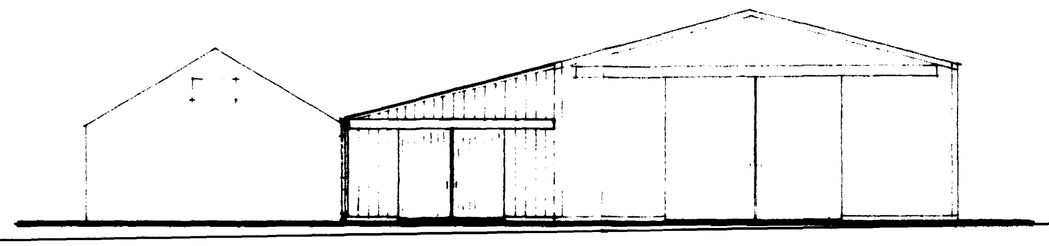
GLASSHOUSES & PACKING SHED SIDE ELEVATION.



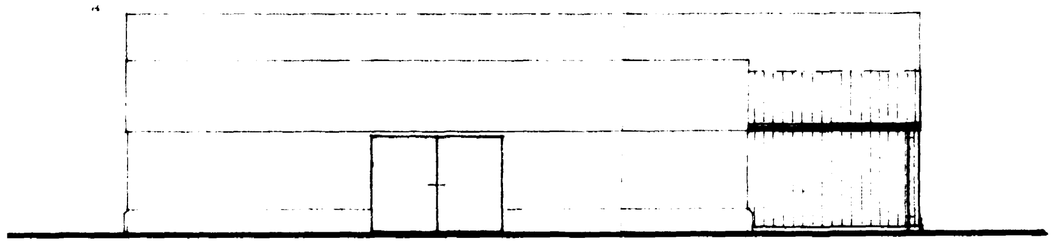
GLASSHOUSES & PACKING SHED SIDE ELEVATION.



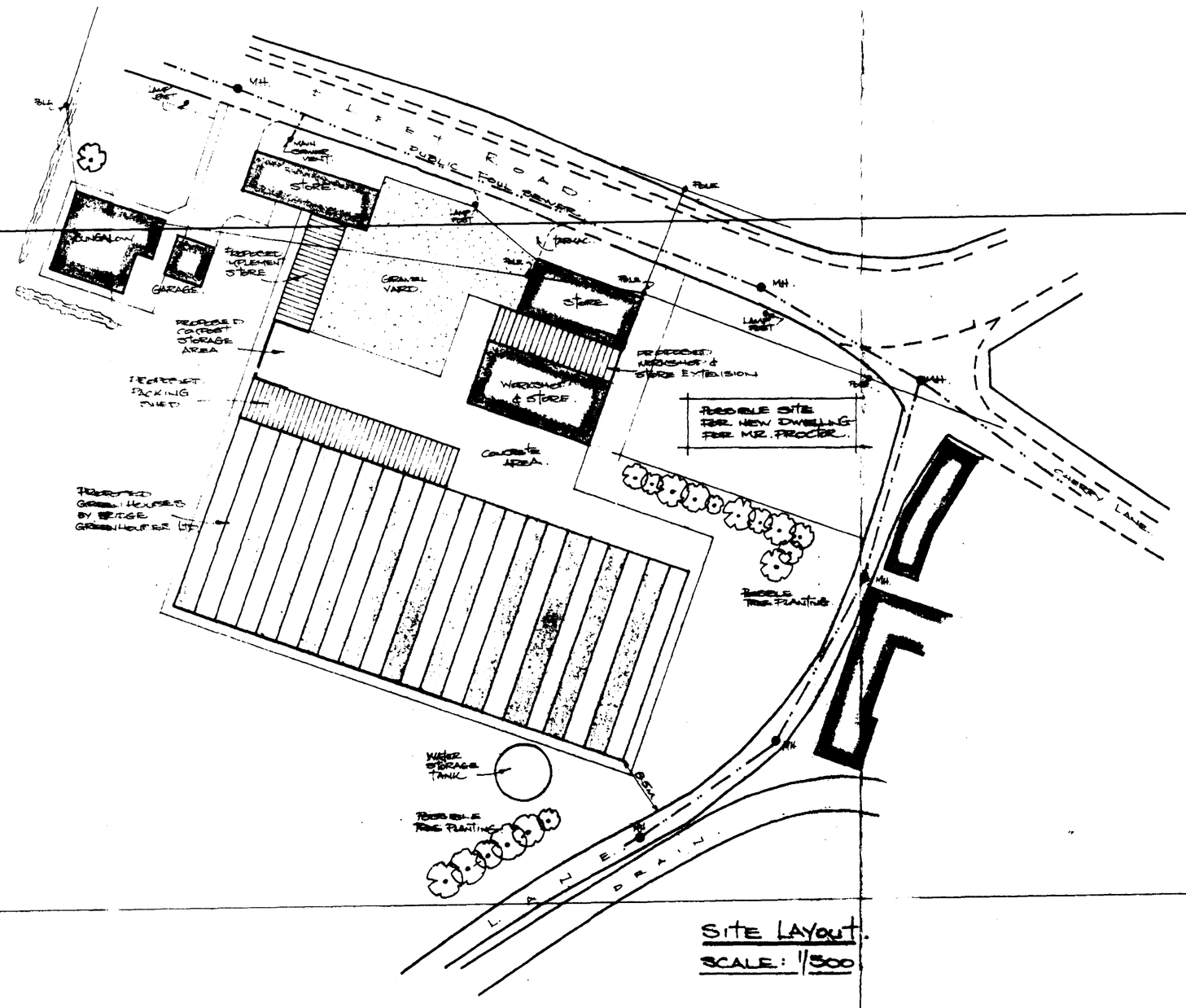
GLASSHOUSES & PACKING SHED FRONT ELEVATION.



WORKSHOP & STORE EXTENSION FRONT ELEVATION.



WORKSHOP & STORE EXTENSION SIDE ELEVATION.



SITE LAYOUT.
SCALE: 1/500

NEW BUILDINGS.

GLASSHOUSES. 28 x 67 = 1876 m².

PACKING SHED. 6.10 x 30.78 = 188
IMPLEMENT STORE. 5.18 x 13.95 = 72
WORKSHOP EXTENSION. 4.90 x 18.30 = 88
348 m².

ACCESS : EXISTING ACCESS FROM FLEET ROAD TO BE USED.

FOUL WATER : to PUBLIC FOUL SUBJECT TO AGREEMENT WITH S.H.D.C. TECHNICAL SERVICES DEPT.

SURFACE WATER : GLASSHOUSES TAKEN TO WATER STORAGE TANK FOR RE-CYCLING.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 FEB 1992
Acknowledge YES/NO

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

PROJECT:
RE-SITING OF NURSERY
FLEET ROAD.
FLEET.

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

SCALES: 1/50 & 1/100 (UNLESS OTHERWISE STATED)
DATE: OCT 1991

G.R.MERCHANT.
DRAWING No.: RD.3.

REVISIONS: