SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/1324/91 Received:12-DEC-91 Type:OUTLINE

Name: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Agent: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Description: Residential development (one dwelling)

Location : Land adjacent Turnpike Cottage 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 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)

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

4 The north western boundary of the site shall be delineated by a privet hedge of a height of at least 1 metre and in the event of the existing hedge being removed, it shall be replaced within 6 months by a similar hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 years, beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenity of the area.

5 No trees or shrubs on or within 4 metres of the south western boundary of the site shall be lopped, topped, felled or up rooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

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 interests of road safety.

7 The dwelling shall be single storey.

Reason: In the interest of the amenities of the locality.

Notes to Applicant:

The applicant is reminded that the siting of the dwelling should comply with the requirements of the South Holland Internal Drainage Board. Also, it should be suitably designed to ensure that the residential amenity of neighbouring properties is not adversely affected. This permission does not grant approval to the site layout plan accompanying the application.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
18-FEB-92 H05/1324/91

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

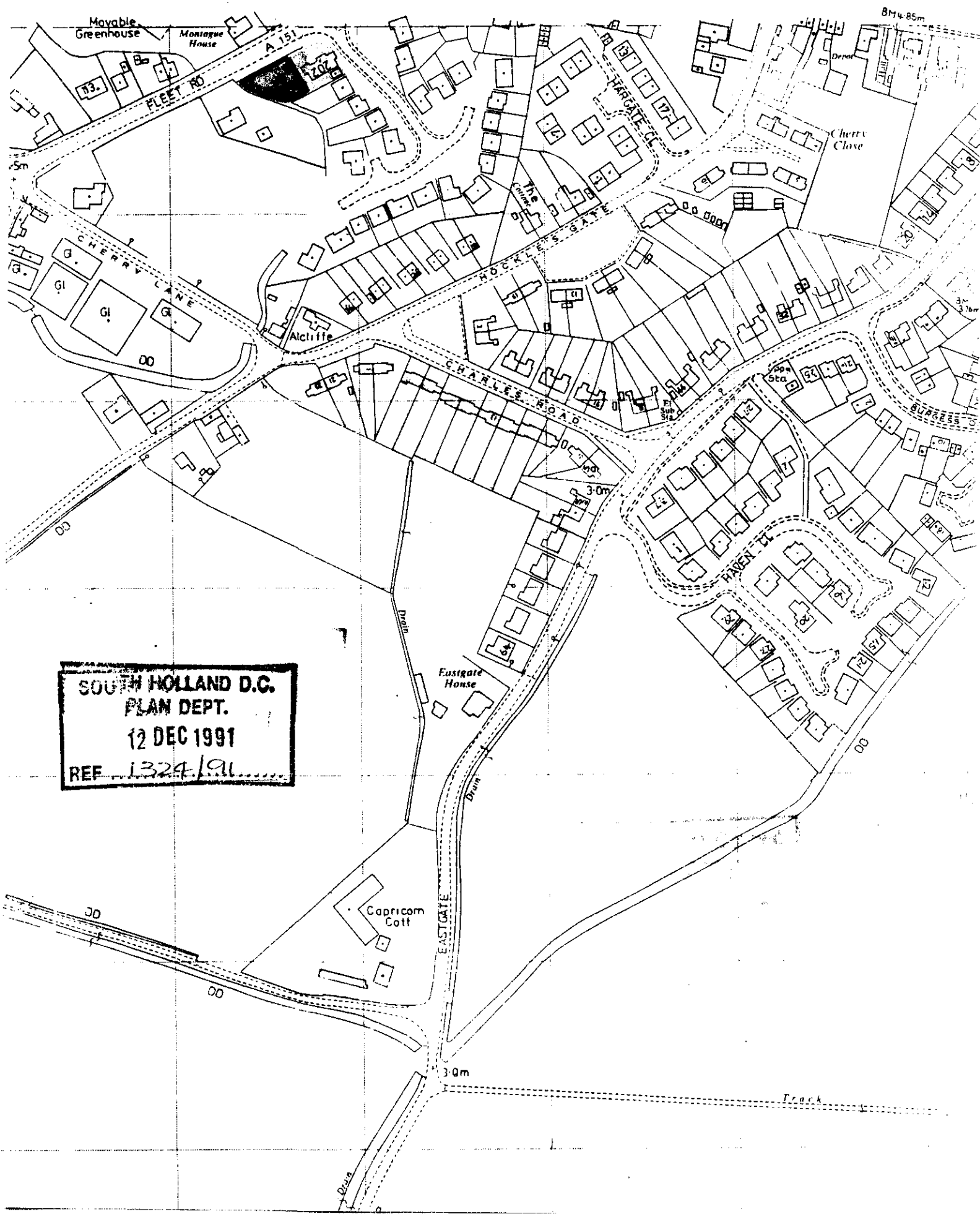
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

ORDNANCE SU

Scale: 1:2500 or 25·344 inch

LINCOLNSHIRE COUNTY

SOUTH HOLLAND



SOUTH HOLLAND D.C.
PLAN DEPT.
12 DEC 1991
REF 1324/91

PLANNING APPLICATION

For office use only

Application No. H05/1324/91

Date Registered 12 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr S. WILES.

TURNPIKE COTTAGE

FLEET ROAD, FLEET HARGATE

Tel. No.

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 ADJACENT TURNPIKE COTTAGE, FLEET HARGATE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development 1 No. Dwelling

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00

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

Signed S.J. Wiles Date 11/12/91

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

TYPE OF DEVELOPMENT

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

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: 1 No: Dwelling

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

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. 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. GARDEN

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: Flat Rd

Will there be – Individual access(es) ✓

New estate road

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of Soakaway

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

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

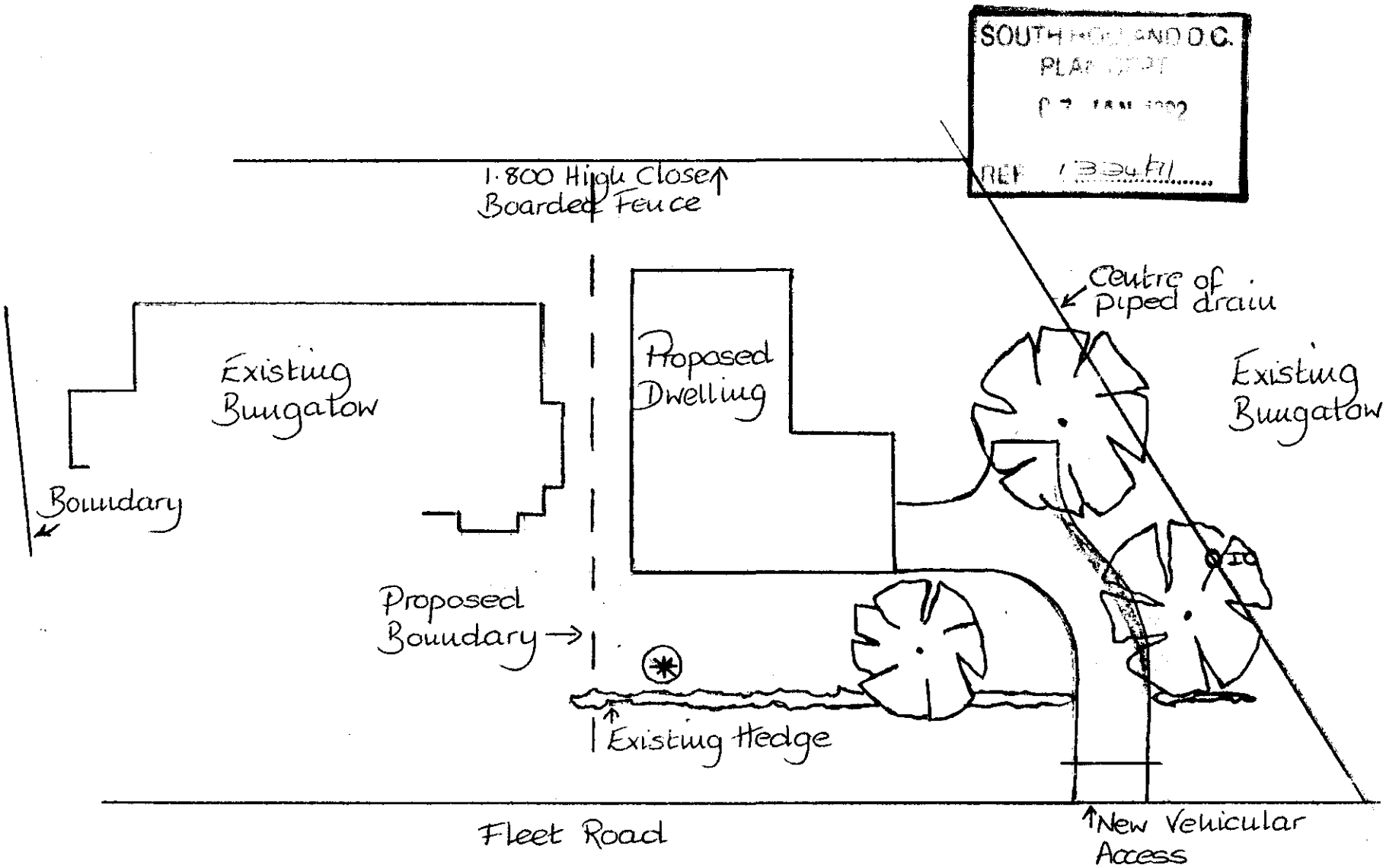
6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

HO5/1324/91

Proposed Building Plot Fleet Road, Fleet Hargate
For Mr S Wiles

SOUTH HOLLAND D.C.
PLANNING
07 JAN 1992
REF 1324/91



✱ Proposed new positioning of affected tree

Site Layout
Scale 1:250

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/1324/91 Received:12-DEC-91 Type:OUTLINE

Name: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Agent: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Description: Residential development (one dwelling)

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

Reason: The application was submitted in outline only.

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

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

4 The north western boundary of the site shall be delineated by a privet hedge of a height of at least 1 metre and in the event of the existing hedge being removed, it shall be replaced within 6 months by a similar hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 years, beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenity of the area.

5 No trees or shrubs on or within 4 metres of the south western boundary of the site shall be lopped, topped, felled or up rooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

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 interests of road safety.

7 The dwelling shall be single storey.

Reason: In the interest of the amenities of the locality.

Notes to Applicant:

The applicant is reminded that the siting of the dwelling should comply with the requirements of the South Holland Internal Drainage Board. Also, it should be suitably designed to ensure that the residential amenity of neighbouring properties is not adversely affected. This permission does not grant approval to the site layout plan accompanying the application.

Authorised to issue:

14-FEB-92 H05/1324/91 AD....DC....

APPLICATION REFERENCE: H05/1324/91 DATE RECEIVED: 12/12/91

APPLICANT: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding
Lincs

AGENT:

TYPE: Outline

DESCRIPTION: Residential development (one dwelling)

LOCATION: Land adj. Turnpike Cottage, Fleet Hargate, Spalding

Parish Council: No objections.

County Highways: Request conditions.

S.H.I.D.B: Require 9 metre clearance from culverted Devils Hill Branch Drain.

Public Objections: Letter received from Owner/Occupier of 200 Fleet Road (summarised)

- No objections, subject to:-

  (a) No trees or bushes on our boundary are touched or removed.
  (b) A 6ft high wooden fence is erected on the boundary between the properties.
  (c) No windows looking out onto our property and our privacy.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
PPG3, 1988 (Land for Housing).

PLANNING ISSUES

1 The determining issue in this particular case is whether the site is suitable in terms of its characteristics to accommodate a dwelling as proposed.
2 The site is currently garden associated with Turnpike Cottage. It has a frontage of 33 metres, but this decreases to 16 metres approximately along its rear. Its depth is in the region of 26 metres.
3 A number of trees are located upon the site. These include 2 Cherry's, a Weeping Willow and Ash along the site's south western boundary and two smallish Norway Maple in the central area.
4 The site is currently partially screened from the bungalow to the south west by a number of trees and shrubs.

CONCLUSIONS

1 The constraints in respect of development of the site include the fact that any dwelling would need to have a clearance of 9 metres from the pipe drain on the south western boundary (in accordance with the South Holland Internal Drainage Board's Bye-laws). The consequence of this would be that the dwelling would be close to the existing bungalow (Turnpike Cottage). Also, the same Bye-laws would make it difficult to screen the south western boundary any more comprehensively than at present. Also, at least one Norway Maple would need to be felled.

2 Notwithstanding the above, however, it is my opinion on balance that a single storey dwelling could be sited upon the plot without looking cramped and out of character. A condition should be imposed, however, requiring the retention of the trees on the south western boundary, plus the hedging along the site's frontage.

3 The existing bungalow is left with somewhat limited garden space. However, Circular 22/80 (Development Control Policy and Practice) states that the functional requirements within a development (such as a garden size) are for the most part a matter for the developers and their customers.

4 Although I have considered the objections received, it is my opinion that they are not of sufficient magnitude as to justify a refusal of planning permission.

RECOMMENDATION -

A Grant permission.

1 SC8 (Details).
2 SC27 (Implementation of planting).
3 The north western boundary of the site shall be delineated by a privet hedge of a height of at least 1 metre and in the event of the existing hedge being removed, it shall be replaced within 6 months by a similar hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 years, beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.
4 No trees or shrubs on or within 4 metres of the south western boundary of the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.
5 B21 (Turning space).
6 The dwelling shall be single storey.

Reasons

1-2 Standard.
3 In the interests of the visual amenity of the area.
4 In the interests of the amenity of the area.
5 B21.
6 In the interest of the amenities of the locality.

Note

1 The applicant is reminded that the siting of the dwelling should comply with the requirements of the South Holland Internal Drainage Board. Also, it should be suitably designed to ensure that the residential amenity of neighbouring properties is not adversely affected. This permission does

not grant approval to the site layout plan accompanying the application.

B That the trees on or immediately adjacent to the south western boundary of the site be made the subject of a Tree Preservation Order if considered suitable.

BR[illegible] SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

DMM

Application no: H05/1324/91 Type: OUTLINE

Applicant: Mr S Wiles Agent: Mr S Wiles
Tel:

Description: Residential development (one dwelling)

Location: Land adjacent Turnpike Cottage
Fleet Hargate
Spalding
Lincs

Valid date: 12-DEC-91 Terminal date: 06-FEB-92
Target dates: Target Committee: 21-JAN-92
To case officer 17-DEC-91 Report deadline: 07-JAN-92
Inspected by 22-DEC-91
Extra contacts 27-DEC-91 Case Officer:
Report if not clear by 16-JAN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .07 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC		16-DEC-91	30-DEC-91
Cllr B A Paul	0406 23100	16-DEC-91	30-DEC-91
2 Fleet Rd, Fleet Hargate		23-DEC-91	06-JAN-92
2 Riverlands, Fleet Hargate		23-DEC-91	06-JAN-92

L C C - Obs Attached JS cs 16/1/92.

SITE DETAILS

Grid ref: 539160 324970
OS Sheets: 171 Parcel:

IAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1324/91

Applicant: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Agent: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Description: Residential development (one dwelling)

Location: Land adjacent Turnpike Cottage Fleet Hargate
Spalding Lincs

Type: OUTLINE

25-FEB-92

Dear Sir/Madam,

PLANNING APPLICATION

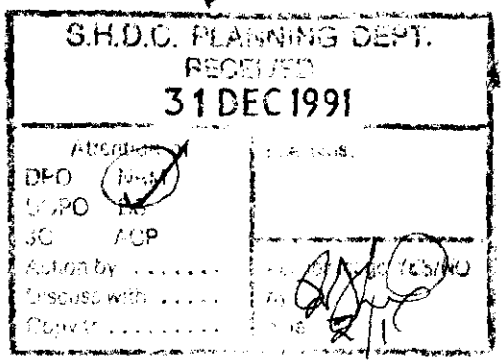
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

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

K M Leuty
200 Fleet Road
Fleet Hargate
Spalding
Lincs

OG



K M LEWTY
200 FLEET RD
FLEET HARGATE
SPALDING.
LINCS
PE12 8LE

27-12-91

Dear Sir,

Thank you for your letter ref application N° H05/1324/91

We have no objections to a dwelling being built next to us providing,

N°1

No trees or bushes on our boundary are touched or removed.

N° 2.

A six foot high wooden fence

is erected on the boundary between our properties No 3.

No windows in the proposed dwelling look out onto our property and our privacy.

I hope the 3 items I have mentioned can be considered when you make your decision on this application

Yours faithfully
K M Leahy

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H05/1324/91.

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	1	2	6	9.

2. Address or location

ADJACENT TO TURNPIKE COTTAGE, FLEET HARGATE

3. Name, classification and number of road

II

4. Date application referred 16-1-92

5. State whether outline, detailed application etc.

OL.

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

ONE DWELLING

7. Delete as appropriate

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

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

b. (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: 16-1-92 Signed: [signature]
Director of Highways and Planning

CS

SOUTH HOLLAND
Internal Drainage Board

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

RECEIVED
13 JAN 1992 DC
Action by ... Files Nos.
DPO MRM
DDPO ES
JC ACP
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

Please contact: Mr. Staines **Tel: Holbeach (0406) 24933**
Fax: (0406) 26501

Our Ref. RS/PA-K/1324/91/JA **Your Ref.** **Date** 7 January 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING
TURNPIKE COTTAGE, FLEET ROAD, FLEET HARGATE

I write to acknowledge receipt of the site plan showing your initial intentions regarding the above development.

You will be aware from yesterdays discussion with my assistant Mr. Staines that your site is bordered on the North Western and South Western boundaries by the Board's culverted Devils Hill Branch Drain in respect of which the Board's Byelaws as summarised on the enclosed standard conditions apply. Accordingly, the layout plan in my possession showing 5 metres clearance is unacceptable but I understand you are satisfied that the 9 metres clearance can be achieved and have in fact deposited a revised site plan with your application at the Planning Department. May I please have a copy of that plan for my files?

I understand a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. 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.

The applicant is advised that it is my Board's policy to seek a contribution subject to V.A.T. 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.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

You will recall that should your outline application be approved, I would wish to discuss further details with you regarding the Board's consent that will be required in respect of the proposed vehicular crossing and also any service crossings over the Board's culverted watercourse.

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

Yours faithfully,

J J Elsey.

ENGINEER TO THE BOARD

Mr. S. Wiles,
Turnpike Cottage,
Fleet Road,
Fleet Hargate,
Spalding, Lincs.

IAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1324/91

Applicant: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Agent: Mr S Wiles
Turnpike Cottage
Fleet Road
Fleet Hargate
Spalding Lincs

Description: Residential development (one dwelling)

Location: Land adjacent Turnpike Cottage Fleet Hargate
Spalding Lincs

Type: OUTLINE

Date received: 12-DEC-91

16-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 31-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JAN 1992
Ack. Req'd Init. Nos.
Acknowledge YES NO

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

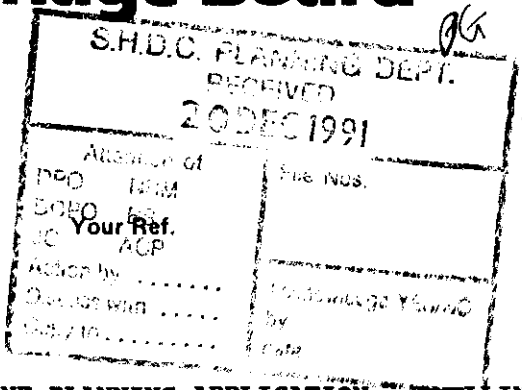
Signed:

Chairman
27/11/91

DPC

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/1324/91/JAM Your Ref.

Date 19 December 1991

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING
TURNPIKE COTTAGE, FLEET ROAD, FLEET HARGATE

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development.

I gather the proposal adjoins my Board's culverted Devils Hill Branch Drain and 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 means of surface and foul water disposal.

The Board's Byelaws as summarised on the enclosed standard conditions apply to the Board's watercourse.

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

Yours faithfully,

Mr. S. Wiles,
Turnpike Cottage,
Fleet Road,
Fleet Hargate,
Spalding, Lincs.

ENGINEER TO THE BOARD

Mr S J Wiles
Turnpike House
Fleet Hargate
Nr Spalding
Lincs PE12 8LL

Dear Mr J Blacklock

Re Application no H05/0789/92
(H05/1324/91) ← File

Further to our recent telephone conversation, I write to confirm my intention to use

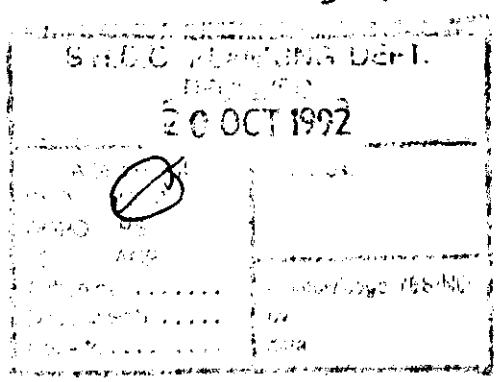
a. Butterley Milton Buff Stock Bricks

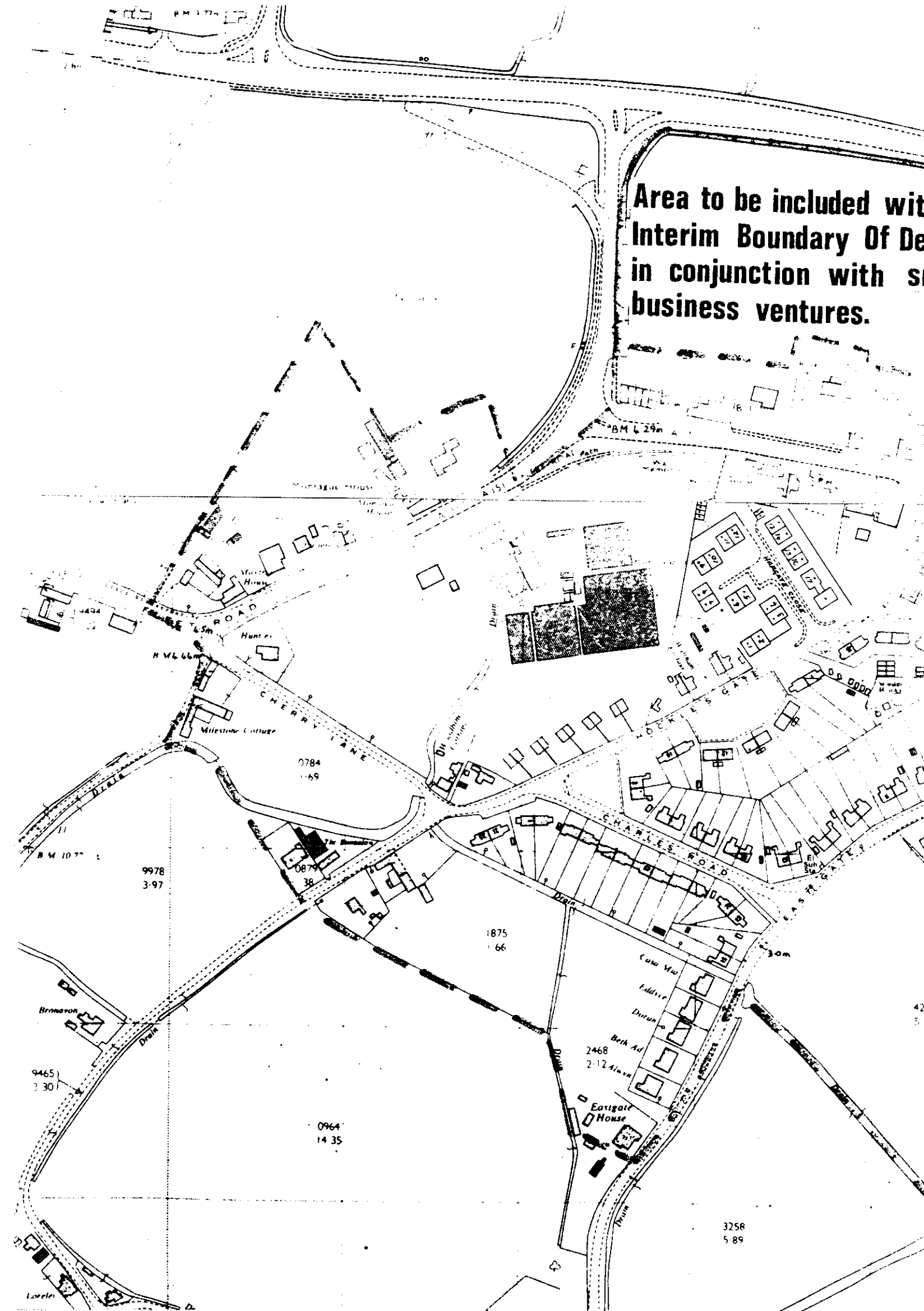
b. Sandtoft Calderdale Slates Roof Tiles in Brown.

yours Sincerely

S J Wiles

JB.




Area to be included wit
Interim Boundary Of De
in conjunction with s
business ventures.
BM 6.29m
A151
CHERRY LANE
Milestone Cottage
CHARLES ROAD
Eastgate House
Bronavon
Drain
0784
1·69
9978
3·97
1875
1·66
0964
14 35
3258
5·89
9465
3 30
2468
2·12

105. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/1147/91 P L Ely (Cont) Ltd	O.A.	Residential development south of The Parkway, Holland Park, Spalding.
H13/1199/91 Mr A Hunt		Brick built garage with steel roof trusses, asbestos roof sheets, steel window frame, steel doors at Plot 1, Fengate, Moulton Chapel.
H01/1273/91 B A Rainsbury		Change of use from restaurant to spiritual and culture centre at Rainsburys Nursery, 72 Barrier Bank, Cowbit.

(Subject to an additional condition requiring an area for car parking space to be identified and available at all times the premises are in use.)

(Councillor Mrs. P.J. Buffham requested that her objection, in principle, to the application be recorded.)

H05/1324/91 Mr S Wiles	O.A.	Residential development (one dwelling) on land adjoining Turnpike Cottage, Fleet Hargate.

(It was also agreed that the trees on or immediately adjacent to the south western boundary of the application site be made the subject of a Tree Preservation Order if considered suitable.)

H21/1327/91 J H Holland	O.A.	Two residential building plots (renewal of outline planning permission H21/1227/88) at 78 Station Road, Tydd Gote.
H23/1362/91 Mr G Fisher	O.A.	Bungalow with garage and vehicular access (renewal of outline H23/1724/88) at Don-Sel, Broadgate, Whaplode Drove.
H16/1378/91 South Lincolnshire Health Authority		Two storey extension to form additional offices at Wilson House, 64 St Thomas's Road, Spalding.
H14/1123/91 Mr & Mrs Bennetto		Change of use from private garage to shop (Class A1) at 20 Six House Bank, West Pinchbeck.

(b) **Applications Refused**

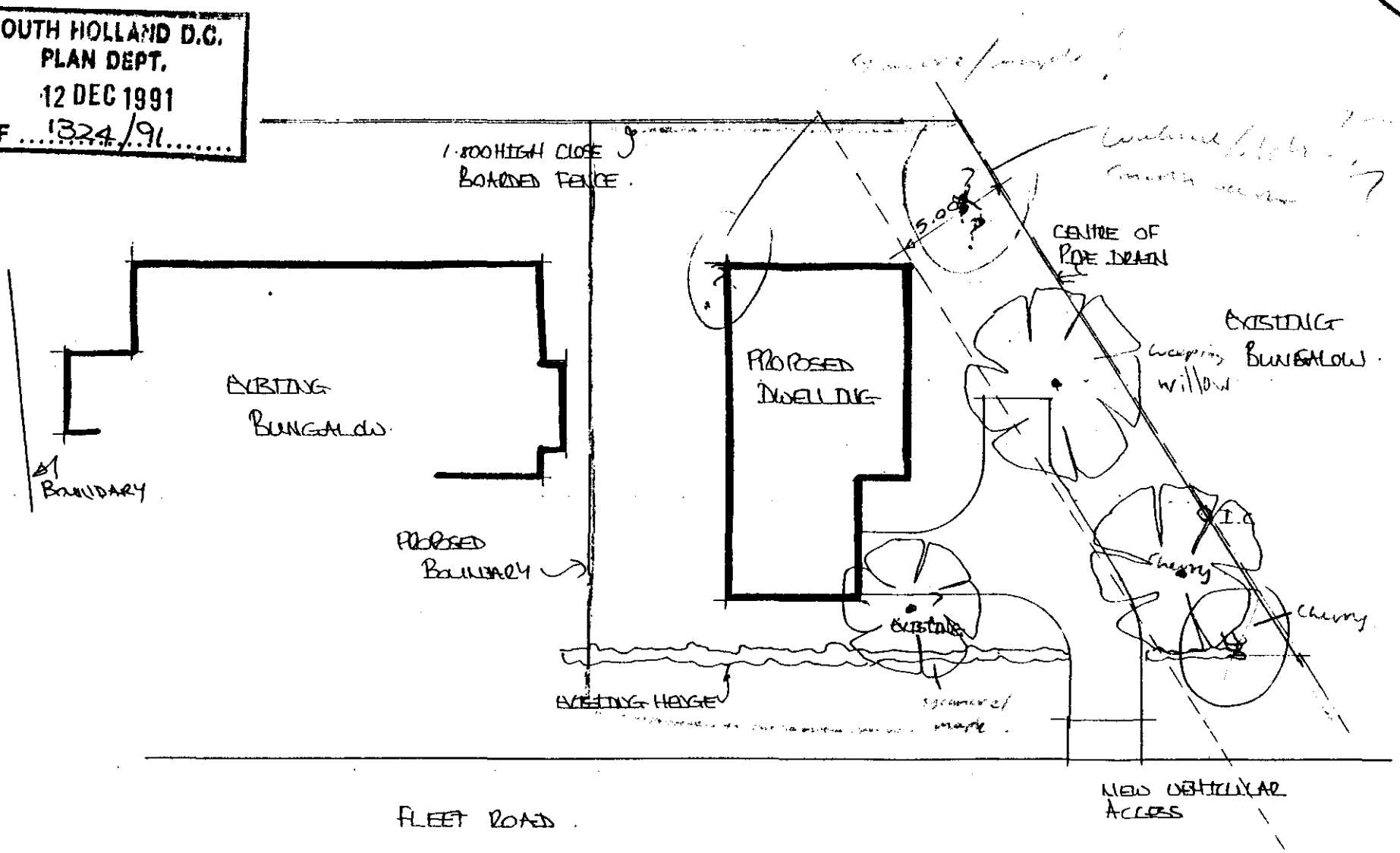
The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/1361/90 Mr & Mrs U Hilliam	Change of use from residential to residential and plant storage only at Nutts Lane, Holbeach St Johns.

(It was also agreed that a further period of 12 months expiring on 22nd October, 1991 be allowed for compliance with the enforcement notice issued on 20th September, 1990.)

PROPOSED BUILDING PLOT FLEET ROAD, FLEET HARGATE FOR MR S WILES.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 DEC 1991
REF ...1324/91.....



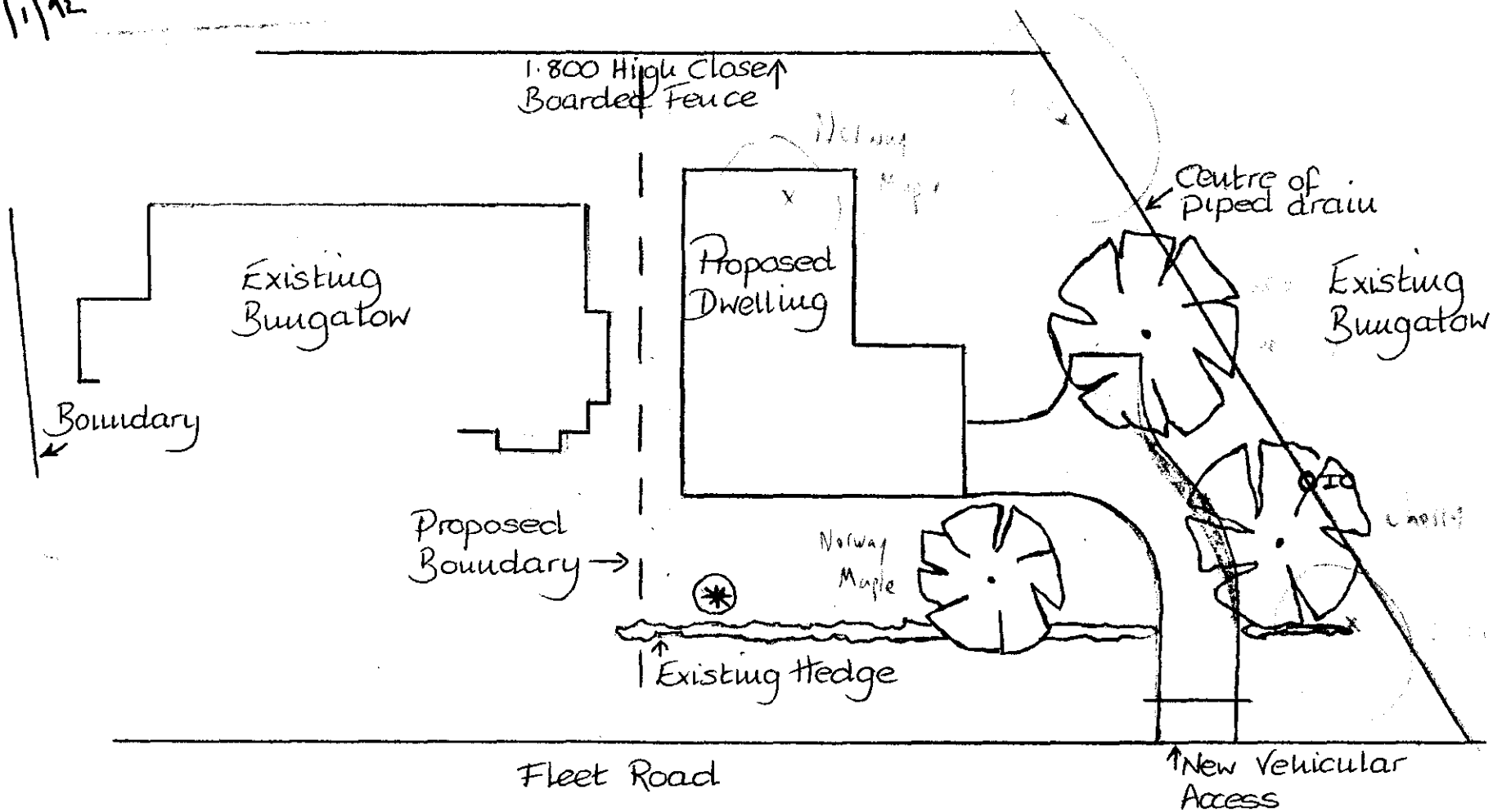
Site Layout

SCALE 1:250

Proposed Building Plot Fleet Road, Fleet Hargate
For Mr S Wiles

H 05/1324/91

7/1/92

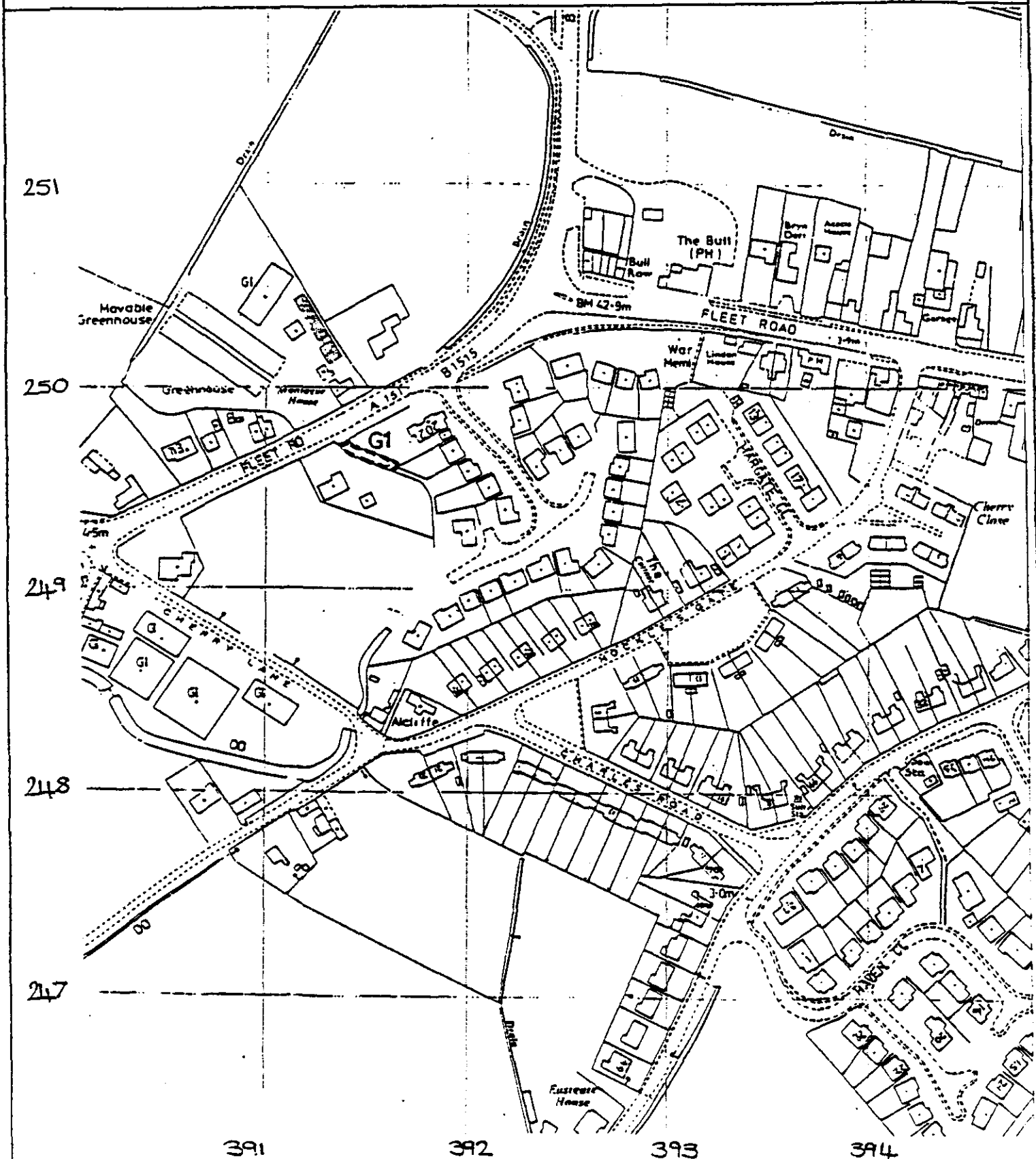


⊛ Proposed new positioning of affected tree

Site Layout
Scale 1:250

DRAFT as sent to Director of Administration 23.4.92.

SOUTH HOLLAND DISTRICT COUNCIL



FLEET HARGATE TREE PRESERVATION ORDER No. 5 1992

PLAN No.	TF 3924
SCALE	1:2500
DATE	APRIL '92
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
	None	

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

Groups of Trees
(within a broken black line on the map)

No. on Map	Description	Situation
G1	Group comprising of 1 Weeping Willow 1 Ash 2 Cherry	At grid reference TF 39138 24971. Extending approximately 30 metres in a south easterly direction, within and adjacent to the south western boundary of the property identified on the plan as 202 Fleet Road, also known as Turnpike Cottage, Fleet Hargate.

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	