SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0104/93 Received:11-FEB-93 Type:FULL

Name: Mr & Mrs D Edgley
Brighton House Hotel
38 South Parade
Skegness
Lincs

Agent: Paul Sparkes
3 Fulford Way
Skegness
Lincs

Description: Proposed detached bungalow with vehicular access and installation of septic tank
Location : Watkins Lane Gedney Drove End
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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development is commenced details of either a frontage hedge or fence/wall, plus landscaping (including position, species and height of planting) shall be submitted to the Local Planning Authority.

Reason: In the interests of the visual amenities of the rural locality.

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 five 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.

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

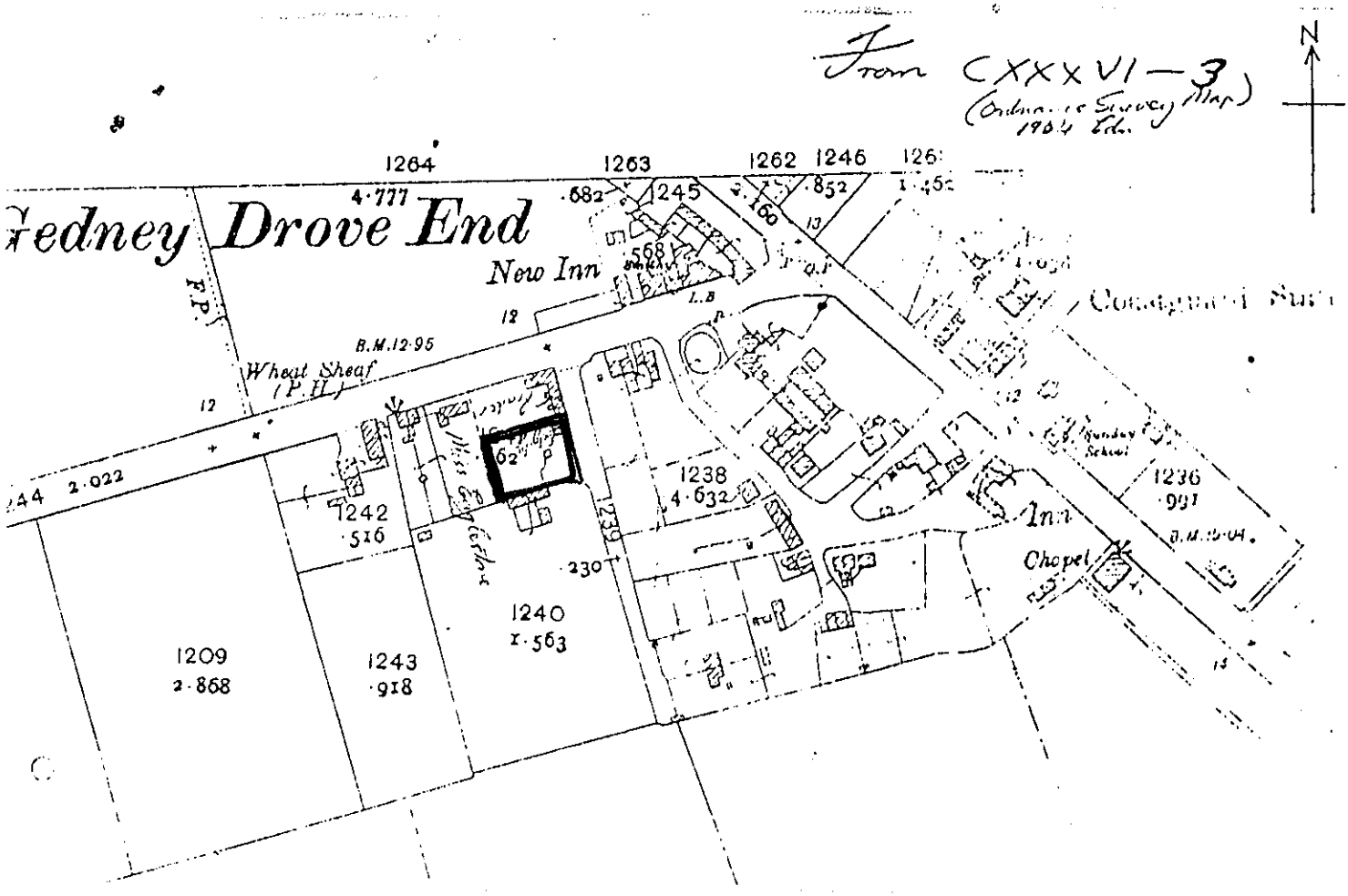
Director of Planning and Building Control Services
01-APR-93 H06/0104/93

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

From CXXXVI—3
(Ordnance Survey Map)
1904 Edn.



11 FEB 1993
SSE 0104/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06 | 0104 | 93

Date Registered 11 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. D. BERKLEY
BRITANNIA HOUSE
38, BROOM PARADE
SKEGNESS

Tel. No.

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

PAUL SHARPES
53, HUNSTANTON WAY, SKEGNESS
LINCS.

Tel. No. 765715
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STARLING LANE, DRIBY, ORBY, SKEGNESS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED DETACHED BUNGALOW WITH GARAGE AND ACCESS AND INSTALLATION OF SEPTIC TANK

Please complete

Signed. Paul Sharpes

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.

Date 10.2.93

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: SEE PLANS sq. metres

B. Please state size of any new structure:- (a) max. height: SEE PLANS metres
(b) max. length: SEE PLANS metres
(c) max. width: SEE PLANS metres

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

D. Please state type and colour of roofing materials. SEE PLANS

E. Has a survey of the site been undertaken? State Yes or No: YES

5. GENERAL INFORMATION Please complete each section

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

SEE PLANS

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? SEE PLANS

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 SEE PLANS

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 ✓

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	YES	Private drive
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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. [illegible]

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

Continue on separate sheet if necessary. VERIFICATION OF RIGHT OF VEHICULAR ACCESS IS THE SUBJECT OF A LETTER FROM MESSRS SMITH & CO SOLICITORS

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 ...2...

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:
Address of owner at which notice was served: 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 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 .....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other site cleared. currently vacant. Holly has referred Cottage to North Part of semi detached opposite Narrow lane. Potential to west. Land to south.

Inspected by DMG
Date 24/2/93

Notice posted by GS
Date 22.2.93

Resident Notices required

Sent | Delivered

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 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

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 GEORGE Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 11 FEB 1993

Registration

Reference H06/0104/93

Cross-Ref R

Date 12/2/93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app H06/1251/92
Type

Discounted fee

Correct fee ~~120~~ NIL

Additional Refund ~~120~~

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 90

OS No's

Grid ref 544030 390330

Ward E

Parish GEDNEY

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1116

Linked to property

Ref

Planning Records:
Earlier apps

1251/92

1017/93

B Reg Records:
Already submitted - Ref
Request
Requested

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

H06/104/93

FULL

Applicant: Mr & Mrs D Edgley
Tel:

Agent: Paul Sparkes
Skegness 763715

Description: Proposed detached bungalow with vehicular access and installation of septic tank

Location: Watkins Lane
Gedney Drove End
Spalding
Lincs

Valid date:	11-FEB-93	Terminal date:	08-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	18-FEB-93	Report deadline:	17-MAR-93
Inspected by	25-FEB-93		
Extra contacts	04-MAR-93	Case Officer:	
Report if not clear by	18-MAR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: AIR PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	17-FEB-93	03-MAR-93
Cllr B Fines	0406 8 374	17-FEB-93	03-MAR-93
Site/Press Advert MIN		22-FEB-93	15-MAR-93

L.C.C - Obs Attached JE 18 17/2/93.

SITE DETAILS

Grid ref: 546230 329230
OS Sheets: 90 Parcel:

197. PLANNING APPLICATIONS (continued)

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to investigate the matters arising from the site visit relating to the present use of the premises, including further information regarding window glazing.

H09/0031/93 Mr J Hayes	Extension to bungalow at 10 Kennedy Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the provision of close boarded screening along part of the boundary with 12 Kennedy Road, from the rear wall of that property.

H02/0032/93 Miss C Wright	Hobby workshop and store for private use at 35 Postland Road, Crowland.

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

H09/0049/93 Mr & Mrs L E Taylor	O.A.	Residential development including details of means of access at Wignals Gate, Holbeach.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services but a note be attached to the decision notice explaining that publication of the Draft District Local Plan will be an opportunity for Planning Policy to be considered and how future decisions in respect of adjacent land owned by Lincolnshire County Council might affect the development potential of the application site.

H06/0104/93 Mr & Mrs Edgley	Bungalow with vehicular acccess and installation of septic tank at Watkins Lane, Gedney Drove End.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions.

198. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH

RESOLVED: As there was insufficient time to inspect this site, consideration of the matter be deferred until a special site inspection and meeting to be held on 5th April 1993.

199. DEVELOPMENT BRIEF - HAWTHORN BANK (HOLLAND PARK), SPALDING

RESOLVED: As there was insufficient time to inspect this site, consideration of this proposal be deferred until a special site inspection and meeting to be held on 5th April 1993.

22nd MARCH 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H13/1177/92 D E Simpson	DMG	Deferred for Site Visit. Uanable to visit site in time.
H12/0005/93 Mr & Mrs Knight	DMG	Refused as recommended.
H12/0006/93 Mr & Mrs Knight	DMG	Deferred. Concerned over whether access would be appropriate//necessary.
H16/0015/93 S & S Developments	DJR	Deferred. Check with Building Regs whether proposed dwelling units would meet standards re fenestrations/daylight etc if condition required windows to be obscure glazing. If windows need to be clear glass would overlooking be a problem.
H09/0031/93 Mr J Hayes	DMG	Grant as recommended. Screening along No 12's boundary to be substantial i.e. Close Board Fencing.
H02/0032/93 Miss C Wright	DJR	Grant as recommended. Ensure note relating to use is worded as clearly and straightforward as possible. Frontage appears to be being prepared for new access. Check on site and if so letter saying planning permission will be required.
H09/0049/93 Mr & Mrs Taylor	DMG	Refused as recommended. Applicant to be advised of forthcomming District Wide Local Plan and how they may make representations as appropriate. Also that they may wish to re-submit if change of status of adjoining land becomes more certain.
H06/0104/93 Mr & Mrs Edgley	DMG	Grant planning permission. Conditions as necessary.

24th Mar 93

Signed _____
Principal Planning Officer

165. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H09/0049/93 Mr & Mrs L E Taylor	O.A.	Residential development including details of means of access at Wignal's Gate, Holbeach.

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

H06/0104/93 Mr & Mrs Edgley	Bungalow with vehicular access and installation of septic tank at Watkins Lane, Gedney Drove End.

(Pending a site inspection to assess the suitability of the site for the proposed development.)
(It was reported that the parish council had now indicated that it raised no objections to the proposed development subject to the access arrangements and the design of the bungalow being found satisfactory.)

H02/0032/93 Miss C Wright	Hobby workshop and store for private use at 35 Postland Road, Crowland.

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

(d) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that occupation of the bungalow to the south east of the site is restricted to the owner manager or an employee of the horticultural business, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H16/0069/93 Parigo Horticultural Co Ltd	Continuation of occupation with removal of agricultural occupation clause at Millfield House, Spalding Common, Spalding.

(e) **Application Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permission, in accordance with his recommendation, in respect of the following proposal:-

Plan No. and Applicant	Proposal
H11/0102/93 S Goodband	Conservation Area Consent for replacement windows and new shop front and demolition of existing shop front at 31 High Street, Long Sutton.

(f) **Development by Lincolnshire County Council**

The Lincolnshire County Council be advised that this authority raises no objections to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

APPLICATION REFERENCE: H06/0104/93 DATE RECEIVED: 11-FEB-93

TYPE: Full

DESCRIPTION: Proposed detached bungalow with vehicular access and installation of septic tank

LOCATION: Watkins Lane, Gedney Drove End

APPLICANT: Mr & Mrs Edgley AGENT: Paul Sparkes

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
COMMITTEE
Date -9 MAR 1993

RECOMMENDATION

1 *That the site be inspected by the Sub-Committee.*

2 *That subject to the views of the Sub-Committee and upon the expiration of the consultation period (15 March 1993) the Director of Planning and Building Control Service be authorised to refuse permission for the following reason:*

In the opinion of the Local Planning Authority, the proposal by reason of its scale and suburban appearance would constitute an incongruous form of development which would be out of character with this particular part of the village of Gedney Drove End. As such, it is considered to be contrary to Structure Plan Policy 5a and also advice contained within Planning Policy Guidance Note 3, 1992, (Housing), both of which stress that new development should satisfactorily relate to existing in terms of scale, impact and character.

Note

1 *The applicants are reminded that any revised application needs to be accompanied by verification that a right of vehicular access to the plot exists.*

PLANNING ISSUES

1 Bungalow is basically similar to that refused by Committee on the 28 January on grounds of "village character" and inadequate parking.

2 Discussions have been held between the applicant and officer to discuss changes, but these achieved are only cosmetic e.g. deletion of lead lights, stone cladding etc. The applicant would not agree to any basic design changes, except the removal of the garage.

3 It is still felt that the design is basically suburban, and alien to the traditional character of the village, and

given that there are several outline permissions in the near locality, whatever approved on this site will prove a precedent and a test for your new policy on character in the rural villages. In these circumstances I am recommending a site visit.

REPRESENTATIONS

Parish Council:	Response awaited (expiry date 3 March, 1993).
Applicants:	Verification of right of vehicular access to the plot will follow shortly from solicitors.

Dated 21st February 1993

S T A T E M E N T

by

MR. H.A. EDGLEY

in respect of

land at Watkins Lane
Gedney Drove End
in the County of
Lincoln

B. Smith & Co.
Horbling

This is the exhibit marked "A" referred to in the statutory declaration of Edmund William Edgley declared before me this 29 day of [illegible] 1993

STATEMENT

I HARRY AUGUSTUS EDGLEY of 3 Tylers Farm Gedney Drove End Near Holbeach Lincolnshire say as follows:-

1. My late Father-in-law Walter West purchased the freehold property situated at and known as Eastview Watkins Lane Gedney Drove End ("the Property") shown edged red on the plan attached hereto ("the Plan") on the 21st April 1948

2. Walter West died in 1952 and on the 10th October 1952 ownership of the freehold title to the Property was vested in my late Wife Frances Ellen Edgley

3. Frances Ellen Edgley died in 1962 and on the 6th May 1963 the freehold title to the Property was assented to me

4. On the 24th July 1992 I gave the freehold title to the Property to my Sons DENNIS WILLIAM EDGLEY and ALAN AUGUSTUS EDGLEY as a gift

5. From April 1948 until his death my late Father-in-law lived at the Property and I lived there during the whole of the period from his death until my recent move to my present address

6. Since 1948 the roadway adjoining the Property shown edged brown on the Plan has been used by the occupiers of the Property as a means of access to the Property with vehicles and on foot without let or hindrance from anyone

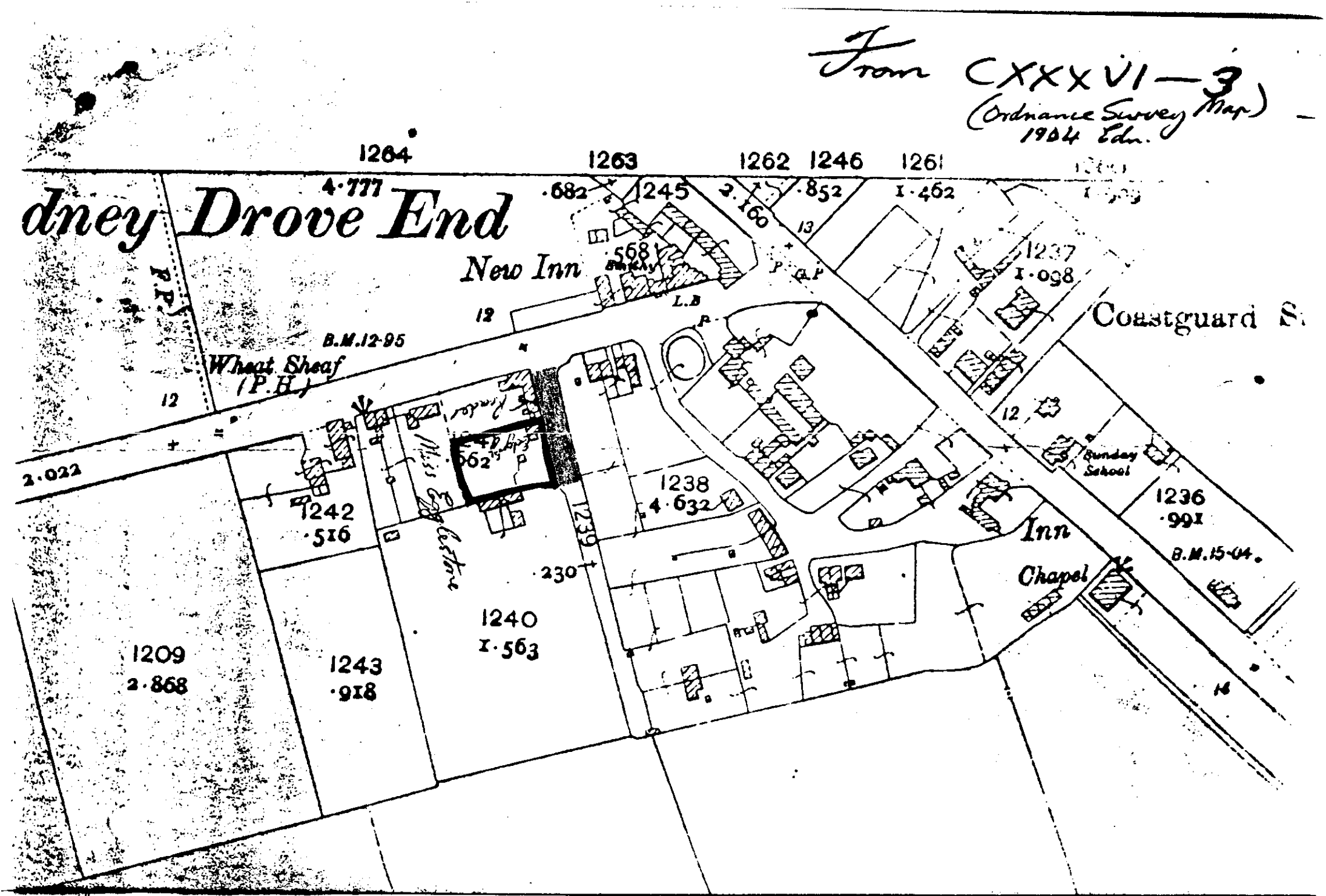
7. I believe that such use of the said roadway is a right attached to the freehold property itself

H.A. Edgley.....

HARRY AUGUSTUS EDGLEY

21st January 1993

From CXXXVI—3
(Ordnance Survey Map)
1904 Edn.



Dated 22nd February 1993

STATUTORY DECLARATION

by

MR. D.W. EDGLEY

in respect of

land at Watkins Lane
Gedney Drove End
in the County of
Lincoln

B. Smith & Co.
Horbling

I DENNIS WILLIAM EDGLEY of 38 South Parade Skegness Lincolnshire Hotelier DO SOLEMNLY AND SINCERELY DECLARE as follows:-

1. I am the owner with my Wife Jean Margaret Edgley of the freehold property at Eastview Watkins Lane Gedney Drove End Near Holbeach Lincolnshire ("the Property")

2. I lived at the Property from 1952 to 1962 with my Father Harry August Edgley who continued to live at the Property and who has made the signed statement now produced to me marked "A".

3. From 1948 to 1952 my Grandfather Walter West owned and lived at the Property

4. Whilst my Grandfather lived at the Property I visited him on a regular basis with my parents and during the period since 1962 I have visited my Father on a regular basis at the property at least once each week or more often

5. During the whole of the period from 1948 to the present the occupiers of the Property and their visitors have used the roadway shown coloured brown on the plan attached to the said statement of my Father marked "A" as of right as the only means of access to and egress from the Property both on foot and with vehicles

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED by the above named Deponent at Skegness in the County of Lincoln This 22nd day of February 1993

Before me

D W Edgley

A ~~Commissioner for Oaths~~/Solicitor

Salient points highlighted ✓

DFO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
26 FEB 1993 DG
Attention of | File Nos.
DPO | KWM
DPO | BS
JS | ACP
Taken by ..... | Acknowledge YES/NO
Typed ..... | By
Checked .....

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/104/93/JAM **Your Ref.**

Date 23 February 1993

Dear Sir,

FULL PLANNING APPLICATION - MR & MRS EDGLEY
DWELLING AT WATKINS LANE, GEDNEY DROVE END

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly 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. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

Mr. P. Sparkes,
3 Fulford Way,
Skegness,
Lincs.

H. ENGINEER TO THE BOARD

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
[illegible]y Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

DATE DES: Dir. PK. Date: 3/3
Salient points highlighted

Application no: H06/104/93

Applicant: Mr & Mrs D Edgley
Brighton House Hotel
38 South Parade
Skegness
Lincs

Agent: Paul Sparkes
3 Fulford Way
Skegness
Lincs

Description: Proposed detached bungalow with vehicular access and installation of septic tank

Location: Watkins Lane Gedney Drove End
Spalding Lincs

Type: FULL

Date received: 11-FEB-93

17-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-MAR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments: No objections now that off street parking available, and provided Highways are happy with arrangement proposed and Planners also with this and design of bay obs

Signed:

pp Gedney Parish Council

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAR 1993 DG

Acknowledge YES/NO

FILE NOTE
H6/0104/93

2.15 p.m. (25 February, 1993)

Telephone call first by Mrs Edgley and then Mr Edgley concerning their proposal for a bungalow at Gedney Drove End and their annoyance that I "objected to it". Tried to explain the Council's policy in regard to character in villages, but without much understanding from the Edgleys. They insisted they had negotiated all these approvals with Mr Gedney, and that he had suggested all the changes and was satisfied. It was therefore my fault if it did not go through. Told them I would discuss the matter with Mr Gedney, look at the file and ring them back. Then asked Mr Gedney what had happened at his negotiations with the Edgleys and he stated that he had tried to persuade them to do a more radical re-design to obtain a more traditional appearance, but without success. They discussed the cosmetic changes eventually submitted and he stated he could not guarantee it would go through. The Edgleys apparently got very irate with him and he had a very difficult meeting lasting about 1½ hours. That is the only meeting he had had with them or their agent.

4.00 p.m.

Advised Brian Smith that this was likely to be controversial and it was agreed Report should recommend a site visit. Recommendation should continue to be refusal.

4.00 p.m.

Phoned Mrs Edgley and advised her that I would recommend a site visit so that Members could see the application for themselves. Had a very difficult telephone conversation with her as she was unable to understand the Council's attitude - why anyone would want to refuse such a nice bungalow! A number of allegations made about back-handers to people in order to grant planning permission, with particular reference to the King's. Allegations that the King's had actually built one house back to front at Gedney Drove End. Wanted to be on site to persuade the Sub-Committee to grant permission and when advised her the normal policy was not to accept verbal representations, matters got rather worse. Conversation went on I would estimate for over ¾ of an hour. One of the most difficult and unsatisfactory phone conversations I have ever had.

N Midlen
Principal Planning Officer
Development Control

B. SMITH & CO. SOLICITORS

A. A. HARRIS
C. M. MEW, A.C.I.B., B.A.

CONSULTANT:
H. BOWDEN

ESTABLISHED c. 1760

SPRING LANE,
HORBLING,
SLEAFORD,
LINCOLNSHIRE
NG34 0PF

TEL: (0529) 240208 or 240216

FAX No: (0529) 240694

Our Ref. DG/JMS/EO32 01

DMG 3/3 ✓

Your Ref.

1st March 1993

For the attention of Mr. Gedney

Dear Sirs,

Re: "Eastview", Watkins Lane, Gedney Drove End

We refer to our telephone conversations on the 12th February concerning the above property.

As we said in our telephone conversations, there is no mention in our clients' title deeds of any right of way over the private roadway serving the above property. However, we enclose copies of a Statutory Declaration by our client Mr. D.W. Edgley and a statement by his father which lead us to believe that even if no right to use the roadway had been granted originally to the owners of that property, the roadway has been used over a sufficiently long period for a right to have been acquired by prescription. In fact, it is very likely that when this plot was originally sold for development pre-war, it was intended that a right should be granted over the roadway but that this was omitted by oversight.

We hope that this information is sufficient for your purposes but please do not hesitate to contact this office should you require further assistance.

Yours faithfully,

B Smith & Co

South Holland District Council,
Development Control Section,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE

104/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAR 1993 DG

B. SMITH & CO. SOLICITORS

A. A. HARRIS
C. M. MEW, A.C.I.B., B.A.

CONSULTANT:
H. BOWDEN

Our Ref. DG/JMS/EO32 01

Your Ref.

LATE OBS: Off. ..... Date.....
Salient points highlighted

104/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAR 1993 DG
Action by
DPO NRM
DDPO BS
JC ACP
Action by .....
Discuss with ..
Copy to.....
File Nos.
Acknowledge required
By
Date

SPRING LANE,
HORBLING,
SLEAFORD,
LINCOLNSHIRE
NG34 0PF

TEL: (0529) 240208 or 240216

FAX No: (0529) 240694

4th March 1993

Dear Sir,

Re: Our clients Mr. and Mrs. H.A. Edgley
Application re: detached bungalow at Watkins Lane, Gedney Drove End, Spalding,

We refer to our letter of the 1st March marked for the attention of your Mr. Gedney and to today's telephone conversation with Jenny Jex. We understand that our above clients' application for planning permission is due to be considered at the next meeting of the Planning Committee on the 9th March, following refusal of their earlier application under reference Number H06/1251/92.

We understand that you are minded to recommend a refusal of permission for reasons very similar to those given for the refusal of our clients' previous application.

Our clients would like the following matters to be considered and drawn to the attention of the Planning Committee:-

1. Our clients' original design in the first application under the above reference was submitted after consultations with your Mr. Gedney before and during the design stage when our clients were led to believe that the type and design of building they were proposing would be acceptable.

2. Following the refusal of permission Mrs. Edgley met Mr. Gedney at his office when he explained the Authority's objections to the original design. Following this meeting our clients had their agent prepare new draft plans taking into account the objections to the original drawings. These were delivered to Mr. Gedney personally by Mr. Edgley with the request that they be checked before the second set of plans were formally drawn up.

After several days Mrs. Edgley was assured by Mr. Gedney in a telephone conversation that the second plans should be O.K. provided they took into account his previous comments about the first design. On the strength of this a new set of plans was prepared and lodged at your office and our clients' agent, Mr. Sparks tried several times to speak to Mr. Gedney to check that the application was acceptable and in order for the next meeting of the Planning Committee. Finally, on the 25th February Mrs. Edgley managed to speak to Mr. Gedney and was told that the second application was likely to be unsuccessful.

Mrs. Edgley was advised to speak to Mr. Midlen, which she did later that day. Mrs. Edgley says that Mr. Midlen told her he did not like the bungalow and suggested that they must have been badly advised. Mrs. Edgley pointed out that they had been advised by Mr. Gedney.

We understand that Mr. Gedney has told Mr. Midlen that he has not "advised" our clients at all. However the record shows that he had been consulted closely at all stages and had given our clients the distinct impression that the type and design of the building they were proposing would be acceptable. We have copies of extracts from the Spalding Guardian of the 12th, 19th and 26th February this year relating to another case where householders had asked for and been given verbal advice by a member of the Planning Department; following this they took action to their detriment, only to discover that the advice they had been given was incorrect. That case is obviously not on all fours with this one but it indicates that our clients are not the only ones to have taken at face value the verbal comments of a Planning Officer.

3. Enclosed are twelve colour photographs taken by our clients in the area of Gedney Drove End within the last two weeks. The photographs show examples of various features of our clients' proposed design on dwellings in the immediate vicinity of the site in question. For the avoidance of doubt the features are noted on the back of each print. Our clients hope that this will demonstrate that their proposals are not out of character with the village of Gedney Drove End.

If the Planning Committee is minded to arrange a site meeting before considering this matter further our clients would like to attend that meeting with a representative of this firm. We should be grateful if you would acknowledge safe receipt of this letter and the photographs and confirm that they will be placed before the Committee. We should also be grateful for notification of any decision reached by the members at the meeting on the 9th March.

Yours faithfully,

The Director of Planning and Building Control Services,
Planning and Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N S Midlen
Principal Planning Officer
Development Control

TO: Director of Planning and Building Control Services

REF: NRM/LAB/H06/0104/93

REF:

DATE: 5 March 1993

SUBJECT: Mr & Mrs Edgley, Detached Bungalow, Watkins Lane, Gedney Drove End.

I am not suprised to receive a letter from Mrs Edgley's solicitors, following the very difficult nature of the lengthy telephone conversation I had with her and her husband. Unfortunately, however, B Smith & Co has been given a rather inaccurate account of my conversation with the Edgleys, and I suspect similarly with their discussions with David Gedney. I have asked him to respond to you direct.

As far as I am personally concerned, I was very careful not to respond to Mrs Edgley's repeated question of whether I personally liked the bungalow, but to relate our view to the policy of the Planning Committee, and the fact that they were trying to keep properties in the villages "in character".

Mr Edgley claimed that they had done everything that David Gedney had asked them to do, and that he actively supported the revised scheme. I expressed some surprise that he had not asked for more radical changes, and subsequently David did advise me that he had tried to obtain these but without success, and also advised the Edgleys that he could not be sure that the revisions they were prepared to carry out would be sufficient.

From what David told me, he had had one single meeting with the Edgelys and their agent, and when I phoned Mrs Edgely back I advised her that David's view of the amount of negotiations carried out did appear to differ from what was being suggested. I did not state that there had been no

discussions. I enclose a copy of the note that I took after the telephone conversations occurred (anticipating that there would be future problems), and have asked David to do the same.

N R Midlen
Principal Planning Officer
Development Control

Enc

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
Development Control

TO: D M Gedney
Planning Assistant
Development Control

REF: NRM/LAB/H06/0104/93

REF:

DATE: 5 March 1993

SUBJECT: Mr & Mrs Edgley, Detached Bungalow, Watkins Lane, Gedney Drove End.

David, I enclose herewith a letter from B Smith Solicitors acting on behalf of Mrs Edgley. Did you produce a note of your recollections of the conversations you had with them? If not can you do so urgently and let Brian Smith have it.

← file note in 25/1/92

N R Midlen
Principal Planning Officer
Development Control

Enc

B. SMITH & CO. SOLICITORS

A. A. HARRIS
C. M. MEW, A.C.I.B., B.A.

CONSULTANT:
H. BOWDEN

ESTABLISHED c. 1760

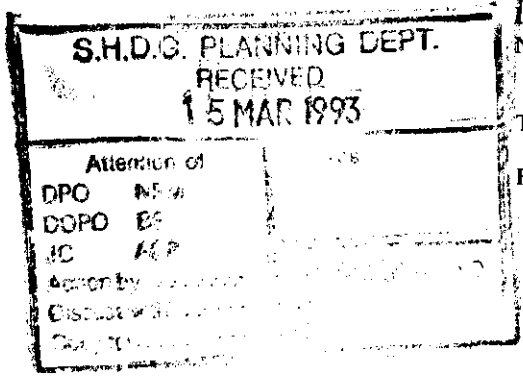
SPRING LANE,
HORBLING,
SLEAFORD,
LINCOLNSHIRE
NG34 0PF

TEL: (0529) 240208 or 240216

FAX No: (0529) 240694

Our Ref. M/T/E032 01

Your Ref. H06/104/93



11th March 1993
(Dictated 10th March)

Dear Sir,

Re: Eastview, Watkins Land, Gedney Drove End

We refer to our letter of the 4th March, acknowledged by you on the 5th March, and to this afternoon's telephone conversation with Mr. Middlen of your Office.

We understand that our Client's application has been referred to a Planning Sub-Committee which is due to make a site inspection on this and various other properties. Our Clients would like us to be present on site when the Committee makes its inspection and we should be grateful if you would let us have your best estimate of the likely time of the Sub-Committee's visit. We appreciate that you are unlikely to be able to give us a timed appointment but would hope that a close approximation should be possible. We appreciate that the Sub-Committee will not be able to hear representations on site and we stress our role would be as observers. We look forward to hearing from you.

Yours faithfully,

B Smith & Co

District Planning Officer,
South Holland District Council,
Priory Road,
SPALDING,
PE11 2XE

Messrs B Smith & Co. (Solicitors)
Spring Lane
Horbling
Sleaford
Lincs NG34 0PF

Mr B Smith

DPBCS/JP/
H08/0104/93

M/P/EG32 01

16 March, 1993

Dear Sir

Proposed Residential Development, Gedney Dreve End, for Mr & Mrs Edgeley

I refer to your letter of enquiry dated 11 March, 1993, following your telephone conversation with my Mr Midlen

For your information, the formal meeting of the Planning Sub-Committee takes place at 4 p.m. at the Council Offices at Priory Road, Spalding. I should make it clear, therefore, that by contrast with that formal meeting, the inspection of sites by the Members, whilst obviously pertinent to their further deliberations on any particular application, is nevertheless an informal arrangement to suit the needs of the Members and not those of applicants or their representatives. Indeed, as you recognise in your letter, the policy of the Members on such occasions is not to enter into any discussion with either applicants or their representatives.

The schedule of inspections for the afternoon of Monday 22 March, 1993 is quite a heavy schedule comprising some 10 commitments to inspect various sites within the district, and the order of those inspections is usually decided by the Members when they convene at 1 p.m. In the circumstances, therefore, the best that I can offer at this stage is to ask the Receptionist at the Council Offices to advise you as to the likely itinerary which in terms of past experience tends to accommodate about half of that number of site inspections

Yours faithfully

R. SMITH MRTPI
DIRECTOR OF PLANNING &
BUILDING CONTROL SERVICES

B. SMITH & CO. SOLICITORS

A. A. HARRIS
C. M. MEW, A.C.I.B., B.A.

CONSULTANT:
H. BOWDEN

ESTABLISHED c. 1760

SPRING LANE,
HORBLING,
SLEAFORD,
LINCOLNSHIRE
NG34 0PF

TEL: (0529) 240208 or 240216

FAX No: (0529) 240694

Our Ref. DG/JMS/EO32 01

Your Ref. DPBCS/JP/HO6/0104/93

17th March 1993

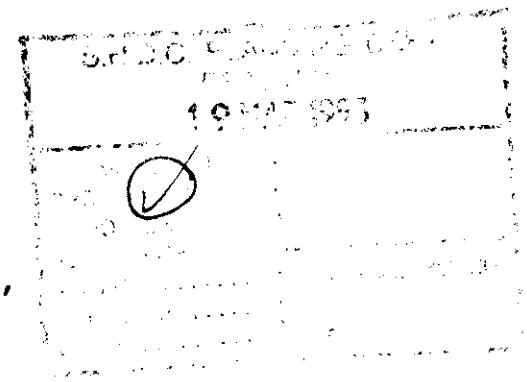
For the attention of Mr. B. Smith

Dear Sirs,

Re: Eastview, Watkins Lane, Gedney Drove End

Thank you for your letter of yesterday's date and the helpful information therein.

Yours faithfully,



South Holland District Council,
Planning and Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire PE11 2XE

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 06/0104/93.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	6	2	2	9	2

2. Address or location

Watkins Lane, Crowtry Drove (no)

3. Name, classification and number of road

~~U.C.~~ Private

4. Date application referred

17-2-93

5. State whether outline, detailed application etc.

Full

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

Proposed Bungalow.

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: 17-2-93 Signed: [signature]
Director of Highways and Planning

ALAN A. PAYNE - CONSULTANT

F.A.S.I. Fellow of the Architects & Surveyors Institute
Associate of the Chartered Institute of Building
Incorporated Building Surveyor

5/7/93

Mr and Mrs D W Edgley — GARAGE

Kindly arrange as agreed recently with the Building Control Section immediately to provide the foundation and concrete oversite to DPC as per my instructions to you on site on 3rd July which I hereby confirm.

(a) YES - a foundation must be as per bungalow specification

(b) YES - you can remove from this area average 300mm top soil and deposit into rear garden and levelled to overcome a shortage problem in this area.

(c) LAY hardcore base well consolidated and blinded in aggregate

(d) LAY concrete with reinforcement towards base oif 150mm thickness this finished with TAMPED but tamp level covered with strip of DPC membrane material to provide very FINE FINISH.

(e) Keep concrete damp during the present very hot weather conditions.

Alan A Payne

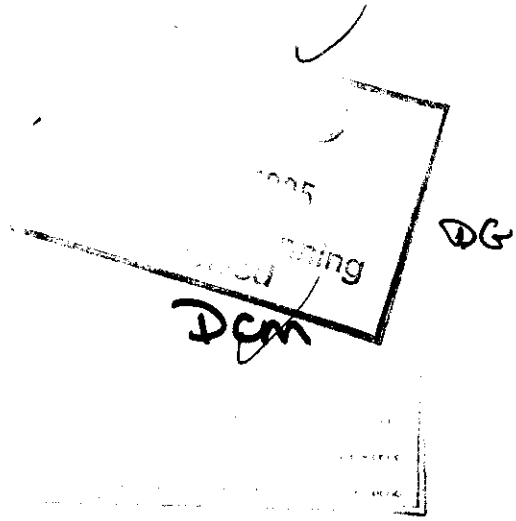
Alan A Payne - Consultant Surveyor
A A P CONSULTANTS

ENCL's

Copy to Mr Edgley South Holland District Council Director of Planning & Building Control Services FV

ALAN A. PAYNE - CONSULTANT

F.A.S.I. Fellow of the Architects & Surveyors Institute
Associate of the Chartered Institute of Building
Incorporated Building Surveyor



Director of Planning & Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr Gedney

5th July, 1995

Dear Sirs,

RE: Bungalow - East View, Watkins Lane, Gedney Drove End, Nr Spalding, Lincolnshire

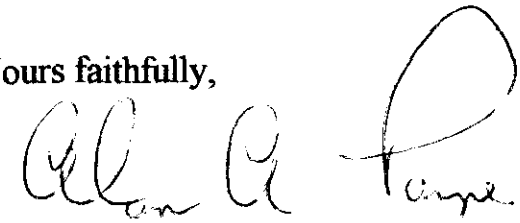
Mr D W and Mrs J M Edgley

I wish to advise that I am going to confirm with my clients as stated above that I will be giving my certificate of completion in respect of the above-named bungalow as stated yesterday morning when discussing the situation with respect to this property. I shall, as instructed by yourself, ensure that the garage does not exceed your cubic maximum of 700 metres.

May I also state that the date upon which the owners, my clients, took up residence was 2nd April, 1994 - the planning application was February 1993.

I would like to thank you for your help and also for the time given to me especially since this was at very short notice. The details you gave me were very interesting.

Yours faithfully,



Alan A Payne - Consultant Surveyor
AAP CONSULTANTS

Chalton Heights, Chalton Village, Nr Luton, LU4 9UF, Bedfordshire
Telephones: 0152587 2981 or 01438 354546
Fax: 01525 876381 Mobile: 0860 703131

ENCL'S

Mr A A Payne,
Chalton Heights,
Chalton Village,
Nr. Luton,
Beds.
LU4 9UY.

Mr D Gedney

DMG/IJ H06/0104/93

13 Jul 1995

Dear Mr Payne,

PLANNING PERMISSION H06/0104/93 PROPOSED DETACHED BUNGALOW WITH VEHICULAR ACCESS AND INSTALLATION OF SEPTIC TANK, WATKINS LANE, GEDNEY DROVE END - MR AND MRS D EDGLEY.

I write further to your letter dated 5th July 1995 in respect of the above.

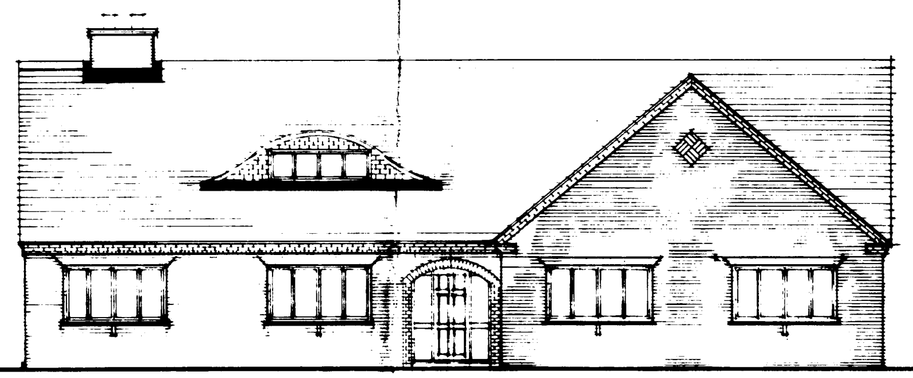
Firstly, I would like to confirm that the final approved scheme did not include a garage.

Further to the above, therefore, planning permission will be required to erect a garage in the future, unless it qualifies as "permitted development". The criteria as to whether it is eligible as permitted development have already been discussed with you. For clarification, however, one of these is that the volume of the original dwelling should not be exceeded by more than 70 cubic metres (not 700 as specified in your letter), or 15% of the original dwelling (up to a maximum of 115 cubic metres), whichever is greater.

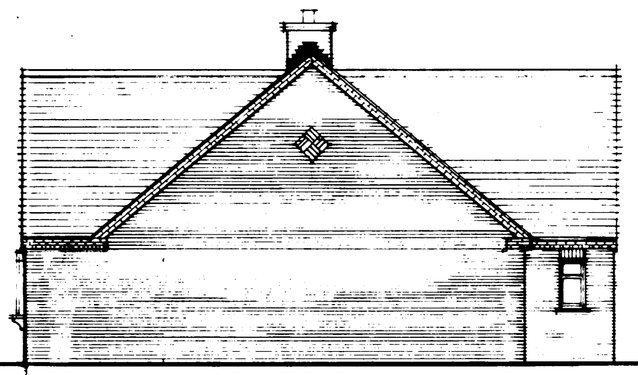
I hope the above information is of assistance.

Yours sincerely

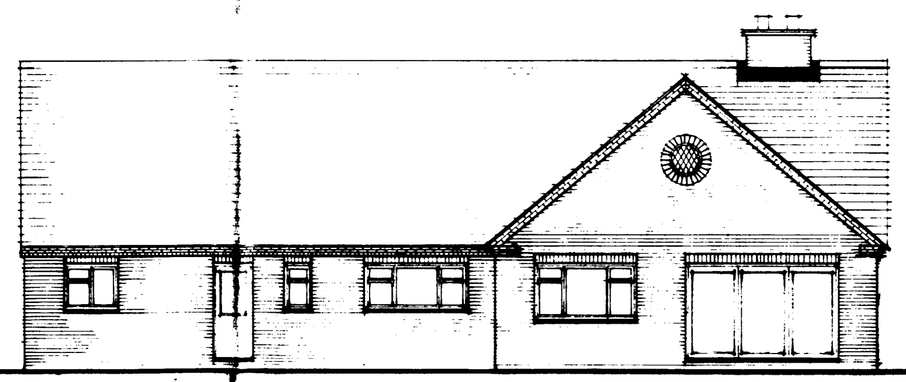
N Midler
Development Control Manager



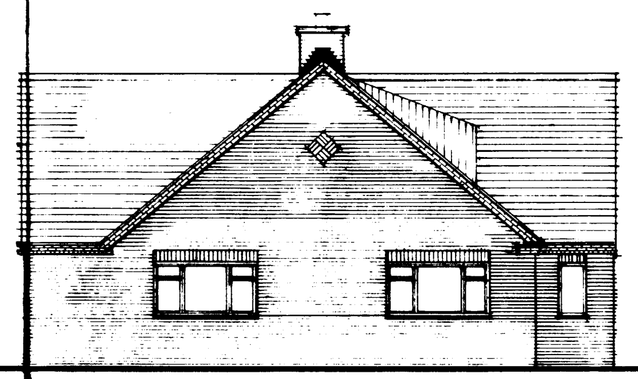
front elevation



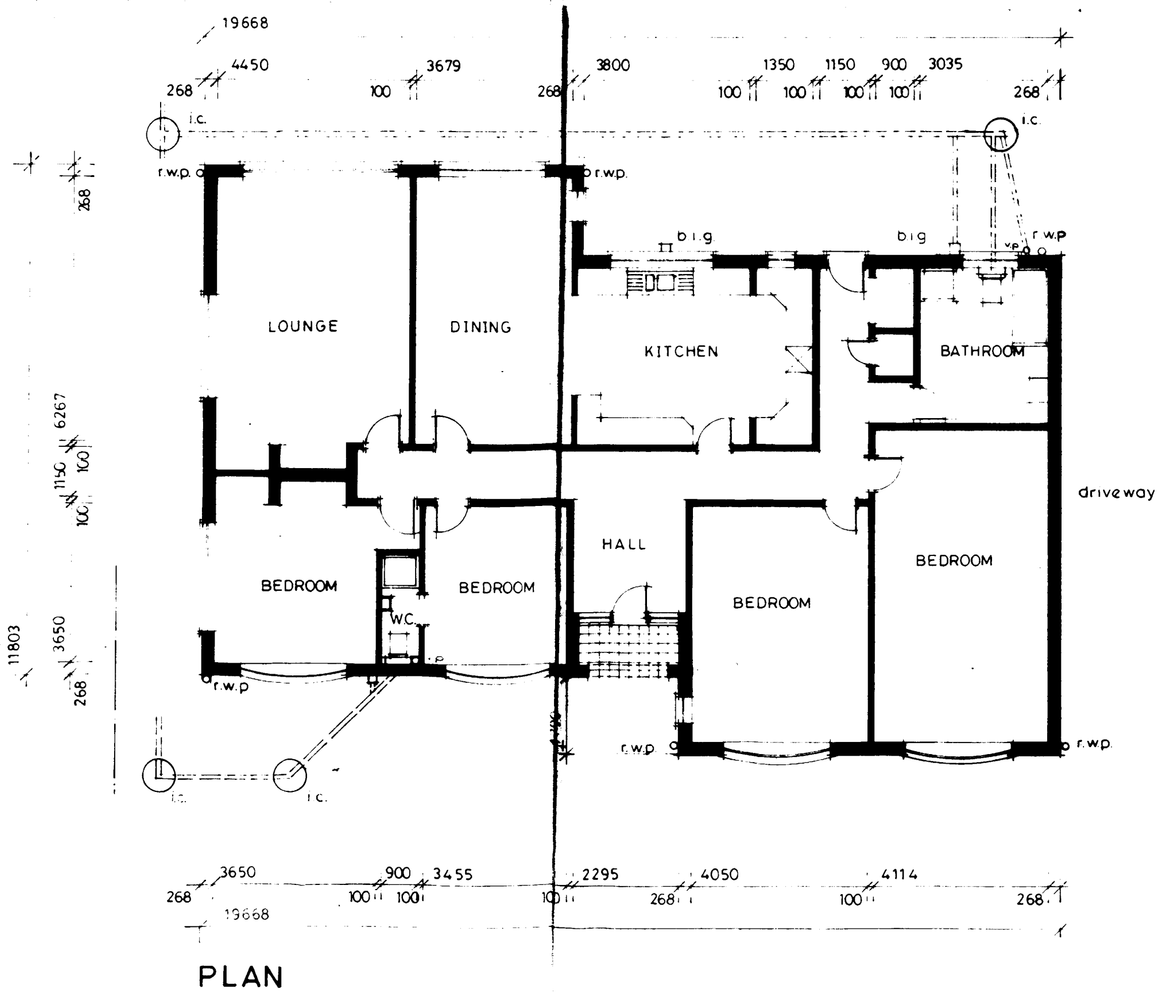
side elevation



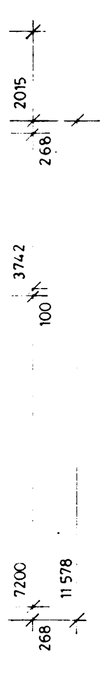
rear elevation

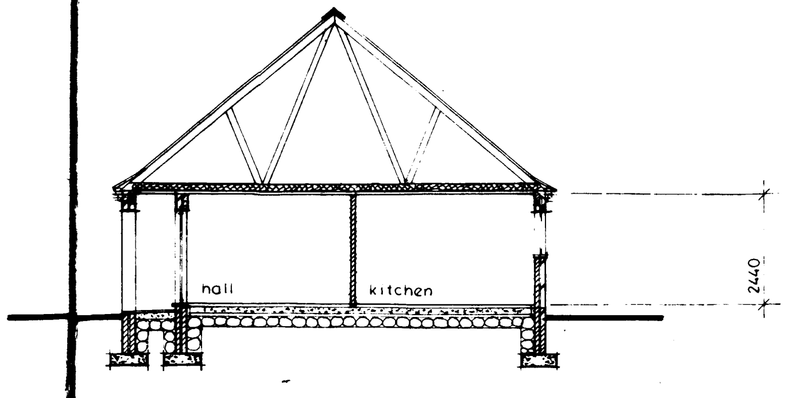


side elevation

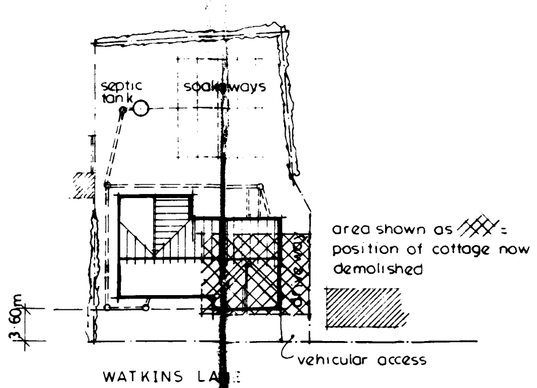


PLAN





SECTION



site plan 1:500

11 FEB 1993

REF. 0104/93...

Paul Sparkes
3, Fulford Way, Skegness. Lincs.
Tel (0754) 763715

Proposed erection of detached bungalow at Watkins Lane, Gedney Drove End, for Mr. and Mrs. D. Edgley.

SCALE 1:100 1:500 1:2500

92 · 745 · 01 amendment A 6 2 93