SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0258/94 Received:15-MAR-94 Type:OUTLINE

Name: C Hannah Esq
The Old Green Man
Gedney Church End
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of two bungalows

Location : Tops Gate Gedney
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside Gedney Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).

2 The proposed development constitutes an overintensive form of development prejudicial to the visual amenities of the area.

3 The proposed development by reason of the restricted visibility to the north from the access would give rise to conditions detrimental to highway safety.

Director of Planning and Building Control Services
16-MAY-94 H06/0258/94

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)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H06/0258/94 Received:15-MAR-94 Type:OUTLINE

Name: C Hannah Esq
The Old Green Man
Gedney Church End
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of two bungalows

Location : Tops Gate Gedney
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 The site is outside Gedney Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).

2 The proposed development constitutes an overintensive form of development prejudicial to the visual amenities of the area.

3 The proposed development by reason of the restricted visibility to the north from the access would give rise to conditions detrimental to highway safety.

13-MAY-94 AD check.....N.16/5.....

Authorised to issue (inc Delegation).....N.....

315. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H19/0043/94 Mr & Mrs Markillie		New access at Southeau Bank, Throckenholt.
H09/0080/94 R Newson	O.A.	Six self-contained flats including parking, access, siting, design and external appearance.
H09/0081/94 R Newson		Conservation Area Consent for the demolition of Buildings at 17 West End, Holbeach.
H05/0220/94 Mrs I Kowalski		Retention of dwelling without complying with agricultural habitation clause at Ravens Gate, Fleet Fen, Holbeach.
H06/0258/94 C Hannah	O.A.	Two bungalows at Tops Gate, Gedney.
H16/0270/94 Minster General Housing Association Limited		Conversion of existing first floor accommodation from one flat to two bedsits at 28 Winsover Road, Spalding.

(c) Applications Director of Planning and Building Control Services Authorised to Approve

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

Plan No. and Applicant	Proposal
H09/0260/94 P L Ely (Contractors) Limited	Five bungalows with garages at "Hardys Nursery", Park Lane, Holbeach.

(d) Applications deferred

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

Plan No. and Applicant		Proposal
H16/0709/93 George Adams & Sons Limited		Certificate of Alternative Development - Industrial development at Fulney Lane and Holbeach Road, Spalding.

(To enable the Director of Planning and Building Control Services to have further discussions with the applicants and their agent.)

H09/0192/94 A R Chapman Esq	O.A.	Residential development at Washway Road, Holbeach.

(Pending a site inspection to establish if the proposed development can properly be regarded as infilling or if it is a consolidation of sporadic development.)

APPLICATION REFERENCE: H06/0258/94 DATE RECEIVED: 15-MAR-94

TYPE: Outline

DESCRIPTION: Erection of two bungalows

LOCATION: Tops Gate, Gedney

APPLICANT: C Hannah AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Refusal recommended.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 11 MAY 1994

RECOMMENDATION

Refusal.

1 *The site is outside Gedney Interim Boundary of Development in an area where it is contrary to Policy 7a of the Lincolnshire Structure Plan to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the Interim Boundary of Development, there appears to be no circumstances that would justify granting permission, contrary to Structure Plan Policy and advice contained with Planning Policy Guidance Note 3, 1992 (Housing).*

2 *The proposed development constitues an overintensive form of development prejudicial to the visual amenities of the area.*

3 *The proposed development by reason of the restricted visibility to the north from the access would give rise to conditions detrimental to highway safety.*

COMMENTS

1 Whilst there is residential development to the north west of the site and a bungalow to the south, it is not considered the proposal constitues infilling (infilling is defined in Planning Policy Guidance Note No. 7 as 'the filling of small gaps within small groups of houses') but rather, a consolidation of sporadic ribbon development along Topsgate. The proposal also entails a loss of agricultural land and represents a breach of policy. Given the sufficiency of existing commitments of land for residential purposes and the requirement of Section 54A of the Town and Country Planning Act 1990 that decisions should be in accordance with the Development Plan unless material considerations indicate otherwise, permission should be refused. The difficulties which the applicant claims exist in working the land do not amount to a

material consideration sufficient to outweigh the policy objection. With regard to access, visibility from the proposed access is limited to the north (despite improvements to visibility across the bend to the north) and given the sharpness of that bend, the proximity of the access to the neighbouring farm shop access and the narrowness of Topsgate at this point where, in effect, it changes character to a country lane, it is considered there is a sustainable objection in highway terms. Whilst the Director of Highways has not objected, the proposed access nonetheless, falls below the minimum visibility standards detailed in Planning Policy Guidance Note No. 13 'Transport'.

REPRESENTATIONS

Parish Council:	No objection in principle as it seems logical infill and certainty the improvement to the corner would be an advantage.
County Highways:	Requests conditions.
Public:	Objection from neighbouring householder on following grounds: Highway safety - proposed exit too near to sharp bend and there would be conflicting traffic movements on a narrow sketch of road.
Applicant:	Owing to frontage development having been approved and built within I.B.D. boundary along old A17 road frontage, applicant left with only a 'very small' area of agricultural land, which in terms of size and shape is very difficult to work. It is also divorced from 60 acres of other agricultural land which the applicant owns. Proposed development constitutes a natural piece of rounding off.

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

H06/0258/94

OUTLINE

Applicant: C Hannah Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Erection of two bungalows

Location: Tops Gate
Gedney
Spalding
Lincs

Valid date:	15-MAR-94	Terminal date:	10-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	22-MAR-94	Report deadline:	05-APR-94
Inspected by	29-MAR-94	Agreed TD Ext:	
Extra contacts	05-APR-94	Case Officer:	
Report if not clear by	19-APR-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .15 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert DEP		29-MAR-94	19-APR-94	✓
Clerk to Gedney PC	0775 710451	18-MAR-94	01-APR-94	
Cllr B Fines	0406 8 374	18-MAR-94	25-MAR-94	

SITE RECORD

Grid ref: 539940 324830
OS Sheet: 171 Parcel:

L C C — plan taken OS Ops Attached for OS 31/3/94
~~OS 13/4/94~~

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0258/94

Applicant: C Hannah Esq
The Old Green Man
Gedney Church End
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of two bungalows

Location: Tops Gate Gedney
Spalding Lincs

Type: OUTLINE

25-MAY-94

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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) H Piggins
H Piggins & Son
Chestnut Farm
Gedney
Spalding, Lincs. PE12 0BW

(2) Joan Makepeace
Church End
Gedney
Spalding

(3) H Piggins
H Piggins & Son
Chestnut Farm
Gedney

H. PIGGINS & SON.

CHESTNUT FARM, GEDNEY,
Spalding, Lincs. PE12 0BW

V.A.T. No 324 5557 58 HOLBEACH (0406)363123

OBJECTION 14 April 1994

Dear Sir,

With reference my meeting with Mr. Blacklock on Tuesday April 12th to discuss proposed planning application Ref. No H06/0258/94

I wish to register my concern with regard to the safety aspect of the proposed entrance/exit, onto Topsgate, being so near to a 90 degree corner with the Old A.17.

As our farm-yard is opposite with two accesses - leading to a farm shop, and also bearing in mind that this is a bus route, with two buses every hour, considering how narrow the lane is, would this create unnecessary hazards.

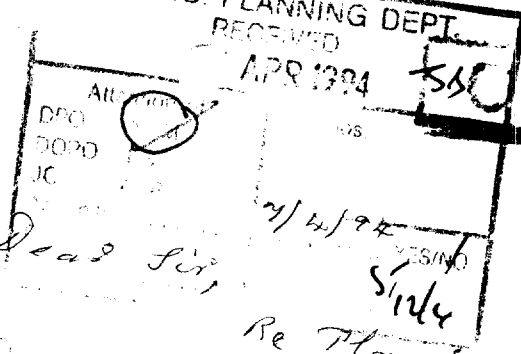
Yours faithfully.

H Piggins

S.H.D.C. PLANNING DEPT
RECEIVED
18 APR 1994

DPC
DOPO
JC ASP
Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by ST
date 19/4



256/94

OBJECTION

Church End
Cydney

Dear Sir,

Re Planning Application for 2 Dwellings at Tops Gate Cydney, ~~the~~ this is outside the Building line and the fact ~~that~~ the road is so narrow ~~that~~ at present there is only about 2 Cars in comfort, Plus the fact that an entry to Farm Stock comes in that vicinity, could cause serious Double. On these Grounds I wish to ~~Appose~~ this development.

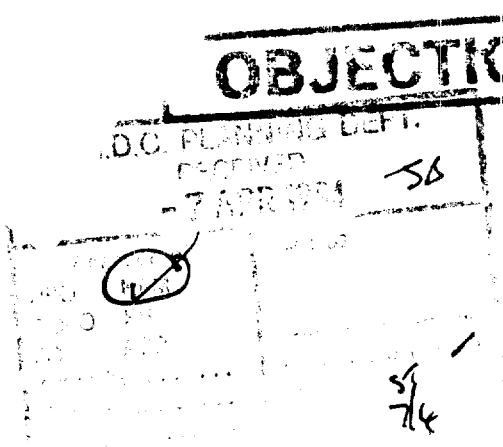
May I also ask why Dwelling ~~allread~~ built 5 where Earlier Planning was ~~refused~~ are Sited as being Old Farm Rd Flect as a Fife long resident ~~they~~ they are in the Parish of Cydney

also several others along that road. was this to get around Building Regulations as has Godrey lost a stretch of land to Fleet.

If this does not come in your Department would you please inform me to whome I get in touch with.

Yours faithfully
Joan Makepeace

OBJECTION



Topsgate
Gedney
Spalding
Lincs
PE12 0BS

Re: Planning Application by C. Hannah for outline erection of two bungalows at Topsgate Gedney.
Refs No: H06/0258/94.
I wish to make the following comments.

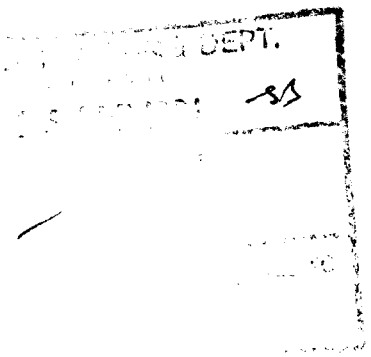
1) The bungalows should be sited as far back from the road as is my own property.
2) No windows to overlook my property.

3) Fence of six feet in height to the side and rear of new properties to protect my privacy.

4) A space of approx two feet six inches to the left between my boundary fence and fences to proposed properties.

D. L. Hannah

J Hanah.



NRA

National Rivers Authority
Anglian Region

Our ref: GT/94/1/SH/0098

15 April 1994

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

Dear Sir

PLANNING APPLICATION NO. H06/0258/94
PROPOSAL: INFILL DEVELOPMENT, 2 BUNGALOWS
LOCATION: TOPS GATE, GEDNEY
APPLICANT: MR C HANNAH

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

JD

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0258/94

Applicant: C Hannah Esq
The Old Green Man
Gedney Church End
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of two bungalows

Location: Tops Gate Gedney
Spalding Lincs

Type: OUTLINE

Date received: 15-MAR-94

18-MAR-94

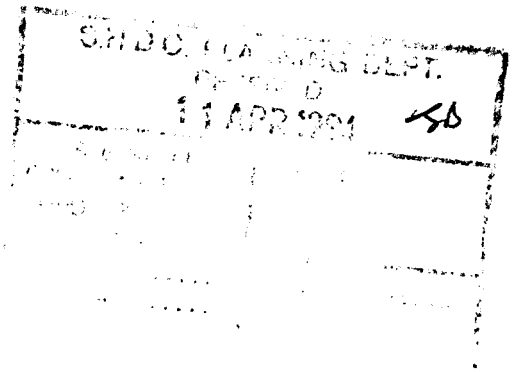
Dear Sir/Madam

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 01-APR-94. 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 J BLACKLOCK

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 objection in principal as it seems logical infill and certainly the improvement to the corner would be an advantage.

Signed:

Chairman of Gedney Parish Council

Drainage District;

(ii) The repeal of Section 18 of the "South Holland Embankment Act" 1793;

(iii) the repeal of Section 6(1) and part of Section 30 of the Moulton and Salt Marshes Act 1873;

(ivi) Matters supplemental thereto or consequential thereon.

The Scheme affects land lying partly within the parish of Fosdyke in the district of Boston and partly within the parishes of Gedney, Holbeach, Lutton and Moulton in the district of South Holland all in the County of Lincoln and may affect the liability to drainage rates of properties in the areas.

A copy of the Order may be seen during normal office hours at the OFFICES OF THE SOUTH HOLLAND INTERNAL DRAINAGE BOARD, "MARSH REEVES", FOXES LOWE ROAD, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7PA; THE NATIONAL RIVERS AUTHORITY, ANGLIAN REGION, KINGFISHER HOUSE, GOLDHAY WAY, ORTON GOLDHAY, PETERBOROUGH, PE2 5ZR; and THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD, ROOM 308, EASTBURY HOUSE, 30-34 ALBERT EMBANKMENT, LONDON, SE1 7TL.

By paragraph 7 of Schedule 3 to the Land Drainage Act 1991, it is provided that if any person aggrieved by an Order desires to question its validity on the grounds that it is not within the powers of the Act or that any requirement of the Act has not been complied with he may, within six weeks after the publication of this Notice, make an application for the purpose to the High Court, and if any such application is duly made, the Court, if satisfied that the Order is not within the powers of the Act, or that the interests of the applicant have been substantially prejudiced by any requirements of the Act not having been complied with, may quash the Order either generally or in so far as it affects the applicants.

R. A. HATHAWAY, Assistant Secretary.
Ministry of Agriculture, Fisheries and Food.

Dated: March 17, 1994.

187/507 SG29-3

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H14/0272/94 Eastman Securities Ltd
Residential development
RESERVED MATTERS
Surfleet Road, Pinchbeck, Spalding, Lincs.

H16/0247/94 Longhurst Housing Assoc Ltd
OUTLINE
Erection of dwelling houses for the elderly
93-121 Winsover Road, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H05/0038/94 D. Brown (Building Cont) Ltd
PERMISSION RENEWAL
Erect house and garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)
Haycroft Lane Fleet, Spalding, Lincs.

H06/0258/94 C. Hannah Esq OUTLINE
Erection of two bungalows
Tops Gate, Gedney, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0246/94 Nationwide Building Society
FULL
Refurbishment of building society branch office
3 West End, Holbeach, Spalding, Lincs.

H11/0235/94 Pledgers FULL
Erection of radio mast
26 Market Place, Long Sutton, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
March 29, 1994.

SOUTH HOLLAND DISTRICT COUNCIL

187/507 LF29-3

Monday, May 9, 1994 (in lieu of)
Monday, June 6, 1994 (in lieu of) Monday

NB: Collections commence a

SOUTH HOLLAND DISTRICT COUNCIL

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ners or occupiers of land (including dings) in the vicinity of the operating centre entres, who believe that the use or enjoyment hat land will be prejudicially affected, may e written representations to the Licensing thority at Eastern Traffic Office, Terrington use, 13-15 Hills Road, Cambridge, CB2 1NP hin 21 days following the publication of this ice.

presentors must at the same time send a copy their representations to the applicant at the dress given at the top of this notice.

289

187/507 LF29-3

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Lincs Free Press Tuesday 29th March 1994

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PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H06/0258/94
Description: Erection of two bungalows

Location: Tops Gate
Gedney
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 19-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

29-MAR-94



SOUTH HOLLAND DISTRICT COUNCIL

LINC_NSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/0255/94

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		

2. Address or location

Tops Gate, Gosney

3. Name, classification and number of road

III

4. Date application referred 17-3-94

5. State whether outline, detailed application etc.

OL

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

Residential - 2 No Bungalows

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: 28-3-94 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 - - accesses

(2) the proposed accesses shall be paved

Delete as appropriate

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

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

(1) B21

(2) B6

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

DC INSTRUCTION SHEET

APPLICATION REF: H06/0258/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure	DONE 29-MAR-94	Consultations:	
Setting of LB	.....	County	.....
Public Right of Way	.....	E Heritage	.....
Discretionary	.....	Societies	..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage	Env Services	
	NRA	
WAT	IDB	
	Env Assess	29/3/94
Conservation	LB Demolish	
LB	Archaeology	
	Eng Heritage	
	Consultant	
	Other	
Hazards	HSC Group	
	Specific	
Other PLA		

Space & Councillor Fenn who enquired whether application going to Committee. Advised how it could be determined as delegated but if Councillor Fenn insisted in writing, it would go to Committee. Councillor Fenn to forward written request for Committee determination JJ.

Case Officer: JOHN BCA
Senior Officer Confirmed ..... JJ

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 25/11

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

OPEN PLOUGHED AREA OF LAND
WITH OPEN ROAD FRONTAGE
- BUNGALOWS TO NORTH WITH 6' WOODEN REAR FENCE
- BUNGALOW TO SOUTH WITH 5' WOODEN FENCING TO PART OF NORTH - BLANK GABLE TO SOUTH - WESTERN BOUNDARY IS STRAGGLY HEDGING WITH SIDE OF A DITCH - NO EVIDENCE OF FIELD ACCESS FROM FOOTGATE

Inspected by
Date 12/4/94

Site Notice posted by
Date
Expiry 29/3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

- CONTRARY TO POLICY - BUT INFILLING?

ADMIN RECORD SHEET

Initial

Submitted Fee £ 280

Receipt No P4019

Date first Rec'd 15 MAR 1994

Registration

Reference H06/0258/94

Cross-Ref —

Date 16/3/94

Validation

TYPE OUTLINE

Site area 0.15
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of 2 Bungalows

Invalid
- Site plans
- Certificate
- Fee
- Fee (not free)
- Inaccurate
- Incomplete
- Unclear

Fees
- Correct fee £280.
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 171 OS Plots
Grid ref 539940 339830

Ward E Parish GEDNEY

Inside IBD NO Inside LP area NO

Constraints:
- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres

Hazards –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref 2005

Linked to property Ref

- Dist Bound
- Other:

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4019
Date received : 15-MAR-94

Received from

Hannah Bros.

Address

Topsgate
Gedney
Spalding

Fee paid	£	280.00
VAT	£	0.00
Total received	£	280.00

Cash/Cheque : Cheque

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06 | 0258 | 94

Date Registered 15 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C. HANNAH. ESQ.
THE OLD GREEN MAN.
GEDNEY CHURCH END.
SPALDING
LINCS.

Tel. No.

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

LOWETH COWLING DESIGN
4 VICTORIA STREET
HOLBEACH
LINCS.

Tel. No. 0406 422126

(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TOPS GATE. GEDNEY. SPALDING
LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

INFILL DEVELOPMENT.
BUNGALOWS

OFFICE COPY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £20-00 (if you consider no fee is payable include a written explanation instead.)

Signed... Date 14.3.94 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 [0.15] (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.**	

9420. Proposed infill domestic development at Tapes Gate Bedrey / Fleet Hargate.

Application.

The application is in outline with means of access. Indicative layouts are shown for the 2no bungalows in order that the proposal can be more clearly understood.

Location and further details.

Following the frontage development to the 'old' A17 within the Fleet Hargate I.B.D. of land under the ownership of the applicant a very small area of agricultural land has been left between that development and an existing bungalow which does not have an agricultural clause.

The size and shape of this parcel of land makes it very difficult to work and crop and it is in any case isolated from other agricultural land. The development around it gives natural boundaries and makes the proposal

9420

infill in the true sence of the word.

Photographs of the site and the existing development around it are enclosed for information and these show clearly the situation. The plot of land has to be ploughed from the back to the front as it is not possible to crop it any other way.

The applicant has some 60 acres of land which is not adjacent to or nearby the site and this does mean that the site is just about useless for agricultural needs as it is so small, of a poor shape to crop and isolated from his other land.

We trust that you are able to recommend the proposal to your committee as it would complete the development in this area within well defined boundaries.

Yours faithfully.

for KENNETH COWLING

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 14/3/94

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.

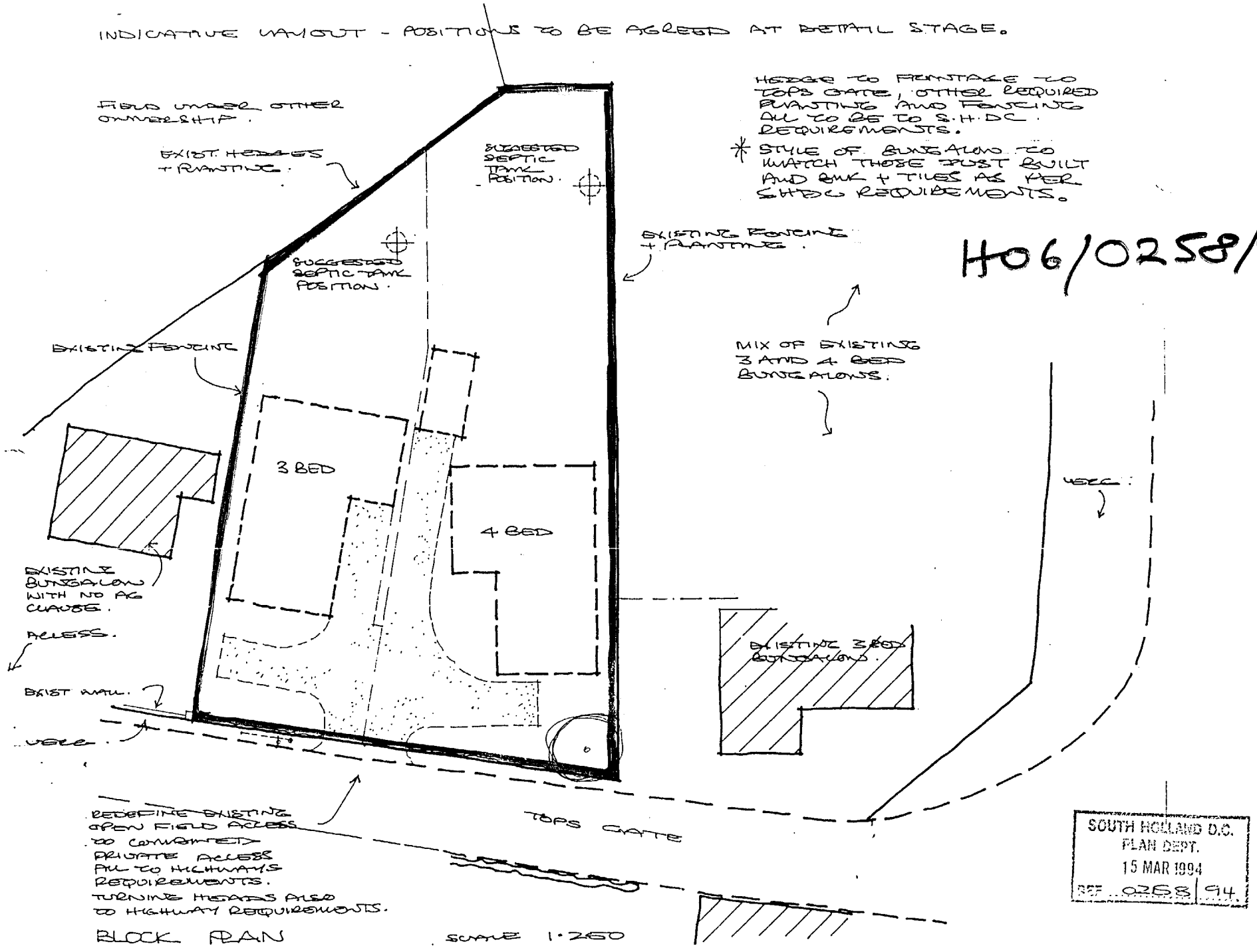
Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~(Applicant~~ / Agent) Date 14/3/94

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 .....

INDICATIVE LAYOUT - POSITIONS TO BE AGREED AT DETAIL STAGE.



HEDGE TO FRONTAGE TO TOPS GATE, OTHER REQUIRED PLANTING AND FENCING ALL TO BE TO S.H.D.C. REQUIREMENTS.

* STYLE OF BUNGALOW TO MATCH THOSE JUST BUILT AND BRICK + TILES AS PER S.H.D.C. REQUIREMENTS.

H06/0258/94.

BLOCK PLAN SCALE 1:250

SOUTH HOLLAND D.C.
PLAN DEPT.
15 MAR 1994
REF. 0258 | 94.

(1)

SOUTH HOLLAND D.C.
PLAN DEPT.
15 MAR 1994
REF ..0258/94..

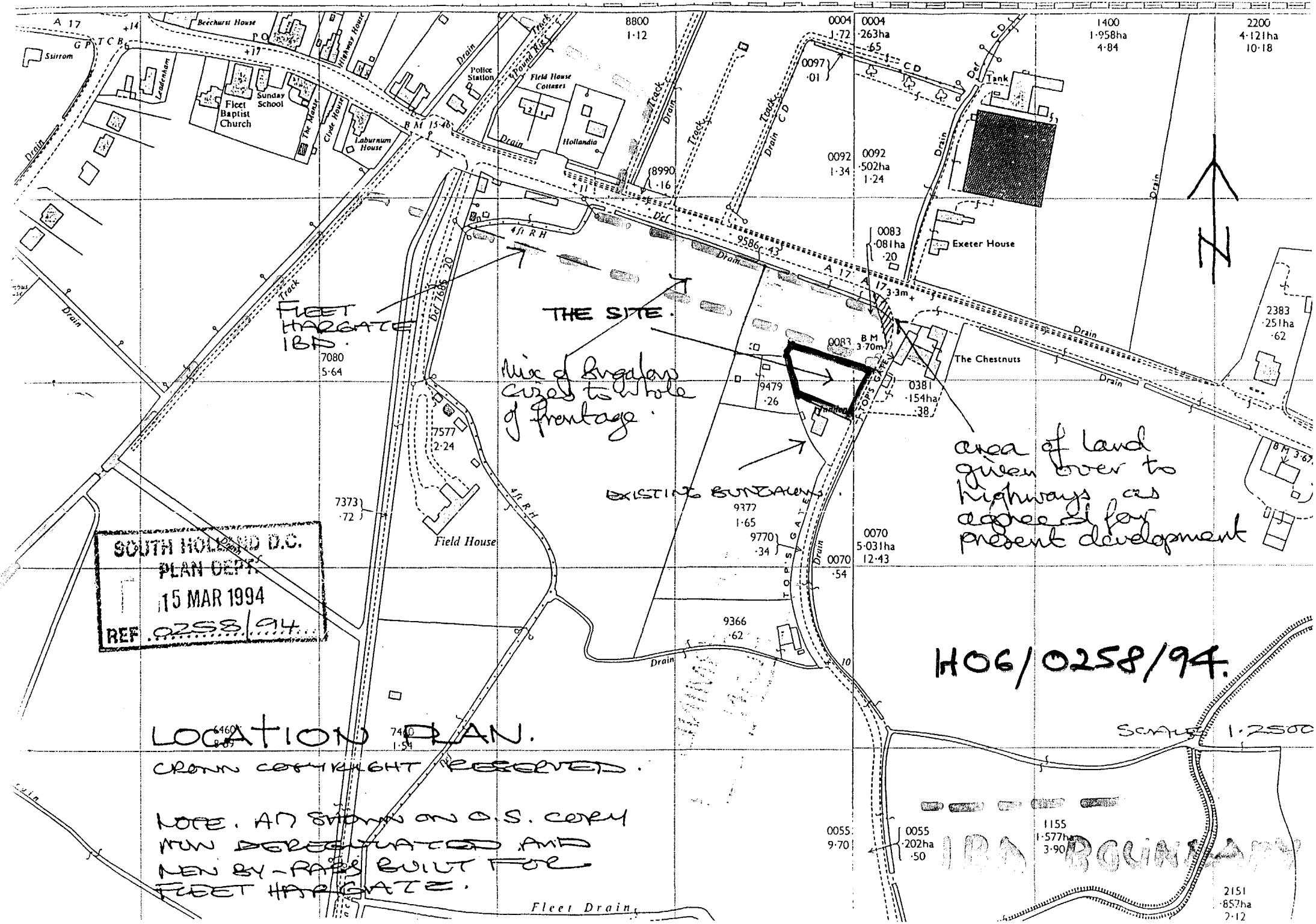


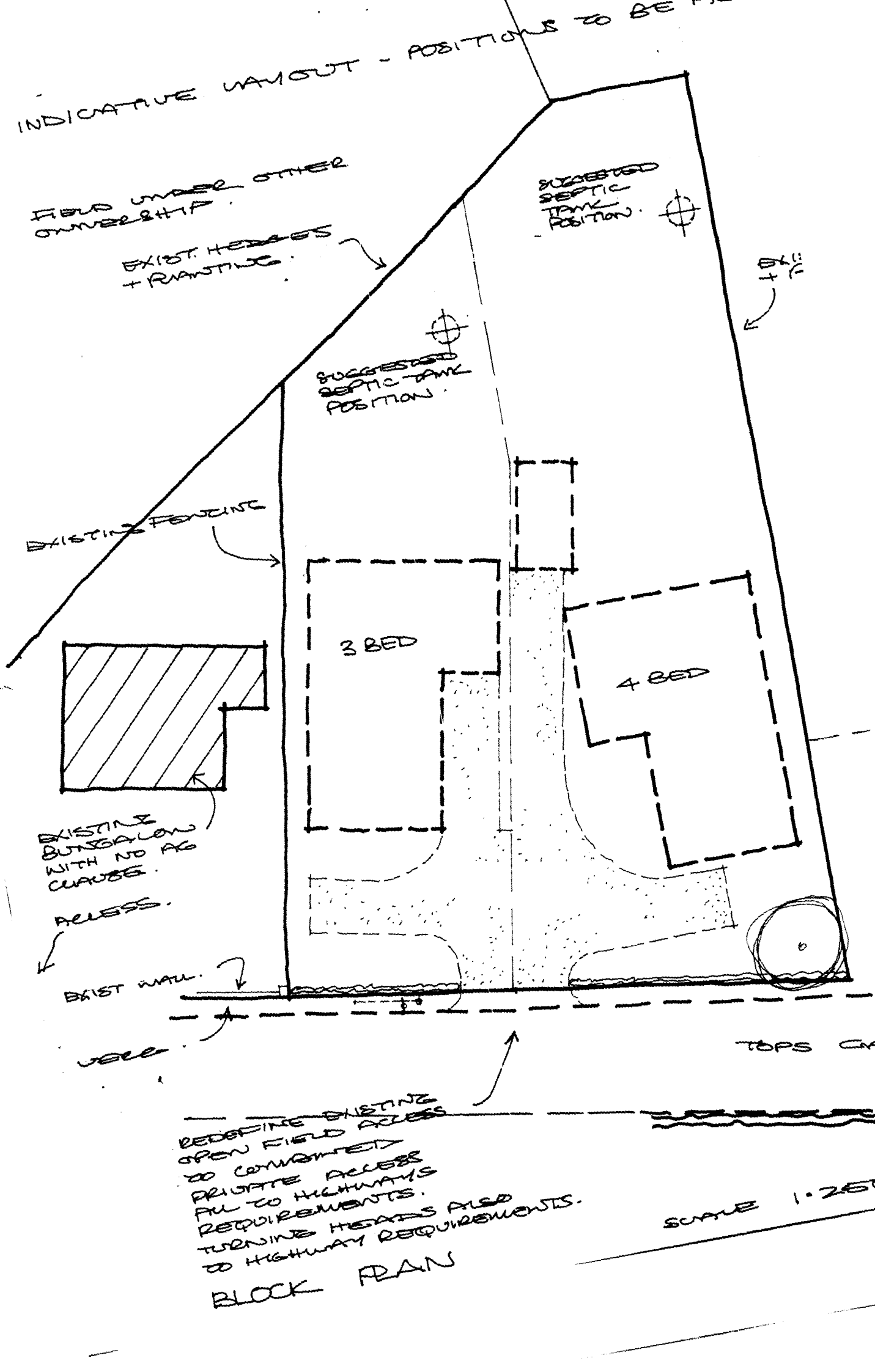
ALONG 'OLD' A17.



CORNER OF TOFTGATE + 'OLD' A17.

H06/0258/94


THE SITE.
FLEET HARGATE IBP.
Mix of Bungalows cuzed to whole of frontage.
area of land given over to highways as agreed for present development
EXISTING BUNGALOWS
SOUTH HOLLAND D.C.
PLAN DEPT.
15 MAR 1994
REF .0258/94
H06/0258/94.
LOCATION PLAN.
CROWN COPYRIGHT RESERVED.
NOTE. AS SHOWN ON O.S. COPY NOW DERELICTED AND NEW BY-PASS BUILT FOR FLEET HARGATE.
Scale 1:2500
Fleet Baptist Church
Sunday School
Police Station
Field House Cottages
Hollandia
Laburnum House
Clyde House
The Manse
Beechurst House
Hillmans House
Ladenham
Surrom
Exeter House
The Chestnuts
Field House
Fleet Drain
TOPS GATE
Tank
B M 15·40
B M 3·70m
B M 3·67
A 17
Drain
Track
Def
CD
4ft R H


INDICATIVE LAYOUT - POSITIONS TO BE
FIELD UNDER OTHER OWNER & H/P.
EXIST. HEDGES + PLANTING.
SUGGESTED SEPTIC TANK POSITION.
EXIST + F
SUGGESTED SEPTIC TANK POSITION.
EXISTING FENCING
3 BED
4 BED
EXISTING BUNGALOW WITH NO AG CURVES.
ACCESS.
EXIST WALL.
VERGE.
TOPS
REDEFINE EXISTING OPEN FIELD ACCESS TO COMMITTED PRIVATE ACCESS ALL TO HIGHWAYS REQUIREMENTS. TURNING HEADS ALSO TO HIGHWAY REQUIREMENTS.
BLOCK PLAN
SCALE 1:26

EED AT DETAIL STAGE.

HEDGE TO FRONTAGE TO TOFS GATE, OTHER REQUIRED PLANTING AND FENCING ALL TO BE TO S.H.D.C. REQUIREMENTS.

* STYLE OF BUNGALOWS TO MATCH THOSE JUST BUILT AND BRK + TILES AS PER SHDC REQUIREMENTS.

TING FENCING LANTING.

MIX OF EXISTING 3 AND 4 BED BUNGALOWS.

HEDGE

EXISTING 3 BED BUNGALOWS.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
15 MAR 1994
REF. 0258/94.