FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/1063/93 Received:09-NOV-93 Type:PERMISSION RENEWAL

Name: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Agent: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Description: Residential development (2 no. plots) incl. private drive, siting, design & landscaping (Renewal of H06/0983/90)
Location : Rear of The Old Black Bull 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 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) Detail drawings showing the layout, construction surface materials and drainage of the private drive.

Reason: The application was submitted in outline only.

3 Before any work is commenced on the construction of the dwellings, the private access shall be laid out and kerbed in accordance with the approved details.

Reason: To ensure that an access will be available to the dwellings.

4 Before the occupancy of the dwellings, the private drive shall be constructed and surfaced in accordance with the approved details.

Reason: To ensure that an adequate vehicular and pedestrian access is

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

available to the dwellings.

5 The design and materials used on the dwellings and the layout and materials to be used on the private drive shall be sympathetic to the character of this part of Gedney Drove End.

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

6 Before any development is commenced, details of the landscaping and screening of the site shall be submitted to and approved by the Local Planning Authority.

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

7 Before the dwellings are occupied, the screening and landscaping proposed shall be carried out, and any losses occurring within 2 years shall be made good.

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

8 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard the future occupiers of the dwellings.

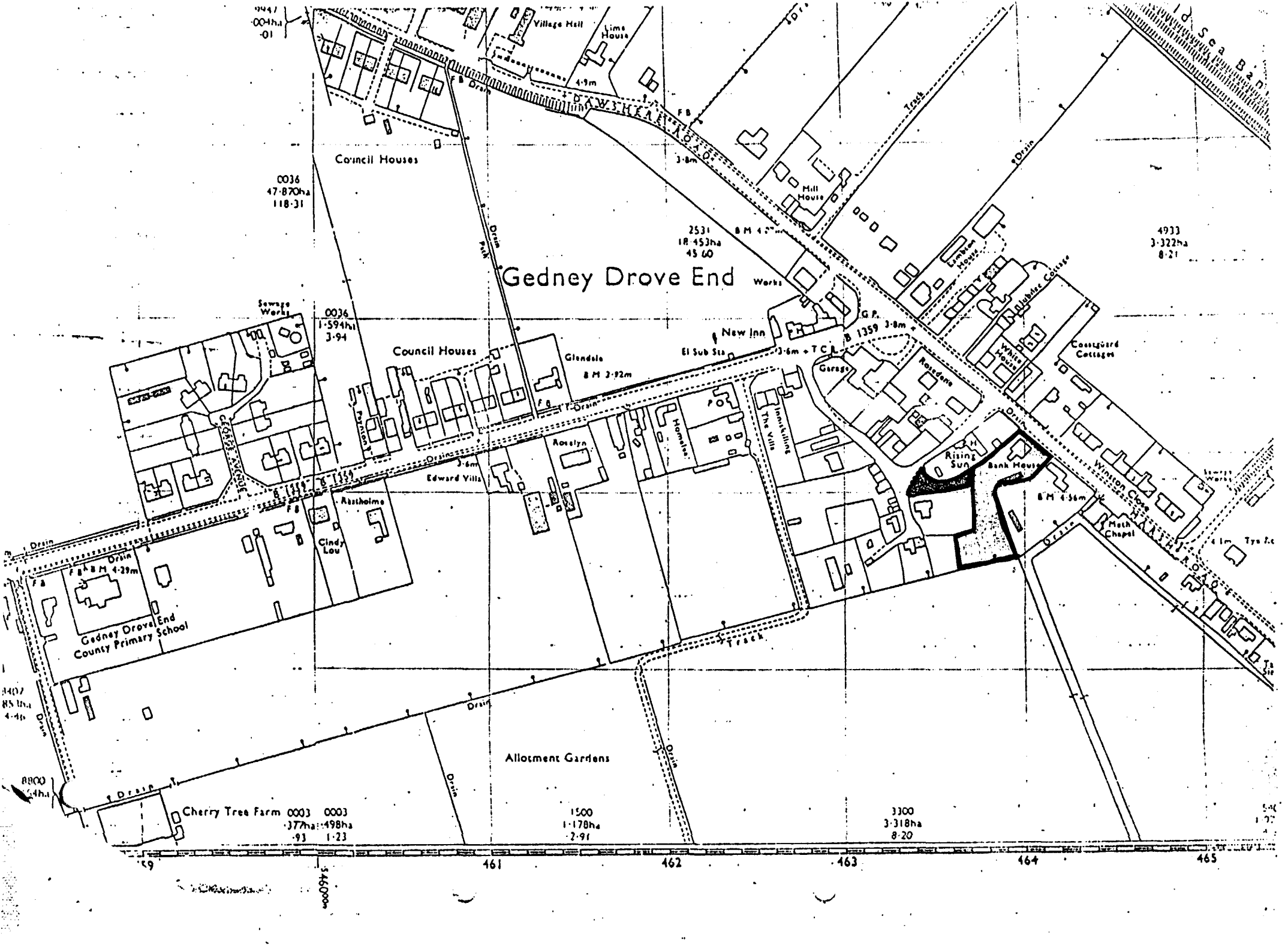
Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

Director of Planning and Building Control Services
17-FEB-94 H06/1063/93

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)


Gedney Drove End
Council Houses
Council Houses
Village Hall
Lime House
Mill House
Embden House
Jubilee Cottage
Cottsgard Cottage
White House
Roxdene
Garage
New Inn
El Sub Sta
Glendale
Rosalyn
Hamelea
The Villa
Innisfallina
Edward Villa
Austholme
Cindy Lou
Rising Sun
Bank House
Meth Chapel
Sewage Works
Gedney Drove End County Primary School
Allotment Gardens
Cherry Tree Farm
Track
Drain
Dyke
Pauline
Winston Close
HARSHER ROAD
461
462
463
464
465

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/1063/93

Date Registered 09 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding Lincs PE12 9PJ

Tel. No. 0406 8358

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

at rear of the Old Black Bull, Gedney Drove End, Spalding, Lincs PE12 9PJ

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

No 2 building plots including private drive for 2 3 bedroom detached houses as in planning permission reference H06/0983/90

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £69.- (If you consider no fee is payable include a written explanation instead.)

Signed ..... Date 9-11-1993 ..... 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

H06/0983/90 ✓

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.

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 (Part)

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. Please see enclosed certificate D

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
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 9.11.1993.

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H06/1063/93

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: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

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/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify: County Waste
Other PLA		..... Specify: Regulation Officer

Case Officer: David Godsey 24/11/93

Senior Officer Confirmed ..... Date..... 12/11/93 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Access currently grassed. Surrounding properties mainly houses.
Neighbours : currently grassed. Trees along boundary with field.
Boundaries : Some screening along boundaries.
Site Features :

Inspected by DMG
Date 17/11

Site Notice posted by DMG
Date
Expiry 17/11.

Individual Resident Notices required:

Addresses to be sent to –

- "Cobwebs", Marsh Rd
- "New House, —"—
- Rising Sun, Public House, Marsh Rd.
- The Old Police House, Pit Lane

Addresses delivered to –

- Owner/occupier, Pit Lane.

DMG 19/11

Telephone/Visitor Record

Date	Conversation with	Conclusion
24/11	Mr Payton (local resident). Asked what condition was imposed on previous outline. Also stated that there may have been a pit upon the site in the past. (Tel 040 68 222).	

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60-00

Receipt No P3493

Date first Rec'd 09 NOV 1993

Registration

Reference H06/1063/93

Cross-Ref

Date 10-NOV-93 2AC

Validation

TYPE REN.

Site area
No of dwellings
Floorspace

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

Description to be recorded: Residential Development including private drive, siting, design & landscaping

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

Fees
- Correct fee £60.
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 90 OS Plots
Grid ref 546310 291800

Ward E Parish GEDNEY

Inside IBD YES 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 Y
- Hazards –
- HAZ Site ☐
- AIR Safeguard Y
- LIN Elect ☐
- PIP Pipe ☐
- CON Waste/contamin ☐

Linked to site Ref 1799

Linked to property Ref

- Dist Bound ☐
- Other: Area of pits + ponds ☐

Planning Records:
Earlier apps 983/90
327/96

B Reg Records:
Already submitted – Ref:
Request needed
Requested

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date..11.7

Notes:

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

CONDITIONS/REASONS:

See attached

Condition monitoring:

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

Determined plans indicated ☐
Departure approval confirmed ☐
Flag for on-site review ☐

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/1063/93 Received:09-NOV-93 Type:PERMISSION RENEWAL

Name: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Agent: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Description: Residential development (2 no. plots) incl. private drive, siting design & landscaping (Renewal of H06/0983/90)
Location : Rear of The Old Black Bull Gedney Drove End Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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) Detail drawings showing the layout, construction surface materials and drainage of the private drive.

Reason: The application was submitted in outline only.

3 Before any work is commenced on the construction of the dwellings, the private access shall be laid out and kerbed in accordance with the approved details.

Reason: To ensure that an access will be available to the dwellings.

4 Before the occupancy of the dwellings, the private drive shall be constructed and surfaced in accordance with the approved details.

Reason: To ensure that an adequate vehicular and pedestrian access is

available to the dwellings.

5 The design and materials used on the dwellings and the layout and materials to be used on the private drive shall be sympathetic to the character of this part of Gedney Drove End.

* Reason: In the interests of the visual amenities of the ~~area~~ locality.

6 Before any development is commenced, details of the landscaping and screening of the site shall be submitted to and approved by the Local Planning Authority ~~before development is commenced~~.

* Reason: In the interests of the amenities of the locality.

7 Before the dwellings are occupied, the screening and landscaping proposed shall be carried out, and any losses occurring within 2 years shall be made good.

* Reason: In the interests of the amenities of the locality and to ensure that the approved scheme is implemented satisfactorily.

8 The site shall be screened in accordance with the plan accompanying the application (ref: 771435/2A, received by the Local Planning Authority on 13 September, 1990).

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

8. Condition re drainage report (site investigation)

04-FEB-94 AD check....

Authorised to issue (inc Delegation)....

APPLICATION REFERENCE: H06/1063/93 DATE RECEIVED: 09-NOV-93

TYPE: Permission Renewal

DESCRIPTION: Residential development (2 no. plots) incl. private drive, siting, design and landscaping (Renewal of H06/0983/90)

LOCATION: Rear of the Old Black Bull, Gedney Drove End

APPLICANT: Mrs E Ford AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 JAN 1993

RECOMMENDATION

That the Director of Planning & Building Control Services be authorised to grant permission subject to the applicant demonstrating that she has a legal right to:

i) Gain vehicular access to the two plots.

ii) Improve the access in accordance with details to be approved.

COMMENTS

1 Main issue in case is whether there has been a material change in planning circumstances since the grant of planning permission H06/0983/90 on 3 January, 1991.

2 It is now claimed that the applicant may not have a legal right to vehicular access to the plots and to improve the access. Confirmation is therefore required in respect of this.

3 It is also claimed that a pit once existed upon the site. Given this information, it is considered that a condition should be imposed requiring site investigations, etc, before development commences.

4 Subject to these issues being resolved, it is considered that there is no objection to this renewal.

REPRESENTATIONS

Parish Council: Support application, but wish to point out that the access road suggested is of unknown ownership.

Public Objections: Received from the Old Police House, New House and Cobwebs (summarised):-

Applicant constructing private roadway to two plots across land which does not belong to her and across which she may not have right of way.

Does not have right to improve roadway.

Formalised roadway will create "urban" appearance. Foregoing currently a matter of legal dispute.

Gross intrusion of privacy and loss of view across open farmland.

Private drive has always been a public right of way. Still occasionally used by public.

Land was once a pit and the Drainage Board requires satisfactory permeability tests before any work is started.

Undesirable backland development contrary to present Council planning policy. Design of houses not in keeping.

Problems with soakaways in wet weather.

County Waste Regulation Officer: Have no details of the types and depths of waste deposited, the site's period of use or the exact location of landfill site. Not aware of any gas associated problems in area.

SCHEDULE OF CONDITIONS

1 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 external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.

Reason: SC8.

2 SC28 (Protection of existing trees).

3 Before development has commenced, details (including species and height of planting) of the hedging shown on the plan accompanying the application between plots 1 and 2 shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of two years beginning with the date on which development is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme and all losses shall be made good within that period. The hedge shall be allowed to reach a height of at least 1.5 metres.

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

4 ..e vehicular access shown on the plan accompanying the application (ref: 771435/2A received by the Local Planning Authority on 13 September, 1990) shall be available for use at all times by the occupiers of the dwellings hereby permitted.
Reason: To enable reasonable access to the site at all times, in the interests of road safety.

5 Before the occupation of the dwellings hereby approved, the private drive (including the turning area) shall be laid out as shown on Drawing no: 771435/2A and constructed in accordance with details to be approved in writing by the Local Planning Authority.
Reason: To ensure the provision of adequate facilities for the safe ingress and egress of vehicle calling at the site, in the interests of road safety.

6 The site shall be screened in accordance with the plan accompanying the application (Drawing No: 771435/2A received by the Local Planning Authority on 13 September, 1990).
Reason: In the interests of the amenities of the locality.

7 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard the future occupiers of the dwellings.
Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

Note

1 The applicant is reminded that many of the trees on and immediately adjacent the site are the subject of Gedney Drove End Tree Preservation Order No. 1, 1990. This permission does not convey approval to lop, top, or fell any of the trees covered by the Preservation Order.

5th JANUARY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0730/93 Moulton Harrox Educational	JB	Refused as recommended. Refusal reasons to be amended and made more specific. See NRM.
4	H05/0995/93 Mrs M Berry	JB	Refused as recommended.
5	H09/1022/93 Mrs Y E Dolman	DMG	Refused plus legal action as recommended.
6	H06/1063/93 Mrs E Ford	DMG	Granted subject to condition 5 being amended to require the private drive to be laid out and constructed in accordance with details to be approved in writing prior to the commencement of the development and an additional condition requiring the design of the proposed dwellings to be sympathetic to that part of Gedney Drove End.
9	H18/1065/93 Order of St John	JB	Granted as recommended.
3	H08/1067/93 I Bates	DJR	DPBCS Auth as recommended subject to negotiating with the applicant the relocation of the portacabin and the provision of a close boarded fence on the boundary of the application site. Application to be referred back to cttee if negoatiations prove unsuccessful.

10th Jan 94

Signed: .....

N Midlen
Principal Planning Officer

2. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H13/0730/93 Moulton Harrox Educational Foundation	Residential development at Broad Lane, Moulton.

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H05/0995/93 Miss M Berry	Dwelling adjacent to 9 Branches Lane, Holbeach.
H09/1022/93 Mrs Y E Dolman	Advertisement consent for directional sign between Battlefields Lane and Woodhouse Lane (A17), Holbeach.

(It was also agreed that legal proceedings be pursued under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1992.)

(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 for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H06/1063/93 Mrs E Ford	Residential development (2 no. plots) including private drive, siting, design and landscaping (Renewal of H06/0983/90) at rear of the Old Black Bull, Gedney Drove End.

(Subject to (i) condition 5 being amended to require the private drive to be laid out and constructed in accordance with details to be approved in writing by the local planning authority prior to commencement of the development; and (ii) an additional condition requiring the design of the proposed dwellings to be sympathetic to that part of Gedney Drove End.)

(Councillor T G M Tyler declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H08/1067/93 Mr I. Bates	Portacabin at New Haven, Risegate Road, Gosberton Risegate.

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

Com

H06/1063/93

PERMISSION RENEWAL

Applicant: Mrs E Ford
Tel: 0406 8358

Agent: Mrs E Ford
0406 8358

Description: Residential development (2 no. plots) incl. private drive, siting, design & landscaping (Renewal of H06/0983/90) ✓ done 11/12

Location: Rear of The Old Black Bull
Gedney Drove End
Spalding
Lincs

Valid date:	09-NOV-93	Terminal date:	04-JAN-94
Target dates:		Target Committee:	07-DEC-93
To case officer	16-NOV-93	Report deadline:	23-NOV-93
Inspected by	23-NOV-93	Agreed TD Ext:	
Extra contacts	30-NOV-93	Case Officer:	
Report if not clear by	14-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO AIR

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Owner/Occupier, "Cdowdos", Marsh Road		19-NOV-93	10-DEC-93	
Owner/Occupier, "New House", Marsh Road		19-NOV-93	10-DEC-93	
Owner/Occupier, Rising Sun Public House		19-NOV-93	10-DEC-93	
Owner/Occupier, Old Police House		19-NOV-93	10-DEC-93	
Owner/Occupier, Pit Lane		19-NOV-93	10-DEC-93	*HAND DELIVER
Site/Press Advert MIN		17-NOV-93	08-DEC-93	
County Waste Regulat	0522 552222	24-NOV-93	08-DEC-93	
Clerk to Gedney PC	0775 710451	12-NOV-93	26-NOV-93	
Cllr B Fines	0406 8 374	12-NOV-93	19-NOV-93	

SITE RECORD

Grid ref: 546370 321980
OS Sheet: 90 Parcel:

L.C.C - OS Attached Jack 25/11/93

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

H06/1063/93

PERMISSION RENEWAL

Applicant: Mrs E Ford
Tel: 0406 8358

Agent: Mrs E Ford
0406 8358

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Location: Rear of The Old Black Bull
Gedney Drove End
Spalding
Lincs

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DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO AIR

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~19~~ 17-NOV-93	~~10~~ 08-DEC-93
Clerk to Gedney PC	0775 710451	12-NOV-93	26-NOV-93
Cllr B Fines	0406 8 374	12-NOV-93	19-NOV-93

SITE RECORD

Grid ref: 546370 321980
OS Sheet: 90 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/1063/93

Applicant: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Agent: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Description: Residential development (2 no. plots) incl. private drive, siting, design & landscaping (Renewal of H06/0983/90)
Location: Rear of The Old Black Bull Gedney Drove End Spalding Lincs

Type: PERMISSION RENEWAL

23-FEB-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 granted in this case.

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) A M Blanchard
The Old Police House
Pit Lane
Gedney Drove End
Spalding, Lincolnshire

(2) H A Payton
New House
Marsh Road
Gedney Drove End

(3) E Thurgood
"Cobwebs"
Marsh Road
Gedney Drove End

BOWSER & COMPANY
SOLICITORS

15 South Brink · Wisbech · PE13 1JL
Telephone: Wisbech (0945) 583194
DX [illegible]

IJG.GW.JHW
JFC.AA

When calling please ask for
Mr Groome

Messrs Ollard & Bentley

DX: 30950

MARCH.

18 November 1993

Dear Sirs,

WITHOUT PREJUDICE

Re: Our client: A M Blanchard
Your client: Mrs Ford

Our client is prepared to grant a right of way for your client and any future owners of the plots of land in consideration of a payment of £8,000., together with all this firm's professional charges in connection with the dispute and drawing up the necessary Deed. In addition to this we require the whole of the road from your client's gate to the Local Authority maintained road to be constructed with a top layer of "Grass grid" to a specification approved by our client or his Surveyor. We enclose aa photostat copy of a letter received from the District Council dated the 8th November which indicates their preference for a grassed area.

This offer will remain open for a period of 28 days from the date of this letter and therefore we look forward to hearing from you within this time limit.

Yours faithfully,

OLLARD & BENTLEY

Solicitors

COMMISSIONERS FOR OATHS

J. H. ORBELL (Notary Public) J. F. CLARKE LL.B., A.K.C.

MARKET SQUARE, MARCH, CAMBS. PE15 9JQ Tel: (0354) 52606 (5 lines) FAX: (0354) 56049 DX: 30950 MARCH

OUR REF JFC.AA.FOR003

YOUR REF IJG.GW.JHW

14th December 1993

Dear Sirs

Re: Our Client Mrs Ford
Your Client Mr A M Blanchard

We thank you for your 2 letters of the 18th November.

We are very surprised to see that you now demand money for the use of a Right of Way which is our client's in any event. Indeed, your client's Vendors' Solicitors wrote to us in April 1993 confirming that the property, the subject of this dispute, belongs to the old Police House, albeit, subject to Rights of Way of the various adjoining owners.

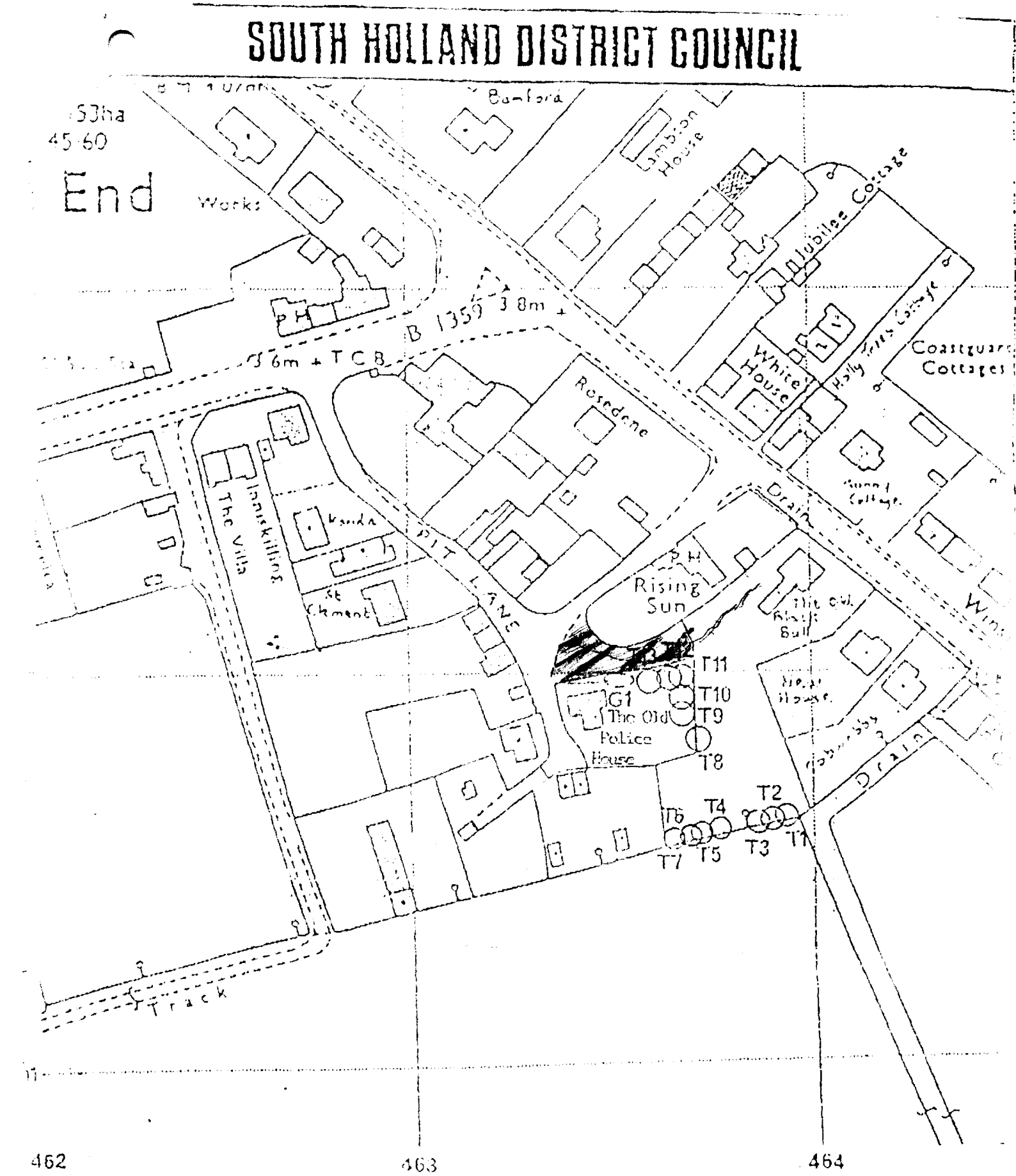
Our client has also obtained a Statement from a Mr R Foskett who lives at Pitt Lane and we understand that he knows that you were advised that the land is subject to a right of way to "the Black Bull".

You are obviously well aware that by your letter of 13th April 1993, you have given our client good cause to be granted Legal Aid to bring an Injunction against your client as your letters are quite clear about your client's denial of our client's rights.

Yours faithfully,

Messrs Bowser & Company,
Solicitors,
DX 41353
WISBECH

SOUTH HOLLAND DISTRICT COUNCIL



GEDNEY DROVE END TREE PRESERVATION ORDER No.1 199(

PLAN
SCALE
DATE
BASE

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

MAX

LAND

SILT POTATO LAND WANTED for 1994 SEASON

High rent paid

R. BRATLEY (QUADRING) LTD

Tel: 0775 840322

LONGSTAFF

Wanted for 1994 growing season

FIRST QUALITY SILT POTATO LAND

Close to Spalding/Holbeach corridor
UP TO 50 ACRES
Minimum blocks 10 acres, with/without quota.
Low eelworm count essential.
70% of payment on entry
CONTACT CHRISTOPHER LONGSTAFF
Agricultural Dept

R. Longstaff & Co Tel: 0775 766766
5 New Road, Spalding, Lincs PE11 1BS

AUCTIONEERS

Richardsons

CHARTERED SURVEYORS AUCTIONEERS VALUERS
Upon the Instructions of A. K. Thornton Esq. &
Messrs Bailey, Davey, 69-75 Lincoln Road
Peterborough, Liquidators of Wavex Ltd

For Sale by Auction — Without Reserves

GARDEN BULBS & GIFT SETS, ETC

10.00am SATURDAY,
NOVEMBER 13th, 1993

Including: 8 Tons of Daffodils, Tulips, Crocus, Snowdrops, Narcissi, Hyacinths, Anemones, Scilla, etc. etc.
In Small and Large Lots
Crocus and Hyacinth Glasses, Gift Sets, Shop Stands, Nets, Baskets, etc. etc.
Viewing: Friday, November 12, 1993
2.00pm — 6.00pm
Morning of Sale from 9am
Further details contact Richardsons

Spalding Road, Bourne, Lincolnshire PE10 9LE
Telephone 0778 442565 Fax 0778 426726

PUBLIC NOTICES

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT REAR OF THE OLD BLACK BULL, GEDNEY DROVE END

I GIVE NOTICE that Mrs E. Ford is applying to the South Holland District Council for planning permission to 2 No. building plots including private drive.

Any owner of the land who wishes to make representations about this application should write to the Council at Priory Road, Spalding, within 21 days of the date of publication of this Notice.

Owner means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Tenants means a tenant of an agricultural holding any part of which is comprised in the land.

Signed,
MRS E. FORD.
November 9, 1993

BUSINESS SERVICES

CLERICAL SUPPORT for individuals/small businesses, accounts, PAYE, VAT, computer stored CV's/single letter/business reports. Confidentiality assured. Tel (0406) 371433.

NOTICE OF DEPOSIT OF PROPOSALS FO[R] FOR THE ALTERATION OR REPLACE[MENT] PLAN

Town and Country Plannin[g]

Notice of Deposit of Proposals for the Alt[eration]

LINCOLNSHIRE STRUCTURE PLA[N]

Lincolnshire County Council have prepared pr[oposals] above plan.

Copies of the proposals are available for p[ublic] mentioned places free of charge during norma[l]

Lincolnshire County Council	North
County Offices	Coun[cil]
Newland	SLEA
LINCOLN LN1 1YL	Linco[ln]
Boston Borough Council	South
Municipal Buildings	Coun[cil]
West Street,	Priory
BOSTON	SPAL[DING]
Lincolnshire PE21 8QR	Linco[ln]
East Lindsey District Council	South
Tedder Hall	Coun[cil]
Manby Park	St Pet[er]
LOUTH	GRA[NTHAM]
Lincolnshire LN11 8UP	Linco[ln]
Lincoln City Council	West
City Hall	The C[ity]
Beaumont Fee	GAIN[SBOROUGH]
LINCOLN LN1 1DB	Linco[ln]

Copies of the above mentioned proposals ar[e] during normal opening hours at the following l[ocations]: Spittlegate, Market Rasen, Lincoln, Louth, Ma[blethorpe], Horncastle, Skegness, Boston, Coningsby and Tatte[rshall], Grantham, Bourne, Stamford, Market Deep[ing], Holbeach, Long Sutton and Sutton Bridge.

Objections to, and representations in respect of[, the proposals] should be addressed to the Director of Highways and Plannin[g], 1st Floor, City Hall, Beaumont Fee, Lincoln [LN1 1DB]. Objections and representations should s[tate] the name and the grounds on which they are made[, and] any request to be notified at a specified address o[f] approval or rejection of the proposals.

Any objectors whose objections are made in w[riting] and received above within the six week period ending [on the] have the right to have their objections considered [at a] Notice of Intention to Adopt Proposals

Where no objections are received during the perio[d] Lincolnshire County Council intend to adopt th[e] proposals.

R. J. D[ENNIS]

GOODS VEHICLE OPERATOR'S LICENCE

DONINGTON PACKAGING SUPPL[IES] LTD, of Park Lane, Donington, Spald[ing], Lincs PE11 4UE is applying to replace [and] change a licence to use Park Lane, Don[ington], Spalding, Lincs PE11 4UE as an ope[rating] centre for two goods vehicles and [two] trailers.

Owners and occupiers of land (inclu[ding] buildings) in the vicinity of the opera[ting] centre or centres, who believe that their us[e] or enjoyment of that land will be prejudic[ially] affected, may make written representation[s] to the Licensing Authority at Eastern Tr[affic] Area, Terrington House, 13-15 Hills R[oad], Cambridge, CB2 1NP within 21 days follow[ing] the publication of this notice.

Representors must at the same time se[nd a] copy of their representations to the applic[ant] at the address given at the top of this no[tice].

HO6/1063/93
09 NOV 1993

OBJECTION

S.H.D.C. PLANNING DEPT
RECEIVED
-6 DEC 1993 DG
Attention of
DPO (NRM)
DOPO BS
JC ACP
Action by .....
Response with .....
Copies to .....
File Nos.
Acknowledge YES/NO
by
date 6/12

F. Thurgood.
Cobwebs.
Marsh Road.
Gedney Drove End
Spalding. Lincs

Ref. Application No H06/1063/93.

We have problems with water soakaways in wet weather. I am worried that should this site be approved the water displacement from it may add to this.

On the plans the access is shown as private. Local history will show that there is a public right away from Marsh Road to Pitt Lane from the side of the Black Bull past the Old Police House. This should not be blocked leaving garage access.

This site was an old pit and was subject to permeability tests prior to any permission being given for building.

The site is also back land and against South Holland policy for building.

Two story buildings will also detract for surrounding properties and will upset the privacy of my house and gardens.

Yours faithfully

E Lyall.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/1063/93.

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	3	2	1	9

2. Address or location

Rear of The Old Black Bull, Gedney Drove End

3. Name, classification and number of road

UC

4. Date application referred 25-11-93

5. State whether outline, detailed application etc.

Renewal.

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

2 No Plots inc Private Drive
(Previous P.P (OL) H08/0983/90).

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: 25/11/93. 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) Before either of the proposed dwellings are commenced, the private drive, including turning area, shall be laid out as shown on drawing No 771435/2 and constructed in accordance with details to be approved

Delete as appropriate

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

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

(1) B6.

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

OBJECTION

To
Mr B.Smith
Director of Planning
and Building Control Services
Council Offices
Priory Road
Spalding

H.A.Payton
New House
Marsh Road
Gedney Drove End
Spalding
Lincs.
PE 12 9PJ

30th November 1993

Dear Sir

With reference to application H06/1063/93,Permission Renewal

1: I fail to see how a private drive can be in the plans. Land records show that the proposed "Private Drive" has always been a public right of way. It is still occasionally used by members of the public and a member of the community has been grazing goats on this right of way without requiring permission of the applicant. Another member of the community has a legal action pending regarding this right of way.

2; In the permission there appears to be no mention of the fact that the land was once a pit and that the Drainage Board require satisfactory Permeability tests before any work is started, could this be shown on the permission.

3: Given the position of the plots it would appear to be " Back Land Development " a practise which would seem to be contrary to present South Holland planning policy and the design of the houses are not in keeping with this part of the village.

I hope that these observations will assist in your decision making on this application.

Yours sincerely

H.A.Payton

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3DEC 1993 DG
Attention of
DPO NRM
DOPO BS
JG ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
by
Date 5/12

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 DEC 1993 DG
Attention of
DPO NJM
DO/PO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By SI
Date 1/12

OBJECTION

The Old Police House
Pit Lane
Sedney Drove End
South Lincs.

29th November 1993.

Planning Department,
South Holland District Council
Priory Road,
Spalding, Lincs

H06/1063/93

Dear Sir,

ref Planning Application no. H06/0983/90

Further to the above Application Notice I wish to make the following comments and observations.

1. The applicant, Mrs.Ford, intends constructing a private roadway across land which does not belong to her and across which she may or may not have a right of way to the rear of her property,The Old Black Bull.

2. If Mrs Ford is able to prove her right of way it does not give her the right to improve that right of way. i.e. by constructing a formalised roadway.

3. Any right of way that may apply to the rear of The Old Black Bull cannot be passed on to the proposed building plots because in law they then become seperate properties from The Old Black Bull.

4. A formalised roadway across the grassed area at the front of my property will create an "urban" appearance which in my opinion will be to the detriment of the area.

The foregoing is amatter of dispute between Mrs Ford and myself and is currently being dealt with by our respective solicitors.

5. I consider that the proposed developement will create a gross intrusion on my privacy and will obliterate the superb view across open farmland which I currently enjoy.

I trust that you will give the foregoing points due and careffull consideration before granting any renewal of the proposed developement.

Yours Faithfully,

A.M.Blanchard.

A M Blanchard.

Mrs E Ford,
The Old Black Bull,
Gedney Drove End,
Spalding,
Lincs.

Mr D Gedney

NRM/JJ H06/1063/93

17 February 1994

Dear Madam,

RESIDENTIAL DEVELOPMENT ETC AT THE REAR OF THE OLD BLACK BULL, GEDNEY DROVE END.

Further to my letter of 17th January, in which proof that you had the right to construct an access to the dwellings was sought, it has been decided that the planning interest that this was designed to protect i.e. the construction of new dwellings with an adequate access, can be adequately safeguarded by the imposition of appropriately worded conditions on the planning permission. I therefore have pleasure in enclosing planning permission for 2 dwellings with this letter. You will appreciate that this permission does not override property rights such as rights of way.

Since the initial grant of permission on this site in 1991, the Planning Committee have become concerned that many new developments have been totally out of sympathy with the established character of the villages in which they are sited, and therefore the wording of the condition has been altered or expanded from the 1991 permission, with regard both to the design of the dwellings and the access drive.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Ref: 26/1063/93

CHRONOLOGICAL DETAILS SINCE COMMITTEE

WED 5TH JAN - PLANNING COMMITTEE.

MON 10TH JAN / TUES 11TH JAN — FILE BACK TO CASE OFFICER (DELAY SINCE JENNY ON LEAVE) WITH POST COMMITTEE INSTRUCTIONS

TUES 11TH JAN TO FRI 14TH JAN - REPORT WEEK (COMMITTEE REPORTS THEREFORE GIVEN PRIORITY).

MON 17TH JAN - LETTER SENT TO APPLICANT IN ACCORDANCE WITH MINUTE WHICH HAD BEEN RECEIVED (DPBCS AUTHORISED IN ACCORDANCE WITH RECOMMENDATION, SUBJECT TO AMENDMENT TO CONDITION 5 AND EXTRA CONDITION).

FRI 21ST JAN - FILE TO NRM TO WRITE FURTHER LETTER TO APPLICANT + DRAFT CONDITIONS.

Mrs E Ford
The Black Bull
Gedney Drove End
Spalding
Lincs
PE12 9PJ

Mr D M Gedney

DMG/LAC
H06/1063/93

17 January 1994

Dear Madam

Planning Application H06/1063/93 - Residential Development (Two No. Plots) Including Private Drive, Siting, Design and Landscaping (Renewal of H06/0983/90), Rear of Old Black Bull, Gedney Drove End.

I refer to the above application recently submitted by yourself.

I can advise that at the Planning Committee Meeting held on 5th January 1994 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to it being demonstrated that you have a legal right to:

(1) Gain vehicular access to the two plots.
(2) Improve the access in accordance with details to be approved.

Pursuant to the above, therefore, I will be pleased to receive correspondence from your Solicitor confirming that this is the case (or otherwise), so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Mrs Ford
The Old Black Bull
Gedney Drove End
Spalding Lincs
PE12 9PJ

To Planning Dept.
C/o Mr. Gedney.

18-12-1993.

LATE OBS: Offr. D.M. Date. 31/12
Salient points highlighted ✓

Dear Mr Gedney,

As promised I spoke with our solicitor, and decided on the following: to send you the correspondence between Blanchards and our solicitor as this says it all.

After I had put in the application for renewal of the outlined Planning Permission it seemed that Mr. Blanchard is not interested (as I suggested from day one when he started) in a compromise and the letter from this solicitor dated 18-11-1993 was his response. The reply from us to Mr Blanchard is in letter 14-12-1993.

Before I put in the application for renewal I contacted my solicitor and asked him whether we should (inform) Mr Blanchard about our intention (as I wrote and explained in my letter to you on 9-11-1993). The reply from my solicitor was no, as that is a matter between yourself and the Planning Department.

In that same respect I feel that Mr. Blanchard should not try therefore to use the Planning Depeartment as a Court Room.

Also enclosed a copy of the area which was sent to us at the same time as the letter from vendors solicitor was sent to us dated 13-4-1993. Referring to the pink area. It certainly has been not the case that the whole of that area has been maintained by various people of the Old Police House. A declaration like that (although it is never mentioned so far that there ever is one made, would be perjury, and in that respect, why has it not come forward when we first applied for Outlined Planning Permission?

Yours sincerely

Mrs. Ford.

1067/93

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1993

Attention of
DPO MEM
DDPO DS
IO ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Your Ref: H06/1063/93
My Ref: RD7-030B/DL

Director: J. Emmerson

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

For further information contact
Miss D Lloyd
Telephone Lincoln (0522) 553096

9 December 1993

Dear Sir

PLANNING APPLICATION H06/1063/93: RESIDENTIAL DEVELOPMENT (2 PLOTS) & LANDSCAPING, REAR OF THE OLD BLACK BULL, GEDNEY DROVE END

The above application may lie within 250m of the former landfill site at Gedney Drove End as shown on the attached plan.

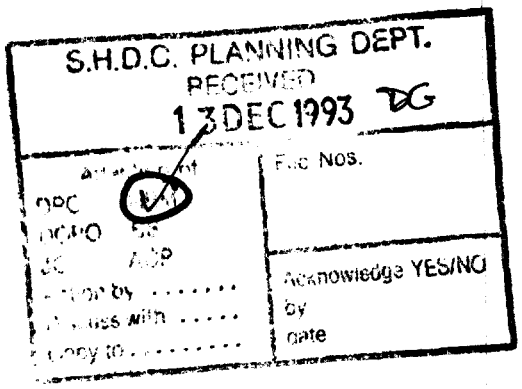
The site was notified by your authority in 1989 but no details of the types and depths of waste deposited, the site's period of use or the exact location of the site were provided, and I have no other record of waste disposal activity at this location. If you have any further information that would confirm the location of the landfill site I would be grateful if you would forward it to this office.

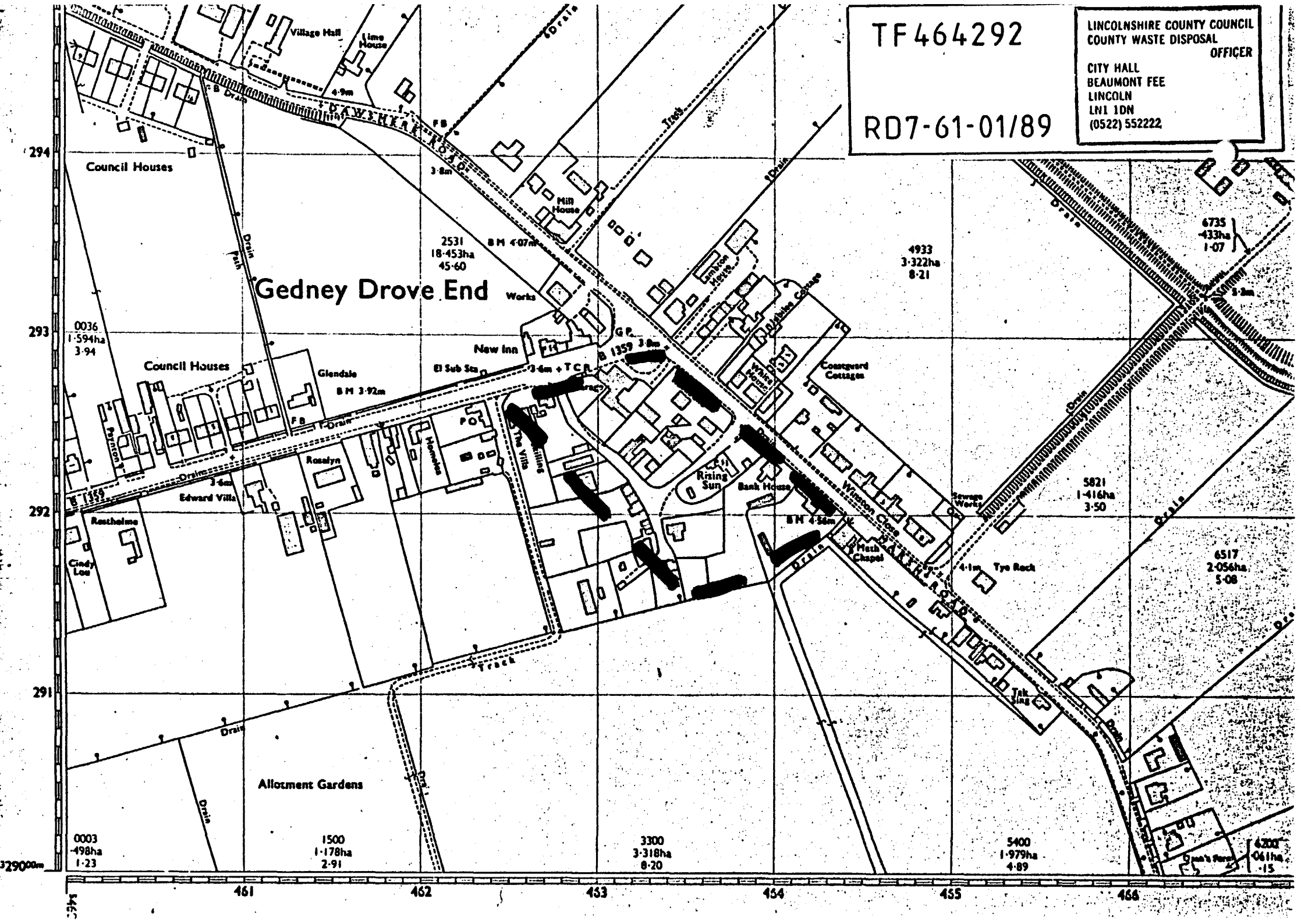
This authority is not aware of any landfill gas associated problems at the application site or in the surrounding area. It would seem reasonable to suggest, therefore, that the development would suffer no further hazard from landfill gas than may already exist.

Yours faithfully

Paul Rudston

County Waste Regulation Officer




TF464292
RD7-61-01/89
LINCOLNSHIRE COUNTY COUNCIL
COUNTY WASTE DISPOSAL
OFFICER
CITY HALL
BEAUMONT FEE
LINCOLN
LN1 1DN
(0522) 552222
Gedney Drove End
Village Hall
Lime House
Council Houses
Mill House
Works
New Inn
Glendale
Council Houses
Rosalyn
Homelea
The Villa
Edward Villa
Rosthelme
Cindy Lou
Allotment Gardens
Rising Sun
Bank House
Wisteon Close
Meth Chapel
Tye Rock
Sewage Works
Ambleton House
Robbins Cottage
Courtyard Cottages
White Horse
Tank
Track
Drain
Path
Dyke
Pond
B 1359
B 1356
BAWSHAR ROAD
BAKER ROAD
294
293
292
291
290
461
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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: H06/1063/93

Applicant: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Agent: Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs PE12 9PJ

Description: Residential development including private drive, siting design & landscaping (Renewal of H06/0983/90)

Location: Rear of The Old Black Bull Gedney Drove End Spalding Lincs

Type: PERMISSION RENEWAL Date received: 09-NOV-93

12-NOV-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 26-NOV-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

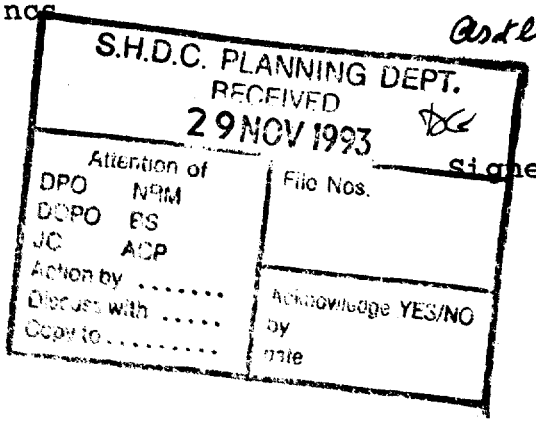
Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

As the time of the original application.

Signed: Chairman.



DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

APPLICATION NO : H06/0983/90

DATE RECEIVED : 13 9 90

APPLICANT : Mrs E Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs

AGENT : Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

DESCRIPTION : Residential development (2 no. plots) including private drive, siting, design & landscaping

LOCATION : Rear of The Old Black Bull, Gedney Drove End

Type : Outline Grid Ref : 546380 329200 Ward E

Terminal Date 8 11 90

Consultation with Parish Council

Dear Sir / Madam,

20 September 1990

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,
B. SMITH,
District Planning Officer.

DC

S.H.D.C. PLANNING DEPT.
RECEIVED
11 OCT 1990

Attention of	File Nos.
DPO NRM DOPO BS JC ACP	
Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

To
Gedney
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations:

2c

The Council supports this application, but wishes to point out that the access road suggested is of unknown ownership.

Signed: J.W. Bennett Date: 10.10.90

SOUTH HOLLAND D.C.
PLAN DEPT.
09 NOV 1993
1063/93
REF

9th November 1993

the following is an update on the "common" Land as refered to in my previous letter to the Planning Department when we asked for the outlined planning permission in 1990 which we got granted and signed by Mr. B. Smith on 3 January 1991.
the outline planning permission having reference H06/0983/90

I have checked once more whether this land is registered and found no signs of that. I also wrote again to Director of Highways & Planning, Lincoln County Council (date 23-9-93) to see if they would have more information on that subject. the reply letter is dated 4-10-1993.
the assumption is, that it is private with, possibly joint rights of way.

On 13-4-1993 a letter was send from vendors solicitor of the Old Police House and in which they state: "we understand gives access to our clients property and which we understand gives access to your clients house and also the two building plots."
the letter goes on by saying that a part of that "common" land has gone with the Old Police House (of which there is no recording) and been maintained since 1926 by the various occupants (I like to refer here to my previous letter to the planning dept in 1990 last page, last paragraph, that I wrote then that we have kept the area clean and maintained if during the time we lived in the Old Black Bull, now seven years ago.
I wrote a letter to Mr. Smith 11-9-1990 and mentioned that since june (1990) the landlord of the Rising Sun hired someone to cut the grass on the proposed access. We found it childish to then go over the already cut grass, although

we still kept maintaining the parts he left out in the last 3 years).
Soon after the letter of 13-4-1993 by vendors solicitor was written the Old Police House was sold, and we heard nothing anymore on the subjects raised in that letter.

On Friday 17-9-1993 I found that sticks were blocking of the access and in confrontation with the new owner of the Old Police House he was "quoting" from the above mentioned letters. However, no proof was handed over.

By the end of the following week the stakes were removed and the situation in hands of solicitors. A copy of a letter from his solicitor and a copy of a letter from my solicitor are enclosed to confirm this.
these letters also confirm that there is no despute concerning the access, but that the access maybe can be moved and made a little narrower at the entrance (in front of the Old Police House).
This is something which needs to be discussed with the Planning Department (as I have tried to do already since september) and also between the two parties, and which we need more time for, which we do not have now before our existing planning permission runs out.
I am therefore now not in the position to put any alterations in on the existing plan and/or to ask for one or more details to be able to implement those conditions.

I also understand that on planning and on legal side these are two different issues. As our originial plan was accepted I therefore ask the Planning Department to grant us the renewal of our existing planning permission, at least until the matter is cleared between the two parties after

which we then can resubmit new plans. I understand that this is a situation which sometimes occures with other people.

the following copies are enclosed:

1) search of "common" land 1990 with maps
2) letter Director of Highways & Planning 22-1-1990
3) letter by myself to Director of Highways & Planning 23-9-1993
4) letter Director of Higways & Planning 4-10-1993
5) letter vendors solicitor 13-4-1993
6) letter our soliciton 18-10-1993
7) letter owner the Old Police House 21-10-1993
8) copy of site plan

At last I like to mention that a notice under article 12 of application for planning permission has been going in the Lincolnshire free press and a copy is enclosed.
Also 3 years ago a similair notice was put in and noone (including the owner of the Old Police House at that time) came forward.

Mrs Ford

the Old Black Bull
Marsh Road
Gedney Drove End
Spalding PE12 9PJ

SOUTH HOLLAND D.C.
PLAN DEPT.
09 NOV 1993
REF 1063/93

Mrs. Ford.
The Old Black
Bull,
Gedney Drove
End,
Spalding
Lincs.
PE12 9PJ

23-09-93

Director of Highways & Planning
Lincolnshire County Council
City Hall
Beaumont Fee
Lincoln LN1 1DN

Dear Sirs,

I hope you are able to help me.
Enclosed you find 2 maps: 1 of 1886 and 1 of the situation at present with a detailed plan of our plot and access used for the 2 building plots.
Further copy of outline planning permission.

1st. subject: Status Design has contacted you before the planning permission if the access, turning area etc. as shown in the plan was acceptable by you. This was the case, however the access not to be used for more than 2 more properties. So far no problems on that.
The actual subject is the area in red.
Before the planning permission I did a search myself on that piece of land.
When I compared different maps over the years from 1821 till now, concentrating on our plot and direct surrounding I noticed that once upon a time the road (mud road or whatever in those days) extended from the red area over the drive onto Main Road.
When we bought the place the area between the gates are actual on our deeds, so some one has claimed this some time in the past.
The way I therefore see this red area is like a public road, only with a dead end, and therefore proberly never been surfaced.
My question is: do you see it in that same way and if not, in what way?
How does it show up on your map now adays? (We never asked you this in this way when we contacted you before?

2nd. subject: I asked the planning dept. in Spalding last Tuesday what the minimum clear width should be at the entrance. They told me that, although they normally work on a 2.5 meter width, it is normally the Highways Dept. who set the rules.
That is why I ask you this, so what should be that minimum clear width be in our case. The entrance from Pitt Lane into the red access area is wider than the last section towards the gate.

Further on this matter: under point 6 of the planning permission it refers to the private drive.....constructed in accordance with details to be approved.
At the time the planning dept. was very vague how excactly it needed to be done, although they very likely would not accept gravel.
So when the Planning Dept. told me you set the rules for clear width, I thought you also must set the rules about the construction of this access.
In that case please, can you tell me those details in our case?

I hope very much to hear from you very soon.
Thank you for your help so far.

Yours Sincerely

Mrs Ford

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref: CB/MTCE/1/P1/175/RCA

Mrs Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs
PE12 9PJ

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

4 October 1993

Dear Mrs Ford

PITT LANE, GEDNEY DROVE END

Thank you for your letter of 23 September 1993.

I have checked with my records and those passed to me in 1974 by the former Highway Authority Holland County Council and I can find no evidence that the area shown in red on your plan is, or was, public highway.

It would be my assumption that this section of lane is private with, possibly, joint rights of way.

The access width required to serve the new properties is to be a minimum of 4.25m and laid out as shown on the plan prepared by Status Design.

With regards to the construction materials this needs to be cleared, in detail, with the District Council Planning Department. I would not object to any form of hard standing material.

Yours sincerely

C Briggs

Director of Highways and Planning

12694.d41

&CO
SOLICITORS

11 New Conduit Street, King's Lynn, Norfolk, PE30 1DG
Tel: (0553) 692233 · DX No. 57802 King's Lynn · Fax: (0553) 767318

Our Ref	Your Ref.	Please ask for	
4/LO4451/93	Mr. Godfrey	Mr. Hume	13 April 1993

Dear Sirs

Mr. & Mrs. E. Ford
The Old Police House/The Old Black Bull
(Bank House) & two building plots - Pitt Lane
Gedney Drove End

We have received instructions to act for the Vendors of the Old Police House which is shown edged yellow on the enclosed plan.

Whilst we understand that Pitt Lane is a highway maintainable at the public expense over which the public have rights of way the area immediately to the north of our Clients property which we have hatched in pink is not so maintained but which we understand gives access to our Clients property and which we understand gives access to your Clients house and also the two building plots.

All the information we have been able to gather is that the property hatched pink belongs to the Old Police House albeit subject to rights of way of the various adjoining owners and we are obtaining a statutory declaration from a local resident who is prepared to say that since 1926 this area of land has gone with the Old Police House and been maintained by the various occupants.

As we are selling on behalf of trustees, it would be helpful if you could let us know what information you have in respect of this area of land and also let us know the rights of way you require and in respect of what land so that when we sell the property we can make it conditional upon such rights.

Your early reply and assistance in this matter would be appreciated.

Yours faithfully
KENNETH BUSH & CO

Messrs. Ollard & Bentley
Solicitors
DX 30950 - MARCH

D.W.Hume
H.C.Green, M.A.
T.H.Robinson
A.J.Williams, M.A.
N.D.P.Dodds, LL.B.
D.L.Stafford, LL.B.
I.E.Hamilton, LL.B.
J.P.Eales, B.A.
Miss J.E.Tudor, B.A.
P.B.Denison, LL.B.
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R.Kowalski, LL.B.

Managing Partner
N.D.P.Dodds, LL.B.

Consultants
J.R.Kratt
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OLLARD & BENTLEY
Solicitors
COMMISSIONERS FOR OATHS
J. H. ORBELL (Notary Public) J. F. CLARKE LL.B., A.K.C.
MARKET SQUARE, MARCH, CAMBS. PE15 9JQ Tel: (0354) 52606 (5 lines) FAX: (0354) 56049 DX: 30950 MARCH

OUR REF. JFC.AA

YOUR REF. NAR/MJW

18th October 1993

Dear Sirs

Re: Our Client Mrs Ford
Your Client Mr A M Blanchard
Land at Gedney Drove End, Spalding

We refer to our Meeting with your Mr Groome and Mr Blanchard today 18th October.

Following discussions we confirm that it was agreed your client would send us a list of proposed hard material that could be laid down the proposed access way to a width of 4.5 metres.

We would then approach once again, the local Planning Authority to see if they would agree to change the splay of the junction of the proposed access with Pit Lane.

There may be some leeway in moving the splay downwards in the direction of the North East to allow your client as much grass opposite his house as possible.

We await to hear from you and in the meantime are perfectly happy for you to get in touch with the Council yourself and quote the reference of the Outline Planning Permission which is H06/0983/90. You can use this letter as our authority on behalf of our client to allow you to discuss the question of the splay with the Planning Authority.

Yours faithfully,

Messrs Bowser & Company,
Solicitors,
DX 41353
WISBECH

This firm is regulated by the Law Society in the conduct of investment business

SOUTH HOLLAND D.C.
PLAN DEPT.
20 NOV 1993
1063/93
REF

This writing concerns the sea[illegible] "common" land, between the old police house, the Rising sun, and the old Black Bull.

When we bought the property, the old Black Bull, it was mentioned to us by our surveyor, that there might be a right of way for the public from this "common" land over our drive.
At that time, in 1986, we mentioned this to our solicitor. But on the deeds this didn't show as a Right of way, and the borders are as you find them nowadays on the survey maps.

When we moved in the Old Black Bull and met our neighbours MR & MRS Kyle (who live now in Gedney Dyke), the expressed their annoyance over the previous owners (Dicker) from the Old Black Bull, that they had blocked off this right of way. I told them also, what I wrote already above.

Later we have talked with MR and MRS Bird who are the owner or more the landlord of the Rising Sun at that time. Although MR. Bird has died in the meantime, they had the Rising Sun for 25 years. They were under the impression that it was common land, and it was used by both pubs:
the Rising Sun and the Old Black Bull, for deliveries.

However, they didn't use it as deliveries came to the front..
Because we wanted to know more how this was when it was a pub, we went to the last landlord of the Old Black Bull, Mr Walters who got it from 1965 till 1973.
He then told us, that he didn't start using deliveries through the back, but also the front, and the gate was paid their by him.
A picture is enclosed from this gate, although it stands open and part of the "common" land is seen.

Later we learned, that also Mr Dicker has tried to find out about this "common" land. The owners of the old police house at that time, wanted to block off this land at the bottom and Mr. Dicker did not agree with that. I called Mr. Dicker about this matter and he has stated that this has happened. There was a council involved, but he does not remember the name. Mr & Mrs Bird were also outside and they are quite sure it was a council tister. He told Mr Dicker that it was indeed common land, if everyone can claim for it or try it.

This did not satisfy us, so we wrote to Lincolnshire County Council whether they new anything. We received a letter dated 22 of January 1990

that " after checking the records I confirm that the land in question is not registered as common land or village green".
A copy of this letter from county solicitor's office is also enclosed.

From this we learned, that when people have told us that the land in question is common land, they mean really something else; namely to use by the public.

In order to get a more precise answer to this, I then called Lincoln archives office and made an appointment.
I went to the public search section.
Among other things, I got a map draw 25th October 1842 the plots on the map refer to 'map rentcharge in lieu in the Parish of Gedney in County of Lincoln.
All this was received and deposited in the registry of the Deeds of Lincoln this day 27th day of April 1943.
Because it was so big that I could not make a copy of the map, I made a sketch of the section concerning us. A copy of this is also enclosed.
The property of the Old Black Bull now exists roughly of plots 171 and 178 at that time.
On the original map the roads were coloured in brown, I show them for you in red.

It therefore did confirm, what we thought before, that this "common" land used to be part of a Road. More over, there were quiet a few roads at that time.

On a map surveyed in 1886 the situation has changed allready, although the plots of 1942 are still not 1 plot. But a road on one side of the Old Black Bull is now blocked off
A copy of this part of the map is also enclosed.

All this therefore does confirm, that although at one time the Old Black Bull was surrounded by Roads, everything has been blocked off over the years and only this little bit of "common" land is left, which is really a road or part of a road.

Further I also like to say, that we have kept this area clean and maintained during the time we have lived in the Old Black Bull. We also have been using it regularly by foot or by car.

The Old Black Bull
Marsh Road
Gedney Drove End
Spalding PE12 9PJ

Mr & Mrs Forell

LINCOLNSHIRE COUNTY COUNCIL
CHIEF EXECUTIVE'S DEPARTMENT
Chief Executive: R J D Procter

COUNTY SOLICITOR'S OFFICE
County Solicitor: John Walker

County Offices
Newland
Lincoln LN1 1YL

Telephone: Lincoln (0522) 552222
Fax No: Lincoln (0522) 552222 Ext: 2138
DX: 17702 – Lincoln 2

When calling please ask for: 552106
Direct Line: David Clark

Mr and Mrs Ford
The Old Black Bull
Gedney Drove End
SPALDING
Lincs
PE12 9PJ

My ref: LN20/DLC/CAWJA01D

22 January 1990

Dear Mr and Mrs Ford

COMMONS REGISTRATION ACT 1965

I refer to your letter dated 9 January 1990 concerning the possible registration of land in Gedney Drove End as common land or village green.

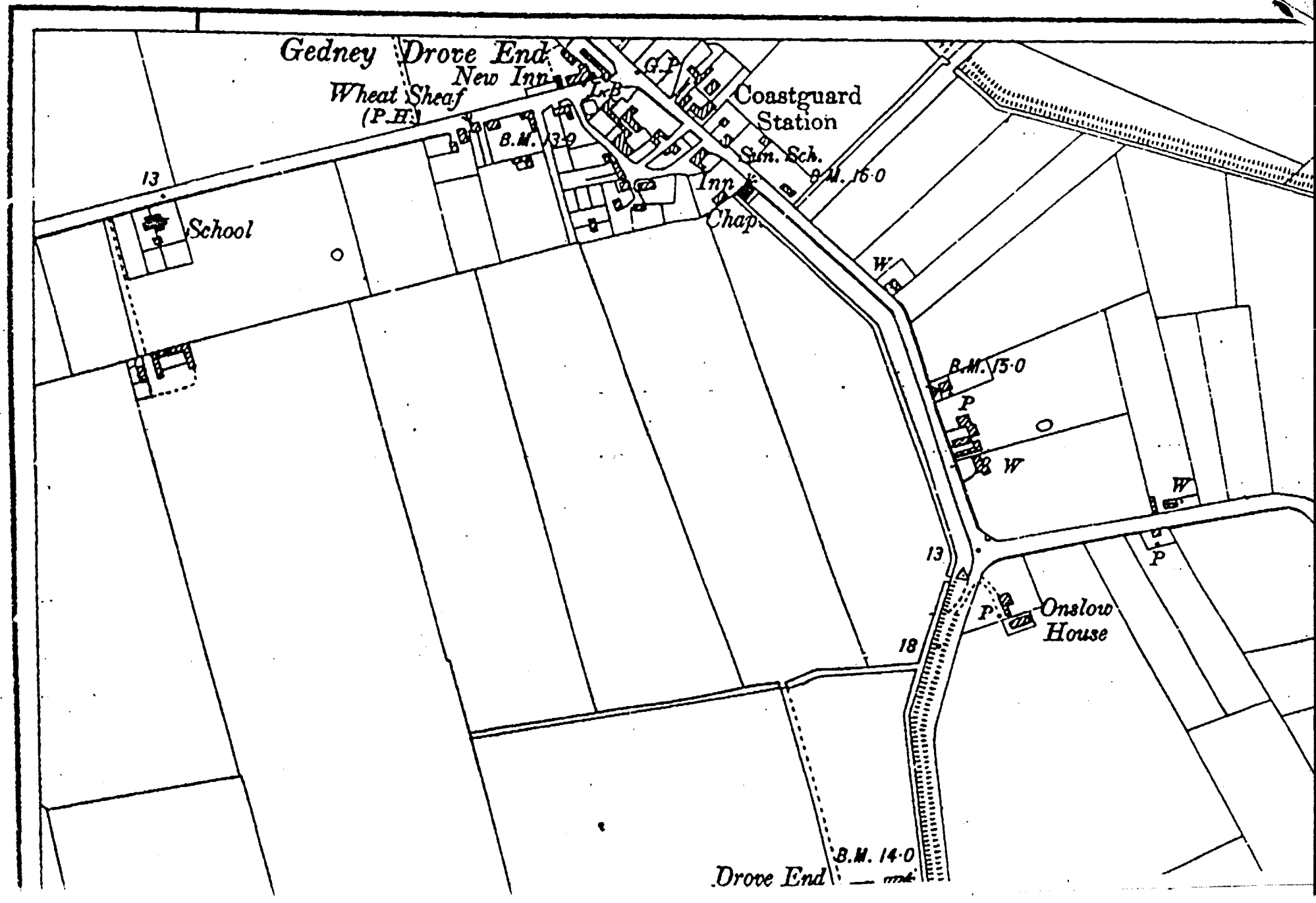
After checking the records I confirm that the land in question is not registered as common land or village green. The County Council does not claim ownership of the land and I am unaware of who the owner may be.

If you feel I can be of further assistance then please do not hesitate to contact me again.

Yours sincerely

172
171
176
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شمال

LON. 0° 10′ E.


Gedney Drove End
New Inn
Wheat Sheaf
(P.H.)
G.P.
Coastguard
Station
B.M. 3·9
Sun. Sch.
B.M. 16·0
13
School
Inn
Chap.
W
B.M. 15·0
P
W
W
13
P
P
Onslow
House
18
B.M. 14·0
Drove End

BOWSER & COMPANY

SOLICITORS

B. R. Bowser
Solicitor & Clerk to Tax Commissioners

Executives
Bob Pleasance
Janet Johnson
Ian Groome
Nigel Robson
Neil Remnant

15 South Brink · Wisbech · PE13 1JL
Telephone: Wisbech (0945) 583194
DX: 41353
Fax: (0945) 63218

Our ref. IJG.GW.JHW
Your ref. JFC.AA

When calling please ask for:
Mr I J Groome

Messrs Ollard & Bentley

DX 30950

MARCH

21 October 1993

Dear Sirs

WITHOUT PREJUDICE

Re Our Client: Mr A M Blanchard
Your Client: Mrs Ford
Land at Gedney Drove End

Thank you for your letter dated the 18th October the contents of which we note.

With regard to the roadway our client would like to see either of the following as the top layer of the roadway:-

1. Grass Grid
2. Europa Block Paving.

Both of the above are manufactured by English China Clay Products, Hulland Ward Works.

Our client's preference would be for Grass Grid which is the material that enables grass to grow through the grid which gives a green appearance but there is obviously the hard standing underneath. The alternative is the Europa Block Paving obviously this comes in different colours and our client would like to agree a colour before the paving is proceeded with.

We are now writing to the Local Authority with our suggestions as to the materials used and also with regard to the moving of the roadway as agreed on site. It may well be that the Local Authority will wish to inspect the access way before giving their approval but we await to hear from them.

Yours faithfully,

Bowser & Co.

Bowser & Company is authorised by The Law Society to conduct investment business

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

SOUTH HOLLAND D.C.
PLAN DEPT.
09 NOV 1993
REF 1063/93

Certificate D *(a)*

I certify that:

- I/The applicant/~~The appellant~~* cannot issue a Certificate A in respect of the accompanying application/appeal*.
- I/The applicant/~~The appellant~~* have/~~has~~* taken all reasonable steps open to me/~~him/her~~* to find out the names and addresses of everyone else who on the day 21 days before the date of the application/~~appeal~~*, was the owner *(b)* of any part of the land to which the application/~~appeal~~* relates, but have/~~has~~* been unable to do so. These steps were as follows:-

(c) Jan 1990 and again in 1993 checked whether the land was registered this is all written in enclosed letters dated 1990 and 9-11-1993

- Notice of the application/~~appeal~~*, as attached to this certificate, has been published in the *(d)*

Lincolnshire Free Press

on *(e)* 9-11-1993

Signed .....

*On behalf of .....

Date 9-11-1993

* delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Insert:

(c) description of steps taken

(d) name of newspaper circulating in the area where the land is situated

(e) date of publication (which must be not earlier than the day 21 days before the date of the application or appeal)

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* ....Rear....of....the..Old Black Bull, Gedney Drove End

I give notice that *(b)* .....Mrs. E. Ford.....

is applying to the *(c)*.....South Holland District..... Council

for planning permission to *(d)* .....2.....No....building..plots..including..private drive

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)*...Priory..Road...,...Spalding.....

by *(f)*.....within....21..days....of..the date of..publication of..this notice

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. or. in the case of development consisting of the winning or working of minerals. a person entitled to an interest in a mineral in the land (other than oil. gas. coal. gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

†On behalf of .....

Date.....9..11..1993.....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property. unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service. or 14 days beginning with the date of publication. of the notice (as the case may be)

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 : P3493
Date received : 09-NOV-93

Received from

Mr E I Ford & Mrs M A Ford

Address

The Old Black Bull
Gedney Drove End
Spalding
Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....SANICCS.....
(Authorised Collector)

Mrs Ford
The Old Black Bull
Gedney Drove End
Spalding
Lincs
PE12 9PJ

Mr D M Gedney

DMG/LAC
H06/1063/93

20 October 1994

Dear Madam

Proposed Single Dwelling, Rear of "The Old Black Bull", Gedney Drove End.

I refer to your letter dated 13 October 1994 in respect of the above.

In response, I have discussed the matter with the County Highways Authority who have informally stated that if an application were to be submitted for a single dwelling then they would not request a condition requiring surfacing of the existing access. However, I must remind you that they are purely a consultee and that the final decision may well rest with the Planning Committee.

I hope the above information is of assistance to you and if you require a formal decision it is suggested that a planning application be submitted for a single dwelling.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

South Holland District Council
C/O Mr. Gedney, Planning Dept.
Priory Road
Spalding
Lincs. PE11 2XE

Mrs. Ford
The Old Black Bull
Gedney Drove End
Spalding PE12 9PJ

13-10-1994

Dear Mr. Gedney,

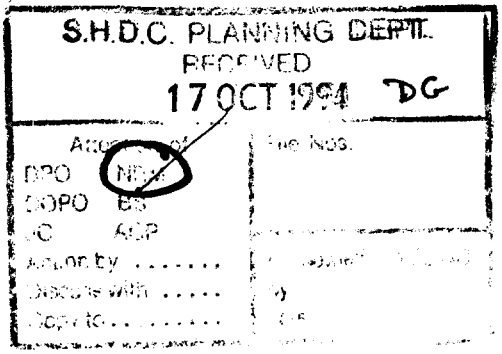
I am sorry to ask once more some of your time.
Terry Tylor and myself came to see you in August this year. We had a meeting about the acces. We asked that the access now used for the whole of the property of The Old Black Bull could be left as it is, if we would only use it for one new dwelling.

You said you liked to talk this over with Mr. Briggs. After you did this you then contacted Mr. Tylor early september and said there were no problems.

As I informed you also that there are now more people involved, I therefore ask you now, could you please confirm this in writing?

Once more my apologizes and thank you again.
Yours Sincerely

Mrs Ford



Collings

GEOFFREY COLLINGS AND CO.
High Street, Long Sutton, Lincs. PE12 9DB.
Tel: (0406) 362098 Fax: (0406) 364870
Terrington St. Clement, Norfolk. Tel: (0553) 828012
King's Lynn, Norfolk. Tel: (0553) 774566
Wisbech, Cambridgeshire. Tel: (0945) 63063

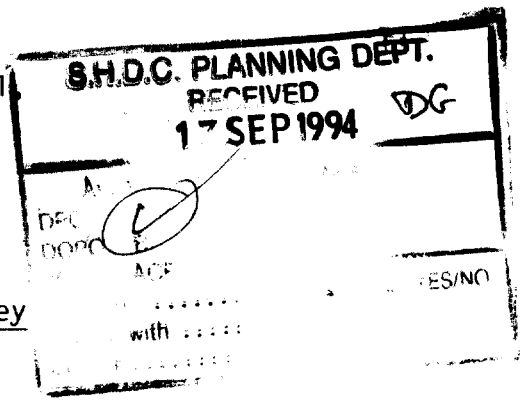
CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.

FIMBRA MEMBER

Our ref: DDW/DT/CB633

12th September, 1994

The Planning Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.
PE11 2XE



For the attention of Mr. Gedney

Dear Sirs,

Ref: H06/1063/93
Residential Development (2 Plots). Rear of the Old Black Bull,
GEDNEY DROVE END

We are offering this land on behalf of the owners, Mr. and Mrs. E. I. Ford, and we have a prospective buyer who would like to utilise the whole site for just one detached Bungalow rather than 2 plots.

We shall be pleased to learn whether or not you are able to confirm to us that your Authority would accept just one Bungalow on the site as opposed to 2 dwellings subject to a reserve of matters subject to approval.

Yours faithfully,

GEOFFREY COLLINGS & CO.

C.C. Mr. & Mrs. E. I. Ford
Mr. M. E. Brookes
Messrs. Mossop & Bowser
Messrs. Roythorne & Co.

Geoffrey Collings and Co
High Street
Long Sutton
Spalding
Lincs
PE12 7DB

Mr D M Gedney

DMG/LAC
H06/1063/93
DDW/DT/CB633

14 September 1994

Dear Sirs

Permission Renewal H06/1063/93 - Residential Development (Two Plots), Rear of Old Black Bull, Gedney Drove End.

I refer to your letter dated 12 September 1994 in respect of the above.

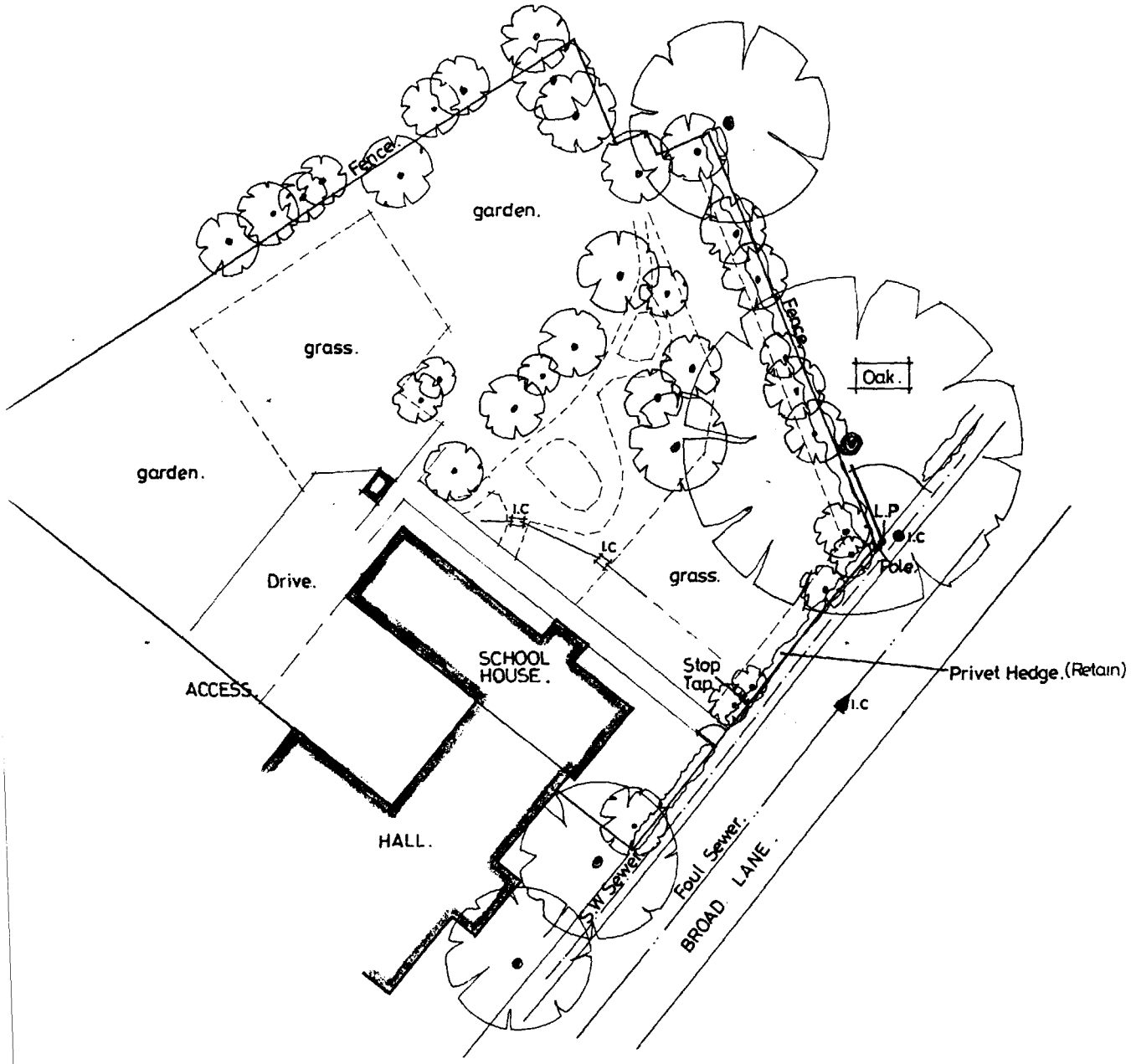
In response, no objections are raised in principle to the erection of a single detached bungalow rather than two dwellings as already approved. This of course, is subject to the development being satisfactory in terms of design/external appearance, effect upon neighbouring property, means of access, etc.

I hope the above information is of assistance to you, but I must remind you that it is given without prejudice to any formal decision of this Authority. It is therefore suggested that the prospective buyer submits a "full" application for determination before completion.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Copy to Mrs & Mrs E I Ford, The Old Black Bull, Gedney Drove End, Spalding, Lincs, PE12 9PJ.



EXISTING SITE LAYOUT.

SCALE : 1/250.

TREE PLANTING.

a – RED HAWTHORN – CRATAEGUS PHILLIS SCARLET= STANDARD.

b – CRIMSON KING MAPLE – ACER PLATANOIDES- STANDARD.

c – PRIVET HEDGE PLANTED @ 600 c/c.

EXISTING TREES & HEDGE TO BE RETAINED WHERE POSSIBLE.

SUMMIT