

Town and Country Planning Act 1990

Planning Permission

Reference: H06/1315/91

Received: 05-NOV-91 Type: FULL

Name: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of bungalow and garage
(registered as H05/0909/91)

Location : Old Main Road Fleet Hargate
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

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

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

- 3 The northern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1.8 metres and in the event of the existing hedge being removed it shall be replaced within six months by a similar hedge. Such replanting should be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.8 metres.

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

- 4 The existing ash and prunus tree within the site's frontage hedge shall not be lopped, topped, felled or uprooted.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number 9155/3B), received by the Local Planning Authority on 10 March 1992.

Director of Planning and Building Control Services
27-MAR-92 H06/1315/91

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

LOCATION PLAN.

~~Scrap~~ 1.2500

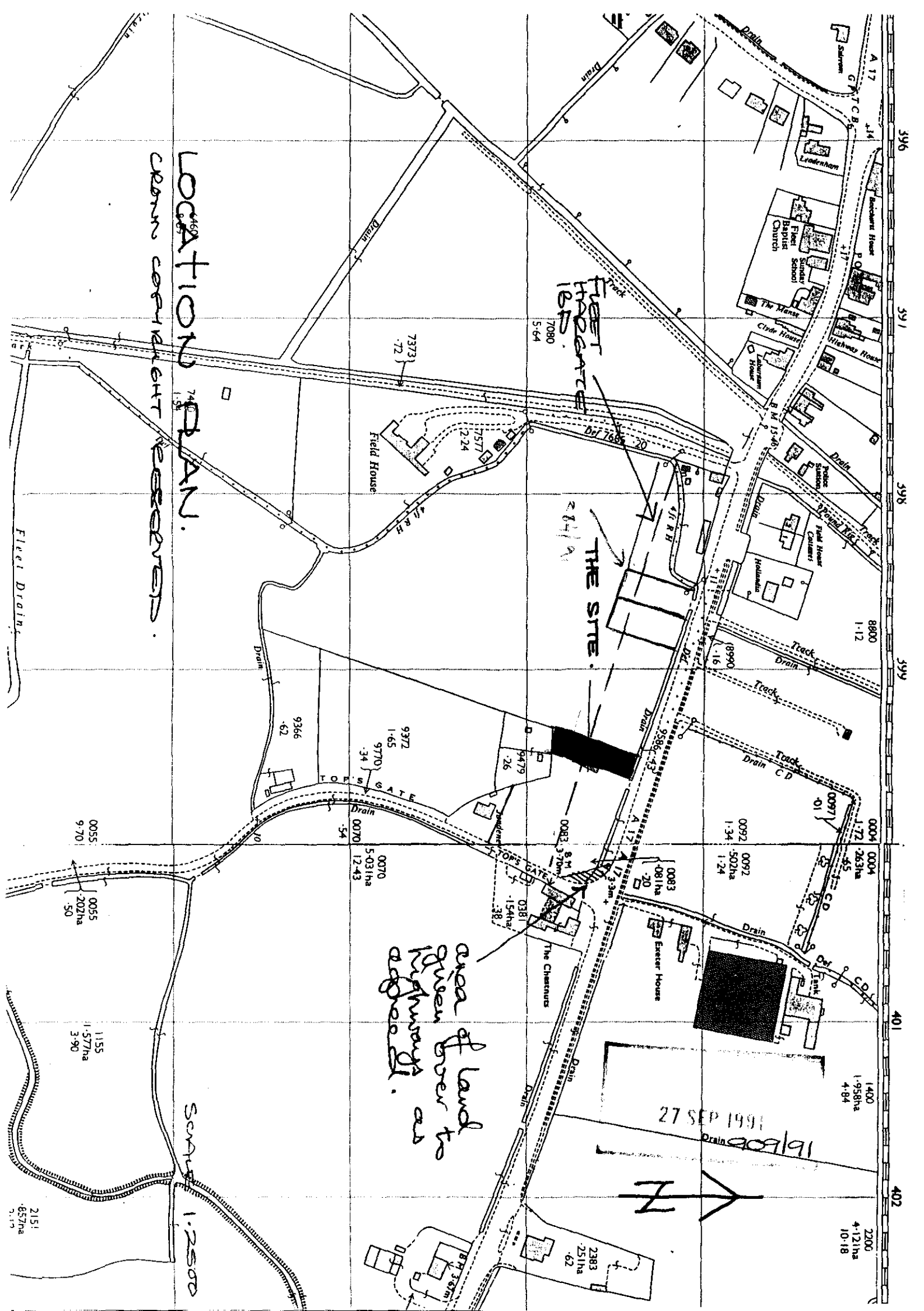
area of land given over to highways as depicted.

THE SITE

1977

27 SEP 1991

Prain 909/91



PLANNING APPLICATION

For office use only

Application No. HS/0909/91

Date Registered 27 SEP 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. S.H. POTTERTON
HIGHWAY HOUSE
FLEET HARGATE
SPALDING
Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LOWETH CARLING DESIGN
STATION HOUSE
STATION STREET
HOLBEACH, Lincs.
Tel. No. 0206 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OLD MAIN ROAD, FLEET HARGATE
SPALDING, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF BUNGALOW AND
GARAGE.

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £92.00. If you consider no fee is payable include a written explanation instead.

Signed: *[Signature]*

Date: 25.9.91

Previous application No:

Please tick **one** box and answer the extra questions under that section**2. TYPE OF APPLICATION**This is a **full** application for change of use and/or new building worksor This is an **outline** application

Please state Site Area

(Hectares)

Please tick any box where you are including details which you wish to be considered as part of this application.

Siting

Design

External Appearance

Means of Access

Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s) ☒(ii) Alterations or extension ☐(iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

ONE BUNGALOW

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

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

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

15' 6" sq. metres
 53' 4" metres
 30' 10" metres
 London Brick Nene Valley stone
 brown marley tiles
 YES

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

opp. for building plots. Hob 1030/89

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ☒

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

If so, name of road: old main Rd
 Will there be - ☒
 Individual access(es)
 New estate road ☐

to be provided see sketch plan

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees ☒B. The proposal does involve the felling of one of more trees ☐

only old plum trees.

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

sewerage.
 N/A
 NO

Mains sewer ☐Cesspool ☐Septic tank ☒**OTHER MATTERS** Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission

State Yes or No

NO

NO

NO

NO

NO

→ If so, please give details in Part 6

→ If so, please complete Part 7

NO

→

Date:

Consultee(s):

YES

→

Application No.:

Hob 1030/89

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace sq. m.

Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

→ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No <input type="text"/>		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No <input type="text"/>		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No <input type="text"/>		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

prosp. purchaser.

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed (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.

State Name and address of owner:

State Date notice served:

C. G. Hamrah
Gardner Spalding
Jmcsy
Signed *[Signature]*

25/9/91

(Applicant/Agent) Date 25/9/91

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed *[Signature]* (Applicant/Agent) Date 25/9/91

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

State Name and address of tenant:

State Date notice served:

Signed (Applicant/Agent) Date

FILE SHEET

0909
E10 12 91.
20 11 91Last Committee
before terminal date:

Com

DG.



APPLICATION NO : H06/0909/91

RECEIVED : 5 11 91
27 9 91TERMINAL DATE : 31 12 91.
22 11 91

APPLICANT : Mr&Mrs J H Potterton Agent:Loweth Cowling Dsgn.

DESCRIPTION : Erection of bungalow and garage

LOCATION : Old Main Road, Fleet Hargate, Spalding

TYPE : Full Inside IBD : Y No of dwellings 1
 Inside LP area : N Site area 0.00
 Grid ref : 539940 324850 Floorspace 0

Last application : H05/1030/89 B Reg : 0522/91

Ack : 2 October 1991

CONSULTATIONS

LIST OF
BACKGROUND PAPERS
(If reported to committee)E
X
E
M
P
T
*

Parish Council
Ward Member
County Highways

Sent	Expiry	Received	OBJ
2/10	16/10	Comments	
2/10	9/10		
3/10	3/10	OBS Attention for CB	

Dept. of Transport
A.D.A.S.
Consultant
Environmental Health

RECONSULTATIONS

Sent	Exp.	Rec'd	OBJ
28/11	12/12		

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Publicity:

Residents:
Advertisement

23/10	6/11		

Planning Office

Any notes from officer's site inspection

Applicant:

D C C H E C K S H E E T

APPLICATION NO : H05/0909/91

DATE RECEIVED : 27 / 9 / 91

APPLICANT : Mr&Mrs J H Potterton AGENT : Loweth Cowling Dsgn.

DESCRIPTION : Erection of bungalow and garage

LOCATION : Old Main Road, Fleet Hargate, Spalding

Type : Full Grid Ref : 539940 324850 OS Sheet : 171

Terminal date : 22 / 11 / 91

CONSTRAINTS :

Listed building N
Conservation area N
Trunk road N
Other constraints N

POLICIES :

Inside IBD Y
Inside LP area N

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....
Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

Permitted Development

Signed:

Date:

FURTHER INFO DIRECTIONS:

Reg 4 Details required -
Art 7 (Out).....

CASE OFFICER: *E*.....

NOTES TO CASE OFFICER:

get sample of Facing bricks -

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : HA.0909/91. BC ref : ✓...522.....

Type :

First received : 21 SEP 1991

VALID :

VALIDATION

Submission incomplete: Forms
Certificate
Site plans
Fees
Section 26
Other

Requested.....

INVALID REF:

Financial:

CORRECT FEE £ 92
Submitted fee £ 92
Additional fee £ —
Refund needed £ —

Receipt no. 1014
Receipt no.
Month.....

Non-fee earning - type
previous app
other

ref:

INFORMATION

Site area H —
Floorspace M —
No of dwellings 1

Plotted...1.10

Location -

Index sheet no ...17.1...

Grid ref 5399140.324850

WardD.....

ParishFLEET..

Local Plan area ...NO...

IBD Inside/Outside

Constraints -

TR

--

Rural(108)

--

Bypass

--

Level Cross

--

CA

--

L3

--

TPO

--

Other

--

Applications -

Last application

1030/89
309/89

Other applications on site

1030/89

Other relevant apps

Data input.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H05/0909/91

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical	
	3	9	9	2	4 8.

2. Address or location

OLD MAIN ROAD, FLEET HARGATE

3. Name, classification and number of road

III

4. Date application referred

3-10-91

5. State whether outline, detailed application etc.

Full.

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

BUNGALOW & GARAGE

- 7.

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:—

Delete as
appropriate

- ☒ 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: 3-10-91

Signed:

[Signature]
Director of Highways and Planning

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓

Neighbours

Other

Boundaries

Site Features

Inspected by: DMG
date: 23/10

Residents notified on site visit: Bmg to SE - Hand

Case Officer Conclusions (issues)

Currently agricultural/horticultural
Trees along frontage, including ash +
hawthorn. Front trees along site. Many
worthy of TPO, but should be retained
as far as possible. Ash trees/hedge at
rear also.

Case Officer Recommendations (summary)
(details overleaf)

Delegation

Recommended approvals -

Confirmed by
Case Officer:

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Yes

Any objection received? No ☐
If yes, is any obj. material? No ☐
Yes ☐ No ☐

No

[Reason:

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer
Signed

No

[Reason:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first Applic.

No

Nil fees (not first
Submission)

Yes

ANY ONE
OF ABOVE

Other info. viz:
Signed

Committee
report

Sub-Committee:
SV recommended
Est/Ind. recommended.....

Delegation
confirmed by
Senior Officer

.....

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

DMG 24/3
DPO authorised. Consent.

1 TL 1

12 SC27 - (Implementation of Planting).

23 The northern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1.8 metres and in the event of the existing hedge being removed it shall be replaced within six months by a similar hedge. Such replanting should be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.8 metres. See

34 The existing ash and prunus tree within the site's frontage hedge shall not be lopped, topped, felled or uprooted. See

Reasons

12 Standard.

23 In the interests of the visual amenities of the locality.

34 In the interests of the visual amenities of the locality.

Note To Applicant

1 SN1 - (Amended Plans). App 9155/38 received by the Local Planning Authority on 10 March 1992.

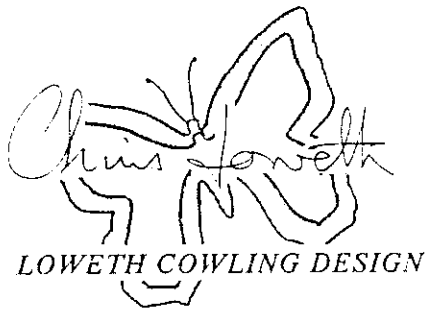
Notes to applicant

Disabled access

Outstanding RM

Amended plans viz

Other



Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SHDC

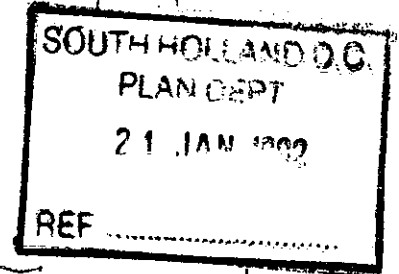
Planning Dept.

F.A.O. D.M. Gedney Esq.

Dear Sir,

Re:- HOS/0909/91

20/1/92.



Further to our letter of
the 18th inst re the above
please find enclosed
~~proposed~~ layout drawing
after further discussions
with the clients.

We feel that this layout
is more in line with the
comments made in your
letter of the 15th Jan 92 and
trust that this is
acceptable to you. Please
let us know in order
that revised drawings
may be posted to you.

Yours faithfully,
James

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF: H05/0909/91

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/~~unsatisfactory~~

Further direction - details:

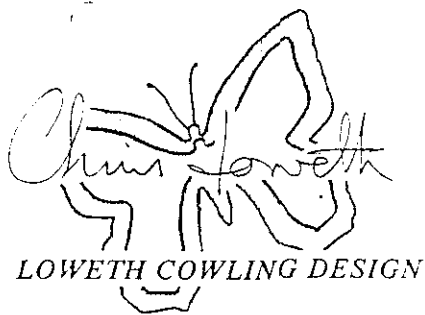
Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

N/A - as per Decree

New valid date 5.11.91.....

Re-Registered 7-11-91
Ack/Reception/Filesheet N/A
Consultation N/A



Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SHDC.
Planning Dept.
Spalding - Lincs.

4th Nov 91.

Dear Sirs:

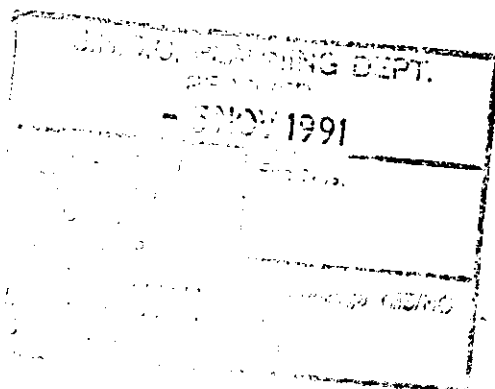
Ref. HOS/0909/91.

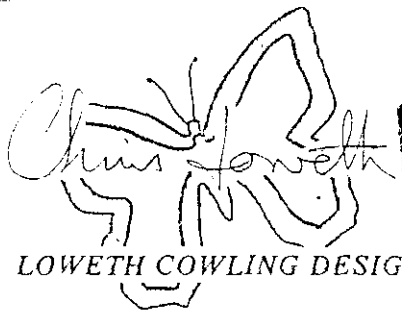
Please find enclosed plans showing old fruit trees which are to be removed.

It is proposed to plant new fruit trees on the other boundaries and to give a promise or laydown (whichever you prefer) to the side boundaries.

Yours faithfully -

Chris Loweth





LOWETH COWLING DESIGN

S.H.D.C. PLANNING DEPT. RECEIVED 20 JAN 1992	
Attention of DPO DPO DPO DPO	File Nos. DG

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SHDC.
Planning Dept.

F.A.O. D.M. Godfrey Esq.

Dear Sir.

Ref. HOS/0909/91.

Thank you for your letter of the 15th Jan 92 ref the above.

We would submit to you that the fruit trees in question are set 6'0" within the sites Western boundary - they are over 50 years old, damaged in poor condition and cankered.

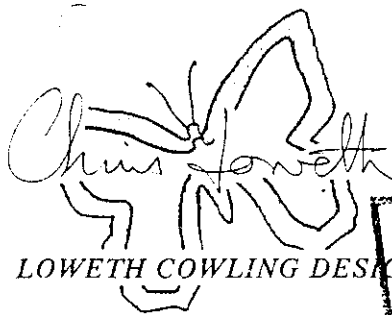
Our proposals are to remove these trees and provide two new fruit trees to the East together with new hedging on the west boundary. Your point in respect of the garage is noted and this can be moved to the North away from the canopy of the Ash tree.

It is intended to keep the existing ash within the hedgerow at the front.

Your very early confirmation that the above is acceptable to you would be most welcome as our clients are very anxious to proceed.

Yours faithfully.

Chris Loweth



LOWETH COWLING DESIGN

DMG 10/10/91

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C. PLAN DEPT.
RECEIVED DG
- 9 DEC 1991

APPROVED BY
DPO: [initials]
COPD: [initials]
IC: [initials]
Action by: [initials]
Discuss with: [initials]
Copy to: [initials]

FILE NO. [initials]

Authorisation YES/NO [initials]

SOUTH HOLLAND P.C.
PLAN DEPT
09 DEC 1991
REF

2001.
SHDC.
Planning Dept.
Spalding.
F.A.O. N. Milden Co.
Dear Sir.

Re:- H06/0909/91

Further to our telephone conversation this afternoon please find enclosed 4 no copies of our landscaping scheme to cover the whole of the site as per OPP 06/1030/89.

Taking on board your concern about central over the whole of the site landscaping the plan has been conceived so as the perimeter of the whole site is fixed with soft fencing between the plots regardless of the final no.

This way the only items which may vary are the position of the soft fencing between the plots if their width is altered.

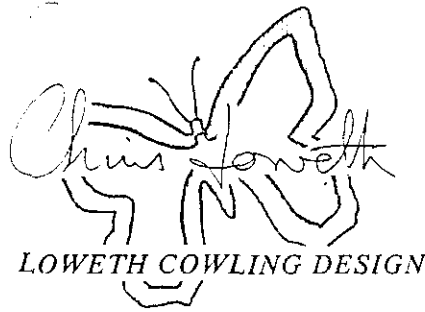
As explained to you Mr. Hannah does not wish to sell to developers but give the opportunity to local people to build on their own plots, we accept that one stone dwelling may well be more acceptable due to the fact that the development to the west is all bungalows and a bungalow is existing just along Tops Gate toward Sedney Church End.

Your early consideration and recommendation of approval would be very much appreciated.

Yours faithfully,

Chris Loweth

and building surveys, plans, specifications, supervision, building designs.
Registered in England 0471043



LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

MISS.

with compliments

5/5/92.

F.A.O. D.M. Gedney Esq.

Ref H06/0909/91.

Please find enclosed revised plans all as requested.

Brick type shown on plan :-

Butterfly Caernarvan Multi purple
sand faced. ref. 17/141

Roof tiles shown on plan :-

Manley Brown pantiles.

Yours,
Chris Loweth

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER

COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, Lincs. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: H05/0909/91

DATE RECEIVED: 27/9/91

APPLICANT: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincs

AGENT: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

DESCRIPTION: Erection of bungalow and garage

LOCATION: Old Main Road, Fleet Hargate, Spalding

28 October 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990**REQUIREMENT FOR FURTHER INFORMATION TO BE SUBMITTED**

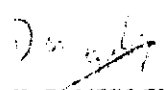
The South Holland District Council are of the opinion that the information contained in the above application for planning permission is insufficient to enable the Local Planning Authority to determine the application. Under the provisions of the Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 you are therefore requested to supply:-

It is considered that as many of the existing trees/shrubs/hedging upon the site should be retained as possible.

I will consequently be pleased to receive suitable plans showing which trees are to be retained/felled and also their species.

If you have been sent a notice of receipt, the time limit referred to for the determination of the application should be ignored as the time limit will now have to be calculated from the date when I receive the further information required.

Yours faithfully


N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE. TELEPHONE: SPALDING 761161

APPLICATION NO : H05/0909/91

DATE RECEIVED : 27 9 91

APPLICANT : Mr&Mrs J H Potterton AGENT : Loweth Cowling Dsgn.
Highway House Station House
Fleet Hargate Station Street
Spalding Holbeach, Spalding
Lincolnshire Lincolnshire

DESCRIPTION : Erection of bungalow and garage

LOCATION : Old Main Road, Fleet Hargate, Spalding

Type : Full Grid Ref : 539940 324850 Ward D

Terminal Date 22 11 91

Consultation with Parish Council

Dear Sir / Madam,

2 October 1991

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.

To

Fleet

Parish Council

DG

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 OCT 1991	
Attention of	File Nos.
DPO NRM	
DPO BS	
JC ACP	
ACKNOWLEDGE	Acknowledge YES/NO
DISSEMINATED WITH	by
Copy to	date

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:

1. THIS IS WITHIN GEDNEY PARISH.
2. VERY NARROW PLOT, PART OF WHICH IS OUTSIDE I.B.D.
3. ANY BUILDING SHOULD BE IN KEEPING AND IN LINE WITH EXISTING BUNGALOWS.
4. LOCATION PLAN VERY OUT OF DATE

Signed:.....

Date:.....

10.10.91

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE. TELEPHONE: SPALDING 761161

APPLICATION NO : H06/0909/91

DATE RECEIVED : 5 11 91

APPLICANT	: Mr&Mrs J H Potterton	AGENT : Loweth Cowling Dsgn.
	Highway House	Station House
	Fleet Hargate	Station Street
	Spalding	Holbeach, Spalding
	Lincolnshire	Lincolnshire

DESCRIPTION : Erection of bungalow and garage

LOCATION : Old Main Road, Fleet Hargate, Spalding

Type : Full Grid Ref : 539940 324850 Ward D

Terminal Date 31-12-91.
~~28 November, 1991~~

Consultation on Planning Application

28th November, 1991.

Dear Sir / Madam,

I have received an application for the proposal referred to above, and would be pleased to receive any observations you may wish to make on the proposal within the next 14 days.

If you wish to see the application and plan(s) they are available at the Planning Department during the following hours:

Monday to Thursday	9.00 a.m. — 5.00 p.m.
Friday	9.00 a.m. — 4.30 p.m.

Any comments that you wish to make should be sent to me within 14 days.

Please note that any comments received will be taken into account in my report to the Planning Committee, and your letter must therefore be made available for public inspection on publication of that report. I regret therefore that I cannot guarantee confidentiality.

Yours faithfully,

B. SMITH,

District Planning Officer.

To:

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER

COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: H05/0903/91

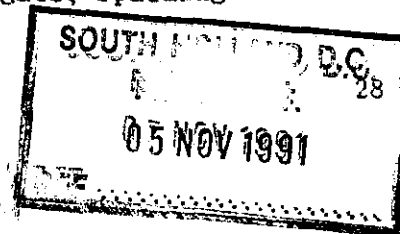
DATE RECEIVED: 27/3/91

APPLICANT: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincs

AGENT: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

DESCRIPTION: Erection of bungalow and garage

LOCATION: Old Main Road, Fleet Hargate, Spalding



Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

~~REQUIREMENT FOR FURTHER INFORMATION TO BE SUBMITTED~~

The South Holland District Council are of the opinion that the information contained in the above application for planning permission is insufficient to enable the Local Planning Authority to determine the application. Under the provisions of the Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 you are therefore requested to supply:-

It is considered that as many of the existing trees/shrubs/hedging upon the site should be retained as possible.

I will consequently be pleased to receive suitable plans showing which trees are to be retained/felled and also their species.

If you have been sent a notice of receipt, the time limit referred to for the determination of the application should be ignored as the time limit will now have to be calculated from the date when I receive the further information required.

Yours faithfully

D. R. Midlen
N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number.

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H05/0909/91

15 January, 1992

Dear Sir

Planning Application H05/0909/91 - Erection of bungalow and garage, Old Main Road, Fleet Hargate

I refer to the above planning application submitted by yourself on behalf of Mr & Mrs J H Potterton and thank you for amended plans in respect thereof.

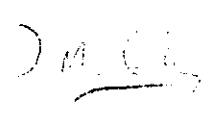
Firstly, it is noted that the proposal involves the removal of approximately 12 fruit trees along the site's western boundary. It is my opinion that these should be retained as far as possible, although this would of course involve a variation to the actual development proposed. For instance, it may be possible to "hand" it, or alternatively, the site could be slightly extended to the east to accommodate the development.

Also, the garage at the rear would fall within the spread of the existing Ash tree and as such may well have an adverse affect upon it. It is also suggested therefore that the garage be repositioned, or alternatively re-designed so that this constraint can be overcome.

Finally, the existing Ash tree within the hedgerow at the front of the site should, in my judgement, be retained.

I would be pleased to receive your comments in respect of the above matters as soon as possible, therefore, plus amended plans if you are agreeable.

Yours faithfully


N R MIDLEN
PRINCIPAL PLANNING OFFICER

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE. TELEPHONE: SPALDING 761161

APPLICATION NO : H06/0909/91

DATE RECEIVED : 5 11 91

APPLICANT : Mr&Mrs J H Potterton AGENT : Loweth Cowling Dsgn.
Highway House Station House
Fleet Hargate Station Street
Spalding Holbeach, Spalding
Lincolnshire Lincolnshire

DESCRIPTION : Erection of bungalow and garage

LOCATION : Old Main Road, Fleet Hargate, Spalding

Type : Full Grid Ref : 539940 324850 Ward D

Terminal Date 31-12-91.
~~28 November, 1991~~

Consultation with Parish Council

28th November, 1991.

Dear Sir / Madam,

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.

To	Godney
	Parish Council

S.H.D.C. PLANNING DEPT. RECEIVED 16 DEC 1991	
Attention of DPO NRM DOPO BS JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

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:

The Council is concerned that the development extends beyond the agreed I.B.D. and if permitted might create a precedent.

Signed...

B. Bennett

Date: 12.12.91

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H06/0909/91

17 February, 1992

Dear Sir

Planning Application H06/0909/91 - Erection of bungalow and garage, Old
Main Road, Fleet Hargate

I refer to the above planning application submitted by yourself on behalf of Mr & Mrs J H Potterton.

At the Planning Committee Meeting held on 12 February, 1992, it was resolved that the Director of Planning & Building Control Services be authorised to grant permission, subject to:-

- 1 The receipt of amended plans showing the repositioning of the garage and also the dwelling further forward on the plot (in accordance with the indicative plans submitted).
- 2 The receipt of amended plans showing satisfactory landscaping of the site. The existing hawthorn hedge along the site's frontage should be retained at a height not less than 1.8 metres. Provision should also be made for native hedging along the western boundary and the two trees within the frontage hedge (ash and prunus) should also be retained.
- 3 Agreement in respect of the materials to be used for the external walls and roof (the bricks should be reddish/brown in colour).

I look forward to your response in respect of these matters as soon as possible, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
PRINCIPAL PLANNING OFFICER

APPLICATION REFERENCE: H06/0909/91

DATE RECEIVED: 5 November 1991

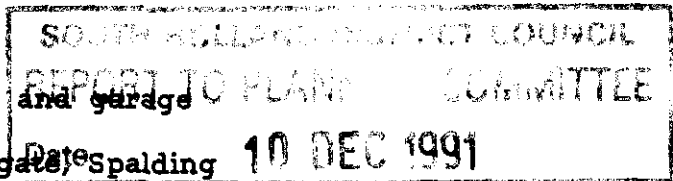
APPLICANT: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincolnshire

AGENT: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Erection of bungalow and garage

LOCATION: Old Main Road, Fleet Hargate, Spalding



Gedney
Parish Council:

Response awaited. Expiry date 12 December 1991.

County Highways:

Does not wish to restrict the grant of permission.

PLANNING POLICIES/DOE ADVICE

Part inside IBD.

Planning Policy Guidance Note 3, 1988 - Land for Housing.

Planning Policy Guidance Note 7, 1988 - Rural Enterprise and Development.

PREVIOUS DECISIONS

H06/0309/89 - Outline - Frontage residential development, Old Gedney Road, Fleet Hargate - Refused.

H06/1030/89 - Outline - Frontage residential development, Old Main Road, Fleet Hargate - Permitted.

PLANNING ISSUES

- 1 The main issues in this case are:
 - (a) Whether the proposal can be assessed on its own given that outline planning permission has been granted for the whole of the frontage.
 - (b) Is the proposed development appropriate, given its rural locality?
- 2 The site is currently agricultural land and is part of an overall area that has outline planning permission for frontage development (H06/1030/89). The site itself is the western most section of that area and has a frontage width of 13.7 metres and depth varying between 44.5 metres and 50 metres approximately.
- 3 The site as outlined has a hawthorn hedge along its frontage, plus two trees (ash and fruit tree). A number of fruit trees are located along its western boundary (these would have to be felled), whilst a hawthorn hedge and two mature ash are located at the rear.
- 4 The rear section of the site (a depth of approximately 20 metres) is outside the Interim Boundary of Development. The statement accompanying the latter states that the area is suitable for frontage development only and that individual proposals for housing development should be in scale and character, and sympathetic to the size and appearance of the village.

CONCLUSIONS

- 1 Although the rear section of the site is outside the Interim Boundary of Development, it is only approximately 10 metres deeper than that allowed to the west by virtue of planning permission H05/0284/91. Moreover, it utilises the natural boundary at the rear, which consists of hawthorn hedging, etc.
 - 2 A point of concern, however, is the fact that the plot will be developed in isolation without details of the remaining plot widths etc being decided.
 - 3 The outline permission made two specific points:-
 - 1 That the number of dwellings to be permitted on this frontage had not been fixed and would fall to be considered into the 'reserved matter stage'.
 - 2 That the overall layout should be of varying plot width, with dwellings in character with the rural locality.
 - 4 To deal with individual plots on an 'ad hoc' basis makes it virtually impossible to ensure that the above concerns of the Committee are complied with, and had the applicant submitted his proposal under the reserved matters procedure, he would have been required to submit an overall layout plan and a landscaping scheme in accordance with recent practice before the application was accepted as valid. The application has, however, been put in as a separate 'full' application, which makes this option not possible, and should the applicant/landowner not be prepared to submit these details, the Committee will have to consider whether or not to refuse this application.
-

PLANNING OFFICER'S RECOMMENDATION - That the determination of this application be deferred, and the applicant and landowner (who was the applicant for the outline application) be advised that they need to submit an overall plot layout plan and landscaping scheme in accordance with the terms of the outline permission H06/1030/89, before the Committee will be in a position to determine this application.

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



APPLICATION NO : H05/0909/91

DATE RECEIVED : 27 9 91

APPLICANT : Mr&Mrs J H Potterton AGENT : Loweth Cowling Dsgn.
Highway House Station House
Fleet Hargate Station Street
Spalding Holbeach, Spalding
Lincolnshire Lincolnshire

DESCRIPTION : Erection of bungalow and garage

LOCATION : Old Main Road, Fleet Hargate, Spalding

Type : Full Grid Ref : 539940 324850 Ward D

Dear Sir or Madam

23/10/91

PLANNING APPLICATION

I have received an application for planning permission to carry out a proposal which you may be interested in. The details of the application are shown above.

If you wish to see the application and plan(s) they are available at the Planning Department during the following hours:

Monday to Thursday 8.30 am - 5.15 pm.
Friday 8.30 am - 4.45 pm.

If you have any observations about the proposal, they should be sent to me within 14 days of the date of this letter, quoting the above application number.

Please note that any comments received may be available for public inspection after the decision on the application has been taken. I regret therefore that I cannot guarantee confidentiality.

Yours faithfully

District Planning Officer

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



National Rivers Authority
Anglian Region

11 October 1991

DS

SHDC PLANNING DEPT.	
RECEIVED	
15 OCT 1991	
Attention of DPO NRM DPOD BS JC ACP	File Nos.
Action by Discuss with By Date	Acknowledge YES/NO by date

Our Ref: GT/JD
91/1/SH/0201

Dear Sirs

PLANNING APPLICATION NO. H05/0909/91
ERECTION OF BUNGALOW AND GARAGE FOR MR & MRS J H POTTERTON
AT OLD MAIN ROAD, FLEET HARGATE, SPALDING

With regard to the above-mentioned application received on 10 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

Cont/...

DR. KEVIN BOND
Regional General Manager

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

Cont/...2

GT/JD



*National Rivers Authority
Anglian Region*

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'R F Morgan'.

R F Morgan
Planning Engineer

cc: Loweth Cowling Design, Station House, Station Street, Holbeach
Spalding, Lincs

JD

SOUTH HOLLAND Internal Drainage Board

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

S.H.I.D.C. PLANNING DEPT.
RECEIVED
14 OCT 1991

Please contact:

Mr. Staines

Attention of

DFO NRM

DOPO BS

JAM ACP

Enc. Nos.

DC

Tel. Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-K/909/91

Action by

Your Ref.

Acknowledge YES/NO

Discuss with

by

Copy to

date

Date 11 October 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR & MRS J H POTTERTON
DWELLING AT OLD MAIN ROAD, FLEET HARGATE

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site but your clients attention is drawn to the fact that the partly piped private dyke alongside the highway forms a vital link in local drainage.

I understand it is intended that the short remaining open length of this dyke is to be piped and, subject to the prior approval of the District Council's Technical Services Department being obtained, I would suggest the diameter and levels of pipes to be installed should match those to the East.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

With regard to the above, I have no doubt that the National Rivers Authority, to whom a copy of this letter is being sent, will advise regarding the clearance required between the septic tank system and the private watercourse referred to.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution subject to V.A.T. where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

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

PLANNING COMMITTEE - 10th December, 1991

986. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0851/91 Mr R Turner	Change 3 stores to chilled warehouses, extend store two, loading block, two portacabins, access improvements at Brooks Farm, Barrier Bank, Cowbit.

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

(Councillors T. Barker and M.C. White declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

76

H06/0909/91 Mr & Mrs J H Potterton	Bungalow and garage at Old Main Road, Fleet Hargate.
---------------------------------------	--

(Pending consideration of the overall layout plan and landscaping scheme now submitted.)

H09/0874/91 G R Merchant	O.A. Two dwellings including details of means of access rear Exchange Public House, Church Street, Holbeach.
-----------------------------	--

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

H22/0929/91 Mr & Mrs R W White	2 bedroom bungalow at 54 Austendyke Road, Weston Hills.
-----------------------------------	---

(Pending a site inspection in order to assess the suitability of the site for the proposed development and to view similar sites in the locality.)

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

(To enable the Director of Planning and Building Control Services to consult further with the County Highway Authority in view of concerns expressed about the adequacy of the visibility plays.)

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

The Director of Planning and Building Control Services be authorised to grant the relevant permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

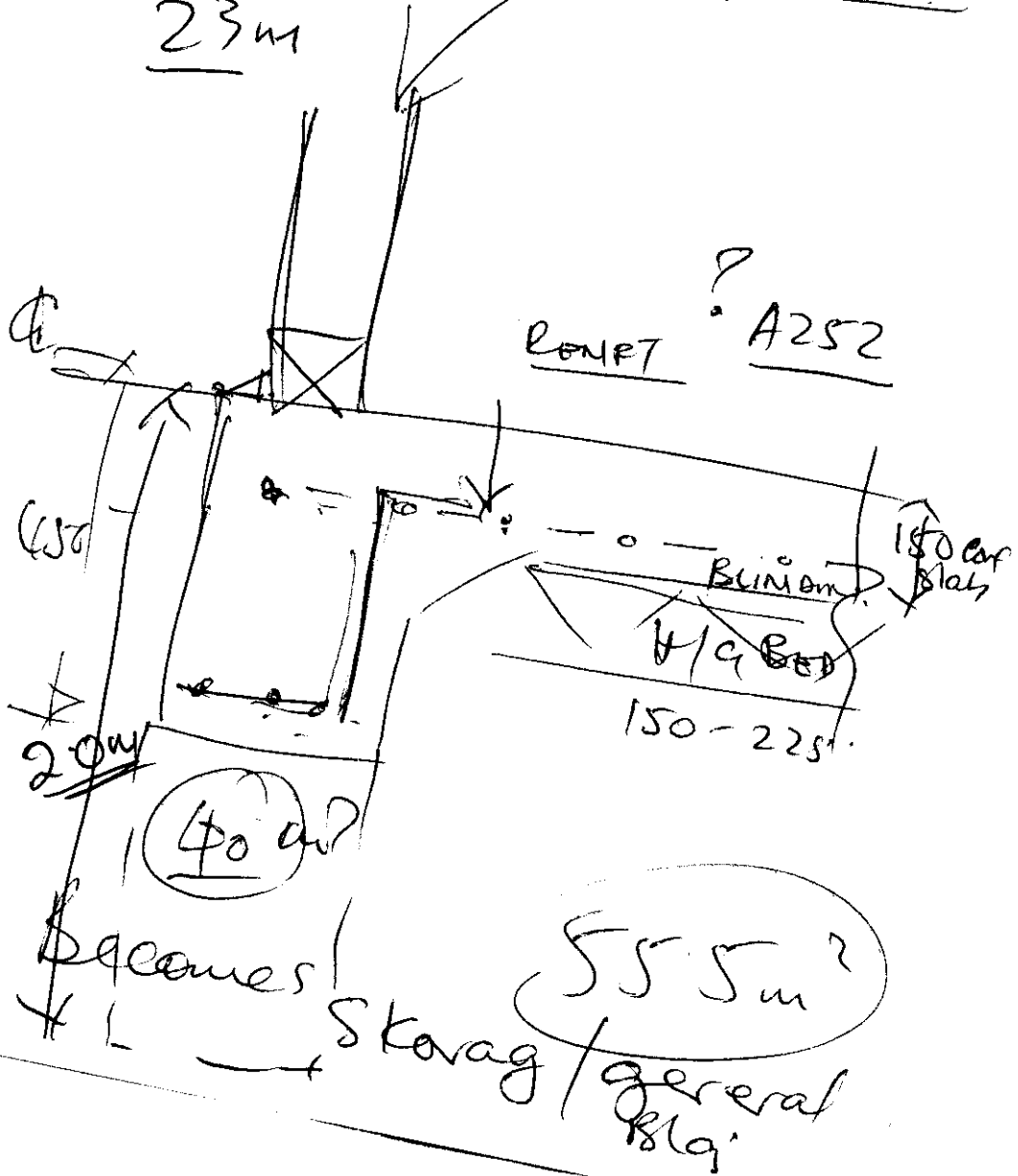
<u>Plan No. and Applicant</u>	<u>Proposal</u>
H06/0826/91 Messrs R & D Wright	O.A. Residential development incorporating road improvements to Low Gate, with public open space at Part OS 9558, Low Gate, Gedney (Black Lion End).
H11/0783/91 Mrs R Franks	O.A. Residential building plot at Wisbech Road, Long Sutton.
H11/1056/91 Mrs R Franks	O.A. Use of land as one residential building plot at Wisbech Road, Long Sutton.

$$\frac{D}{H} = 0.17$$

$$\frac{4m}{23m}$$

? SuperST

CONF ? A252



PLANNING COMMITTEE - 12th February, 1992

105. **PLANNING APPLICATIONS (Continued)**

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

The Director of Planning and Building Control Services be authorised to grant the relevant permissions in accordance with his recommendations in respect of the following proposals:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H06/0909/91 Mr & Mrs J H Potterton	Bungalow and garage at Old Main Road, Fleet Hargate.
H16/1068/91 M Parker & Sons Ltd	Detached house and garage at Lilburn Drive, Spalding.

(c) Non Determination

The undermentioned application be not determined, and the application be filed away:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0962/91 Mr P A Calvert	Change of use to small retail business at Five Acre Farm, Broad Drove, Gosberton Clough.

(f) Enforcement Action

Arising from the refusal of application reference H14/1356/91 relating to the provision of an office and implement store at Bars Bridge, Bourne Road, West Pinchbeck, the Director of Administration be authorised to take enforcement action under the provisions of Sections 172/173 of the Town and Country Planning Act 1990 requiring the clearing of the site, the reseeding of the paddock, the stopping up of the access and the reinstatement of the hedge within a period of 12 months from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of highway safety and amenity.

(O.A. denotes outline applications.)

106. **BUILDING REGULATIONS**

The Director of Planning and Building Control Services submitted a report outlining the provisions of revised building regulations which would become effective in June 1992. The Committee was informed that the impact of the new regulations upon the work of the department could not be predicted, although part of the department's training budget would be utilised to keep building control staff up to date with the new technical requirements.

RESOLVED: The report be noted.

107. **164 STATION ROAD, SURFLEET - APPLICATION FOR OPERATOR'S LICENCE**

The Director of Planning and Building Control Services reported that, following a public inquiry held at Surfleet Village Hall on 16th January, 1992 the Department of Transport had refused an application by Gosberton Haulage Limited for an operator's licence for 25 vehicles and 35 trailers at 164 Station Road, Surfleet. The interim licence currently in force would cease to have effect on 30th April 1992 by which time the company must cease use of the site as an operating centre for heavy goods vehicles.

APPLICATION REFERENCE: H06/0909/91

DATE RECEIVED: 5 November 1991

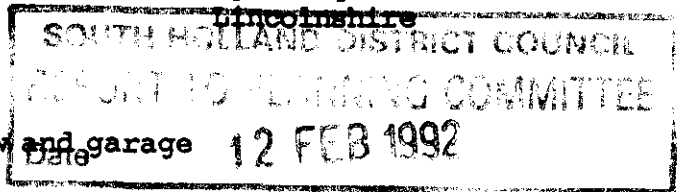
APPLICANT: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincolnshire

AGENT: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Erection of bungalow and garage

LOCATION: Old Main Road, Fleet Hargate, Spalding



Gedney

Parish Council:

Concerned that development extends beyond the agreed IBD and if permitted might create a precedent.

County Highways:

Does not wish to restrict the grant of permission.

Information from

Applicant: (Summarised) -

- Owner does not wish to sell to a developer, but wishes to give local people the opportunity to build on their own plots.
- Accept that one storey dwellings may well be more acceptable.
- Although owner has been offered great deal of money for the whole site, feels local people should be given a chance.

PLANNING POLICIES/DOE ADVICE

Mostly inside IBD.

Planning Policy Guidance Note 3, 1988 - Land for Housing.

Planning Policy Guidance Note 7, 1992 - The Countryside and The Rural Economy.

PREVIOUS DECISIONS

H06/0309/89 - Outline - Frontage residential development, Old Gedney Road, Fleet Hargate - Refused.

H06/1030/89 - Outline - Frontage residential development, Old Main Road, Fleet Hargate - Permitted.

PLANNING ISSUES

- 1 The main issues in this case are:
 - (a) Whether the proposal can be assessed on its own given that outline planning permission has been granted for the whole of the frontage.
 - (b) Is the proposed development appropriate, given its rural locality?
- 2 The site is currently agricultural land and is part of an overall area that has outline planning permission for frontage development (H06/1030/89). The site itself is the western most section of that area and has a frontage width of 13.7 metres and depth varying between 44.5 metres and 50 metres approximately.

- 3 The site as outlined has a hawthorn hedge along its frontage, plus two trees (ash and fruit tree). A number of fruit trees are located along its western boundary (these would have to be felled), whilst a hawthorn hedge and two mature ash are located at the rear.
- 4 The rear section of the site (a depth of approximately 20 metres) is outside the Interim Boundary of Development. The statement accompanying the latter states that the area is suitable for frontage development only and that individual proposals for housing development should be in scale and character, and sympathetic to the size and appearance of the village.

CONCLUSIONS

- 1 Although the rear section of the site is outside the Interim Boundary of Development, it is only approximately 10 metres deeper than that allowed to the west by virtue of planning permission H05/0284/91. Moreover, it utilises the natural boundary at the rear, which consists of hawthorn hedging, etc.
 - 2 A point of concern, however, is the fact that the plot will be developed in isolation without details of the remaining plot widths etc being decided.
 - 3 The outline permission made two specific points:-
 - 1 That the number of dwellings to be permitted on this frontage had not been fixed and would be considered at the "reserved matters" stage.
 - 2 That the overall layout should be of varying plot widths, with dwellings in character with the rural locality.
 - 4 To deal with individual plots on an 'ad hoc' basis makes it virtually impossible to ensure that the above concerns of the Committee are complied with, and had the applicant submitted his proposal under the "reserved matters" procedure, he would have been required to submit an overall layout plan and a landscaping scheme in accordance with recent practice before the application was accepted as valid. The application has, however, been submitted as a separate 'full' application, which makes this option not possible, and should the applicant/landowner not be prepared to submit these details, the Committee will have to consider whether or not to refuse this application.
-

PLANNING OFFICER'S RECOMMENDATION - That the determination of this application be deferred, and the applicant and landowner (who was the applicant for the outline application) be advised that they need to submit an overall plot layout plan and landscaping scheme in accordance with the terms of outline permission H06/1030/89, before the Committee will be in a position to determine this application.

ADDENDUM

At the Planning Committee held on the 10 December, 1991, it was resolved that the applicant should submit details of the overall layout plan and landscaping scheme for the whole of the frontage plots

The details show five plots in total of varying width and depth. The existing hawthorn hedge and the existing trees within it along the frontage are to be retained, although in my opinion the hedge should be at a height of approximately 1.8 metres and not 1 metre as shown. Additionally, provision should be made for a new hedge of native species along the western boundary.

The garage should also be repositioned so that it is not within the spread of one of these trees (the applicants have submitted an indicative plan showing this and the dwelling has also been repositioned further forward on the plot so that adequate rear garden is retained).

RECOMMENDATION -

That the Director of Planning and Building Control Services be authorised to grant permission subject to:-

- 1 The receipt of amended plans showing the repositioning of the garage and also the dwelling further forward on the plot (in accordance with the indicative plan submitted).
- 2 The receipt of satisfactory amended plans showing landscaping of the site in accordance with that already outlined.
- 3 Agreement in respect of the materials to be used for the external walls and roof.
- 4 The following conditions:-
 - 1 SC27 - (Implementation of Planting).
 - 2 The northern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1.8 metres and in the event of the existing hedge being removed it shall be replaced within six months by a similar hedge. Such replanting should be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.8 metres.
 - 3 The existing ash and prunus tree within the site's frontage hedge shall not be lopped, topped, felled or uprooted.

Reasons

- 1 Standard.
- 2 In the interests of the visual amenities of the locality.
- 3 In the interests of the visual amenities of the locality.

Note To Applicant

- 1 SN1 - (Amended Plans).
-

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/1315/91

Received:05-NOV-91 Type:FULL

Name: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of bungalow and garage
(registered as H05/0909/91)

Location : Old Main Road Fleet Hargate
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

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

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

- 3 The northern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1.8 metres and in the event of the existing hedge being removed it shall be replaced within six months by a similar hedge. Such replanting should be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.8 metres.

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

- 4 The existing ash and prunus tree within the site's frontage hedge shall not be lopped, topped, felled or uprooted.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number 9155/3B), received by the Local Planning Authority on 10 March 1992.

Authorised to issue:

26-MAR-92

H06/1315/91

AD...*AB*.....DC.....*24*

26/3

26/3

BR SMITH Dip TPMRTPI District Planning Officer

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



Application no: H06/1315/91

Applicant: Mr & Mrs J H Potterton
Highway House
Fleet Hargate
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of bungalow and
garage

Location: (registered as H05/0909/91)
Old Main Road
Fleet Hargate
Spalding
Lincs

Type: FULL

Date received: 05-NOV-91

Terminal date: 31-DEC-91

PLANNING APPLICATION

-

SUMMARY RECORD (PART I REGISTER)

H23/980191

AP. 06/0303/91.

OLD COUNTRY ROAD.

SCALE 1:2500

PLAN E

THE WIND ALSO HAS
OPP FOR RES.
DEVELOPMENT.

SITE UNDER
AP. 06/0303/91.

AP. 06/0303/91.

AP. 06/0303/91.

NEW ACCESS POINTS TO BE TO HEATHLY SPOT.

EXISTING INFRASTRUCTURE TO BE
REMOVED AND REPLACED WITH
NEW INFRASTRUCTURE TO BE 310'4".

DO NOT TO BE THE TRAILING HEADS
OF THE HEATHLY SPOT.

* IN ORDER TO KEEP THE SAME
ALONG THE TRAILING HEADS
AND TO BE THE TRAILING HEADS
ON THE TRAILING HEADS
TO BE THE TRAILING HEADS
TO BE THE TRAILING HEADS

* THE TRAILING HEADS
TO BE THE TRAILING HEADS
TO BE THE TRAILING HEADS
TO BE THE TRAILING HEADS

DO NOT TO BE THE TRAILING HEADS
OF THE HEATHLY SPOT.

AP. 06/0303/91.

SITE BOUNDARY FROM
POINTS A-B TO HAVE
HEATHLY SPOT WITH
AND SILENT SILENT TREES.
HEATHLY SPOT.
HEATHLY SPOT.
HEATHLY SPOT.

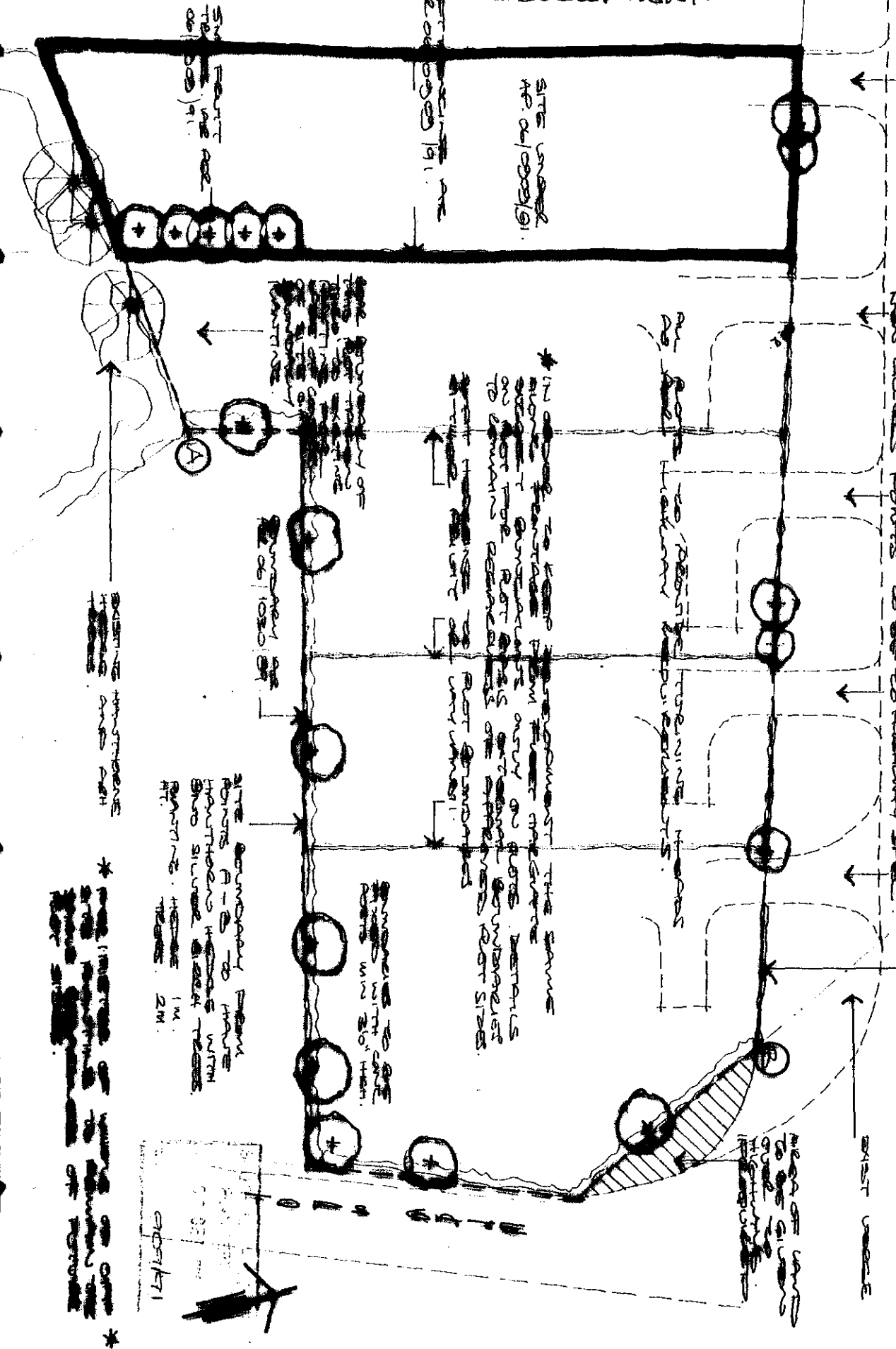
HEATHLY SPOT
HEATHLY SPOT
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HEATHLY SPOT
HEATHLY SPOT
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HEATHLY SPOT

EXISTING INFRASTRUCTURE
TO BE REMOVED AND REPLACED
WITH NEW INFRASTRUCTURE
TO BE 310'4".

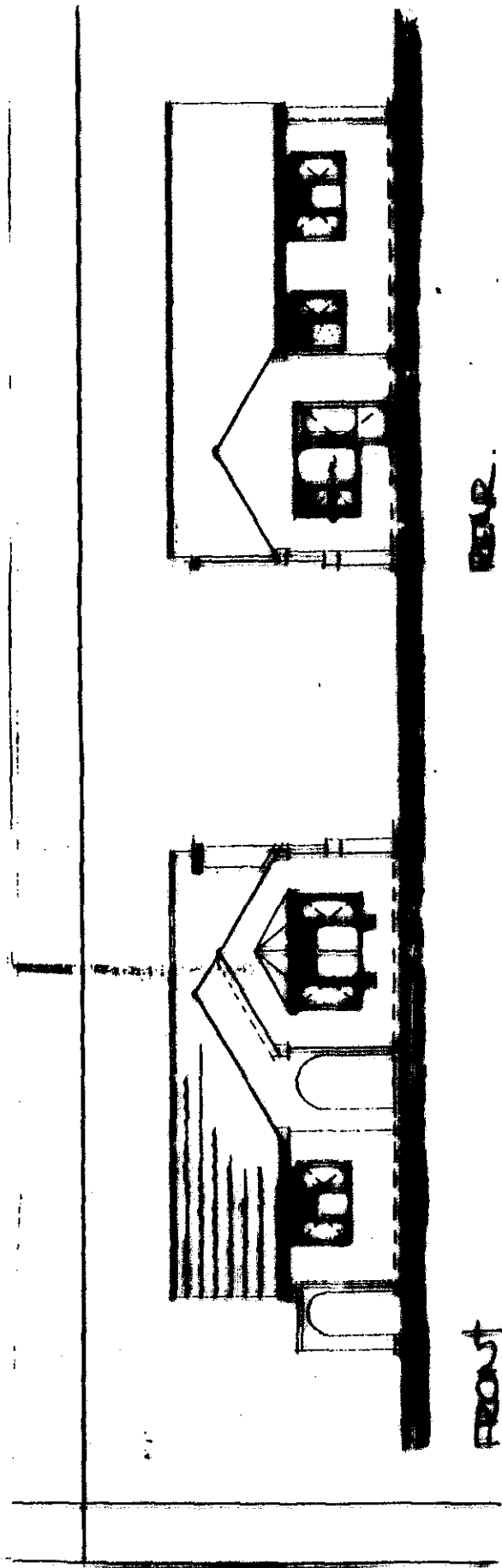
* THE TRAILING HEADS
TO BE THE TRAILING HEADS
TO BE THE TRAILING HEADS
TO BE THE TRAILING HEADS

LANDSCAPING SCHEME FOR SITE COVERED BY APP 06/1030/99. 200011

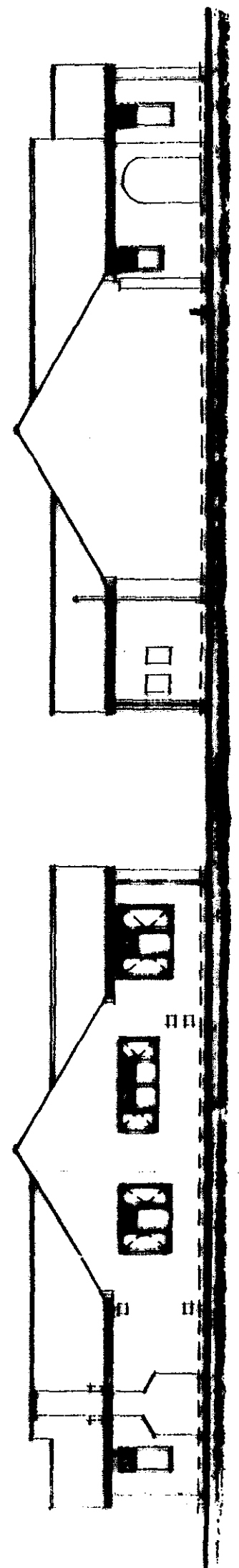


16/808/904

2500



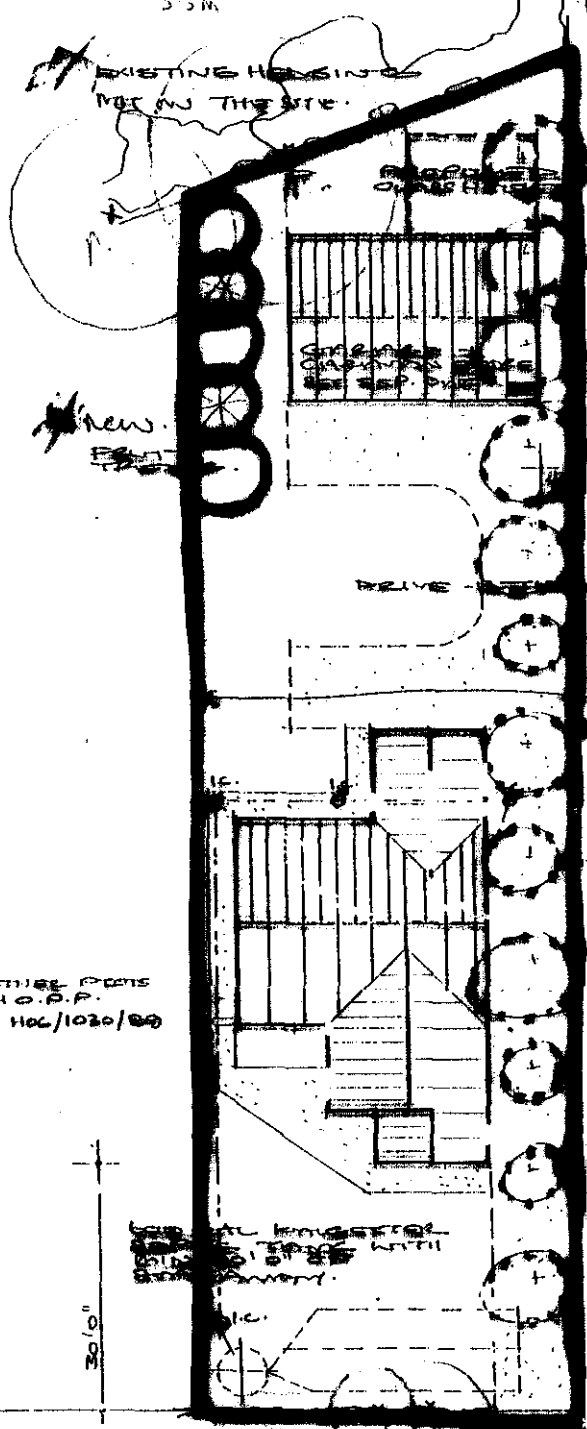
REAR



SIDE.

SIDE.

H06/909/91



12" RUMBLE TREES
WHICH ARE OUT & SOME
REMOVED AND ARE
OF NO VALUE IN RESPECT
OF THE FUTURE FORM
THEY.
THEY ARE SET SOME
6'0" INSIDE THE SITE
BOUNDARY.

WE MUST BE VERY CAREFUL
NOT TO DISTURB THE
EXISTING BOUNDARY
LINES.

HERE BOUNDARY
LINES ARE AT
RIGHT ANGLES

FURTHER NOTES
WITH O.P.P.
REF H06/1020/89

EXISTING FIELD
ACCESS

12" DIAM GATE PIPES TO
DIVISION EXIST TO FALL
SLANT ALONG OF
GATE LINE.

REDUCE HT OF GATE
HEADS TO 7'0"
(MINIMUM)

BLOCK PLAN.

SCALE 1/16" = 1'0"

ACCESS ALL TO
UNLIMTED REDUCED TO

03 NOV 1991
16/9/91

FLEET HARGATE

B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

SCALE **50** METRES DATE **SEPT '89**

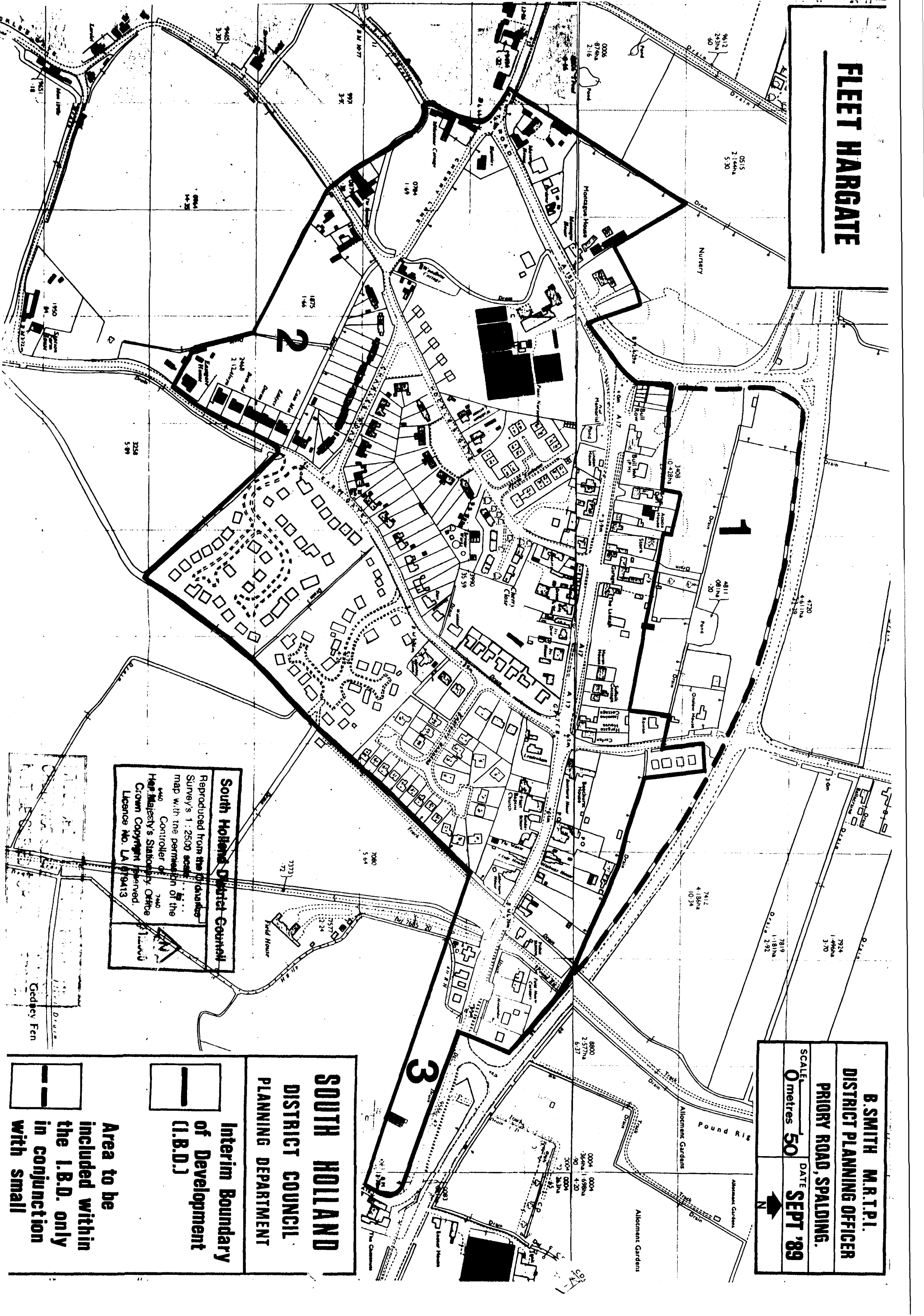


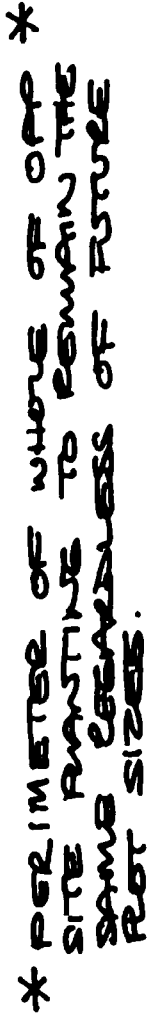
South Holland District Council
Reproduced from the 1:2500 scale map with the permission of the Controller of Her Majesty's Stationery Office
Crown Copyright reserved.
Licence No. LA 979413

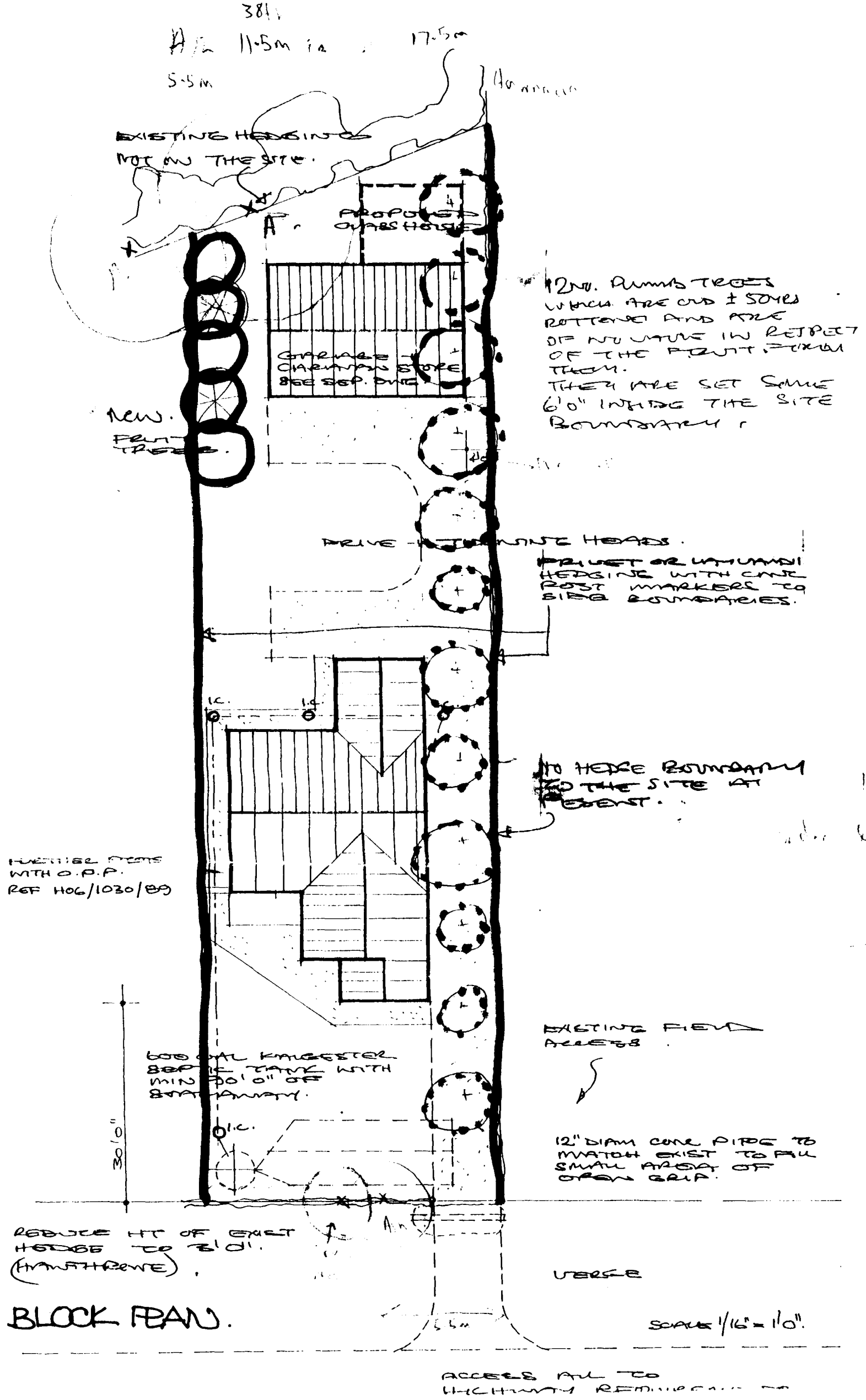
SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

Interim Boundary of Development (I.B.D.)

Area to be included within the I.B.D. only in conjunction with small







4.1 44.5m
162 1.5m
13.7m

15 NOV 1991
909/91

ACCESS AS PER
AP. 06/0900/91.

EXISTING HANTHORNE HEDGE
WITH EXISTING TREES
AND EXISTING REDUCE HEDGES TO 3'0" H.

NEW ACCESS POINTS TO BE TO HIGHWAY SPACED

EXIST HEDGE

AREA OF LAND
TO BE GIVEN
OVER TO
HIGHER
HEDGES

THE LAND AREA HAS
BEEN DEVELOPED.

SITE UNDER
AP. 06/0900/91.

BOUNDARY AS
PER 06/0900/91.

* IN ORDER TO KEEP DEVELOPMENT THE SAME
ALONG FRONTAGE FROM FURTHER MARGUATE
SUGGEST BOUNDARY AS ANY ON QUOTE DETAILS
ON LOT FOR LOT BASIS EXTERNAL BOUNDARIES
TO REMAIN REGARDLESS OF DIFFERENT LOT SIZES.
SPOT HEDGES TO LOT BOUNDARIES
ENTERED FRONT OF LAND.

REAL BOUNDARY OF
THIS LOT NATION
THAT TO EXISTING
PARTING FOR
BASE OF COTTON
OF SITE OF
BOUNDARY
PLANTING.

AND FEW
TREES AS PER
06/0900/91.

BOUNDARY AS
PER 06/1030/89

SITE BOUNDARY FROM
POINTS A-B TO HAVE
HANTHORN HEDGES WITH
AND SILVER BIRCH TREES.
PLANTING: HEDGE 1M.
TREES 2M.

BOUNDARIES TO BE
FIXED WITH CONE
POSTS MIN 3'0" HIGH.

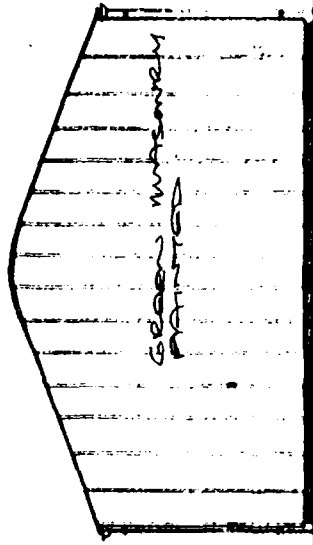
SOUTH HOLLAND DISTRICT
PLANNING
09 DEC 1991
REF 908/91

EXISTING HANTHORNE
HEDGE AND PSH
TREES.

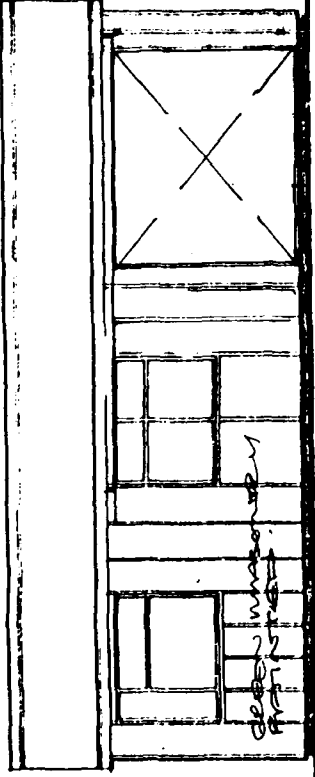
* PERIMETER OF WHOLE OF OFF
SITE PLANTING TO REMAIN THE
SAME REGARDLESS OF FUTURE
LOT SIZES.

45'0" 40'0" 50'0" 43'0" 75'0" AV.

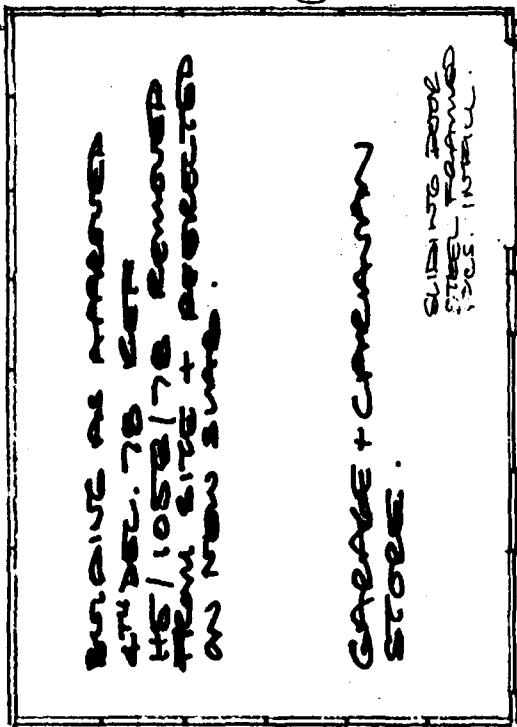
LANDSCAPING SCHEME FOR SITE COVERED BY APP 06/1030/89. 200011



END ELEVATION



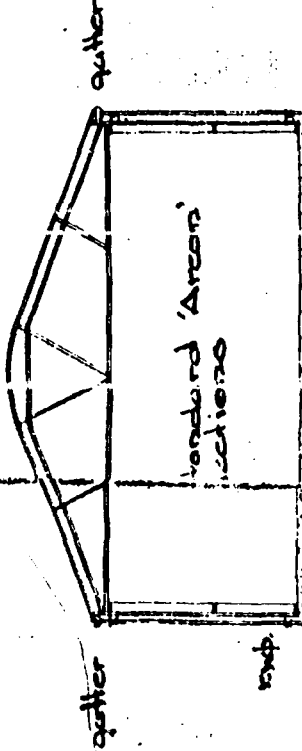
FRONT ELEVATION



GROUND FLOOR PLAN

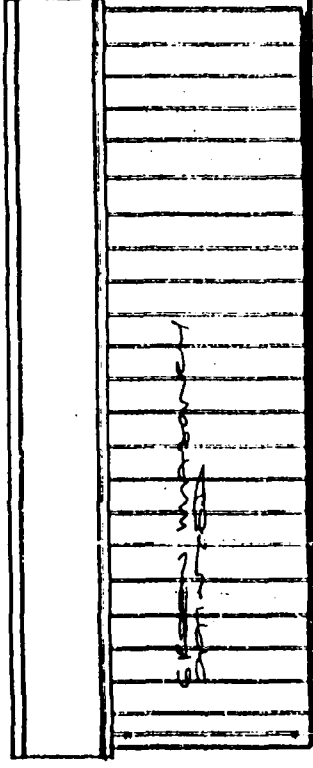
to new
workway 5m.

THIS END WALL
TO BE CLAD
INTERIALLY WITH
ACROSTIX TO
GIVE 2M FIRE
RESISTANCE
ON THE BUILDING
WALLS EY
BUILDING REG
1946



concrete slab thickness
9 for 10' wide round edge

SECTION



REAR ELEVATION

Scale 1/8" = 1'0"

27 SEP 1991
909/91

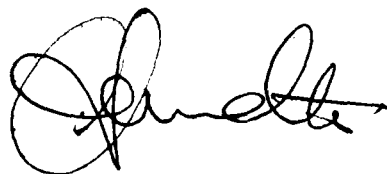
Addendum.

9001 6/12/91.

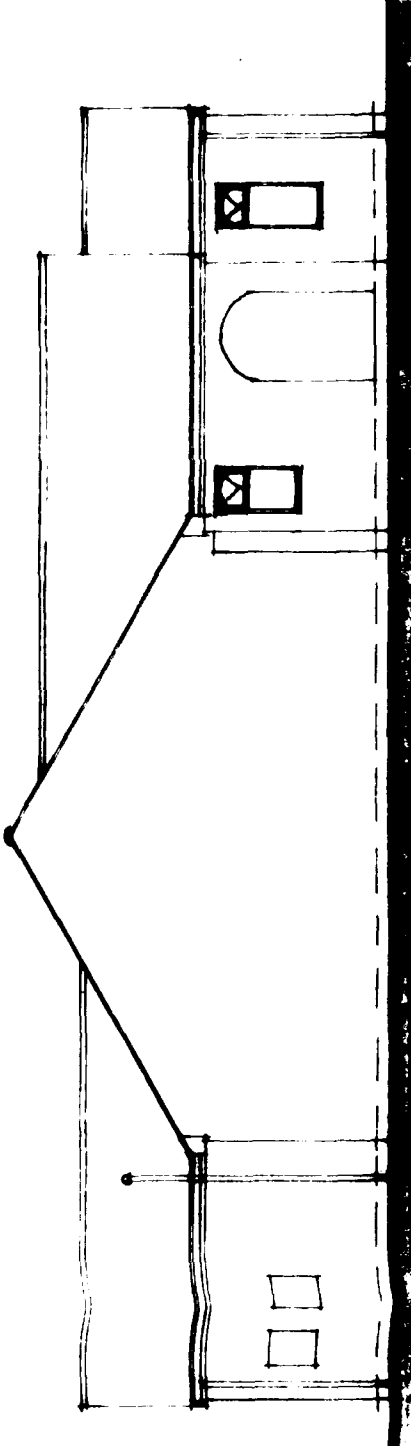
From the outset of applying for O.P.A. on this site our Client Mr C. Hannah has always said that he wished for any plots to be available to local people and not taken over by any speculative contractor.

Notwithstanding the fact that over £100K has been offered for the land and pressure put on him to sell he is still of the mind to let the land go in individual plots. There is a need and there is interest but of course people have to sell their own property first and this is a delay at the moment.

Mr Hannah is aware that he will not realize the amount offered as a whole but as a man of principle he feels that his position is justified and we trust that you agree.



P. C. W.



45

SOME 1/8"=1'0" AND AS SHOWN.
UNDER CONVE. DESIGN.
BRG NO. 0155/24.B
TR. 0206 22.12.6.