FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/0120/94 Received:28-FEB-94 Type:FULL

Name: E A Beniston
72 High Street
Gosberton
Spalding
Lincs, PE11 4NJ

Agent: E A Beniston
72 High Street
Gosberton
Spalding
Lincs, PE11 4NJ

Description: Replace old garage and shed with new pre-fabricated garage
Location : 72 High Street Gosberton
Spalding Lincs

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

1 The site is located within the Gosberton Conservation Area where the Local Planning Authority has a duty to protect or enhance its character. It is considered that the pre-fabricated garage is unsuitable in terms of design and construction and is seriously detrimental to the character and appearance of this part of the Conservation Area.

Director of Planning and Building Control Services
19-OCT-94 H08/0120/94

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

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H08 | 0120 | 94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only) 1/500 scale Block plan: showing location of garage in relation to dwelling and front boundary. (Parent plan appears to be incorrect).

Other.....

Direction authorised by Senior Officer... Date.4/2

Revalidation after Direction

Information satisfactory Signed..... Date...1/3

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially PDN 2-2 Red line appears wrong

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

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:
Other PLA		.....	Specify:

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

Press
PC
WM
Residents

Case Officer :
Senior Officer Confirmed ..... Date...1/3 Recorded DC....

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 ✓ f 18/10 .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08 | 0120 | 94

Date Registered 31 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

E.A. BENISTON
72 HIGH ST,
GOSBERTON,
SPALDING,
LINCS. PE.11.4NJ

Tel. No. 0775 | 840301

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

72 HIGH ST GOSBERTON SPALDING LINCS P.E.11 4NJ

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACE OLD GARAGE & SHED WITH NEW PRE-FABRICATED GARAGE.

Please complete

I attach 4 SETS OF 8 PRINTS
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70..... If you consider no fee is payable include a written explanation instead.

Signed E. Beniston Date 30-1-94 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

Please remember to indicate on the location plan any other land under your control.

owner

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (Applicant / ~~Agent~~) Date 30-1-94

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / ~~Agent~~) Date 30-1-94

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

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

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

H08/0120/94
FULL

Applicant: E A Beniston
Tel: 0775 840301

Agent: E A Beniston
0775 840301

Description: Replace old garage and shed with new pre-fabricated garage

Location: 72 High Street
Gosberton
Spalding
Lincs

26 Jul 94

Valid date: 28-FEB-94
Target dates:
To case officer 07-MAR-94
Inspected by 14-MAR-94
Extra contacts 21-MAR-94
Report if not clear by 04-APR-94

Terminal date: ~~25-APR-~~94
Target Committee: 19-APR-94
Report deadline: 05-APR-94
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

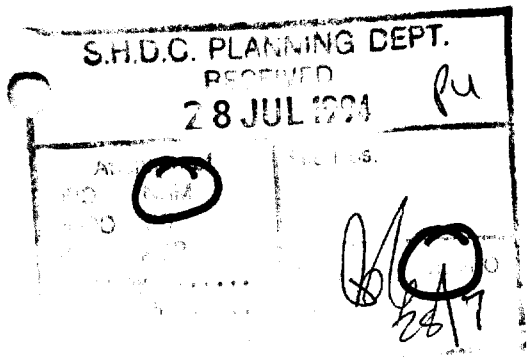
Size:
Category: Redevelopment
Listed building:
Conservation Area: GOSBERTON

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert CSA	15-MAR-94	05-APR-94
Clerk to Gosberton P 0775 840415	04-MAR-94	18-MAR-94
Cllr W D Skells 0775 840415	04-MAR-94	11-MAR-94

L.C.C - No Objections Jo B 18/3/94



THE OLD VICARAGE,
SALEM STREET,
GOSBERTON,
SPALDING,
LINCS.

26.7.94

Dear Mr. Udy,

Your ref:- PJU/LAC H08/0120/94

Following our telephone conversation of earlier this afternoon I now confirm in writing that the Six Foot Larch Lap Fence on my boundary with West Thorpe Road was erected approximately 8 years ago to replace an equally high vertical boarded fence which at that time was in danger of collapse in parts onto either the footpath or my garden. Both the current fence & its predecessor followed height-wise a wall which extends from my coach-house, both of which (save present) are continuations of same wall & part of same boundary.

I hope this information is satisfactory.

Yours Sincerely,

John M. Brown.

Mr & Mrs J M Brown
The Old Vicarage
Salem Street
Gosberton
Spalding
Lincolnshire
PE11 4NQ

Mr P J Udy

PJU/LAC
H08/0120/94

14 July 1994

Dear Sir and Madam

Six Foot Larch Lap Fence On Boundary With Westhorpe Road

I understand that the Enforcement Officer, Mr Woods, is corresponding with you in regard to the outbuilding which is currently under construction in your garden.

I am currently dealing with an application near to your property and one of the concerns relate to screening. In relation to this it would assist me if you could advise when your six foot larch lap fence, adjacent Westhorpe Road, was erected.

Generally I can advise that planning permission is required for a fence fronting a road if it is more than 1 metre in height. However, if it replaces a fence higher than 1 metre the new fence may match the original height.

I look forward to your response in the near future.

Yours faithfully

pp N R Midlen
Principal Planning Officer
Development Control

cc E8/2659/94

Pete. Nigel is not happy with this. Wants comprehensive report on unauthorised fence and nearby wooden building to go at same time as this proposal.

Suggest you chat with Keith & Nigel. to clarify present situation: Nigel's view is that we should not use the unauthorised fence as justification for this proposal.

DR 1/7

to 19-4-94 Cttee

d at the 19-4-94 te visit. This was s resolved to defer 3CS to negotiate

garage. Minute 262 refers.

2) The applicant has submitted drawings showing all but two of the existing fence panels replaced by taller, identical fence panels. but otherwise
the proposed height is 1.98 metres.

3) The neighbouring property, the old vicarage, has a tall fence along its highway boundary. from photographic evidence
This has been there, that P.P., for it needs after at least two years. It is considered that although the existing fence was for a wall that a fence, owing to what is adjacent would be satisfactory. The LPA's duty is to protect or enhance the C.A. + a fence to match the existing adjacent fence, + given the existing situation with the existing portal garage, the character would be protected, and possibly enhanced by the existing situation.

4) If the Plans Sub Cttee do not accept this suggestion + permission is refused + appeal is pursued the character of the C.A. by replacing the removal of the portable erected cement sectional garage

5). I would suggest that if the Sub Cttee accept the proposal that the design is amended, ~~or perhaps the panels turned round~~, so that the ~~the~~ vertical strengthening battens are removed. It may be that the panels need to be turned around so that the 'good' face ~~face~~ looks onto the road and matches that of the adjacent face to the ~~road~~ driveway hedging boundary.

6: Recommendation

That the DPSCS be altered to get PP for the garage building insofar as to be expected to ensure the design of the new panels match those of the adjacent property

RIAN 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0120/94

Applicant: E A Beniston
72 High Street
Gosberton
Spalding
Lincs, PE11 4NJ

Agent: E A Beniston
72 High Street
Gosberton
Spalding
Lincs, PE11 4NJ

Description: Replace old garage and shed with new pre-fabricated garage

Location: 72 High Street
Gosberton
Spalding
Lincs

Amendment: Heightening of existing fence to act as screen for garage

07-JUN-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 26-JUL-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HL

Registered .....

Terminal date/committee updated ..... ✓ 4/7/6

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Has this amendment been requested? Yes/~~No *~~

If Yes, is it what was asked for? Yes/No * ?

Who do you need to reconsult as a result of this amendment? PC WM Press Residents Other - None ☑

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No (Refer to Admin ?)~~

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: PDM 2-6

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued: ✓ 4 9/6

Public register updated:

DC Professional Assessment

NOTES:

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

~~*I do not agree to the amendment suggested or to an extension of time~~

(*Please delete whichever does not apply)

Signed ..... Date 25-5-94

Application reference: 1108/0120/94

PLANNING AMENDMENT

For office use only
Application No. H08/0120/94.
Date Registered 31 MAY 1994
Case Officer PH

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Mr R Bowstead
72 High St, Gosberton, Spalding, Lincs.
Tel. No. 01775 840580

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
72 High St, Gosberton, Spalding, Lincs.

Please complete
APPLICATION No.
This amendment cannot be considered unless the relevant reference is stated
H08/0120/94

Building Regulation reference relating to same development (if any)

2. Please tick one box only
A Amendment is proposed where permission already granted
If yes, submit two forms and two plans. ☐
or
B Amendment is to a proposal currently being considered
If yes, submit four forms and four plans. ☑

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed R. Bowstead Date 25-5-94

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
REPLACE OLD GARAGE AND SHED WITH PREFABRICATED NEW GARAGE.

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)
HEIGHTENING OF EXISTING FENCE TO ACT AS SCREEN FOR GARAGE.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES / ~~NO~~ MR N.R. MIDKEN

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Mr & Mrs E A Beniston
72 High Street
Gosberton
Spalding
Lincs PE11 4NJ

Mr P J Udy

PJU/JK/H08/0120/94

5 May, 1994

Dear Sir & Madam

Replace Old Garage and Shed with New Pre-fabricated Garage

I refer to the above planning application which was considered by the Planning Sub-Committee on 3 May, 1994 following a site inspection on the same day.

They have resolved to defer the application and have required that I write to you to negotiate some further screening of the garage.

The Sub-Committee are concerned about the garage which has been erected and I think it fair to say that if the proposal had been submitted prior to the erection of the garage, the Authority would have sought to change the proposal to a building more inkeeping in the Gosberton Conservation Area.

The Sub-Committee have not as yet indicated whether they will grant or refuse planning permission for the garage, but if an adequate screen can be erected, I think it will be beneficial. I would therefore be grateful for you to submit further details showing how you intend to screen the garage either by a fence, or a wall, but I must advise that the Sub-Committee's preference is for a wall. I do not consider the heightening of the existing fence to be acceptable.

I look forward to your comments and amended plans within the next 28 days and enclose the necessary planning amendment forms and standard letter for you to complete and return.

Yours faithfully

P.P.

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDH
Date 10-3

Site Notice posted by PDH
Date 10-3
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

garage behind a 3-4ft fence.
Pebble dash finish to walls, corrugated sheet mono pitch roof. Lowest point to rear elevation. In C/A? Could be far worse. Another building being erected in rear garage (old) garden

TYPE OF DEVELOPMENT

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

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	2.309 metres
(b) max. length:	5.544 metres
(c) max. width:	2.860 metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road	✓	
or		
B. There will be a new or altered access to a public road		➡ If so, name of road:
		Will there be—
		Individual access(es)
		New estate road
C. What provision will be made for garages or parking within the site?		

TREES Please tick one box

A. The proposal does not involve the felling of any trees	✓
B. The proposal does involve the felling of one or more trees	➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

3rd MAY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0959/93 Broadgate Homes	JB	Grant as recommended.
H09/0998/93 Mr & Mrs L E Taylor	JB	DPBCS Auth to grant outline planning permission with appropriate conditions subject to sect 106 obligation contrary to recommendation. Legal obligation required to ensure development of site does not take place until development of adjacent site commences.
H13/1222/93 T H Charlton	DMG	Refused. Reason 1 to be deleted/amended reflecting the fact that proposed site does not meet the needs of the business. Reason 2 as it stands. Any future proposal should link dwelling to existing site or include an application for re-location of part of business.
H08/0120/94 E A Beniston	PJU	Deferred for future sub-cttee after negotiating with applicant to achieve a means of ameliorating the harm to the conservation area e.g. screening the site by means of a fence or wall with a wall being preferred.
PO Report 5 Former 5 Bells, Pinchbeck	PJU	Recommendation ii accepted. Recommendation iii requires further report, but ensure solicitors are fully aware of complications involved when seeking further advice on legal proceedings. Research legality/practicality of enforcement action against brickwork on Eastern elevations, particularly chimneywork. Require to know when work was done and whether it was part of renovation. Seek advice from Mrs Kerr re any remedial work required. Check with Building Regs re safety of building. Internal alterations indicate owner may be contemplating changeing property into two dwellings. Advise accordingly.

4th May 1994

Signed: R. J. Smith

R Smith
Deputy Dirctor of Planning and
Building Control Services

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Tuesday, 3rd May, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. A.E. Naylor
Mrs. P.J. Buffham	Mr. J.A. Dobney	Mr. R.C. West
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. M.C. White
Mrs. D.F. Davies		

The Deputy Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Principal Committee Officer.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis and W.D. Skells.

261. MINUTES

The Minutes of the meeting held on 11th April, 1994 were signed by the Chairman as a correct record.

262. PLANNING APPLICATIONS - DETERMINATIONS FOLLOWING SITE INSPECTIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant	Proposal
H13/1222/93 T H Charlton	Bungalow and garages at The Chestnuts, Fengate, Moulton Chapel.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, but as the Sub-Committee is of the opinion that there is a need for a further dwelling on the agricultural holding, (a) the reason for refusal be amended to reflect the fact that the present application does not satisfy the need for an agricultural dwelling on the application site and (b) the Director of Planning and Building Control Services be authorised to negotiate with the applicant a suitable alternative site for the proposal.

H08/0120/94 E A Beniston	Replace old garage and shed with new prefabricated garage at 72 High Street, Gosberton.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to negotiate with the applicant an amendment to the application to incorporate an appropriate treatment with a view to bringing the development more in keeping with that part of the Gosberton Conservation Area.

217. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H14/0269/94 Mr & Mrs E Fragale	Alterations and extension at 97 Spalding Road, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services write to the applicants suggesting that an amended design in respect of this application and application reference H14/0126/94 could overcome the reasons for refusal.)

H17/0223/94 Mrs E Garner	Retention of dwelling without complying with agricultural occupancy clause at Cheal House Farm Cottage, Saltfleet Lane, Surfleet.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H09/0959/93 Broadgate Homes		Reserved matters relating to residential development at Wignals Gate, Holbeach.

(For detailed consideration by the Plans Sub-Committee.)

H09/0998/93 Mr & Mrs L E Taylor	O.A.	Residential development at Nursery, Wignals Gate, Holbeach.

(For detailed consideration by the Plans Sub-Committee.)

(The Director of Planning and Building Control Services reported that Councillor N I Capes had indicated his support for the above application.)

(Councillor Mrs E.O. Hall-Patch entered the meeting during consideration of the above application.)

H13/1222/93 T H Charlton	Bungalow and garages at The Chestnuts, Fengate, Moulton Chapel.

(Pending a site inspection to assess the suitability of the proposal in view of the existing dwellings already on the holding, and to enable the Director of Planning and Building Control Services to hold further discussions with the applicant to ensure that all relevant factors have been put forward in support of the application.)

H08/0120/94 E A Beniston	Replace old garage and shed with new pre-fabricated garage at 72 High Street, Gosberton.

(Pending a site inspection to assess the suitability of the proposal.)

19th APRIL 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H23/0773/93 Kings Quality Homes	DMG	Grant as recommended. Letter to owners/occupiers of properties explaining the facts taken into account in reaching the decision and inviting a meeting if necessary.
4	H09/0959/93 Broadgate Homes	JB	Deferred for sub-cttee as recommended.
6	H09/0998/93 Mr & Mrs Taylor	JB	Deferred for sub-cttee consideration. If sub-cttee grant permission a sect 106 legal obligation will be required so that work does not commence until adjoining development has started.
8	H07/1134/93 F C Congreve	DMG	DPBCS Auth as recommended but with drive also amended to miss trees and subject to the description being amended to omit reference to a specific number of dwellings. (Check formal minute when available)
11	H13/1222/93 T H Charlton	DMG	Deferred for site visit. Meeting before 3rd May sub-cttee to be held with applicant to review facts as it is understood that they may be considering relocating the dwelling and investing in cattle sheds.
14	H16/0009/94 Spalding Rugby Club	PJU	DPBCS Auth as recommended.
16	H16/0012/94 Mr & Mrs Ferraro	PJU	Grant as recommended.
18	H13/0030/94 Mrs Price	DMG	Refused plus TPO as recommended. Letter to applicant clarifying details of TPO.
20	H08/0042/94 M Parker & Sons	DJR	Grant as recommended.
22	H08/0120/94 E A Beniston	PJU	Deferred for site visit. Look through previous/surrounding proposals to see if any photographs showing original shed. Checked on 21-4-94, nothing as far as can see, Addles on
23	H14/0126/94 Mr & Mrs Campbell H14/0269/94 Mr & Mrs Fragale	PJU	Refused as recommended. ODN Photos Thrown away. Letter to agent suggesting both applicants are brought together to try to achieve design solution.
25	H04/0137/94 Swineshead Medical Group	DJR	Grant as recommended. Consult neighbours re screening when proposal submitted.
27	H14/0166/94 David Parker Homes	DJR	DPBCS Auth as recommended.
29	H18/0173/94 Fenbank Builders	JB	Grant as recommended.

APPLICATION REFERENCE: H08/0120/94 DATE RECEIVED: 28-FEB-94

TYPE: Full

DESCRIPTION: Replace old garage and shed with new pre-fabricated garage

LOCATION: 72 High Street, Gosberton.

APPLICANT: E A Beniston AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 19 APR 1994

RECOMMENDATION

A. Refuse Permission.

1 The site is located within the Gosberton Conservation Area where the Local Planning Authority has a duty to protect or enhance its character. It is considered that the pre-fabricated garage is unsuitable in terms of design and construction and is seriously detrimental to the character and appearance of this part of the Conservation Area.

B. Authorise the Director of Planning and Building Control Control Services to carry out enforcement proceedings for the removal of the garage within a period of six months in the interests of the amenities of the locality.

COMMENTS

1 The application is retrospective.

2 The garage is visible from the junction of Westhorpe Road and High Street over a low fence approximately 4 feet high. The garage has pebble-dashed walls and a corrugated sheet mono-pitch roof.

3 An outbuilding in a Conservation Area would traditionally be constructed of a red brick with a slate or pantile roof. roof. It is therefore considered that the precast concrete sectional garage is unacceptable since it detracts from the character of the Conservation Area which the Local Planning Authority has a duty to maintain.

REPRESENTATIONS

Parish Council: No response.

Public: Publicity period expires on 5 April - any responses will be verbally reported.

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copy of their representations to the applicant at the address given at the top of this notice.

3x2090 187/507 LF15-3

PLANNING APPLICATION

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

H09/0959/93
Broadgate Homes RESERVED MATTERS
Residential development. Amended plans received.
Wignals Gate, Holbeach, Spalding, Lincs.

H14/0161/94
Broadacre Foods Ltd FULL
Proposed vegetable processing building.
Enterprise Way, South Holland Enterprise Park.

H18/0209/94
Turners Turkeys Ltd FULL
Steel framed extension to chiller room.
Chalk Lane, Sutton Bridge, Spalding, Lincs.

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

H08/0215/94
David Cordner FULL
Office building to accommodate existing business.
Land adjoining "Jensalbry", Boston Road, Gosberton, Spalding, Lincs.

H11/0221/94
Mr N. N. Law FULL
Change of use from agricultural potato store to carpenters workshop.
Seagate Road, Sutton Crosses, Long Sutton, Spalding, Lincs.

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

[redacted]
E. A. Benfston FULL
Replace old garage and shed with new pre-fabricated garage.
72 High Street, Gosberton, Spalding, Lincs.

H09/0213/94
A. R. Bennett ADVERTISEMENT
Erection of two fascia signs, perspex, with timber side frames.
Silverdale Veterinary Surgery, 21/23 Boston Road, Holbeach, Spalding, Lincs.

H11/1051/93
National Westminster Bank ADVERTISEMENT
Removal of existing lettering and logo. Erection of new fascia and projecting logo.
National Westminster Bank, 25 Market Place, Long Sutton, Spalding, Lincs.

H14/0186/94
Mr P. Wong CONDITION COMPLIANCE
Specification for filtration/extraction unit. (Condition 3 of application H14/0606/93)
44 Knight Street, Pinchbeck, Spalding, Lincs.

H16/0198/94
Mrs S. Carlton FULL
Change of use to restaurant.
27 Red Lion Street, Spalding, Lincs.

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

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

March 15, 1994.

©WVN 3t4646 187/507LF15-3

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3t4712

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Why not c
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Pete, S

THE BAR

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South H
Market Pla
Tuesday 22
Tickets:
Box offic

UNRIV
E
ORDERS NOW BEING TAKEN
4t2092

Lincs Free Press Tuesday 15th March 1994

PLANNING APPLICATION

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

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of GOSBERTON .

Reference No: H08/0120/94
Description: Replace old garage and shed with new pre-fabricated garage

Location: 72 High Street
Gosberton
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 05-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

15-MAR-94

SOUTH HOLLAND DISTRICT COUNCIL

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: H08/0120/94

Applicant: E A Beniston
72 High Street
Gosberton
Spalding
Lincs, PE11 4NJ

Agent: E A Beniston
72 High Street
Gosberton
Spalding
Lincs, PE11 4NJ

Description: Replace old garage and shed with new pre-fabricated garage

Location: 72 High Street
Gosberton
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
28 FEB 1994
REF ..... Valid

Type: FULL

Date received: 31-JAN-94

07-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four 1:500 scale block plans showing location of garage in relation to dwelling and curtilage (present plans appear to be incorrect).

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

DS Roberts

Principal Planning Officer

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR

4 Aalsmeer Rise
Spalding
Lincs PE11 3JD
Tel/Fax (0775) 762824

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

SOUTH HOLLAND D.C.
PLAN DEPT
28 FEB 1994
REF 120/94

28th February 1994

For the attention of Mr Roberts

Dear Sir,

72 High Street Gosberton

Further to your letter to Mr Benniston regarding the above please find enclosed four copies of a Block Plan showing the position of the Garage relative to the House and the curtilage.
I trust this gives you the information required however should you require anything further please do not hesitate to contact me.

Yours faithfully

John W Moses

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70.

Receipt No P3822.

Date first Rec'd 31 JAN 1994

Registration

Reference H08|0120|94

Cross-Ref R

Date 1|2

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees — Correct fee £ 70. — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 46 OS Plots
Grid ref 523830 331750

Ward F Parish GOSBERTON

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 ☐

Hazards –

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

Linked to site Ref ☐ Dist Bound

Linked to property Ref 0056348 ☐ Other:

Planning Records:
Earlier apps 1216/85
925/85
732/83

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

ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: _____

APPLICATION NUMBER: H08/0120/94

Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry.

For further information please contact the Enforcement Officer.

Date: 8.2.94 **Signature:** K Bulwood

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3822
Date received : 31-JAN-94

Received from

E A Beniston

Address

72 High Street
Gosberton
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cash

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

Mr.E.A.Beniston.
72 High Street,
Gosberton,
Spalding,
Lincs.
PE11 4NJ.

Director of Planning.
South Holland District Council,
Priory Road,
Spalding,
Lincs.

January 9th 1995.

Dear Sir,

Thank you for your letter Ref DPBCS/JJ 9/94 Date 24th Jan 1995.I have decided to take the offer to meet Mr Roberts on site to discuss as to what screening,alterations,etc could be done which the Planning Department would seriously consider as acceptable. Having contacted Mr Roberts he advised me to write to you explaining my intentions,I would therefore ask your department to arrange with Mr Roberts a convenient date and time for yourselves to meet me on site.

Yours Faithfully,
E.A.Beniston.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 FEB 1995 DR

634. PLANNING APPLICATION - DETERMINATION FOLLOWING SITE INSPECTION

The following application was determined as indicated:-

Plan No. & Applicant	Proposal
H18/0745/94 Mr & Mrs Fitch	First floor extension and alterations at 50 Withington Street, Sutton Bridge.

RESOLVED: That planning permission be refused in accordance with the recommendation of the Director of Planning and Building Control Services .

635. PLANNING APPLICATION AWAITING SITE INSPECTION

As there was insufficient time to visit the site prior to the meeting consideration of the undermentioned application be deferred pending a site inspection:-

Plan No. and Applicant	Proposal
H15/0778/94 J R L & A J Cooke	Change of use of farm buildings into dwelling at Barehams Lane, Quadring.

(Councillors C J T H Brewis, N I Capes and N P Judge MBE left the meeting at this juncture.)

636. REPLACE OLD GARAGE AND SHED WITH NEW PREFABRICATED GARAGE AT 72 HIGH STREET, GOSBERTON - APPLICATION NO. H08/0120/94

Consideration was given to a report of the Director of Planning and Building Control Services drawing attention to the decision under minute 262/94 to defer consideration of this application to enable the Director to negotiate with the applicant an amendment to the application to incorporate an appropriate treatment with a view to bringing the development more in keeping with that part of the Gosberton Conservation Area. The report explained the action taken since then which had resulted in the applicant submitting drawings showing all but two of the existing fence panels being replaced by taller but otherwise identical fence panels which if the Sub-Committee found acceptable it was suggested should be redesigned so that the vertical strengthening battens were removed. The officers did not consider that this amendment would improve matters sufficiently to warrant planning permission being granted.

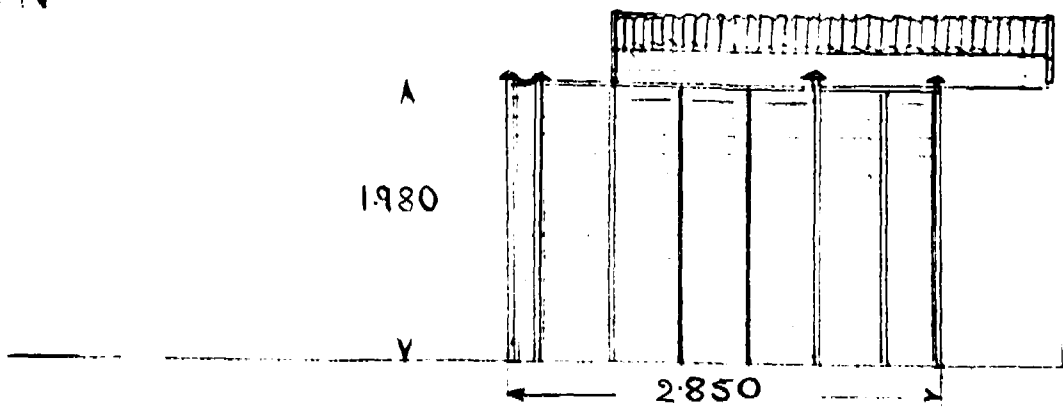
RESOLVED: Planning permission be refused and enforcement action taken in accordance with the recommendation of the Director of Planning and Building Control Services.

(End of Minutes)

AMENDED PLAN

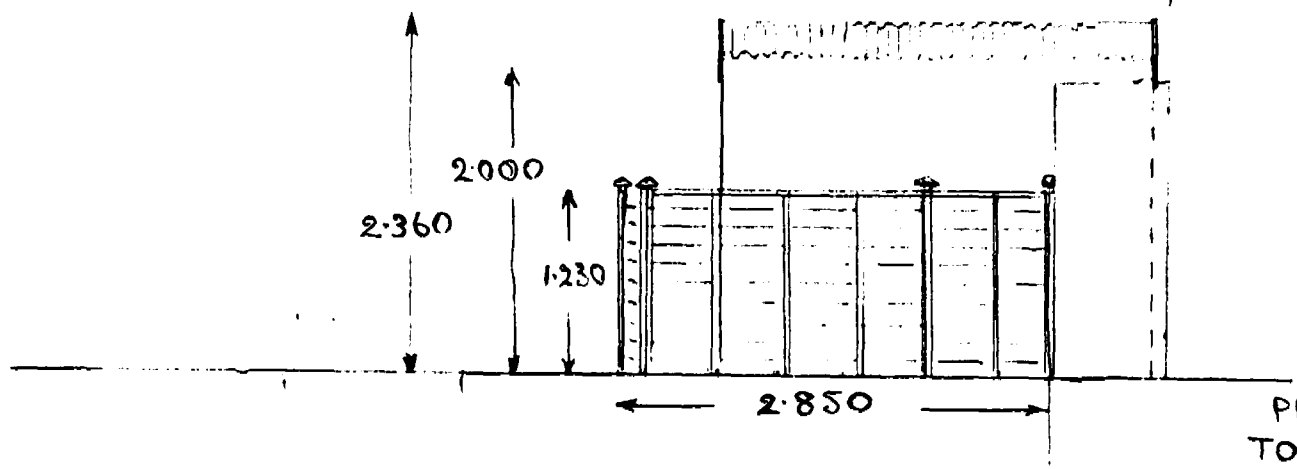
Ref.

END ELEVATION



PROPOSED AMENDMENT - APP-NO- H08/0120/94

SOUTH D.C.
PL T.
31 MAY 1994
REF .....



EXISTING FENCE

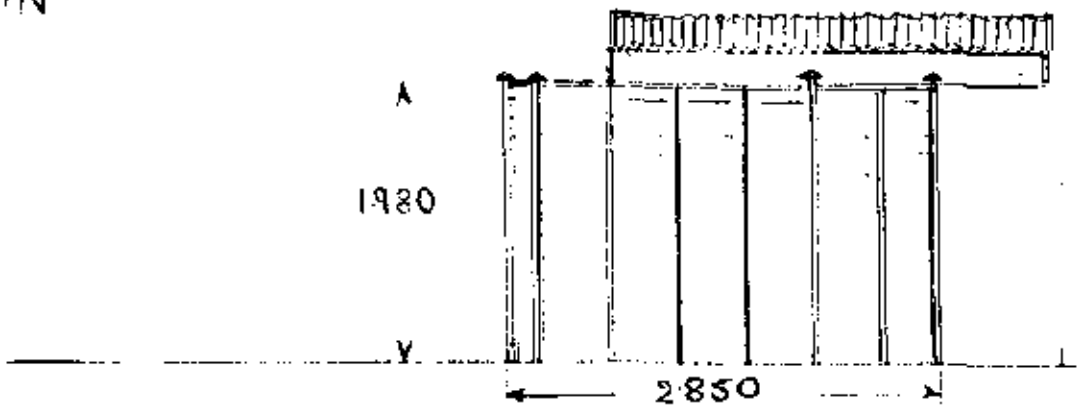
PROPOSED AMENDMENT TO FENCE SCREEN AT 72 HIGH ST GOSBERTON SPALDING MR E BENISTON

SCALE 1·50

AMENDED PLAN

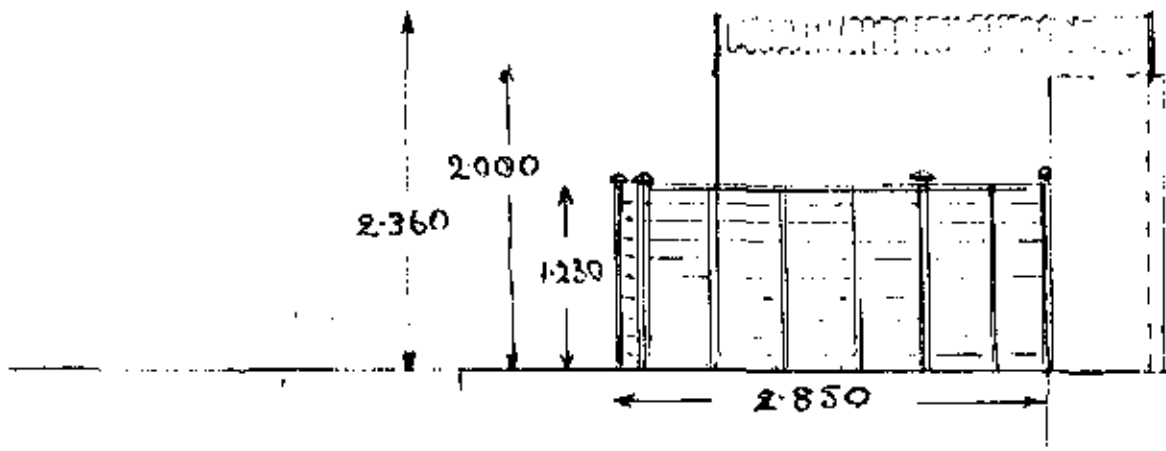
Ref.

END ELEVATION



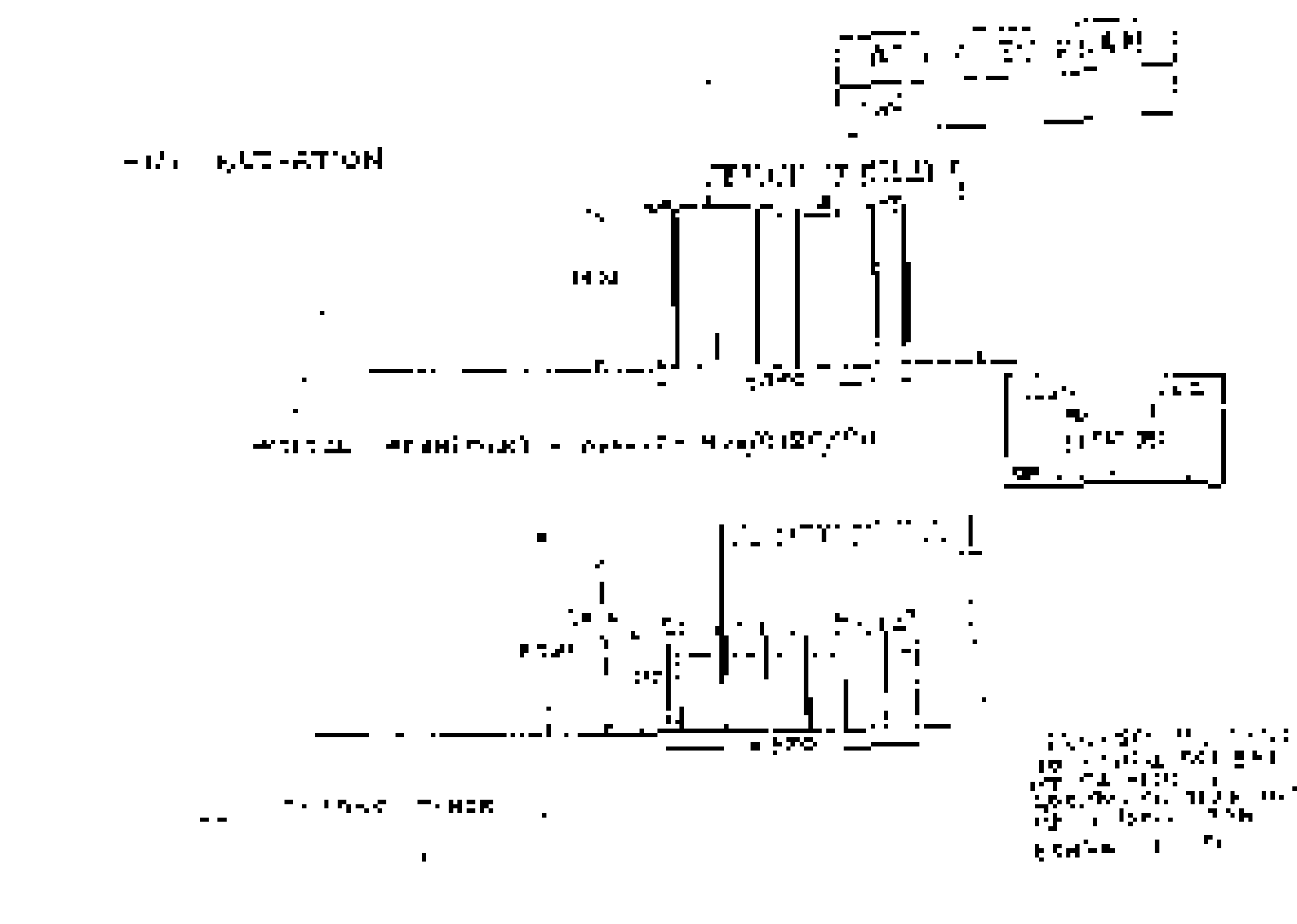
SOUTH S.D.C.
PL. T.
31 MAY 1994
REF .....

PROPOSED AMENDMENT - APP-NO - H08/0120/94



EXISTING FENCE

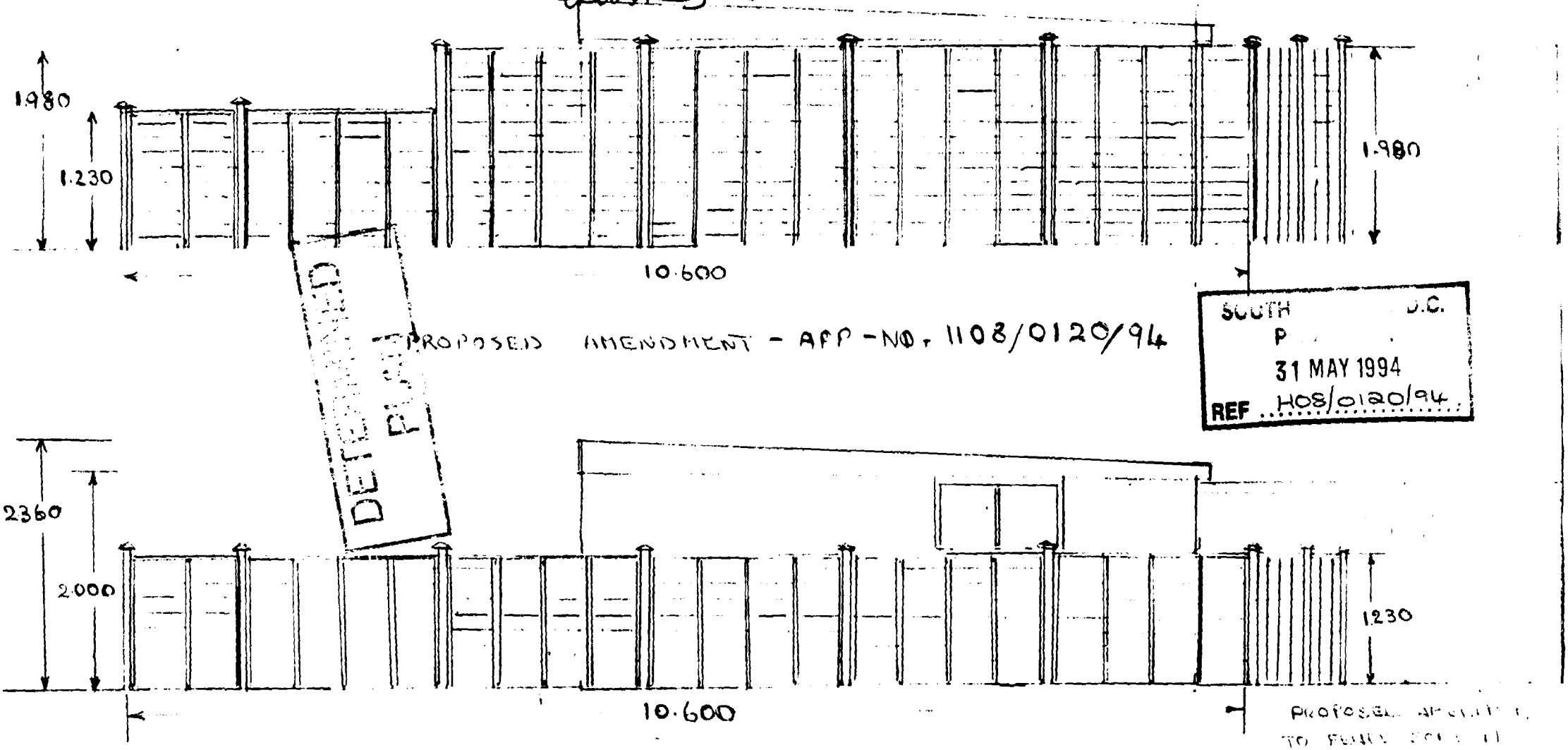
PROPOSED AMENDMENT
TO FENCE SCREEN
AT 72 HIGH ST
COSBERTON SPALDING
MR E BENISTON
SCALE 1:50



SIDE ELEVATION

Spoke to Mrs Bentley
Heightened panels will be
new not extensions of
existing 23-6-94

AMENDED PLAN
Ref.



PROPOSED AMENDMENT - APP-NO. 1108/0120/94

SOUTH D.C.
P
31 MAY 1994
REF H08/0120/94

DETAIL

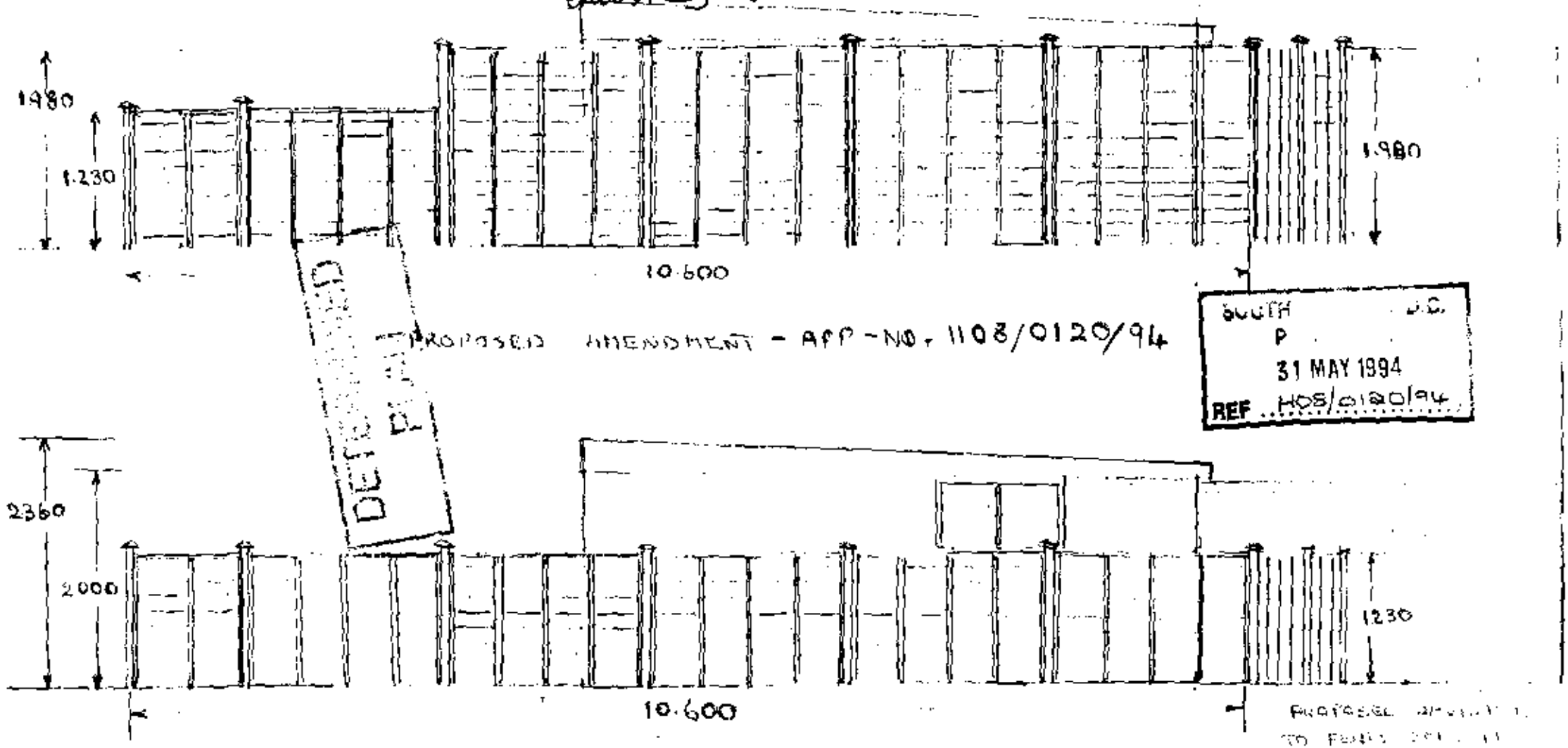
EXISTING FENCE

PROPOSED ALTERATIONS
TO FENCE ON SIDE
AT 72 HIGH
ROSSETTI, STREET
MR E. BENTLEY
SCALE. 1:50

SIDE ELEVATION

Spoke to Mrs Beaumont
Heightened panels will be
new not extensions of
existing 23-6-94

AMENDED PLAN
Ref.

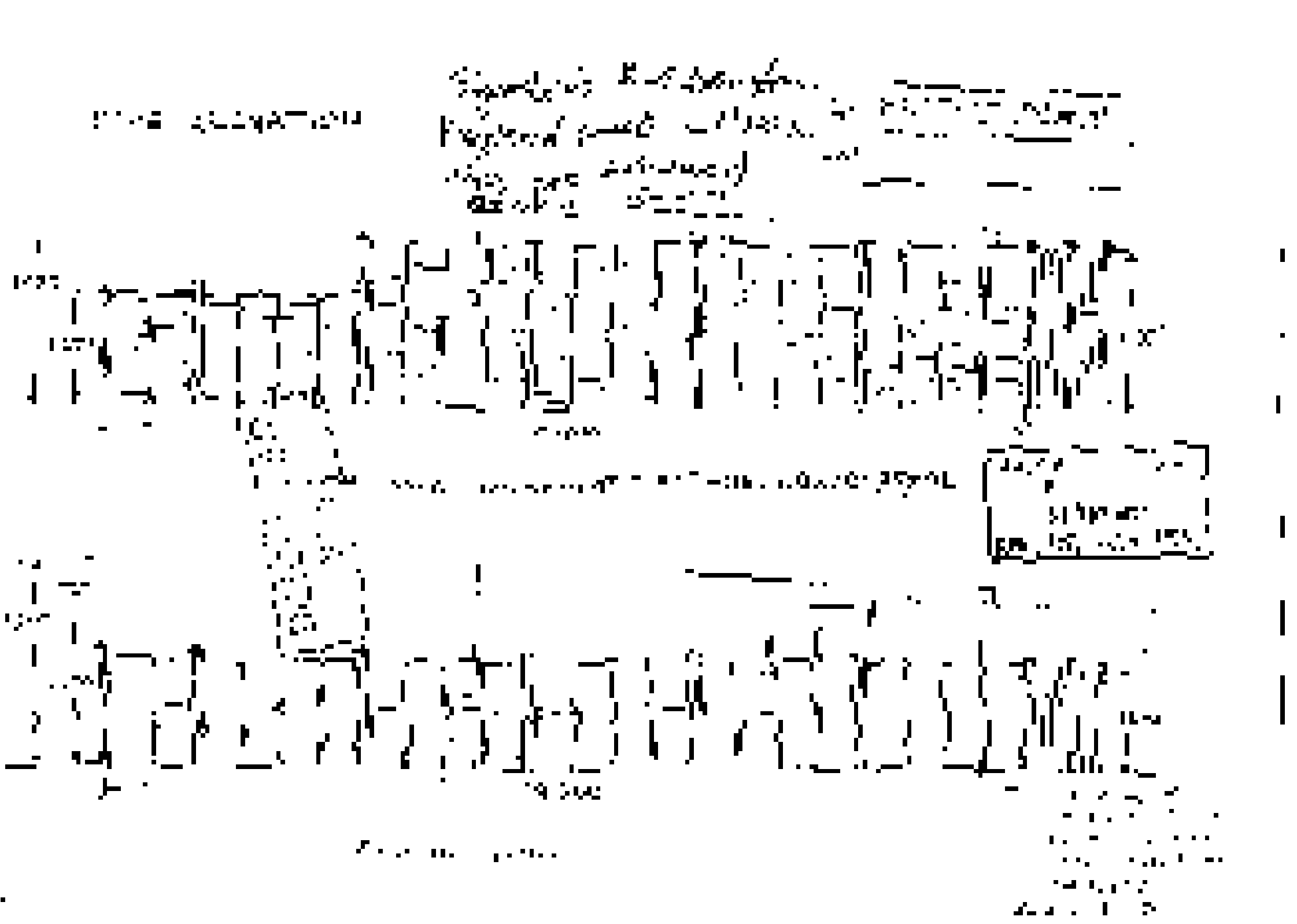


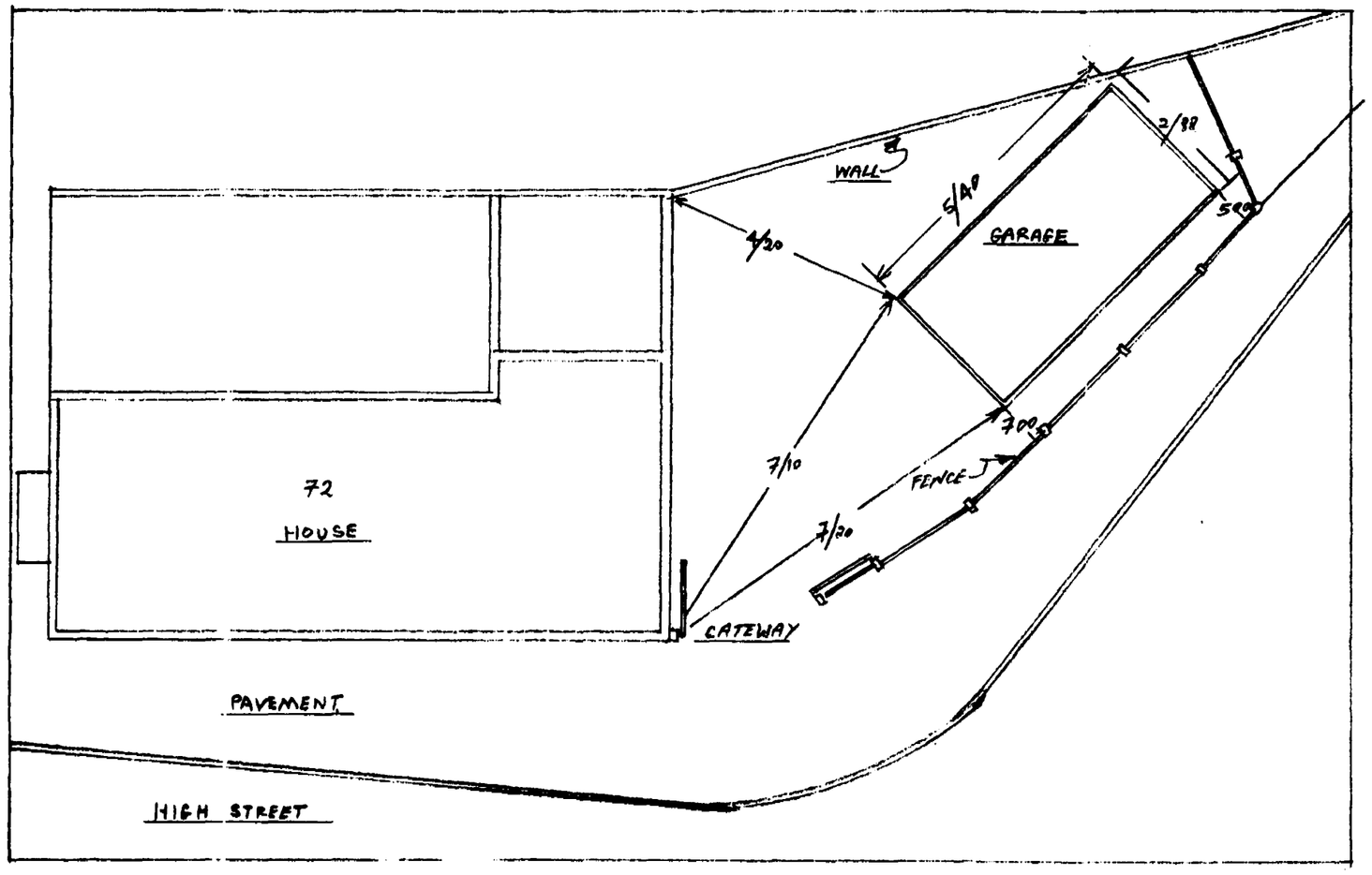
PROPOSED AMENDMENT - APP-NO. 1108/0120/94

SOUTH D.C.
P
31 MAY 1994
REF H08/0120/94

EXISTING FENCE

PROPOSED ALTERATIONS
TO FENCE ON
AT 72 [illegible]
CONSULTED, [illegible]
MR E. [illegible]
SCALE 1:50





BLOCK PLAN

DATE :'24/2/94

SCALE: 1:200

PROJECT: GARAGE AT 72 HIGH STREET GOSBERTON

CLIENT: MR BENISTON

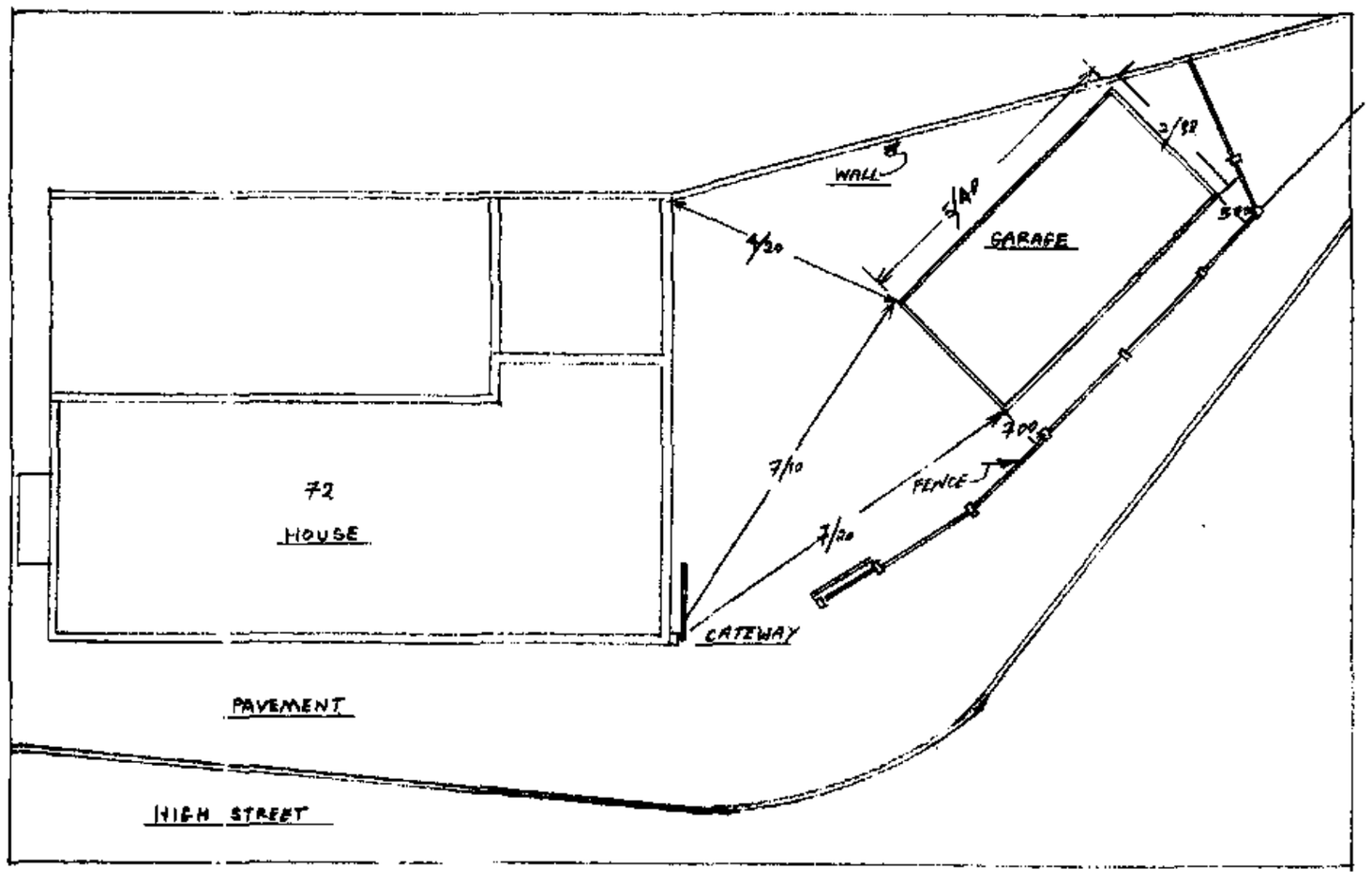
TITLE: BLOCK PLAN

JOHN W MOSES
CHARTERED SURVEYOR
SPALDING LINCOLNSHIRE

TEL 0775 762824

DRAWING JWM/GOS/1

SOUTH HOLLAND D.C.
PLAN DEPT
28 FEB 1994



BLOCK PLAN

DATE :'24/2/94

SCALE: 1:200

PROJECT: GARAGE AT 72 HIGH STREET GOSBERTON

CLIENT: MR BENISTON

TITLE: BLOCK PLAN

JOHN W MOSES
CHARTERED SURVEYOR
SPALDING LINCOLNSHIRE

TEL 0775 762824

DRAWING JWM/GOS/1

SOUTH HOLLAND D.C.
PLAN DEPT
28 FEB 1994

