FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/0288/93 Received:25-MAR-93 Type:OUTLINE

Name: Matth Verdegaal (Peterboro')
Executive Pension Scheme
c/o The Fairmount Group
12 Market Place
Sleaford Lincs NG34 7SR

Agent: Hix & Son
Chartered Surveyors
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Description: Frontage residential development

Location : Risegate Eau Road Gosberton Clough
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 When application is made for approval of Reserved Matters that application shall be accompanied by plans for approval showing an overall landscaping scheme for the whole site; details of the range of materials to be used for all dwellings and an indication of plot sizes, dwelling types and site coverage, and the development shall be carried out substantially in accordance with the approved details.

Reason: Experience has shown that the development of such frontages in an ad hoc manner can result in an unsatisfactory development. This condition

is imposed to ensure that the overall development has a cohesive appearance and character suitable for this rural locality.

4 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.

5 The northern boundary of the site shall be delineated by a hedge, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. Such a scheme as may be approved shall be carried out in its entirety before any dwelling is occupied, and the hedge shall be maintained by the owners of the land on which it is situated for the period of 10 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 1.2 metres and retained at not less than that height therafter.

Reason: In the interests of visual amenities of this rural area.

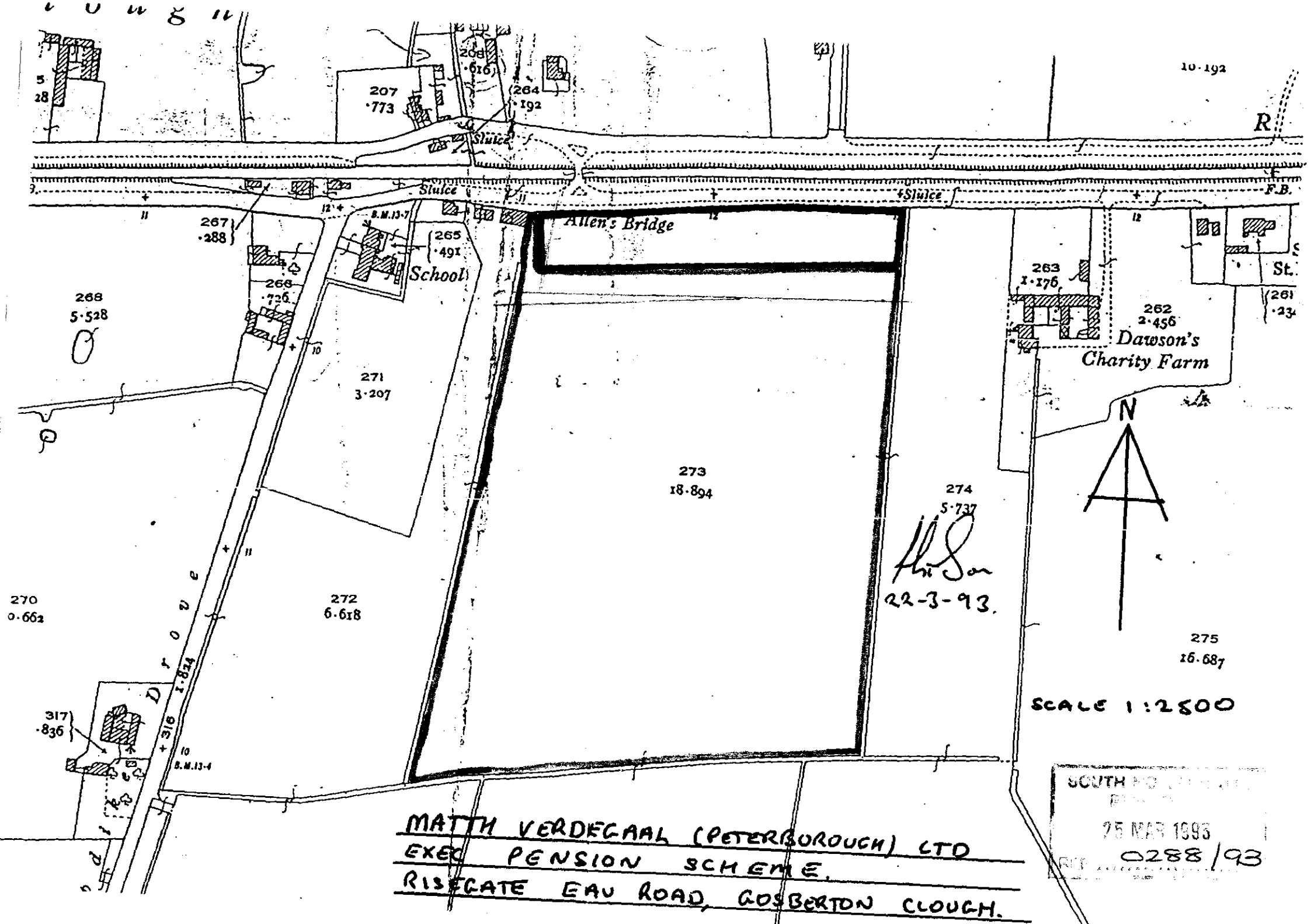
6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

The applicant is informed that the Local Planning Authority consider frontage development only to be appropriate. The plots should be of varying width and the development should be in keeping with the rural character of the locality. The District Council will shortly be preparing a guidance note on developments in rural areas.

Director of Planning and Building Control Services
19-MAY-93 H08/0288/93

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


Allen's Bridge
School
Dawson's Charity Farm
Sluice
Sluice
Sluice
Drove
207 ·773
208 ·616
264 ·192
10·192
267 ·288
265 ·491
266 ·726
268 5·528
271 3·207
273 18·894
274 5·737
263 1·176
262 2·456
261 ·23
270 0·662
272 6·618
275 16·687
317 ·836
316 1·824
B.M.13-7
B.M.13-4
N
22-3-93.
SCALE 1:2500
MATTH VERDEGAAL (PETERBOROUGH) LTD
EXEC PENSION SCHEME,
RISEGATE EAU ROAD, GOSBERTON CLOUGH.
25 MAR 1993
0288/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0288/93

Date Registered 25 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Matth Verdegaal (Peterborough) Ltd.
Executive Pension Scheme,
c/o The Fairmount Group,
12 Market Place,
Sleaford,
Lincs. NG34 7SR.
Tel. No.

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

Hix & Son,
Chartered Surveyors,
28 Church Street,
Holbeach,
Lincs. PE12 7LL.
Tel. No. 0406-22777
(Personal contact name) G. A. Mills

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Risegate Eau Road, Gosberton Clough.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Frontage Residential Development

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £840.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 23.3.93
On behalf of Matth Verdegaal (Peterborough) Ltd.

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 Certificate**

or This is an **outline** application ☑

Please state Site Area 0.69 (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

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:

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

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

(b) max. length: metres

(c) max. width: metres

Outline Application Only

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

5. GENERAL INFORMATION Please complete each section

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

Agricultural Land

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?

Outline Application Only

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — Soakaways

B. For estate developments, please state how highway surface water will be disposed of — Not applicable

C. Please state whether a land drain will be affected — No

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐ Package Treatment Plant

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary. Please see accompanying letter

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 processess 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?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
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 ☐		
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).

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.** 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 23.3.93.
On behalf of Matth Verdegaal (Peterborough) Ltd.

Certificate B The applicant has given the required notice to everyone else who was ~~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.

State Name and address of owner: 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 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~~ ..... Applicant/Agent) Date .....

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

State Name and address of tenant: Frank Thorley, Dovecote Farm, Gosberton Fen, Spalding, Lincs. State Date notice served: 23.3.93.

Signed ..... (~~Applicant~~/Agent) Date 23.3.93.
~~On behalf of Matth Verdegaal (Peterborough) Ltd.~~

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

788/92

Notes for Case Officer

Site Inspection	Accuracy	Neighbours	Boundaries
Site features	Other		

Inspected by DR
Date 2/11

extensive open frontage completely frontal car.

Notice posted by DR
Date 2/11

2m frontage Fit + ~~adjacent~~ Resident Notices required
verge.

Sent Delivered

Case Officer Conclusions

? wisdom of placing this inside 9.3m).

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DR.....

Senior Officer DR.....

Case Officer Recommendation

Approve ✓ Refuse

Signed DR 29/4.

Repeat All conditions from 418/610/89

Conditions/Reasons
(continue overleaf)

Note The applicant is informed that the CPA consider frontage development only to be appropriate. The plots should be of varying width and the development should be in keeping with the rural character of the locality. The District Council will shortly be preparing a guidance note on developments in rural areas and a copy will be forwarded when available.

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

File note
Helen Cant action
to send copy of above
to applicant when
available DR 29/4

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required DD 30/3

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DD

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £840.

Receipt Issued P2475

Date first Rec'd 25 MAR 1993

Registration

Reference H08/0288/93

Cross-Ref N/A

Date 26/3

Validation

TYPE OUTLINE

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 840.

Additional Refund

Receipt Issued

Information

(Newbuild) Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 76

OS No's

Grid ref 519850 329730

Ward U

Parish GOSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1223

Linked to property

Ref

Planning Records:
Earlier apps

G10/89

B Reg Records:
Already submitted - Ref
Request
Requested

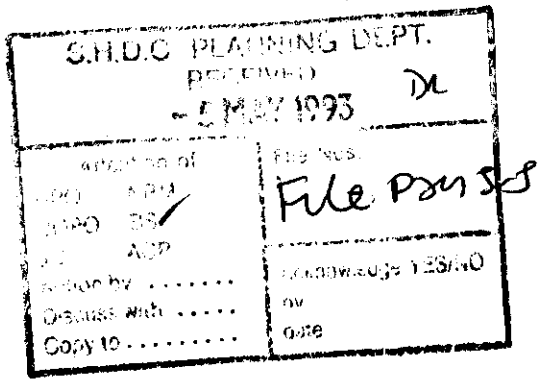
Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

w/o 3/4



Our ref
SH/930035
Your ref
H08/0288/93

30-APR-93

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

Dear Sir,

Proposal : Frontage residential development
Location : Risegate Eau Road, Gosberton Clough
Applicant: Matth Verdegaal (Peterborough) Limited

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

There are no foul or surface water facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied for domestic purposes only.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

Philip Laws
Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

BRIAN SMITH Dip TP MRTPI
tor 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

H08/0288/93

OUTLINE

Applicant: Matth Verdegaal (Peterboro') Agent: Hix & Son
Tel: 0406 22777

Description: Frontage residential development

Location: Risegate Eau Road
Gosberton Clough
Spalding
Lincs

Valid date:	25-MAR-93	Terminal date:	20-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	01-APR-93	Report deadline:	28-APR-93
Inspected by	08-APR-93		
Extra contacts	15-APR-93	Case Officer:	
Report if not clear by 29-APR-93		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: .69 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	31-MAR-93	14-APR-93
Cllr J A Dobney	31-MAR-93	14-APR-93
Site/Press Advert MIN	~~06~~ 2-APR-93	~~27~~ 23-APR-93

L.C.C. - Obs Attached Jc 2/4/93

SITE DETAILS

Grid ref: 519880 329730
OS Sheets: 76 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/0288/93.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	1	9	8	2	9	7.

2. Address or location

Risegate Eau Road, Gosberton Clough.

3. Name, classification and number of road

4. Date application referred 1-4-93

5. State whether outline, detailed application etc.

OL.

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

Frontage Residential Dev't

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority: –

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the~~ local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown~~ overleaf.

Date: 1/4/93 Signed: J Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21 — — — — access)

Delete as appropriate

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

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

(1) B21

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2475
Date received : 25-MAR-93

Received from

Hix & Son

Address

28 Church Street
Holbeach
Spalding

Fee paid	£	840.00
VAT	£	0.00
Total received	£	840.00

Cash/Cheque : Cheque

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

HIX & SON

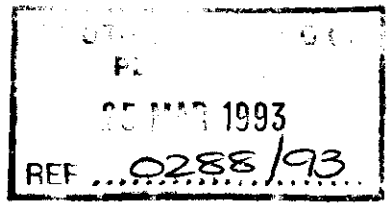
Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: GAM/5346/PJC Date 23rd March, 1993 Your Ref:



South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Matth Verdegaal (Peterborough) Ltd.
Executive Pension Scheme
Risegate Eau Road, Gosberton Clough

Please find enclosed an Application to renew Consent granted by Ref. H08/0610/89 together with a cheque to the value of £840.00.

We have kept the area the same as before and written to the Black Sluice Internal Drainage Board and Anglian Water for their confirmation of consent to the proposed sewerage package treatment plant.

We note that the area lies within the current Interim Development Boundary for the Village and look forward to receiving the re-granting of Planning Consent as soon as possible.

Yours faithfully,

A FIMBRA MEMBER