APPLICATION NO. : .....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1067/93 Received:10-NOV-93 Type:FULL

Name: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Agent: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Description: Portacabin

Location : New Haven Risegate Road
Gosberton Risegate 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 Within a period of 3 months from the date of this permission the windows in the eastern elevation of the portacabin shall be obscure glazed and such glazing shall thereafter be retained.

Reason: To safeguard the privacy of the adjoining dwelling.

2 The leylandii hedge along the eastern boundary of the site shall be topped at 2.5 metres in height and shall thereafter be retained at this height.

Reason: To safeguard the privacy of the adjoining dwelling.

3 Within a period of 3 months from the date of this permission the portacabin shall be relocated to the position shown on the plan attached to the decision notice, and shall thereafter be retained in that position.

Reason: To safeguard the amenities and privacy of the adjoining dwelling.

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.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
14-JUL-94 H08/1067/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1067/93

Date Registered 10 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

1 BATES
174 STATION RD
SURFGEET

Tel. No. 0775 680714

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

NEW HAVEN RISEGATE RD GOS RISEGATE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PORTA CABIN

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 2ND. APPLICATION (If you consider no fee is payable include a written explanation instead.)

Date 8/11/93

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.

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:	3 metres
(b) max. length:	10 metres
(c) max. width:	3 metres
D. Please state type and colour of materials for facing external walls:	GREEN
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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	SOAKAWAY
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO

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	YES	➡ 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.	YES	➡ 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. AFTER DISCUSIONS WITH COUNCIL REFUSAL OF PERMISION · ~~FR~~ HAVE PUT PLAN FORWARD TO SUIT

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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 floor space	48 sq. m.				
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	30 sq. m.	If so, please state use:	AS 5				

	Off ce 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.	No		
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	No		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	REPLACE SIMLAR BUILDING		
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: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	48 SQMTRS REMOVED		
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)	AS BEFORE		
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)	NOT KNOWN		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	NONE		

FFICER AND SITE MEETING. HAVE MET ALL POINTS ON IN PONTACADIN AND MAKE IT ~~MORE~~ FIT~~TING~~ IN WITH STREET SCENE SEE PLANS & SKETCH

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 ..J..... (Applicant / ~~Agent~~) Date 8/11/93..

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 ..J..... (Applicant / ~~Agent~~) Date 8/11/93..

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

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H08/1F 07/93

M08/1067/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

POA 15-11

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

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA	Neighbour PPO	..... Specify:	

Case Officer : BP

Senior Officer Confirmed P.....

Date..15/11

Recorded DC....

PPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

No change since last (Pre app. visit) apart from hedge along Rear Gardens (Site Boundary with neighbours) Cabinet + top of Portacabin.

This may have overcome previous objections

Inspected by DL
Date 19/11

Site Notice posted by DL
Date
Expiry 19/11

Individual Resident Notices required:

Addresses to be sent to –

R. C. Morris,
12 Ryegate Rd,
Gos Ryegate.

Addresses delivered to –

16/11

Telephone/Visitor Record

Date	Conversation with	Conclusion

~~Mr Bates~~ 2015
Confirmed Portacabin.
Hard Core not wanted

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda 30/3/94.

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed ✓ .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date 6/7/94

Notes:

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

CONDITIONS/REASONS:

DPD Amdt per Com. 30/3/94.

Consent –

Repeat cond 1, 2, 3, 4 from Agenda but Amend. cond 2. to Read – "2.5m" instead of "3m" ...

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks ☑
works/use restricted

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

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 10 NOV 1993

Registration

Reference H08/1067/93

Cross-Ref

Date 11/11/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: B

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

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

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 77 OS Plots
Grid ref 521100 329790

Ward U Parish GOSBERTON

Inside IBD NO Inside LP area NO

Constraints:

- ☐ CA Cons Area
- ☐ LB Listed – Grade:
- ☐ ARC Archaeology
- ☐ AM Ancient Mon
- ☐ SSI Special Int

- ☐ TR Rural
- ☐ BP TR proposed 67m
- ☐ LC Level Cross
- ☐ FP Footpath
- ☐ TPO Tree Pres

Hazards –

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

Linked to site Ref 1802

Linked to property Ref

- ☐ Dist Bound
- ☐ Other:

Planning Records:
Earlier apps 551/93
1066/93

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H08/1067/93 Received:10-NOV-93 Type:FULL

Name: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Agent: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Description: Portacabin

Location : New Haven Risegate Road
Gosberton Risegate Spalding, Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 Within a period of 3 months from the date of this permission the windows in the eastern elevation of the portacabin shall be obscure glazed and such glazing shall thereafter be retained.

Reason: To safeguard the privacy of the adjoining dwelling.

3 The leylandii hedge along the eastern boundary of the site shall be topped at 2.5 metres in height and shall thereafter be retained at this height.

Reason: To safeguard the privacy of the adjoining dwelling.

4 Within a period of 3 months from the date of this permission the portacabin shall be relocated to the position shown on the plan attached to the decision notice, and shall thereafter be retained in that position.

Reason: To safeguard the amenities and privacy of the adjoining dwelling.

5 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.

06-JUL-94

AD check.....12/7.....

Authorised to issue (inc Delegation).....14/7.....

APPLICATION REFERENCE: H08/1067/93 DATE RECEIVED: 10-NOV-93

TYPE: Full

DESCRIPTION: Portacabin

LOCATION: New Haven, Risegate Road, Gosberton Risegate

APPLICANT: I Bates AGENT:

REASON FOR COMMITTEE CONSIDERATION

Resident objection.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 30 MAR 1994

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, subject to appropriate conditions, upon receipt of satisfactory landscaping details.

COMMENTS

1 Application is a re-submission following the refusal of H08/0551/93, and attempts to overcome the previous reason for refusal, which was "In the opinion of the Local Planning Authority, the portacabin is seriously detrimental to the visual amenities of the locality and the amenities and outlook of the adjoining dwelling".

2 At the meeting the Committee also resolved that:
(i) Enforcement proceedings be sanctioned.
(ii) The applicant be invited to enter into discussions about the possibility of resiting the portacabin, and
(iii) the applicant be invited to submit a separate application for the use of the site for cesspool emptying vehicles.

3 In relation to items (ii) and (iii), the applicant has discussed the possible resiting, but is unwilling to do so, and is considering the submission of an application for a Certificate of Lawful Development to cover the cesspool vehicles.

4 Turning to the current application, the present plans show that landscaping is proposed along the site frontage and adjacent to the portacabin (climbing plants growing up trellis). In addition to this, the applicant has already planted 6' high leylandii hedging along the side boundary with the objector's bungalow. The plans state this will be topped at 7 metres, but the applicant has agreed to lop these at between 3 to 4 metres if the application is successful. If not successful, the trees will be allowed to grow to their natural height to provide maximum screening.

5 Plans also indicate that all windows facing the bungalow to be replaced by opaque glass.

6 With minor amendment, it is considered that the proposed measures will render the development acceptable, by minimising the visual effect on the street scene and safeguarding the privacy of the adjacent bungalow.

REPRESENTATIONS

Parish Council: No comments received.

Ward Member: Supported.

Public: Objection received from 12 Risegate Road - summarised:
- See no reason to change original refusal.
- Still an eyesore, blocks light and windows overlook conservatory, kitchen and bathroom.
- New trees will take four years to mature, and does not help immediate situation.
- Question of cesspool emptying vehicles still needs resolving; when was Licence granted for this? Noise and smell from vehicle movement and repairs.

ADDENDUM

1 The above report was considered at the Committee Meeting on 5 January 1994. It was resolved as follows:
"That subject to the Director of Planning and Building Control Services negotiating with the applicant the relocation of the portacabin and the provision of a close boarded fence on the boundary of the application site, the application to be referred back to the Planning Committee for further consideration if such negotiations prove unsuccessful".

2 Discussions have been held and the applicant has agreed to move the portacabin 1.5 metres further forward, and 1 metre further into the site, away from the boundary with the objectors bungalow. He had also mentioned that he was prepared to increase the height of the fence between the portacabin and the neighbouring property to up to 3 metres and to block off the window looking into the neighbouring property.

3 Following a further inspection and the preparation of survey plans showing the new position of the portacabin, it is considered that extra fencing is not justified. There already exists a 6' high fence on the boundary, and this, together with the added distance, the intervening newly planted hedge and the portacabin windows being obscured should adequately safeguard the amenities of the objector's bungalow.

4 The objector has been made aware of the amendments, but is still not satisfied that the situation will be acceptable. As an alternative he suggests the portacabin be moved 4' further away from the boundary and an 8' high close boarded fence be erected from the end of his garden to the front of his property. This he states could possibly help the problem of noise, smell, dust and spray from the applicants site operations.

5 In this respect, however, it has to be remembered that the present application concerns the portacabin only, and in this respect I am satisfied that there can be no planning justification for any additional fencing as suggested.

6 It is considered that the position has now been reached where a decision can be made and my recommendation reflects this. As a separate issue I can report that the applicant has submitted an application for a Certificate of Lawful development in respect of the use of the remainder of the site.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission upon receipt of satisfactory landscaping details subject to the following conditions:

2 1 SCA *Within a period of 3 months from the date of this permission the windows in the eastern elevation of the portacabin shall be obscure glazed and such glazing shall thereafter be retained.*
Reason: To safeguard the privacy of the adjoining dwelling.

3 2 SCB *The leylandii hedge along the eastern boundary of the site shall be topped at between 3 and 4 metres in height and shall thereafter be retained at this height.*
Reason: To safeguard the privacy of the adjoining dwelling.

3 SCC *Within a period of 3 months from the date of this permission the portacabin shall be relocated to the position shown on the plan attached to the decision notice, and shall thereafter be retained in that position.*
Reason: To safeguard the amenities and privacy of the adjoining dwelling.

5 4 *SC27 - (implementation of planting).*

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

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

10th Jan 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H08/1067/93 DATE RECEIVED: 10-NOV-93

TYPE: Full

DESCRIPTION: Portacabin

LOCATION: New Haven, Risegate Road, Gosberton Risegate

APPLICANT: I Bates AGENT:

REASON FOR COMMITTEE CONSIDERATION

Resident objection.

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

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, subject to appropriate conditions, upon receipt of satisfactory landscaping details.

COMMENTS

1 Application is a re-submission following the refusal of H08/0551/93, and attempts to overcome the previous reason for refusal, which was "In the opinion of the Local Planning Authority, the portacabin is seriously detrimental to the visual amenities of the locality and the amenities and outlook of the adjoining dwelling".

2 At the meeting the Committee also resolved that:
(i) Enforcement proceedings be sanctioned.
(ii) The applicant be invited to enter into discussions about the possibility of resiting the portacabin, and
(iii) the applicant be invited to submit a separate application for the use of the site for cesspool emptying vehicles.

3 In relation to items (ii) and (iii), the applicant has discussed the possible resiting, but is unwilling to do so, and is considering the submission of an application for a Certificate of Lawful Development to cover the cesspool vehicles.

4 Turning to the current application, the present plans show that landscaping is proposed along the site frontage and adjacent to the portacabin (climbing plants growing up trellis). In addition to this, the applicant has already planted 6' high leylandii hedging along the side boundary with the objector's bungalow. The plans state this will be topped at 7 metres, but the applicant has agreed to lop these at between 3 to 4 metres if the application is successful. If not successful, the trees will be allowed to grow to their natural height to provide maximum screening.

5 Plans also indicate that all windows facing the bungalow to be replaced by opaque glass.

6 With minor amendment, it is considered that the proposed measures will render the development acceptable, by minimising the visual effect on the street scene and safeguarding the privacy of the adjacent bungalow.

REPRESENTATIONS

Parish Council:	No comments received.
Ward Member:	Supported.
Public:	Objection received from 12 Risegate Road - summarised: - See no reason to change original refusal. - Still an eyesore, blocks light and windows overlook conservatory, kitchen and bathroom. - New trees will take four years to mature, and does not help immediate situation. - Question of cesspool emptying vehicles still needs resolving; when was Licence granted for this? Noise and smell from vehicle movement and repairs.

2. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

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

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

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

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

(c) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

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

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

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

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

2. PLANNING APPLICATIONS (Continued)

(c) Applications Director of Planning and Building Control Services authorised to approve (Continued)

(Subject to the Director of Planning and Building Control Services negotiating with the applicant the relocation of the portacabin and the provision of a close boarded fence on the boundary of the application site, the application to be referred back to the Planning Committee for further consideration if such negotiations prove unsuccessful.)

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

3. TREES - STATUTORILY PROTECTED - CONSENT TO FELL

The Director of Planning and Building Control Services reported on the trees subject to statutory protection for which consent to fell had been granted during the period January 1993 to the end of November 1993, and their recommended replacements, where appropriate.

RESOLVED: The report be noted.

4. APPEALS

(a) Appeals received

Report of the undermentioned appeals was reported:-

1. By Mr and Mrs Landman - Drage - Weston against refusal of a Section 73 application for an extension at 129 London Road, Spalding without complying with existing conditions (written representations).

2. By Mr F Drury against refusal of planning permission for two dwellings at Millgate, Whaplode St Catherine (written representations).

3. By V E Miller against refusal of listed building consent for 12 shutters on existing windows at The Bell Inn, 83 High Street, Gosberton (written representations).

4. By Mr K Usher against refusal of planning permission for three dwellings on land adjoining Red Roofs, Dowsdale Bank, Crowland (written representations).

5. By Dixons Stores Group against refusal of listed building consent and planning permission for the installation of security roller shutters at 14 Market Place, Spalding (informal hearing).

6. By D G M Properties Limited against refusal of planning permission for residential development at The Sidings, off Station Road, Moulton (informal hearing).

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

Mr Bates

(Subject to the Director of Planning and Building Control Services negotiating with the applicant the relocation of the portacabin and the provision of a close boarded fence on the boundary of the application site, the application to be referred back to the Planning Committee for further consideration if such negotiations prove unsuccessful.)

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

TREES ~~SUBJECT TO~~ STATUTORY PROTECTION ~~FOR WHICH~~ CONSENT TO FELL ~~HAS BEEN GRANTED~~

The Director of Planning and Building Control Services reported on the trees subject to statutory protection for which consent to fell had been granted during the period January 1993 to the end of November 1993, and their recommended replacements where appropriate.

RESOLVED: The report be noted.

APPEALS

(a) Appeals received

Report of the undermentioned appeals was reported:-

1. By Mr and Mrs Landman - Drage - Weston against refusal of a Section 73 application for an extension of 129 London Road, Spalding without complying with existing conditions (written representations).

BRIAN SMITH Dip TP MRTPI
Director 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

H08/1067/93
FULL

Applicant: I Bates
Tel: 0775 680716

Agent: I Bates
0775 680716

Description: Portacabin

Location: New Haven
Risegate Road
Gosberton Risegate
Spalding, Lincs

Valid date: 10-NOV-93
Target dates:
To case officer 17-NOV-93
Inspected by 24-NOV-93
Extra contacts 01-DEC-93
Report if not clear by 15-DEC-93

Terminal date: 05-JAN-94
Target Committee: 05-JAN-94
Report deadline: 22-DEC-93
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
R C Harris, 12 Risegate Road	16-NOV-93	07-DEC-93
Site/Press Advert MIN	19-NOV-93	10-DEC-93
Clerk to Gosberton P 0775 840415	16-NOV-93	30-NOV-93
Cllr J A Dobney	16-NOV-93	23-NOV-93

SITE RECORD

Grid ref: 521100 329790
OS Sheet: 77 Parcel:

L.C.C – No objections JCB 18/11/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1067/93

Applicant: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Agent: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Description: Portacabin

Location: New Haven Risegate Road
Gosberton Risegate Spalding, Lincs

Type: FULL

Dear Sir/Madam,

26-JUL-94

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

R C Harris
12 Risegate Road
Gosberton Risegate
Spalding
Lincolnshire

S.H.D.C. PLANNING DEPT.
RECEIVED
14 MAR 1994

Attention of
DPO MRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....

File Nos.

Acknowledge YES/NO
by
date

12. Rissegate Road,
Gosberton,
Spalding
14th March '94

OBJECTION

Mr D. Roberts.

Dear Sir

Further to your letter re plans for resiting Pontacalyn, the proposed location does not solve the problem at all. How can moving it forward 1500 make any difference to my property? The windows will still face into my kitchen & conservatory, only less centralised; and 1000 mm more from my boundary fence will not alter this situation at all. As I have already pointed out to you in previous correspondence, the planting of spindly conifers will have no screening effect for at least three of four years. The only acceptable solution to

as would be a 4' move away from my boundary fence and an 8' close boarded fence from the end of my garden to the front of my property. This could possibly help the problem of noise, smell, dust, spray from washing down vehicles and fumes from diesel engines, which Mr Bates in a letter to your planning department informed you we were subject to daily.

This harassment and intrusion on our privacy has gone on far too long, and should now be solved quickly. The planning regulations have been abused my I. Bates not by me, and in my opinion the planning Committees' recommendations if enforced would have saved South Holland District Council much time & money.

Yours sincerely

B. G. Harris

Mr J Bates,
174 Station Road,
Surfleet,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1067/93

15 Apr 1994

Dear Sir,

RETENTION OF PORTACABIN, NEW HAVEN, RISEGATE ROAD, GOSBERTON RISEGATE.

Further to our recent telephone conversation. This is to confirm that the above applicant was considered at the Council's Planning Committee meeting on 30th March 1994. The Committee resolved to accept my recommendation, subject to an amendment to condition no 2 requiring the hedge to be topped at 2.5m in height.

I enclose for your information a copy of the Committee agenda containing the recommendations and would request the submission of further landscaping details in order that I may be in a position to release the permission.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

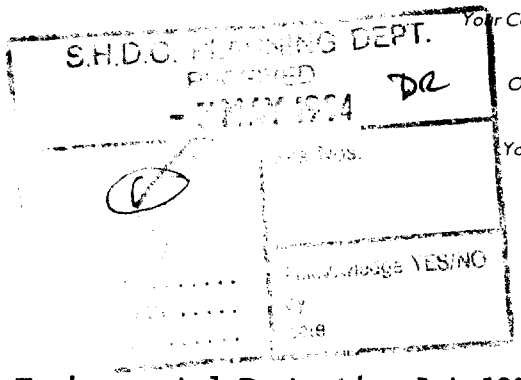
COPY

SOUTH HOLLAND DISTRICT COUNCIL

ENVIRONMENTAL SERVICES

GORDON RIDGWAY
M.I.E.H., M.I.W.M.
Director

Mr. R.C. Harris,
12 Risegate Road,
GOSBERTON CLOUGH,
Spalding,
Lincs.



Your Contact: Mr. J. Chapman
Our Ref: JC/SS/PN
Your Ref:
Date: 29th April, 1994

Dear Sir,

Environmental Protection Act 1990
Bates Agricultural, 10a Risegate Road

Further to your telecom of 29th April 1994 with Mr. D. Roberts, Senior Planning Assistant. I would refer you to the discussion with Mrs. Mumford on the 16th December, 1993 and my subsequent letter of the 21st December 1993 requesting detailed records of activities which regularly cause a problem to you, in the reasonable occupation of your premises, so as to enable my Officers to assess whether any such activities are unreasonable and do in fact constitute a statutory nuisance.

With any land use scenario of this type there is inevitably a degree of intermittent amenity loss for dwellings and it is therefore vital, should court action prove necessary that dates, times, duration of alleged nuisances are provided.

Case law dictates that the character of the locality must be taken into account when deciding what constitutes a statutory nuisance and there is also a defence of best practicable means available to the business. This defence is, however, not available should you wish to instigate action for private nuisance.

I trust this again clarifies this Department's responsibilities in this matter. Previous visits to your premises have failed to identify any statutory nuisances and I therefore await any detailed records which you may wish to submit before being in a position to reassess the situation and schedule any appropriate monitoring.

Yours faithfully,

p Director of Environmental Services

c.c. Chief Executive
Director of Planning

Environmental Services
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 711054

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Chief Executive
Planning and Building
Control Services

Our Ref: DJR/JJ H08/1067/93 Your Ref: CJS/PW/G.13

Date: 12 Apr 1994

MR AND MRS HARRIS, 12 RISEGATE ROAD, GOSBERTON RISEGATE.

In response to your memorandum dated 21st March 1994 enclosing a letter from Mr Quentin Davies MP. The latest situation on the matters raised is as follows.

The application relating to the portacabin was considered at the Planning Committee meeting on 30th March. Subject to a minor amendment to condition no 2 the recommendation was adopted. A copy of the agenda report is enclosed for information.

Prior to the preparation of the report a letter was sent to the Complainants on 10th March indicating that it was proposed to grant permission in respect of revised plans (copy of letter enclosed). The Complainants were however invited to make further comments, and a letter of objection was received from them on 14th March. The report to Committee was prepared as a result of receiving that letter and the main points of objection were set out in paragraph 4 of the addendum. I am satisfied that the foregoing answers the points raised in paragraph 2 of Mr Davies' letter.

The second issue relating to the Lawful Use Certificate has yet to be resolved. One of the issues to be addressed however is whether or not the use of the site by cesspool emptying vehicles falls under the general heading of Agricultural Contractor or Plant Hire. If it does, and the Applicant can demonstrate that the site has a ten year period of use for contracting/hire purposes, then a Certificate may be granted, notwithstanding that the cesspool vehicles have been in operation for a shorter period. At this stage however I am by no means certain that this will be the final view.

I trust this is sufficient to enable you to formulate a response to Mr Davies.

N Midlen
Principal Planning Officer (DC)

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

-COPY-

MEMO

FROM: The Chief Executive

TO: Director of Planning and Building Control Services

OUR REF: CJS/PW/G.13

YOUR REF:

Date: 21st March 1994.

Subject: MR AND MRS HARRIS, 12 RISEGATE ROAD, GOSBERTON RISEGATE

I would be grateful to receive your comments on the up-to-date position regarding the attached letter from Mr Quentin Davies MP.

Chief Executive

FILE No. G13

INITIALS ...

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1994

Action of
CPO
DCPO DS
ACP

Pass DST
Urgent reply needed.
7/4

Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by
date

QUENTIN DAVIES MP

HOUSE OF COMMONS
LONDON SW1A 0AA

17 March 1994

C J Simpkins Esq
Chief Executive
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND DISTRICT COUNCIL
18 MAR 1994
CHIEF EXECUTIVE'S DEPT.

Dear Chris.

Mr and Mrs R Harris of 12 Risegate Road, Gosberton Risegate, came to see me at my surgery on Friday to discuss the difficulty they have had with their neighbour Mr I Bates. I have seen a copy of your letter to Mr Harris dated 10 February on this matter.

As I understand the position there are two distinct issues. The first relates to the portacabin. In your letter dated 10 February you said that (the retrospective) application for planning consent for the cabin would be agreed "subject to .... negotiating with the applicant the relocation of the portacabin, and the provision of a close boarded fence on the boundary of the application site." I understand that Mr and Mrs Harris have now received a letter from an official in your Planning Department saying that the Council's intention is to approve the application subject only to the resiting of the cabin some 3 1/2 feet further away from Mr and Mrs Harris' house, but without the provision of the promised fence. I know you will appreciate that this is a very different proposition indeed to the one offered in your letter dated 10 February, and I do feel some sympathy with Mr and Mrs Harris on this subject. Would you be prepared to consider this issue again, with a view to insisting both on the fence, and on relocation?

The other issue relates to the operation of the cesspool emptying business. I understand that Mr Bates has applied for a Certificate of Lawful Use based on the fact that his activity in this field has a long history. Mr Harris has, however, obtained a letter from the Department of Transport, dated 28 February 1994, a copy of which I have seen which states that the Goods Vehicle Operators' Licence relating to the cesspool emptying lorries dates only from February 1990. This does appear to be prima facie evidence that this business does not have a "long history". I have suggested to Mr Harris that he send the Planning Department a copy of this letter.

cont ...

I should be very interested to hear your comments on these points in due course.

Yours ever,

Quentin

183. PLANNING APPLICATIONS (Continued)

(d) Applications Director of Planning and Building Control Services authorised to approve (Continued)

Plan No. and Applicant	Proposal
H08/1067/93 I Bates	Portacabin at New Haven, Risegate Road, Gosberton Risegate.

(Subject to line 2 of condition 2 being amended to read "shall be topped at 2.5 metres in height and".)

(Councillor W D Skells declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H23/0056/94 Mr & Mrs G Fletcher	Retention of dwelling without complying with agricultural occupancy condition at Treetops, Millgate Road, Whaplode St Catherine.

(e) Listed Building Consent

Listed Building Consent be granted in respect of the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H14/1111/93 Mr C Pickering	Demolition of outbuildings and erection of extension at Former Five Bells, Pinchbeck.

(The Deputy Director of Planning and Building Control Services reported a letter from Councillor Mrs P J Buffham in support of the above application.)

(f) Application approved subject to Planning Obligation

Subject to the applicants first entering into a Planning Obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to restrict occupation of the proposed dwelling to the owner, manager or an employee of the proposed workshop and stores, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H05/0088/94 D Brown (Building Cont)	House and garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90) at Haycroft Lane, Fleet.

(g) Reserved Matters Approval

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

30th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0972/93 Mrs I Rix	DJR	Grant as recommended.
3	H08/1067/93 I Bates	DJR	DPBCS Auth as recommended. Condition 2 to be amended to alter height of leylandii hedge to 2.5 metres.
6	H14/1110/93 H14/1111/93 Mr C Pickering	PJU PJU	Grant as recommended.
9	H09/1129/93 P Cunnington	JB	Grant as recommended.
11	H02/1161/93 Mr A D Papworth	DJR	Grant as recommended. Note to be added to decision notice advising that decision does not cover permission for the outdoor storage of vehicles and that any proposal for this will require prior approval of the LPA.
13	H23/0014/94 Mr P Parnell	JB	Grant as recommended.
15	H16/0018/94 Woodlands Hotel	DJR	Refused as recommended. Case officer to note that it is felt that there is no further scope for negotiations with regards to this scheme. Enf Officer tc investigate possible breaches of condition re patio doors.
17	H06/0034/94 Mr M Thacker	JB	Deferred for site visit. Permission required to enter land.
20	H23/0056/94 Mr & Mrs G Fletcher	DMG	DPBCS Auth as recommended.
22	H16/0068/94 Kings Quality Homes	DMG	DPBCS Auth as recommended. Additional condition requred with regards to road and footpath details.
25	H05/0086/94 Mrs M M Berry	JB	Grant as recommended.
27	H05/0088/94 D Brown Ltd	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Note to be added to decision notice drawing applicants attention to sect 106 obligation.
29	H14/0106/94 S Tookey	PJU	Grant as recommended.
31	H13/0116/94 Mr A Harrison	DMG	Refused as recommended. It has been indicated that this site is filled land. Check if it is marked on constraint map and advise Building Control and Local Plans accordingly.

33	15/0124/94 Mr P Skellern	DJR	Grant as recommended.
35	H16/0130/94 Mr & Mrs A Beeby	PJU	Deferred for site visit.
36	H09/0146/94 Messrs Goodley	DMG	Grant as recommended. Letter to agent with reference to there being no boundary with road - see NRM.
38	H14/0165/94 Mr A Hansard	PJU	Grant as recommended.
40	H16/0177/94 Mr B T Hilton	DJR	Grant as recommended.
41	H08/0178/94 Miss M Draper	DJR	Grant as recommended.
43	H09/0182/94 Mr J Leighton	DMG	Deferred for site visit. Check what development is permitted or exists to East.

31st Mar 94

Signed: .....

N Midlen
Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

MEMO

FROM: The Chief Executive

TO: Director of Planning and Building Control Services

OUR REF: CJS/PW/G.13

YOUR REF:

Date: 21st March 1994.

Subject: MR AND MRS HARRIS, 12 RISEGATE ROAD, GOSBERTON RISEGATE

I would be grateful to receive your comments on the up-to-date position regarding the attached letter from Mr Quentin Davies MP.

CJ Simpkins

Chief Executive

H08/1067/93 Portacabin Application on 30/3 ctte

H08/1221/93 Lawful Use Cert with DSR

S.H.D.C. PLANNING DEPT. RECEIVED 22 MAR 1994 DR

Pl. let me see draft reply a.s.a.p.

22/3

Left on my desk today → misfiled found 27/4. by DS. 27/4.

already known DR 27/4.

LANDSCAPING STILL DEFICIT WITH — ATTACHED COPY IN FILE. 4 JULY '94

QUENTIN DAVIES MP

HOUSE OF COMMONS
LONDON SW1A 0AA

17 March 1994

C J Simpkins Esq
Chief Executive
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND DISTRICT COUNCIL
18 MAR 1994
CHIEF EXECUTIVE'S DEPT.

Dear Chris.

Mr and Mrs R Harris of 12 Risegate Road, Gosberton Risegate, came to see me at my surgery on Friday to discuss the difficulty they have had with their neighbour Mr I Bates. I have seen a copy of your letter to Mr Harris dated 10 February on this matter.

As I understand the position there are two distinct issues. The first relates to the portacabin. In your letter dated 10 February you said that (the retrospective) application for planning consent for the cabin would be agreed "subject to .... negotiating with the applicant the relocation of the portacabin, and the provision of a close boarded fence on the boundary of the application site." I understand that Mr and Mrs Harris have now received a letter from an official in your Planning Department saying that the Council's intention is to approve the application subject only to the resiting of the cabin some 3 1/2 feet further away from Mr and Mrs Harris' house, but without the provision of the promised fence. I know you will appreciate that this is a very different proposition indeed to the one offered in your letter dated 10 February, and I do feel some sympathy with Mr and Mrs Harris on this subject. Would you be prepared to consider this issue again, with a view to insisting both on the fence, and on relocation?

The other issue relates to the operation of the cesspool emptying business. I understand that Mr Bates has applied for a Certificate of Lawful Use based on the fact that his activity in this field has a long history. Mr Harris has, however, obtained a letter from the Department of Transport, dated 28 February 1994, a copy of which I have seen which states that the Goods Vehicle Operators' Licence relating to the cesspool emptying lorries dates only from February 1990. This does appear to be prima facie evidence that this business does not have a "long history". I have suggested to Mr Harris that he send the Planning Department a copy of this letter.

cont ...

I should be very interested to hear your comments on these points in due course.

Yours ever,

Quentin

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Chief Executive
Planning and Building
Control Services

Our Ref: DJR/JJ H08/1067/93 Your Ref: CJS/PW/G.13

Date: 12 Apr 1994

MR AND MRS HARRIS, 12 RISEGATE ROAD, GOSBERTON RISEGATE.

In response to your memorandum dated 21st March 1994 enclosing a letter from Mr Quentin Davies MP. The latest situation on the matters raised is as follows.

The application relating to the portacabin was considered at the Planning Committee meeting on 30th March. Subject to a minor amendment to condition no 2 the recommendation was adopted. A copy of the agenda report is enclosed for information.

Prior to the preparation of the report a letter was sent to the Complainants on 10th March indicating that it was proposed to grant permission in respect of revised plans (copy of letter enclosed). The Complainants were however invited to make further comments, and a letter of objection was received from them on 14th March. The report to Committee was prepared as a result of receiving that letter and the main points of objection were set out in paragraph 4 of the addendum. I am satisfied that the foregoing answers the points raised in paragraph 2 of Mr Davies' letter.

The second issue relating to the Lawful Use Certificate has yet to be resolved. One of the issues to be addressed however is whether or not the use of the site by cesspool emptying vehicles falls under the general heading of Agricultural Contractor or Plant Hire. If it does, and the Applicant can demonstrate that the site has a ten year period of use for contracting/hire purposes, then a Certificate may be granted, notwithstanding that the cesspool vehicles have been in operation for a shorter period. At this stage however I am by no means certain that this will be the final view.

I trust this is sufficient to enable you to formulate a response to Mr Davies.

N Midlen
Principal Planning Officer (DC)

Enc.

Mr I Bates,
174 Station Road,
Surfleet,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1067/93

10 Mar 1994

Dear Mr Bates,

RETENTION OF PORTACABIN, NEW HAVEN, RISEGATE ROAD, GOSBERTON RISEGATE.

Further to your letter of 17th January 1994 and our subsequent telephone conversation. I enclose for your information copies of plans produced following the recent site survey by Mr Oliver of my Department.

I have also forwarded a copy of these to Mr Harris with a request that any comments he may have, be received within 7 days. At the moment my intention is to issue a permission, subject to conditions, based on the enclosed plan, but before this can be done I am duty bound to give Mr Harris the opportunity of commenting. If fundamental objections are received it may be necessary to refer the matter back to the Planning Committee, but at this stage I am hopeful of issuing a decision under delegated powers.

I hope this is satisfactory for the time being.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr R G Harris,
12 Risegate Road,
Gosberton Risegate,
Spalding,
Lincs.
PE11 4EZ.

Mr D Roberts

DJR/JJ H08/1067/93

10 Mar 1994

Dear Mr Harris,

RETENTION OF PORTACABIN, NEW HAVEN, RISEGATE ROAD, GOSBERTON RISEGATE.

Further to our previous telephone conversations in respect of the above application. I enclose for your information copies of plans produced following the recent site survey by Mr Oliver of my Department. This shows the portacabin in its original and suggested location, and the relationships with your bungalow.

Having revised the situation in light of the survey plan, I am not convinced that any extra screen fencing is required between the portacabin and your bungalow. Given the increase in distance and the offsetting of the windows, I am satisfied at this stage, that the amenities of your dwelling could be adequately safeguarded by an appropriate conditional consent to require the portacabin windows facing your dwelling to be permanently obscure glazed. This is in addition to the existing planting.

Accordingly, therefore, I am proposing to issue a decision on this basis but before I do so I would invite the submission of any further comments you may have within the next seven days.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Chief Executive

Our Ref: DJR/JJ E8/2517/93

Your Ref: CJS/JMB/PK/PL.6

Date: 07 Feb 1994

NEW HAVEN, RISEGATE ROAD, GOSBERTON RISEGATE.

In response to your memorandum of 24th January 1994 regarding the above.

The matters relating to the portacabin and associated use by septic tank vehicles were first brought to the attention of the Enforcement Officer in May 1993. His investigations culminated in the submission on 16th June and eventual refusal on 21st October of previous application ref: H08/0551/93 for retention of portacabin.

A copy of the report to Committee on 6th October is enclosed for information. The application was subsequently determined by the Sub-Committee on 18th October following a site visit by Members.

Although the report is primarily concerned with the determination of the portacabin application Recommendation E and paragraphs 3 to 6 concern the use of the site by cesspool vehicles and give a fair summary of the situation as we understood it at the time.

The applicant, Mr Bates, then exercised his option of re-applying for the portacabin. This was considered by the Planning Committee on 5th January 1994 (under ref: H08/1067/93).

Turning specifically to the cesspool emptying vehicles. I can advise that the yard is a HGV operation centre for 2 vehicles. The applicant has been requested to submit an application to cover this use. He has however declined to do so. Instead he has submitted an application for a Certificate of Lawful Use. His contention being that the site has a long history of plant hire use (not wholly related to agriculture) and that the cesspool vehicles fall within this category of operation and do not therefore require a specific permission in their own right. The application for the Certificate was submitted on 24th December 1993, but to date remains invalid due to non payment of a fee.

At this stage I cannot say whether or not the Certificate will be granted but there does appear to be some merit in the applicants claims. Although I have every sympathy with Mr Harris the situation is that there appears to be insufficient grounds at this stage to sustain enforcement proceedings against either the use by cesspool emptying vehicles or the wider commercial use of the site. Under these circumstances therefore the question of a Stop Notice does not arise.

The situation will be clearer once the application for the Lawful Use Certificate has been determined. A refusal would clearly establish that enforcement proceedings could be taken, and the question then, would be whether such actions were warranted on amenity grounds. If they were, Mr Harris would have the opportunity of making his views known to the Planning Inspectorate in relation to any appeal against the Notice. I have to reiterate however that at this stage I am by no means certain that there has been a breach of planning control, or if there has, whether there are sufficient grounds to serve an Enforcement Notice.

In addition to the planning considerations, and investigations Officers of the Environmental Services Department have visited Mr Harris. I understand however that to date they have been unable to substantiate any claims of statutory nuisance. I understand however that Mr Harris has been asked to keep a record of activities to assist Environmental Services enquiries. Such a record could also be useful if enforcement proceedings were undertaken.

On the question of enforcement against the portacabin in relation to the resolution of the Plans Sub-Committee. I can advise that enforcement proceedings have been held in abeyance pending the resolution of the latest application for the portacabin (ref: H08/1067/93).

I trust this will enable you to respond to Mr Harris's letter, but I can confirm that I shall be "chasing up" progress on the application for the Certificate of Lawful Use, as this seems to hold the key to resolving this matter. Any undue lack of progress will be reported to Committee, in order that they may be aware of the situation and decide on appropriate courses of action.

Finally, Mr Harris has been in periodic telephone contact with my Department and is aware of the present situation.

N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Chief Executive

TO: Director of Planning and Building Control Services.

REF: CJS/JMB/PK/PL.6

REF:

DATE: 24th January, 1994

SUBJECT: NEW HAVEN, RISEGATE ROAD, GOSBERTON RISEGATE

I enclose herewith copy of a letter from Mr R G Harris of 12 Risegate Road, Gosberton Risegate relating to the above and should be grateful to receive your observations on the various points raised.

Chief Executive

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JAN 1994

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

12 Risegate Road
Gosberton Risegate
Spalding
Lincs. PE114EZ

Tel: 0775 750425

17th January 1994

Mr. C. J. Simpkins.

Dear Sir,

I trust this letter will reach you personally, and therefore I can expect to recieve a prompt and satisfactory reply to the questions I put to you, which members of your planning commitee seem unable to answer.

As you probably know an application made by I. Bates for permission to retain a portacabin, erected without planning consent, on the site adjoining my property, was turned down at a commitee meeting on 6th October last year. At this meeting he was also 'invited' to submit an application to use the site for operating cesspool emptying. He then re-applied for planning permission which was put to the commitee at thier meeting on 5th January this month. This was approved, subject to certain conditions, such as landscaping etc.. This does not change the situation which members of your commitee branded an eyesore two months previously. Neither does it change the fact that windows from the offices and toilet look directly into my kitchen, bathroom and conservatory.

NO Response needed

I understand my objection to this building in its present position is being dealt with by the planning commitee. But the subject of cesspool emptying vehicles does not appear to require the urgent attention I believe we have the right to expect.

When we purchased this property in June 1991 the adjoining premises were shown as a domestic dwelling and store. During the last year this has become a commercial business involving the emptying of cesspools and the repairing of vehicles at all hours of the day and night, together with the obvious noise and smells.

This has been disputed by the applicant

P-P ?

According to council regulations a certificate is required to enable a person to carry on a business such as this on the site in question. I understand an application has been submitted, but as yet not approved, so surely he is running a business without lawful permission, and a 'stop notice' should be issued immediately. The original two vehicles purchased from the Lincolnshire council have now increased to four, so the noise and nuisance expectation is unlimited.

Awaiting for Certificate

NO Enforcement Action yet

— Licencing Authority ?

We would very much like to move away from this invasion of our privacy. But not only has our property been de-valued by this cesspool emptying business, but who would purchase a home next door to it? We certainly would not have done.

Part of Lagoon use for Contaminated Liquids not Captured Solely to Agriculture

Will you therefore please advise me why the investigation which Mr Brian Smith informed me in August last, was being carried out, appears to have no conclusion, and to what length of time we have to suffer this situation. Also can you advise us as to whether the enforcement order issued at the refusal of the first application still applies?

yes.
But check with Bob Arthur

Yours faithfully

Mr R. G. Harris

Still ongoing
need time granted for enforcement!

May be resolved by Lawful Dev Certificate

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 DEC 1993 DR
Attention
DPO NSM
DDPO BS
IC AP
Action by
Nos.
Acknowledge YES/NO
SY
7/12

12. Riseqate Road,
Gosberton Riseqate,
Spalding.
4th Dec '93.

Ref. No. H08/1067/93

OBJECTION

Mr B. Smith

Dear Sir,

Referring To your letter dated 16th Nov regarding new application to ~~retain~~ Portacabin on existing site, I see no reason to change the original refusal whatsoever. The building is still an eysore, continuing to block light and windows looking into our conservatory, kitchen and bathroom. The fact that I Bates has planted Trees, I estimate will Take four years To mature, does not help our immediate situation.

May I also draw your attention to the Cesspool emptying Vehicles. Despite our number of Telephone calls, letters and meetings with Mr Roberts Mr Chapman and yourself I am still waiting for confirmation as to if and when a license was granted for I. Bates to operate

a commercial business from the adjoining yard. In his own letter to the planning Comittee, he admitted to the noise & smell we have to contend with, not only from the movement of vehicles but also from repairs being carried out in a workshop. From early morning till late in the evening.

I have persistently been told by ~~your~~ all three of your officers that these matters are being looked into surely over a period of five months, we are entitled to answers to our questions.

Yours faithfully
R. G. Harris.

...D.C. PLANNING DEPT.
RECEIVED
25 APR 1994 DR
Plan Nos.
Acknowledge YES/NO
By SC
Date 25/4

174 Station Road
Sawtree
Spalding
Lincs. PE11 4DG

DJR/JJH08/1067/93
Ref. Further Landscaping details

Variety to be used on portacabin
(climbing)
Cirrhosa

This is an evergreen, green/yellow to be set in soil at position shown on plan of portacabin.

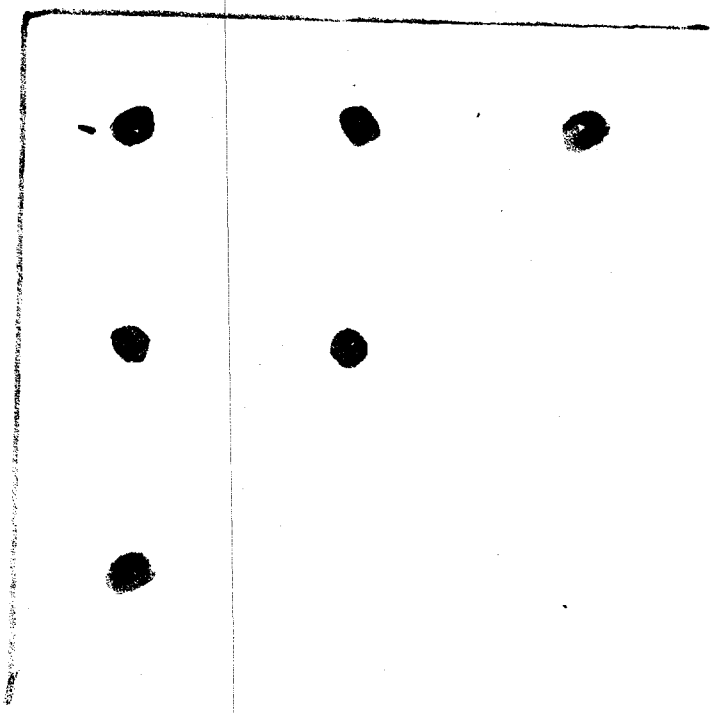
4 plants
Size 2 LT. potted 70 cm plant, to be set up trelexing.

Varieties to be used on 2 corner screening points as shown on plan, potentilla (2 ltr potted 45 cm high) 6 plants.

Hebe Elliptica variegata (2 ltr potted 30 cm. high) 6 plants.

3 off each variety to be set in soil at each screening point. See example.

3 LITR CORNER
SCREENING



2 VARIETYS TO
BE SET AT 1 MTR SPACING
50 cm FROM BORDER

Mr I Bates,
174 Station Road,
Surfleet,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1067/93

14 Jan 1994

Dear Sir,

RETENTION OF PORTACABIN
NEW HAVEN, RISEGATE ROAD, GOSBERTON RISEGATE.

The above application was considered by the Councils Planning Committee meeting on 5th January 1994. It was resolved that the Director of Planning be authorised to approve the application, subject to negotiating with the applicant the relocation of the portacabin and the provision of a close boarded fence on the boundary of the application site, the application to be referred back to the Planning Committee for further consideration if such negotiations prove unsuccessful.

I would be pleased if you would contact me to discuss the matters raised by the Committee resolution.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

● ACORN playgroup youngsters have fun with the sand box. (K31/16)

ACORN YOUNGSTERS GET BUSY

ACORN Playgroup youngsters have been getting stuck into the New Year by working on a winter theme.

The playgroup, based at Whaplode School, caters for youngsters from two and a half to primary school age. The children started back only at the beginning of last week but have already been busy cutting out bird shapes and decorating them.

Next they will be shown how to make bird feeders.

Deputy supervisor Sarah Woodrow said: "The idea of making the bird feeders is to encourage the children to feed the birds at this time of year."

The playgroup has about six playleaders all of who have undergone specific training related to work with a playgroup.

One or two playgroup places are available and anyone interested in finding out more should contact Sarah Woodrow on Holbeach 425485.



RIGHT: Kimberley Hanson (3) and Melissa Futter (3) make birds for winter project. (K31/11)

involvement in school management.

But the inspectops' report earmarke for improvement which included:

- below average results in public nations;
- low standards of learning;
- badly managed timetables for th riculum (a major review of timetabl fact in progress);
- implementing a staffing str which reflects the school's reduced siz

Commenting on the report Mr Barto "I want this to be a really good scho the people in this area can be proud of.

"I came here just over a year ago and time to understand what the problems It was obvious there were problems be numbers were going down.

"The inspection report hasn't told m thing that I didn't already know. We are our utmost to improve things.

"The inspectors have highlighted c things and we will get those done. In cases things are already happening to m in that direction.

"The school has come a long way i past year. It has made big strides in impr the education it offers its pupils. It is aware that there is still a lot of work done."

The last year has seen an extra £3,500 on books for the library and an extra £1 on computer equipment for Inform Technology.

Funding for teaching books has incr and improvements are underway in a ough review of the timetable for nationa riculum teaching.

The school is also considering strateg improving learning in all subject areas.

EVENING BURGLARY

JEWELLERY worth £600 was stolen from a house in Cross Street, Spalding between 8.30pm and 11.45pm Thursda



THE WEDDING BOUTIQUE
5 Ayres Drive,
Stanground,
Peterborough
PE2 8JS
TEL:
(0733) 897897
1466M

Gosberton 'mobile': Ye

A GOSBERTON Risegate businessman has at last been given the go-ahead to site a mobile building in Risegate Road.

But South Holland planning committee on Wednesday said permission would be subject to Mr I Bates coming to an agreement with district council officers over a landscaping scheme for the site.

Members heard the plans had been refused once before because they felt the building would be "seriously detrimental" to the surrounding area and an adjoining home.

At that stage the building had already been erected, and the council began enforcement proceedings to get it removed and had discussions with Mr Bates over possibly movir building.

Members heard he was unwilling to the building but was considering applyin a Certificate of Lawful Development t the site for cesspool emptying vehicles.

Director of planning Mr Brian Smith "The landscaping must offer protectio still allow light to get to the area and some degree of privacy."

A neighbour had objected to the "eye mobile building which he claimed w overlook his property. He said there w also be noise and smell from vehicle n ment and repairs.

Lincs Free Press 11th January 1994 11

TUESDAY 11 JANUARY 1994 LINCOLNSHIRE FREE PRESS

LATE OBS: Offr DR Date. 23/12
Salient points highlighted

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.12.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H08/1066/93
H08/1067/93
Bates, Risegate Road, Gosberton Risegate

I write in response to the above and would confirm that a further complaint has been received regarding overspray from the cleaning of commercial vehicles on the site. Whilst I am at present unable to substantiate this assertion, the scenario is inevitably a consequence of this type of compatible land use. Could you confirm whether the gully tanker operations on this site are authorised and is the purpose of recladding the building associated with any proposed intensification of activities on the site?

pp Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
21 DEC 1993 DR

Dec.15th 1 993

South Holland District Council
Planning Dept

Attention Mr Roberts

Dear Sirs

Ref Planning Porta Cabin 10a Risegate Road

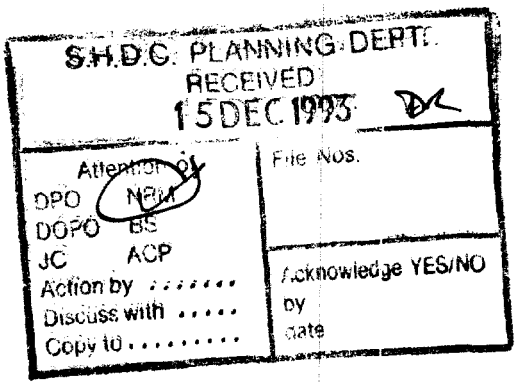
If my planning application is successful, the Trees will be Lopped at 3 to 4mtrs. in height.

If not successful, they will be allowed to grow to the natural height, to provide Maximum Screening.

Thank you

I.R. Bates

p.p. I.R.Bates



BRI. SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla[illegible] & Building Control Department.
Co[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1067/93

Applicant: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Agent: I Bates
174 Station Road
Surfleet
Spalding
Lincs

Description: Portacabin

Location: New Haven Risegate Road
Gosberton Risegate Spalding, Lincs

Type: FULL

Date received: 10-NOV-93

16-NOV-93

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

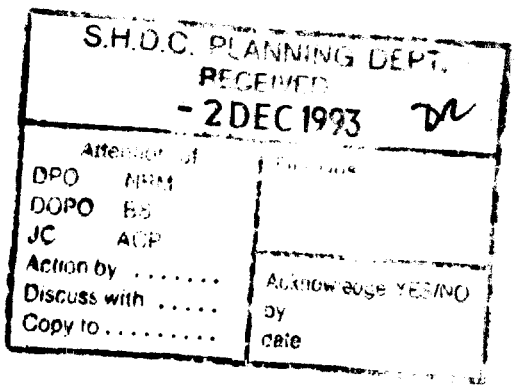
As applications can be determined under delegated powers in many cases, please let me know by 23-NOV-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

Signed:

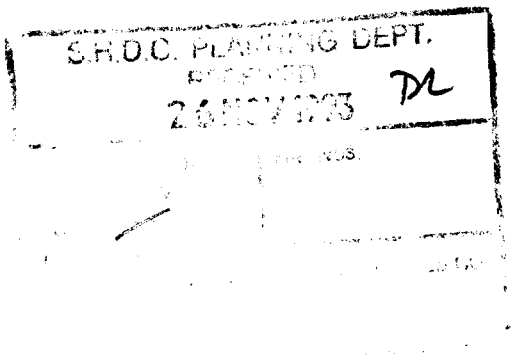


NRA

National Rivers Authority
Anglian Region

Our Ref: GT. 93/1/SH/0312
Contact: G. Thornalley

Date: 22nd November 1993



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

Dear Sir,

Planning Application No. H08.1067.93

Proposal: **PORTA CABIN**
Location: **NEW HAVEN, RISGATE ROAD, GOSBERTON**
Applicant: **I BATES**

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

Yours faithfully

R F Morgan
Planning Manager

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1994 92
Attention of
PO
CPO
C ACP
Action by .....
Action date .....
File Nos.
Please Minute
Acknowledge YES/NO

174 Station Road
Surfleet
Spalding
Lincs. PE11 4DG

17.1.94

Ref: D/P/H/J-H08/1067/93

Dear Sir

I will conform to your advice and heighten the boundry fence between the portacabin and my neighbours property up to 3mtrs. I will also move the cabin 1.5mtrs forward and 1mtr. onto my yard. This will give the trees (hedge) 7ft. in width for growing, my nursery man tells me these trees will grow up to 3ft. of new growth each year. They are all replanted out of 25ltr. pots and should not stop growing. The one window left looking onto my next-door neighbours property I will board up.

I trust there will be no further delay in issuing my planning consent.

Yours faithfully

Phoned typ. 9/2/94

See day book note.

Mr R C Harris,
12 Risegate Road,
Gosberton Risegate,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1067/93

23 Nov 1993

Dear Mr Harris,

APPLICATION FOR PORTACABIN, GOSBERTON RISEGATE.

Further to my visit of last Friday when we discussed the above application. As promised I enclose a list of Planning Committee Members.

During our discussion you expressed concern over the eventual height of the newly planted leylandii hedge. I shall be raising this matter with the applicant and suggesting that the hedge be maintained at 3 metres in height. I cannot guarantee however that the applicant will agree to this.

We also discussed the question of noise monitoring and I suggested that you contact Mr Chapman of the Councils Environmental Services Department to make arrangements for a further visit. Regarding the general use of Mr Bates site, I advised that this situation was by no means clear, and I shall be writing to him further on this matter.

I await your written comments in respect of the latest application and confirm that these will be taken into account before a decision is reached.

I hope this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr I Bates,
174 Station Road,
Surfleet,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1067/93

22 Nov 1993

Dear Sir,

APPLICATION FOR PORTACABIN, GOSBERTON RISEGATE.

Further to our recent telephone conversation. This is to advise that Mr Harris has expressed concern over the stated height of the leylandii hedge adjacent to his property. I have to say that 7 metres does seem excessive, if the aim is to screen the portacabin from the neighbouring bungalow. May I suggest that the hedge be trimmed and retained at 3 metres.

Regarding the use of the site for use by cesspool emptying vehicles. Following the refusal of the previous application for the portacabin the Committee resolved that you be invited to submit a separate planning application in respect of the cesspool emptying vehicles. We have discussed this over the telephone in relation to an application for a Certificate of Lawful Use. This may be appropriate if you can demonstrate that the use is lawful.

May I request however that you submit an application to cover the cesspool emptying vehicles in order that this matter may be addressed in accordance with the Committee resolution.

I look forward to hearing from you on the matters raised.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

File note 1067/93
19/11/93

Met Mr. Hanni: viewed potential from his dwelling.
Main concern: privacy: value: loss of daylight: general use of yard → nuisance.

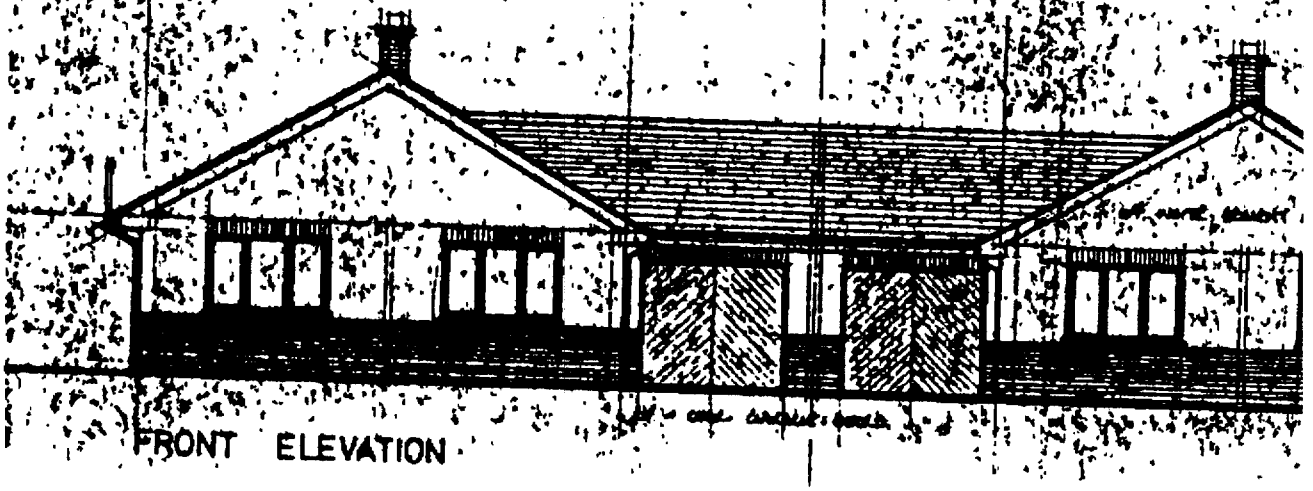
Long chat - advised consent typ. would be determined on its merits in light of consultee comments: He must appeal —.
Advised that privacy problems may be overcome.
He mentioned that Local councillors could not/would not act on his behalf - I undertook to supply list of Planning committee members.
+ write to Mr. Bates re. height of hedge (to retain at 3m) to prevent excessive overshadowing.
Problem with E.C. & previous Noise monitoring: & advised him to contact 'Health' again re. nuisance.
+ mentioned other typ. to re-clad building.
+ Advised I would contact typ. re. "Out of Control use"
+ Advised (at his request) that C.X. was "alone" from smoke

Guess Scale 1:125

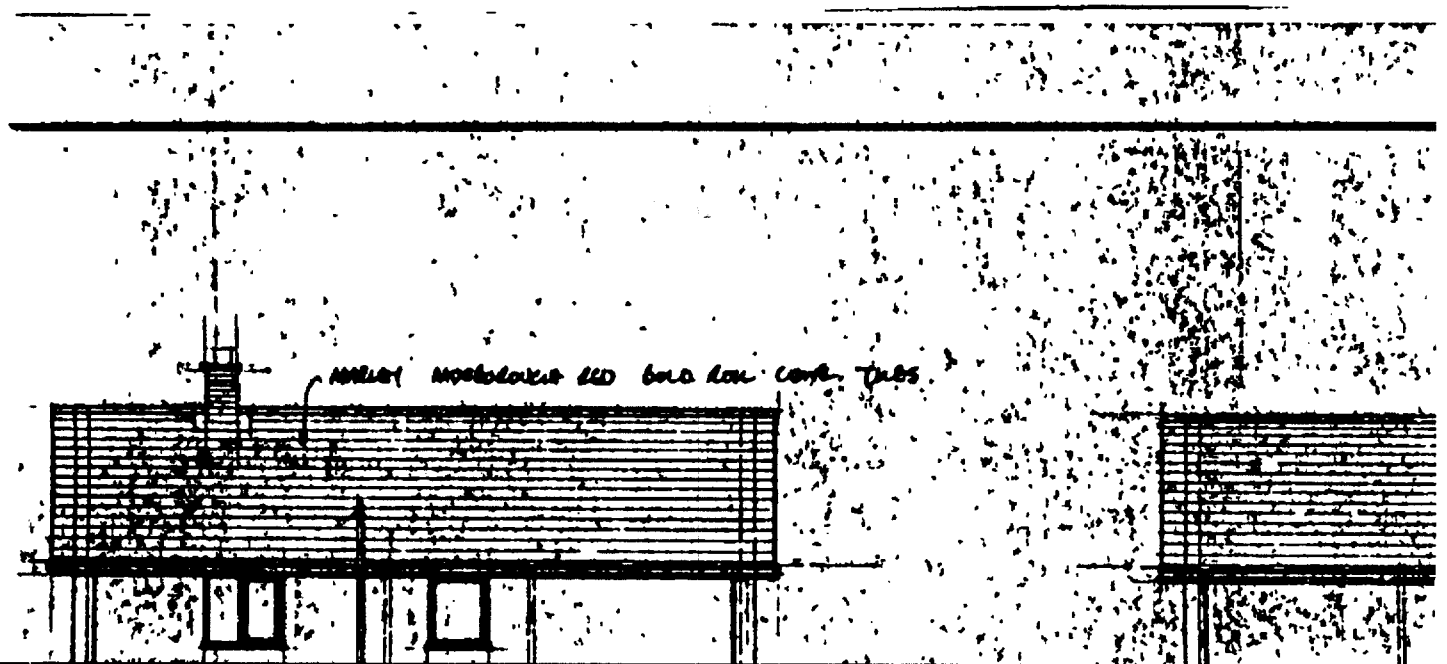
7½m

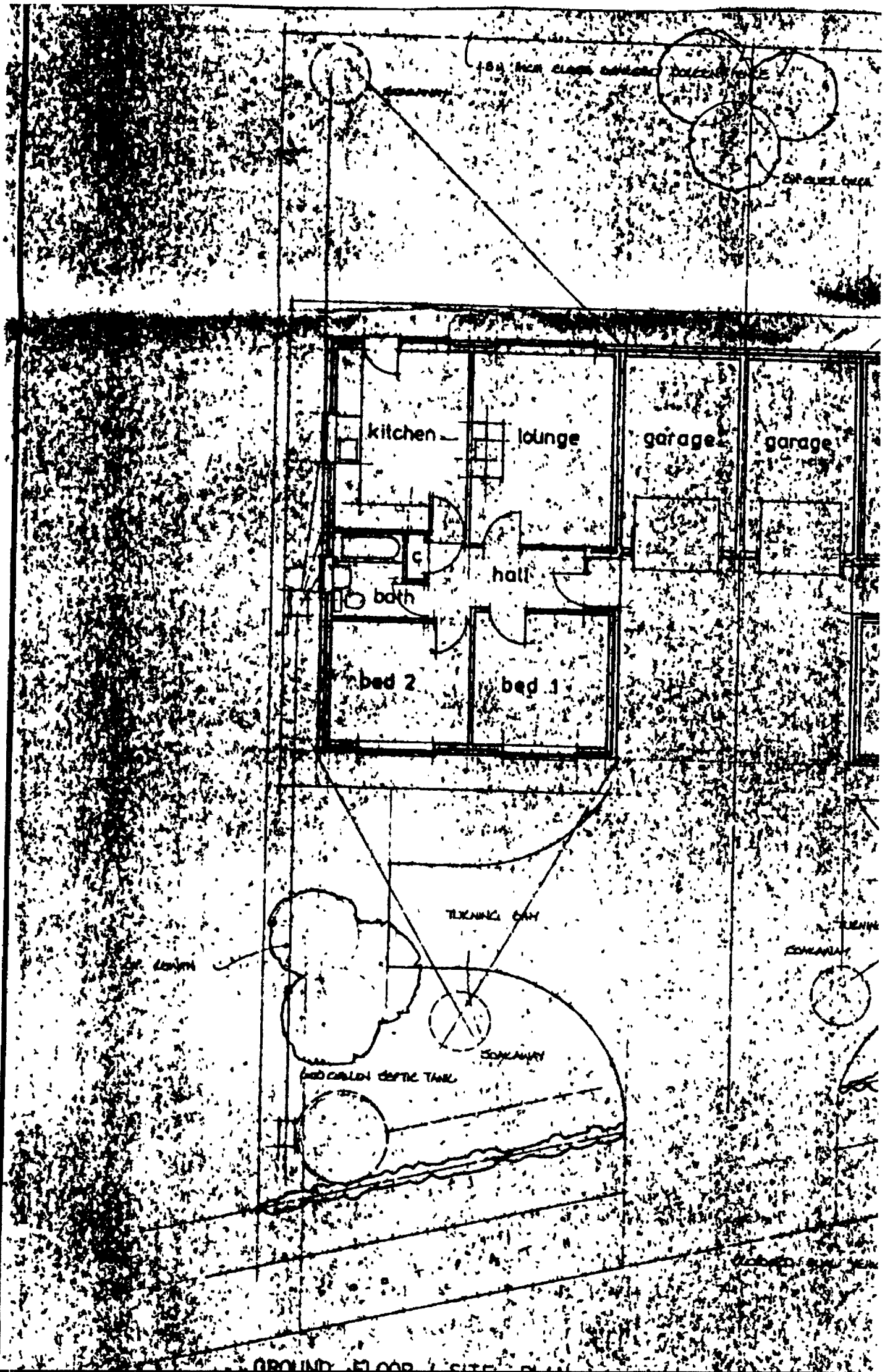


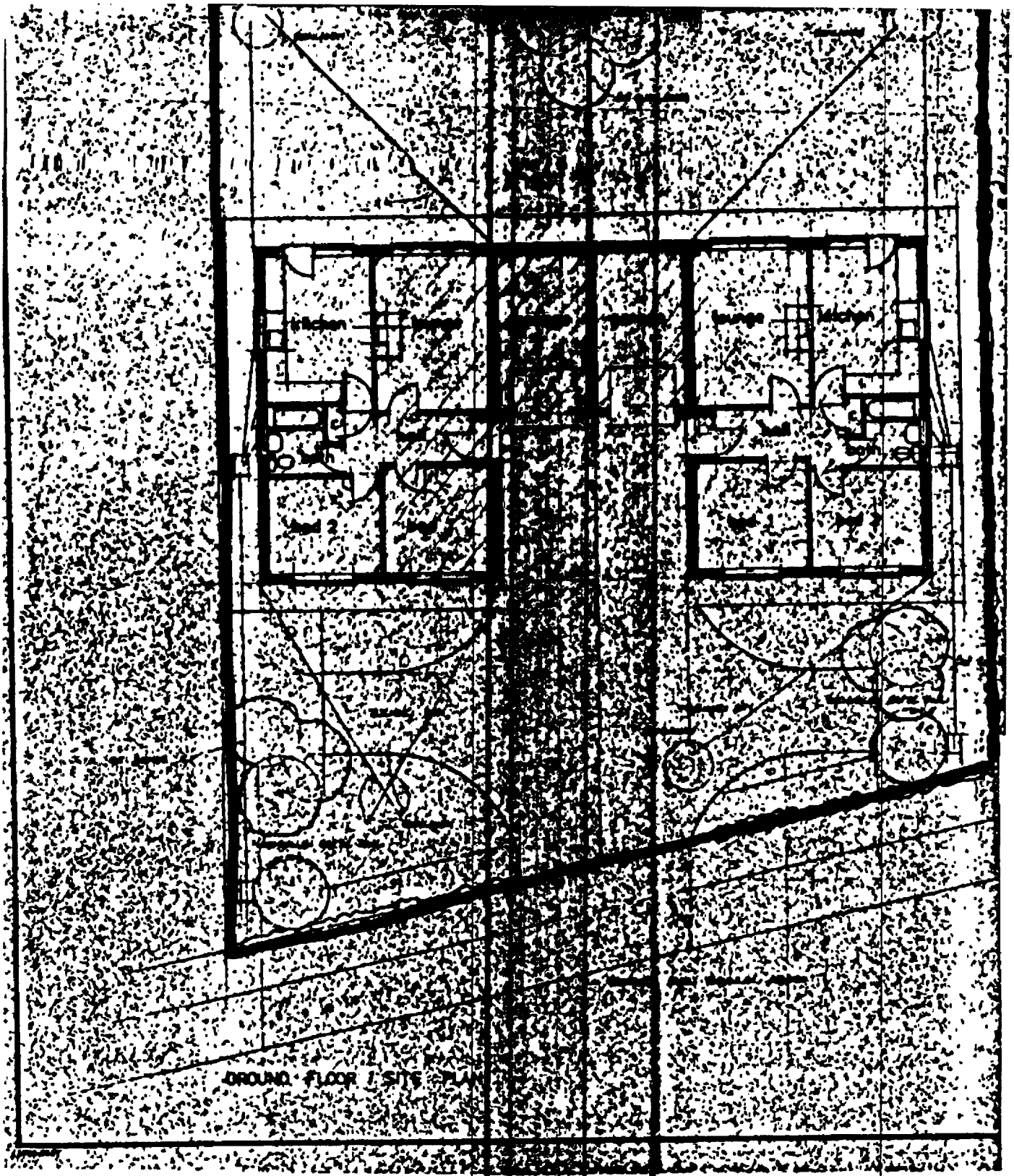
REAR ELEVATION



FRONT ELEVATION



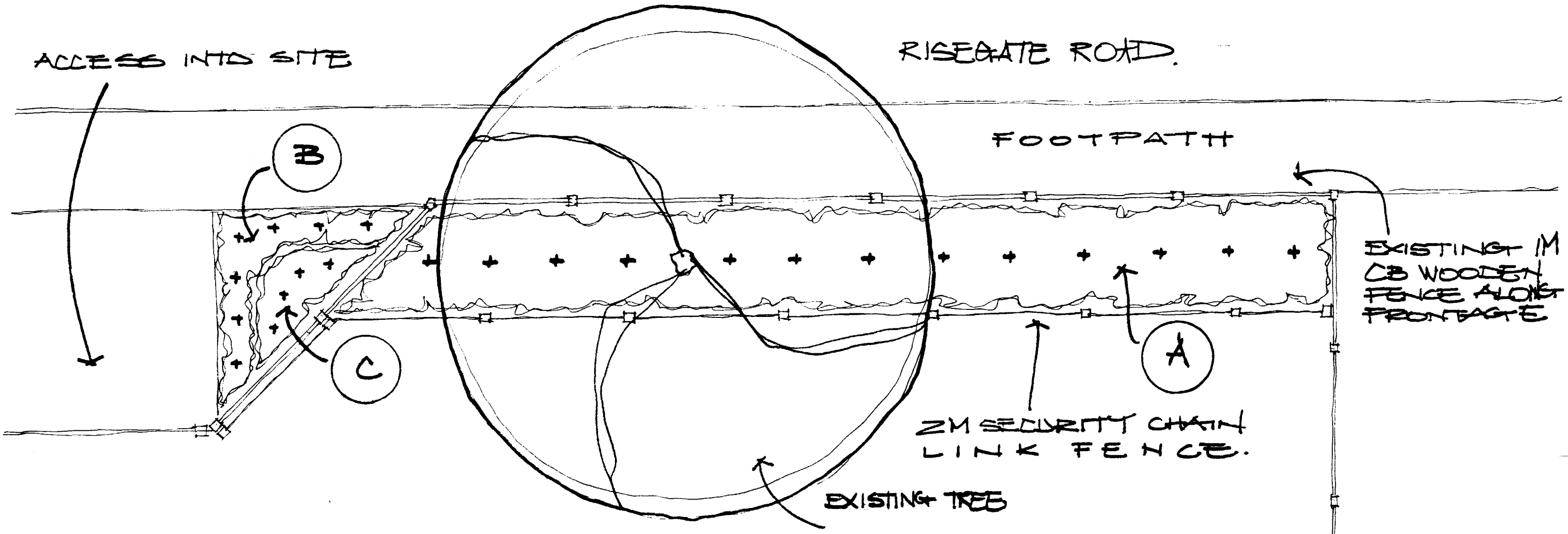

kitchen
lounge
garage
garage
C
hall
bath
bed 2
bed 1
SOAKAWAY
2000 GALLON SEPTIC TANK



H8/393/86

1:125

H/38/1067/93 – SUGGESTED LANDSCAPING DETAILS TO SITE AT GOOSEHILL RISEGATE FOR MR. I. BATES.



PLANTING SCHEDULE —

A. THUJA PLICATA 'ALREA'
13 N° AT 900mm CENTRES. 3L POT 45-60cm.

B. PRUNUS LAUROCERASUS 'OTTO LUYKEN'
7 N° AT 600mm CENTRES. 2L POT 30-45 cm.

C. ELAEAGNUS PUNGENS 'MACULATA'
4 N° AT 600mm CENTRES. 3L POT 40-60 cm.

CLIMBING PLANTS ON PORTACABIN —
4 N° CLEMATIS CIRRHOSA 2L POT 70cm.

ACCEPT AS ADOPTED PLAN.

MR I. BATES

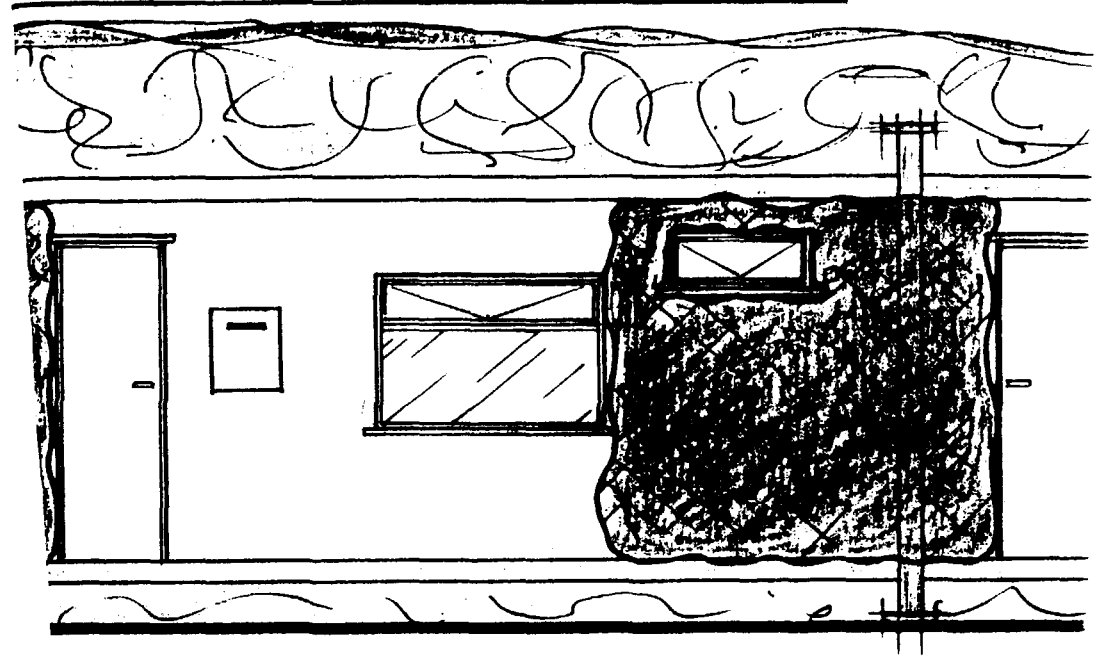
DETERMINED PLAN

SCALE 1:50

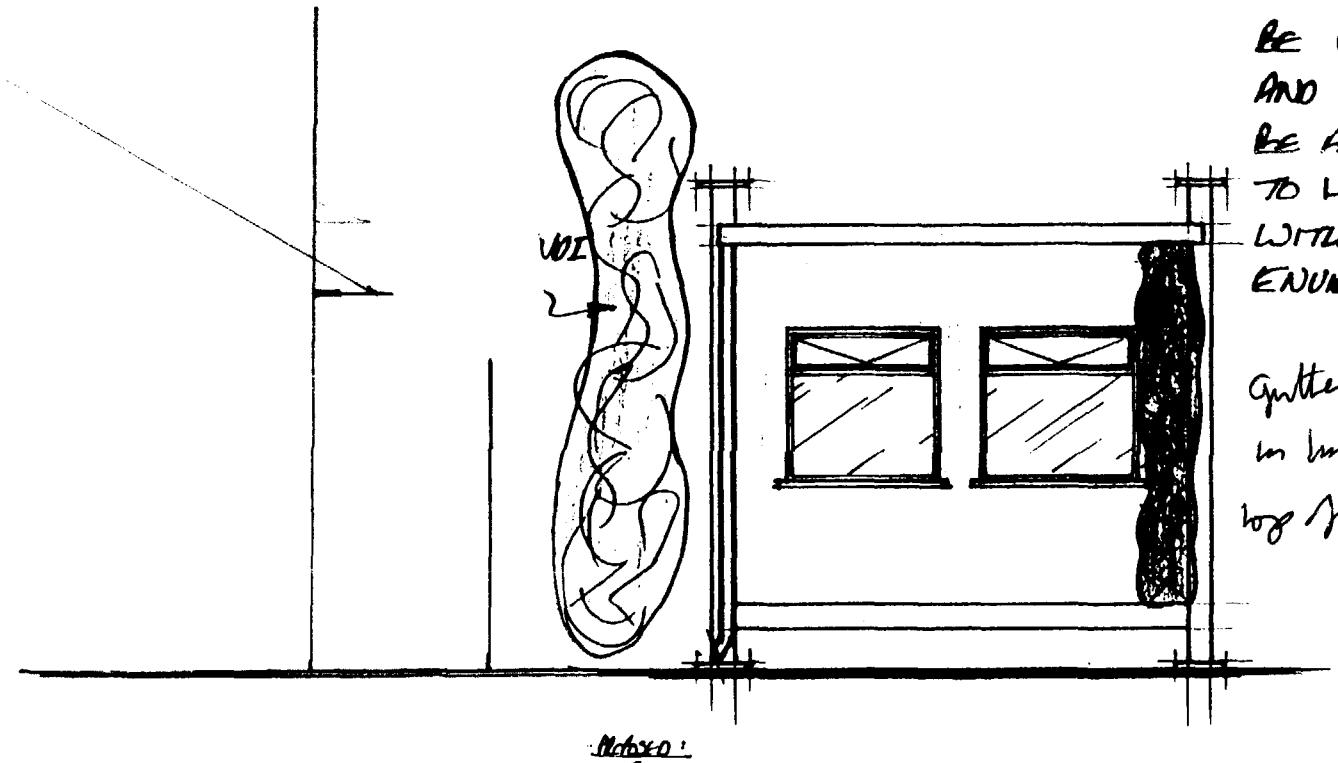
166.

S. [illegible] C. PLANNING DEPT.
RECEIVED
- 4 JUL 1994
File Nos.
DPC [illegible]
DOPC SS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

OPOSED CLIMBING PLANTS . SCALE 1:50.



OF ABITA-CABIN.



NOTE:

PARTS OF ABITA BE COVERED BY AND CLIMBING. BE ALLOWED TO HELP CABIN WITH SURROUN ENVIRONMENT.

Gutter approx in line with top of Portacabin

FRONT ELEVATION OF ABITA-CABIN

KOAD. CROSBERTON RISCIATE

RISCIATE ROAD

PUBLIC FOOTPATH

PROPOSED:
SECURITY CHAIN LINK FENCE.
2M. HIGH.

PROPOSED:
APPX. 3M OF SHRUBBERY
TO BE PLANTED IN COPPICE.
1½M HIGH.

PROPOSED:
CLIMBING PLANTS TO BE SET. AND
TRELLIS FIXED. TO IMPROVE APPEARANCE
FROM STREET.

EXISTING:
ADULTA CABIN.

10M.

.3 M.

UNMEASURED SPACE

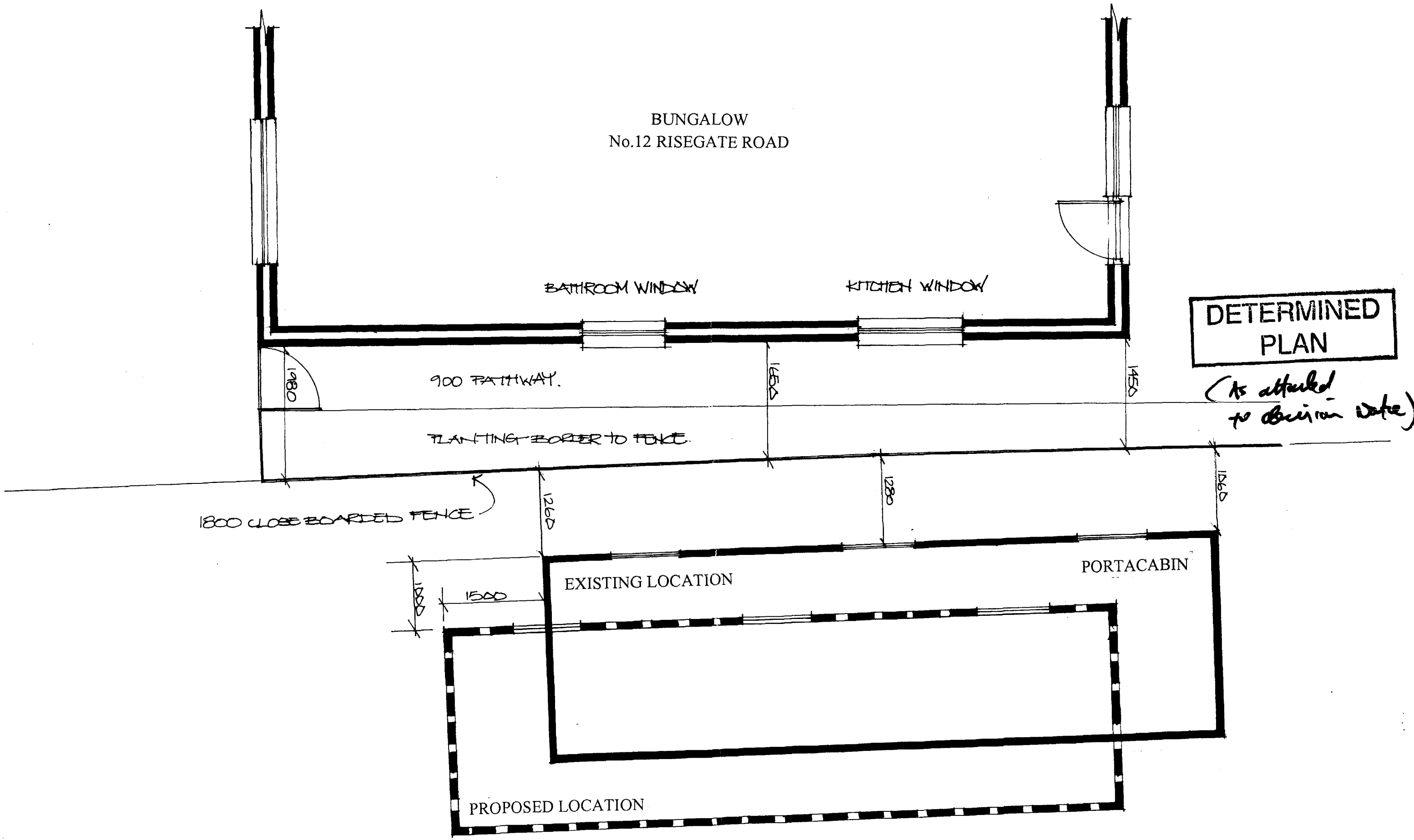
UNMEASURED SPACE

WORKSHOP AND STORAGE

ACCESS TO ROAD

1067/93

RETENTION OF PORTACABIN
AT NEW HAVEN
RISEGATE ROAD
GOSBERTON RISEGATE

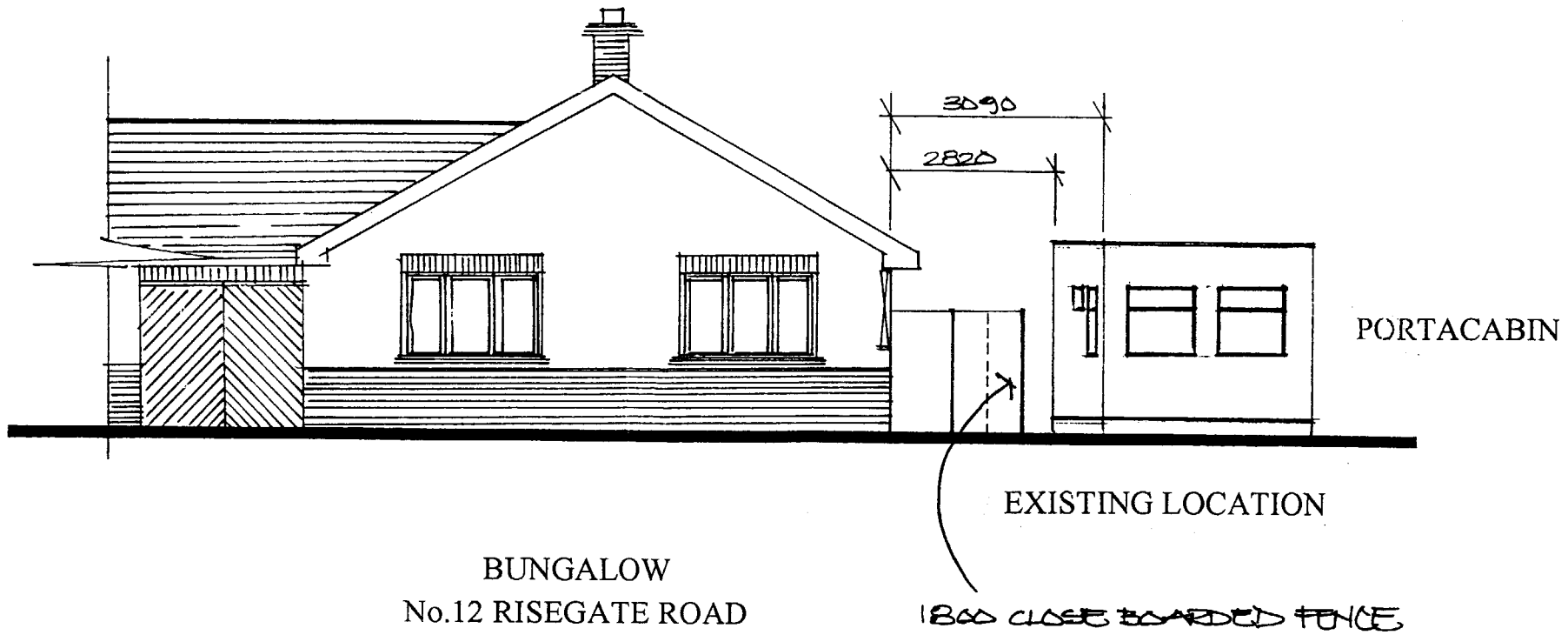


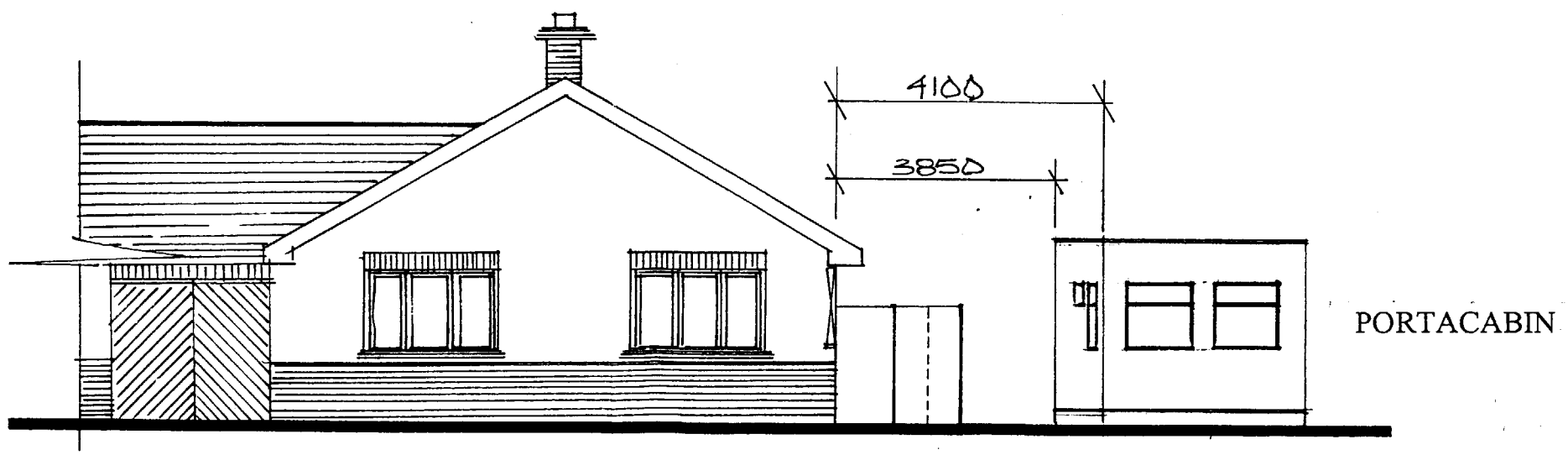
DETERMINED PLAN
(As attached to decision date).

PLAN - SCALE 1:50

RETENTION OF PORTACABIN
AT NEW HAVEN
RISEGATE ROAD
GOSBERTON RISEGATE

1067/93





DETERMINED
PLAN

SECTION - SCALE 1:100

M. BATES AGRICULTURAL CONTRACTORS. 10 A RISECLIFFE ROAD. CLOSEBURTON RISECLIFFE

RISECLIFFE ROAD

PUBLIC FOOTPATH

APPROXIMATELY 22 METRE FOOTAGE ONTO RISECLIFFE ROAD.

PROPOSED:
NEW GATE TO BE FITTED TO MATCH FENCE. 2M HIGH

PROPOSED:
APPX. 2M OF SHRUBBERY TO BE PLANTED IN CORNER. 1½M HIGH.

PROPOSED:
SECURITY CHAIN LINK FENCE. 2M. HIGH.

PROPOSED:
APPX. 3 MT OF CORNER TO BE TAKEN IN SHRUBBERY. 1½ M. HIGH

EXISTING:
3FT PANEL FENCE.

EXISTING:
6FT PANEL FENCE

PROPOSED:
CLIMBING PLANTS TO BE SET AND TRELLIS FIXED. TO IMPROVE APPEARANCE FROM STREET.

NORTH.

SOUTH.

EXISTING:
THORN HEDGEROW. APPX. 2M. IN HEIGHT.

S1

EXISTING:
NORTH CABIN.

10M.

W1

PROPOSED:
ALL WINDOWS FACING ADJOINING PROPERTY TO BE REPLACED WITH OBSCURE GLASS.

PROPOSED:
25 LEYLANDII CCT EVENLY APART ALONG BORDER TO MAKE CABIN OBSCURE. (TOPPED AT APPX. 3M.) FROM JOINING PROPERTY.

3 M.

1.3 M.

SUPERSEDED
BUT RETAIN IN FILE.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1993
REF. 957/93

UNMETALLED SURFACE

UNMETALLED SURFACE

BOUNDARY.

WORKSHOP AND STORAGE

ACCESS TO ROAD

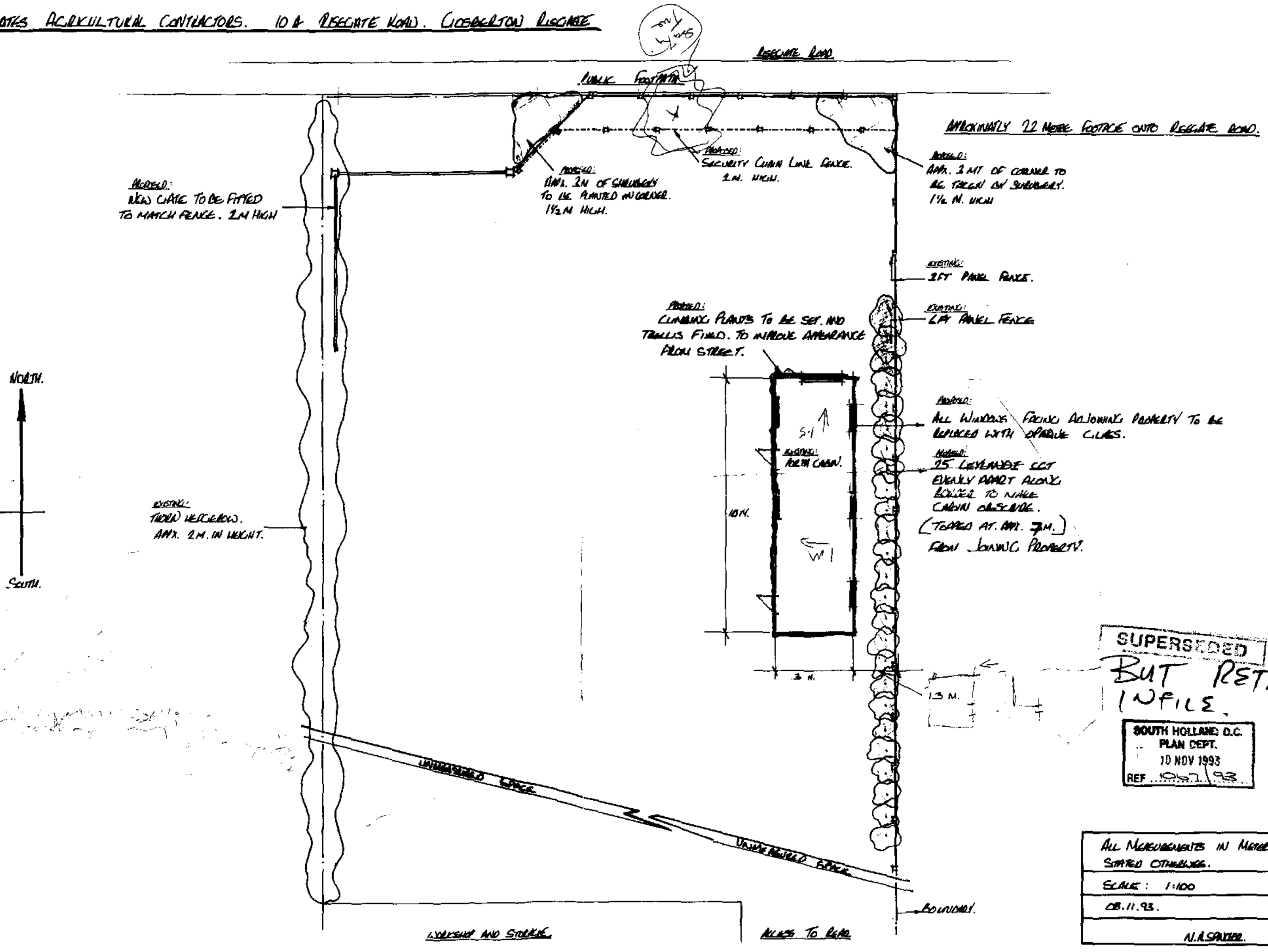
ALL MEASUREMENTS IN METRES UNLESS STATED OTHERWISE.

SCALE: 1:100

08.11.93.

N.A.SAUNDERS.

M. BATES AGRICULTURAL CONTRACTORS. 10 & REGGATE ROAD. COSBERTON REGGATE



SUPERSEDED
BUT RETAIN IN FILE.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1993
REF. 0571/93

ALL MEASUREMENTS IN METRES UNLESS STATED OTHERWISE.

SCALE: 1:100

08.11.93.

N.A. SAXTON.

SUPERSEDED
BY RETAINING WALL

M. BATES AGRICULTURAL CONTRACTORS 10 & RECLAIM ROAD CLOSE ALTON ALSECAME.

PROPOSED ALTERATIONS TO EXISTING PORTA-CABIN

PROPOSED:
ELEVATIONS SHOWING PROPOSED CLIMBING PLANTS. SCALE 1:50.

ALSO SHOWING PROPOSED LEYLANDII BUSHES



PROPOSED:
SOUTH ELEVATION OF PORTA-CABIN.

EAST ← → WEST.

PROPOSED LEYLANDII. APPX. 7M HIGH.

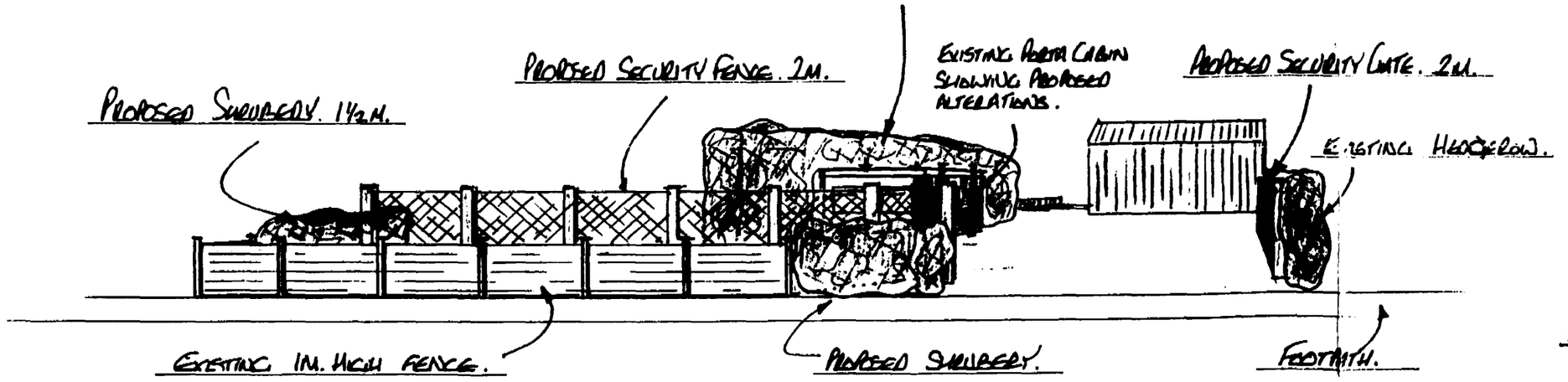
PROPOSED SECURITY FENCE. 2M.

EXISTING PORTA CABIN SHOWING PROPOSED ALTERATIONS.

PROPOSED SECURITY GATE. 2M.

PROPOSED SHRUBBERY. 1½M.

EXISTING HEDGEROW.



EXISTING 1M. HIGH FENCE.

PROPOSED SHRUBBERY.

FOOTPATH.

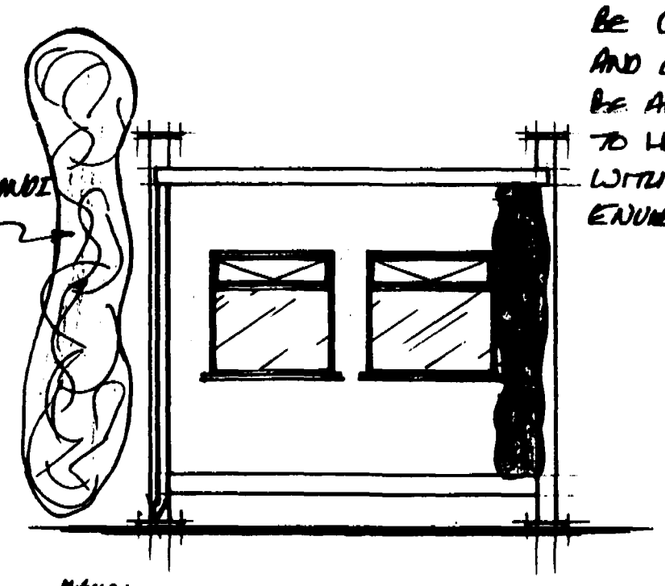
PROPOSED 'TOWN VIEW' ELEVATION:

CLIMBING: PROPOSED ALTERATIONS TO EXISTING PORTA-CABIN...
: VISIBLE AREA OF PORTA-CABIN...
: PROPOSED SECURITY FENCE...
: PROPOSED SHRUBBERY BEHIND CABIN AND...
: PROPOSED SHRUBBERY AT FRONT OF PROPERTY

ALL TO SCALE AND IN PERSPECTIVE BECOMING 1:100.

NOTE:
PARTS OF PORTA-CABIN TO BE COVERED BY TRELLIS, AND CLIMBING PLANTS TO BE ALLOWED TO GROW TO HELP CABIN BLEND WITH SURROUNDING ENVIRONMENT.

PROPOSED LEYLANDII BUSHES



PROPOSED:
FRONT ELEVATION OF PORTA-CABIN

NOTE:
PROPOSED LEYLANDII BUSHES TO BE SET (X 25) AND ALLOWED TO GROW UP TO 7 METRES HIGH TO SHIELD NEIGHBOURING PROPERTY FROM NOISE, AND UNSIGHTLINESS OF CABIN ETC...

DETERMINED
PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1993
REF ...1067/93...

ALL MEASUREMENTS IN METRES.
SCALE 1:100 / 1:50.
09. 11. 93.
M.A. SAUNDERS.

M. BATES AGRICULTURAL CONTRACTORS 10 A RECLAIM ROAD CLEETHORPES.

PROPOSED ALTERATIONS TO EXISTING PORTA-CABIN

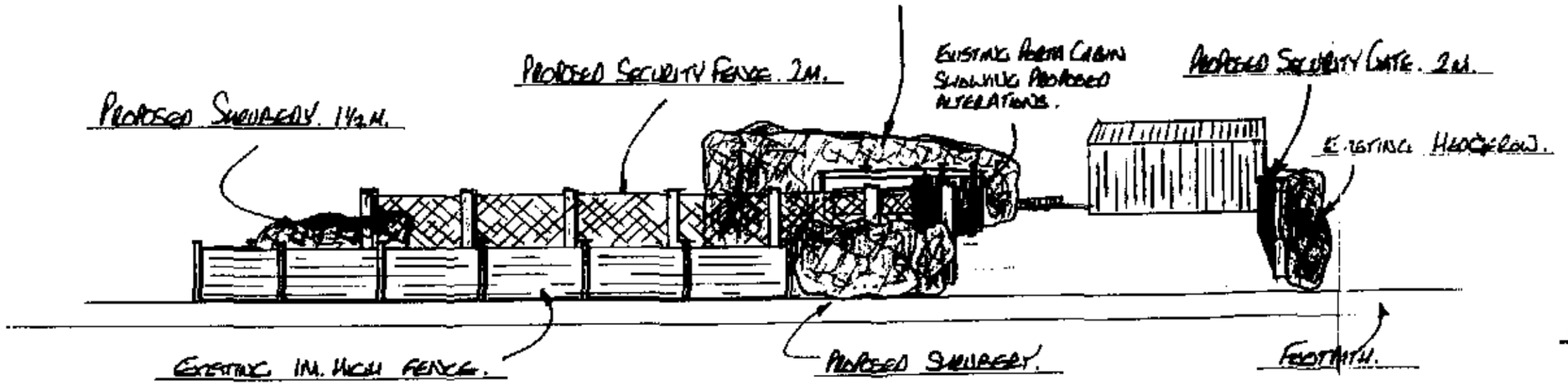
PROPOSED:
ELEVATIONS SHOWING PROPOSED CLIMBING PLANTS. SCALE 1:50.



PROPOSED:
SIDE ELEVATION OF PORTA-CABIN.

EAST ← → WEST.

PROPOSED LEYLANDII. APPX. 7M HIGH.

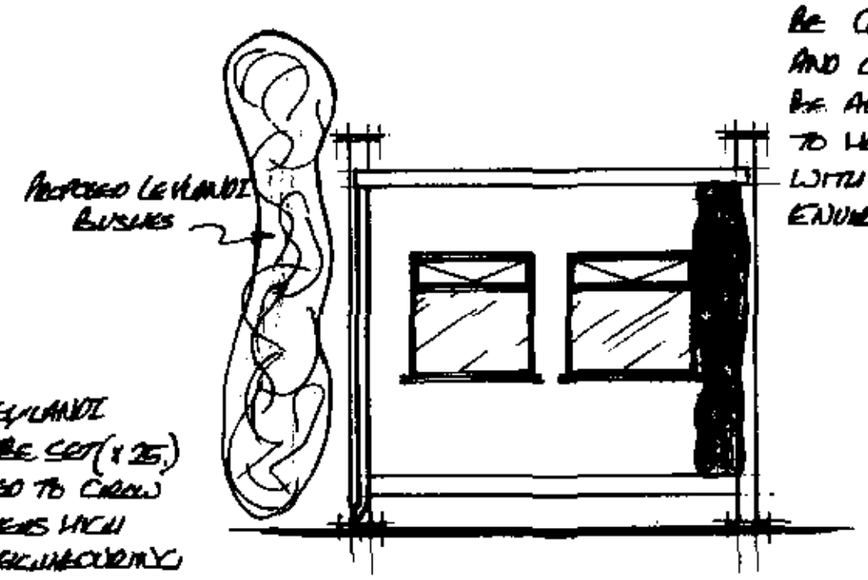


PROPOSED 'TOWN VIEW' ELEVATION:

CONSISTING: PROPOSED ALTERATIONS TO EXISTING PORTA-CABIN...
: VISIBLE AREA OF PORTA-CABIN...
: PROPOSED SECURITY FENCE...
: PROPOSED SHRUBBERY BEHIND CABIN AND...
: PROPOSED SHRUBBERY IN FRONT OF PROPERTY.

ALL TO SCALE AND IN PERSPECTIVE BEGINNING 1:100.

NOTE:
PROPOSED LEYLANDII BUSHES TO BE SET (± 25') AND ALLOWED TO GROW UP TO 7METRES HIGH TO CURTAIL NEIGHBOURING PROPERTY FROM NOISE, AND UNSIGHTLINESS OF CABIN ETC..



PROPOSED:
FRONT ELEVATION OF PORTA-CABIN

NOTE:
PARTS OF PORTA-CABIN TO BE COVERED BY TRELLIS, AND CLIMBING PLANTS TO BE ALLOWED TO GROW TO HELP CABIN BLEND WITH SURROUNDING ENVIRONMENT.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1993
REF ...1067/93.

ALL MEASUREMENTS IN METRES.

SCALE 1:100 / 1:50.

09. 11. 93.

M.A. SPANNER.

