Town and Country Planning Act etc

## DRAFT DECISION

Reference: H09/0300/93 Received:29-MAR-93 Type:FULL

Name: B Ayres Esq.,
T/A B Ayres
27 Damgate Road
Holbeach
Spalding, Lincs

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

Description: Erection of storage building and associated dwelling

Location : Damgate Road Holbeach
Spalding Lincs

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

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

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

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 Before any development is commenced, details (including position, species and height of planting) of an indigenous hedge along the south western boundary of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land which it is situated for a period of 5 years, beginning with the date of the completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to

reach a height of at least 1.5 metres.

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

5 Before any development is commenced, a scheme to provide screening along the north western boundary of the site (including details of type, position and height) shall be submitted to and approved by the Local Planning Authority and such a scheme as may be approved shall put into effect before the building hereby permitted is brought into use.

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

6 The staircase window on the north western elevation of the dwelling shall be obscure glazed and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 shall not be replaced with clear glass.

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

7 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

8 The turning and parking area shall be constructed and surfaced in accordance with details to be agreed in writing with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before either the storage building or dwelling are brought into use.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

9 Before the access is commenced to be used, the land between the existing highway boundary and the vision splay indicated on the plan accompanying the application (Drawing no. 9342/3 received by the Local Planning Authority on 29 March, 1993) shall be cleared of all obstructions exceeding 0.5 metres in height and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

10 Before the building is occupied space shall be provided within the site as shown on the submitted plan for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Damgate Road.

11 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

12 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

Your attention is drawn to the existence of a Section 106 planning obligation regulating the development hereby permitted.

29-JUL-93 AD check.....AJ 30/7

Authorised to issue (inc Delegation).....DC 30/7

+ CN12 Dictated

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H09/0300/93

Date Registered 29 MAR 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

B. AYRES ESQ.
T/A · B. AYRES.
27. DAMGATE ROAD
HOUBEACH.
SPALDING. LINCS.

Tel. No.

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

KENNETH CONLING DESIGN
STATION HOUSE
STATION STREET.
HOUBEACH. LINCS.

Tel. No. 0406 27126
(Personal contact name) KENNETH

COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

DAMGATE ROAD. HOUBEACH.
SPALDING. LINCS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT** REPLACEMENT OF EXISTING STORAGE BUILDINGS WITH 1NO UNIT + ERECTION OF DWELLING IN RESPECT OF BUSINESS USE.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £600.00 If you consider no fee is payable include a written explanation instead.

Signed... Date 25.3.93 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: ONE |
| (ii) Other new building(s) | ✓ | |
| (iii) Alterations or extension | | |
| (iv) Change of use | | |

4. A. If building works are proposed, please state extra floor space to be created: DWELLING 240 BUILDING sq. metres

B. Please state size of any new structure:- (a) max. height: 25' 6" 23' 6" to ridges metres
(b) max. length: 38' 0" 60' 0" metres
(c) max. width: 31' 6" 40' 0" metres

C. Please state type and colour of materials for facing external walls: STOCK BRICKS TO LIA REQS.

D. Please state type and colour of roofing materials. COXHILL COUNTY PANTILES

E. 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. Storage sheds and site of Roofing materials and Paint bag. field.

**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: DAMGATE
Will there be—
Individual access(es) ✓
New estate road ☐

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

**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 Soakaways

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 | NO | ➡ If so, **please give details in Part 6** |
| The proposal affects a listed building | NO | |
| The proposal affects a public right of way | NO | |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | 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. | NO | ➡ Date: Consultee(s) |
| Is this application related to a previous submission? | YES | ➡ Application No. H09/1164/88 |

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

## 7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete 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 240 sq. m. Previous total gross floor space 843 sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing 240 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? | NON on site as all work away from the site | | 10 full time 2 directors. 4 part time |
| 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. | N/A. | | |
| 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 | N/A. | | |
| Is the proposal related to an existing use on or near the site? | State Yes or No: YES | | |
| If so, please explain the relationship | Replacement of present old storage Buildings | | |
| 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. | take down to erect proposed (see block plan). | | |
| 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) | Vans are used for business purposes and these are taken home at nights by the employees. | | |
| 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) | delivery of stock materials 1 small lorry per week | | |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse? | NON | | |
| 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? | all G/F to storage Building thro' large doors. | | |

this full application is to rationalize OPP HOS/1164/88 because of the fact that more land is now available and the storage building and dwelling can be better located in respect of Dangate Road and to give much better turning and parking areas on site. NO OBJECTION TO A SECTION 52 AGREEMENT AS BEFORE WOULD BE GIVEN.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant~~ / Agent) Date 25/3/93

**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**

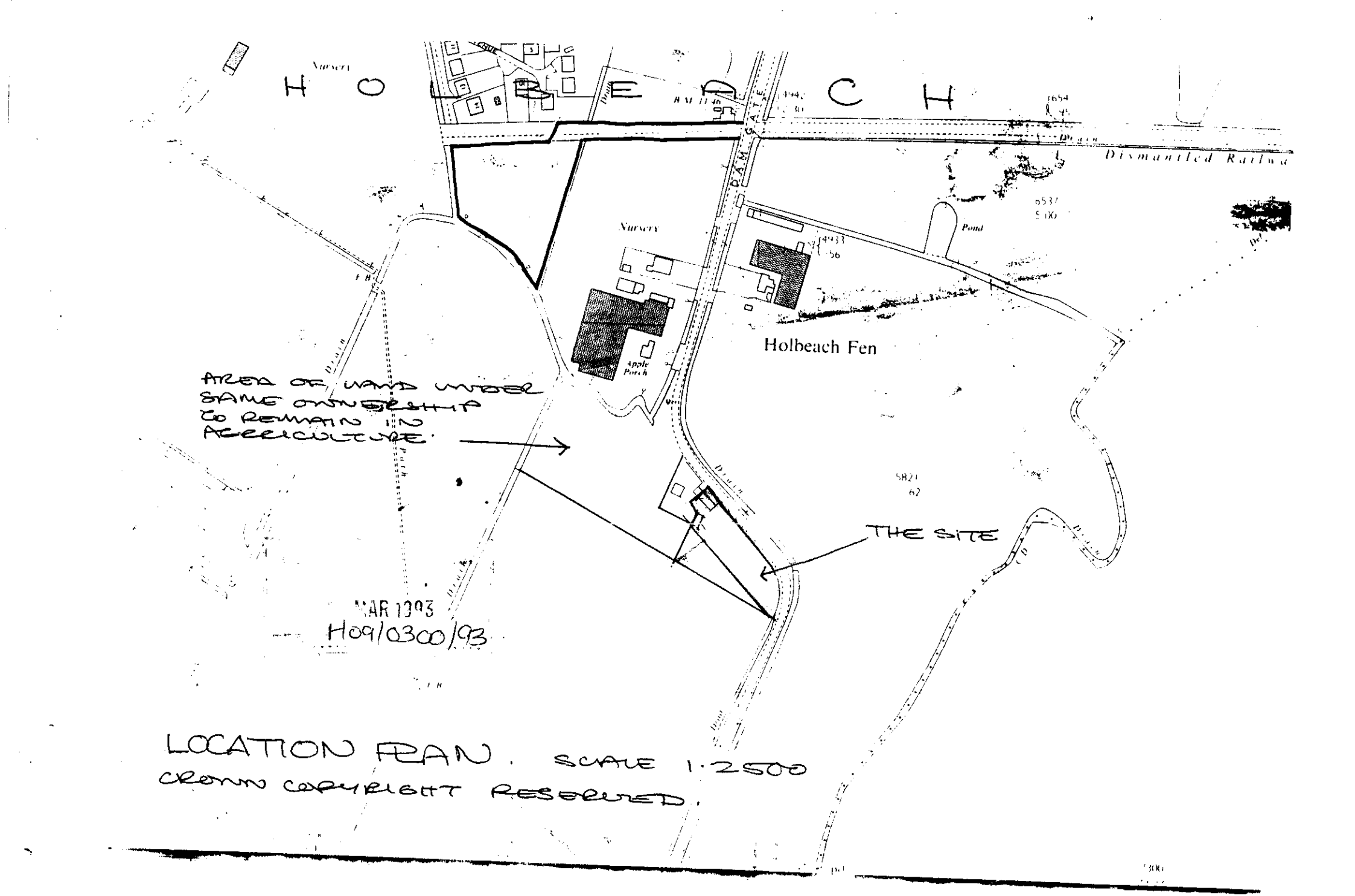
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are 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 ..... ~~(Applicant~~ / Agent) Date 25/3/93

**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 .....


H O L B E A C H
Nursery
Dismantled Railway
DAM GATE
Nursery
Pond
Apple Porch
Holbeach Fen
AREA OF LAND UNDER SAME OWNERSHIP TO REMAIN IN AGRICULTURE.
THE SITE
MAR 1993
H09/0300/93
LOCATION PLAN. SCALE 1:2500
CROWN COPYRIGHT RESERVED.

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Existing yard with buildings upon it. Material - site is presently in good. Have to work recommended has without hard behind

Inspected by DMc
Date 5/4

Notice posted by DMc
Date 5/4

Resident Notices required

Sent | Delivered

Case Officer Conclusions Recently Dromgate Rd } sent 7/4/93

---

## RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

*Conditions/Reasons*
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DPO Building Control DMC 26/7

SCHEDULE OF CONDITIONS

1 SC21 (Landscaping scheme).

2 SC27 (Implementation of planting).

3 Before development is commenced, details (including position, species and height of planting) of an indigenous hedge along the south western boundary of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land which it is situated for a period of 5 years, beginning with the date of the completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1.5 metres.
Reason: In the interests of the visual amenities of the locality.

4 Before any development is commenced, a scheme to provide screening along the north western boundary of the site (including details of type, position and height) shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall put into effect before the building hereby permitted is brought into use.
Reason: In the interests of the amenities of the locality.

5 The staircase window on the north western elevation of the dwelling shall be obscure glazed and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 shall not be replaced with clear glass.
Reason: In the interests of the amenities of the locality.

6 SC12 (Materials).

7 The turning and parking area shall be constructed and surfaced in accordance with details to be agreed in writing with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before either the storage building or dwelling are brought into use.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

8 Before the access is commenced to be used, the land between the existing highway boundary and the vision splay indicated on the plan accompanying the application (Drawing no. 9342/3 received by the Local Planning Authority on 29 March 1993) shall be cleared of all obstructions exceeding 0.5 metres in height and so maintained thereafter.
Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

9 F7 (Loading, unloading and parking).

10 B22 (Access and turning space).
Reason: B21.

11 SC54 (Machinery hours).

Note

1 Your attention is drawn to the existence of a Section 106 planning obligation regulating the development hereby permitted.

# 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

| | Requested | Sent |
|---|---|---|
| **Extra Publicity:** | | |
| Departure | ..... | ..... |
| Setting of LB | ..... | ..... |
| Public Right of Way | ..... | ..... |
| Discretionary | ..... | ..... |
| **Extra Consultations:** | | |
| Dept of Transport | ..... | ..... |
| Environmental Serv. | ..... | 02-APR-93 |
| LB/Cons. Area - Local | ..... | ..... |
| - Local & National | ..... | ..... |
| - English Heritage | ..... | ..... |
| Consultant: Name..... ..... | | ..... Order No ..... |
| Other: | ..... | ..... |

**Case Officer** DAVID GLANCEY **Recorded on board:**

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 600

Receipt Issued P3488

Date first Rec'd 29 [illegible]1993

## Registration

Reference H09/0300/93

Cross-Ref ~~f~~

Date 30/3/93

## Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 1

Floorspace ~~[illegible]~~ ~~M&S~~

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 600

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 170

OS No's

Grid ref 5 36500 3 34900

Ward H1

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1235

Linked to property

Ref

Planning Records:
Earlier apps 1164/88
3604/88
1193/57

B Reg Records:
Already submitted - Ref
Request
Requested

Checked 200m from site A pt

**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

## REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0300/93

Town and Country Planning Act 1990

## Approval required by Condition of Planning Permission

Reference: H09/1014/93 Received:25-OCT-93 Type:CONDITION COMPLIANCE

Name: B Ayres Esq
27 Damgate Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Landscaping, bricks and tiles and finish of drive and turning area (Conditions 2,5,7 & 8 of H09/0300/93)

Location : Damgate Road Holbeach
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number 9342/3C), received by the Local Planning Authority on the 10 November 1993.

sgd B SMITH
Director of Planning and Building Control Services

15-NOV-93 H09/1014/93

**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: H09/0300/93

Applicant: B Ayres Esq.,
T/A B Ayres
27 Damgate Road
Holbeach
Spalding, Lincs

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

Description: Erection of storage building and associated dwelling

Location: Damgate Road Holbeach
Spalding Lincs

Type: FULL

02-AUG-93

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mrs A Jeffery
43 Farrow Avenue
Holbeach
Spalding
Lincs. PE12 7DG

Mrs A Jeffery
Fenwinds - now Kammary Cottage
Damgate
Holbeach,
Spalding.
Lincs

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Com

# H09/0300/93

FULL

Applicant: B Ayres Esq.,
Tel:

Agent: Loweth Cowling Design
0406 22126 (Loweth)

Description: Erection of storage building and associated dwelling

Location: Damgate Road
Holbeach
Spalding
Lincs

---

Valid date: 29-MAR-93
Target dates:
To case officer 05-APR-93
Inspected by 12-APR-93
Extra contacts 19-APR-93
Report if not clear by 03-MAY-93

Terminal date: 24-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Clerk to Holbeach PC 0406 26739 | 02-APR-93 | 16-APR-93 |
| The Owner/Occupier, "Fenwicks", Damgate | 07-APR-93 | 21-APR-93 |
| Cllr N P Judge MBE 0406 330300 | 02-APR-93 | 16-APR-93 |
| Dir of Environmental | 02-APR-93 | 16-APR-93 |
| Site/Press Advert MIN | ~~06~~-APR-93 | ~~27~~-APR-93 |

L.C.C - CDS Attached fee £5 — 05 8/4/93 — 26

---

SITE DETAILS

Grid ref: 536500 324200
OS Sheets: 170 Parcel:

• **BRIAN SMI** 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

## H09/0300/93

FULL

Applicant: B Ayres Esq.,
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|---|---|---|
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| Cllr N P Judge MBE 0406 330300 | 02-APR-93 | 16-APR-93 |
| Dir of Environmental | 02-APR-93 | 16-APR-93 |
| Site/Press Advert MIN | 06-APR-93 | 27-APR-93 |

---

SITE DETAILS

Grid ref: 536500 324200
OS Sheets: 170 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

# M E M O R A N D U M

**FROM:** Director of Planning and Building Control Services

**TO:** Director of Administration

**REF:** DMG/LAB/H09/0300/93

**REF:**

**DATE:** 14 June 1993

**SUBJECT:** Section 106 Planning Obligation. Planning Application H09/0300/93 - Erection of Storage Building and Associated Dwelling, Damgate Road, Holbeach. (B Ayres Esq).

At the Planning Committee Meeting held on the 8 June 1993, it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to a Section 106 Planning Obligation to ensure that the dwelling shall not at any time be occupied other in connection with adjoining business use.

Accordingly, to enable you to prepare the Planning Obligation I enclose the following.

(1) Six copies of the relevant plan outlining the site of the dwelling in red and the site of the adjoining business in blue.

(2) A copy of the planning application form.

(3) Confirmation that the applicant is prepared to enter into such an agreement.

Director of Planning and Building Control Services

416. PLANNING APPLICATIONS (Continued)

(f) **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 |
|---|---|
| H16/0215/93<br>Broadgate Builders | Collector road to serve residential development at Wygate Park, Spalding. |

(Subject also to satisfactory negotiations with the applicant regarding the provision of a greater depth of land between the existing development and the proposed road, in order to allow an appropriate form of development on this area of land. It was also agreed that it be made clear to the applicants that the development adjoining the proposed road included on the submitted plans does not form part of the planning permission.)

| | |
|---|---|
| H18/0387/93<br>Mr & Mrs Smith | Condition compliance relating to details of roofing materials, fencing and landscaping (conditions 2, 3 and 4 of application H18/1312/92) at 43 New Road, Sutton Bridge. |
| H11/0422/93<br>Mr & Mrs S Watson | Reserved matters relating to bungalow and garage at Wisbech Road, Long Sutton. |

(It was agreed that the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to satisfactory negotiations with the applicant regarding the design and resiting of the proposed dwelling.)

(g) **Applications approved subject to Planning Obligations**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

| Plan No. and Applicant | Proposal |
|---|---|
| H09/0300/93<br>B Ayres | Storage building and associated dwelling at Damgate Road, Holbeach. |

(To ensure that the proposed dwelling is not occupied except by the owner, manager or an employee of the adjoining business premises.)

| | |
|---|---|
| H14/0329/93<br>Mr D R Hull | Dwelling for use within the business at Mill Green Road, Pinchbeck. |

(To ensure that the proposed dwelling is not occupied except by the owner, manager or an employee of the horticultural holding of which it forms an integral part and that planning permission H14/1719/88 is revoked.)

APPLICATION REFERENCE: H09/0300/93 DATE RECEIVED: 29-MAR-93

TYPE: Full

DESCRIPTION: Erection of storage building and associated dwelling

LOCATION: Damgate Road, Holbeach

APPLICANT: B Ayres AGENT: Loweth Cowling Design

---

REASON FOR COMMITTEE CONSIDERATION

Objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 JUN 1993

RECOMMENDATION

*That the Director of Planning & Building Control Services be authorised to grant permission subject to conditions and the applicant entering into a Section 106 planning obligation to ensure that the dwelling shall not at any time be occupied other than in connection with the adjoining business use.*

---

COMMENTS

1 Permission previously granted for replacement storage building and associated dwelling (now expired).

2 Present site includes additional "triangle" of agricultural land (approximately 0.07 hectare/0.2 acre). Not considered to be sufficient reason for refusal on policy grounds.

3 Residential amenity of neighbouring property not considered to be affected to such an extent as to justify refusal. No condition restricting hours imposed in respect of previous approval.

REPRESENTATIONS

Parish Council: Supported.

Environmental Services: No objections in principle, subject to the screening of the adjacent residential boundary and the tying of the dwelling to the business use.

Public: (summarised) Objection received from recent purchasers of adjacent property (Fenwinds).

Just discovered that applicant has submitted plans for house and a store.

Store shed will block a considerable amount of light to our back garden, etc.

House and store will block the view around which is already a very bad corner.

Proportion of agricultural land will be used for the building.

Applicants employees will be stocking up from the store between 6 a.m. - 7 a.m. every morning (have been told this by applicant). I am an RGN and work shifts at the hospital, so any extra noise will be intolerable.

Will no longer be a tranquil position.

Applicant: (summarised) Application to rationalise H09/1164/88 because more land is now available and the storage building and dwelling can be better located to give better turning and parking areas.

---

SCHEDULE OF CONDITIONS

1 SC21 (Landscaping scheme).

2 SC27 (Implementation of planting).

3 Before development is commenced, details (including position, species and height of planting) of an indigenous hedge along the south western boundary of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land which it is situated for a period of 5 years, beginning with the date of the completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1.5 metres.
Reason: In the interests of the visual amenities of the locality.

4 Before any development is commenced, a scheme to provide screening along the north western boundary of the site (including details of type, position and height) shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall put into effect before the building hereby permitted is brought into use.
Reason: In the interests of the amenities of the locality.

5 The staircase window on the north western elevation of the dwelling shall be obscure glazed and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 shall not be replaced with clear glass.
Reason: In the interests of the amenities of the locality.

6 SC12 (Materials).

7 The turning and parking area shall be constructed and surfaced in accordance with details to be agreed in writing with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before either the storage building or dwelling are brought into use.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

8 Before the access is commenced to be used, the land between the existing highway boundary and the vision splay indicated on the plan accompanying the application (Drawing no. 9342/3 received by the Local Planning Authority on 29 March 1993) shall be cleared of all obstructions exceeding 0.5 metres in height and so maintained thereafter.
Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

9 F7 (Loading, unloading and parking).

10 B22 (Access and turning space).
Reason: B21.

11 SC54 (Machinery hours).

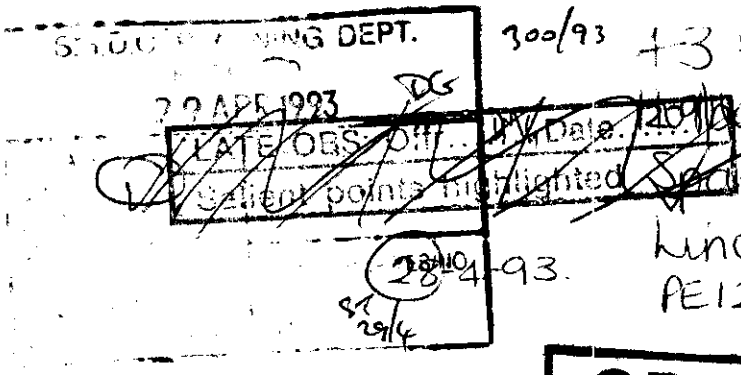
Note

1 Your attention is drawn to the existence of a Section 106 planning obligation regulating the development hereby permitted.

---

# 8th JUNE 1993 PLANNING COMMITTEE
## PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| Page No | Application Number | Case Offr | Instructions/ Decision |
|---|---|---|---|
| 1 | H05/0431/92<br>H Payne | DMG | Withdrawn. |
| 3 | H11/0488/92<br>T Betts | DMG | Non-Determined as recommended. |
| 4 | H14/0010/93<br>Empire World Trade | DJR | Deferred for site visit.<br>Obtain additional information from applicant. |
| 6 | H19/0152/93<br>Mr J Allen | DMG | Deferred.<br>Check whether site notice correctly positioned. |
| 9 | H14/0173/93<br>Mr N Purvis | DJR | Grant as recommended. |
| 11 | H16/0215/93<br>Broadgage Builders | DJR | DPBCS Authorised as recommended plus request applicant re-positions road.<br>Note on decision notice to emphasise road extention on submitted plans not part of planning permission. |
| 12 | H16/0276/93<br>J & A Tyrell | DJR | Deferred for site visit. |
| 14 | H13/0278/93<br>Mr & Mrs Spencer | DMG | Deferred for site visit. |
| 16 | H09/0300/93<br>B Ayres | DMG | DPBCS Authorised subject to sect 106 agreement as recommended. |
| 19 | H13/0312/93<br>DGM Properties | JB | Deferred for site visit as recommended. |
| 21 | H08/0316/93<br>Mr R Bates | PJU | Refuse permission as recommended plus additional reasons:<br>Would leave existing dwelling with cramped appearance contrary to amenity.<br>Accumulative effect of similar developments. |
| 22 | H14/0329/93<br>Mr D Hull | PJU | DPBCS Authorised subject to sect 106 agreement as recommended plus additional requirement to locate access as far to south as practical. |
| 23 | H02/0348/93<br>East Midlands Electricity | PJU | No objections as recommended. |
| 24 | H02/0349/93<br>East Midlands Electricity | PJU | No objections as recommended. |
| 25 | H23/0376/93<br>Whaplode Manor | DMG | Refuse as recommended. |
| 27 | H18/0387/93<br>Mr & Mrs Smith | DMG | DPBCS Authorised as recommended. |




43 Famous Avenue
Holbeach
Spalding
Lincolnshire
PE12 7DG.

**OBJECTION**

To whom it may concern,

My husband and I have recently been involved in the sale of the above property and the purchase of 'Fenwinds' (which will be re-named 'Kammany Cottage' Damgate Road, Holbeach, Spalding Lincolnshire. We are due to move on 14-5-93.

Unfortunately we have just discovered that Mr B. Ayres has submitted plans for a house and a store next door to what will very soon be our house!

We would like to put forward the following objections :-

After seeing the proposed plans:-

① The store shed being 12ft to the eves; and 20ft with the roof will obviously block a considerable amount of light to our backgarden etc.

②. The house and store will block the view around which is already a very bad corner.

③ A portion of agricultural land will be used for building!

④. Mr Ayre's employees will be stocking up from the store between 6am - 7am every morning (I have been told this by Mr Ayre) and I am an R.G.N. and I work shifts at the hospital so any extra noise will be intolerable.

⑤. It is an awful shame as we bought this property for it's tranqil position and now the proposed plans make us feel we have made the biggest decision of our lives!

We would be grateful if you would consider our objections

Jeffery.

(MRS AMY JEFFERY)

DPO

# SOUTH HOLLAND
# Internal Drainage Board

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

Please contact: Mr. Staines Tel. Holbeach (0406) 24933
Fax: (0406) 26501

LATE OBS: Off. D.M.C. Date. 4/5
Salient points highlighted

Our Ref. RS/PA-F/300/93/JAM Your Ref. Date 26 April 1993

Dear Sirs,

**FULL PLANNING APPLICATION - B. AYRES, ESQ.**
**STORAGE BUILDING & DWELLING - DAMGATE, HOLBEACH**

Thank you for the site and block plan of your above clients project regarding which I have the following observations to make.

I note your proposals for safeguarding the land tile that crosses the site and I shall be glad if you will keep me fully informed regarding this work so that inspections can be made.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding, Lincs.

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
30 APR 1993 DC

| Attention of | File Nos. |
|---|---|
| DPO NRM<br>DDPO BS<br>JC ACM<br>Action by .....<br>Discuss with .....<br>Copy to ..... | Acknowledge YES/NO<br>by<br>date |

**BRIAN S :H** 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

S.H.D.C. PLANNING DEPT.
- 8 APR 1993 DC
YES/NO

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0300/93

Applicant: B Ayres Esq.,
T/A B Ayres
27 Damgate Road
Holbeach
Spalding, Lincs

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

Description: Erection of storage building and associated dwelling

Location: Damgate Road Holbeach
Spalding Lincs

Type: FULL

Date received: 29-MAR-93

02-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-APR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

D M Gedney

SOUTH HOLLAND DISTRICT COUNCIL

**M E M O R A N D U M**

---

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 14.4.93

OUR REF: JC/SS/PC

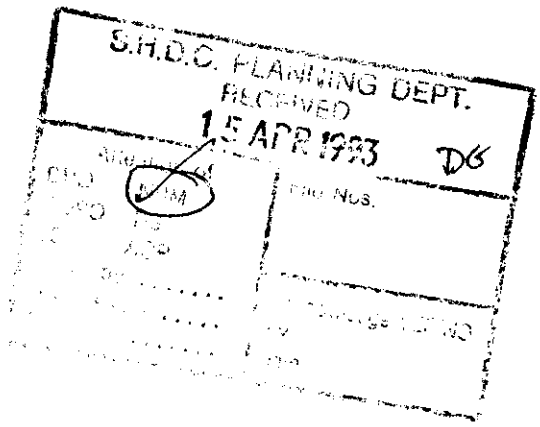
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

---

Planning Application H09/0300/93
Storage building/dwelling, Damgate Road, Holbeach

I write in response to the above and would reaffirm that I have no objections in principle subject to screening of the adjacent residential boundary and the tying of the dwelling to the business use.

Director of Environmental Services



# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: SOUTH HOLLAND District Council  Application Reference H09/0300/93

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 | | |
|---|---|---|---|---|---|---|
| | 3 | 6 | 5 | 2 | 4 | 2. |

2. Address or location

DAMGATE ROAD, HORBACH

3. Name, classification and number of road

4. Date application referred 8-4-93

5. State whether outline, detailed application etc.

FULL.

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

ERECTION OF STORAGE BUILDING & ASSOCIATED DWELLING.

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: 8/4/93  Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

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

(ii) For other applications

(1) B15 – Plan (submitted with the application) – 0.5m

(2) F7

(3) B22

Delete as appropriate

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

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

(1) B4

(2) F7

(3) B21

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2488
Date received : 29-MAR-93

Received from

B Ayres

Address

27 Damgate Road
Holbeach
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 600.00 |
| VAT | £ | 0.00 |
| Total received | £ | 600.00 |

Cash/Cheque : Cheque

Signed.....K.LOWE.....
(Authorised Collector)

LOWETH COWLING DESIGN

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

9342.

SHDC.
Plans Dept.
Priory Road.
Spalding.

25th March 93.

F.A.O. D. Godfrey Esq.

Dear Sir,

Re:- B. Agnes - Damgate Rd.
Holbeach.

Further to our meeting in respect of the above proposals at Damgate Road Holbeach please find enclosed fee and application documents all as discussed with you.

We would stress that the storage building is required as a matter of urgency and would be erected first.

No objection would be raised to a section 52 agreement as before and we are able to confirm that the remainder of the land in our clients ownership is to remain under agriculture.

Yours faithfully,

C Loweth.

# MEMORANDUM

**FROM:** The Director of Administration

**TO:** Director of Planning & Building Control Services

**OUR REF:** JMB/JF/KS/PL.696

**YOUR REF:**

**DATE:** 20th July 1993

**SUBJECT:** PLANNING APPLICATION NO. H09/0300/93 - ERECTION OF STORAGE BUILDING AND ASSOCIATED DWELLING, DAMGATE ROAD, HOLBEACH (AYRES)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1993 DG

SOUTH HOLLAND DISTRICT COUNCIL

# DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

BRIAN AYRES

re

Erection of Storage building
and associated dwelling,
Damgate Road, Holbeach

I hereby certify that this is a true copy of
the deed relating to land at Damgate Road,
Holbeach

.....
Director of Administration

THIS DEED is made the 20th day of July One thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and BRIAN AYRES of 27 Damgate Road Holbeach in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land

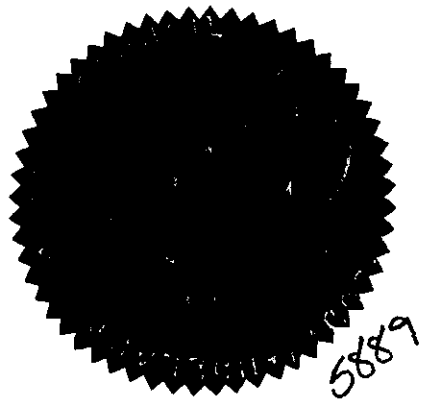
(3) The Owner has by application by his agent dated the twenty fifth day of March one thousand nine hundred and ninety three applied to the Council for planning permission for a storage building on the land edged blue on the plan annexed hereto and an associated dwelling on the Land in accordance with the plans and particulars supplied therewith under planning reference HO9/0300/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

THE COMMON SEAL of THE SOUTH )
HOLLAND DISTRICT COUNCIL was )
hereunto affixed in the presence of )




Chairman of the Council

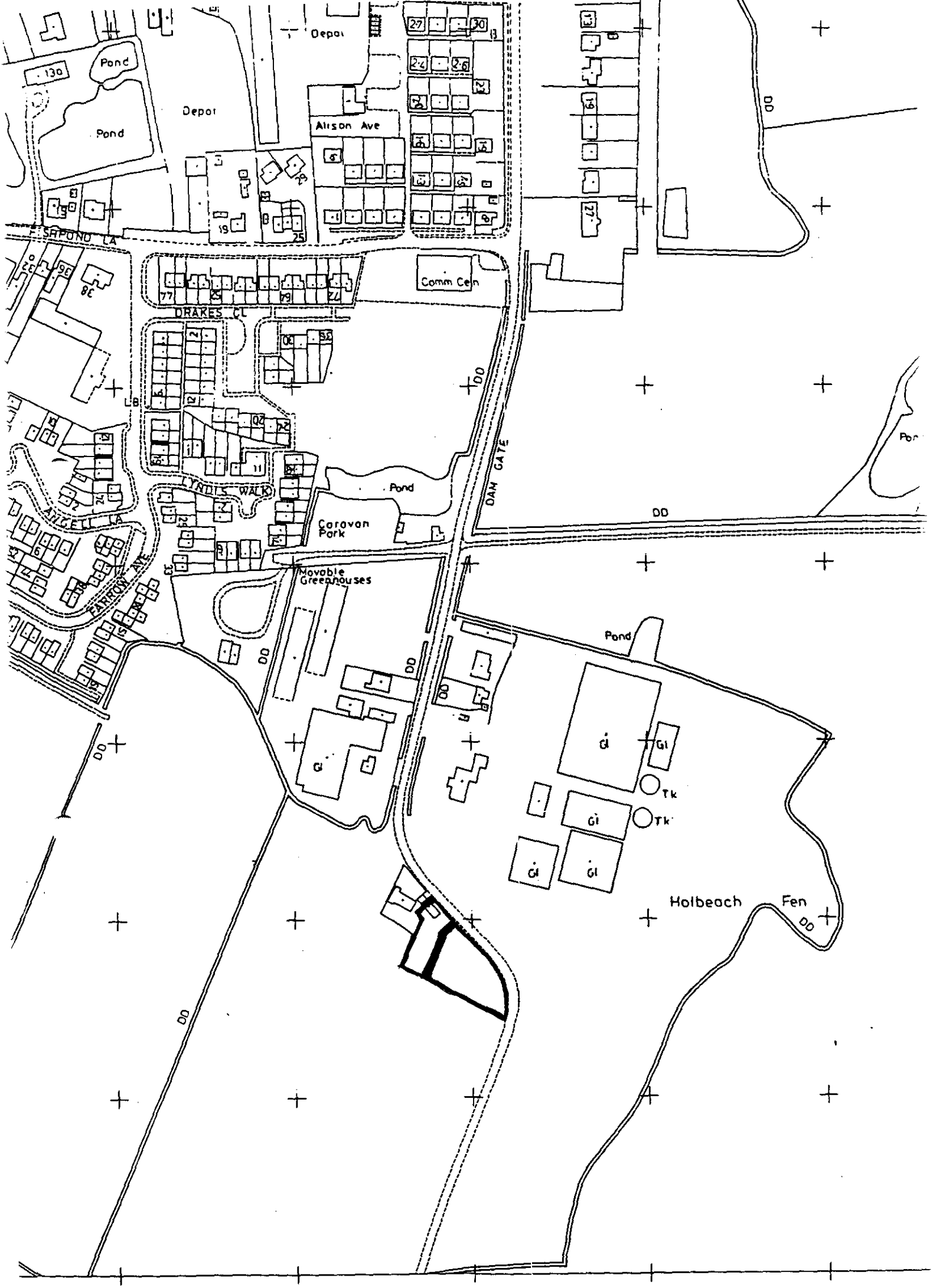
Director of Administration

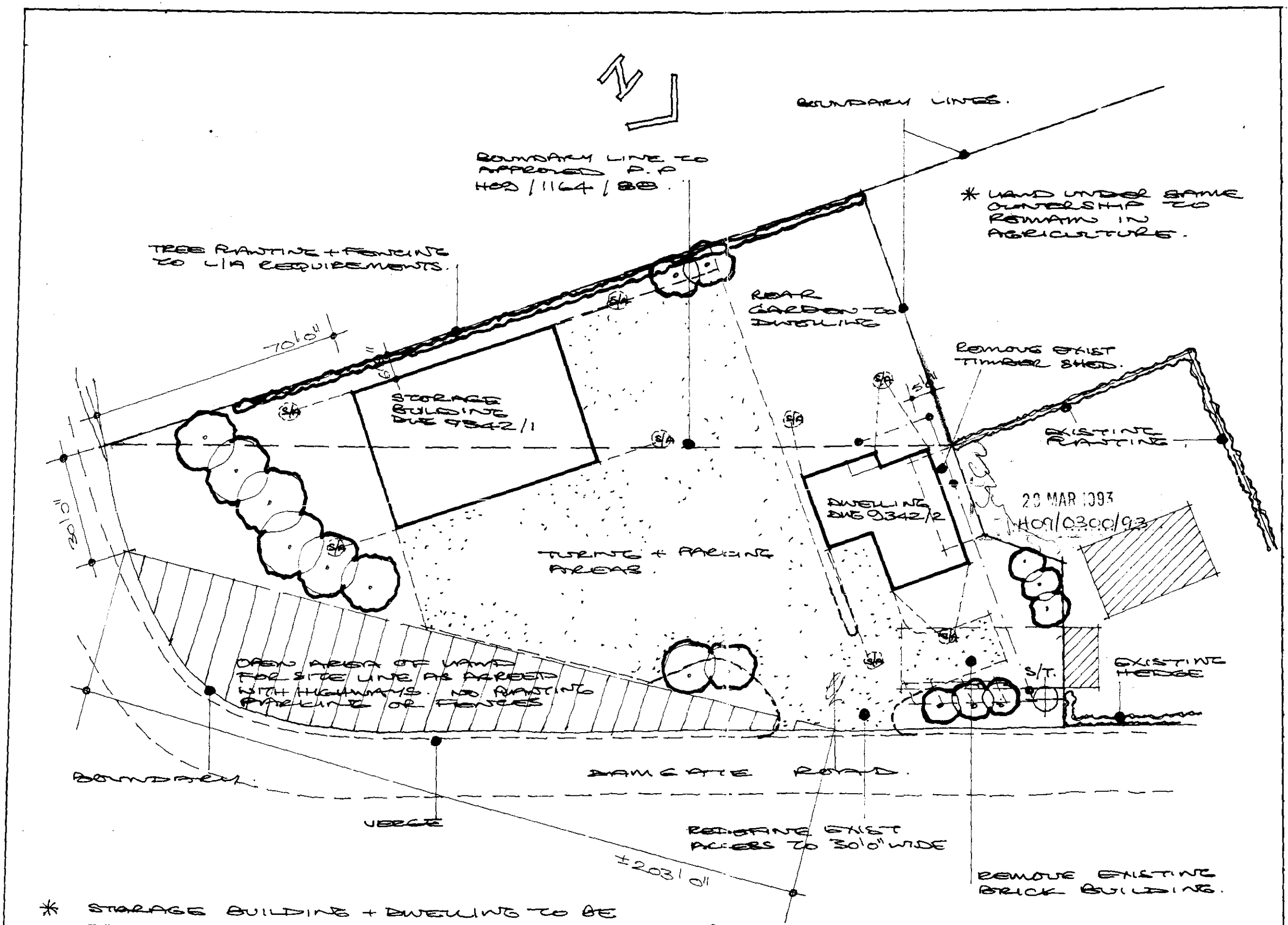
SIGNED AS A DEED by the said
BRIAN AYRES
in the presence of:-

Witness N. Holland

Address 17 "THE HOLLIES", NORTH PARADE,
HOLBEACH, SPALDING,
LINCS. PE12 7JQ

Occupation
FELT ROOFER


Depot
Pond
130
Depot
Pond
Alison Ave
F SAPONO LA
Comm Cen
DRAKES CL
DAN GATE
DD
Pond
LYNDIS WALK
Caravan Park
ANGEL LA
ARROW AVE
Movable Greenhouses
Pond
Gl
Tk
Holbeach Fen




* STARAGE BUILDING + DWELLING TO BE TIED TOGETHER WITH SECTION 52 AGREEMENT.

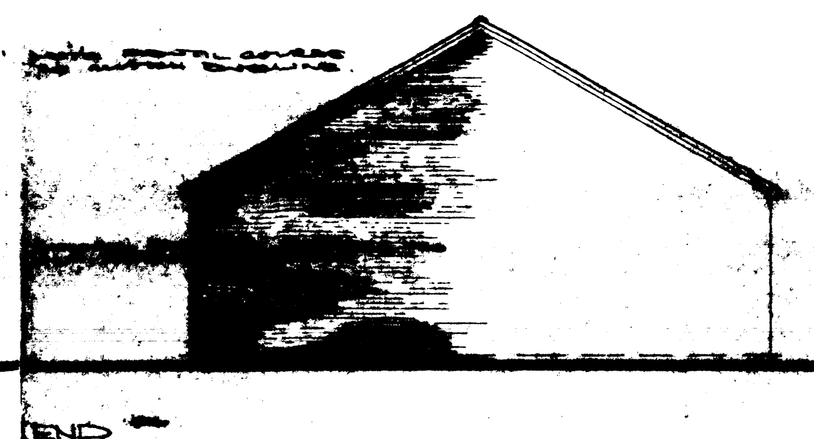
BLOCK PLAN.

SCALE 3/8" = 10'0".

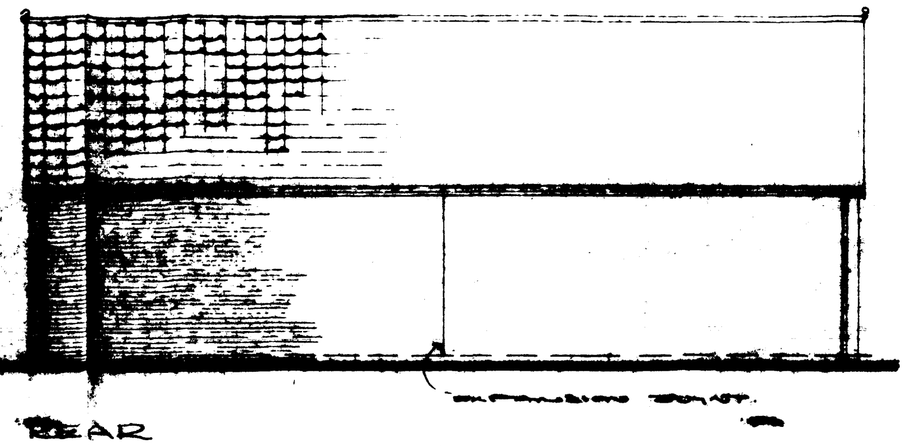
B. AYRES ESQ. DAMGATE ROAD. HOLBEACH. DWG. 9342/3



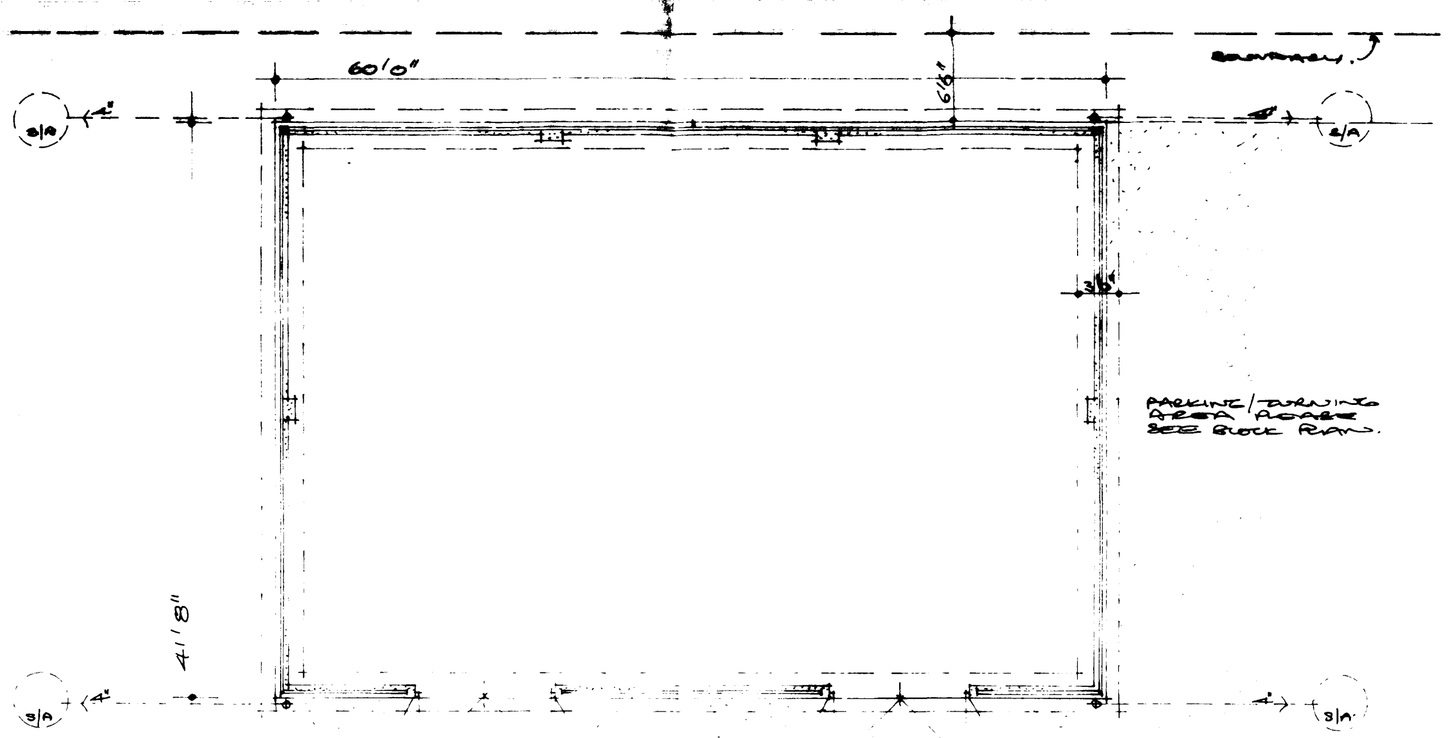
FRONT



END



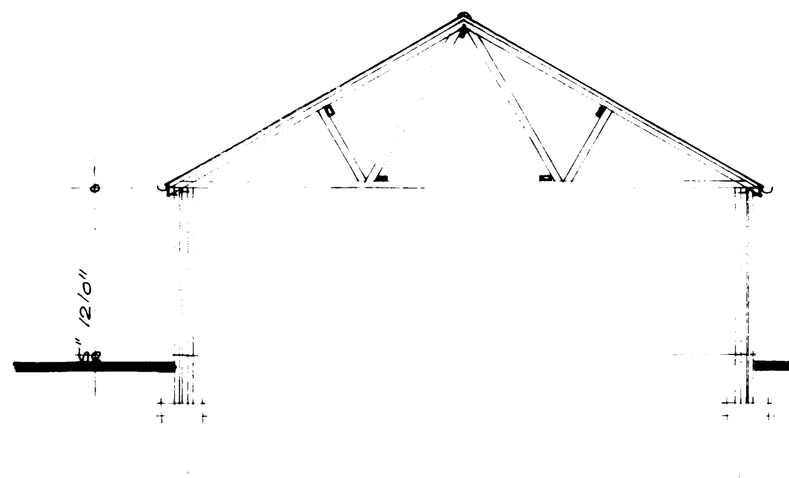
REAR



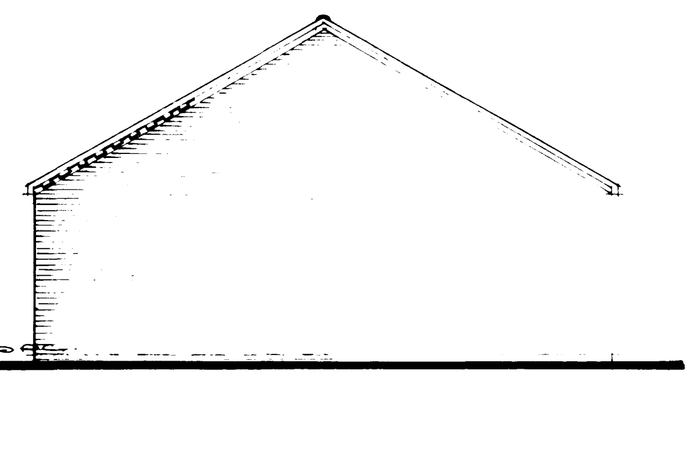

PLAN.

OAKHILL COUNTY PANTILES ON 3x1 TT. BATTENS ON UNDERFELT TO PURLINS LOADED 6" MW WAVE ON TWINWALL TIC ROOF TRUSSES @ 600mm c.c. @ 30° PITCH.

BROWN PVC RAIN WATER GOODS.




SECTION



END

2nd MAR 93
H09/0300/93

PROPOSED STORAGE BUILDING AT DAMGATE ROAD HOLBEACH. FOR B. AYRES.

DWG. 9342/.1.

SCALE 1/8" = 1'0"

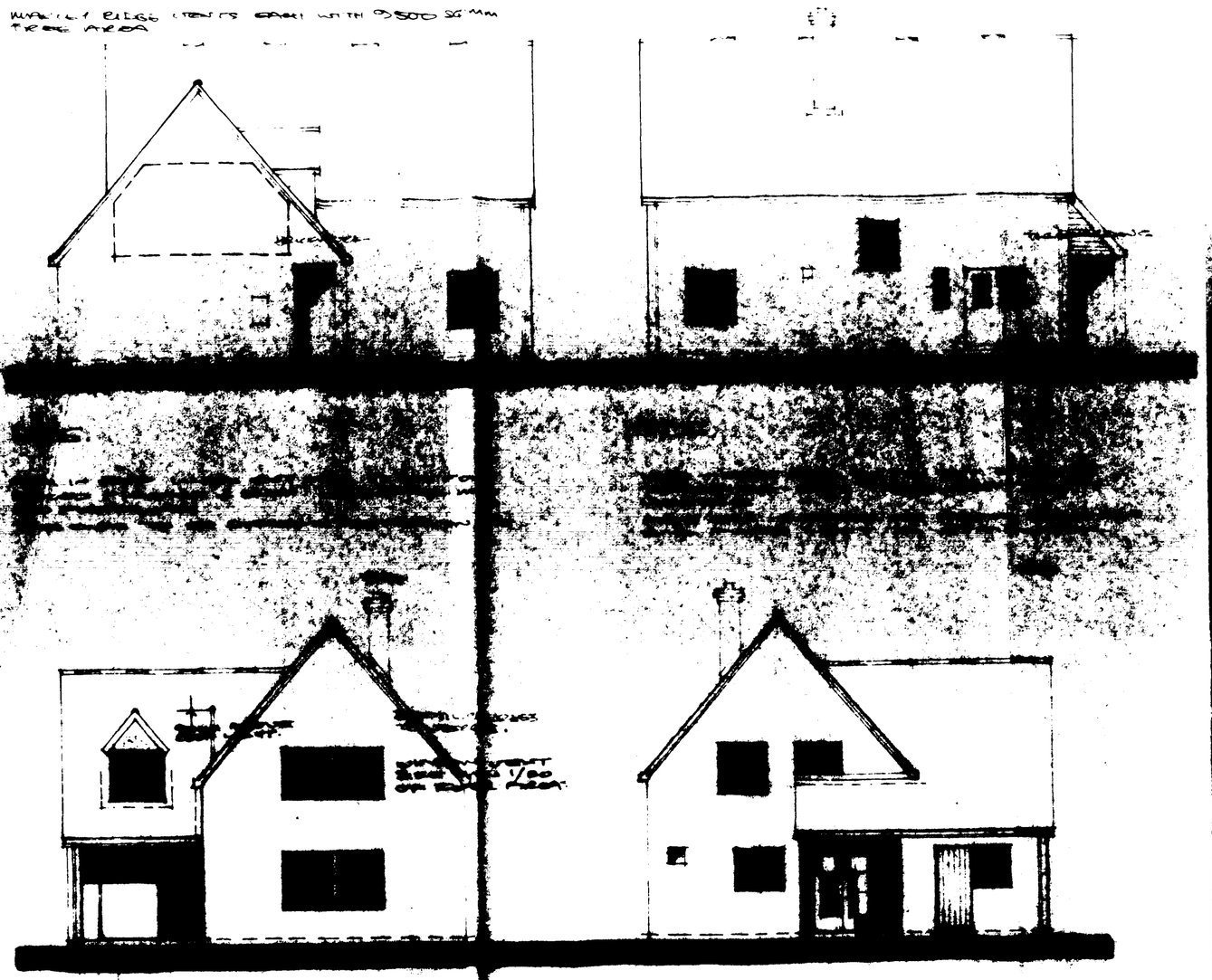
DATE MAR 93

LOVETH CONSULTING DESIGN. TEL 0406 22126

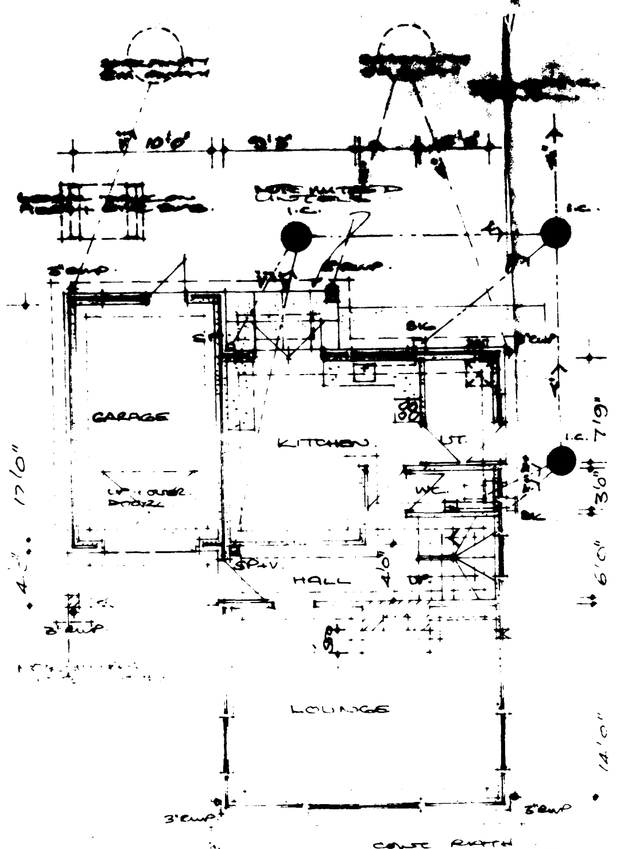
# STANDARD DWELLING TYPE 'EAR'
# B. AYRES. DAMGATE RD. HOLBEACH.

SCALE 1/8" + 1/4" = 1'0"  DATE MAY 92  DWG. 9342/2

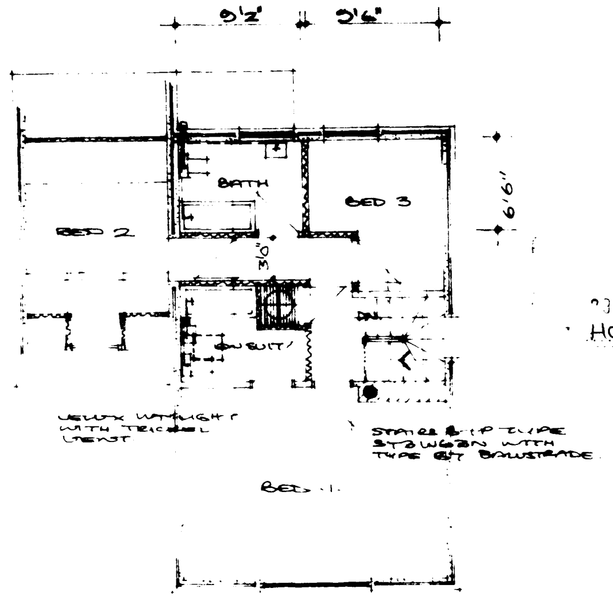
LINCOLN COUNTY COUNCIL  STATIONS HOUSE  HOLBEACH  CHECK 22.12.92



FRONT.  REAR.

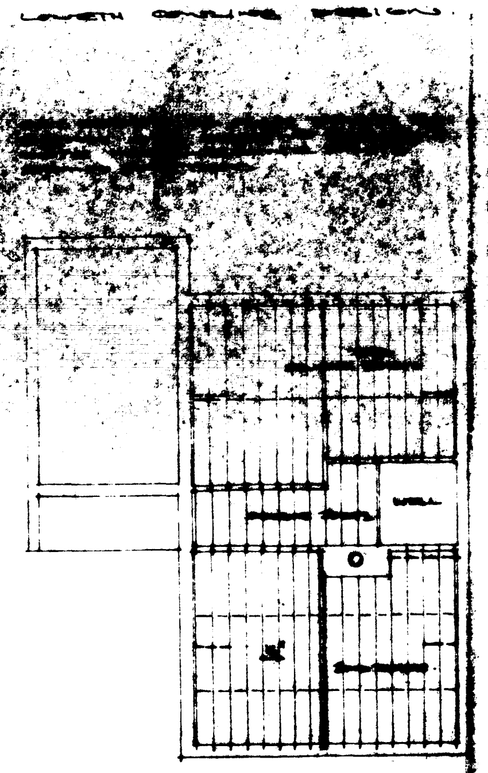



GROUND.

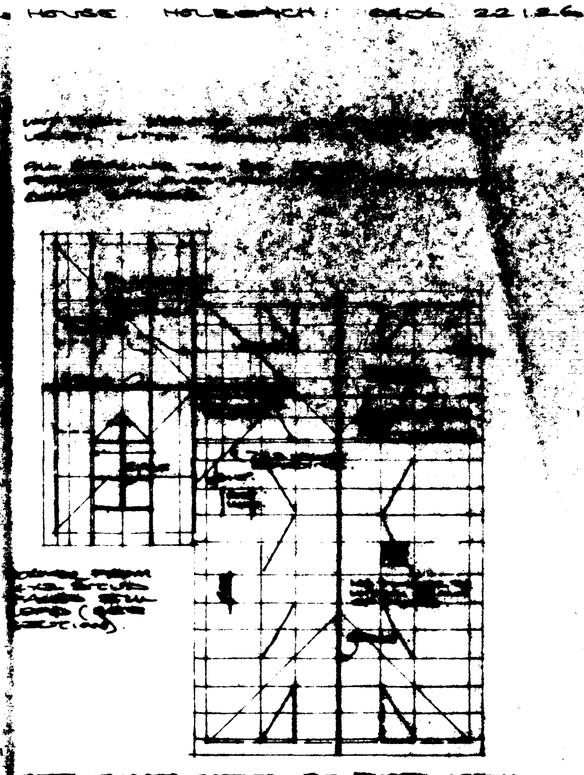



FIRST.

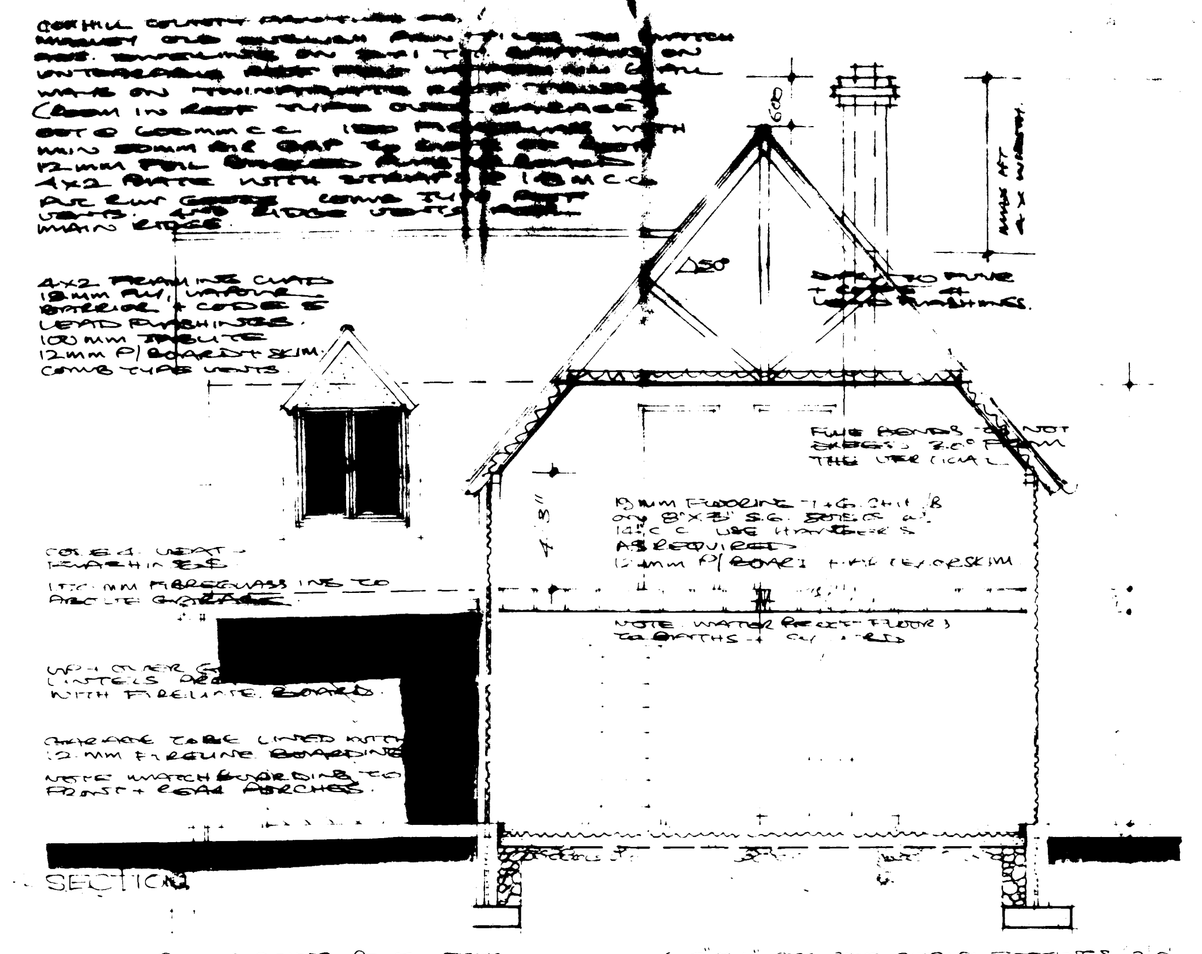
23 MAR 1993
HON/0300/93



JOIST LAYOUT.



ROOF LAYOUT.



SECTION

FACING BRICK, 215MM CAVITY WITH 50MM CELCAVITY INSULATION BATTENS, 10MM PLASTERBOARD & SKIM FINISH ON INSIDE LEAF. 100MM CONCRETE FLOOR SLAB ON 150MM HARDCORE. 1200 GAUGE POLYTHENE DPM. 100MM THICK EDGE INSULATION. 225MM DEEP STRIP FOOTINGS 2 COURSES BRICK WIDE.

ALL EXTERNAL LINTELS TO BE 1G HD INTERNAL 1G BOX. NOTE 1G HD FROM 1 NO SIDE TO EXTERNAL WALL. 1/1 1 E LEVEL ON OAK PART. (50MM).
SEE ENVIRONMENTAL CHECKLIST REF 1.2 AUG 92.
1E REF'L FITTED.

ALL EXTERNAL LINTELS TO BE 1G HD INTERNAL 1G BOX. NOTE 1G HD FROM 1 NO SIDE TO EXTERNAL WALL. 1/1 1 E LEVEL ON OAK PART. (50MM).
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FACING BRICK, 215MM CAVITY WITH 50MM CELCAVITY INSULATION BATTENS, 10MM PLASTERBOARD & SKIM FINISH ON INSIDE LEAF. 100MM CONCRETE FLOOR SLAB ON 150MM HARDCORE. 1200 GAUGE POLYTHENE DPM. 100MM THICK EDGE INSULATION. 225MM DEEP STRIP FOOTINGS 2 COURSES BRICK WIDE.

IF IN DOUBT PLEASE ASK.