SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0316/92 Received:12-MAR-92 Type:OUTLINE

Name: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Agent: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Description: Erection of dwelling (Renewal of outline planning permission H09/1306/88)
Location : 48 Hallgate Holbeach Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

3 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.

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

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

4 A single storey building shall only be erected.

Reason: To ensure that the development is in keeping with the character of the locality and does not affect the amenities of neighbouring residential property.

5 Before any development is commenced, a scheme to provide screen walls and fences and/or landscape screens, including details of positions and heights, shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the building hereby permitted is occupied.

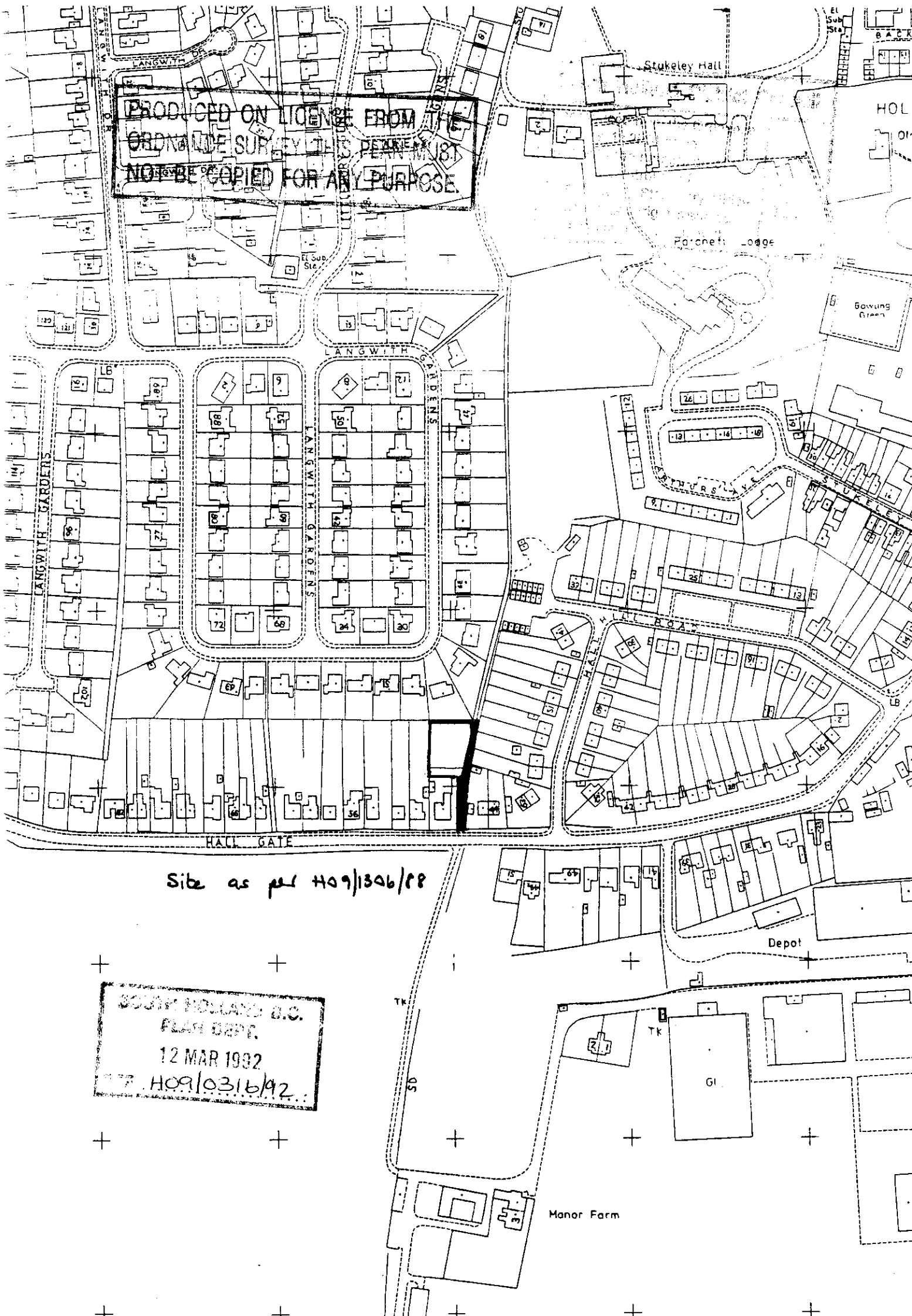
Reason: In the interest of the amenities of the locality.

Director of Planning and Building Control Services
24-APR-92 H09/0316/92

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)


PRODUCED ON LICENCE FROM THE
ORDNANCE SURVEY. THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE.
LANGWITH DR
LANGWITH GARDENS
LANGWITH GARDENS
LANGWITH GARDENS
HALL GATE
HALL ROAD
Stukeley Hall
Parkett Lodge
Bowling Green
Depot
Manor Farm
Site as per H09/1306/88
SOUTH HOLLAND D.C.
PLAN DEPT.
12 MAR 1992
H09/0316/92

PLANNING APPLICATION

For office use only

Application No. H09/0316/92.

Date Registered 12 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Please complete

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

Signed..... Date..... Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ☐

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

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

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

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ → IMPROVE EXISTING ACCESS
If so, name of road: HALLGATE
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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of DETAILS TO BE DETERMINED

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture NO → If so, **please give details in Part 6**

The proposal affects a listed building NO

The proposal affects a public footpath NO

The proposal is known to affect contaminated or filled land NO

The proposal is for industrial, warehousing, offices or shopping purposes NO → If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copo 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

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

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..110...

Receipt Issued ..... No. 8826

Date First Received 12 MAR 1992

REGISTRATION

REFERENCE ..H09/0316/92.....

Cross-Ref N/A.....

Date 13/3/92

VALIDATION Date 13/3/92

Type ...OUTLINE Earliest permission date (Cert B) .....

Site area ..0.09.. No. of dwellings ...1... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no- .....

Refund £ ..... Issued .....

CONSTRAINTS Date 13.3.92

Index Sheets 169 OS Nos ..... Grid Ref E 39900 N 344430

Ward ..SI... Parish ..HAMPSTEAD..

Inside CBD ..YES Inside CP Area..NO

TR Rural	☐	C1	☐
TR Bypass	☑	C3	☑ Grade
Level crossing	☑	H20	☐
Footpath	☐	Other:	

Linked to site.....Ref...3973 Linked to property.....Ref.....

Planning Records:
Earlier apps 13/6/89

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Boundaries

Neighbours

Site Features

Other

Currently garden. Connect houses to E. Partially screened, partially not. Bungalow immediately to N of Longwill Gdns. House to east. Access alongside. Hedgerow helps along part of eastern boundary where drive would be.

Inspected by: JMG
date: 23/3

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

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

No ....

[Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE

Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

DMG 19/3 ?? 20/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
46 Hallgate. 47 Longwith Gardens
50 —"— 55,57,59 Hall Hill Rd

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction:

Precise details

Amended description:

Erection of dwelling (Renewal of outline planning permission H09/1306/88)

Reconsultations required -
Parish Council ✓ (Amended description)
Ward Members ✓ " "
Residents ✓ See above
Advertise
Other

New valid date ...N/A..... Re-Registered ✓.....
Ack/Reception ✓.....

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

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

DMG 9/4

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0316/92

Applicant: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Agent: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Description: Erection of dwelling (Renewal of outline planning permission H09/1306/88)

Location: 48 Hallgate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 12-MAR-92

26-MAR-92

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 10-APR-92. 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

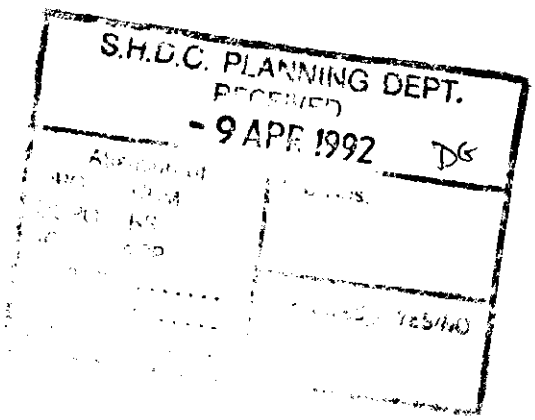
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: N F Judge

6/4/92



282. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H14/0185/92 H Hargrave & Co Ltd	O.A.	Meat processing complex including abbattoir with lairage, office accommodation and parking at Brunel Road, South Holland Enterprise Park, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services discuss with the applicant the precise position of an adjoining roadway to the south in relation to the development as proposed.)

H04/0189/92 M Burrell Esq	O.A.	Bungalow with garage and access at Holme Lea, Park Lane, Donington.
H07/0246/92 Gedney Hill Parish Council		Change of use from agriculture to burial ground rear of Church, Hillgate, Gedney Hill.
H17/0202/92 Mr & Mrs K Napper	O.A.	House and garage (Renewal of Outline H17/1761/88) at Wedgewood, 1 Seas End Road, Surfleet.
H23/0258/92 Mr & Mrs T Overson		Extension forming garage, bedroom and bathroom at Driftwood House, High Road, Whaplode.
H16/0226/92 Mr & Mrs J M Pearson	O.A.	Dwelling and garage at Orchard House, Spalding Drove, Clay Lake, Spalding.
H14/0238/92 G M Motors		Change of use of existing garden to car sales standing area at 76 Milestone Lane, Pinchbeck.
H04/0247/92 Walter Smith (Cressy) Ltd	O.A.	Residential development and demolition of existing warehouse building at Quadring Road, Donington.
H01/0275/92 Exec Mrs H Batterham Dec'd	O.A.	Dwelling with garage and access adjacent 35 Backgate, Cowbit.
H23/0122/92 Mr R T Tointon		Continued use of garage/workshop for domestic lawn mower and garden machinery repairs and servicing at Winham, High Road, Whaplode.
H08/0285/92 T & A C Green		Use of garage for chipping potatoes at "Strahd", High Fen, Gosberton.
H09/0316/92 Mr H & Mrs W Mill	O.A.	Dwelling (Renewal of H09/1306/88) at 48 Hallgate, Holbeach.
H14/1351/91 Cecil Francis Ltd		Cold store at 13 Knight Street, Pinchbeck.

(Councillor M D Booth left the meeting during consideration of the above application.)

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0316/92 Type: OUTLINE

Applicant: Mr H & Mrs W Mill
Tel: 0406 23551

Agent: Mr H & Mrs W Mill
0406 23551

Description: Erection of dwelling (Renewal of H09/1306/88).

Location: 48 Hallgate
Holbeach
Spalding
Lincs

Valid date: 12-MAR-92
Target dates:
To case officer 17-MAR-92
Inspected by 22-MAR-92
Extra contacts 27-MAR-92
Report if not clear by 16-APR-92

Terminal date: 07-MAY-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr N I Capes	0406 23830	18-MAR-92	01-APR-92
Cllr T G M Tyler	0406 22285	18-MAR-92	01-APR-92
Cllr D S Venni		18-MAR-92	01-APR-92
Clerk to Holbeach PC	0406 26739	18-MAR-92	01-APR-92

L.C.C – Obs Attached fr dt 19/3/92.

46 + 50 Hallgate, Holbeach.	25-MAR-92	08-APR-92.
47 Longyath Gdns, "	25-MAR-92	08-APR-92.
55, 57 + 59 Hall Hill Road, Holbeach.	25-MAR-92	08-APR-92.

SITE DETAILS

Grid ref: 535500 324430
OS Sheets: 169 Parcel:

Clerk to Holbeach P.C.	26-MAR-92	10-APR-92.
Cllr N I Capes	26-MAR-92	10-APR-92.
Cllr T G M Tyler	26-MAR-92	10-APR-92.
Cllr D S Venni	26-MAR-92	10-APR-92.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0316/92

Applicant: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Agent: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Description: Erection of dwelling (Renewal of outline planning permission H09/1306/88)
Location: 48 Hallgate Holbeach
Spalding Lincs

Type: *OUTLINE*

30-APR-92

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

COPY SENT TO:-

Miss J M Tingle
Cornerways
47 Langwith Gardens
Holbeach
Spalding, Lincs. PE12 7JJ

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0316/92 Received:12-MAR-92 Type:OUTLINE

Name: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Agent: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Description: Erection of dwelling (Renewal of outline planning permission H09/1306/88)
Location : 48 Hallgate Holbeach
Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

3 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 A single storey building shall only be erected.

Reason: To ensure that the development is in keeping with the character of the locality and does not affect the amenities of neighbouring residential property.

5 Before any development is commenced, a scheme to provide screen walls and fences and/or landscape screens, including details of positions and heights, shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the building hereby permitted is occupied.

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

Authorised to issue:

16-APR-92 H09/0316/92 AD..AV.....DC..AV....
23/4 23/4

APPLICATION REFERENCE: H09/0316/92 DATE RECEIVED: 12/3/92

APPLICANT: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

AGENT:

TYPE: Outline

DESCRIPTION: Erection of dwelling (Renewal of H09/1306/88)

LOCATION: 48 Hallgate, Holbeach

Parish Council: Not supported. Backland development.

Ward Member: This is a repeat application refused because it is backland development.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
PPG3, 1992 (Housing)

PREVIOUS DECISIONS
H09/0172/87 - Extension to existing bungalow, 48 Hallgate, Holbeach - Approved 30 March, 1987. Revoked 31st March 1989.
H09/1306/88 - Outline - Residential development, rear of 48 Hallgate, Holbeach - Permitted 13 April 1989.

PLANNING ISSUES
1 The determining issue in this particular case is whether circumstances have changed to such an extent since the original planning permission, as to justify an alternative decision.
2 The site is currently garden associated with No. 48 Hallgate. It measures 20 metres wide along its southern boundary widening to nearly 26 metres along its northern. The depth of the plot is some 33 metres.
3 Separate access to the application site is achieved by utilising the land on the eastmost side of the applicant's property. On this side of the applicant's land there is a distance of approximately 8 metres between the bungalow and the piped drain, which runs along the whole length of this boundary.
4 Residential properties and associated garden are located on each side of the site.

CONCLUSIONS
1 Although Department of the Environment advice states that "Tandem" development should generally be resisted, circumstances have nevertheless not altered significantly since the original approval. As such, it is considered that the renewal of planning permission cannot be resisted in this particular case.

RECOMMENDATION - Grant permission

1 SC8 (Details).
2 SC27 (Implementation of planting).
3 A single storey building shall only be erected.
4 Before any development is commenced, a scheme to provide screen walls and fences and/or landscape screens, including details of positions and heights, shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the building hereby permitted is occupied.

Reasons
1-2 Standard.
3 To ensure that the development is in keeping with the character of the locality and does not affect the amenities of neighbouring residential property.
4 In the interest of the amenities of the locality.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0316/92.

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	5	5	2	4	4

2. Address or location

48 Hallgate, Holbeach

3. Name, classification and number of road

UC

4. Date application referred 19-3-92

5. State whether outline, detailed application etc.

OL.

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

Erection of 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: 19-3-92. Signed: [signature]
Director of Highways and Planning

BR\. . 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: H09/0316/92

Applicant: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Agent: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location: 48 Hallgate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 12-MAR-92

18-MAR-92

Dear Cllr N I Capes

NOTIFICATION TO WARD MEMBER

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

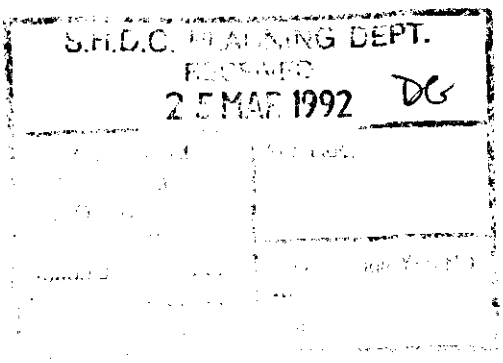
As applications can be determined under delegated powers in many cases, please let me know by 28-MAR-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr N I Capes
11 East Elloe Avenue
Holbeach
Spalding Lincs
PE12 7NB

I request that this application be considered by Planning Committee, because.
THIS IS A REPEAT APPLICATION REFUSED BECAUSE IT IS BACK LAND DEVELOPMENT.

Signed: N I Capes



SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED DG
23 MAR 1992

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/316/92/JAM **Your Ref.** **Date** 19 March 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING
48 HALLGATE, HOLBEACH

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and prospective purchasers attention.

No Board's watercourse adjoins the site and I am sure you will recall the existence of the private pipeline along the Eastern boundary of your property. This pipeline accommodates flows from the private dyke to the North and discharges into the Highway Authority's drainage system along Hallgate.

It accordingly forms a vital link in local drainage and no works should be undertaken that could endanger this structure.

I gather site drainage arrangements have yet to be determined but presume that a foul sewer connection will be utilised whilst roof water is discharged to soakaways. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

Our Ref: RS/PA-F/316/92/JAM Your Ref: 19 March 1992

Furthermore, should improvements be required to privately owned watercourses to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

In that eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

JJ Elsey

ENGINEER TO THE BOARD

Mr. H. Mill,
48 Hallgate,
Holbeach,
Spalding,
Lincs.

BR. . SMITH Dip TP MRTPI
Director of Planning & Building Contro Servic
Planning & Building Control Departme
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C PLANNING DEPT.
RECEIVED
24 MAR 1992 DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0316/92

Applicant: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Agent: Mr H & Mrs W Mill
48 Hallgate
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location: 48 Hallgate Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 12-MAR-92

18-MAR-92

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 02-APR-92. 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:

Not supported Backland development

Signed:

21/3/92

Clerk

'Cornerways',
47. Langwith Gardens,
HOLBEACH. Spalding,
Lincs. PE.12 7.JJ.
3rd day of April 1992.

OBJECTION

Dear Sir,

Thank you for your letter of 25th. March 1992, regarding - Renewal of Outline planning permission for Mr. H & Mrs. W. Mill. Application number H09/0316/92.

My observations about the proposal remain the same as they did in Sept: 1988 ie: I would wish to oppose any building which may be erected, directly along the fence at the back of my garden, obstructing the view from my back windows.

As I stated before, my bungalow is my only asset and I feel that a building there would detract from the value of my property, otherwise I have no

further objections.

Yours faithfully,

Joyce. M. Tingle,
Miss.

Brian Smith, Esq, Dip. TP. MRTPI.,
Director of Planning & Building Control Services,
Council Offices,
Priory Road,
SPALDING. Lincs. PE.11. 2XE.

