

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0592/92

Received: 01-JUN-92 Type: FULL

Name: W H Fowler & Sons
(Coaches) Ltd
Dog Drove
Holbeach Drove
Spalding Lincs

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

Description: Redevelopment of existing bus depot to give two dwellings with garages

Location : Fleet Street Holbeach
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 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 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.

- 3 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 ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

- 4 Details of screening along the eastern, western and northern boundaries of the site shall be submitted to and approved by the Local Planning Authority before development is commenced and shall be erected before occupation of the dwellings.

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

Notes to Applicant:

It is considered that the screening should consist of a 1.8 metre close boarded fence on the eastern boundary and also the same on the western (as appropriate). If at all possible, the lowest part of the rear wall (approximately 1.8 metres) of the existing building should be retained to act as a screen in relation to the bungalows to the north.

Director of Planning and Building Control Services
16-JUL-92 H09/0592/92

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.

PLANNING APPLICATION

For office use only

Application No. H09/0592/92

Date Registered 01 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

W.H. FOWLER & SONS
(COACHES) LTD.
POB BROVE
HORBESCH BROVE
SPALDING. LINES.
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LOWETH CONCRETE DESIGN
STATION HOUSE
STATION STREET.
HORBESCH. LINES.
Tel. No. 0406 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FLEET STREET. HORBESCH.
SPALDING. LINES.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT REDEVELOPMENT
OF EXISTING BUS DEPOT TO GIVE
2 NO DWELLINGS WITH GARAGES.

Please complete

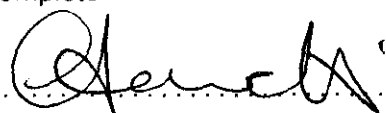
I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £220.00 If you consider no fee is payable include a written explanation instead.

Signed...



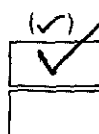
Date...

29/5/92

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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

☒
☐
☐

① Kirkon Multi Rurhic.
② Heather Chainwood Red

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

2

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

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

26' 0" (bouldge) sq. metres
9.195 metres
10.595 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

Butterley
wpt 3768 plot ①
ref. 71154 plot ②
Manley old english
dark red Angled rustles

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Bus depot.

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

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

If so, name of road: Fleet Street
Will there be -
Individual access(es) ☒
New estate road ☐
to be provided on 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

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

☐

Soakerways
N/A
NO

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO
NO
NO
NO
NO

→ If so, please give details in Part 6

→ If so, please complete Part 7

NO

Date:

Consultee(s):

NO

Application No.:

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

Continue on separate sheet if necessary.

Please see agents letter

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).

OWNERS

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

29/5/92

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

29/5/92

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

Proposed development at

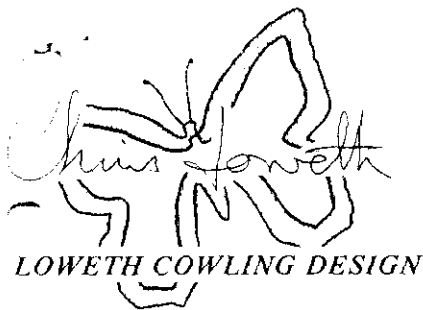
Take notice that application is being made to South Holland District Council by
for planning permission for

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date



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

9228.

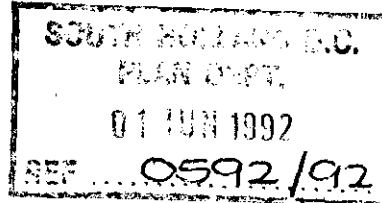
SHDC.

Planning Dept.

Prions Road.

Spalding. Lincs.

F.A.O. D. Godney Esq.



29th May 92.

Dear Sir,

Re: Bus depot site - Holbeach.

Further to our meeting on the 22nd May 92 regarding the above please find enclosed application documents and cheque in respect of 2 no dwellings all as discussed at our meeting.

We trust that you will still be able to recommend the proposal for approval at your very earliest as the enclosed is all as per your requirements.

Thank you for your help to date in this matter.

Yours faithfully,
Chris Loweth

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓

Neighbours ✓

Other

Boundaries

Site Features

Inspected by: K.W.
date: 16.6.92

Old Bus Station Site.
Existing Building to be demolished.
Proposal is for 2 dwellings & garages
with single shared access.

Case Officer Conclusions (issues)

Vast improvement on previous
apps.
Landscaping & Fencing as per plan.

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.....

Conditions/Reasons

B 22

Sc 27

Sc 26

1.5m high on North and East ~~and~~ boundaries
and along boundary between plots

Notes to applicant

Disabled access

Outstanding RM

Amended plans viz

Other

FURTHER INFORMATION / CONSULTATIONS

ALICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
49, 53, Fleet St
2, North Parade
2, 4, 6, Windsor Ave

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 :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction: Precise details

Amended description:

Reconsultations required -

Parish Council
Ward Members
Residents
Advertise
Other

New valid date

Re-Registered
Ack/Reception

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued No. P225

Date First Received 01 JUN 1992

REGISTRATION

REFERENCE H09/0592/92

Cross-ref R

Date 2/6/92

VALIDATION

Date 1/6/92

Type Full Earliest permission date (Cart 8)

Site area No. of dwellings 2 Floorspace

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

Earlier permission ref

EM:- Sitting Design Ext app Access Lands

Previous					
Current					

Description

Technical:-

Certificate
Site plans
Description

Accuracy
Incomplete form

S&S Advert required ☐ Expiry date

Fees:-

Nil fee - previous app ☐ Ref

- type
Discounted fee ☐ Reason

Current fee £ 220 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 3.6.92

Under Sheets 1770 OS Yes Grid Ref 536540 124830

Part 1 Parish H09/0592/92

Inside BD 1765 Inside L2 area 120

Linked to site Ref 1770 Linked to property Ref

Planning Records:

Earlier apps
500/91
148/91
30/90
130/90

3 leg Records:

Already submitted Ref
Requested

Inputs completed....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0592/92

Received:01-JUN-92 Type:FULL

Name: W H Fowler & Sons
(Coaches) Ltd
Dog Drove
Holbeach Drove
Spalding Lincs

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

Description: Redevelopment of existing bus depot to give two dwellings with garages

Location : Fleet Street 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 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.

- 3 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 ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

- 4 Details of screening along the eastern, western and northern boundaries of the site shall be submitted to and approved by the Local Planning Authority before development is commenced and shall be erected before occupation of the dwellings.

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

Notes to Applicant:

It is considered that the screening should consist of a 1.8 metre close boarded fence on the eastern boundary and also the same on the western (as appropriate). If at all possible, the lowest part of the rear wall (approximately 1.8 metres) of the existing building should be retained to act as a screen in relation to the bungalows to the north.

Authorised to issue:

15-JUL-92

H09/0592/92

AD...*N*.....DC*H*!.....

17/7.

APPLICANT: W H Fowler & Sons
(Coaches) Ltd
Dog Drove
Holbeach
Spalding
Lincs.

AGENT: Loweth Cowling Design
Station House
Station Street

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Redevelopment of existing bus depot to give two dwellings with garages

LOCATION: Fleet Street, Holbeach, Spalding, Lincs.

Parish Council: Supported.

County Highways: Request conditions.

Public Objections: Received from 49 Fleet Street and 2, 4 Windsor Avenue (summarised).

- There is still a misunderstanding by the applicant of our common boundary which is marked by the building in the north west corner of his property. Beech trees (planted to hide bus depot) are entirely within my garden and the proposal to "continue existing Beech hedge to rear (Northern) boundary" would mean planting it well inside my property. Do not want extra lengths to trim and would be grateful for 6ft close boarded fence.
- Siting of houses would block out all the morning sunshine from our bungalow bedroom window.
- Demolition of old bus garage could present a considerable asbestos hazard.
- Concerned with the regard to the retention of a suitable boundary wall. Rear of existing premises has provided us with considerable degree of seclusion for some 25 to 30 years. Ask that existing wall be retained at a height of 12 feet.
- Would be obliged if a visit to our property were arranged to view this development from our point of view.
- Access to the site appears to have been eased with the reduction in dwellings. Understood the previous plan was rejected on the grounds that bungalows not houses were desirable. Two houses proposed will overlook our property with very inadequate screening.

PLANNING POLICIES /DOE ADVICE
Inside I.B.D.

PREVIOUS DECISIONS

H09/1307/90 - Outline - residential development including details of means of access - Refused.

H09/0148/91 - Outline - residential development (12 self contained flats) including details of means of access - Refused.

H09/1258/91 - Outline - erection of five bungalows including details of siting, access and road layout - Refused.

Reason

- 1 Cramped form of development offering insufficient private space to the detriment of the amenity of the properties.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the development proposed is appropriate for the site having regard to its characteristics and also existing development in the locality.
- 2 The site is currently a disused bus depot and has a width of 27 metres and a depth in the region of 52 metres.
- 3 Residential development is located to the east, west and also to the north, the latter being bungalows.

CONCLUSIONS

- 1 It is my opinion that the site is suitable for two four bedroom dwellings as proposed, subject to agreement in respect of screening along the northern and western boundaries (as suggested by the objectors). It may be possible to maintain part of the existing wall at the rear associated with the present building.
- 2 The garden length is considered to be such as to avoid significant overlooking in respect of the bungalows to the rear. The distance between the dwelling upon Plot 1 and its rear boundary is in the region of 76 feet (23 metres).
- 3 I have considered the other points raised by the objectors but consider they are not of sufficient magnitude as to justify a refusal of permission. Further, some of the matters raised eg ownership, are not planning considerations.

RECOMMENDATION - Grant permission.

TL1

SC27 (Implementation of planting).

B22 (Access and turning space to accord with application).

Details of screening along the eastern, western and northern boundaries of the site shall be submitted to and approved by the Local Planning Authority before development is commenced and shall be erected before occupation of the dwellings.

Reason

- 1 Standard
- 2 B21
- 3 In the interest of the amenities of the locality.

Note

It is considered that the screening should consist of a 1.8 metre close boarded fence on the eastern boundary and also the same on the western (as appropriate). If at all possible, the lowest part of the rear wall (approximately 1.8 metres) of the existing building should be retained to act as a screen in relation to the bungalows to the north.

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



Application no: H09/0592/92

Type: FULL

Applicant: W H Fowler & Sons
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Redevelopment of existing
bus depot to give two
dwellings with garages

Location: Fleet Street
Holbeach
Spalding
Lincs

Valid date: 01-JUN-92

Terminal date: 27-JUL-92

Target dates:

Target Committee: 14-JUL-92

To case officer 06-JUN-92

Report deadline: 30-JUN-92

Inspected by 11-JUN-92

Extra contacts 16-JUN-92

Report if not clear by 06-JUL-92

Case Officer:

~~R B WOODS~~

D. Gubney

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	04-JUN-92	18-JUN-92
Cllr N I Capes 0406 23830	04-JUN-92	18-JUN-92
Cllr T G M Tyler 0406 22285	04-JUN-92	18-JUN-92
Cllr D S Venni	04-JUN-92	18-JUN-92
Owner/Occupier, 49 Fleet St		
Owner/Occupier, 53 Fleet St	17-JUN-92	01-JUL-92
Owner/Occupier, 2 North Parade	"	"
Owner/Occupier, 2 Windsor Ave	"	"
Owner/Occupier, 4 Windsor Ave	"	"
Owner/Occupier, 6 Windsor Ave	"	"

L.C.C. - Obs Attached to file 8/6/92.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Case Officer:

Report if not clear by 06-JUL-92

~~D M GEDNEY~~ KW

DEVELOPMENT/CONSTRAINTS

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Category: Redevelopment
Listed building:
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CONSULTATIONS CARRIED OUT

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Cllr D S Venni		04-JUN-92 18-JUN-92

L.C.C. - Obs Attached for 8/6/92

SITE DETAILS

Grid ref: 536550 324830
OS Sheets: 170

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Horsham District Council

Application
Reference

H09/0592/92

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	6	5	2	4	8

2. Address or location

Bus Depot, Fleet Street, Horsham

3. Name, classification and number of road

II

4. Date application referred

8-6-92

5. State whether outline, detailed application etc.

Full

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

Redevelopment of existing Bus Depot to
Two Dwellings.

- 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:

8-6-92

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) B22 ,

Delete as
appropriate



- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

BRIAN TH 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



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Agent: Loweth Cowling Design
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Location: Fleet Street Holbeach
Spalding Lincs

Type: FULL

Date received: 01-JUN-92

04-JUN-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 19-JUN-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

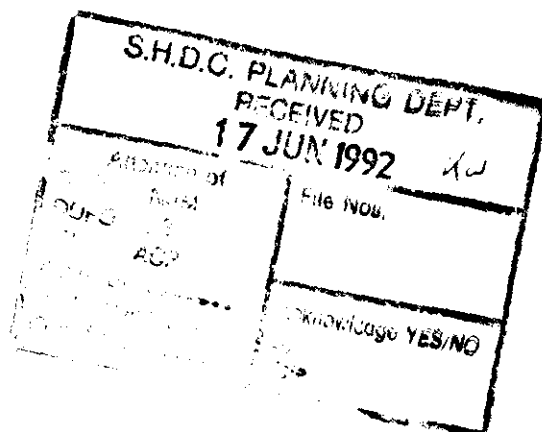
Comments:

Supported

Signed:

NP Judge

13/6/92



PLANNING COMMITTEE - 14th July, 1992

548. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant

Proposal

H16/0515/92
Mrs M Forth

O.A. Residential development (2 plots)
at 12 Wygate Road, Spalding.

(Subject to an additional condition requiring the demolition of the existing bungalow on the site.)

H18/0516/92
ALIH (Farms)

Change of use to general storage - Class
B8 at Peterspoint Yard, Sutton Bridge.

H09/0483/92
Mr & Mrs A P Brighton

Replacement dwelling at Neals Gate,
Fleet Fen.

H01/0543/92
Mr P F Taylor

Change of use of bag store/garage to Sub
Post Office/general retail store at 49
Backgate, Cowbit.

(Subject to the deletion of condition 1.)

H13/0552/92
Mr & Mrs T Crawford

Bungalow with double garage adjacent to
35 Roman Road, Moulton Chapel.

H16/0581/92
Mr & Mrs Wilson

O.A. Three dwellings including details of
siting, means of access and landscaping
at Bridge House and adjacent land, Luck's
Bridge, Spalding.

H09/0592/92
W H Fowler & Sons
(Coaches) Ltd

Redevelopment of existing bus depot to
give two dwellings with garages at Fleet
Street, Holbeach.

H08/0621/92
Mr A Rylott

O.A. Three dwellings and retention of
agricultural access at Part OS 218
Siltside, Gosberton Risegate.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant

Proposal

H08/0133/92
P R Lindley

Additional stables and bungalow in
connection with business at Manor Stables,
Cheal Road, Gosberton.

H05/0477/92
Mr A W Boelema and
Others

Established Use Certificate for
commercial haulage, storage and distribution
at "Riverside" (Bloodfold Farm), Ravens Bank,
Holbeach St Johns.

H16/0542/92
Patterson Properties

Pair of semi-detached houses at 22 Wygate
Road, Spalding.

Mr Gran M Warrender
2 Windsor Avenue
HOLBEACH
Spalding
Lincolnshire PE12 7AN

Telephone: Holbeach 25766

22 June 1992

Mr B Smith MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
23 JUN 1992 <i>KW</i>	
Attention of DPO <i>NRM</i> DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by <i>SR</i> date <i>23/6</i>

Dear Sir

Re:- Planning Application H09/0592/92

For attention K B Woods

I am in receipt of your notification with regard to the above planning application and would draw your attention to my previous letters submitted concerning this plan when it was considered under Nos H09/1307/90 , H09/0148/91 and H09/0522/91.

To a great extent my original objections still stand, that is to say:

1) I am most concerned with regard to the retention of a suitable boundary wall. The rear of the existing premises has provided us with a considerable degree of seclusion, privacy and security for some 25 - 30 years. The development of a mature garden area over this period has provided in addition to the above an attractive extra value selling factor should we ever wish to market the property. An adjacent property with a similar boundary wall at a neighbours was retained at a height of 10 to 12 feet. All we are asking for in this respect is that this feature be retained through my immediate neighbours and our rear gardens. This would have the effect of minimising any upheaval and distress caused by the demolition of the building and the clearing of the site.

To this end I reiterate my previous letters and would be obliged if a visit to our property were arranged to view this development from our point of view.

2) It is hoped that the construction of the premises, with regard to the considerable area of asbestos sheeting, will be taken into consideration should development be granted and that stringent conditions be applied at this time to ensure safe removal and disposal of this material under the Health and Safety regulations.

3) Access to the site appears to have been eased with the reduction in dwellings and would not appear to be as potentially hazardous as previous plans.

4) As a final point I was under the impression that a previous plan was rejected on the grounds that bungalows not Houses were desirable in view of the surrounding properties. As two houses are now proposed which will overlook our property with very inadequate screening I feel that this has borne on and supports my comments in paragraph 1.

OBJECTION

4, Windsor Avenue,

Holbeach,

Lincolnshire

29th June 1992

Dear Sir,

OBJECTION

Planning Application No. H09/0592/92
Development of Bus Garage Site, Holbeach.

Thank you for your letter of 17th June 1992. I apologise for the delay in replying but I have been in hospital recently.

Our objections in regard to the above development are mainly that we would be overlooked and lose most of our privacy. We feel that just a 6ft fence would not give us much security.

There is also the health hazard that we referred to in our previous letter to you on this subject in July of last year, mainly the fact that the building consist of quite a lot of asbestos and that when this is pulled down there will be a considerable amount of dust in the atmosphere.

With regard to the 6ft fence, we feel that the existing wall should be left at a height of 12ft as at the rear of number 6 Windsor Avenue.

We feel that if this wall was left at that height, we would have more privacy and would feel a bit more secure, then this matter could be resolved somewhat easier.

Yours faithfully,


P.P. Mrs. E. Robinson.

B. Smith Esq.,
Director of Planning and
Building General Services,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire
PE11 2XE

S.H.D.C. PLANNING DEPT.	
APPROVED	DG
1 JUL 1992	
	

Mr. B. Smith, M.R.T.P.I.,
District Planning Officer,
South Holland District Council,
Priory Road,
Spalding.

49, Fleet Street,
Holbeach,
Spalding,
Lincs. PE12 7AU.

24th June, 1992.

APPLICATION NO: H09/0592/92

W.H. FOWLER & SONS - EXISTING BUS DEPOT SITE

Dear Sir,

I refer to the above mentioned application and as I am the next door neighbour on the corner of North Parade and Fleet Street, I wish to make the following observations.

There is still a misunderstanding by the applicant of our common boundary, which is marked by the building in the North West corner of his property, then a corrugated iron fence and by concrete posts to the Fleet Street entrance. I allowed the Lincs. Road Car Company 9 inches only, to bolster the kerbs along this fence. My Beech trees, planted to hide the Bus Depot fence, have been cut back and are entirely within my garden. The proposal to "Continue existing Beech hedge to rear (Northern) boundary" in a straight line, would mean planting it well inside my property. At my time of life, I am in the process of reducing my hedges to lessen the work involved, and do not want extra lengths to trim. I would, therefore, be very grateful if your Council would stipulate that a close-boarded fence to 6ft high be erected along the length of my boundary to afford me the same measure of privacy accorded to every other neighbour of the development. My screening trees can be removed to facilitate this.

The proposed siting of the houses appears very neat, but would block out all the morning sunshine from our bungalow bedroom window.

Demolition of the old bus garage could present a considerable asbestos hazard. I trust the Council will closely monitor the removal and disposal of this material.

Yours faithfully,

D.A. Wright

S.H.D.C. PLANNING DEPT.	
RECEIVED	
26 JUN 1992 Kw	
File Nos.	
APD	ACD
DOPO	ACD
JC	ACD
Action by	
Discuss with	
Copy to	
26/6	

as offered

HAS BEEN SURVEYED.

LOT ①. BUTTERLEY KIRTON PURPLE MULTI. RUSTIC 3/68
LOT ②. BUTTERLEY HEATHER CHARNWOOD RED MULTI. 7/154
PLANTS ①+②. MURKIN OLD ENGLISH DEL. RED
ANGUA RUS.

REMOVE EXIST.
BUILDING + IT
FROM SITE -
CLEAR HARD

EXIST.
HIGH BUSH
TO
BOUNDARY.

1.8M CLOSE
BOARDED
FENCING.

TREES.
A. Row
HT.
B. SILV
PLANT
1.8M

44'0"

45'0"

33'6"

SOAKAWAYS
MIN 5M FROM
PROPOSED.

AS 9228/2

①

HANDED.

②

GRAVELLED DRIVE
+ TURNING HEAD

SOUTH
PLAN
01
REF. 00

