

DoE Ref: APP/A2525/A/00/1050475

LPA Ref: H10/0434/00

TOWN AND COUNTRY PLANNING ACT 1990
WRITTEN REPRESENTATIONS PROCEDURE

APPEAL BY ANGLIAN WATER SERVICES LTD

Questionnaire and Supporting Documentation from Local Planning Authority

: Questionnaire

PART ONE: PLANNING OFFICER'S REPORT

: Copy of report to Development Control Committee dated 14 June 2000
: Extract of minute of Development Control Committee dated 14 June 2000
: Copy of Decision Notice

PART TWO: BACKGROUND PAPERS

: Copy of Little Sutton Parish Council observations

PART THREE: MISCELLANEOUS

: Copy of Policies: Structure Plan Policies 6A and 7A and Local Plan Policies H3 and H5.
: List of Conditions if Appeal were to be allowed

PLAN 'A' Appeal Site (including Interim Boundary of Development for Little Sutton)

Mrs S A Waltham
Director of Housing and
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

QUESTIONNAIRE

For official use only
Date received

To be used for all appeals made on or after August 2011
PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP A2525/A/00/1050475

GRID REF: 5453373 22241

APPEAL BY: ANGLIAN WATER SERVICES LTD

SITE: FORMER WATER TOWER, HOSPITAL ROAD, LONG SUTTON, SPALDING, Lincs

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1. Do you agree to the written representations procedure? <u>OR</u> Do the you wish to be heard by an Inspector at: a. a local inquiry? or b. a hearing?	YES / ~~NO~~ ~~YES~~ / NO ~~YES~~ / NO ~~YES~~ / NO YES / ~~NO~~
2. a. If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land? b. From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	~~YES~~ / NO YES / ~~NO~~ / ~~NA~~
3. Does the appeal relate to an application for approval of reserved matters? 4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	
5. Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales)

Regulations 1999? If YES, please indicate which Schedule.

~~YES~~ / NO

Sch 1 Sch 2 col 1

b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

~~YES~~ / NO

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

~~YES~~ / NO

Number of Documents Enclosed	N/A
1	
0	
0	
0	
0	
4	
0	
1	
0	

d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

h. Details of any other applications or matters you are currently considering relating to the same site;

i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*

j. Any supplementary planning guidance, together with its status, that you consider necessary.

k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;

l. Any other relevant information or correspondence you consider we should be aware of.

15.a. What is the date you told those you notified about the appeal that we must receive any further comments by?

8 NOV 00

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

Number of
Documents
Enclosed

N/A

i) representations received from interested parties about the original application

1

ii) the planning officer's report to committee

1

iii) any relevant committee minute

1

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?
If NO, please send the following information:-

YES / NO

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

N/A.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

NONE

NONE

NONE

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application?
If YES please attach a copy of that notification.

N/A.

YES/NO

a. Did the Mayor of London issue a direction to refuse planning permission
If YES, please attach a copy of that direction.

YES/NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: St Helthorn on behalf of South Holland District Council

Date sent to us and the appellant October 2000

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TOWN AND COUNTRY PLANNING ACT 1990
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APPEAL BY ANGLIAN WATER SERVICES LTD

PART ONE: PLANNING OFFICER'S REPORT

Mrs S A Waltham
Director of Housing and
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

DEVELOPMENT CONTROL COMMITTEE - 14 June 2000

303. **PLANNING APPLICATIONS** (Continued)

(b) Applications Refused (Continued)

Plan No and Applicant

Proposal

(The Assistant Chief Executive reported that the Chairman of the Council had received letters from nine businesses and one businessman in support of the above application, and the Chief Executive had received a petition containing 588 signatures in support of the application. The Head of Planning also reported receipt of a further letter of support.)

(Councillors B Alcock, T Barker, T Bray, C J T H Brewis, N I Capes, C A Fretwell, B A Paul, E Pegler, D A Tennant and R C West requested that their votes against the decision to refuse the above application be recorded.)

(Councillor A J Biggadike advised that he had not been in attendance at the last meeting when the application had originally been considered, and therefore did not vote.)

(Councillor D A Tennant entered the meeting during consideration of the above application.)

(Councillors M D Booth and J J Rowe declared interests in the above application and left the Council Chamber during consideration thereof.)

(Councillors B Alcock and R C West advised that they had been lobbied in respect of the above application.)

H16/0394/00
Mohammed Sadeeq

Change of use to Class A3 use (Food and Drink) at 6 The Crescent, Spalding.

H14/0397/00
Mr & Mrs D Coleman

Extension onto existing dwelling at 43 The Chase, Pinchbeck.

(Councillor C J T H Brewis requested that his abstention from voting on the above application be recorded in view of his concern that the decision was inconsistent with the decision recently made in respect of a similar application in Sutton Bridge.)

(Councillor T Bray reported that he had been lobbied on the above application.)

H07/0409/00
Mrs R Frisby

O.A. Dwelling and detached garage at 84 North Road, Gedney Hill.

H10/0434/00
Anglian Water Services Ltd

O.A. Residential development at former Water Tower, Hospital Drove, Little Sutton.

(The Head of Planning reported receipt of late representations from the applicant's agent in respect of the above application.)

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

APPLICATION REFERENCE: H10/0434/00

DATE RECEIVED: 11-APR-00

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Former Water Tower, Hospital Drove, Little Sutton

APPLICANT: Anglian Water Services Ltd

AGENT: Markham Consulting Ltd

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

RECOMMENDATION

Refuse permission.

SOUTH HAVESLAW	
REPORT TO LINCOLNSHIRE DISTRICT COUNCIL	
Date:	14 JUN 2000

The site is outside Little Sutton Development Boundary in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not considered to be reasonable infilling. As such it would be contrary to Policies 6a and 7a of the approved Lincolnshire Structure Plan and District Local Plan Policies H3 and H5. These are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7 (The Countryside – Environmental Quality and Economic and Social Development), 1997, and are aimed at the preservation of the character of the countryside. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purpose of these policies, because as well as its individual effect on these issues it would encourage further similar proposals which would be difficult to resist.

COMMENTS

1. The site (some 0.04 hectares) was formerly the site of an Anglian Water tower (now removed). It is located off an unadopted section of Hospital Drove (the applicants have indicated that they have a right of way). Existing dwellings are located to the north and south and there is a farm to the east on the opposite side of Hospital Drove. Domestic garden is located to the west and beyond this are industrial premises associated with H. L. Foods.
2. The site is outside Little Sutton Development Boundary in an area regarded as open countryside. No agricultural case has been put forward, so the proposal falls contrary to Policy 7a of the Structure Plan and H3 of the Local Plan.
3. It is also important to examine the relevance of Structure Plan Policy 6a and Local Plan Policy H5. These indicate that proposals for the infilling of small gaps in small groups of houses may exceptionally be permitted providing the development does not consolidate the group of dwellings so as to materially change the character of the group and/or set an undesirable precedent.
4. The site is located within a loose group of houses on the western side of Hospital Drove. The proposal would not constitute reasonable infilling, but rather a consolidation of scattered

development which would materially alter the existing rural character of the area. It could also have an accumulative effect in the sense of encouraging further applications of a similar nature.

5. The County Highways Authority have raised no objections, bearing in mind the previous use of the site. There is not sufficient reason to refuse on grounds of the site's proximity to industrial premises to the west, given that there are existing dwellings closer.

REPRESENTATIONS

Parish Council Prefer a single storey dwelling.

County Highways No objections.

Applicant Summarised:

- Site surrounded by dwellings. Can be justified as infilling, therefore.
 - If dwelling restricted in height it will not be detrimental to the surroundings.
 - Would not set a precedent as there are no further plots.
 - Understand within the village that there is concern about a lack of new residential development.
 - Brownfield site that would be ideal for a modest detached bungalow.
-

MALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
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Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H10/0434/00

Received: 11-APR-00

Type: OUTLINE

Name: Anglian Water Services Ltd
c/o Markham Consulting Ltd
37 Victoria Street
Kettering
Northamptonshire NN16 0BU

Agent: Markham Consulting Ltd
37 Victoria Street
Kettering
Northamptonshire
NN16 0BU

Description: Residential development.

Location : Former Water Tower, Hospital Drove Little Sutton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The site is outside Little Sutton Development Boundary in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not considered to be reasonable infilling. As such it would be contrary to Policies 6A and 7A of the approved Lincolnshire Structure Plan and District Local Plan Policies H3 and H5. These are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7 (The Countryside - Environmental Quality and Economic and Social Development), 1997 and are aimed at the preservation of the character of the countryside. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purpose of these policies, because as well as it's individual effect on these issues it would encourage further similar proposals which would be difficult to resist.

The determined plans are:-

1:2500 plan received on 11 Apr 00.

ALF WALTHAM
Cllr (Hons) PCILH
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

Tel: phone: (01775) 761161
Fax: (01775) 710772

S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
20 JUN 2000

H10/0434/00

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

DoE Ref: APP/A2525/A/00/1050475

LPA Ref: H07/0434/00

TOWN AND COUNTRY PLANNING ACT 1990
WRITTEN REPRESENTATIONS PROCEDURE

APPEAL BY ANGLIAN WATER SERVICES LTD

PART TWO: BACKGROUND PAPERS

Mrs S A Waltham
Director of Housing and
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

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Services Department,
Council Offices,
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Lincolnshire, PE11 2XE

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Fax: (01775) 710772

S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

Application no: H10/0434/00

Applicant: Anglian Water Services Ltd
c/o Markham Consulting Ltd
37 Victoria Street
Kettering
Northamptonshire NN16 0BU

Agent: Markham Consulting Ltd
37 Victoria Street
Kettering
Northamptonshire
NN16 0BU

Description: Residential development.

Location: Former Water Tower, Hospital Drove Long Sutton
Spalding Lincs

Type: OUTLINE

Date received: 11-APR-00

Dear Mr Humphries

20-APR-00

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Please let me have your comments using the enclosed form by **11-MAY-00**

The officer dealing with this application is **D M GEDNEY**

If you need any other assistance, please contact Mrs Bev Rivett or any member of the Planning Advice team.

Yours faithfully

Mrs S A Waltham
Director of Housing and Planning Services

Mr Humphries
Clerk to Little Sutton PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

*Prefer a single storey
dwelling*

DoE Ref: APP/A2525/A/00/1050475

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PART THREE: MISCELLANEOUS

Mrs S A Waltham
Director of Housing and
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

APPROVED STRUCTURE PLAN

ALTERATION No. 1

POPULATION - HOUSING - SETTLEMENT

WRITTEN STATEMENT AND EXPLANATORY MEMORANDUM

Lincolnshire County Council

NOVEMBER 1991

development in villages, it is important that appropriate areas of open space are retained in order to protect the environmental quality of these settlements.

- 5A.3** New development in villages on the scale and distribution envisaged should help to ensure that services and facilities are retained, improved and in certain cases provided for the first time. There are, however, existing deficiencies, and other needs may well arise in the future as a consequence of the development proposed by this policy. New housing development on a significant scale will generate a need for services and facilities, and it is important that they are properly co-ordinated. The County Council will attempt to ensure that deficiencies are removed or needs met not only by positive actions in relation to their own services and functions, but also by effective liaison with the numerous bodies and organisations, statutory or otherwise, that operate in the rural areas.

POLICY 6A

PERMISSION WILL NOT NORMALLY BE GRANTED FOR HOUSING WHICH WOULD CREATE OR EXTEND RIBBON OR SCATTERED DEVELOPMENT.

EXPLANATION

- 6A.1** The presumption against ribbon and scattered development is carried forward from the existing Structure Plan. It remains Government policy, and is particularly important in an extensive rural county like Lincolnshire. PPG3 'Land for Housing' states that the . . . "expansion of villages into the surrounding countryside is objectionable if it creates ribbons or isolated pockets of development". Such development is environmentally damaging, a waste of agricultural land, costly in terms of servicing and infrastructure, and an unacceptable and unnecessary intrusion into the countryside.

POLICY 7A

NEW RESIDENTIAL DEVELOPMENT WILL NORMALLY ONLY BE PERMITTED IN THE OPEN COUNTRYSIDE WHERE THERE IS AN ESSENTIAL NEED TO HOUSE FARM OR FORESTRY WORKERS NEAR TO THEIR PLACE OF WORK.

EXPLANATION

- 7A.1** Central Government advice states that . . . "in the interests of preserving the countryside and protecting the best agricultural land, new housebuilding in open countryside continues to need careful control" (PPG 7 'Rural Enterprise and Development'). This Policy is intended to implement this guidance. There are also higher than average costs in servicing new development in the open countryside, and this should be avoided wherever possible. Normally, rural workers in agriculture, horticulture and forestry will be housed within existing settlements, however on occasions there may be an essential and proven need for such a worker to be housed close to his or her place of employment. In such circumstances, permission may be granted for residential development in the open countryside, but with an appropriate occupancy

condition designed to ensure that any dwelling erected to serve such a defined need continues to do so.

7A.2 Recent changes in agricultural policy encouraging farm diversification have led to an increasing number of recreational type proposals in the open countryside. This is likely to continue in the future. Exceptionally, in relation to these proposals, it may be necessary for a worker to live on site. In such circumstances, provided that the local planning authority is satisfied that the need is essential and proven, permission may be granted for residential development in the open countryside. The occupancy of such a dwelling will be restricted to a person directly connected with the establishment, either by means of a condition of planning permission or Section 106 Agreement.

7A.3 This Policy applies only to the building of **new** residential development as opposed to the **conversion** of suitable farm buildings into dwellings. There are opportunities for the re-use and conversion of farm buildings into residential use and this can help meet the demand for housing in the rural areas. It will be for the local planning authorities to decide on the suitability of particular proposals, but PPG 7 'Rural Enterprise and Development' states that . . . "there should generally be no reason for preventing the adaptation or restoration of existing or derelict dwellings in the countryside for new uses, provided that their form, bulk and general design are in keeping with their surroundings. Proposals for the re-use of redundant buildings should not be rejected unless there are specific and convincing planning reasons that cannot be overcome by attaching reasonable conditions to the planning permission".

POLICY 8A

PLANNING PERMISSION MAY EXCEPTIONALLY BE GRANTED FOR LOW COST HOUSING ON LAND THAT WOULD NOT NORMALLY BE RELEASED FOR DEVELOPMENT, PROVIDED THAT:

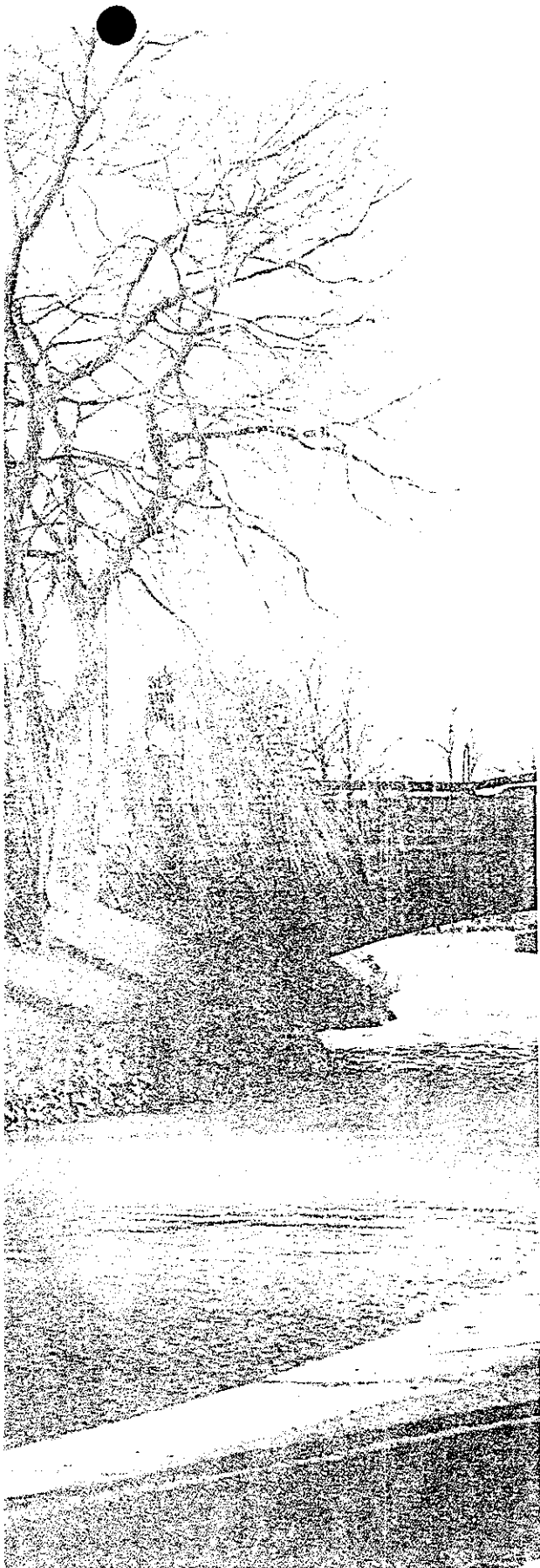
- **THE SCHEME WOULD MEET A GENUINE LOCAL NEED THAT WOULD NOT OTHERWISE BE MET,**
- **THERE ARE ARRANGEMENTS TO ENSURE THAT THE BENEFITS WILL BE ENJOYED BY ALL THE SUBSEQUENT OCCUPANTS AS WELL AS THE INITIAL OCCUPIERS.**
- **SITES ARE WELL RELATED TO EXISTING SETTLEMENTS AND ARE ADDITIONAL TO THE GENERAL PROVISION OF LAND FOR HOUSING.**

EXPLANATION

8A.1 The problem of how to meet local need for low cost housing particularly in the rural areas is an issue of national concern, and Central Government are determined that every effort is made to alleviate the situation. In many parts of the country, the combined effects of house prices, a limited supply of Council houses, and the decline of the rural rented sector have all helped to deny low paid local people the chance of living and working in their local rural area. Over the past few years, the problem has become particularly apparent in Lincolnshire primarily because house prices have

SOUTH HOLLAND DISTRICT LOCAL PLAN

ADOPTED
OCTOBER 1998



facilities. In these settlements new housing development is principally seen as meeting local needs, but also in the recognition that there is sometimes a demand for housing in the more isolated locations and in recognition of the need to keep the local community 'alive'.

- 4.26 All these issues are reflected by the boundaries of development of the villages as shown on the proposals map.
- 4.27 In all cases, the District Council will need to be satisfied that proposals for new housing development in the villages respects the local character and is acceptable in terms of traffic movement and impact on the open countryside.

POLICY H2

WITHIN THE VILLAGES, AS DEFINED BY THE BOUNDARIES OF DEVELOPMENT SHOWN ON THE PROPOSALS MAP, NEW HOUSING DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT IS IN SCALE AND CHARACTER TO ITS SURROUNDINGS AND THE LEVELS OF TRAFFIC MOVEMENT AND INTRUSION INTO THE OPEN COUNTRYSIDE ARE ACCEPTABLE.

Implementation

The District Council will implement this policy through its formal planning procedures.

The implementation of this policy is principally concerned with achieving the following aim:-

~~(b) To maintain the viability of the smaller settlements~~

OPEN COUNTRYSIDE, NEW DWELLINGS, AGRICULTURAL DWELLINGS

- 4.28 New dwellings in the open countryside are only permitted in exceptional circumstances in connection with agriculture. This policy is concerned with protecting the countryside from development, minimising the loss of agricultural land, avoiding the higher than average costs of infrastructure and service provision and helping in the consolidation of new development in the towns and villages, in accordance with the plan's strategies.
- 4.29 Normally, rural workers in agriculture or horticulture will be housed within the existing settlements. However, there is sometimes an essential and proven need for workers to be housed on the holding. In such circumstances, planning permission may be granted for new housing in the open countryside, but with an appropriate occupancy condition

designed to ensure that any dwelling built to serve such a need continues to do so. Proposals for agricultural dwellings must be accompanied by independent expert evidence justifying the need for a dwelling in that location.

- 4.30 In determining such proposals a functional test will be applied in every case to establish whether it is essential for the proper functioning of the enterprise for a worker to be readily available at most times. Where appropriate, but including all proposals to set up a completely new farm business, a financial test will be applied to establish present and future financial soundness of the farming business.

POLICY H3

PROPOSALS FOR NEW DWELLINGS IN THE OPEN COUNTRYSIDE WILL BE PERMITTED WHERE THEY ARE REASONABLY NECESSARY FOR THE PROPER FUNCTIONING OF THE RELEVANT AGRICULTURAL ENTERPRISE.

Implementation

The District Council will implement this policy through its formal planning procedures.

The implementation of this policy is principally concerned with achieving the following aims:-

- (4) *To protect the countryside and minimise the loss of agricultural land.*
- (3) *To sustain the rural economy.*

OPEN COUNTRYSIDE, BARN CONVERSIONS, RURAL BUILDINGS INTO DWELLINGS.

- 4.31 Sometimes farm buildings in the open countryside are no longer required for their original use and owners may wish to seek new uses for them. The District Council is concerned that such structures, representing as they do a valuable resource, should not remain vacant or under-used or become derelict, detracting from the visual character of the countryside. In order to diversify the rural economy, preference will be given to the adaptation of vacant rural buildings to employment uses. This is because it is considered that residential use would have only a minimal economic impact on the rural economy. Applications for conversion to residential use, therefore, will be examined with particular care. The District Council considers the creation of local employment to be a priority in the rural areas of the district and for that reason they propose not to allow residential re-use of rural buildings unless they are satisfied the applicant has made every reasonable attempt to secure a suitable business re-use for the building or that the residential use would be ancillary to a scheme for business re-use. Where it would be ancillary to a business scheme, the District Council would

Implementation

The District Council will implement this policy through its formal planning procedures.

The implementation of this policy is principally concerned with making the best use of resources in a way which:-

~~(15) Promotes the reuse of redundant buildings and the better use of underused buildings.~~

OPEN COUNTRYSIDE, INFILL HOUSING

- 4.33 Historically, within the open countryside there are scattered ribbons or isolated pockets of dwellings which cannot be regarded as settlements. Within these areas, there may be small groups of houses where sensitive infilling of small gaps or minor extensions to the group, may be acceptable, although much may depend on the character of the surroundings and the number of such groups in the area.

POLICY H5

PROPOSALS FOR THE INFILLING OF SMALL GAPS IN SMALL GROUPS OF HOUSES OR FOR THE MINOR EXTENSION OF SUCH GROUPS IN THE OPEN COUNTRYSIDE MAY EXCEPTIONALLY BE PERMITTED PROVIDED THAT:

- 1 THE INFILL DEVELOPMENT DOES NOT CONSOLIDATE THE GROUP OF DWELLINGS SO AS TO MATERIALLY CHANGE THE CHARACTER OF THE GROUP OR THE SURROUNDING AREA;**
- 2 SET A PRECEDENT FOR FURTHER INFILL DEVELOPMENT THAT WOULD BE LIKELY MATERIALLY TO CHANGE THE CHARACTER OF THE AREA; AND**
- 3 THE EXISTING ADJACENT DWELLINGS ARE NOT THE SUBJECT OF AGRICULTURAL OCCUPANCY CONDITIONS OR OBLIGATIONS.**

Implementation

The District Council will implement this policy through its formal planning procedures.

The implementation of this policy is principally concerned with achieving the following aim:-

(4) To protect the countryside and minimise the loss of high quality agricultural land.

LIST OF CONDITIONS IF APPEAL WERE TO BE ALLOWED

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,
 - a). 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;

Reason: The application was submitted in outline only.

3. Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

- i. Details of position, species and planting height of any new planting

- ii. Details of which of the existing trees/hedges are to be retained or removed.

Reason: In the interests of visual amenity.

4. The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years, beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

Note:

1. The determined plans are:

1:2500 plan (ETO reference no. 5352) received on 11 Apr 00.

DoE Ref: APP/A2525/A/00/1050475

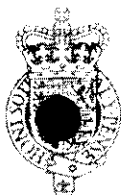
LPA Ref: H10/0434/00

TOWN AND COUNTRY PLANNING ACT 1990
WRITTEN REPRESENTATIONS PROCEDURE

APPEAL BY ANGLIAN WATER SERVICES LTD

PLAN 'A'

Mrs S A Waltham
Director of Housing and
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs



The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-9876078
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6078

Mr S Thorn (Planning Department)
S Holland District Council
Council Offices
Priory Road
Spalding
Lincs,
PE11 2XE

Your Ref: H10/0434/00
Our Ref: APP/A2525/A/00/1050475
Date: 22 December 2000

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ANGLIAN WATER SERVICES LTD
SITE AT FORMER WATER TOWER, HOSPITAL DROVE, LITTLE SUTTON, SPALDING, Lincs**

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927

Fax No. 0117 987 6219

Yours faithfully

G. Nall

Mr D Apps

COVERDL1

Appeal Decision

Site visit made on 18 December 2000

by **Richard Ogier BA MRTPI**

an Inspector appointed by the Secretary of State for the
Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Boulton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date

22 DEC

Appeal Ref: APP/A2525/A/00/1050475

Site of former water tower, Hospital Drive, Long Sutton

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Anglian Water Services Ltd against the decision of the South Holland District Council.
- The application (ref. H10/0434/00) dated 10 April 2000, was refused by notice dated 20 June 2000.
- The development proposed is residential development.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The outline application that is the subject of this appeal reserved all matters of detail for subsequent approval.

Main Issue

2. The appeal site lies outside the defined boundaries of Little Sutton, and therefore in policy terms is in open countryside. I have identified the main issue in this appeal as whether the proposed development would be consistent with the objectives of policies which seek to protect the countryside in this area for its own sake.

Planning Policy

3. The development plan for this area comprises the Lincolnshire County Structure Plan Alteration No. 1 and the South Holland District Local Plan. The Structure Plan reflects national planning guidance in PPG7 *The Countryside - Environmental Quality and Economic and Social Development* that new house building in the open countryside should be strictly controlled. Structure Plan 7A states that new residential development will normally only be permitted in the open countryside where there is an essential need to house farm or forestry workers near their place of work. Under Policy 6A permission is not normally granted for housing that would create or extend ribbon or scattered development.
4. This approach is supported by the Local Plan. Policy H3 states that proposals for new dwellings in the open countryside will be permitted where they are reasonably necessary for the proper functioning of the relevant agricultural enterprise. Under Policy H5, proposals for the infilling of small gaps in small groups of houses or for the minor extension of such groups in the open countryside may exceptionally be permitted if they satisfy a number of criteria. The infill development should not consolidate the group of dwellings so as to materially change the character of the group or surrounding area, set a precedent for further

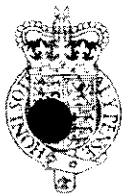
infill development that would have the same effect, and not relate to a group of dwellings the subject of agricultural occupancy conditions or obligations.

Reasons

Main Issue

5. The only justification has been put forward for the proposed development. The

dt
wp



The Planning Inspectorate

Room 1202V
Tollgate House
Houlton Street
Bristol BS2 9DJ

<http://www.planning-inspectorate.gov.uk>

SHDC

27 Nov 2000
Housing & Planning
Received

Direct Line 0117-9878775
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8775

LS

Mr S Thorn (Planning Department)
S Holland District Council
Council Offices
Priory Road
Spalding
Lincs,
PE11 2XE

Your Ref: H10/0434/00
Our Ref: APP/A2525/A/00/1050475
Date: 23 November 2000

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ANGLIAN WATER SERVICES LTD
SITE AT FORMER WATER TOWER, HOSPITAL DROVE, LITTLE SUTTON, SPALDING, LINCS**

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

Mr R Ogier BA MRTPI

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the **appeal site at 14:00 on Monday 18/12/2000** and you are requested to arrange for the inspector to be met at the site at 14:00 to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Hallett', with a stylized flourish at the end.

Miss K Hallett

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

**TOWN AND COUNTRY PLANNING (APPEALS)
(WRITTEN REPRESENTATIONS PROCEDURE) (ENGLAND) REGULATIONS 2000**

Appeal By: **Anglian Water Services Ltd**
Application No: **H10/0434/00**
DoE Appeal Reference: **APP/A2525/A/00/1050475**

An appeal has been made to the Department of the Environment against the refusal of outline planning permission by South Holland District for:

Residential development at former Water Tower, Hospital Drove, Long Sutton, Spalding, Lincs.

This is the subject of an appeal which was received on **27th September 2000**.

The appeal will be determined by the Department of the Environment on the basis of **Written Statements** submitted by the appellant and the Council, and following a site visit by an Inspector. It is open to the Secretary of State to grant planning permission.

Any written comments already made to the authority in connection with the original application will be forwarded to the Inspector who will take them into account when deciding the appeal.

3 copies of any further representations or elaboration or modification of earlier views should be sent directly to **The Planning Inspectorate at Room 1004 Tollgate House, Houlton Street, Bristol. BS2 9DJ**, quoting the above appeal reference number, *and must be forward to the Planning Inspectorate before 8th November 2000. (Any representations received after this date will not normally be seen by the Inspector and will be returned).*

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. Any comments received can only be taken into account provided they are made known to all parties and copies will therefore be sent to the appellant.

The Planning Inspectorate will circulate the decision on the appeal only to those who write specifically requesting a copy.

Mrs S Waltham
Director of Housing and Planning Services
South Holland District Council
Council Offices,
Priory Road,
Spalding, Lincs. PE11 2XE
Telephone: Spalding (01775) 761161

29th September 2000

Notification Letter Sent To:

Statutory Parties:

Clerk to Little Sutton Parish Council
Mr Humphries
7 Oakley Drive
Spalding
Lincs. PE11 2BN

Other Parties:

Cllr M D Booth – Ward Member
155 Curlew Lodge Farm
Sutton Bridge
Spalding
Lincs. PE12 9QQ

Cllr C B Jackson – Ward Member
Sydenham House
33 Roman Bank
Long Sutton
Spalding
Lincs. PE12 9LA

Cllr D A Tennant – Ward Member
45 Market Street
Long Sutton
Spalding
Lincs. PE12 9DD



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Mr S Thorn (Planning Department)
S Holland District Council
Council Offices
Priory Road
Spalding
Lincs,
PE11 2XE

Your Ref: H10/0434/00
Our Ref: APP/A2525/A/00/1050475
Date: 27 September 2000

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY ANGLIAN WATER SERVICES LTD
SITE AT FORMER WATER TOWER, HOSPITAL DROVE, LITTLE SUTTON, SPALDING, Lincs

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

I must receive the following documents within this timetable:

Within the next 2 weeks

You must notify interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

- i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date**. If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
- ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
- iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000*.

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

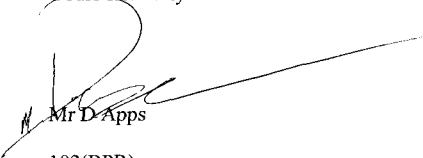
You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, we must receive a completed, signed and dated copy **before** the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully



Mr D Apps

102(BPR)



MARKHAM

C O N S U L T I N G

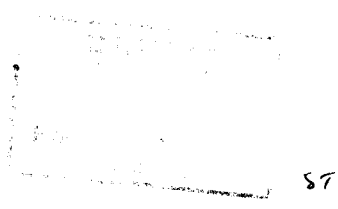
Markham Consulting Limited
37 Victoria Street,
Kettering,
Northamptonshire. NN16 0BU

Tel: 01536 520420
Fax: 01536 517621

Our Ref: MCL/AWS/SS/SDHC/180900/PW0034

18th September 2000

Mr D Gedney
Planning Officer
Housing & Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Dear Mr Gedney

RE: Former Water Tower Site, Hospital Drove, Little Sutton
Ref:H10/0434/00

We have today submitted an appeal against your recent decision on the above parcel of land.
A copy of the Appeal Forms is enclosed.

Yours sincerely

Adrian Loak
For and on behalf of Markham Consulting Ltd

Enc

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: ANGLIAN WATER SERVICES Ltd.

Address: ENDURANCE HOUSE, CHIVERS WAY, HISTON, CAMBRIDGE

Postcode: CB4 4ZR Reference:

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: Fax No:

Agent's Name (if appropriate): MARKHAM CONSULTING

Agent's Address: 37 VICTORIA STREET, KETTERING, NORTHAMPTONSHIRE

Postcode: NN16 OBU Reference: ADL

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01536 520420 Fax No: 01536 517621

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): SOUTH HOLLAND DISTRICT COUNCIL

Description of the Development:

OUTLINE FOR RESIDENTIAL DEVELOPMENT

Address of the Site:
FORMER WATER TOWER, HOSPITAL DROVE
LITTLE SUTTON, SPALDING, Lincs

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

Postcode:
Failure to provide the postcode may cause delay in processing your appeal.

TF545 323

Date and LPA reference number of the application you made and which is now the subject of this appeal:

11th APRIL 2000 H10/0434/00

Date of LPA notice of decision (if any):

20th JUNE 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

NO

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:-

(*Delete as appropriate)

(✓)

1. to ~~*refuse/grant subject to conditions~~, planning permission for the development described in Section B. ☒
2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☒

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☒

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ☐

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☐

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☒
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☒
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☒
4. The LPA's decision notice (if any); ☒
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: *letter addressed to Mr S.A. Waller dated 26 May 2000, letter from SHDC dated 1 June 2000, letter enclosure addressed to Mr O. Gahney dated 9 June 2000* ☐
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). (Failure to submit this can delay your appeal). ☐

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

~~OR~~

~~CERTIFICATE B~~

~~I certify that:~~

~~I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.~~

~~Owner's Name~~

~~Address at which notice was served~~

~~Date on which notice was served~~

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

- *• None of the land to which the appeal relates is, or is part of, an agricultural holding.

~~OR~~

- *• ~~I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:~~

~~Tenant's Name~~

~~Address at which notice was served~~

~~Date on which notice was served~~

* Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.

Signed Markham Consulting Ltd (on behalf of) ANGLIAN WATER SERVICES Ltd

Name (in capitals) MARKHAM CONSULTING Ltd Date 18/9/00

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE MUST be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

See attached

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed Markham Consulting Ltd (on behalf of) ANGLIAN WATER SERVICES Ltd

Name (in capitals) MARKHAM CONSULTING Ltd Date 18/9/00

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

◆ 1ST COPY: Send one copy of the appeal form with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

◆ 2ND COPY: Send one copy to the LPA, at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

GROUNDNS FOR APPEAL

1. We believe the Council is wrong to state that this proposal is contrary to Policy H5 of the District Local Plan.

Policy H5 states:

"Proposals for the infilling of small gaps in small groups of houses or for the minor extension of such groups in the open countryside may exceptionally be permitted provided that:

- i. *The infill development does not consolidate the group of dwellings so as to materially change the character of the group or the surrounding area.*
- ii. *Set a precedent for further infill development that would be likely materially to change the character of the area and*
- iii. *The existing adjacent dwellings are not the subject of agricultural occupancy conditions or obligations".*

We accept that the site is outside the defined boundaries of the village of Little Sutton and therefore in open countryside. To the east of the site is an operational farm including a farmhouse and to the north, south & west are existing dwellings, none of which are the subject of agricultural restrictions.

We believe that a modest bungalow on this site would be in keeping with the neighbouring properties and would not be detrimental to the neighbouring dwellings or the surrounding area.

There are no other infill plots within this group of dwellings, we therefore do not believe the grant of this consent will set a precedent for other applications which would materially affect the character of the area.

2. The current version of PPG3 requires the Local Authorities to make use of previously developed land. This site, albeit, some time ago was the site of a water tower and has since been left as wasteland, which arguably detracts from the area. A new dwelling on this brownfield site will clear up the area and be in accordance with PPG3.
3. The planning application received the full backing of the Local Parish Committee and the Local representatives on the Planning Committee. The village of Little Sutton is small and has a poor mix of housing styles and types, the existing limits around the village has meant that there has been extremely limited development over the last 20 years and the possibilities of further development in the village would be extremely remote, if this refusal is upheld.

In short we believe this application should be approved because it is in accordance with Local and National Policy and it has support from the people of the village.

Appeal No: 20120		Appellant: Audien waste services				Date Recd: 20 SEP 00	
SHDC Ref: H10/434/00		*Planning *Listed Building *Advertisement *Enforcement Other				*Refusal	
DOE Ref: N11/435/12/00/1050475						*Condition	
Officer: Lewis Smith						*Non-Determination	
Documents Required		*WRITTEN REPS		*LOCAL INQUIRY		*INFORMAL HEARING	
		Date Regd	Date Out	Date Regd	Date Out	Date Regd	Date Out
Questionnaire		11 OCT 00	3 OCT 00				
Notice		11 OCT 00	29 SEP 00				
Statement		8 NOV 00	—				
Proof of Evidence		Not Regd				Not Regd	
DOCUMENTATION CHECKS				INFORMATION			
Document	Case Offr	Date		Site Visit:		Inspector:	
Questionnaire	MS			Date:		Time:	
Statement	MS con tribut.			Inquiry/Hearing		Location:	
Proof of Evidence				Date:		Time:	

* Highlight as appropriate