SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0065/93 Received:29-JAN-93 Type:OUTLINE

Name: C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs PE12 9EL

Agent: C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs PE12 9EL

Description: Erection of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88)
Location : Seagate Road Long Sutton
Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

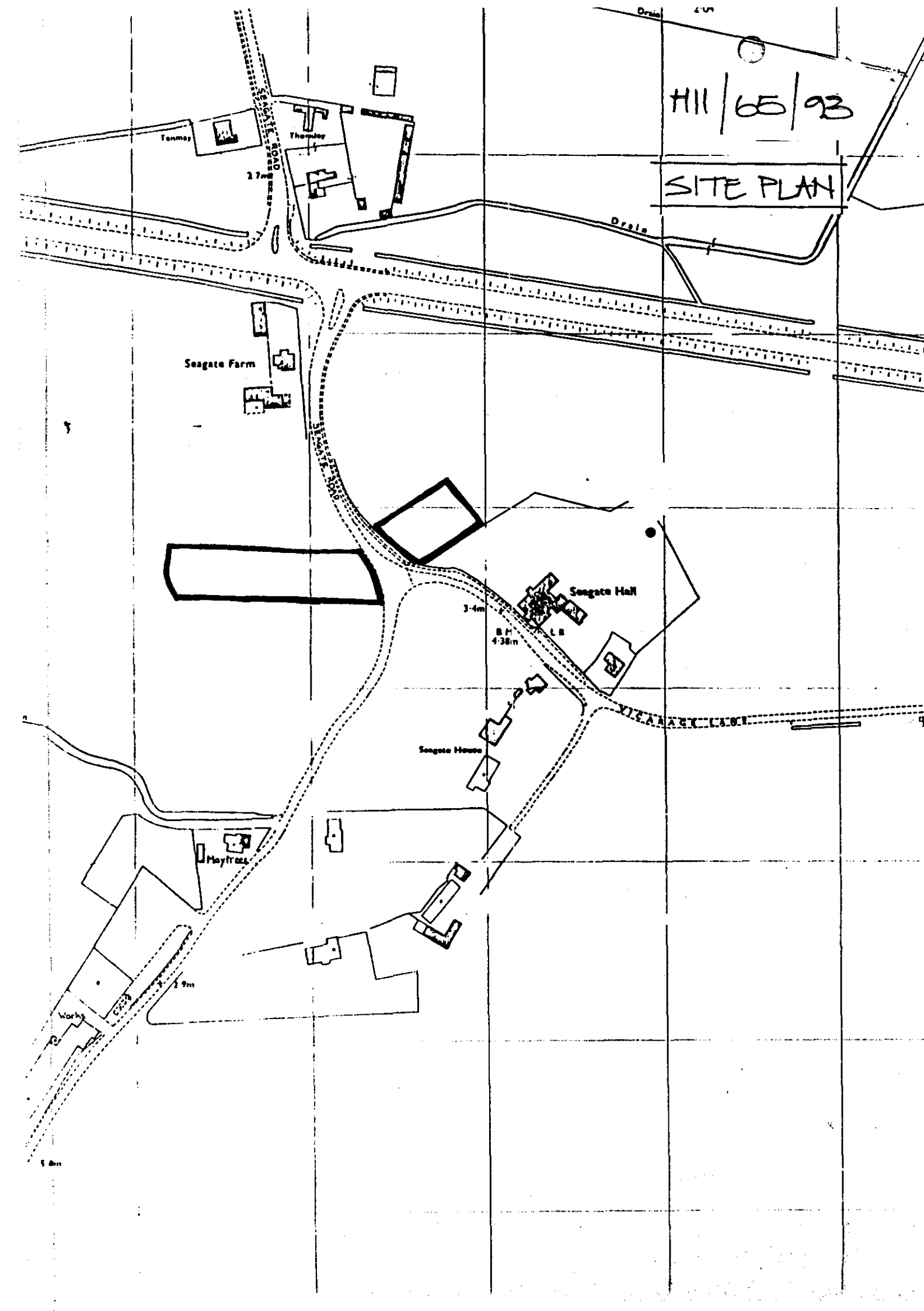
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

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

The design of the dwelling should reflect the site's proximity to Seagate Hall, which is a Grade II Listed Building.

Director of Planning and Building Control Services
08-OCT-93 H11/0065/93

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


H11/65/93
SITE PLAN
Tanmar
Thornley
SEAGATE ROAD
Drain
Seagate Farm
Seagate Hall
3·4m
B M
4·38m
L B
Seagate House
Mayfield
2·9m
Works

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H11/0065/93

Date Registered 28 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C J BOOR
2 HOSPITAL DROVE
LONG SUTTON
PE12 9EL

Tel. No (01406) 362518

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SEAGATE ROAD, LONG SUTTON, SPALDING, LINCS PE12 9AD

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~OUTLINE~~ ERECTION of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88)

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Signed C J Boor Date 19.1.93 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

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

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

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

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

Owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant / Agent) Date 19.1.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / Agent) Date 19.1.93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other: Cultivating agricultural land. Taxi business on opposite side of road Seagate Hall to the ~~st~~ east. A17(T) further to north.

Inspected by DMG
Date 8/2

Notice posted by DMG
Date 8/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG

? MAY PREVIOUS PLANNING PERMISSION NOT IMPLEMENTED
? STATUS OF TAXI BUSINESS

Renewal of previous outline Ref 1894/88.
No material change in planning circumstances. (See committee Report).

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed D.M. Gedney 30/9

Conditions/~~Reasons~~ Post Committee Consent.
(continue overleaf)

SCHEDULE OF CONDITIONS

1 SC8 - (Details).
2 SC27 - (Implementation of Planting).
3 B21 - (Turning Space).

Notes

1 Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.
2 The design of the dwelling should reflect the site's proximity to Seagate Hall, which is a Grade II Listed Building.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

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

Case Officer [signature] **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P2183

Date first Rec'd 28 JAN 1993

Registration

Reference H11/0065/93

Cross-Ref N/A

Date 29/1

Validation

TYPE OUTLINE

Earliest permission

Site area 0.18

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 60

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 229

OS No's

Grid ref 543540 321650

Ward K

Parish L SUTTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1088

Linked to property

Ref

Planning Records:
Earlier apps

1594/88
926/90
1912/88

B Reg Records:
Already submitted - Ref
Request
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/65/93 Type: OUTLINE

Applicant: C J Boor
Tel: 0406 362518

Agent: C J Boor
0406 362518

Description: Erection of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88)

Location: Seagate Road
Long Sutton
Spalding
Lincs

Valid date: 29-JAN-93 Terminal date: 26-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 05-FEB-93 Report deadline: 23-FEB-93
Inspected by 08-FEB-93
Extra contacts 12-FEB-93 Case Officer:
Report if not clear by 05-MAR-93 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .18 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	03-FEB-93	17-FEB-93
Cllr D A Tennant		03-FEB-93	17-FEB-93
Cllr E J Clarey	0406 363141	03-FEB-93	17-FEB-93
Cllr M D Booth	0406 350034	03-FEB-93	17-FEB-93
Site/Press Advert MIN		08-FEB-93	02-MAR-93

LCC Obs Attached Jcb 4/2/93
Site/Press Advert SETTING OF L.BUILDING 08-APR - 29-APR-93

SITE DETAILS

Grid ref: 543540 321680
OS Sheets: Parcel:

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/JPF/KS/PL.687

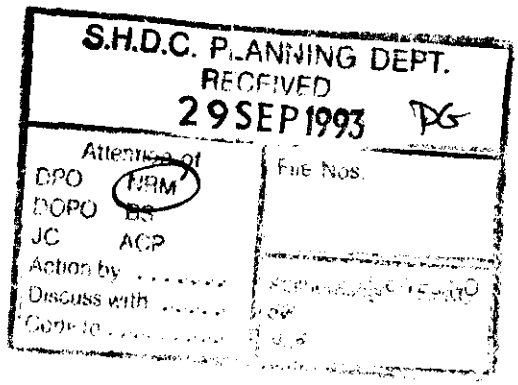
YOUR REF:

DATE: 28th September 1993

SUBJECT: PLANNING APPLICATION NO. H11/0065/93
ERECTION OF DWELLING AT SEAGATE ROAD, LONG SUTTON

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

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

SUPPLEMENTAL
DEED

Creating Supplemental Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

CHRISTOPHER JOHN BOOR

and

MIDLAND BANK PLC

the erection of a house and garage
at Seagate Road, Long Sutton
and the change of use of land
at Seagate Road, Long Sutton
from agricultural to commercial use

I hereby certify that this is a true
copy of the Planning Obligation relating to
the erection of a house and garage and the
change of use of land from agricultural to
commercial use, at Seagate Road, Long Sutton

.....

Director of Administration

THIS DEED made the 28th day of September One Thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the first part and CHRISTOPHER JOHN BOOR of 2 Hospital Drove, Long Sutton in the County of Lincoln (hereinafter called "the Developer") of the second part and MIDLAND BANK PLC whose registered office is situate at 41 Silver Street Head Sheffield S1 3GG (hereinafter called "the Bank") of the third part and supplemental to a Deed (hereinafter called "the principal deed") dated the thirty first day of January one thousand nine hundred and ninety between the Council and the Developer

NOW THIS DEED WITNESSETH as follows:

(1) The following Recital shall be substituted for Recital (2) in the principal Deed

"The Developer is the owner in fee simple of land at Seagate Road Long Sutton shown edged red on the plan annexed hereto (hereinafter called "the red land") subject to a mortgage dated the eighteenth day of May one thousand nine hundred and ninety three in favour of the Bank

(2) The following Recital shall be substituted for Recital (4) in the principal Deed

"The Developer has by a written application dated the nineteenth day of January one thousand nine hundred and ninety three applied for planning permission for the erection of a dwelling with garage and vehicular access on the red land in accordance with the plans and particulars supplied therewith under planning reference H11/0065/93 (hereinafter called "the development")"

(3) The Council and the Developers with the consent of the Bank evidenced by its execution hereof hereby covenant with each other that they will respectively perform and observe the covenants and stipulations contained in the principal Deed as amended by Clauses 1 and 2 hereof as if the same had been repeated herein in full

PROVIDED ALWAYS that the aforesaid consent of the Bank is conditional upon:

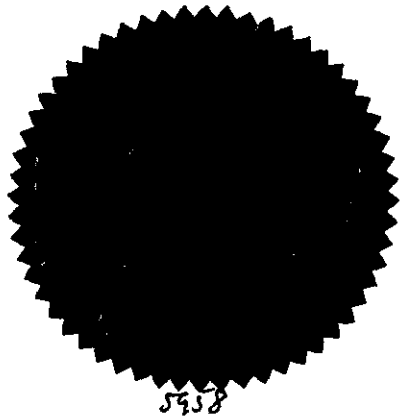
(i) that the Bank shall in no circumstances be liable for any breach of the convenants contained in the Principal Deed unless it has itself caused such a breach

(ii) irrespect[illegible] of whether or not the Bank shall have caused such a breach it shall have no liability after it has discharged its security or has disposed of the land whether by sale or otherwise.

(4) The expressions "the Council" "the Developer" and "the Bank" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written.

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



Chairman of the Council

Director of Administration

SIGNED AS A DEED
by the said CHRISTOPHER JOHN BOOR
in the presence of

Witness

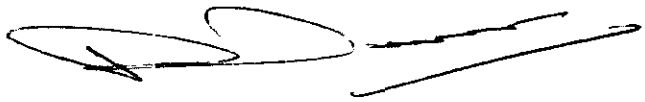
Address 2 Dane Crown Farm
Hospital Rd
Wingland
Sutton Bridge
Spalding Lincs.

Occupation

IN WITNESS HEREOF this document which is intended to take effect as a deed has been duly executed by a duly authorised Official of the Bank as Attorney of the Bank the day and year first above written.

SIGNED AND DELIVERED

by



DAVID POWELL

Attorney of

Midland Bank plc

in the presence of:

Witness: IAN ALLSOPP

Signature: 

Address:

Midland Bank plc
6 Victoria Street
Nottingham
NG1 2FF

Occupation: Bank Official

J Blacklock

JB/SAH H11/0655/93

Mr C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs
PE12 9EL

23 September 1993

Dear Sir

Erection of Dwelling - Seagate Road, Long Sutton

I refer to your application which is currently receiving consideration.

I note that in respect of your previous application - the outline application for the erection of dwelling with garage and vehicular access (ref. H11/0065/93) - no Section 106 Obligation has as yet been concluded.

In the circumstances, I would appreciate some indication from you or your Solicitors as to when that application is likely to be concluded in order that your latest application (ref. H11/0655/93) can be placed before Committee and the Committee appraised of the up-to-date situation.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H11/65/93

Your Ref:

Date: 29 Apr 1993

H11/0065/93 - C J BOOR
ERECTION OF DWELLING WITH GARAGE AND VEHICULAR ACCESS (RENEWAL OF H11/1894/88) SEAGATE ROAD, LONG SUTTON.

The above planning application was considered at the Planning Committee of 20th April 1993. It was resolved that the above be authorised subject to the applicants first entering into a planning obligation under the provisions of Section 106, restricting occupation of the residential unit to the owner manager or an employee of the business immediately opposite. In order that you may prepare the necessary documentation, please find enclosed:-

1. A copy of the planning application forms.

2. Six 1:2500 site location plans with the curtilage of the site, the subject of the Agreement, edged red, and the land opposite, edged blue.

3. Confirmation that the applicants are willing to enter into the above agreement.

G Smith
Technical Assistant

Enc.

(d) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 restricting occupation of the residential unit to the owner manager or an employee of the business immediately opposite, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant		Proposal
H11/0065/93 C J Boor	O.A.	Dwelling with garage and vehicular access (renewal of planning permission H11/1894/88) at Seagate Road, Long Sutton.

(Councillor E J Clarey left the meeting following consideration of the above application.)

(e) **Reserved Matters Approval**

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

Plan No. and Applicant	Proposal
H12/0111/93 D & H Buildings	Two bungalows with detached garages at Lime Walk, Long Sutton.
H11/0138/93 Mr G M Neal	Bungalow with garage and vehicular access adjacent 'Roanoke', Lime Walk, Long Sutton.

(f) **Development by Lincolnshire County Council**

The Lincolnshire County Council be advised that this authority raises no objection to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services, but be advised that the scheme should be amended to provide for the reinstatement of the pond and landscaping should include significant planting of trees on the site:-

Plan No. and Applicant	Proposal
H17/0230/93 Birse Construction Ltd	A16 Spalding to Sutterton (on land immediately east), Surfleet Bank, Spalding.

(g) **Applications Withdrawn**

The withdrawal of the undermentioned applications by the applicants be noted:-

Plan No. and Applicant	Proposal
H16/0163/93 Dixons Stores Group	Installation of security roller shutters at Currys, 14 Market Place, Spalding.
H16/0164/93 Dixons Stores Group	Listed building consent for installation of security roller shutters at Currys, 14 Market Place, Spalding.

APPLICATION REFERENCE: H11/0065/93 DATE RECEIVED: 29-JAN-93

TYPE: Outline

DESCRIPTION: Erection of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88)

LOCATION: Seagate Road, Long Sutton

APPLICANT: C J Boor AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 20 APR 1993

REASON FOR COMMITTEE CONSIDERATION

Change of circumstances since original permission.

RECOMMENDATION

That on expiration of the consultation period (29 April 1993) the Director of Planning and Building Control Services be authorised to grant permission subject to:-

(A) The applicant re-entering into a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to ensure that the residential unit to be provided is only occupied by the owner, manager or an employee of the authorised business immediately opposite.

(B) Conditions.

PLANNING ISSUES

1 Applicant has indicated that he wishes to build a relatively large family house (approx 2000 sq ft) in connection with the needs of the business which is established opposite the site. The case put originally argued strongly for a dwelling opposite on the basis of the need for supervision and security. Notwithstanding the points made by the applicant it is five years since the original permission was granted and there would appear to have been and to remain no compelling need for the dwelling. In view of the changed circumstances in relation to the business the application is therefore being reported to the Committee.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request conditions.

Env. Services: No objections in principle subject to the dwelling being tied to the adjacent taxi business as previously.

Applicant: (Summarised)

- Have not, until now, been in a position financially to commence the residential development.
- During recent months the business premises have suffered with break-ins which has further emphasised the need for dwelling.
- Due to continual growth of business now imperative that for operational and managerial purposes I proceed with application.
- Not agreeable to condition limiting the size of dwelling (intend to build a family house).
- Note advice in respect of agricultural dwellings and state that business is well established and employs in excess of 34 people. Not agricultural dwelling in any case.
- Only one other bungalow in area of Seagate Hall.

SCHEDULE OF CONDITIONS

1 SC8 - (Details).
2 SC27 - (Implementation of Planting).
3 B21 - (Turning Space).

Notes

1 Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.
2 The design of the dwelling should reflect the site's proximity to Seagate Hall, which is a Grade II Listed Building.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer (Development Control)

TO: Director of Planning & Building Control Services

REF: NRM/JP/H11/0065/93

REF:

DATE: 6 April, 1993

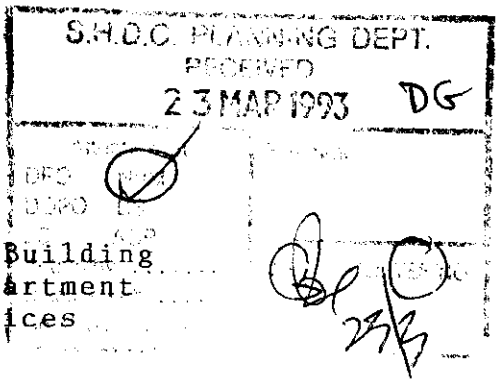
SUBJECT: H11/0065/93 - C J Boor, Renewal of Dwelling Opposite Cavalier Taxis, Seagate Road, Long Sutton

Originally granted because thought essential for Boor to live close to his business of Cavalier Taxis. Since Cavalier Taxis have been operating for the last 3 years or so, a dwelling has not been built, this clearly was not a genuine case (as we Officers thought at the time).

Now it appears Boor wants a very substantial dwelling in relation to the income the business could sustain, which again indicates that this is not a case of a dwelling being needed in order to provide security for the business, but simply an opportunity to milk the system to get a good country house.

Given the different make-up of the Committee, and their concern about abuses of the system, is it politic in your view to raise these issues in a Committee report. If not, this application can be dealt with as DPO.

N R MIDLEN
Principal Planning Officer (Development Control)



2 Hospital Drove
Long Sutton
Spalding
Lincs
PE12 9EL

Planning & Building
Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE
Att. Mr D M Gedney

20th March 1993

Dear Sirs,

Planning Application H11/0065/93.

Further to your letter of 12th March 1993 and my subsequent meeting with Mr Blacklock on Thursday last.

I am surprised to note that it would appear the planning department wish to propose that I am limited to building a 115 square metre bungalow. With two adult children and one nine year old living at home it has always been my intention to build a family house. There was also no restriction of size and type when the permission was originally granted. Had conditions such as this been imposed in the begining I would not have located the business in its current location.

I can understand the councils concern in that a number of planning concents have been granted to applicants who apply with agricultural clauses and the do not comply with the conditions. However, this is clearly not the case with this application as the business is well established and employs in excess of 34 people.

It is worth noting that the advice shown to me which had been sent to councils from the Secretary of State appears quite specific in its reference to "Agricultural Dwellings". This application is, as you are aware, relative to an entirely unrelated business use.

Your letter also states that the scale and appearance of proposed developments should be in keeping with existing in the locality. With this in mind I wish to bring to your attention the fact that there are seven occupied dwellings in close proximity to Seagate Hall and only one is a bungalow and was originally designed and built for a resident nurse for Seagate Hall when it was a county council nursing home. Infact there are two new houses just been or in the process of being built nearby.

cont.

Therefore, I trust with these points in mind you are able to review your comments and recommend this permission be continued in its original form.

Yours faithfully



C J Boor

Mr C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs
PE12 9EL

Mr D M Gedney

DMG/LAB
H11/0065/93

12 March 1993

Dear Sir

Planning Application H11/0065/93 - Erection of Dwelling With Garage and Vehicular Access (Renewal of Planning Permission H11/1994/88), Seagate Road, Long Sutton, Spalding.

Thank you for your letter dated the 5 March 1993 in respect of the above and the comments therein are noted.

Further I can now advise that at the end of 1992 the Council adopted a number of design guidelines to ensure that the scale and appearance of proposed development in rural locations satisfactorily related to the character of existing in the locality.

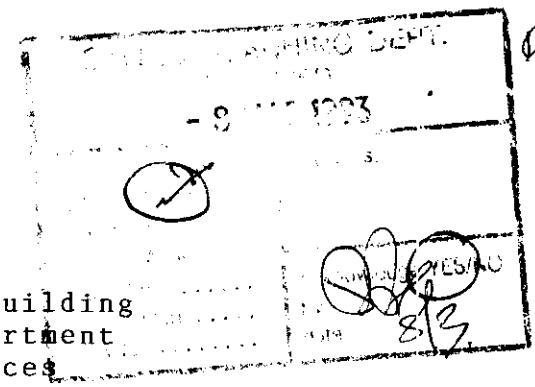
Bearing this in mind and also the site's proximity to Seagate Hall (which is a grade II listed building), it is considered that any development upon the site should be subservient in terms of scale and height. As such, in accordance with the policy any development should in my opinion be single storey and less than 115 square metres in floor space

Could you please confirm (or otherwise) within the next 10 days that you would be agreeable to this kind of development, so that I am in a position to proceed with the application.

Yours faithfully

Meeting held 18/3 between applicant and JAB (see note on letter dated 3/3/93). Awaiting letter from applicant before we proceed.

N R Midlen
Principal Planning Officer
Development Control



2 Hospital Drove
Long Sutton
Spalding
Lincs
PE12 9EL

PLanning & Building
Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

5th March 1993

Att. Mr D M Gedney

Dear Sirs,

Planning application H11/0065/93 -- Erection of Dwelling With Garage & Vehicular Access (Renewal of Planning Permission H11/1894/88), Seagate Road, Long Sutton.

Further to your letter of 3rd March 1993 regarding my application for a continuance of the above planning permission granted in 1988.

In answer to the questions raised in your second paragraph, as you know to conform to the original permission granted the business premises had to be completed and occupied before full permission would be granted on the residential application. The business premises was not finished and occupied until early last year and because the cost of the developement ran over budget I have not , until now, been in a position financially to commence the residential developement.

During recent months the business premises has suffered with break-ins which has further emphasised the need to live in very close proximity. Also due to continual growth of the business it is now imperative that for operational and managerial purposes I proceed with this application.

In view of the above needs I am prepared to enter into a section 106 Planning Obligation as before.

Finally I would be grateful if you would deal with this application at your earliest convenience because once agreed I intend to submit a detailed planning application in the very near future.

Yours faithfully

C J Boor

Mr C J Poor
2 Hospital Drove
Long Sutton
Spalding
Lincs
PE12 9EL

Mr D M Gedney

DMG/LAB
H11/0065/93

3 March 1993

Dear Sir

Planning Application H11/0065/93 - Erection of Dwelling With Garage and Vehicular Access (Renewal of Planning Permission H11/1894/88), Seagate Road, Long Sutton, Spalding.

I refer to the above planning application recently submitted by yourself.

It is noted that when you submitted the original planning application (reference H11/1894/88) for a dwelling you stipulated that it was essential to reside close to the business premises for managerial, operational, security reasons, etc. If this was the case could you please confirm why the planning permission for the dwelling has not been implemented to date.

Further, if the authority is minded to grant permission for the renewal could you please confirm that you would be prepared to re-enter into a Section 106 Planning Obligation to ensure that the dwelling is only occupied by the owner, manager or an employee of the business authorised to be operated from the site on the opposite side of the road.

I look forward to the receipt of the above information within the next 10 days, therefore, so that I am in a position to proceed with the application.

Yours faithfully

N R Midley
Principal Planning Officer
Development Control

18/3/93 EXPLAINED PLANNING CONTEXT TO MR BOOR. MR BOOR WANTS SUBSTANTIAL DWELLING OF OVER 2,000 SQ FT. ADVISED HIM THIS WAS UNACCEPTABLE IN SIZE. MR BOOR SAID HE WOULDN'T ACCEPT CONDITION RE LIMITATION IN SIZE NOR A BUNGALOW. MR BOOR WILL WRITE EXPLAINING HIS VIEWS.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 24.2.93

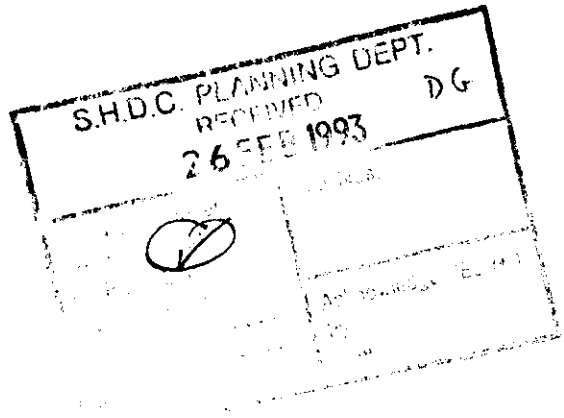
OUR REF: JC/SS/PC

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

Planning Application H11/65/93
Dwelling, Seagate Road, Long Sutton

I write further to the above and would confirm that I have no objections in principle subject to the dwelling being tied to the adjacent taxi business as previous.

Director of Environmental Services



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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/65/93

Applicant: C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs PE12 9EL

Agent: C J Boor
2 Hospital Drove
Long Sutton
Spalding
Lincs PE12 9EL

Description: Erection of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88)

Location: Seagate Road Long Sutton
Spalding Lincs

Type: OUTLINE

Date received: 29-JAN-93

03-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 18-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

S.H.D.C. PLANNING DEPT.
RECEIVED
12 FEB 1993

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

DPG

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
11 FEB 1993 DG
Attention of
DPO NEM
DOPO BC
JC AGP
Action by .....
Discuss with .....
Opinion .....
File Nos.
Acknowledge YES/NO
by
Date

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/65/93/JAM

Your Ref.

Date 9 February 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING ETC.
SEAGATE ROAD, LONG SUTTON

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

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

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Yours faithfully,

J G Elsey.

ENGINEER TO THE BOARD

C.J. Boor, Esq.,
2 Hospital Drove,
Long Sutton,
Spalding, Lincs.
PE12 9EL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference

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		
	4	3	5	2	1	6

2. Address or location

Sea Gate Road, Town Section.

3. Name, classification and number of road

III

4. Date application referred 4-2-93

5. State whether outline, detailed application etc.

OL

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

Erection of Dwelling
(Renewal of PP H11/1574/88)

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 ocal 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: 4/2/93 Signed: P Emmerson
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)B21

Delete as appropriate

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

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

(1)B21

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

2 Hospital Drove
Little Sutton
Long Sutton
Spalding
Lincs
PE12 9EL

Planning Dept
South Holland District Council
Priory Road
Spalding
Lincs

20th January 1993

Dear Sirs,

Ref: H11/1894/88

Site Location: Seagate Road, Long Sutton

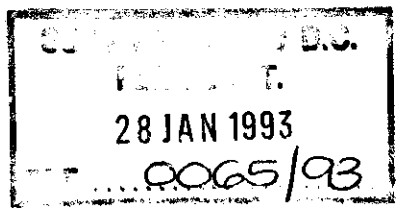
Grid Ref: 543580 321670

I write to request a continuance of the outline planning permission granted on 26th February 1990 under the above reference.

For this purpose I enclose the ownership certificate duly signed and my fee for ~~£40.~~ 60

Yours faithfully

C J Boor



Office copy

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

SETTING OF LISTED BUILDING

The proposal affects the setting of a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H11/0065/93
Description: Erection of dwelling with garage and vehicular access (renewal of planning permission H11/1894/88)
Location: Seagate Road
Long Sutton
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 29-APR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-APR-93

SOUTH HOLLAND DISTRICT COUNCIL

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2183
Date received : 29-JAN-93

Received from

C J Boor & Mrs J Boor

Address

2 Hospital Drove
Long Sutton
LINCS
PE12 9EL

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : CHEQUE

Signed.....
(Authorised Collector)

FILE COPY