



Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H11/0438/92

Received: 09-APR-92 Type: OUTLINE

Name: Long Sutton Builders Ltd
Wisbech Road
Long Sutton
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of two residential dwellings

Location : Builders Yard Site Wisbech Road
Long Sutton Spalding Lincs

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

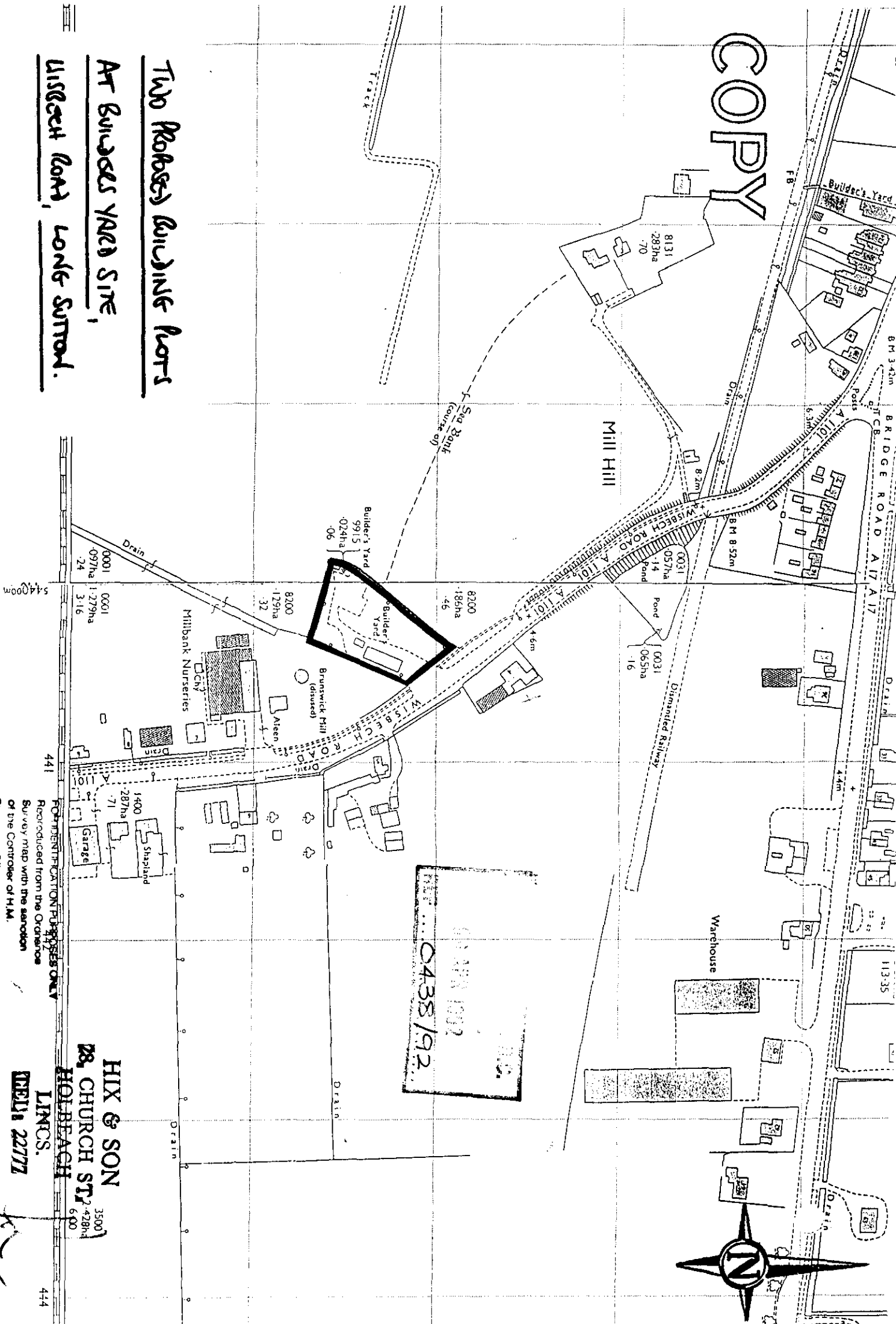
- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy H4 of the Long Sutton and Sutton Bridge Local Plan, in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
10-JUL-92 H11/0438/92

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

COPY

TWO PROPOSED BUILDING PLOTS
AT BUILDERS YARD SITE,
WISBECH ROAD, LONG STRET.



FOR INFORMATION PURPOSES ONLY
 Recreduced from the Ordnance
 Survey map with the sanction
 of the Controller of H.M.
 Stationery Office
 Crown Copyright reserved

HIX & SON
 28, CHURCH ST,
 HOLBEACH
 Lincs.
 TEL: 22777

35001
 428ha
 600
 444

PLANNING APPLICATION

For office use only

Application No. H11 / 0438 / 92

Date Registered 09 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Long Sutton Builders Limited,
Wisbech Road,
Long Sutton,
Spalding, Lincolnshire.
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Messrs. Hix & Son,
28, Church Street,
Holbeach,
Spalding, Lincs. PE12 7LL.

Tel. No. 0406-22777
(Personal contact name) Shallice

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Builders Yard Site, Wisbech Road, Long Sutton

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

The erection of two (2) residential dwellings.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of ..N/A.....

If you consider no fee is payable
include a written explanation instead.

Signed.....
pp Long Sutton Builders Ltd.

Date... 7th April, 1992

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

or This is an **outline** application

(✓)

☐

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

☒

Please state Site Area 0.300 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s) ☒(ii) Alterations or extension ☐(iii) Change of use ☐

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

Two (2) dwelling units

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

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

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

Outline

Application

Only

☐ No

sq. metres

metres

metres

metres

5. **GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

Builders Yard

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ☒

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

Individual Garages and Parking Spaces

If so, name of road: Wisbech Road

Will there be —
Individual access(es) ☐ One ☒
New estate road ☐**TREES** Please tick **one** boxA. The proposal does **not** involve the felling of any trees ☒B. The proposal does involve the felling of one of more trees ☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

By soakaways

No

Mains sewer ☒Cesspool ☐Septic tank ☐**OTHER MATTERS** Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

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

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission

State Yes or No

☐ No

→ If so, please give details in Part 6

☐ No☐ No☐ No☐ No

→ If so, please complete Part 7

☐Date:
Consultee(s):☒ YES

Application No.: H11/115/91

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

Continue on separate sheet if necessary. Re: Access to roads one plot will use existing access.

H11/1115/91 - Outline - Erection of two residential dwellings,
Builders Yard - Refused on policy grounds.
Appeal currently under consideration.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the previous policy reason for refusal is sufficiently overcome.
- 2 The site is located outside the Boundary of Development for Long Sutton in an area of open countryside. It is currently a builders yard and is approximately 0.3 hectares (0.75 acres) in size. A number of buildings are located upon it, including one constructed of cream painted metal cladding with asbestos roof.
- 3 Brunswick Mill is located to the south of the site and is a Grade II Listed Building. It is a tower windmill constructed of a red brick in approximately 1817.

CONCLUSIONS

- 1 The site is outside the boundary of development for Long Sutton. Consequently, Structure Plan Policy 7A and also Local Plan Policy H4 apply. These essentially state that new residential development will normally be permitted in the open countryside only where there is an essential need to house farm and forestry workers near to their place of work.
- 2 As previously, the proposal is considered to be contrary to the above policies. Further, it is not considered to be reasonable infilling.
- 3 The site is located adjacent to Brunswick Mill which is a Grade II Listed Building. However, the existing buildings upon the site are rather utilitarian and unattractive. As before, therefore, it is my opinion that the application cannot be refused on the additional basis that new residential development would adversely affect the setting of the Mill.

RECOMMENDATION - Refuse Permission.

The site is outside the confines of a settlement in an area of open countryside 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. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy H4 of the Long Sutton and Sutton Bridge Local Plan, in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 15th June, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. R.C.P. Cowan
Mr. B.J. Davies
Mr. E.N. Davies

Mr. J.A. Dobney
Mr. N.P. Judge MBE
Mr. M.S.L. Rollinson

Mr. T.G.M. Tyler
Mr. R.C. West
Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Principal Committee Officer.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, B. Chappell, J. Clark, Mrs. E.O. Hall-Patch, A.E. Naylor and J.R. Pearl.

464. MINUTES

The Minutes of the meeting held on 22nd May, 1992 were signed by the Chairman as a correct record.

465. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant

Proposal

H13/0371/92
S Halgarth Farms Ltd

House with integral garage at West Gate, Moulton Chapel.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to satisfactory clarification and confirmation regarding the respective ownerships of adjoining areas of land.

(Councillor T G M Tyler entered the meeting during consideration of the above application.)

H08/0274/92
Mr I R Bates

OA Dwelling at Risegate Road, Gosberton Risegate.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site.

26

H11/0438/92
Long Sutton Builders Ltd

OA Two dwellings at builders yard site, Wisbech Road, Long Sutton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, and the applicant be advised that it was likely that a similar development might be supported if related to the essential need to reside on the site in connection with the running of specific businesses operating from the site.

PLANNING COMMITTEE - 2nd June, 1992

416- PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H05/0088/92 Hurnfield Hargate Ltd	New shop and conversion of existing shop to provide extension to existing restaurant and bar at Washway Road, Fleet.

(To enable the Director of Planning and Building Control Services to seek legal advice about whether the existing premises, in part, fall within Class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987 or whether they are a "Farm Shop" which is ancillary to the agricultural use of the land.)

H13/0371/92 S Halgarth Farms Ltd	Proposed house with integral garage at West Gate, Moulton Chapel.
-------------------------------------	---

(Pending a site inspection, including inspecting all of the land farmed by this business, to determine if there is an essential agricultural need for a dwelling in this location.)

H08/0274/92 Mr I R Bates	OA Dwelling at Risegate Road, Gosberton Risegate.
-----------------------------	---

(Pending a site inspection in order to assess the suitability of the site.)

(Councillor W D Skells declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H11/0438/92 Long Sutton Builders Ltd	OA Two dwellings at Builders Yard Site, Wisbech Road, Long Sutton.
---	--

(Pending a site inspection in order to assess the suitability of the site for the proposal.)

H23/0329/92 G Garratt & Sons	Change of use of land for lorry/car park at Stockwell Gate, Holbeach.
---------------------------------	---

(Pending a site inspection in order to assess the suitability of the site for the proposal.)

H09/0384/92 Holbeach Tyres	Tyre, exhaust retail depot at Westside, Boston Road, Holbeach.
-------------------------------	--

(Pending a site inspection in order to assess the suitability of the site for the proposal.)

H11/0435/92 Mr J Moore	OA One bungalow with garage including siting of dwelling at 68 Station Road, Long Sutton.
---------------------------	---

(Pending a site inspection in order to assess the suitability of the site for the proposal, such inspection to take place after the County Council has staked out the boundary between the applicant's and highways land.)

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



COM.

Application no: H11/0438/92

Type: OUTLINE

Applicant: Long Sutton Builders Ltd
Tel:

Agent: Messrs Hix & Son
0406 22777

Description: Erection of two residential dwellings

Location: Builders Yard Site
Wisbech Road
Long Sutton
Spalding Lincs

Valid date: 09-APR-92

Terminal date: 04-JUN-92

Target dates:

Target Committee: 02-JUN-92

To case officer 14-APR-92

Report deadline: 19-MAY-92

Inspected by 19-APR-92

Extra contacts 24-APR-92

Case Officer:

Report if not clear by 14-MAY-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .3 HA

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Long Sutton 0406 362402	16-APR-92	30-APR-92
Cllr D A Tennant	16-APR-92	30-APR-92
Cllr E J Clarey 0406 363141	16-APR-92	30-APR-92
Cllr M D Booth 0406 350034	16-APR-92	30-APR-92
Owner/Occupier 4 Wisbech Road	11-MAY-92	25-MAY-92
Owner/Occupier "Aiken" Wisbech Road	11-MAY-92	25-MAY-92
Site/Press Advert SET	24-APR-92	15-MAY-92

LC-C - Obs Attached 23/4/92.

SITE DETAILS

Grid ref: 544030 322170

OS Sheets: 211

Parcel:

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
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Cllr M D Booth 0406 350034	16-APR-92	30-APR-92
Advert Setting of LB	24-APR-92	15-MAY-92

LCC - Obs Attached jo cb 23/4/92

SITE DETAILS

Grid ref: 544030 322170

OS Sheets: 211

Parcel:



LONG SUTTON BUILDERS LTD

Directors: G.D. Ransome, J.E. Barton, D. Munson
WISBECH ROAD, LONG SUTTON,
SPALDING, Lincs. PE12 9AG
GENERAL BUILDING CONTRACTORS

Estimates given for all
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Phone: Holbeach (0406) 363240
Fax: (0406) 364615
V.A.T. Reg. No. 105 6071 06

Your Ref.

Our Ref GDR/HH

Date 1st June 1992

Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, Lincs,
PE11 2XE.

For the attention of Mr. Brian Smith

Dear Sir,

Re: Planning Application and Planning Appeal
Builders Yard, Wisbech Road, Long Sutton

We enclose a copy of our Statement of 'Grounds of Appeal' that we have circulated to the District Councillors prior to the planning meeting on the evening of the 2nd June 1992.

We will be grateful if you feel you are able to give your approval to our appeal for the reasons described in our enclosed statement.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,
LONG SUTTON BUILDERS LTD.

D. Munson,
Director.

Enc.

438/92

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 1 JUN 1992 DG	
	File No. 438/92
	2/6 Cete.
	YES NO
	2/6

The application, no doubt, will be considered on the same policy basis as the previous, identical, application which was refused planning permission.

However, it does not follow that the same conclusion needs to be drawn from the application of these policies.

There are factors which weigh in favour of the granting of planning permission and these are detailed below in the hope that the current application will be viewed in a broader and more sympathetic manner.

GENERAL CONSIDERATIONS.

Planning should serve the public interest and, in the present instance, it is legitimate to ask whether that interest would be served by perpetuating a commercial use in an inappropriate location. Surely the development of the site for residential purposes would be of greater benefit visually not only in respect of the character of the area generally but also the setting of the adjacent listed building? There would be a clear environmental gain in the present instance that is what planning exists to promote.

The above point also raises the question: what demonstrable harm to an interest of planning importance would approval of the current application give rise to? If the proposed development does not give rise to any material environmental damage or difficulty, then permission should be granted: blind adherence to policy is not enough.

For the reasons given below, it is considered no such damage or difficulty would arise.

STRUCTURE PLAN.

There is no denying the importance of the Structure Plan and indeed, the recent Planning Legislation of 1990 and 1991 has given it a greater pre-eminence: planning applications must now be determined in accordance with the Development Plan (Structure Plan).

Nonetheless, a Planning Authority must exercise discretion in applying the Structure Plan - that too has been made clear by the Secretary of State.

Clearly there must be an element of discretion because there cannot always be an exact 'fit' between the Plan's provisions and circumstances on the ground. Moreover, other factors have to be weighed in the balance even to the extent of balancing one provision of the Plan against another.

In the present case, for instance, there isn't an exact fit because the site is not an undeveloped piece of land where normally a presumption against development would apply.

Because of this, other provisions of the Plan, other than that quoted by the Borough Planning Officer come into play, namely, those providing for the conservation and enhancement of the countryside. In terms of these provisions the application is clearly acceptable for residential development is surely preferable in terms of the appearance of the countryside than the existing commercial use of the site,

The effect of the proposed development, if approved, would be localised and small scale. It is unlikely, therefore, that the future application of the Structure Plan would be prejudiced. The proposed development is an exceptional case and as such is unlikely to establish a trend or general rule in the application of policy.

LONG SUTTON & SUTTON BRIDGE LOCAL PLAN.

Much the same comments apply here as in the previous section.

Again it is a question of balancing one provision of the Plan against another. Policy H4 has been invoked but Policy EN5 (use of underused or derelict land) is also appropriate.

Arguably, the site has outlined its usefulness as a builders yard

- and environmentally an alternative use, such as housing, would be preferable to another commercial use. To avoid a situation where under use was perpetuated or even dereliction a prospect, Policy
- EN5 should be brought into play to tip the balance in favour of a residential use of the site.

PREVIOUS DECISION NOTICE OF REFUSAL.

The shortcomings of adhering strictly to the letter of Policy are evident in the previous decision notice of refusal.

Of the criteria cited in support of the reasons for refusal, none, after close examination, involve any material damage, loss or difficulty in terms of the environmental effects of the proposed development.

Thus, there would be:

- (a) No loss of agricultural land. The land has not been in agricultural use for many, many years.
- (b) No strain or additional burden would be imposed of services. All services exist on or near the site and arguably, a residential as opposed to a commercial use, will place less of a demand upon them.
- (c) No damage to the appearance of the locality, rather, a distinct improvement: well designed dwellings must surely be preferable, in this instance, to the continuation of a commercial use involving open storage.
- (d) No harm would be done to the regulation of land for housing, the issue of precedent has been invoked but every application should be dealt with on its merits. An approval in the present instance can hardly be said to bind the Authority's hands or render the future regulation of residential development more difficult.

PERSONAL CIRCUMSTANCES.

The proposed development is NOT a speculative venture. The firm is moving to new premises in the area to rationalise its operations because one of the principal directors is retiring through ill health. No jobs will be lost and the savings made from the change of premises will help safeguard existing jobs and help to re-vitalise the firm.

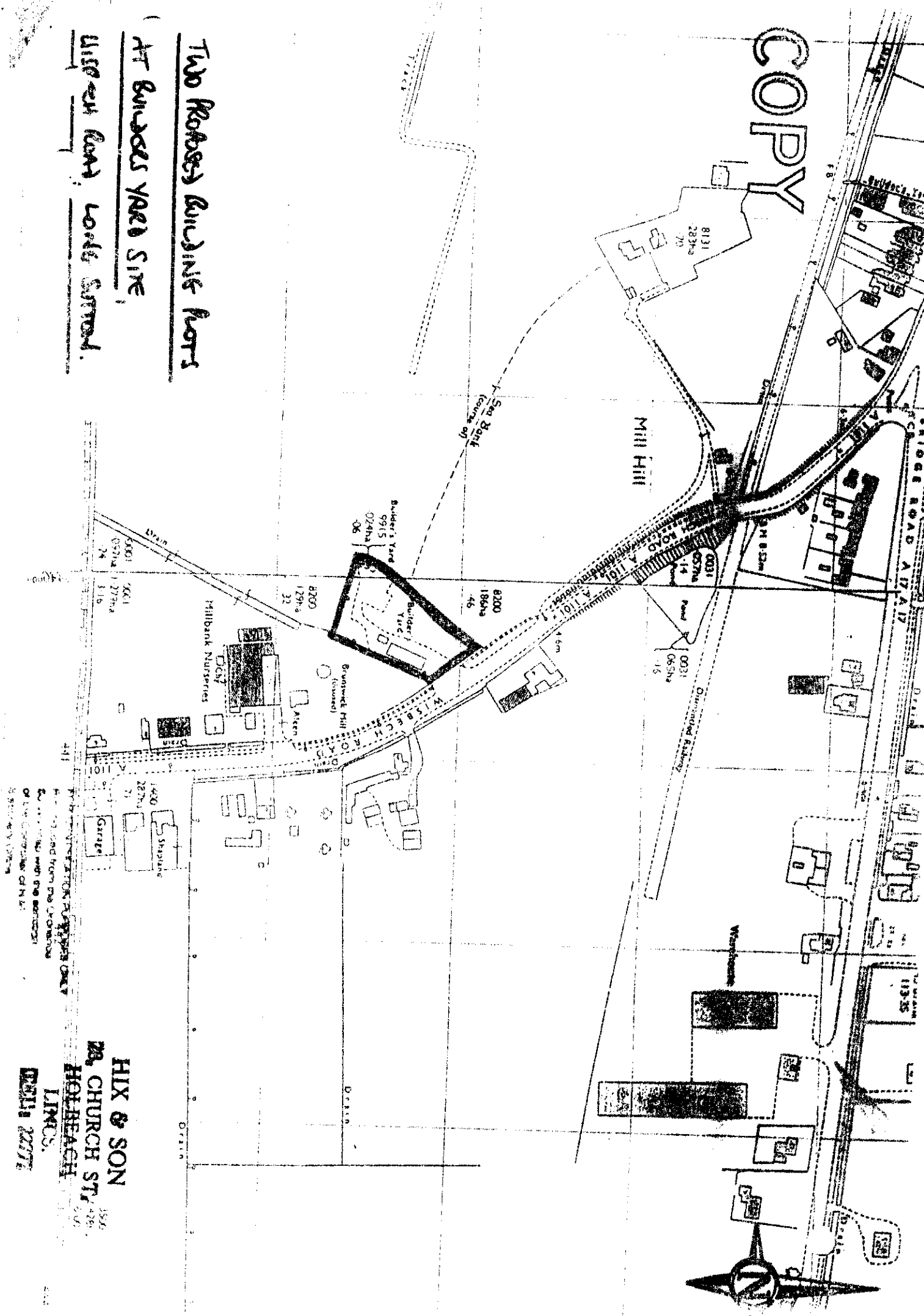
SUMMARY.

The essential question is whether strict adherence to policy is worth the loss of an environmental gain - a gain which entails:-

- (a) An improvement to the appearance of the locality
- (b) A more economic use of land.
- (c) The removal of any prospect of a commercial under use of the land or even dereliction.
- (d) An improvement to the setting of a listed building.
- (e) An improvement in highway terms. A residential use must involve less of a highway hazard than a commercial use, particularly an intensive one.
- (f) The relocation of the existing commercial uses on land in a location specifically allocated for such uses.
- (g) The restitution of the land to its previous use: a residential property stood on the site until its demolition in the late 1960's.

COPY

TWO ROBERT BUILDING PLANS
AT BRIDGES YARD SITE
USING ROAD, LOOK SOUTH.



HIX & SON
28, CHURCH ST.,
HOLBEACH
Lincs.

TELE: 2277

NOT TO SCALE
 DRAWN FROM THE ORIGINAL
 DRAWING WITH THE PERMISSION
 OF THE ARCHITECTS OF H.M.S.

John A Blacklock · Chartered Town Planner

B.A. (Hons.), Dip T.P., M.R.T.P.I.

Flat View, 35 Sandy Lane, South Wootton, King's Lynn, Norfolk PE30 3NY

Telephone: (0553) 672527

Your Ref: DM/HH

My Ref: MUN/PLA/PA/208/LSU

23 May, 1992

Mr. D. Munson,
Long Sutton Builders Ltd.,
Wisbech Road,
Long Sutton,
Spalding,
Lincs.
PE12 9AG

458/92

S.H.D.C. PLANNING DEPT. RECEIVED - 2 JUN 1992 PG	
Attention of DPO NRM DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

Dear Mr. Munson,

Re: Planning application and planning appeal: Builders Yard,
Wisbech Road, Long Sutton.

I refer to our meeting on Friday 22 May, 1992 in connection with the above.

As I advised you, I have been offered a post as a Planning Officer with the South Holland District Council. I shall be signing the Contract shortly and I will be commencing my duties with the Council on 01.07.92.

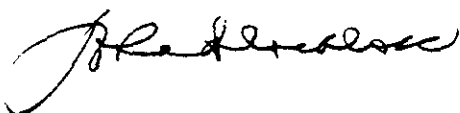
You will appreciate, therefore, that I cannot continue with any further work on your appeal either directly or indirectly. I shall, of course, ensure that I have no involvement with your appeal and, indeed, your application, when I commence my duties with the Council.

I shall, infact, supply the District Planning Officer with a copy of this letter.

In any event, I think all the salient points relative to your appeal have been made and I am sure Mr. Shallice has the local knowledge to offer more useful comments than I on the history of the planning decisions in the vicinity of the appeal site.

I enclose my statement of account for your kind consideration and would be obliged if the account could be settled before 01.07.92.

Yours sincerely,



John A. Blacklock



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

28 Church Street
HOLBEACH
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

ard H. Frisby, F.R.I.C.S., F.A.A.V.
Stephen Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

Our Ref: CS/5974/PJC

Date 22nd April, 1992

Your Ref:

The District Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re: Outline Planning Application, Ref: H11/0438/92
Proposed Use of Builders Yard as two (2) Residential
Building Plots - Applicant: Long Sutton Builders Ltd.

Thank you for your Acknowledgement of Application received
this morning.

We would be grateful if you could please give us some
indication as to which Planning Committee Meeting the
Application is likely to be considered at.

Yours faithfully,



S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 APR 1992	
Attended by	File No.
DPO ☒ NRM	
DOPO ☐ BG	
JC ☐ ACP	
Action by	Reviewed YES/NO
Discuss with	By
Copy to	Date



BR SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H11/0438/92

Applicant: Long Sutton Builders Ltd
Wisbech Road
Long Sutton
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of two residential dwellings

Location: Builders Yard Site Wisbech Road
Long Sutton Spalding Lincs

Type: OUTLINE

Date received: 09-APR-92

16-APR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 01-MAY-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

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

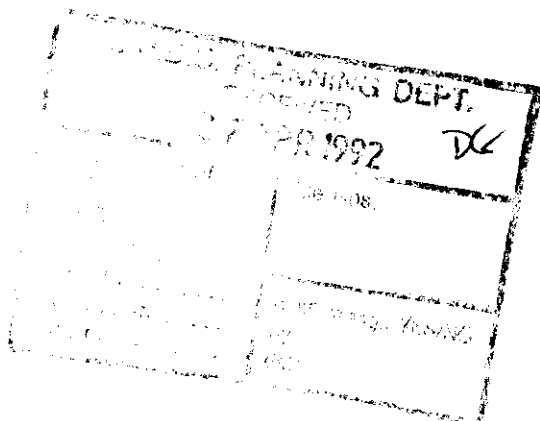
FOR PARISH COUNCIL USE ONLY

Comments:

No objections - would be
an improvement on Builders yard.

Signed:

h. Batchelor



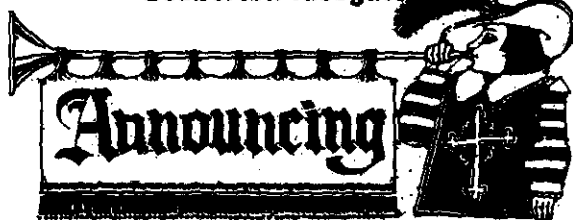
Time Out

- Theatre
- Screen
- Exhibitions

CONTINUED
FROM
PAGES
16 & 21

THE DUKE OF YORK

Gosberton Risegate



HAPPY HOUR DRINKS

£1 a pint lager/bitter
12 until 2 lunchtimes ★ 7 till 8 evenings
Whisky and spirits £1.20 a double
8 until 9 every evening

ALSO LIVE MUSIC

SATURDAY, APRIL 25th Tanglewood
Country Rock Duo

SATURDAY, MAY 2nd Ray Wilson
Excellent Country Middle-of-the-road Singer/guitarist

SATURDAY, MAY 9th Tracey Mellinda,
one of the finest young female talents around

Telephone (0775) 840193

COMING EVENTS

CATS' PROTECTION LEAGUE. Cakes and goods stall in foyer, Civic Centre, Spalding; April 25: 9.30-11.30.

JINGLES the Clown, professional Children's Entertainer. Magic, Punch and Judy, Puppets, plus Crazy Comedy Car. Whole parties arranged. G. Wilson 0553 673788.

UNCLE LEN — Magician, Children's Entertainer. Rabbits, balloons and games, etc. Private functions a speciality. Please phone for details on (0945) 880488.

WHAPLODE Drove Playing Field Association AGM: on Friday, 1st May, 1992: 8.30 pm; at the Elizabethan Centre, Whaplode Drove.

LOOKING for someone, for those household jobs? Then look through our Home Service Directory.

PUBLIC NOTICES

LINCOLNSHIRE
COUNTY
COUNCIL

ROAD TRAFFIC
REGULATION
ACT 1984 S.14(1)

TEMPORARY
CLOSURE TO
TRAFFIC
WESTON —
BEGGARS LANE

NOTICE IS
HEREBY GIVEN
that owing to the
likelihood of danger
to the public by
reason of the holding
of a tandem marathon
the Lincolnshire
County Council has

APPLES



COX'S, CONFERENCE PEARS,
JONAGOLD, GOLDEN DELICIOUS
& BRAMLEYS

C. FRANCIS LTD

Bear Lane, Pinchbeck, Spalding.
Tel: 723953
OPEN 7 DAYS 9 am-5 pm

PUBLIC NOTICES

NOTICE IS HEREBY GIVEN that appli-
cation has been made to the Council in
respect of the following:

PROPOSALS IN CONSERVATION AREAS

The proposal may affect the character or
appearance of the Conservation Area —

Restore single dwelling with additional
garage in place of derelict later wing (fallen
completely) and rebuild wall Tower House,
Tower Lane, Cowbit Road, Spalding.
(Application H16/0437/92)

SETTING OF LISTED BUILDINGS

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

Erection of two residential dwellings.
Builders Yard Site, Wisbech Road, Long
Sutton, Spalding.
(Application H11/0438/92)

The proposal affects the setting of Old Manor
House which is listed by the Secretary of
State for the Environment as a building of
special architectural or historic interest.
Residential development (6 bungalows and
21 houses)

Kingsgate, Black Lion End, Gedney, Spalding.
(Application H06/0442/92)

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 within 21 days of the
date of this notice.

B. SMITH

Director of Planning & Building
Control Services
Council Offices,
Priory Road,
Spalding.

S O U T H
H O L L A N D
DISTRICT COUNCIL

24th April 1992

See WVN 8121

GOODS VEHICLE OPERATOR'S LICENCE

GOODS VEHICLE OPERATOR'S LICENCE

ALAN JOHN HAN-
SARD trading as A.
J. Hansard, of 40
Knight Street, Pin-
chbeck, Spalding,
Lincolnshire PE11
3RB, is applying to re-
place without change
a licence to use 40
Knight Street, Pin-
chbeck, Spalding,
Lincolnshire PE11
3RB as an operating
centre for one goods
vehicle and no
trailers.

Owners and occu-
piers of land (includ-
ing buildings) in the
vicinity of the operat-
ing centre or centres,
who believe that their
use or enjoyment of
that land will be pre-
judicially affected,
may make written
representations to the
Licensing Authority
at Eastern Traffic
Area, Terrington

H. LEVERTON LI-
MITED, of Westlode
Street, Spalding, Lin-
colnshire PE11 2AZ is
applying to change an
existing licence as fol-
lows: To keep five
vehicles and four trail-
ers at the operating
centre at Wardentree
Lane, Pinchbeck,
Spalding, Lincoln-
shire PE11 2AZ.

Owners and occu-
piers of land (includ-
ing buildings) in the
vicinity of the operat-
ing centre(s), if they
believe that their use
or enjoyment of that
land will be prejudi-
cially affected, may
make written repre-
sentations to the
Licensing Authority
at Eastern Traffic
Area, Terrington
House, 13-15 Hills
Road, Cambridge
CB2 1NP within 21

THE WISBECH STADIUM "GIANT BOOT"

LICENSED

CAR BOOT SALE

EVERY SUNDAY 8 am till 2 pm

WE ARE PROBABLY THE BIGGEST CAR BOOT IN BRITAIN.
EVERY SUNDAY HUNDREDS OF BOOTERS & THOUSANDS OF BUYERS.
LOTS OF FUN, BOUNCY CASTLES, MUSIC, FUN BIKES ETC.
COME ON DOWN — PICK UP A BARGAIN.

OFFER YOUR UNWANTED ARTICLES. BUYERS WAITING.
MAKE A DATE EVERY SUNDAY. SOMETHING DIFFERENT EVERY WEEK.

EVERYONE TO WISBECH STADIUM

BOOTERS — THIS IS THE BIG ONE — DON'T MISS IT!
(£5 on the day). You are admitted at 7 am.

TRADERS WELCOME. THE WISBECH STADIUM



Primary

Thursday,

upils to learn
life and to
language

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chool visit, a
estival, a
je clubs,
icon Europe

ised by
ise Council
e the

8p 9
24.4.92

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-H/438/92/JAM

Your Ref. CS/5974/PJL

Date 21 April 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - LONG SUTTON BUILDERS LTD
2 DWELLINGS AT WISBECH ROAD, LONG SUTTON

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

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.

The contribution rate is currently £130 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.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical 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.

Yours faithfully,

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.

J. J. Eley
ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1992 DG

DPO

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference 1411/0438/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal				vertical		
	4	4	0	2	2	1

2. Address or location

WISBECH ROAD, LONG SUTTON.

3. Name, classification and number of road

II

4. Date application referred

23-4-92

5. State whether outline, detailed application etc.

OL.

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

ERECTION OF 2 DWELLINGS

- 7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

- a. ~~Does not wish to restrict the grant of permission.~~
- b. ☒ Requests that any permission given by the local planning authority shall include the conditions shown overleaf.
- c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~
- d. ~~Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 23-4-92

Signed:

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) The proposed dwellings shall be served by the existing access point which shall be amended to incorporate 6m radii and be a minimum of 3m wide.

(2) B21

Delete as
appropriate

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

(1) B6

(2) B21

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: H11/0438/92

Description: Erection of two residential dwellings

Location: Builders Yard Site
Wisbech 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 15-MAY-92 quoting the above reference number.

B Smith
District Planning Officer

24-APR-92

S O U T H



H O L L A N D
DISTRICT COUNCIL



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Established 1897



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Ch...her Shallice, F.R.I.C.S., F.A.A.V.
Go...A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 Church Street
HOLBEACH
Lincolnshire, PE12 7LL

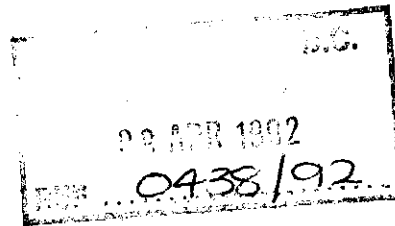
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/5974/PJC

Date 7th April, 1992

Your Ref:

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.



Dear Sirs,

Re: Outline Planning Application - Proposed Building Plots
Builders Yard Site, Wisbech Road, Long Sutton

We attach hereto the completed Application forms in respect of the above Outline Application and we look forward to receiving the Planning Committee's decision in due course.

We understand that as this Application is a secondary application within the permitted time allocation, no fee is payable.

Yours faithfully,



Mrs M Batchelor
Clerk to Long Sutton Parish Council
56 Garnsgate Road
Long Sutton
Spalding
Lincs
PE12 9BT

Mr D M Gedney

DMG/LAB
H11/0438/92

26 August 1992

Dear Madam

Planning Application H11/0438/92 - Erection Of Two Residential Dwellings, Builders Yard Site, Wisbech Road, Long Sutton (Long Sutton Builders Ltd).

I refer to your recent letter in respect of the above.

In response application H11/0438/92 was a re-submission of application H11/1115/91 (both of which were refused). I can now inform you, however, that the latter has been allowed on appeal subject to conditions, one of which states that the dwellings should be single storey.

I hope the above information is of assistance to you.

Yours faithfully


N R Midlen
Principal Planning Officer
Development Control

LONG SUTTON PARISH COUNCIL

Clerk to the Council:
Mrs. Marjorie Batchelor

28th July 1992

56, Garnsgate Road,
Long Sutton,
Spalding,
Lincs., PE12 9BT
Tel.: 0406 - 362402

Free
Ref
Your ref: ~~KW755~~ E11/2325/92

Mr. B. Smith,
Director of Planning,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE

Dear Mr. Smith,

Planning Application H11/0438/92 Long Sutton Builders Ltd.
Wisbech Road, Long Sutton, regarding erection of two
residential dwellings, Builders Yard Site, Wisbech Road

It is noted by my Council that the above application has been refused planning permission. Whilst my Council recognise that it is outside the development area the site in question is not in open countryside. There are dwellings beyond this site and on the opposite side of the road. In fact planning permission has recently been granted on the opposite side of the road to Mrs. Franks and this too is surely outside the development area?

The site in question is a disused builders yard with unsightly buildings and in the opinion of my Council the erection of residential dwellings would enhance this area and simply be an infill.

We would welcome your observations as to why permission has been given on one side of the Wisbech Road and not on the other.

Yours sincerely,

M. Batchelor

Clerk

S.H.D.C. PLANNING DEPT. RECEIVED 31 JUL 1992 <i>DG</i>	
Attention of DPO <i>(initials)</i> DOPO BS JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by <i>ST</i>
Copy to	date <i>31/7</i>

APPLICATION REFERENCE: H11/0438/92 DATE RECEIVED: 09 04 92

APPLICANT: Long Sutton Builders
Ltd
Wisbech Road
Long Sutton
Spalding
Lincs

AGENT: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs
PE12 7LL

TYPE: Outline

DESCRIPTION: Erection of two residential dwellings

LOCATION: Builders Yard Site, Wisbech Road, Long Sutton

Parish Council: No objections - would be an improvement on
builders yard.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE

Outside IBD.

Structure Plan Policy 7A.

Long Sutton and Sutton Bridge Local Plan Policy H4.

PREVIOUS DECISIONS

H11/1023/85 - Outline - Proposed dwelling, land to rear of yard,
Wisbech Road - Refused.