BRIAN SMITH BSc TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Outline Planning Permission

Reference: H11/1056/91 Received:04-NOV-91 Type:OUTLINE

Name: Mrs R Franks
Holme Hurst
6 Wisbech Road
Long Sutton
Spalding, Lincs

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

Description: Use of the land as one residential building plot

Location : Wisbech 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

13/1

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SOUTH HOLLAND DISTRICT COUNCIL

period.

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

4 Prior to development being commenced on site, details of which trees/ shrubs/hedging upon the site are to be retained/felled shall be submitted to and approved by the Local Planning Authority.

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

5 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.

6 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of Wisbech Road, and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Notes to Applicant:

The applicant is informed that the trees upon the site (excluding fruit trees cultivated for fruit production) are the subject of Long Sutton Tree Preservation Order No 19, 1991. As such, consent will be required for any works carried out to them.

The design of the dwelling should preserve or enhance the setting of No 6 Wisbech Road (Holme Hurst), which is a Grade II Listed Building.

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SOUTH HOLLAND DISTRICT COUNCIL

B Smith.

Director of Planning and Building Control Services
09-JAN-92

H11/1056/91

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

PLANNING APPLICATION

For office use only

Application No. H11/1056/91

Date Registered 04 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. R. FRANKS
'HOLME HURST'
NO. 6 WISBECH ROAD, LONG SUTTON
NR. SPALDING, LINCOLNSHIRE

Tel. No.

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

MESSRS HIX & SON
NO. 28 CHURCH STREET, HOLBEACH
NR. SPALIDNG, LINCOLNSHIRE, PE12 7LL

Tel. No. (0406) 22777
(Personal contact name) SHALLICE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WISBECH ROAD, LONG SUTTON, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

USE OF THE LAND AS ONE RESIDENTIAL BUILDING PLOT

Please complete
P.P. MRS. R. FRANKS

Signed (SGD) HIX & SON Date. 31ST. OCTOBER. 1991....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00..... If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

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

Please state Site Area 0.1 (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: ONE DWELLING UNIT

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: NOT APPLICABLE sq. metres

B. Please state size of any new structure:- (a) max. height: NOT FINALISED metres

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

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

or

B. There will be a new or altered access to a public road [/] → If so, name of road WISBECH ROAD

Will there be – Individual access(es) [/] New estate road [ ]

C. What provision will be made for garages or parking within the site? PROPOSED GARAGE AND PARKING SPACE

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [ ]

B. The proposal does involve the felling of one of more trees [/] → If so, please show details on plans (A NUMBER OF SMALL FRUIT TREES AND BUSHES)

DRAINAGE Please complete

A. Please state how surface water will be disposed of BY MEANS OF SOAKAWAYS

B. For estate developments, please state how highway surface water will be disposed of NOT APPLICABLE

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer [/] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

State Yes or No

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

The proposal affects a listed building NO

The proposal affects a public footpath NO

The proposal is known to affect contaminated or filled land NO

The proposal is for industrial, warehousing, offices or shopping purposes [ ] → If so, **please complete Part 7**

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. [ ] → Date: Consultee(s):

Is this application related to a previous submission YES → Application No.: H11/0784/91

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR SECTIONS.

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

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

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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having *a freehold interest, or having a leasehold interest where seven years or more remains unexpired).* If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... (Applicant/Agent) Date 31ST OCTOBER 1991
(ON BEHALF OF MRS. R. FRANKS)

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... (Applicant/Agent) Date 31ST OCTOBER 1991
(ON BEHALF OF MRS. R. FRANKS)

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

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

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

NOTICE *UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971*

TO BE COMPLETED BY APPLICANT OR HIS AGENT

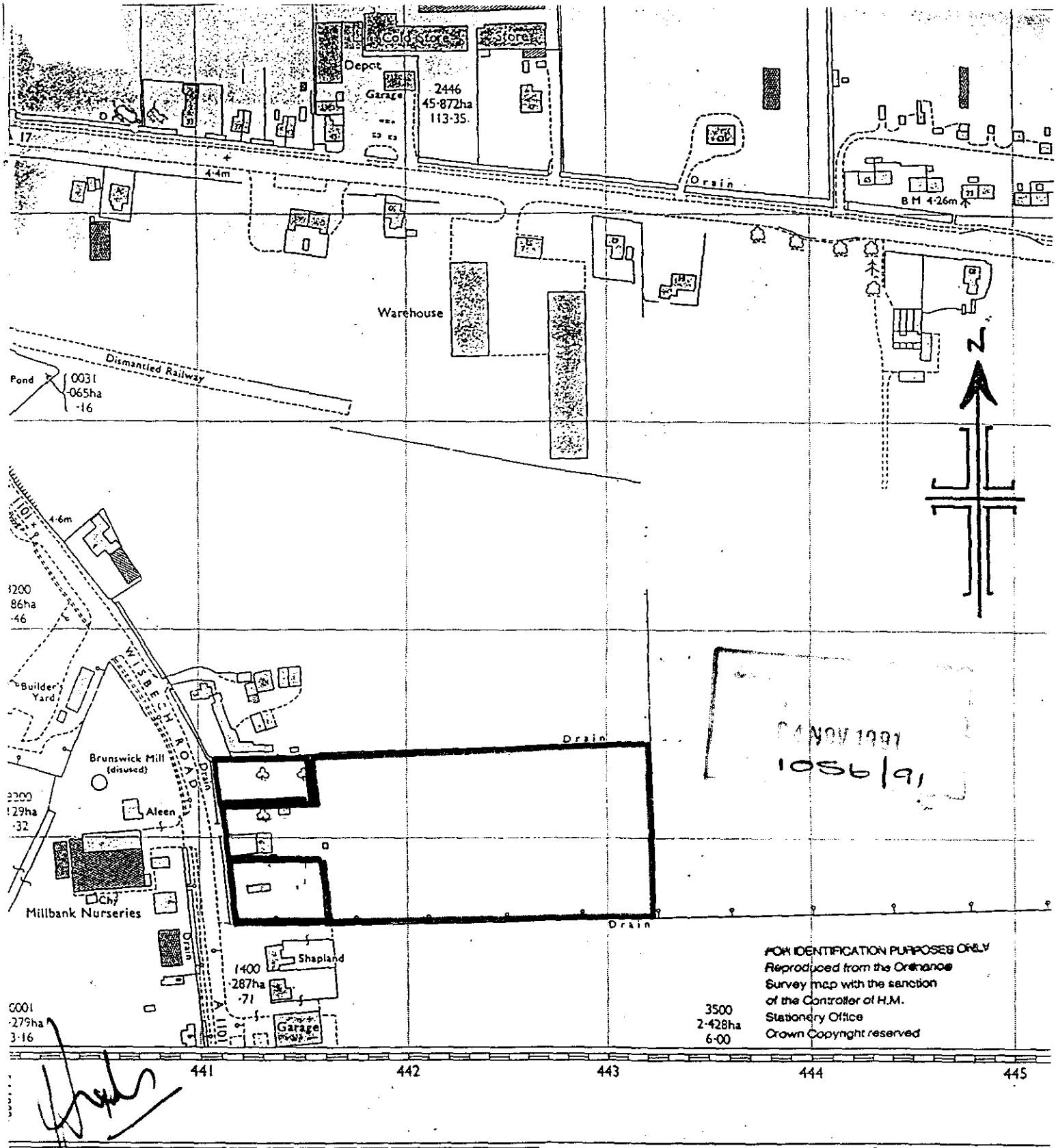
Proposed development at

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

for planning permission for

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

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



Crown copyright 1972

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

COMPILATION DATA

(b) May 1971 †

Levelled.....1964
Boundaries.....Jul 1

PROPERTY AT WISBECH ROAD
LONG SUTTON. NR. SPALDING.
– MRS R. FRANKS
AGENT: Hix & Son – Holbeach.

† 1:2500 scale * 1:1250 scale (photographically reduced)
(a) Surveyed.
(b) Reconstituted from former County Series plans and revised.
(c) Fully revised.

Surveys of changes since the publication of this plan may be available. Enquiries should be

B S ..... Boundary Stone
C ..... Crane
C H ..... Club House
Chy ..... Chimney
Cn ..... Capstan
D Fn ..... Drinking Fountain
Dk ..... Dock
El P ..... Electricity Pillar or Post
E T L ..... Electricity Transmission Line
F A ..... Fire Alarm

L B Sta...
L C.....
L G.....
L Ho.....
L Twr....
m .....
M H W...
M H W S.
M L W...
M L W S..
M P.....
M P U....
M S.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92...

Receipt Issued ..... No. P173

Date First Received 6.11.91

REGISTRATION

REFERENCE ..H11/1056/91.....

Cross-Ref .N/A.....

Date. 5/11/91

VALIDATION Date.....

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

Site area ..0.1..... No. of dwellings ..1..... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description One residential building plot

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..7.11.91..

Index Sheets 21.1. OS Nos ..... Grid Ref 544190 339140

Ward ..K... Parish ..SUTTON

Inside IBD NO. Inside LP Area YES

TR Rural	☒	CA	☐
TR Bypass	☐	LB	☐
Level crossing	☒	TPO	☐
Footpath	☒	Other:	

Grade ☒ YES

Linked to site.....Ref...77..... Linked to property.....Ref.....

Planning Records:
Earlier apps
784/91
SEE CONTENT

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently garden land. N° of trees on site. House/outbuildings to N. N° to south. No existing access.

Inspected by: DMG
date: 13/1

Residents notified on site visit: N°3 Wisbech Rd - Post

Case Officer Conclusions (issues) "Alsea" Wisbech Rd "

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals – **Confirmed by Case Officer:**

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ No ____
[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed .....
No ____
[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ Ftl. fees (not first Submission)
Other info., viz:
Signed .....
Yes ____

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Ext/Int. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons DMG 3/1

DPO authorised. consent.

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 Prior to development being commenced on site, details of which trees/shrubs/hedging upon the site are to be retained/felled shall be submitted to and approved by the Local Planning Authority.
4 B21 - (turning space).
5 B13 - (gradient of access) ... 1:20 ... 6 metres ... Wisbech Road ... 1:10.

Reasons

1 Standard.
2 Standard.
3 In the interest of the amenities of the locality.
4 B21.
5 B6.

NOTES

1 The applicant is informed that the trees upon the site (excluding fruit trees cultivated for fruit production) are the subject of Long Sutton Tree Preservation Order No. 19, 1991. As such, consent will be required for any works carried out to them.
2 The design of the dwelling should preserve or enhance the setting of No. 6 Wisbech Road (Holme Hurst), which is a Grade II Listed Building.

Notes to applicant

Disabled access .....

Outstanding EH .....

Amended plans ..... Y

Other

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher 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., I.R.R.V., F.A.A.V.

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

Our Ref: CS/5827/SEC Date: 31st October 1991 Your Ref:

The District Planning Officer
South Holland District Council
Council Offices
Second Floor
Priory Road
SPALDING
Lincolnshire

1 NOV 1991

1056/91

Dear Sir

Outline Planning Application
Single Building Plot - Wisbech Road, LONG SUTTON
- Mrs. R. Franks

Please find enclosed Application forms for Outline Planning Permission on the above site on behalf of our client, Mrs. R. Franks, together with the relative plans and application fee amounting to £92.

The application follows a Refusal on the same site for two (2) building plots. (Ref No. H11/0784/91)

We look forward to hearing the Council's decision in due course.

Yours faithfully

Encl

A FIMBRA MEMBER

Applications H11/0783/91 & H11/0784/91 - TPO/11/19/91
Long Sutton Tree Preservation Order No 19 1991.

(General comments on trees in relation to plan showing tree positions and proposed building)

After site visit of 5 November 1991.

A2

The trees are all plotted on the plan. (May be some possible confusion regarding the Beech on the frontage in relation to the adjacent Sycamore) some very small sycamore saplings may have been omitted.

The beech directly to the north of the proposed development will possibly need to have some of its lower branches removed, to raise its crown.

Unfortunately there is a fungal fruiting body at the base of the tree trunk which may possibly be one of the Ganoderma species which can lead to decay. (This would need confirmation if it affected the application in any way). There is also a large wound in the tree, where possibly a branch had been removed in the past.

The tree is of high amenity value and it would be a great pity to see it damaged in any way, but due to the above, its condition may be far from perfect.

Beech are low water demand trees, and the soils around the Long Sutton area tend in general to be silt which has a medium to low shrinkability. Therefore according to the NHBC standards "Building Near Trees" published in 1986. If the tree is at least 10 metres away from the building there should be few problems regarding roots and foundations. (A newly built house directly to south of the tree may shade it from sun, it is worth considering whether this would affect the tree, through a reduced amount of light.)

If building takes place at 10 metres from the trees, they should be fenced off, around the edge of their canopies and great care taken when digging foundations, trenches for pipelines etc, so as not to damage their roots. Many possibly need to be hand dug).

It was noted that the beech tree to the east of the site, was in poor condition. With wounds in a major branch. The tree may also be affected by washing line wire, which has become grown in its trunk.

A1

This area contains largely over mature orchard trees, apples, pears and plums. It would be no great loss if they were all cleared, although I believe some still yield fruit.

The Ash tree in the north western corner, could do with a broken branch being removed. Some thinning of the canopy might also be beneficial to reduce the weight in the crown.

The hazel bush, although attractive, is easily replaceable, and should not stand in the way of a proposed development.

It would be a shame if the young walnut was removed or damaged by the proposed

building. In its present position it is situated approximately 3 metres away from the site of the proposed development.

According to the NHBC Standards "Building Near Trees" published in 1986, if it were assumed the soils have medium shrinkability, and that a Walnut Tree has a moderate water demand then a mature walnut at 3 m distance would require a foundation depth of 1.76 metres; for the tree roots not to affect the foundations.

It must be borne in mind that such a walnut tree may eventually grow to have a canopy spread of 18 metres.

Although a shame to loose this this tree if development went ahead, as it is still a young tree, it is not irreplaceable.

If the tree is to be retained it should be fenced off around the edge of its canopy before building works commence to prevent damage, during building construction.

Both tree and building may well be able to co-exist for many years. Two points should be borne in mind.

a) Walnuts do not respond well to pruning, as they "bleed" sap so profusely if damaged this may kill the tree.
If the tree requires pruning it must be carried out when in full leaf.

b) When mature, branches may become rather brittle and depending on the structure of the tree, may be liable of breaking in high winds.

If the tree is to be removed. Ideally a replacement could be planted at the eastern end of the garden.

General comment of A1 and A2 concerning sycamores/beech saplings: many young sycamores could be thinned out to allow other specimens to grow eg; those in north west corner of A1 near a beech tree. Also, some young beech saplings on the southern side of A1 could possibly be replanted, before they grow larger, may be already too large.

B[illegible] SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1056/91

Applicant: Mrs R Franks
Holme Hurst
6 Wisbech Road
Long Sutton
Spalding, Lincs

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

Description: Use of the land as one residential building plot

Location: Wisbech Road Long Sutton
Spalding Lincs

Type: OUTLINE

Date received: 04-NOV-91

11-NOV-91

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 26-NOV-91. 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
District Planning Officer

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

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed: [illegible] Clerk

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
20 NOV 1991
File Nos.
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H11/1056/91

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	1	2	2	1

2. Address or location

Wisbech Road, Long Sutton

3. Name, classification and number of road

A17

4. Date application referred 21-11-91

5. State whether outline, detailed application etc.

OL.

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

Building Plot.

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: 21-11-91 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21

(2) B13 ---- 1/20 --- 6m -- Wisbech Road
-- - 1/10

Delete as appropriate

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

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

(1) B21

(2) B6

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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 DG
Attention of
DPO MRM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA
National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/DES

Dear Sir

PLANNING APPLICATION H11/1056/91
PROPOSED USE OF THE LAND AS ONE RESIDENTIAL BUILDING PLOT AT WISBECH ROAD, LONG SUTTON, FOR MRS R FRANKS

With regard to the above-mentioned application received on 20 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Yours faithfully

Copy passed to RJS 29/11

R F Morgan
Planning Engineer

cc. Messrs Hix & Son, 28 Church Street, Holbeach, Spalding, Lincs PE12 7LL

DES

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1991

Attention of
DPO NRM
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge Yes/No
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-G/1066/91/JAM **Your Ref.**

Date 21 November 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. G.A. SLEIGHT
EXTENSION AT 6 CHAPEL GATE, SUTTON ST. JAMES

Thank you for the plan showing your clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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 subject to 10% engineering fees and V.A.T., towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

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

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

L.A. Building Design,
55 Hannam Boulevard,
Spalding,
Lincs.
PE11 1LB

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
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Attention of
DPO NRM
DDPO BS
DC ACP
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Discuss with .....
Copy to .....
File Nos.
Your Ref.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/1056/91/JAM

Date 21 November 1991

Dear Sirs,

OUTLINE PLANNING APPLICATION - MRS. R. FRANKS
BUILDING PLOT - WISBECH 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 and clients attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The 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 subject to 10% engineering fees and V.A.T., 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 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,

ENGINEER TO THE BOARD

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

LFP 3/12/91

PUBLIC NOTICES

LINCOLNSHIRE COUNTY COUNCIL

COUNTY FARMS ESTATE

AGRICULTURE ACT 1970

IN COMPLIANCE with Smallholdings (Selection of Tenants) Regulations 1970 the County Council of Lincolnshire Hereby Gives Notice that it provides

COUNTY FARMS FOR LETTING

The majority of the farms are 50 to 80 acres intensive arable holdings on fen or silt land. Tenants are expected to reside in the house and personally to farm the holding.

Applicants ideally should be aged between 21 and 40 years and should be currently employed in agriculture and have been so employed for a period of not less than five years. Up to three years of time spent on a full-time agricultural course at an appropriate establishment may be acceptable towards this qualifying period.

This Notice is published in accordance with the Act and no holdings are immediately available for reletting.

Land and Buildings Consultancy,
Lincolnshire County Council,
County Offices, Newland,
Lincoln LN1 1ZA.
Tel: Lincoln (0522) 552646.

BOURNE TOWN COUNCIL

I HEREBY GIVE NOTICE that a public meeting will be held on Monday, 16th December, 1991, starting 7.30pm, at Wake House, North Street, Bourne, when the business set out below will be transacted.

1. Apologies
2. Welcome the Chief Constable of Lincolnshire Mr N. Ovens who will report on crime in Bourne
3. Question Time

Mrs M. REDSHAW
Town Clerk

rc WVN 5081

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER OF ELECTORS 1992
(QUALIFYING DATE: OCTOBER 10, 1991)

ELECTORS LISTS

Copies of the Electors' Lists for the 1992 Register of Electors are now available for inspection at the Council Offices, Parish Churches and Sub Post Offices throughout South Holland District. To be able to vote at any election which may be held in 1992 your name has to be on the Register of Electors and if it is not there you should get in touch with the Electoral Registration Officer, South Holland District Council, Council Offices, Priory Road, Spalding, Lincs.

16-18 Year Olds

If you were born before February 16, 1975, your name should be on the list so that you can vote as soon as you are 18.

SOUTH HOLLAND DISTRICT COUNCIL

ANY QUERIES REGARDING ENTRIES IN THE REGISTER SHOULD BE MADE BEFORE DECEMBER 16, 1991. AFTER THAT DATE YOU MAY LOSE YOUR VOTE.

qc WVN4968

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 "Holmehurst", No 6 Wisbech Road, Long Sutton, which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.
Wisbech Road, Long Sutton — Use of land as one residential building plot.
(Application No H11/1056/91)

DEPARTURE FROM SPALDING AND PINCHBECK LOCAL PLAN

The proposal conflicts with or prejudices the implementation of a development plan.
Class B1 and B2 industrial distribution units and Class A1 food and non retail development with garden centre — Land off Wardentree Lane, Pinchbeck.
(Application No H14/1060/91)

Applications and plans showing the proposals 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 and Building Control Services.

Council Offices,
Priory Road,
Spalding.
December 3, 1991.

SOUTH HOLLAND DISTRICT COUNCIL

nc WVN 3182

507lf3-12

Property Ring SPALDING 725484

FIELD MEADOWS

OFF MARSHLAND DRIVE, HOLBEACH

Now that the market has bottomed-out isn't it time to make your move.

APPLICATION REFERENCE: H11/1056/91 DATE RECEIVED: 4 November 1991

APPLICANT: Mrs R Franks
Holme Hurst
6 Wisbech Road
Long Sutton
Spalding
Lincolnshire

AGENT: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire

TYPE: Outline

DESCRIPTION: Use of land as one residential building plot

LOCATION: Wisbech Road, Long Sutton, Spalding

Parish Council: No objections.

County Highways: Request conditions.

Date 10 DEC 1991

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Planning Policy Guidance Note 7, 1988 - Rural Enterprise and Development.
Development Control Policy Note 4
Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 66 - Duty to pay special regard to the desirability of preserving the building or its setting.
Long Sutton Tree Preservation Order No. 19 - 1991.

PREVIOUS DECISIONS
H11/0784/91 - Outline - Two residential building plots Wisbech Road, Long Sutton - Refused.

Reason - The plots, by reason of their size and location in the grounds of the Listed Building would give rise to a cramped form of development which would neither enhance nor preserve the setting of the Listed Building, to the detriment of its character.

PLANNING ISSUES

1 The determining issues in this particular case are:

(a) Whether the proposal is considered to be reasonable infilling.
(b) Will the development preserve or enhance the setting of Holme Hurst, which is a Grade II Listed Building.

2 The site is currently garden associated with Holme Hurst and has a frontage width of 22 metres and depth of 46 metres approximately. A number of trees are located upon it, including ash, beech, sycamore and a number of fruit trees in the centre and towards the rear.

3 The trees upon the site (excluding fruit trees) are the subject of Long Sutton Tree Preservation Order No. 19, 1991.

4 An application has also been received for a dwelling on the garden land immediately to the south of Holme Hurst (H11/0783/91).

CONCLUSIONS

1 This part of Wisbech Road is built up (especially on the eastern side) with dwellings and there is now, in my opinion, an established frontage. Hence this land (and also the plot which is the subject of H11/0783/91 to the immediate south of 6 Wisbech Road) can be described as infill.

2 Both areas are part of the extensive grounds around No. 6 Wisbech Road, which is a Grade II Listed Building and as such are part of its setting. An indicative plan has been submitted with the application, and it is my opinion that it is possible to site and design one dwelling upon the plot whilst preserving the setting of Holme Hurst.

3 The major trees upon the site are located in the north western corner and include sycamore, ash and a beech. The trees in the centre and towards the rear are mainly fruit and no objections are raised to their removal. It is considered, however, that the dwelling should be positioned slightly advisable, however, to position the dwellings slightly further to the north to that shown on the indicative plan so that the walnut tree on the southern boundary can be retained.

4 The application has been advertised on the basis that it may affect the setting of No. 6 Wisbech Road (Holme Hurst). The expiry date is 24 December, 1991.

PLANNING OFFICER'S RECOMMENDATION - That upon the expiry of the advertisement, the Director of Planning and Building Control Services be authorised to grant permission with the following conditions.

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 Prior to development being commenced on site, details of which trees/shrubs/hedging upon the site are to be retained/felled shall be submitted to and approved by the Local Planning Authority.
4 B21 - (turning space).
5 B13 - (gradient of access) ... 1:20 ... 6 metres ... Wisbech Road ... 1:10.

Reasons

1 Standard.
2 Standard.
3 In the interest of the amenities of the locality.
4 B21.
5 B6.

NOTES

1 The applicant is informed that the trees upon the site (excluding fruit trees cultivated for fruit production) are the subject of Long Sutton Tree Preservation Order No. 19, 1991. As such, consent will be required for any works carried out to them.

2 The design of the dwelling should preserve or enhance the setting of No. 6 Wisbech Road (Holme Hurst), which is a Grade II Listed Building.

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986. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant	Proposal
H16/0851/91 Mr R Turner	Change 3 stores to chilled warehouses, extend store two, loading block, two portacabins, access improvements at Brooks Farm, Barrier Bank, Cowbit.

(Pending a site inspection to enable members to assess the suitability of the site for the proposed development.)

(Councillors T. Barker and M.C. White declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

H06/0909/91 Mr & Mrs J H Potterton	Bungalow and garage at Old Main Road, Fleet Hargate.

(Pending consideration of the overall layout plan and landscaping scheme now submitted.)

H09/0874/91 G R Merchant	O.A. Two dwellings including details of means of access rear Exchange Public House, Church Street, Holbeach.

(Pending a site inspection to enable members to assess the suitability of the site for the proposed development.)

H22/0929/91 Mr & Mrs R W White	2 bedroom bungalow at 54 Austendyke Road, Weston Hills.

(Pending a site inspection in order to assess the suitability of the site for the proposed development and to view similar sites in the locality.)

H13/0988/91 J O Simpson	O.A. Residential development at Roman Road, Moulton Chapel.

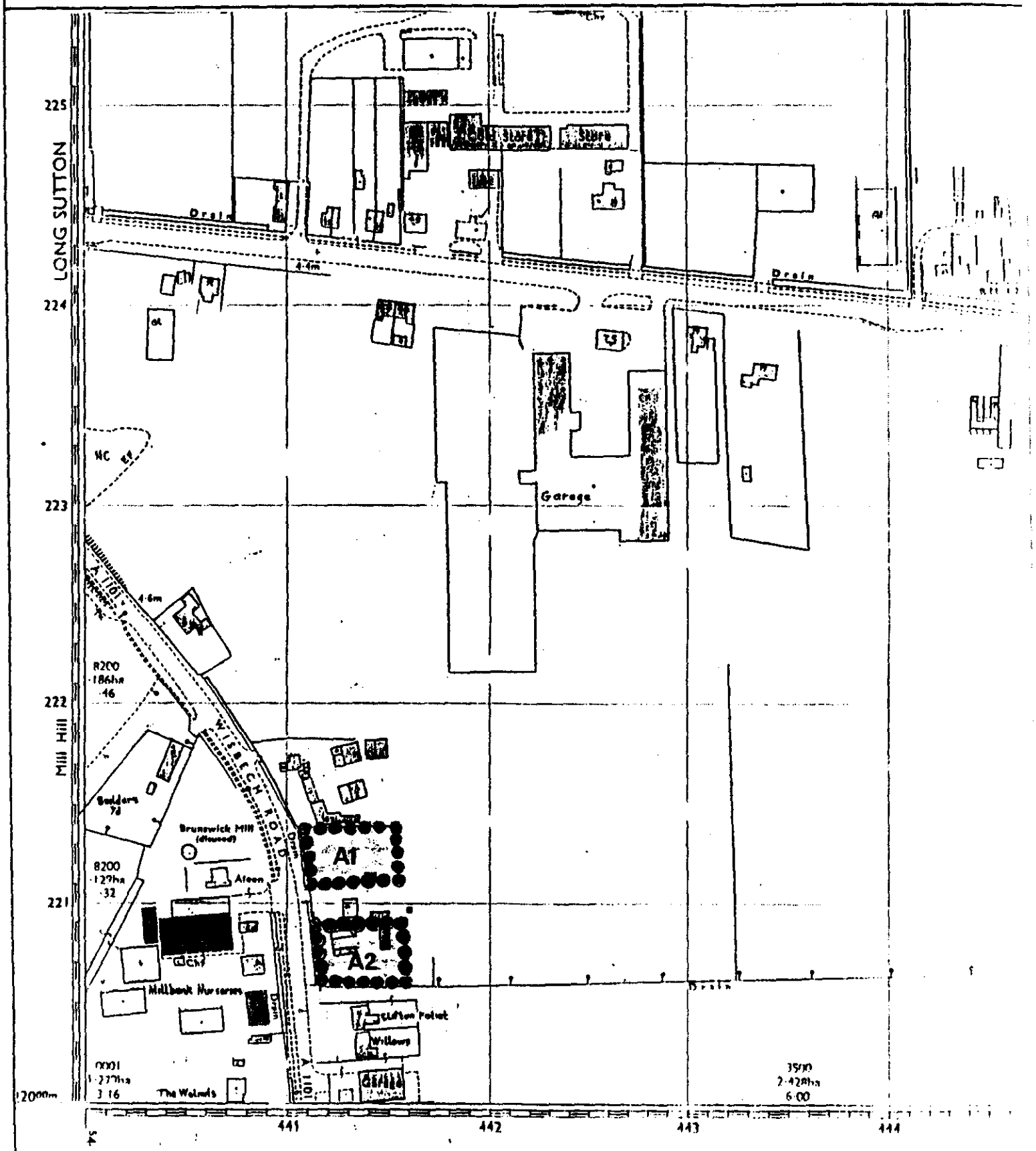
(To enable the Director of Planning and Building Control Services to consult further with the County Highway Authority in view of concerns expressed about the adequacy of the visibility splays.)

(d) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant the relevant permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

Plan No. and Applicant		Proposal
H06/0826/91 Messrs R & D Wright	O.A.	Residential development incorporating road improvements to Low Gate, with public open space at Part OS 9558, Low Gate, Gedney (Black Lion End).
H11/0783/91 Mrs R Franks	O.A.	Residential building plot at Wisbech Road, Long Sutton.
H11/1056/91 Mrs R Franks	O.A.	Use of land as one residential building plot at Wisbech Road, Long Sutton.

SOUTH HOLLAND DISTRICT COUNCIL



LONG SUTTON TREE PRESERVATION ORDER No. 19 1991

PLAN No.	TF 4422
SCALE	1:2500
DATE	SEPTEMBER '91
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
A1	Trees of various species, standing in the area numbered A1 on the map. Excluding fruit trees cultivated for fruit production. (Please see Second Schedule part 3C).	An area immediately to the north of the property identified on the plan as 6 Wisbech Road. The south west corner of the area lies at grid point 44111 22108, the western boundary extending northwards from this point for approximately 30 metres to the north west corner at grid point 44106 22136. The area extends eastwards along the length of this boundary for approximately 46 metres.
A2	Trees of various species, standing in the area numbered A2 on the map.	An area immediately to the south of the property identified on the plan as 6 Wisbech Road. The south western corner of the area lies at grid point 44116 22058, the western boundary extending northwards from this point for approximately 31 metres to the north west corner at grid point 44112 22089. The area extends eastwards along the length of this boundary for approximately 45 metres.

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
	None	

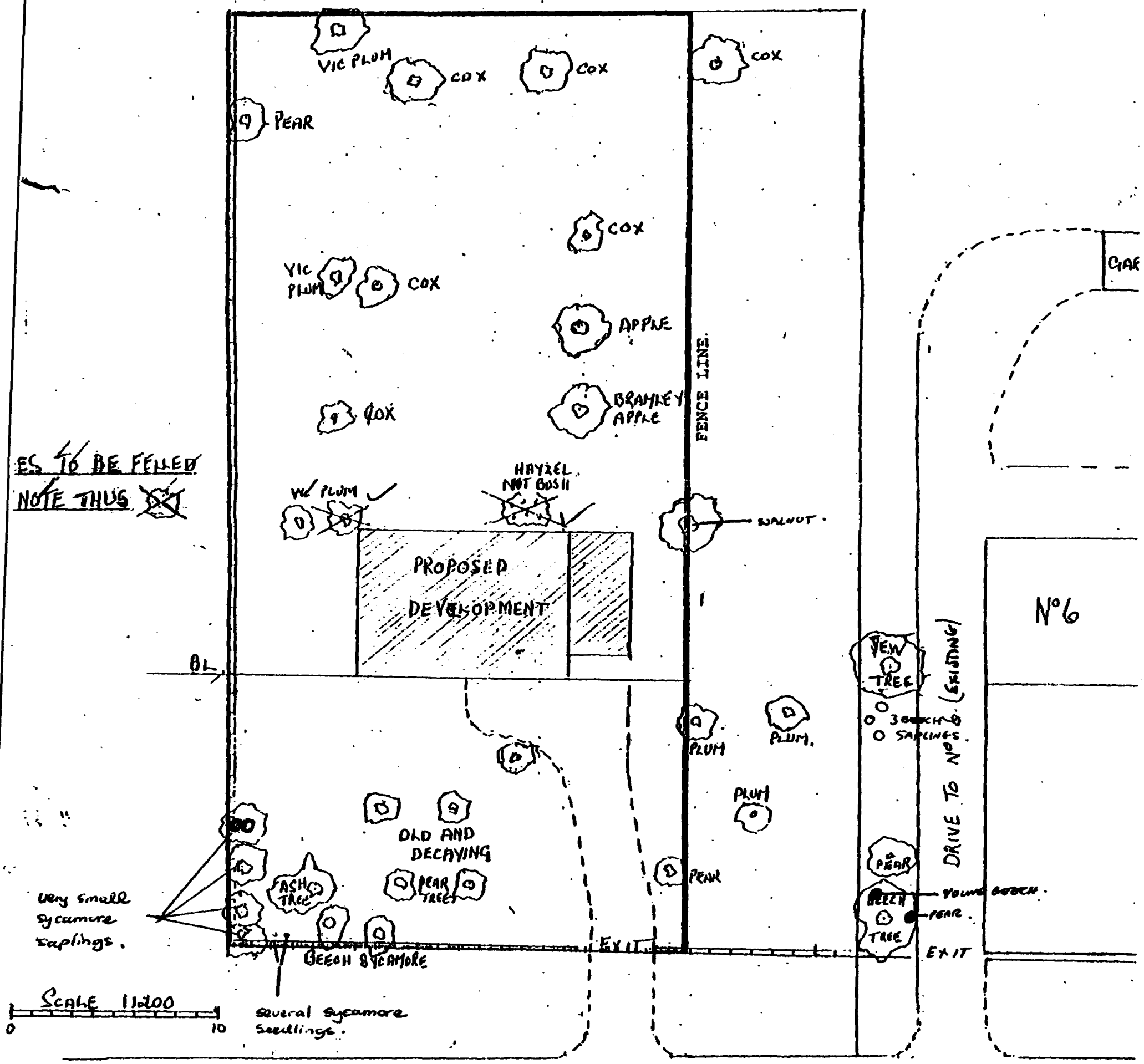
Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

LONG SUTTON TREE PRESERVATION ORDER Nº 19 1971

SITE A1

POSITION AND SPREAD of TREES



ES TO BE FELLED
NOTE THUS ⊠

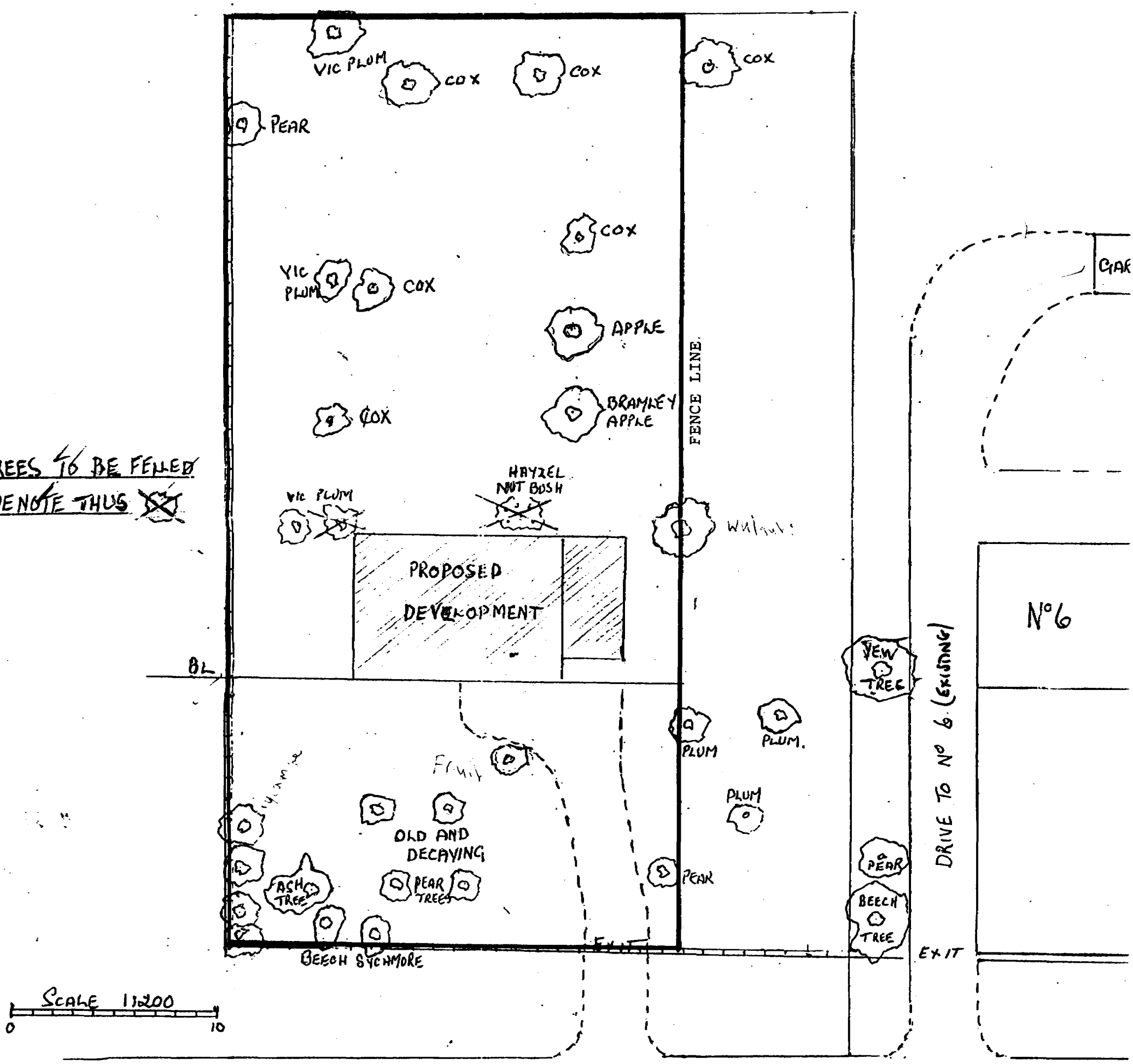
LONG SUTTON ← A1101 → WISBECH

HIX & SON
28, CHURCH ST.
HOLBEACH
LIN

LONG SUTTON TREE PRESERVATION ORDER Nº 19 1971

SITE A1

POSITION AND SPREAD of TREES



TREES TO BE FELLED DENOTE THUS ⊠

LONG SUTTON ← A1101 → WISBECH

1056/91

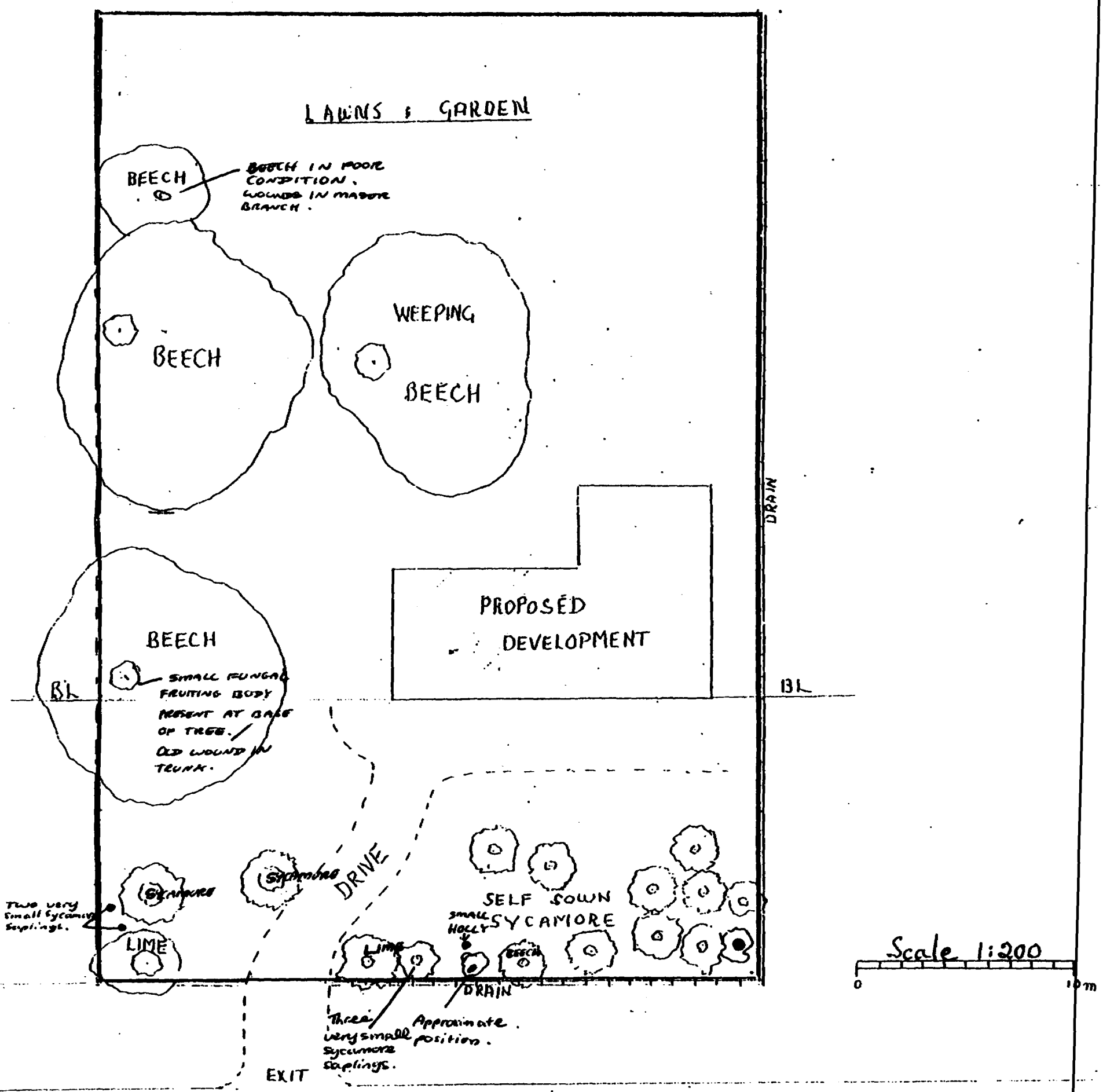
HIX & SON
28, CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777

LONG SUTTON TREE PRESERVATION ORDER Nº 19 1991

SITE A2

COPY

POSITION AND SPREAD - of TREES



TREES ARE ALL PLOTTED, SOME POSSIBLE CONFUSION OF POSITION OF BEECH ON FRONTAGE IN RELATION TO ADJACENT SYCAMORE
IE WRBECH

LONG SUTTON ——— A1101 ———

SOUTH HOLLAND D.C.
PLAN DEPT
17 OCT 1991
REF. 785/91