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

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H13/1149/00

Applicant: Mr & Mrs Everest
Toften
Oxford Road
Gerrards Cross
SL9 7AL

Agent:
A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs. PE11 2YB

Description: Demolish existing and erect new cottage and double garage

Location: Kestrell Cottage
Hallgate
Moulton
Spalding

Amendment: Garage details
Dwg. No. 200904

09-OCT-00

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 01 DEC 2000
Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 6/10

Terminal date/committee updated ..... 1 Dec 9/10

DC Procedural Assessment

Is the information given correct? (Yes)/No (If No, state above what details are needed) YES

Has this amendment been requested? (Yes)/No * YES

If Yes, is it what was asked for? (Yes)/No * YES

Who do you need to reconsult as a result of this amendment? (PC) (WM) Press Residents Other – None ☐ 9/10

Is it an amendment in principle? Yes/(No) No

Is it the same character/description for fee purposes? (Yes)/No (Refer to Admin ?) * YES

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued: ✓

Public register updated: 9/10.

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H13/1149/00

Date Registered 06 OCT 2000

Case Officer MS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. H. Everest,
"Tofter"
Oxford Road,
GERRARDS CROSS SL9 7AL

Tel. No.

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

BUILDING DESIGN and PLANS

ALWYN ROFFE,
1, Green Lane,
SPALDING, Lincs. PE11 2YB
tel : 01775 - 723 680

Tel. No.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Kestrell Cottage, Hallgate, MOULTON

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H13/1149/00

Building Regulation reference relating to same development (if any)

To be submitted.

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A [ ]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed H. Roffe Date 5th October 2000

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

demolish existing and erect new cottage and double garage

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

garage details

State drawing no's of the current submission

200904

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ M. Saywood

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

N/A

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

APPLICATION REFERENCE: H13/1149/00 DATE RECEIVED: 21-SEP-00

TYPE: Full

DESCRIPTION: Demolish existing and erect new cottage and double garage

LOCATION: Kestrell Cottage, Hallgate, Moulton

APPLICANT Mr & Mrs Everest AGENT: A Roffe

REASON FOR COMMITTEE CONSIDERATION

Objections received from Parish Council.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE
Date: - 8 NOV 2000

RECOMMENDATION

Grant permission.

COMMENTS

1. Kestrell Cottage is a detached two storey property with garage situated on the west side of the B1357 at Hallgate, Moulton. The property occupies a countryside location but adjoins operational farm buildings to the north and north-west. The nearest residential properties are situated some 100 metres to the north-east on the opposite side of the road and about 80 metres to the south-west.
2. The proposal is for the demolition of the existing cottage and replacement by a two storey, three bedroom, cottage style dwelling of similar size. A new double garage is proposed to replace the existing concrete sectional garage. Amended plans were submitted to fully illustrate the design of the proposed garage.
3. The most relevant policies, therefore, are emerging Structure Plan Policy 13 and District Local Plan Policies H3 and E12. These indicate that new development should only be permitted in the open countryside if it is appropriate and reasonably necessary. Appropriate development in this context means development that is reasonably necessary in conjunction with agriculture, forest, forestry, outdoor sport, recreation and tourism. Policy E1 is also relevant and requires all development proposals to satisfy a broad range of assessment criteria.
4. There is a presumption against development in the countryside other than for these specified activities. However, as this proposal is for a replacement dwelling of a similar size and character, it would not be contrary to the principal objective of these policies, namely to protect the countryside from further development.
5. An agricultural store, including a bulb drying area, was approved in March 1999 under ref: H13/1223/98. Condition 2 requires that noise from fixed plant and machinery shall not exceed a level equivalent to 30 dB LA eq 5 minutes as measured at a height of 1.5 metres on any residential boundary.
6. The Parish Council has expressed concern about the noise emanating from this drying unit, but consultation with the Environmental Protection Manager indicates that suitable noise mitigating measures could be introduced.
7. The proposed dwelling would be turned through 90 degrees (when compared to the existing cottage) to face the highway and moved slightly forward of the existing cottage and away

from the agricultural store and drying unit. The position of the dwelling in relation to the replacement garage in the north-western corner of the plot would further improve living conditions for the occupants compared to the existing situation.

REPRESENTATIONS

Parish Council	The application is not supported because the proposed dwelling is next to an agricultural drying unit that is in operation for around 6 months of the year. This unit makes a constant noise and is audible in the area. The Environmental Health Department have conducted surveys at this site and have reported the volume to be acceptable. The new dwelling is nearer to the dryer than the existing dwelling and its close proximity will lead to an increase in the amount of noise heard in the dwelling. As this is an agricultural area it is felt that there should be no risk to any agricultural business by adverse comments regarding noise at the proposed development.
Ward Member	Cllr. E. J. Poll. Support proposal.
	Cllr. T. Barker. Support proposal.
County Highways	No objections.
Environment & Leisure Services	This site is adjacent to a working farmyard where there is potential for noise disturbance from agricultural drying fans, plus other agricultural activities. Should you be minded to grant planning permission, I would suggest a 2 metre acoustic fence along the northern and western boundaries, plus acoustic vents in all the windows to the rear of the property.

SCHEDULE OF CONDITIONS

1. TL1 – Time Limit (Full).
2. SC12B – Materials (samples of bricks for the external walls).
3. The development shall not begin until the results of percolation tests (under BS:6297:1983) have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this cannot be proven, a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.
   Reason: To ensure the provision of satisfactory foul drainage.
4. The dwelling hereby permitted shall not be occupied until a 2 metre high acoustic fence has been erected along the north-eastern and north-western boundaries of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate the position and design of the acoustic fence.
   Reason: to protect the living conditions for occupiers of the proposed dwelling.

5. The dwelling hereby permitted shall not be occupied until acoustic vents have been installed in all the windows at the rear of the dwelling.
   Reason: To protect the living conditions for occupiers of the proposed dwelling.

Notes:
1. SN14 – Demolition Determination.
