

lanning Act 1990

sion

Reference: H16/0323/92 Received:20-MAR-92 Type:FULL

Name: J L Van Geest
T/A Fulney Estates
Fulney House
Low Fulney, Spalding
Lincs, PE12 6EH

Agent: J L Van Geest
T/A Fulney Estates
Fulney House
Low Fulney, Spalding
Lincs, PE12 6EH

Description: Vehicular access to residential dwelling

Location : The Bungalow Fulney Nursery
Rangells Gate Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

3 The access shall not be used to serve the adjoining commercial premises.

Reason: The proposed access is inadequate in terms of width, construction and junction design to serve large commercial vehicles.

Director of Planning and Building Control Services
11-JUN-92 H16/0323/92

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PLANNING APPLICATION

For office use only

Application No. H16/0323/92

Date Registered 13 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. L. VAN GEEST Esq
FULNEY ESTATES
FULNEY HOUSE
LOW FULNEY
SPALDING PE12 6EH

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE BUNGALOW, FULNEY NURSERY, RANGELLS GATE, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

VEHICULAR ACCESS TO RESIDENTIAL DWELLING

Please complete

Signed.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55
If you consider no fee is payable include a written explanation instead.

Date. 11/3/92

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 (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: H16/1492/89
B. Please state Condition Number referred to
C. Please state variation required: ALTERING VEHICULAR ACCESS
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: [ ]

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

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

(b) max. length: metres

(c) max. width: metres

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 [ ]

5. GENERAL INFORMATION Please complete each section

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

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: Will there be — Individual access(es) [✓] New estate road [ ]

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

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

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 N/A

C. Please state whether a land drain will be affected

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	NO	→ 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	[ ]	→ Application No.:

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

Continue on separate sheet if necessary. SEE ATTACHED SHEET

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE 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 11/3/92

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 19/3/92

OR

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. 0935

Date First Received 13 DEC 1992

REGISTRATION

REFERENCE ..H16/0323/92.....

Cross-Ref N/A.....

Date..16/3/93

VALIDATION Date 16/3/92

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

Site area ..... No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...23/3/93

Index Sheets 221 OS Nos ..... Grid Ref S 367000 339410

Ward ..S.... Parish ..SPALDING.. TR Rural ☐ C1 ☐
TR Bypass ☑ L3 ☐ Grade
Inside CBD ..NO.. Inside L2 Area..YES.. Level crossing ☐ T20 ☐
Footpath ☐ Other:

Linked to site.....Ref.[illegible] Linked to property.....Ref..92/1584

Planning Records:
Earlier apps H33/89

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Boundaries

Neighbours ✓

Site Features 3 bungalows opposite. Open field to west. Forest farm to north east

Other

Inspected by: GS
date: 3/4/92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf) GRANT ~~REFUSE~~

Recommended approvals -

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 / No

Yes .... / No ....

[Reason:

Other circumstances needing Committee decision

Yes .... Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.

No .... Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE — Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
..22.8/6....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED Para 26-3 & 27(>

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):
1 x Rangalls Gate

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

6. ANY OTHER INFORMATION

The property was granted full permission for a new vehicular access on to Rangells Gate on 1st November, 1988 (Reference H16/1482/88) which provided for the access to be on the North side of the bungalow.

The property was purchased by the Applicant, together with some 28 acres of land and buildings adjoining on the 19th February, 1992. It is now the intention to sell the bungalow with a reduced garden on the North side of the property but with the benefit of approximately 1.5 acres of land which will be sown with grass within the next few months, in order that the property can be sold with the potential of grass paddocks for horses etc. For this reason, it is desirable that the new vehicular access is to the South of the property as indicated on the plan attached to the Application.

The Applicant confirms that this vehicular access is for entry to the bungalow and grass paddocks only, and under no circumstances will it be used for access on to any of the retained property.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0323/92 Type: FULL

Applicant: J L Van Geest Agent: J L Van Geest
Tel:

Description: Vehicular access to residential dwelling

Location: The Bungalow
Fulney Nursery
Rangells Gate
Spalding, Lincs

Valid date: 20-MAR-92 Terminal date: 15-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 25-MAR-92 Report deadline: 29-APR-92
Inspected by 30-MAR-92
Extra contacts 04-APR-92 Case Officer:
Report if not clear by 24-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	25-MAR-92	08-APR-92
Cllr C Evans	25-MAR-92	08-APR-92
Cllr M C White	25-MAR-92	08-APR-92
Owner/Occupier	3 APR 92	17 APR 92

L C C - Cons Attached fc 26/3/92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Target dates:		Target Committee:	13-MAY-92
To case officer	25-MAR-92 ✓	Report deadline:	29-APR-92
Inspected by	30-MAR-92		
Extra contacts	04-APR-92	Case Officer:	
Report if not clear by 24-APR-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	25-MAR-92	08-APR-92
Cllr C Evans	25-MAR-92	08-APR-92
Cllr M C White	25-MAR-92	08-APR-92

L.C.C - Obs Attached JE 08 26/3/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0323/92 Received:20-MAR-92 Type:FULL

Name: J L Van Geest
T/A Fulney Estates
Fulney House
Low Fulney, Spalding
Lincs, PE12 6EH

Agent: J L Van Geest
T/A Fulney Estates
Fulney House
Low Fulney, Spalding
Lincs, PE12 6EH

Description: Vehicular access to residential dwelling

Location : The Bungalow Fulney Nursery
Rangells Gate Spalding, Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

3 The access shall not be used to serve the adjoining commercial premises.

Reason: The proposed access is inadequate in terms of width, construction and junction design to serve large commercial vehicles.

Authorised to issue:

09-JUN-92 H16/0323/92

AD...10/6.....DC...10/6

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0323/92

Applicant: J L Van Geest
T/A Fulney Estates
Fulney House
Low Fulney, Spalding
Lincs, PE12 6EH

Agent: J L Van Geest
T/A Fulney Estates
Fulney House
Low Fulney, Spalding
Lincs, PE12 6EH

Description: Vehicular access to residential dwelling

Location: The Bungalow Fulney Nursery
Rangells Gate Spalding, Lincs

Type: FULL

03-APR-92

Dear Sir/Madam,

PLANNING APPLICATION

I have received an application for planning permission which you may be interested in. The details of the application are shown above.

If you wish to see the application and plans they are available at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm Friday). If you have any observations about the proposal, they should be sent to me by 16-APR-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is P J UDY

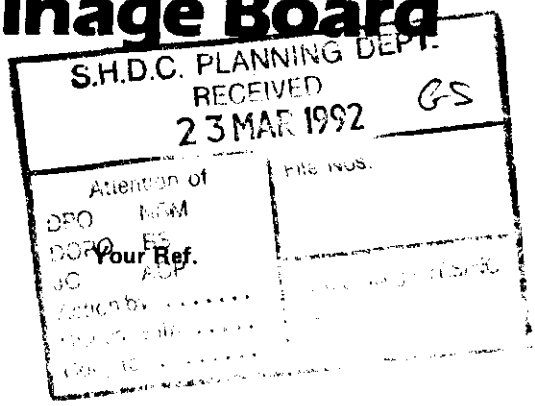
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Owner/Occupier
Rangalls Gate
Spalding
Lincolnshire

Consults to frontage plots opp. site

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-B/323/92/JAM

Date 19 March 1992

Dear Sir,

FULL PLANNING APPLICATION - VEHICULAR ACCESS
THE BUNGALOW, FULNEY NURSERY, RANGELLS GATE, SPALDING

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 the above proposal. 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.

No Board's watercourse adjoins the site, the roadside dyke across which the access is required being privately owned and maintained.

My Board will raise no objection in principle to your proposal but you are advised that the consent of the District Council's Technical Services Department must be obtained for the piping and filling of the roadside dyke.

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

Yours faithfully,

J.L. van Geest, Esq.,
T/A Fulney Estates,
Fulney House,
Low Fulney,
Spalding, Lincs. PE12 6EH

ENGINEER TO THE BOARD

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0323/92.

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		

2. Address or location

The Bungalow, Fulney Nursery, Randalls Gate SPALDING

3. Name, classification and number of road

II.

4. Date application referred 26-3-92

5. State whether outline, detailed application etc.

FULL

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

Vehicular Access to Dwelling.

7. 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:—

Delete as appropriate

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: 26/3/92 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) B22

(2) The access shall not be used to serve the adjoining commercial premises

Delete as appropriate

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

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

(1) B22

(2) The proposed access is inadequate in terms of width, construction and junction design to serve large commercial vehicles

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0323/92

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SOUTH HOLLAND D.C.
PLANNING DEPT
20 MAR 1992
REF .....

Description: Vehicular access to residential dwelling

Location: The Bungalow
Fulney Nursery
Rangells Gate
Spalding, Lincs

Type: FULL

Date received: 13-MAR-92

17-MAR-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The enclosed form needs to be signed where marked.
The application is being dealt with as one for full permission for a new vehicular access and not a modification of the previous permission as it is situated outside of the original site.
Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A R Maxwell
Principal Administrative Officer

FULNEY ESTATES,
FULNEY HOUSE,
SPALDING,
LINCOLNSHIRE,
PE12 6EH

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

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAR 1992
REF. H16/0323/92

11 March 1992

Dear Sir,

The Bungalow, Fulney Nursery, Rangells Gate, Spalding

Please find enclosed Planning Application for permission to move the vehicular access which was provided under Planning Permission no. H16/1482/88 granted to the previous owners of the above site.

As this is only a relatively minor amendment I hope you will be able to deal speedily with this Application and look forward to hearing from you as soon as possible.

Yours faithfully,

JOHN L. van GEEST

DRG No.

GRASS PADDOCK

POSSIBLE POSITION OF FUTURE PIG STARVERY STABLE BLOCK

CONCRETE BASE

OTR

MH

SEPTIC TANK

SHED

TANK

GARDEN

PROBABLE POSITION OF FUTURE PIG STARVERY GARDEN

LAWN

ROCKERY & PONDS

APPROXIMATE LOCATION OF COMAL RAILWAY

SHRUBBERY

EXISTING BUNGALOW

LAWN & SHRUBS

LAWN

YARD ENTRANCE

"RIGHT TO THIS LINE"

CONCRETE CONCRETE KERBING

HEDGE (1000mm high)

GRASS VERGE

EXPENSES TO BE AT THEIR OWN RISK ROUTING AND SURFACE AND TO THE SATISFACTION OF THE DRAINAGE SURVEYOR

8000

51800

RANGELL GATE

SITE PLAN

N

LOW FULNEY

LOCATION PLAN
SCALE 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAR 1992
REF. No. S/0229/92

No.	DESCRIPTION	CHK'D	APP'D	DATE
REVISIONS				

THE BUNGALOW RANGELL GATE, LOW FULNEY, SPALDING, LINCS.

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
mwh				march 92	1:100 1:2500