SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1098/93

Applicant: Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

Agent: Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

Description: Retention of dwelling without complying with landscaping maintenance condition (Condition 2 of H19/0179/92)

Location: Chestnut House
239 Broadgate
Sutton St Edmund
Spalding

Type: SEC 73 MODIFICATION

Date received: 26-NOV-93

23-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE THAT PERMISSION IS NOT REQUIRED

It appears that by virtue of the above Act, the proposal is one which does not involve development requiring planning permission.

No further action will therefore be taken on your application and any fee paid will be refunded as soon as possible.

You should be aware however that approval under the Building Regulations may still be required.

Yours faithfully

Director of Planning and Building Control Services

**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)

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H19/1098/93

Date Registered 18 NOV 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR M F WYATT
CHESTNUT HOUSE
239 BROADGATE
SUTTON ST EDMUND
Tel. No. 0945 700356

**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**

CHESTNUT HOUSE 239 BROADGATE
SUTTON ST EDMUND LINES PE12 0LT

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

ALTERATION TO LANDSCAPING, REMOVAL OF HAWTHORN AND PLANTING OF 3 SPECIMEN BUSHES.

Please complete

Signed M F Wyatt

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

Date 18-11-93

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [N/A]

**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.<br>B. Please state which reserved matters are dealt with in this application.<br>**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<br>B. Please state Condition Number referred to<br>**Now complete an Ownership Certificate** | H19/1179/92<br>2 |

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

| | |
|---|---|
| A. Please state Reference Number of pervious permission<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**Now complete an Ownership Certificate.** | H19/1179/92<br>2 |

## TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

| | | |
|---|---|---|
| (i) New Dwellings | ☐ | If so, how many: |
| (ii) Other new building(s) | ☐ | |
| (iii) Alterations or extension | ☐ | |
| (iv) Change of use | ☐ | |

| | |
|---|---|
| 4. A. Please state site area (in all cases) | hectares |
| B. If building works are proposed, please state extra floor space to be created: | sq. metres |
| C. Please state size of any new structure:- (a) max. height: | metres |
| (b) max. length: | metres |
| (c) max. width: | metres |
| D. Please state type and colour of materials for facing external walls: | |
| E. Please state type and colour of roofing materials. | |
| F. 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 HOUSE

**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 or more trees ☐ ➡ If so, please show details on plans.

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of — N/A

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 — NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

**PLEASE COMPLETE IN ALL CASES**

| | 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 right of way | NO | |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial 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. | NO | ➡ Date: Consultee(s) |
| Is this application related to a previous submission? | NO | ➡ Application No. |

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

Continue on separate sheet if necessary. SEE LETTER

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant / ~~Agent~~) Date 18/11/93

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

Signed ..... (Applicant / ~~Agent~~) Date ~~18/11/93~~

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... (Applicant / Agent) Date 18/11/93

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

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

CHESTNUT HOUSE
239 BROADGATE
SUTTON St EDMUND
SPALDING
LINCS. PE12 0LT

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1098/93

18 November, 1993

Dear Sir,

Please find attached 4 application forms and 4 plans for a planning application for a change of landscaping detail.

I consider that no fee is payable because of the very minor alteration required to the landscaping plan.

The Hawthorn referred to in the application is clearly shown coloured on the plans, the three bushes are also clearly shown on the same plans.

The hawthorn has already been removed because it had become diseased and infected with mildew, this was beginning to spread to other existing bushes and trees. We are advised that mildew on Hawthorn is rampant in this area and will reoccur within a year on any new bushes. Furthermore you will no doubt have noticed that there are only three Hawthorn hedges left in the village, one is plainly dead and the other two are nearly dead or will soon become deceased, we therefore believe that the choice of Hawthorn for hedging was particularly poor, despite all the good intentions with regard to rural hedgerows and retention thereof. The three bushes already planted are slow growing compact evergreen specimen hushes growing to no more than 4ft in ten years.

The removal of the diseased hedge and the planting of the bushes has the full approval and consent of my neighbour at No. 241.

I look forward to your reply,

M.F.WYATT

| | | |
|---|---|---|
| | Env Assess | ☐ G ENV (See separate sheet) |
| Conservation LB | LB Demolish | ..... G* DEM |
| | Archaeology | ..... G ARC Specify: |

# APPLICATION ASSESSMENT

es for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by DMG
Date 1/12

Site Notice posted by DMG
Date 1/12
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

---

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

---

Case Officer Conclusions

# DC INSTRUCTION SHEET

APPLICATION REF: H19|1098|93

## Direc ns

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer**: DAVID GEDNEY

Senior Officer Confirmed ..... Date 30/11/..... Recorded DC....

# DC INSTRUCTION SHEET

APPLICATION REF: H19/1098/93

## Direc ns

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

| | Publicity: >> | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... G ROW |
| Discretionary | ..... | | |

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC Specify: | |
| | Eng Heritage | ..... | |
| | Consultant | ..... Order No: | |
| | Other | ..... Specify: | |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... Specify: | |
| Other PLA | | ..... Specify: | |

**Case Officer**: DAVID GEDNEY

Senior Officer Confirmed ..... Date 30/11/..... Recorded DC....

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 18 NOV 1993

## Registration

Reference H19/1098/93

Cross-Ref /

Date 19-NOV-93 JAC

## Validation

TYPE SEC 73

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Retention of Dwelling without complying with landscaping maintenance condition.

Invalid
- Site plans ☐
- Certificate ☐
- Fee ☐
- Fee (not free) ☐
- Inaccurate ☐
- Incomplete ☐
- Unclear ☐

Fees
- Correct fee £ 60
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £ 60
- Refund £ 60 Ad (Application not necessary)
- Receipt No P-3565 Date
- Voucher No ✓ Date Jan 94

## Information

Index sheet 3365 OS Plots
Grid ref 5 [illegible] 3 [illegible]

Ward W Parish SSE

Inside IBD [illegible] Inside LP area NC

Linked to site Ref

Linked to property Ref 0 33/595

Constraints:

- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- Hazards –
- Dist Bound
- Other: [illegible]
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Planning Records:
Earlier apps
179/92
292/59

B Reg Records:
Already submitted – Ref:
Request needed
Requested

**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

# H19/1098/93

SEC 73 MODIFICATION

Applicant: Mr M F Wyatt
Tel: 0945 700356

Agent: Mr M F Wyatt
0945 700356

Description: Retention of dwelling without complying with landscaping maintenance condition (Condition 2 of H19/0179/92)

Location: Chestnut House
239 Broadgate
Sutton St Edmund
Spalding

---

| | | | |
|---|---|---|---|
| Valid date: | 26-NOV-93 | Terminal date: | 21-JAN-94 |
| Target dates: | | Target Committee: | 05-JAN-94 |
| To case officer | 03-DEC-93 | Report deadline: | 22-DEC-93 |
| Inspected by | 10-DEC-93 | Agreed TD Ext: | |
| Extra contacts | 17-DEC-93 | Case Officer: | |
| Report if not clear by | 31-DEC-93 | | D M GEDNEY |

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DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints: PIT

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | 01-DEC-93 | 22-DEC-93 |
| Clerk to Sutton St E 0406 26739 | 30-NOV-93 | 14-DEC-93 |
| Cllr Mrs E O Hall-Pa 0945 700 829 | 30-NOV-93 | 07-DEC-93 |

L C.C - No objs JT CS 1/12/93

## SOUTH HOLLAND DISTRICT COUNCIL

DR. TO: DATE: 12/1/94

NAME Mr M F Wyatt & Mr R A Hooper

ADDRESS Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

POST CODE PE12 0LT

| | REFUNDS | AMOUNT | |
|---|---|---|---|
| | | | |
| | REFUND OF PLANNING/~~BUILDING REG/NOTICE~~ FEE | | |
| | REFERENCE: H19/1098/93 | | |
| | APPLICANT: Mr M F Wyatt | | |
| | FEE RECEIVED £60 | | |
| | RECEIPT NO: P3565 DATE: 26/11/93 | | |
| | FEE REQUIRED: 2010 | | |
| | REASON FOR REFUND: Application not required. | | |
| | AMOUNT TO BE REFUNDED | 60 | 00 |
| | TOTAL: | 60 | 00 |

| Creditor | Invoice Reference | D'N | St.Ref | STORES RECEIVED REF. |
|---|---|---|---|---|
| | H19/1098/93 | 0 | | |

| | Allocation | | | Amount | | | | | | | ORDER No/MIN REF. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Main | Sub | Detail | £ | | | . | | | p | |
| | 45 | 810 | | | | | . | 6 | 0 | 0 | |
| | | | | | | | . | | | | CHECKED FOR PAYMENT |
| | | | | | | | | | | | |
| | | | | | | | | | | | CERTIFIED FOR PAYMENT |
| | | | | | | | | | | | AUTHORISED OFFICER |
| | 134 | 486 | | | | | | | | | RECEIVED TREASURER'S DEPT. |
| | | | Total | | | | | 6 | 0 | 0 | |

PLEASE RETURN CHEQUE TO:

~~CLAIRE THOMAS~~

~~C/O PLANNING & B C SERVICES~~

A C Pickering

ACP/SAH H19/1098/93

Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding
Lincs

23 December 1993

Dear Mr Wyatt

Landscaping, 239 Broadgate, Sutton St Edmund

As explained on the telephone, in an attempt to cut through the procedures which seem to have exaggerated the problem out of all proportion, we are proposing to deal with the different planting as an amendment to the original planning permission. In other words, the changes to the landscaping, in the context of the whole development, are considered to be insignificant and a formal application not therefore necessary.

I will treat your application as a submission of a proposed amendment, and will issue a letter confirming its acceptance.

I will arrange for a refund of the fee paid, and apologise for any inconvenience caused. I have sent a similar letter to your neighbours.

I should add that we will of course make a final inspection after May next year, when the landscaping scheme is required to be completed.

If there is any outstanding planting which is the responsibility of the developers you may wish to remind Kings Quality Homes of that obligation.

Yours sincerely

A C Pickering
Principal Administrative Officer

cc Cllr Mrs Hall-Patch

**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

S.H.D.C. PLANNING DEPT.
RECEIVED
1 DEC 1993 DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1098/93

Applicant: Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

Agent: Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

Description: Retention of dwelling without complying with landscaping maintenance condition (Condition 2 of H19/0179/92)

Location: Chestnut House 239 Broadgate
Sutton St Edmund Spalding

Type: SEC 73 MODIFICATION Date received: 26-NOV-93

30-NOV-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 14-DEC-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: No objections

Signed: R Clarke

**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: H19/1098/93

Applicant: Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

Agent: Mr M F Wyatt
Chestnut House
239 Broadgate
Sutton St Edmund
Spalding Lincs

Description: Retention of dwelling without complying with landscaping maintenance condition

Location: Chestnut House
239 Broadgate
Sutton St Edmund
Spalding

Type: SEC 73 MODIFICATION

Date received: 18-NOV-93

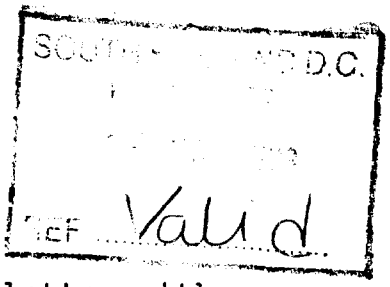
22-NOV-93

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:

A fee of £60.00 is payable.




Please return the additional 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 Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

APPLICATION REFERENCE: H19/1098/93 DATE RECEIVED: 26-NOV-93

TYPE: SEC 73 Modification

DESCRIPTION: Retention of dwelling without complying with landscaping maintenance condition (Condition 2 of H19/0179/92)

LOCATION: Chestnut House, 239 Broadgate, Sutton St Edmund

APPLICANT: Mr M F Wyatt AGENT:

APPLICATION REFERENCE: H19/1112/93 DATE RECEIVED: 06-DEC-93

TYPE: SEC 73 Modification

DESCRIPTION: Retention of dwelling without complying with landscaping maintenance condition (Condition 2 of H19/0179/92)

LOCATION: 243 Broadgate, Sutton St Edmund

APPLICANT: D C H & S L J Matthewman AGENT:

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REASON FOR COMMITTEE CONSIDERATION

H19/1098/93 - Objection received plus recommendation of refusal.

H19/1112/93 - Recommendation of refusal.

RECOMMENDATION

*A H19/1098/93 - Refuse permission.*

*1 In the opinion of the Local Planning Authority the retention of the dwelling without complying with the landscaping maintenance condition would result in an unsatisfactory landscaping ~~scheme upon~~ the site which would not ~~compliment~~ HARMONISE WITH the rural nature of the village of Sutton St Edmunds. Consequently, the new development would appear more "urban" in nature and, ~~therefore,~~ out of character with the rural locality. The proposal would, therefore, be harmful to the purpose of Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing), because as well as it's individual effect, ~~it~~ would encourage further similar proposals which would then be hard to resist.*

*H19/1112/93 - Refuse permission.*

*1 In the opinion of the Local Planning Authority the retention of the dwelling without complying with the landscaping maintenance condition would result in an unsatisfactory landscaping scheme upon the site which would not compliment the rural nature of the village of Sutton St Edmunds. Consequently, the new development would appear more "urban" in nature and, therefore, out of character with the rural locality. The proposal would, therefore, be harmful to the purpose of Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing), because as well as it's individual effect, it would encourage further similar proposals which would then be hard to resist.*

*B That the owners of Plots 1-5 inclusive be given a period of 6 months to implement the approved landscaping scheme in full (including the trees and hedging at the rear).*

---

COMMENTS

1 These applications have been submitted since the owners of Plots 1 and 3 have, *inter alia*, replaced approved indigenous hedging with evergreen and privet. The owners of Plot 4 (and also possibly Plot 2) have also modified the approved scheme.

2 The original landscaping has mainly been substituted by with species which are less "rural" in nature; This is considered unacceptable and if the proposals were to be permitted it would encourage either the total removal of indigenous landscaping or its substitution by species which are less appropriate to the rural locality.

3 It should be noted that the majority of the trees and also the hedging at the rear have not yet been planted. However, the applicants are not in breach of Condition 2 until 13 May 1994 (two years from the date development commenced).

REPRESENTATIONS

Parish Council: H19/1098/93

No objections.

H19/1112/93

No objections so long as the hedge at the front does not obstruct the view from Chapel Road.

Public: H19/1098/93

Objection received from 239 Broadgate - summarised:

- Assumed condition imposed to ensure that planting species would be sympathetic with local rural area. See no reason

for a change of policy or view. Reversal of condition must put into question the reason for imposing it in the first place.

Applicant:

Summarised:

H19/1098/93

- Hawthorn removed because diseased and beginning to spread to other bushes and trees. Advised that mildew on Hawthorn is rampant in this area and would re-occur within a year.
- Only three Hawthorn hedges left in the village, one is plainly dead and the other two are nearly dead. Therefore believe that a choice of Hawthorn for hedging was poor despite all the good intentions with regard to rural hedgerows and retention thereof. The three replacements are slow growing compact evergreens.
- Removal of hedge has consent of my neighbour.
- Will be absent from the country from January 1994 - April 1994.

H19/1112/93

- Variation we request is deletion of reference to Hawthorn and Whitebeams. Happy to keep a hedge and three trees but would like some discretion as to what types.
- Point out that Hawthorn does not appear to grow very well and is liable to disease. Also, Whitebeam grows to a height of 50ft and within 30ft of bungalow and a lot less distance from power lines.

## RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

**Case Officer**

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

**CHESTNUT HOUSE**
**239 BROADGATE**
**SUTTON St EDMUND**
**SPALDING**
**LINCS. PE12 0LT**

**Ref. H19/1098/93**

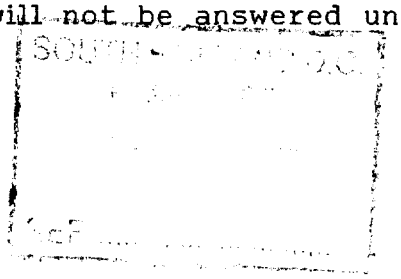
**24 November, 1993**

Dear Sir,

Please find attached your letter and two cheques totalling £60.00

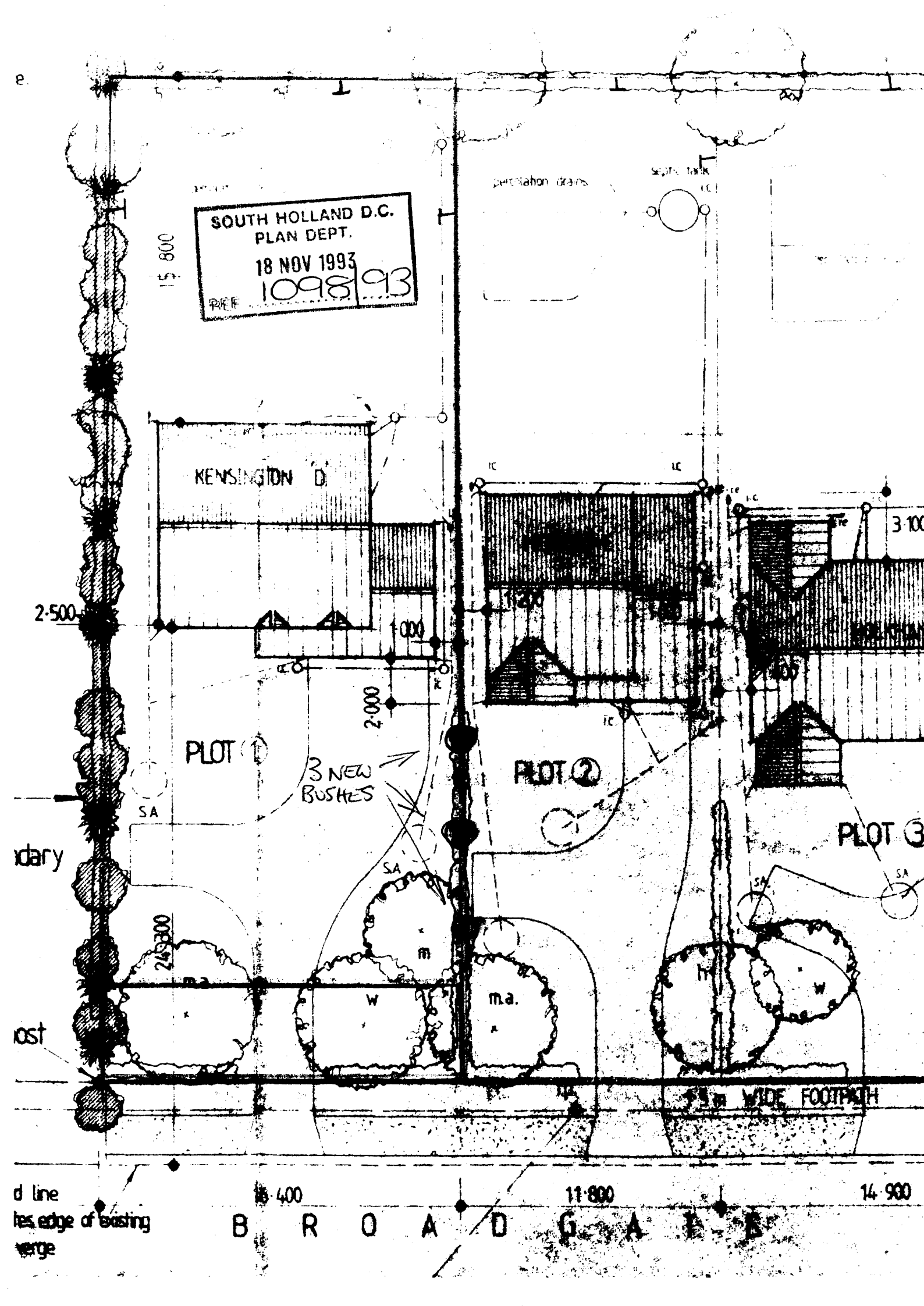
One is from myself and the second from my neighbour at No. 241 who fully supports the application for a landscaping amendment.

Please note that we be absent from this country from January 94 to April 94. Therefore any reply to the application will not be answered until after April 94.



Yours respectfully,

M.F.WYATT



SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1098/93
percolation drains
septic tank
15 800
KENSINGTON D
2·500
1·000
2·000
PLOT 1
3 NEW BUSHES
PLOT 2
PLOT 3
3·100
SA
m
m.a.
w
h
24·300
ndary
ost
WIDE FOOTPATH
d line
tes edge of existing
verge
16·400
11·800
14·900
B R O A D G A T E

# Commencement Dates

| | |
|---|---|
| Plots 3 & 5 | 1/6/92 |
| Plot 1 | 13/5/92 |
| Plot 2 | 22/5/92 |
| Plot 4 | 29/5/92. |

Chapel End School House
Broadgate Road
Sutton St. Edmund
Spalding
Lincs.
PE12 0LT

Chief Planning Officer
South Holland D.C.
Priory Road. Spalding.

OBJECTION

re Application to retain dwelling without complying with Landscaping conditions. at 239 Broadgate. Sutton St. Edmund. Applicant Mr. M.F. Wyatt.

Dear sir.

With reference to the above application, I assume the conditions as imposed on the original approval were to protect the local environment and ensure that planting and species would be sympathetic with the local rural area. I see no reason for a change of policy or view from these original conditions. In fact In my opinion a reversal of this condition must put into question the reason for imposing it in the first place.

Yours faithfully
Peter Hayes

S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1993 DG

File Nos.

Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by SF
date 13/12

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3565
Date received : 26-NOV-93

Received from

Mr M F Wyatt & Mr R A Hooper

Address

Chestnut House
239 Broadgate
Sutton St Edmund
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 60.00 |
| VAT | £ | 0.00 |
| Total received | £ | 60.00 |

Cash/Cheque : Cheque

Signed.....K. Lowe.
(Authorised Collector)

Plans x 2
Applications x 4.
Minor Amendment = no fee

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1098/93

The Owner/Occupier
239 Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Your Contact: Mr K Woods

Our Ref: KW/JK/E19/2574/93

Your Ref:

Date: 11 November, 1993

Dear Sir

Planning Application H19/0179/92 - Residential Development at Broadgate Road, Sutton St Edmunds (Condition Compliance)

The above planning permission, granted on 6 May, 1992 contained a condition which requires that the approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of 2 years beginning with the date on which the development on the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owners of the land on which they are situated for a period of 10 years and all losses shall be made good during that period.

The approved scheme referred to includes a hawthorn hedge across the frontages of all dwellings, except that of No. 247, together with a similar hedge along the front boundaries between each plot.

A recent inspection of the site reveals that the hawthorn hedge on the boundary between your plot and that of your neighbours has been removed and replaced with three leylandii plants.

I understand that you are responsible for this particular boundary and the removal of the hawthorn hedge constitutes a breach of a planning condition and I must advise you that the Planning and Compensation Act of 1991 provides the Council the powers to serve a Condition Compliance Notice requiring full compliance with this condition within a set period of time, against which there are no facilities to appeal. The failure to comply with such a notice in the specified time would result in legal proceedings being taken against you.

/Cont...

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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