SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H20/1217/92 Received:04-DEC-92 Type:RESERVED MATTERS

Earlier Permission: H20/0373/92

Name: Mr & Mrs F Prior
Sycamore Farm
Seadyke Bank
Wisbech St Mary
Cambs

Agent: English Brothers Ltd
Salts Road
Walton Highway
Wisbech
Cambs PE14 7DU

Description: Four bedroom house

Location : Inley Drove Fleet Fen
Spalding (Parish of Sutton St.James)

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Your attention is drawn to the enclosed letter from the National Rivers Authority.

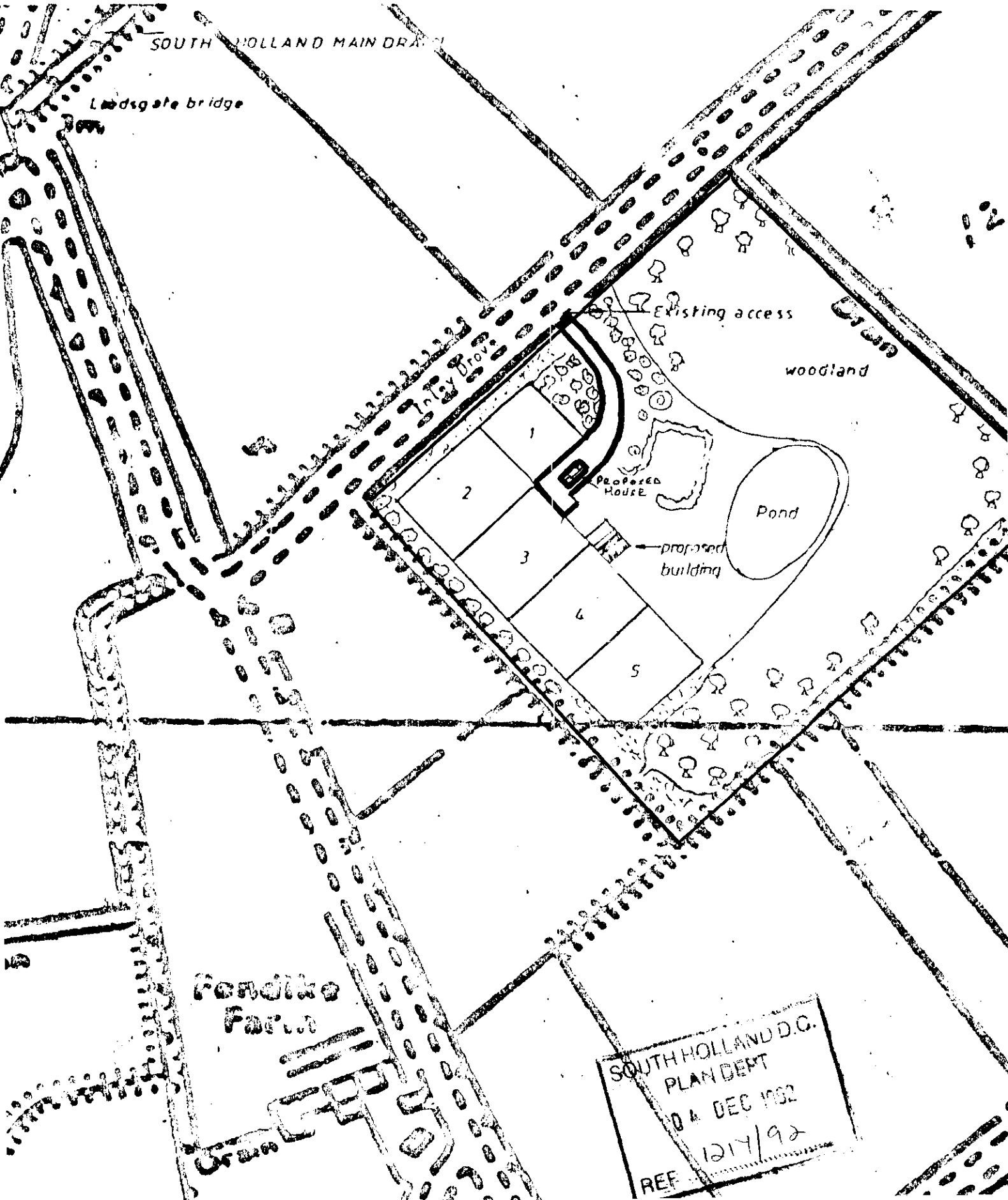
Your attention is also drawn to the terms of the original outline permission reference H20/0373/92 and in particular, Condition 5, of that permission.

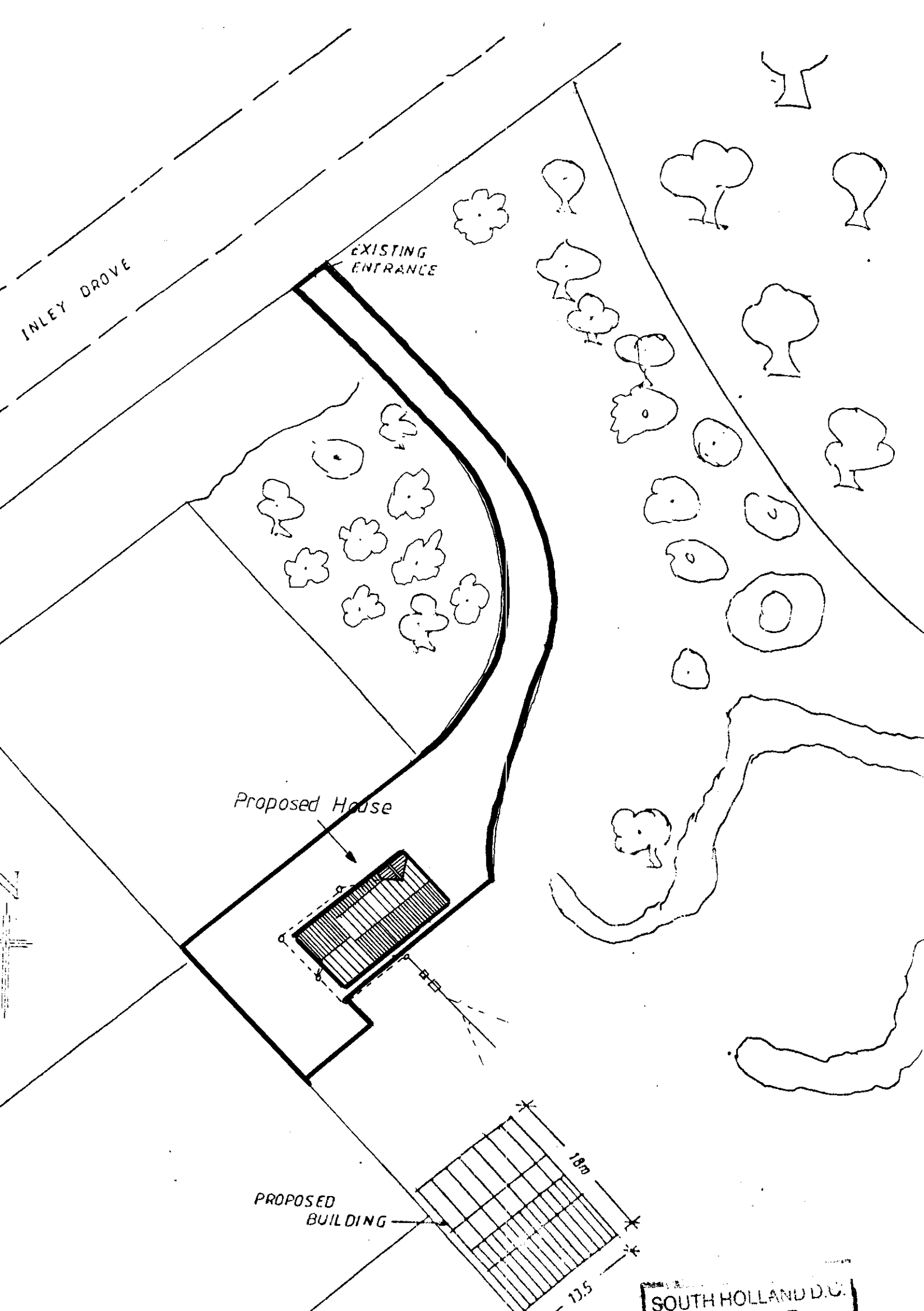
Director of Planning and Building Control Services
01-FEB-93 H20/1217/92

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)


SOUTH HOLLAND MAIN DRAIN
Leadsgate bridge
Existing access
woodland
Drain
Inlay Drove
1
2
3
4
5
Proposed House
Pond
proposed building
Fendike Farm
Drain
SOUTH HOLLAND D.C.
PLAN DEPT
04 DEC 1992
REF 1217/92


INLEY DROVE
EXISTING ENTRANCE
Proposed House
PROPOSED BUILDING
18m
13.5
SOUTH HOLLAND D.C.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/1217/92

Date Registered 23 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. + MRS. F. PRIOR
SYCAMORE FARM
SEADYKE BANK
WISBECH ST. MARY
CAMBS

Tel. No. 0945 700326

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

ENGLISH BROTHERS LTD.
SALTS ROAD
WALTON HIGHWAY
WISBECH. CAMBS PE14 7DJ.

Tel. No. 0945 582500
(Personal contact name) TERRY LEVERINGTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

INLEY DRIVE, FLEET FEN.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

FOUR BEDROOM HOUSE.

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £110.00... If you consider no fee is payable include a written explanation instead.

Signed T.W. Leverington Date 20-11-92 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 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 ☐

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.	H20/0373/92
B. Please state which reserved matters are dealt with in this application.	Planning.
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 pervious permission	
B. Please state Condition Number referred to	
C. Please state variation required	
Now complete an Ownership Certificate.	

TYPE OF DEVELOPMENT

3. 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. If building works are proposed, please state extra floor space to be created: 225 sq. metres

B. Please state size of any new structure:- (a) max. height: 8.6 metres
(b) max. length: 15.575 metres
(c) max. width: 8.300 metres

C. Please state type and colour of materials for facing external walls: TARMAC GROSVENOR AUTUM FLAME WITH DARK RED CLASS A ENGINEERING BRICK SOLDIER ARCHES AND ONE COURSE TO GRND FLR RUSSELL PENNINE BROWN.

D. Please state type and colour of roofing materials.

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

6. **GENERAL INFORMATION** Please complete each section

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

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

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

C. Please state whether a land drain will be affected

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

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	☐	➡ If so, please give details in Part 6
The proposal affects a listed building	☐	
The proposal affects a public right of way	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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?	☐	➡ Application No.

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 if appropriate

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 floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	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 ☐	If yes, you may need to apply for **Hazardous Substances Consent**	
What provision is being made for access to premises for the disabled?			

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features
Feat open fields

Other

Inspected by
Date JH

Notice posted by
Date JH 22/12/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer 28/1/93

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons (continue overleaf) ✓
Approval of Reserved matters

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	_____	_____
	Setting of LB	_____	_____
	Public Right of Way	_____	_____
	Discretionary	_____	_____
Extra Consultations:			
	Dept of Transport	_____	_____
	Environmental Serv.	_____	_____
	LB/Cons. Area - Local	_____	_____
	- Local & National	_____	_____
	- English Heritage	_____	_____
	Consultant Name_____ _____		_____ Order No ____
	Other:	_____	_____

Case Officer JOHN BLACKWOOD Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued p1948

Date first Rec'd 23 NOV 1992

Registration

Reference H~~65~~ 2P/1217/92

Cross-Ref R

Date 24-NOV-92

Validation

TYPE RM

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 110

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref h20/0373/92

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current	✓	✓	✓	✓	✓

Index sheets 300

OS No's

Grid ref 5 36750 3 17950

Ward W

Parish SSJ

Inside IBD NO

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref ~~990~~ 456

Linked to property

Ref

Planning Records:
Earlier apps 373/92 ✓
1117/93
950/93

B Reg Records:
Already submitted - Ref
Request
Requested

Parish of S.S James

Town and Country Planning Act etc

DRAFT DECISION

Reference: H20/1217/92 Received:04-DEC-92 Type:RESERVED MATTERS

Name: Mr & Mrs F Prior
Sycamore Farm
Seadyke Bank
Wisbech St Mary
Cambs

Agent: English Brothers Ltd
Salts Road
Walton Highway
Wisbech
Cambs PE14 7DU

Description: Four bedroom house

Location : Inley Drove Fleet Fen
Spalding (Parish of Sutton St.James)

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

29-JAN-93 AD check.....29/1...

Authorised to issue (inc Delegation).....

NOTE: YOUR ATTENTION IS DRAWN TO THE ENCLOSED LETTER FROM THE NATIONAL RIVER AUTHORITY.
YOUR ATTENTION IS ALSO DRAWN TO THE TERMS OF THE ORIGINAL OUTLINE PERMISSION REF:- H 20/0373/92 AND IN PARTICULAR, CONDITION NO 5, OF THAT PERMISSION.

B[illegible] I 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: H20/1217/92 Type: RESERVED MATTERS

Applicant: Mr & Mrs F Prior
Tel: 0945 700336

Agent: English Brothers Ltd
0945 587500

Description: Four bedroom house

Location: Inley Drove
Fleet Fen
Spalding
(Parish of Sutton St. James)

Valid date:	04-DEC-92	Terminal date:	29-JAN-93
Target dates:		Target Committee:	26-JAN-93
To case officer	11-DEC-92	Report deadline:	12-JAN-93
Inspected by	14-DEC-92		
Extra contacts	18-DEC-92	Case Officer:	
Report if not clear by 08-JAN-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	10-DEC-92	24-DEC-92
Cllr Mrs E O Hall-Pa 0945 700 829	10-DEC-92	24-DEC-92
Site/Press Advert MIN	15-DEC-92	05-JAN-93

L.C.C - Obs Attached Recd 17/12/92

SITE DETAILS

Grid ref: 536750 317250
OS Sheets: 300 Parcel:

20/1/93

Spoke to Mr Lexington
(English Bureau) requested
submission of sample briefs
+ titles.
Mr Lexington to supply these.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JAN 1993
Attention of
NRM
DOPO RS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
date

NRA

National Rivers Authority
Anglian Region

13th January 1993

Our Ref:93/1/SH/0029/00

Dear Sirs

PLANNING APPLICATION NO H20/1217/92
PROPOSED RESIDENTIAL DEVELOPMENT AT INLEY DROVE FLEET FEN, SPALDING
FOR MR & MRS F PRIOR

With regard to the above-mentioned application received on 22nd December 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) The dwelling should be served by a separate septic tank and soakaway system.

Cont./

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc
English Brothers Limited
Salts Road
Walton Highway
Wisbech
Cambs PE14 7DU

LMP

P N 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: H20/1217/92

Applicant: Mr & Mrs F Prior
Sycamore Farm
Seadyke Bank
Wisbech St Mary
Cambs

Agent: English Brothers Ltd
Salts Road
Walton Highway
Wisbech
Cambs PE14 7DU

Description: Four bedroom house

Location: Inley Drove Fleet Fen
Spalding (Parish of Sutton St. James)

Type: RESERVED MATTERS

Date received: 04-DEC-92

10-DEC-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-DEC-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

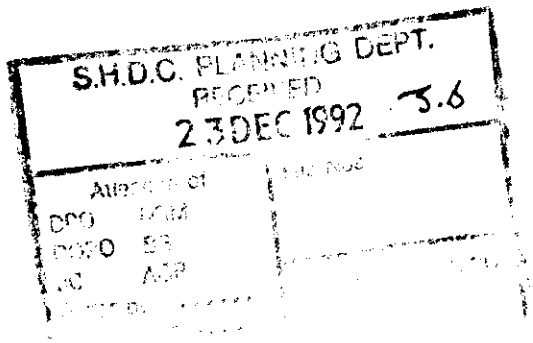
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

FOR PARISH COUNCIL USE ONLY

Comments: As this proposal is outside the IBD, the Parish Council would like to see the sheep farm as a viable proposition before permission is granted to build a house.

Signed: J F Lam



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H20/1217/92.

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

INLEY DRIVE, FLEET FEN

3. Name, classification and number of road

4. Date application referred 17 - 12 - 92

5. State whether outline, detailed application etc.

R.M

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

4 BED HOUSE

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: 17 - 12 - 92 Signed: [signature]
Director of Highways and Planning

DPO

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-E/1217/92/JAM Your Ref.

Date 7 December 1992

Dear Sirs,

RESERVED MATTERS PLANNING APPLICATION - DR. & MRS. F. PRYOR
DWELLING AT INLEY DROVE, FLEET FEN

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.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

Your clients will be aware that my Board's Cross Drain adjoins their property and whilst not affected by the proposed dwelling, I would respectfully remind them of the Board's Byelaws as summarised on the enclosed standard conditions.

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

pp ENGINEER TO THE BOARD

English Brothers Ltd.,
Salts Road,
Walton Highway,
Wisbech,
Cambs.
PE14 7DU

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1992 JS

Attention of	File Nos.
DPO NDM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

English Brothers Limited
Salts Road, Walton Highway, Wisbech, Cambs, PE14 7DU
Telephone: 0945 587500 Fax: 0945 582576

Date: 3 December 1992

Our Ref: TWL/KM/B168

Your Ref: H20/1217/92

S.H.D.C. PLANNING DEPT.
RECEIVED
04 DEC 1992

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to.....	Acknowledge YES/NO by date

South Holland District Council
Planning Dept
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MRS MAXWELL

Dear Mrs Maxwell

RE: APPLICATION FOR RESERVED MATTERS, MR & MRS F PRIOR - 4 BED HOUSE.

Further to your meeting with our Mr Leverington with regard to site and siting of the dwelling.

We are pleased to enclose four copies of revised location and block plan in accordance with your recommendations, together with a copy of your letter to us.

Should there be any points which are not clear, then please do not hesitate to contact our Mr Leverington.

Yours sincerely
for ENGLISH BROTHERS LTD

T W LEVERINGTON
Technical Sales Manager

Enc

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: H20/1217/92

Applicant: Mr & Mrs F Prior
Sycamore Farm
Seadyke Bank
Wisbech St Mary
Cambs

Agent: English Brothers Ltd
Salts Road
Walton Highway
Wisbech
Cambs PE14 7DU

Description: Four bedroom house

Location: Inley Drove
Fleet Fen
Spalding
(Parish of Sutton St. James)

Type: RESERVED MATTERS

Date received: 23-NOV-92

26-NOV-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:

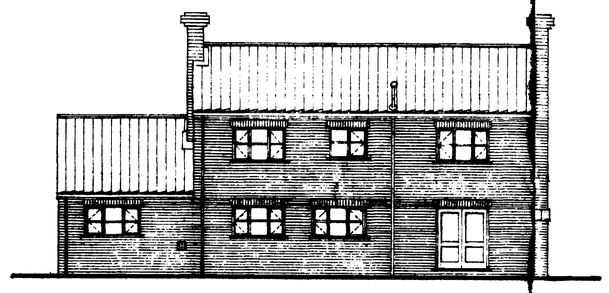
The site and siting of the dwelling do not relate to the approved outline planning permission H20/0373/92 and therefore cannot be accepted as "Reserved Matters"

Please return the extra copy of this letter with your reply.

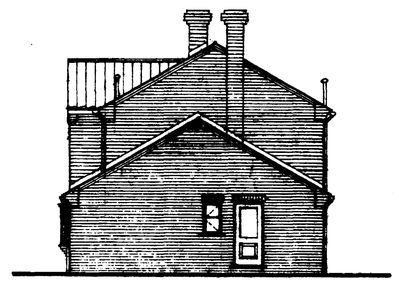
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

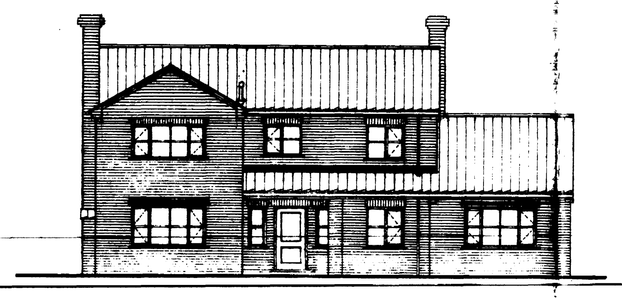
Principal Administrative Officer



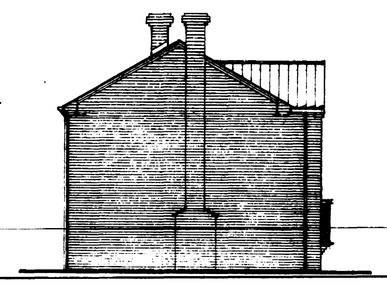
REAR ELEVATION



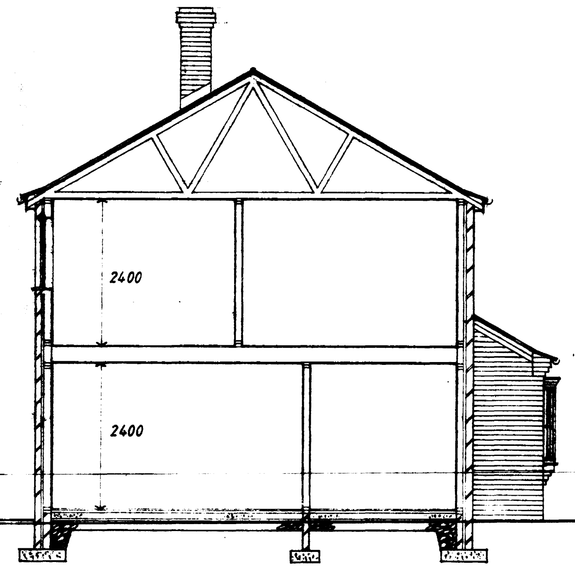
SIDE ELEVATION



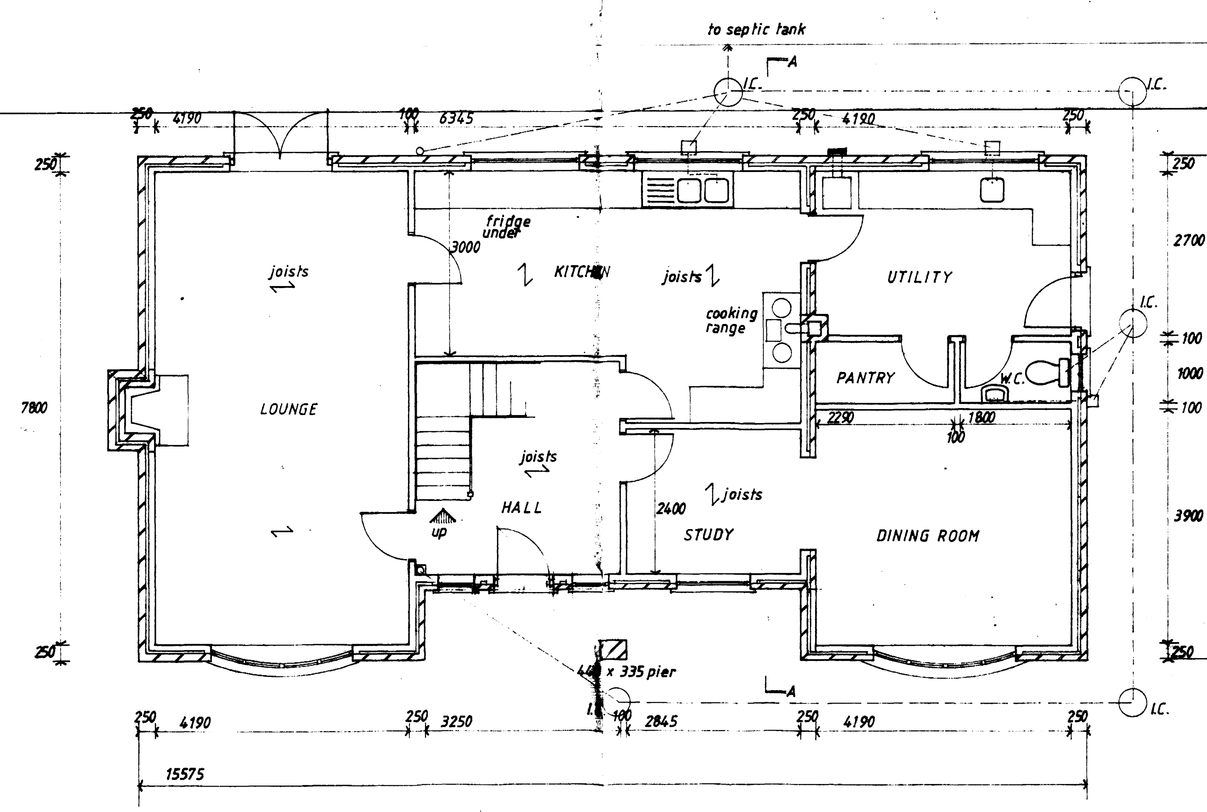
FRONT ELEVATION



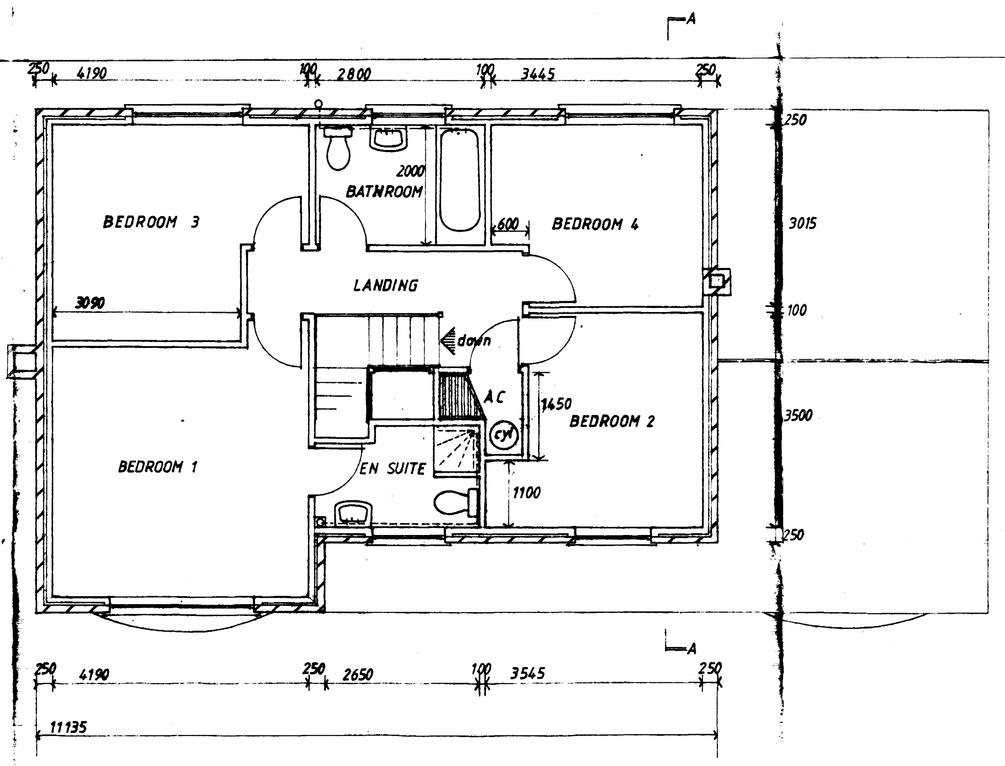
SIDE ELEVATION



SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

13 NOV 1992
12/1/92

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PROPOSED FOUR BEDROOM HOUSE AT:

INLEY DROVE, FLEET FEN

DRAWN	S. J. B.
DATE	OCT 92
REVISIONS	

JOB No.