FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Outline Planning Permission

Reference: H21/0659/92 Received:15-JUN-92 Type:OUTLINE

Name: Mr R R Howes
Roma
Lowgate
Tydd St Mary
Wisbech Cambs PE13 5PP

Agent: Mr R R Howes
Roma
Lowgate
Tydd St Mary
Wisbech Cambs PE13 5PP

Description: Residential Development

Location : Roma Lowgate
Tydd St Mary Wisbech

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

**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 DISTRICT COUNCIL

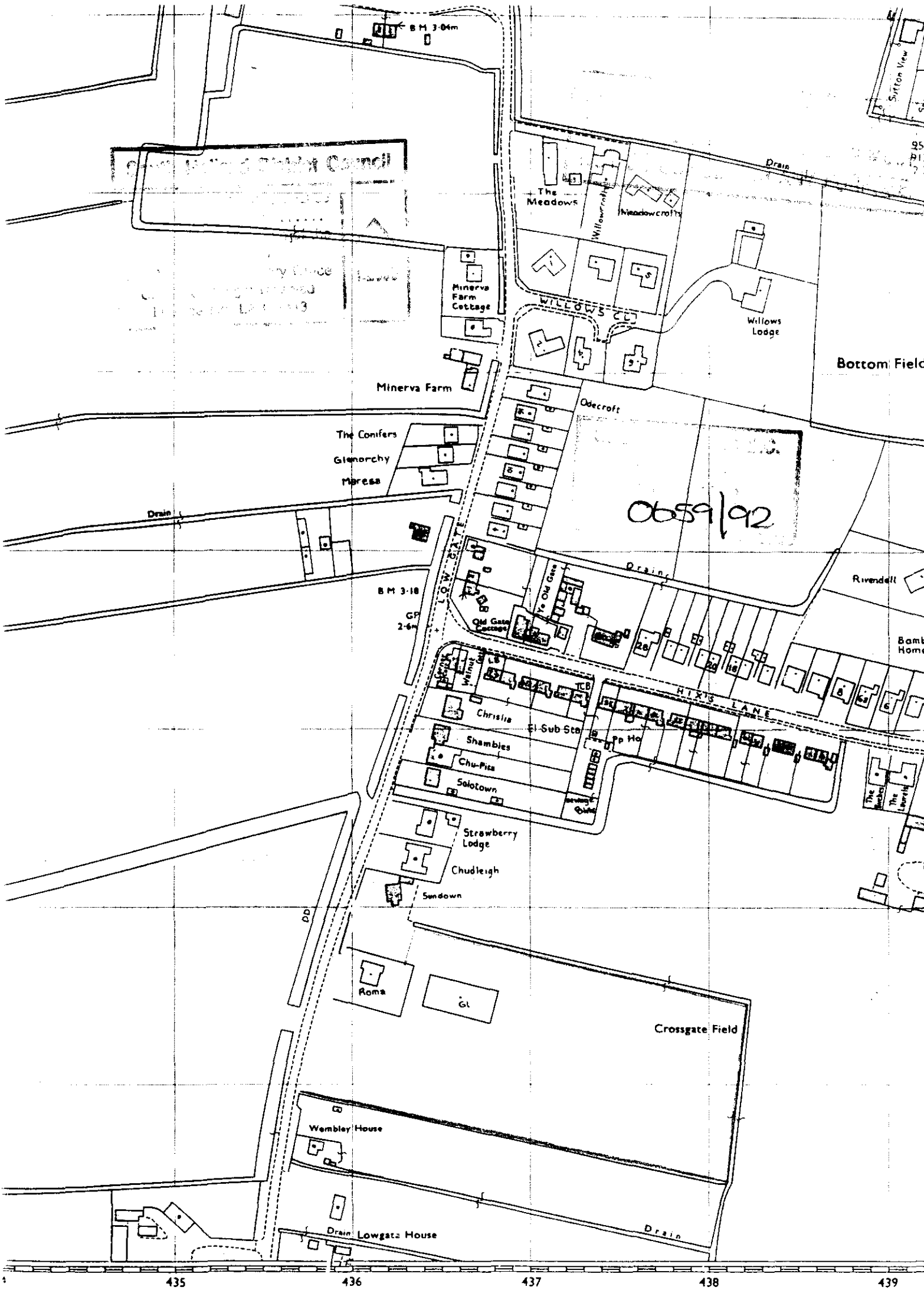
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
16-JUL-92 H21/0659/92

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)




HOLLAND WITH BOSTON CO CONST

# PLANNING APPLICATION

**For office use only**

Application No. H21/0659/92

Date Registered 15 JUN 1992

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

ROBIN RAYMOND HOWES
ROMA
LONGATE
TYDD ST MARY
NR WISBECH
CAMBS PE13 5PP

Tel. No. 094576383

**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**

LONGATE TYDD ST MARY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

RESIDENTIAL DEVELOPMENT

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Signed. B R Howes Date.

Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application ✓

Please state Site Area 0·08 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ☐

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

## TYPE OF DEVELOPMENT

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

| | |
|---|---|
| (i) New building(s) | ✓ |
| (ii) Alterations or extension | |
| (iii) Change of use | |

B. If new dwellings are proposed, please state how many: NOT KNOWN

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

**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: LONGATE
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 NO

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 FOUL SEWER

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

**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.

## 7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

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

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

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

This new total includes the following net floorspace:

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

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

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

# APPLICATION ASSESSMENT

**Notes for Case Officer**

**Site Notes:** Accuracy | Neighbours | Other

Boundaries | Site Features Currently agricultural. Bungalow/Sutton to N. House to south. 2 no. Hedgerows on southern boundary, TPO screen on northern boundary. Site comprising facing site. Plot: glasshouse and boundary

Inspected by: DMG
date: 26/6

**Case Officer Conclusions (issues)** DMG 14/7
Site slightly deeper than IBC (which is rather shallow anyhow).
However, considered to be reasonable infilling and plot suitable for one frontage dwelling.
Of similar depth to neighbouring property.

**Case Officer Recommendations (summary)**
(details overleaf) GRANT

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**Recommended approvals –**

| | | | |
|---|---|---|---|
| Departure from policy | Yes ---- | | No ..✓.. |
| Ward member request | Yes ---- | | No ..✓.. |
| Recommend approval against material objection | Yes .... | Any objection received? No<br>If yes, is any obj. material?<br>Yes / No | No ..✓.. |
| Other circumstances needing Committee decision | Yes .... | Flagged by Senior Officer<br>Signed ..... | No ..✓.. |

(Reason:

ALL OF ABOVE ↓

**Recommended refusals –**

| | | | |
|---|---|---|---|
| Refusal on adopted policy grounds on first applic. | No .... | Nil fees (not first Submission)<br>Other info. re:<br>Signed ..... | Yes ..✓.. |

ANY ONE OF ABOVE ↓

| Committee report | Delegation confirmed by Senior Officer |
|---|---|
| Sub-Committee:<br>SV recommended .....<br>Est/Ind. recommended..... | ..... |

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Recommendation/draft report produced.....

Conditions/Reasons

1) TL2

2) SC8

3) SC27

Reasons

1) - 3) standard

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Yes

Other

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

| | | Siting | Design | Ext App | Access | Lands |
|---|---|---|---|---|---|---|
| Art 7 (Outlines) 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 DMG 18/1 D2.9/C

Publicity : General
Departure
Setting of LB Viz Swadown Longgate

Residents (Postal):

Residents (Delivery):

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 :

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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 .....

# ADMIN RECORD SHEET

**INITIAL**

mitted Fee £ 110

Receipt Issued ..... No. 9300

Date First Received 15 JUN 1992

**REGISTRATION**

REFERENCE H21/0659/92

Cross-Ref N/A

Date 16/6/92 DAB

**VALIDATION** Date 15/6/92

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

Site area 0.85 No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

| RM:- | Siting | Design | Ext app | Access | Lands |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Description

---

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

**CONSTRAINTS** Date 17.6.

Index Sheets 2550 OS Nos ..... Grid Ref 54[illegible] 31[illegible]

Ward ..... Parish .....

Inside TBD YES Inside LP area NO

| | | | | |
|---|---|---|---|---|
| TR Rural | ☐ | C1 | ☐ | Grade |
| TR Bypass | ☐ | L3 | ☐ | |
| Level crossing | ☐ | TPO | ☐ | |
| Footpath | ☐ | Other: | | |

Linked to site.....Ref...6.18.. Linked to property.....Ref.....

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Planning Records:
Earlier apps

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

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Inputs completed.....

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H21/0659/92 Received:15-JUN-92 Type:OUTLINE

Name: Mr R R Howes
Roma
Lowgate
Tydd St Mary
Wisbech Cambs PE13 5PP

Agent: Mr R R Howes
Roma
Lowgate
Tydd St Mary
Wisbech Cambs PE13 5PP

Description: Residential Development

Location : Roma Lowgate
Tydd St Mary Wisbech

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
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(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

Authorised to issue:

14-JUL-92 H21/0659/92

AD..AF.....DC...DAS. 15/7 15/7

# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council  Application Reference H21/0659/92

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 | |
|---|---|---|---|---|---|---|
| | 4 | 3 | 6 | 1 | 8 | 1 |

2. Address or location

ROMA, LONGATE, TYDD ST MARY

3. Name, classification and number of road

U C

4. Date application referred 25 - 6 - 92

5. State whether outline, detailed application etc.

OL.

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

RESIDENTIAL.

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: 25 - 6 - 92  Signed: [signature]
Director of Highways and Planning

RIAN 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: H21/0659/92

Applicant: Mr R R Howes
Roma
Lowgate
Tydd St Mary
Wisbech Cambs PE13 5PP

Agent: Mr R R Howes
Roma
Lowgate
Tydd St Mary
Wisbech Cambs PE13 5PP

Description: Residential Development

Location: Roma Lowgate
Tydd St Mary Wisbech

Type: OUTLINE

Date received: 15-JUN-92

18-JUN-92

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

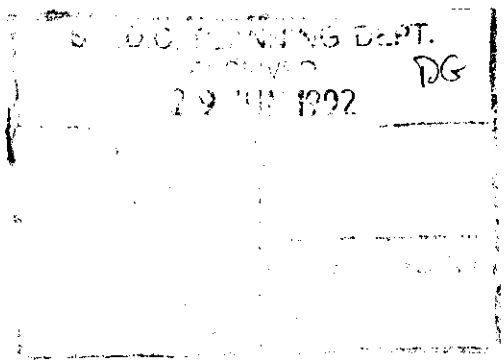
I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 28-JUN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF




I request that this application be considered by Planning Committee, because

No objection.

Signed:

Chris Brewis

**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: H21/0659/92 Type: OUTLINE

Applicant: Mr R R Howes
Tel: 0945 76383

Agent: Mr R R Howes
0945 76383

Description: Residential Development

Location: Roma
Lowgate
Tydd St Mary
Wisbech

---

Valid date: 15-JUN-92
Target dates:
To case officer 20-JUN-92
Inspected by 25-JUN-92
Extra contacts 30-JUN-92
Report if not clear by 20-JUL-92

Terminal date: 10-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

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CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Clerk to Tydd St Mar | 0945 583194 | 18-JUN-92 | 02-JUL-92 |
| Cllr C J T H Brewis | 0406 350818 | 18-JUN-92 | 02-JUL-92 |
| Cllr D Dewsberry | 0406 350947 (Of | 18-JUN-92 | 02-JUL-92 |
| Owner/Occupier, Sundown, Lowgate | | 29-JUN-92 | 13-JUL-92 |

L C C - Obs Attached jr 25/6/92

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SITE DETAILS

Grid ref: 543620 318180
OS Sheets: 285 Parcel:

**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: H21/0659/92 Type: OUTLINE

Applicant: Mr R R Howes
Tel: 0945 76383

Agent: Mr R R Howes
0945 76383

Description: Residential Development

Location: Roma
Lowgate
Tydd St Mary
Wisbech

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Valid date: 15-JUN-92 Terminal date: 10-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 20-JUN-92 Report deadline: 22-JUL-92
Inspected by 25-JUN-92
Extra contacts 30-JUN-92 Case Officer:
Report if not clear by 20-JUL-92 D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Clerk to Tydd St Mar | 0945 583194 | 18-JUN-92 | 02-JUL-92 |
| Cllr C J T H Brewis | 0406 350818 | 18-JUN-92 | 02-JUL-92 |
| Cllr D Dewsberry | 0406 350947 (Of | 18-JUN-92 | 02-JUL-92 |

L.C.C - CDs Attached fr CB 25/6/92

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SITE DETAILS

Grid ref: 543620 318180
OS Sheets: 285 Parcel: