IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H22/0923/91 Received:02-OCT-91 Type:RESERVED MATTERS

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed dwelling with garage including vehicular access

Location : Plot 2 Fengate Drove Weston Hills
Spalding Lincs

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:

Director of Planning and Building Control Services
29-NOV-91

H22/0923/91

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.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0923/91.

Date Registered 02 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ASHWOOD HOMES
HOUSEACH MANOR
FLEET ROAD
HOLBEACH

Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS

Tel. No. (0406) 26118
(Personal contact name) Y CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 2 FENGATE DROVE
WESTON HILLS SPALDING LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED DWELLING WITH GARAGE
INCLUDING VEHICULAR ACCESS

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00.. If you consider no fee is payable include a written explanation instead.

Signed ..... Date. 28/9/91..... 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**	556/91 (8 August 91) 2, 3.

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:

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: 3.30 metres

(b) max. length: 10.180 metres

(c) max. width: 12.790 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY DESFORD BRINDLED RED

D. Please state type and colour of roofing materials. MARLEY FARMHOUSE RED

5. 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 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

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 ☐ ➡ If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping 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):

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

Continue on separate sheet if necessary.

7. IND TRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 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?			

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 (e.g. owner, prospective purchaser)	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 22/9/91

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 22/9/91

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

INITIALS/DATE

REFERENCE : H22/0923/91 BC ref : R

Type : RM

First received : [illegible]

VALID : ..../..

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £92
Submitted fee £92 Receipt no JA193
Additional fee £ — Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H —
Floorspace M —
No of dwellings 1 Plotted....7.10

Location -

Index sheet no ..240

Grid ref 527700..370070

Ward .....

Parish ..LOSTON

Local Plan area ...NO.

IBD mainly Inside/Outside

Constraints -

TR ☐
Rural(10S) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application

556/91

Other applications on site

1300/90
500/81 Refused almost 10 yrs

Other relevant apps

Site Ref 5

Data input.....

APPLICATION ASSESSMENT

Notes for Case Officer — See letters on File

Site Notes: Accuracy OK Neighbours ✓ Other

Boundaries open Site Features field

Inspected by: PM

date: 22-10-91

Residents notified on site visit: 299, 301 / 303, 305 Broadgate

Case Officer Conclusions (issues)

Although BM1 specifies to other side of for part of rear boundary remainder of rear boundary open vs bottom of a garden - apple tree separates boundaries throughout. Windows not built to back

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

		Confirmed by Case Officer:
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 / Yes ----	No ----
	[Reason:	
Other circumstances needing Committee decision	Yes ---- Flagged by Senior Officer Signed	No ----
	[Reason:	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
.....

Recommendation/draft report produced..... Amended/confirmed.....

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) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

pau 11-10-07

Publicity : General
Departure
Setting of LB Viz

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

AN SMITH Dip T.P MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

com.

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0923/91 Type: RESERVED MATTERS

Applicant: Ashwood Homes
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed dwelling with garage including vehicular access

Location: Plot 2 Fengate Drove
Weston Hills
Spalding
Lincs

Valid date: ~~04~~ 01-OCT-91
Target dates:
To case officer 09-OCT-91
Inspected by 14-OCT-91
Extra contacts 19-OCT-91
Report if not clear by 08-NOV-91

Terminal date: ~~29~~ 27-NOV-91
Target Committee: 20-NOV-91
Report deadline: 06-NOV-91

Case Officer:
P J UDY

SITE DETAILS

Grid ref 527700 320070
OS Sheets 240
Listed building:
Conservation Area:

DEVELOPMENT

Size: 1 DWE

Category: Newbuild

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Weston PC	0406 370669	10-OCT-91	24-OCT-91	No Comment
Cllr T Barker	0406 380787	10-OCT-91	24-OCT-91	
L.C.C.	CBS ATTACHED	JCB 17/10/91	17/10/91	
Owner/Occupiers 299, 301, 303, 305 Broadgate Weston Hills		23/10/91	6/11/91	✓

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H22/0923/91.

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	7	7	2	0	0

2. Address or location

Plot 2 Foxgate Drove, Weston Hills

3. Name, classification and number of road

UC.

4. Date application referred 17-10-91

5. State whether outline, detailed application etc.

R.M.

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

Proposed Dwelling

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: 17-10-91 Signed: [signature]
Director of Highways and Planning

BR. .SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0923/91

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed dwelling with garage including vehicular access

Location: Plot 2 Fengate Drove Weston Hills
Spalding Lincs

Type: RESERVED MATTERS

Date received: 04-OCT-91

10-OCT-91

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-OCT-91. 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 P J UDY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Weston PC
33 Small Drove
Weston
Spalding Lincs
PE12 6HS

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
23 OCT 1991

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

FOR PARISH COUNCIL USE ONLY

Comments: NO COMMENT ✓

Signed: J. M. Atkin
CHAIRMAN W.P.C.

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 OCT 1991
Atten.
DPO
File Nos.
PJ

Please contact: Mr. ~~Jennings~~

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/923/91/JAM Your Ref.

Date 24 October 1991

Dear Sirs,

RESERVED MATTERS PLANNING APPLICATION - ASHWOOD HOMES
DWELLING AT PLOT 2, FENGATE DROVE, WESTON HILLS

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

I understand soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

No Board's watercourse adjoins the site, the dykes shown being privately owned and maintained.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dykes. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

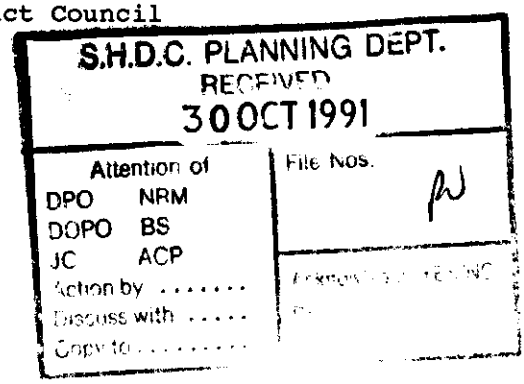
Yours faithfully,

J J Ekey.

ENGINEER TO THE BOARD

Fleetland Design,
Myrtle House,
Fleet Hargate,
Spalding, Lincs.

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



NRA

National Rivers Authority
Anglian Region

28 October 1991

Our Ref: GT/91/1/SH/0204

Dear Sir

PLANNING APPLICATION NO. H22/924 & 923/91
PROPOSED ERECTION OF 2 NO. BUNGALOWS AND GARAGES
FOR ASHWOOD HOMES AT PLOT 1 & 2 FENGATE DROVE, WESTON HILLS, SPALDING

With regard to the above-mentioned application received on 17 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

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.

Cont/...

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

Cont/...

GT/91/1/SH/0204

NRA

National Rivers Authority
Anglian Region

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

If tests indicate the percolation value is greater than that identified in B.S.6297 (ie >140s) then other means of disposal of foul sewage will need to be considered. Details of alternative proposals should be submitted to the NRA.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

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.

Yours faithfully

R F MORGAN
Planning Engineer

c.c. Fleetland Design, Myrtle House, Fleet Hargate, Spalding, Lincs.

SW

APPLICATION REFERENCE: H22/0923/91 DATE RECEIVED: 02 10 91

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

AGENT: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

TYPE: RM

DESCRIPTION: Proposed dwelling with garage including vehicular access

LOCATION: Plot 2, Fengate Drove, Weston Hills

REPORT TO
23 NOV 1991

Parish Council: No comment.

County Highways: No comments.

Public Objections: One letter received from 303 Broadgate.
Object to dwelling on Plot 2, at back of my bungalow.
Will not be private to look out of my kitchen window.
Not in keeping with area.
No objection to a bungalow.

PREVIOUS DECISIONS
H22/0556/91 - Proposed Dwelling - Granted.
H22/0500/81 - Residential Development (2 plots) - Refused.

PLANNING ISSUES
1 Application H22/0500/81 was refused because the site at that time was outside the development boundary. The boundary for Weston Hills (St Johns) was adopted on 9 May 1990.
2 H02/0556/91 relates to the same plot as this application The rear boundary will be approximately 22 metres from the proposed house's gable end which has no windows in it. The objectors bungalow will be further away than this owing to the depth of his rear garden. On this basis I do not consider that a planning objection can be sustained. There is a mixture of bungalows and houses in the area, and the proposal is not therefore out of character.
3 I have received another application for a bungalow on plot 1 which the objector has not raised comment on. This is between the objectors property and the plot to which he does object. This application H22/0926/91 will be determined under my delegated powers.

PLANNING OFFICER'S RECOMMENDATION - Grant Reserved Matters

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905. PLANNING APPLICATIONS (Continued)

(h) **Reserved Matters Approvals**

The Reserved Matters submitted in connection with the undermentioned developments be approved in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H22/0923/91 Ashwood Homes	Dwelling with garage including vehicular access at Plot 2, Fengate Drove, Weston Hills.
H20/0985/91 Ashwood Homes	2 bungalows and garages at Plots 1 and 2 Jarvis Gate, Sutton St James.

(i) **Conservation Area Consent**

Conservation Area consent be granted in respect of the undermentioned application in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H02/0878/91 Mr B Alcock	Demolition of existing wall at Reed's Yard, North Street, Crowland.

(Councillor B. Alcock declared an interest in the above application, and left the Council Chamber during consideration thereof.)

(Councillor C.J.T.H. Brewis left the meeting at this juncture.)

(O.A. denotes outline application.)

906. CONSERVATION AREAS - PROVISION OF SATELLITE DISHES ON RESIDENTIAL PROPERTIES (958/89 & 691/90)

Further to the above minute the Director of Planning and Building Control Services reported that the Government had now published revised permitted development allowances for satellite dishes, which also included restrictions on the erection of satellite dishes on buildings within conservation areas. As a result of the amended legislation and further to minute 958/89 it was felt that the Secretary of State's approval for a direction under article 4 of the Town and Country General Development Order 1988 requiring planning permission for the erection of satellite dishes on all properties within conservation areas would not be forthcoming as the Secretary of State would be unlikely to permit further tightening of the legislation at the present time.

RESOLVED:

(a) The report be noted;

(b) A planning information leaflet be published on the implications of the revised legislation; and

(c) Preparation of the article 4 direction be suspended for the present time until the effect of the legislation can be judged.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices.
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Application no: H22/0923/91

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed dwelling with garage including vehicular access

Location: Plot 2 Fengate Drove Weston Hills
Spalding Lincs

Type: RESERVED MATTERS

05-FEB-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

T J Mitchell
303 Broadgate
Weston Hills
Spalding
Lincs

OBJECTION

PJ 305 BROADGATE

APPLICATION No

H 22/0923/91

WESTON HILLS

SPALDING

LINCS

PE 12 6DF

Dear Sir or Madam,

I am writing to say that I am objecting to dwelling being built. Plot 2 Fengate Drove Weston Hills, which will be at the back of my bunglow. As it will not be private to look out of my kitchen window. Also it will not be keeping with area. I have no objection to a bunglow on the same plot

Yours faithfully

DOTTED LINE DENOTES EXISTING PIPED DYKE.
CONCRETE POST.
NEW INSPECTION CHAMBER (300 MM SUMP)

SHALLOW DYKE PIPED USING 150 MM Ø CONCRETE POROUS PIPES & GRAVEL SURROUND AND HAT. HEADWALL TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE S.H.I.D.B.

EXISTING SMALL TREE

DOTTED LINE DENOTES DEVELOPMENT AREA BOUNDARY.

PROPOSED 1·8M HIGH CLOSE BOARDED TIMBER FENCE.

LOW POST AND WIRE FENCE BOUNDARY

EXISTING DENSE LEYLANDII HEDGING.

PLOT BOUNDARY.

THAMES

PLOT 2

KENSINGTON 'D'

T.P.

EXISTING SHED

EXISTING GREENHOUSE

EXISTING LOW POST AND WIRE FENCE BOUNDARY

PLOT 1.

DRIVEWAY / TURNING AREA.

DRIVE AND TURNING AREA

EXISTING 1·8M HIGH CLOSE BOARDED TIMBER FENCE

EX. CONC. POST.

BEECH HEDGE

NEW ACCESS

T.P AND STAY

EXISTING ACCESS

EXISTING HARDSTANDING

HIGHWAY GRASSED VERGE

T.P AND STAY.

FENGATE DROVE

VERGE

EXISTING DRAIN

NEW 5·0M WIDE MINIMUM PLOT AND FIELD ACCESS TO L.A. HIGHWAYS APPROVAL AND SPECIFICATION

TURNING AREA AND FIELD ACCESS

DRIVE

FIELD.

DOMESTIC BOUNDARY.

PRIVATE DYKE - CENTRE DENOTES BOUNDARY.

GRASSED VERGE

AGRICULTURAL FIELD

PRIVATE DYKE

PRIVATE DYKE CENTRE DENOTES BOUNDARY.

LANDSCAPING

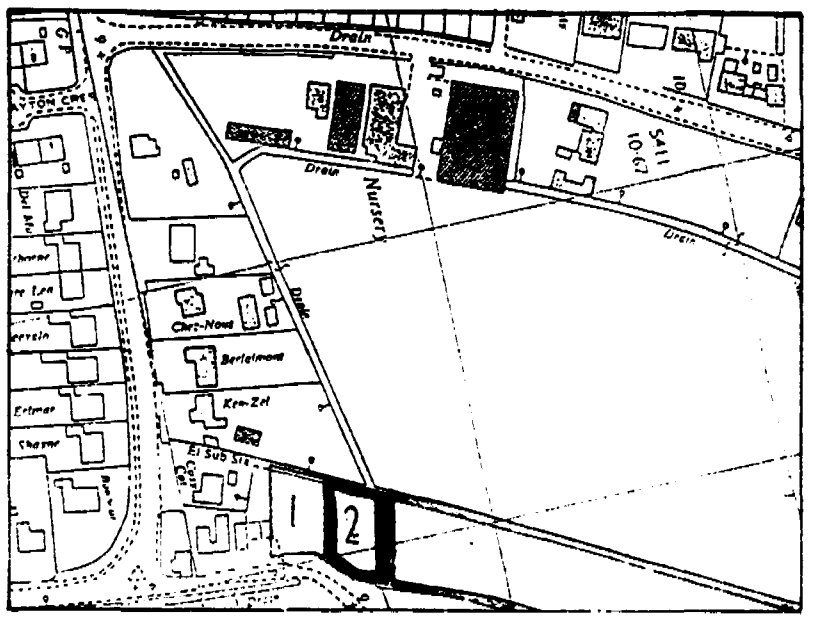
F.C. FLOWERING CHERRY.
W.C. WEEPING CHERRY.
BEECH HEDGE
S.B. SILVER BIRCH
M. MAPLE
H. HOLLY.
P. PRUNUS SARGENTI.

LANDSCAPING. PROPOSED LANDSCAPING TO BE ADEQUATELY STAKED AND TIED AND MIN HIGHT ON PLANTING TO BE 2·0 METRES.
BEECH HEDGE TO BE SET 5 N° PLANTS PER METRE IN A DOUBLE STAGGERED ROW.

EXTERNAL MATERIALS:

PLOT 1 FACING BRICKWORK: BUTTERLEY BLABY RED MULTI HANDMADE
ROOF TILES: GOXHILL BLENDLE-WHIELD.

PLOT 2 FACING BRICKWORK: BUTTERLEY DESFORD BRINDLED RED
ROOF TILES: MARLEY FARMHOUSE RED.



LOCATION PLAN 1:2500

PROPOSED DWELLINGS WITH VEHICULAR ACCESSES AT LAND OFF FENGATE DROVE, WESTON HILLS SPALDING, LINCOLNSHIRE. FOR ASHWOOD HOMES.

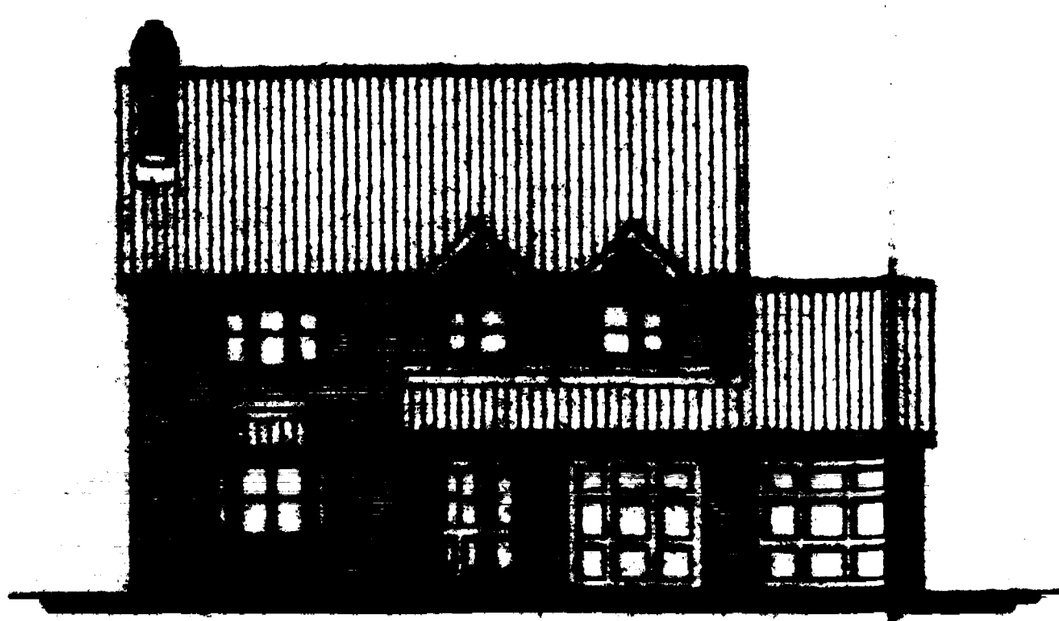
SCALE: 1:200.

DRG N° FD 0127/1

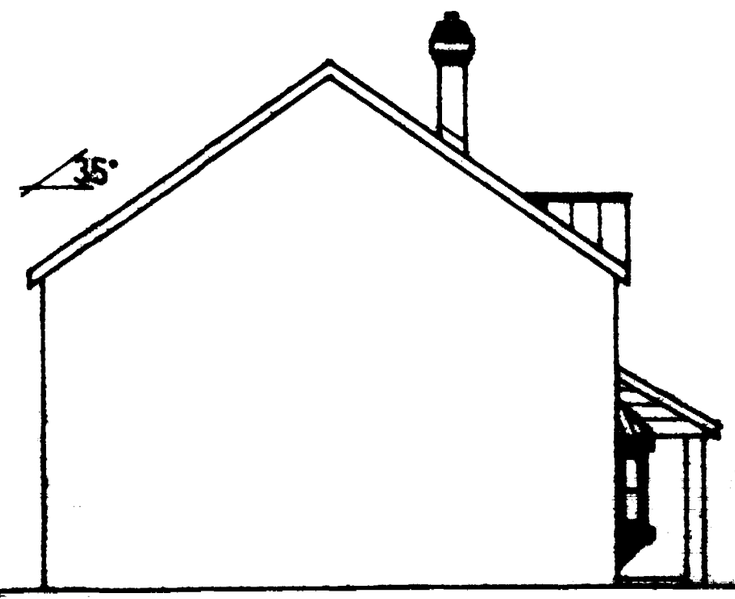
02 OCT 1991
H09/0923/91

FLEETLAND DESIGN.
MYRTLE HOUSE FLEET HARGATE SPALDING LINCS.
(0406) 26178

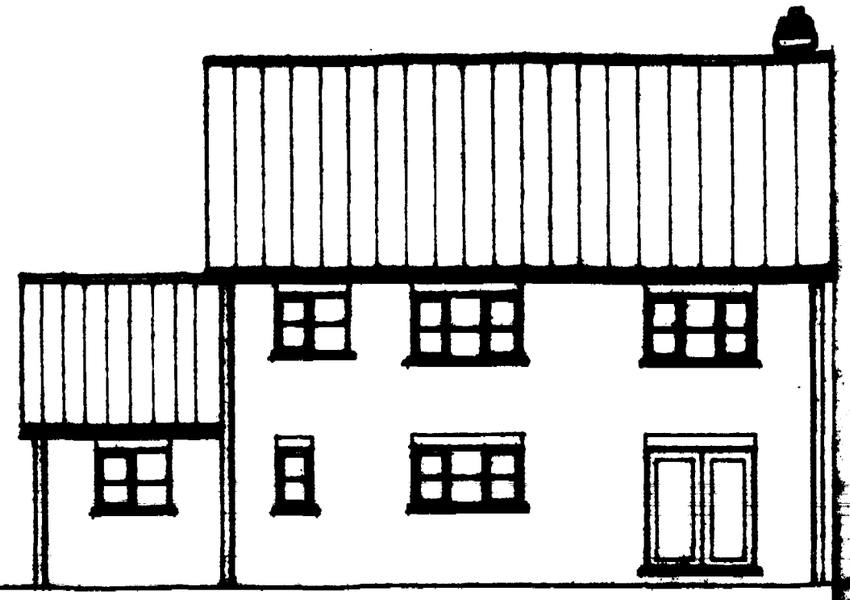
STANDARD DWELLING DESIGN- KENSINGTON D.



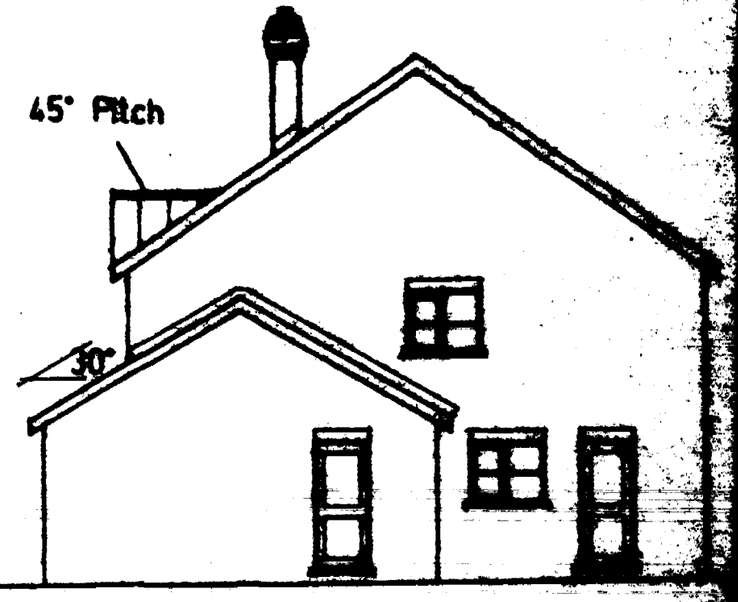
FRONT ELEVATION



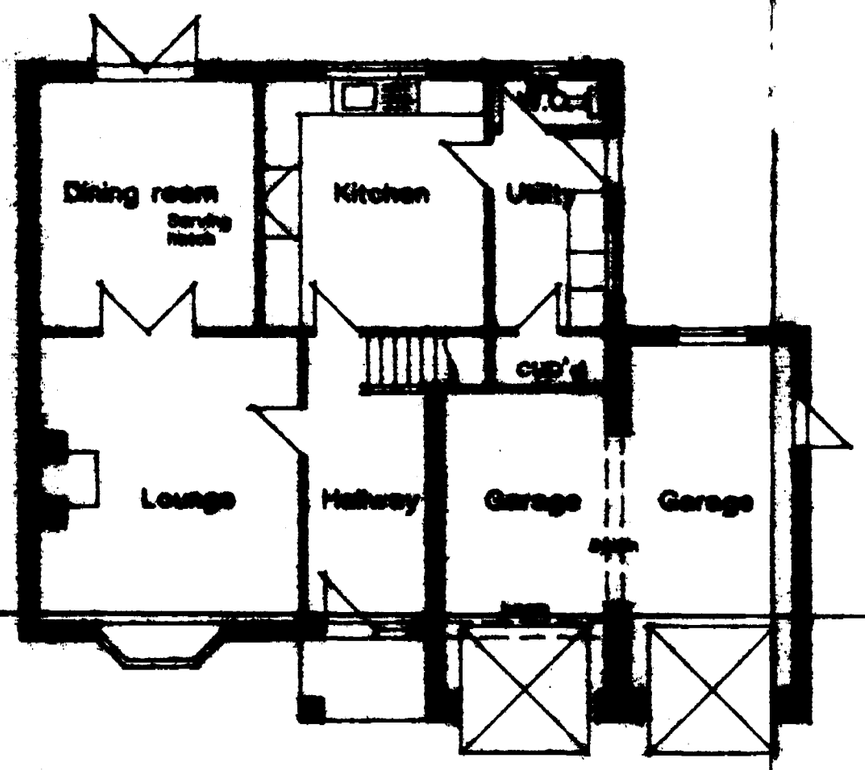
SIDE ELEVATION



REAR ELEVATION

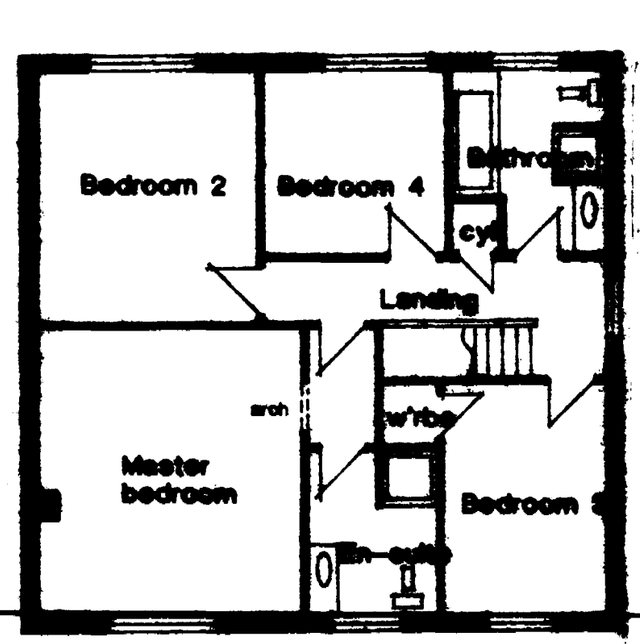


SIDE ELEVATION



GROUND FLOOR PLAN

Dining room	3600×4100mm	11'10"×13'5"
Kitchen	3650×4100mm	12'0"× 13'5"
W.C.	1950× 900mm	6'1"×2'7½"
Utility	1950×3200mm	6'1"×10'6"
Lounge	4250×4700mm	13'11"×15'5"
Hallway	2900×4700mm	9'7"×15'5"
Garage1	2700×5100mm	8'10"×16'9"
Garage2	2700×5050mm	8'10"×16'6"



FIRST FLOOR PLAN

Master bedroom	4250×4700mm	13'11"×15'5"
Bedroom 2	3600×4100mm	11'10"×13'5"
Bedroom 3	2700×3700mm	8'10"×12'2"
Bedroom 4	3000×3000mm	9'10"×9'10"
Bathroom	2500×3000mm	8'2½"×9'10"
En-suite	2150×2600mm	7'1"×8'6"

STATUS DESIGN

4, PARKES STREET, HOLBEACH, LINCS. PE12 7BB

STANDARD DWELLING DESIGN- KENSINGTON D.

KINGS QUALITY HOMES

D DC.
r.
02 OCT 1991
H22/0923/91.

Scales- 1:100
Date- Sep 91
Drawn- J.P.M.

Architectural, Planning & Building Design Consultants