SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0207/94 Received:25-FEB-94 Type:OUTLINE

Name: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of 2 dwellings

Location : Green Bank Shepeau Stow
Spalding Lincs

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 design of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) 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.

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

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

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Any garages shall be erected to the rear of the dwellings hereby permitted.

Reason: To safeguard the visual amenities of the locality.

6 Before any development is commenced, the applicant shall submit to and agree with the Local Planning Authority detailed drawings to a scale of not less than 1:100 showing the external appearance of the side and rear elevations of the proposed dwellings, and the development shall be completed in accordance with the agreed details.

Reason: No such details were submitted.

Director of Planning and Building Control Services
22-APR-94 H02/0207/94

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0207/94

Date Registered 25 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. F. HARVEY
19 LOMBARDY DRIVE
DOGSTHORPE
PETERBOROUGH

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINCS

Tel. No. 0406 423762.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GREEN BANK, SHEPEAU STOW, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TWO BUILDING PLOTS

Please complete

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.

Signed ..... Date 22-2-94 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 [.123 (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 pervious 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 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.

STORAGE

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: GREEN BANK
Will there be—
Individual access(es) ✓
New estate road

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

PROPOSED DRIVES

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 — SOAKAWAYS

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

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~~ YES	➡ Application No. H02/0663/93

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

Continue on separate sheet if necessary. PREVIOUS SUBMISSION REFUSED ON 1/11/93.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE CTIONS.

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 22-2-94...

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 .....

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 22-2-94...

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 .....

ADMIN RECORD SHEET

Initi

Submitted Fee £ NIL

Receipt No

Date first Rec'd 25 FEB 1994

Registration

Reference H23/0207/94

Cross-Ref

Date 28-FEB-94 2AC

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of 3 Dwellings

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

Fees
- Correct fee £ NIL
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 34-2 OS Plots
Grid ref 5 3

Ward 1 Parish

Inside IBD HCS Inside LP area NO

Linked to site Ref

Linked to property Ref

Constraints:

- CA Cons Area ☐
- LB Listed – Grade: ☐
- ARC Archaeology ☐
- AM Ancient Mon ☐
- SSI Special Int ☐
- Hazards – ☐
- Dist Bound ☐
- Other: ☐
- 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

603/73
[illegible]/73 } ind
[illegible]/73
0046/76
1059/78
9833/75
1333/91
4706/76
876/77
691/91

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

DC INSTRUCTION SHEET

APPLICATION REF: H23/0207/94

Directions

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 BM 2-3

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer : DR

Senior Officer Confirmed ..... DR Date 3/3 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

No change since last site
Apart from willow tree long.
Severely pruned & fell long ago
Rest may be ok

Inspected by DE
Date 7/3

Site Notice posted by DE
Date 7/3
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ..... 4 July

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or ~~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

217. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H16/0012/94 Mr & Mrs G J Ferraro		Demolition of existing dwelling and replacement with a four-bedroomed house and garage at 12 Wygate Road, Spalding.
H04/0137/94 The Swineshead Medical Group		Alterations and extensions to existing surgery at Doctors Surgery, Church Street, Donington.

(Councillor W.D. Skells declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H08/0042/94 M Parker & Sons	O.A.	Dwellings on land off High Street, Gosberton.
H18/0173/94 Fenbank Builders		Pair of semi-detached houses at Chalk Lane, Sutton Bridge.
H16/0188/94 Patterson Properties		Demolition of house and construction of two offices at 31 Pinchbeck Road, Spalding.
H14/0206/94 South Holland District Council		Extension and provision of bay windows at Glen Haven, Glen Avenue, Pinchbeck.
H02/0207/94 Mr F Harvey	O.A.	Two dwellings at Green Bank, Shepeau Stow.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H13/0030/94 Mrs M Price	O.A.	Residential development including siting and means of access at rear of 30 Seas End Road, Moulton Seas End.

(It was also agreed that the actions of the Director of Planning and Building Control Services in making a Tree Preservation Order in respect of trees on the application site be endorsed.)

H14/0126/94 Mr & Mrs I J S Campbell	Alterations and extension at 95 Spalding Road, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services write to the applicants suggesting that an amended design in respect of this application and application reference H14/0269/94 could overcome the reasons for refusal.)

Our Ref: 94/1/SH/0078
Contact: Gill Thornalley

Date: 28 March 1994

NRA

National Rivers Authority
Anglian Region

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

Dear Sir,

Planning Application No. H02/0207/94

PROPOSAL: **TWO BUILDING PLOTS**
LOCATION: **GREEN BANK, SHEPEAU STOW, SPALDING**
APPLICANT: **MR F HARVEY**

I refer to your consultation received on 21 March 1994.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

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

BRI[illegible]MITH Dip TP MRTPI
Directo[illegible] 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: H02/0207/94

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of 2 dwellings

Location: Green Bank Shepeau Stow
Spalding Lincs

Type: OUTLINE

Date received: 25-FEB-94

04-MAR-94

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 18-MAR-94. 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 J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Crowland PC
Hall Street
Crowland
Peterborough
PE6 0EW

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAR 1994 DR

Attention of
DPO NRM
[illegible] KS
[illegible] ATP

File Nos.

[illegible] YES/NO

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/0207/96

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

Green Bank, Cleeland

3. Name, classification and number of road

U C

4. Date application referred 2-3-94

5. State whether outline, detailed application etc.

O.

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

2 Building Plots

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. (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: 2-3-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22 (access)

Delete as appropriate

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

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

(1) B21

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

Brian . .th
Director of Planning and Building Control Services
Council Offices
Priory Road
SPALDING
Lincs

"The Red Last'
Shepeau Stow
Whaplode Drove
SPALDING
Lincs
PE12 OTI
(Tel. 0406-330518)

26th September 1993

Re: Planning Application for Erection of Two Dwellings

Plot 961 Greenbank, Shepeau Stow, Whaplode Drove, Spalding.

Ref no: H02/0663/93 (for copy for Submission with H02/0207/94.)

Dear Mr Smith

I live at the above address and as the immediate neighbour to plot 961 I would like to make the following observations.

1. I am pleased that some form of development of the plot is now likely as this land has been left mostly untended for some time and there is an old shed on the property which is rapidly becoming derelict. However, I feel that a single dwelling in spacious grounds would be much more in keeping with the way this corner has been developed in recent years.

Some time ago the only property to the left as you face my house was the older house some distance away on the main road. More recently "Charlwood" and "The Georgians" have been built and these are both substantial houses standing in large grounds. My own property, "The Red Last" is also large and the remaining property to the right of mine also stands alone in a large garden. I feel that two bungalows on the plot in question will feel rather cramped compared to the other properties and also the change in roof line will bring a lack of consistency to the development of this corner and change the character of this row of houses.

2. I have a large willow tree on the boundary of my property which recently has been inspected by Diane Fairchild. We have not yet taken a final decision but I may well ask her to consider putting a preservation order on this tree as it appears to fulfil the necessary criteria. I hope it will be possible for this tree to be taken into consideration when the planning application is considered. I would prefer any development to be as far from the tree as possible in order to avoid possible difficulties such as damage to the roots when digging footings, or complaints from future owners of the property if it overhangs their land. I know that technically they can require me to prevent that but this is a mature tree and it could well prove difficult to avoid any overhang at all. If you are planning on visiting the site please bear in mind that I have arranged for some pruning to be done to the tree towards the end of October.

Cont.

3. A drainage ditch between our property and the plot in question has fallen into disuse as it now goes nowhere, having been filled in by other householders further along the road. This does not appear to be causing difficulties at present but I am aware that the willow tree must be taking a considerable quantity of water and thereby helping to keep the land drained. I think this may mean it is even more important that the tree continues to survive. I would not like to think that my own property may be subject to appreciably more water in the foundations than it has been used to for all these years.

There is not at present a clear boundary mark between my property and the plot in question. I am sure my deeds show the boundary as being in the middle of this fast-disappearing ditch and I would like to be re-assured that any plans of the plot show this boundary correctly and clearly marked.

Yours sincerely

Paul Williamson

Paul Williamson

Brian Smith
Director of Planning and Building Control Services
Council Offices
Priory Road
SPALDING
Lincs

"The Red Last"
Shepeau Stow
Whaplode Drove
SPALDING
Lincs
PE12 OTT
(Tel. 0406-330518)

OBJECTION

22nd March 1994

Re: Planning Application for Erection of Two Dwellings

Plot 961 Greenbank, Shepeau Stow, Whaplode Drove, Spalding.

Ref no: H02/0207/94

Dear Mr Smith

I would be grateful if you could re-submit my comments relating to a previous planning application (H02/0663/93) by Mr Harvey for consideration when this new application is being processed.

I enclose copy of my earlier letter and simply wish to add that the tree pruning has now been carried out.

Yours sincerely

Paul Williamson

Paul Williamson

S.H.D.C PLANNING DEPT.
RECEIVED
24 MAR 1994

24/3

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0207/94

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of 2 dwellings

Location: Green Bank Shepeau Stow
Spalding Lincs

Type: OUTLINE

28-APR-94

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

Mr P Wiliamson
The Red Last
Shepeau Stow
Whaplode Drove
Spalding, Lincs. PE12 0TT

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)

BRIA[illegible]ITH Dip TP MRTPI
Directo[illegible] 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

H02/0207/94
OUTLINE

Applicant: Mr F Harvey
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Erection of 2 dwellings

Location: Green Bank
Shepeau Stow
Spalding
Lincs

Valid date: 25-FEB-94
Target dates:
To case officer 04-MAR-94
Inspected by 11-MAR-94
Extra contacts 18-MAR-94
Report if not clear by 01-APR-94

Terminal date: 22-APR-94
Target Committee: 19-APR-94
Report deadline: 05-APR-94
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .12 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		07-MAR-94	28-MAR-94
Clerk to Crowland PC	0733 210653	04-MAR-94	18-MAR-94
Cllr B Alcock	0733 210560	04-MAR-94	11-MAR-94
Cllr N H Pepper	Peterborough 21	04-MAR-94	11-MAR-94

L.C.C. Obs Attached fax 16/3/94

APPLI[illegible]ION REFERENCE: H02/0207/94 DATE RECEIVED: 25-FEB-94

TYPE: Outline

DESCRIPTION: Erection of 2 dwellings

LOCATION: Green Bank, Shepeau Stow

APPLICANT: Mr F Harvey AGENT: Cooper Architectural Design

REASON FOR COMMITTEE CONSIDERATION

Public objection.

[illegible] DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 19 APR 1994

RECOMMENDATION

Grant permission.

COMMENTS

1 Application follows refusal of previous application ref: H02/0663/93 refused on grounds of "site appearing overdeveloped and cramped in relation to adjoining dwellings and detrimental to the character of area." Decision based on plans showing siting of two dwellings covering virtually whole site width.

2 Current application is again in Outline, but indicates two traditional 'cottage' style houses covering less site area and more in character with dwellings to the east.

3 Submitted details satisfactorily overcome previous reason for refusal.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request condition.

Public: Objection from "Red Last" summarised: (reiterate previous objections ie.)

- Pleased to see some development on plot but feel that single dwelling in spacious surrounds more in keeping.
- Nearby dwellings are substantial houses in large grounds.
- Large Willow tree on boundary, would prefer any development as far from tree as possible. Tree pruning recently carried out.
- Ditch between our property and site

has fallen into disuse, not causing difficulties at present.

- No clear boundary between my property and the site deeds show boundary in middle of ditch. Would like to be reassured that any plans show boundary correctly.

SCHEDULE OF CONDITIONS

1 SC8 (Details)...(exclude: Siting/means of access and external appearance).

2 SC27 (Implementation of planting).

3 B22 (Access and turning space).
Reason: B21.

4 Any garages shall be erected to the rear of the dwellings hereby permitted.
Reason: To safeguard the visual amenities of the locality.

5 Before any development is commenced, the applicant shall submit to and agree with the Local Planning Authority detailed drawings to a scale of not less than 1:100 showing the external appearance of the side and rear elevations of the proposed dwellings, and the development shall be completed in accordance with the agreed details.
Reason: No such details were submitted.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H02/0207/94 Received:25-FEB-94 Type:OUTLINE

Name: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of 2 dwellings

Location : Green Bank Shepeau Stow
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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) ~~The siting and design of any vehicular access to a road;~~
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

put back "design" (not siting or external appearance)

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.

4 Before the vehicular access is commenced to be used the access and turning

facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Any garages shall be erected to the rear of the dwellings hereby permitted.

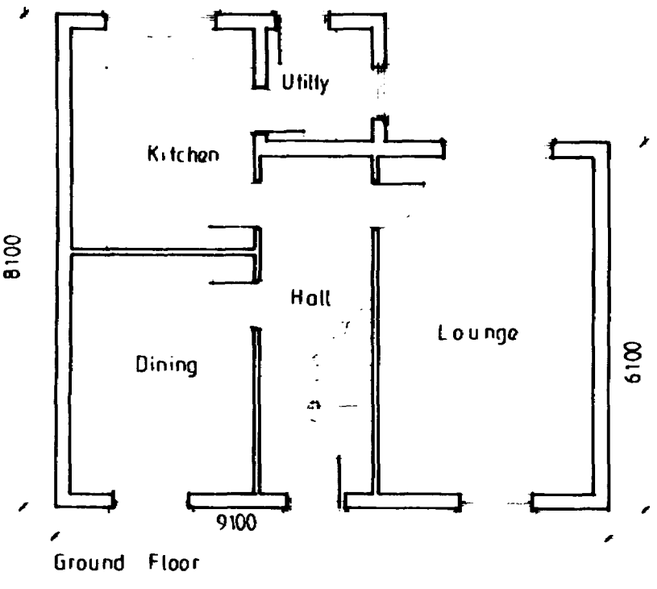
Reason: To safeguard the visual amenities of the locality.

6 Before any development is commenced, the applicant shall submit to and agree with the Local Planning Authority detailed drawings to a scale of not less than 1:100 showing the external appearance of the side and rear elevations of the proposed dwellings, and the development shall be completed in accordance with the agreed details.

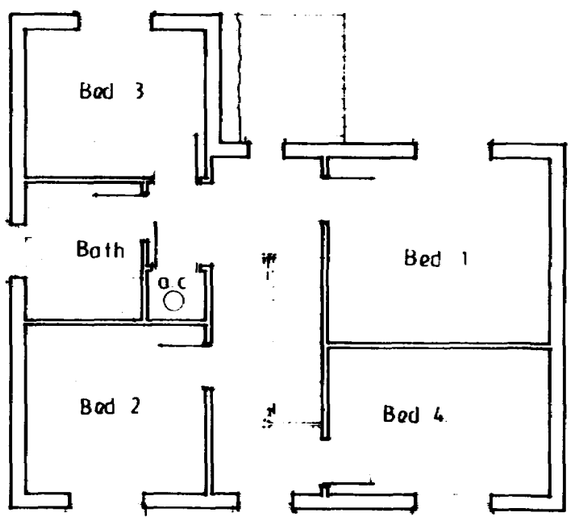
Reason: No such details were submitted.

22-APR-94 AD check....AV 22/4..

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



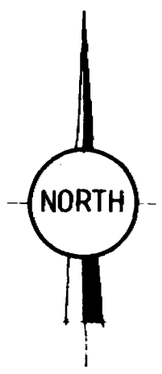
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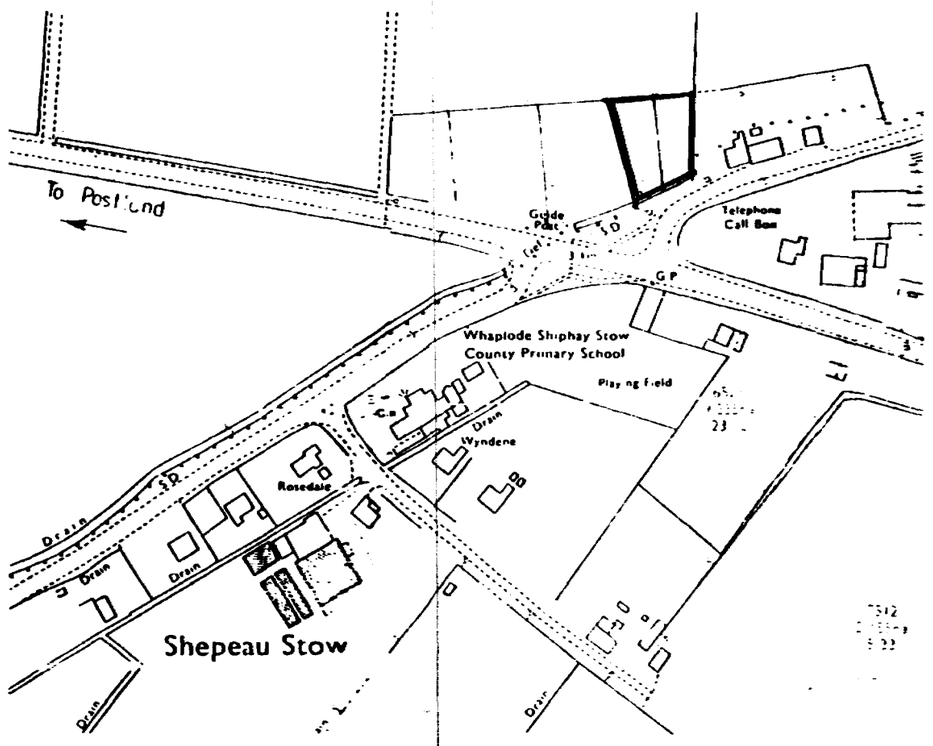


First Floor

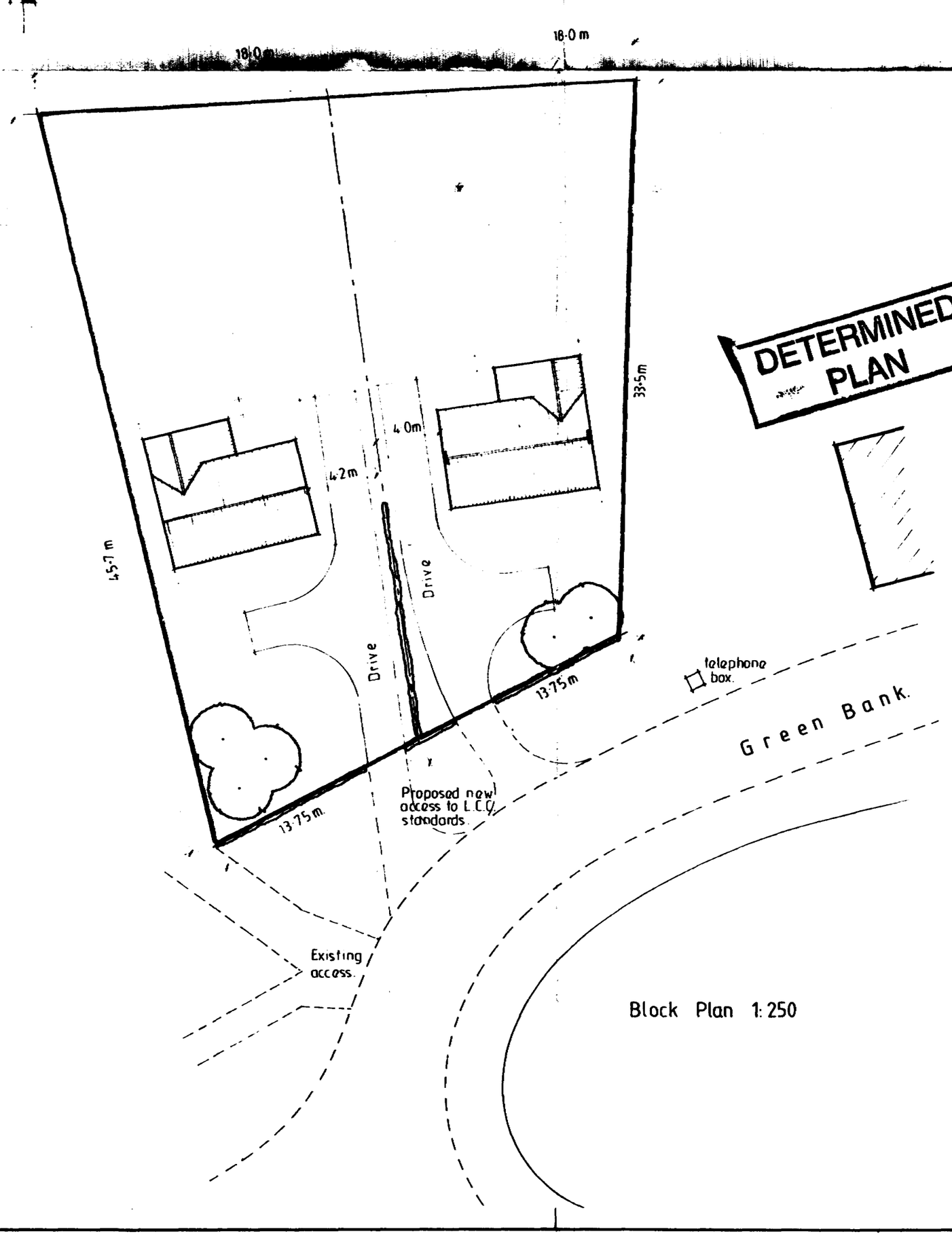


Front Elevation





Location Plan 1:2500



Block Plan 1:250

DETERMINED PLAN

Notes & Schedules

SOUTH HOLLAND D.C.
PLAN DEPT.
25 FEB 1994
REF 0207/94

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 0406 23762

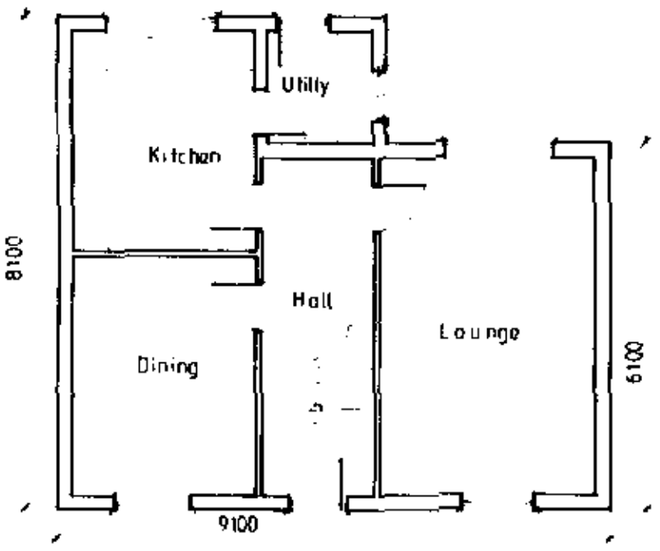
client
MR. F. HARVEY.

project
OUTLINE PLANNING TWO BUILDING PLOTS.
GREEN BANK,
SHEPEAU STOW,
SPALDING, LINC'S.

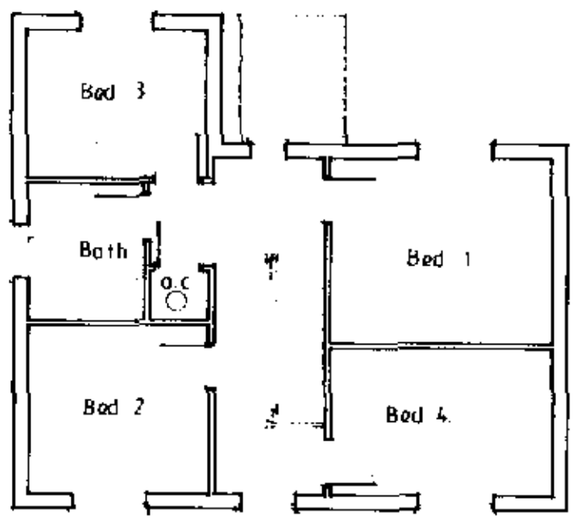
drawing
BLOCK & LOCATION PLAN
INDICATIVE LAYOUT & ELEVATIONS.

scale	drawing no
1:100	LS 9325
date	drawn
FEB. '94	

3938-792T



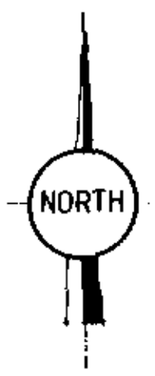
Ground Floor

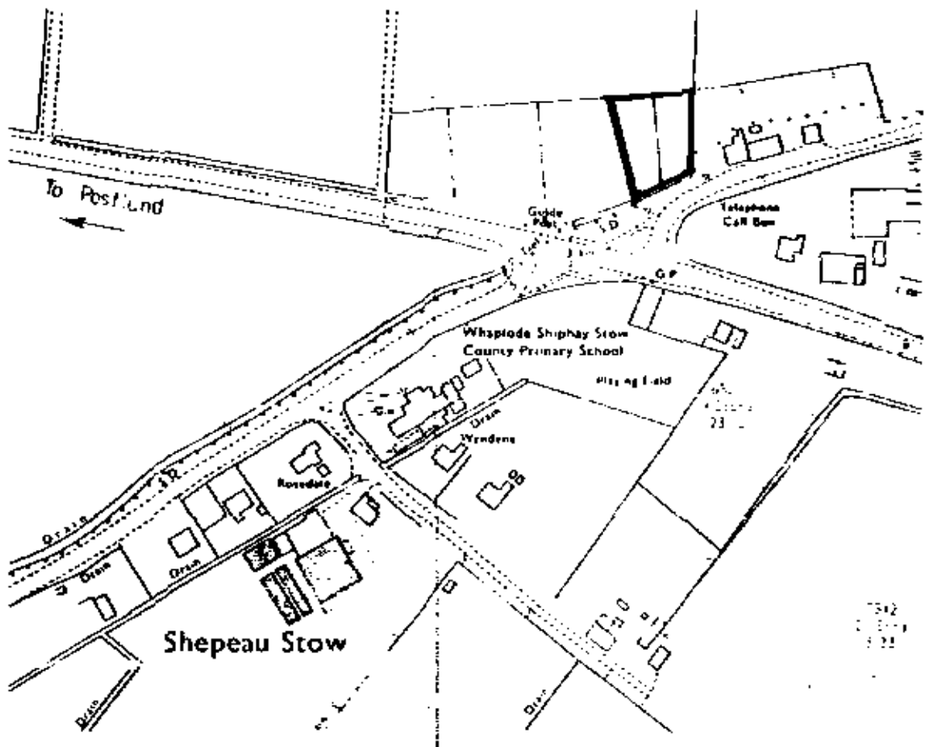


First Floor

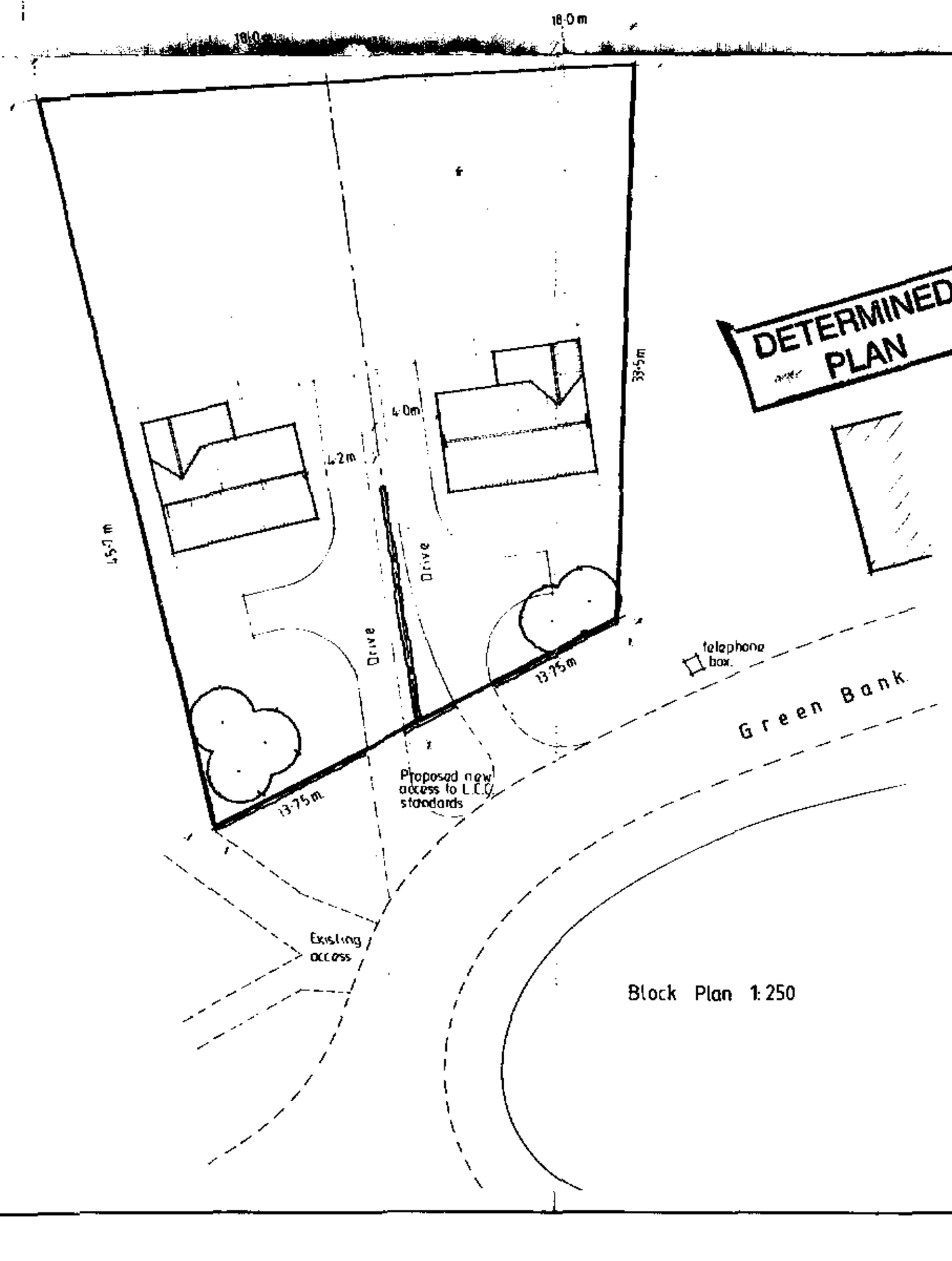


Front Elevation





Location Plan 1:2500



Block Plan 1:250

DETERMINED PLAN

Notes & Schedules

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FEB. '94	

3938-1927

Notes & Schedules



