SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/0663/93 Received:09-SEP-93 Type:OUTLINE

Name: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Description: Erection of two dwellings

Location : Plot 961, Green Bank Shepeau Stow
Whaplode Drove Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the development of this site for two dwellings will result in the site appearing overdeveloped and cramped in relation to the dwellings on each side. Such a development would be out of character with and detrimental to the character and appearance of the settlement.

Director of Planning and Building Control Services
01-NOV-93 H02/0663/93

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)

SHEPEAU STOW

663 HB

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0663/93

Date Registered 14 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. F. HARVEY
19 LOMBARDY DRIVE
DOGSTHORPE
PETERBOROUGH

Tel. No. 0733 315052.

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 961. GREEN BANK SHEPEAU STOW
WHAPLODE DROVE SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 NO 2 STOREY PITCHED ROOF HOUSES (4 BEDROOMS)
WITH DOUBLE GARAGE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of .....

Signed... F. Harvey..... Date.. 14-7-93..... (If you consider no fee is payable include a written explanation instead)

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 13 (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: (TWO) 2

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:	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.	

5. GENERAL INFORMATION Please complete each section

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

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 ☐

B. There will be a new or altered access to a public road ✓ → If so, name of road: GREEN BANK

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: SOAKAWAY OR TO ADJACENT DYKE

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 ✓

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 for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**

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

Continue on separate sheet if necessary.

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.

Certificate A No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed J Harvey (Applicant/Agent) Date 14-7-93

Certificate B The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. 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 the tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant).

Certificate 1 None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed J Harvey Applicant/Agent) Date 14-7-93

Certificate 2 The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in 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 not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Drove's seen neighbour letters on 331/23, large mbr. B. Regs Foundations

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by TR
Date 17/9

Site Notice posted by DZ
Date 17/9
Expiry

Overgrown to certain small belt with - Between new & old dwelly & new Home to west well screened by Hedge. As a cottage to East. large willow on East on Boundary. Drive to

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda ✓ 29/12

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H052/0663/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 7 Scale drawing.... Highway S/W.... Agric appraisal....

☑ Non Std

Precise details: 1/500 scale Block plans showing siting. & amen arrangements to dwellings

Direction authorised by Senior Officer. BR Date. 26/7

Revalidation after Direction

Information satisfactory Signed... Date..... 12/7

Valid date:

Amended description

Reconsultations:

All.....

Specified:

Unsatisfactory – Further direction:

Signed.....

Senior Off.....

Precise details:

PDN 23-7 IS THIS OUTS + Block Plan needed?

Additional Consultation/Publicity Required

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

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
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:

Case Officer

PM

Senior Officer Confirmed BR..... Date..... 10/9 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 240-00

Receipt No P2981

Date first Rec'd 14 JUL 1993

Registration

Reference H~~Z~~3/0663/93

Cross-Ref

Date 15/7/93

Validation

TYPE OUTLINE

Site area 0·13
No of dwellings
Floorspace

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

Description to be recorded: Erection of 2 dwellings

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

Fees: Correct fee £ 240 | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 962 OS Plots
Grid ref 5 [illegible] 13330

Ward A Parish CROWLAND

Inside IBD YES Inside LP area NO

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

Linked to site Ref

Linked to property Ref 1504

Planning Records:
Earlier apps

24
25
26 / 72
27

215/73

H+G. G+ 470/76

Caravan 9. ~~851~~/76

H+G. 9. 828/76

4/76 4 Houses Refused

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

571/86 Ext^n

1058/89 Garage

691/91 Ext^n

489/75 Bungalow, House, Shop, access 9

375/75 [illegible]

BRIAN SMITH Dip. P 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

H02/0663/93
OUTLINE

Applicant: Mr F Harvey
Tel: 0733 315052

Agent: Mr F Harvey
0733 315052

Description: Erection of two dwellings

Location: Plot 961, Green Bank
Shepeau Stow
Whaplode Drove
Spalding, Lincs

Valid date: 09-SEP-93
Target dates:
To case officer 16-SEP-93
Inspected by 23-SEP-93
Extra contacts 30-SEP-93
Report if not clear by 14-OCT-93

Terminal date: 04-NOV-93
Target Committee: 26-OCT-93
Report deadline: 12-OCT-93
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .13 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~21~~ 17-SEP-93	~~12~~ 8-OCT-93
Clerk to Crowland PC	0733 210653	15-SEP-93	29-SEP-93
Cllr B Alcock	0733 210560	15-SEP-93	22-SEP-93
Cllr N H Pepper	Peterborough 21	15-SEP-93	22-SEP-93

SITE RECORD

Grid ref: 530700 312370
OS Sheet: 362 Parcel:

L.C.C. — ~~No~~ Obs Attached /t cb 30/9/93
~~Plan letter 08 23/9/93~~

APPLICATION REFERENCE: H02/0663/93 DATE RECEIVED: 09-SEP-93

TYPE: Outline

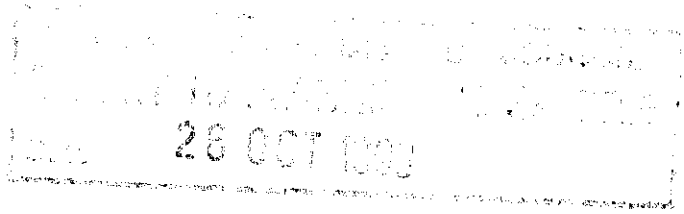
DESCRIPTION: Erection of two dwellings

LOCATION: Plot 961, Green Bank, Shepeau Stow, Whaplode Drove.

APPLICANT: Mr F Harvey AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.



RECOMMENDATION

Refuse Permission.

In the opinion of the Local Planning Authority the development of this site for two dwellings will result in the site appearing overdeveloped and cramped in relation to the dwellings on each side. Such a development be would out of character with and detrimental to the character and appearance of the settlement.

COMMENTS

1 The site is within the development boundary of Shepeau Stow and is currently overgrown with a small derelict building upon it.

2 Properties in this vicinity tend to be on large sites and it is considered that if this plot is divided into two they will appear out of character with the area.

3 There is a very large Willow tree to the rear of the cottage located to the east of the site which will have an effect on the development on the eastern most plot. This tree is large and has some amenity value.

REPRESENTATIONS

Parish Council: Support.

Ward Member: Plot appears large enough to accommodate two dwellings, neighbouring dwellings have much space around them which is typical of area. Consider that proposed development would be out of character and visually detrimental to the amenity of the immediate area.

Public:

One letter received from "The Red Last" summarised: -

- Pleased to see some form of development on plot, currently unattended derelict building on site.
- Feel single dwelling in spacious grounds more in keeping.
- Dwellings to left are substantial houses in large grounds. My own property and property to the right also stand in large garden.
- Two bungalows will feel rather cramped compared to other properties. Also change in roof line will bring lack of consistency and change character of this row of houses.
- Have large willow tree on boundary of my property which has been inspected by the Council may well ask for it to be made subject to a Tree Preservation Order. Would prefer any development as far from tree as possible to avoid damage to roots.
- Have arranged for some pruning to be done to the tree towards to end of October.
- Drainage ditch between our property and plot has fallen into disuse now goes nowhere having been filled by other householders. Does not appear to be causing difficulties at present but Willow tree must be taking considerable quantity of water.
- There is not a clear boundary mark between my property and the plot, I am sure my deeds show the boundary in the middle of the fast disappearing ditch and would like to be reassured that any plans of the plot show this boundary correctly.

H02/0663/93 OUTLINE.

25.10.93.

Mr. Williamson of "The Red Last"
Shepeau Stow,
Whaplode Drove,
Spalding, Lincs.
PE12 OTT.

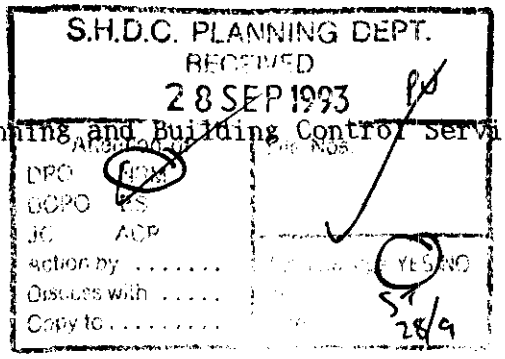
Phoned: Re – the large willow tree on his property in relation to the the above application.

Mr. Williamson could not remember whether he had mentioned in his letter of 26.9.93. about, the possibility of deep footings being required if a dwelling was built near his tree. This might be especially so, due to the presence of a drainage ditch. Deep footings might well cause damage to the willows roots. Mr. Williamson would like this point to be given full consideration, with regard to the above application, so that every care is taken to ensure no roots are damaged.

Mr. Williamson would like the tree preserved.

D. M. Gardner
25.10.93

Br. 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)

26th September 1993

Re: Planning Application for Erection of Two Dwellings

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

Ref no: H02/0663/93

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/0663/93

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		
	3	0	7	1	2	3

2. Address or location
Plot 969, Green Bank, Sutton St Jon Whaplode Drove

3. Name, classification and number of road

4. Date application referred 23-9-93

5. State whether outline, detailed application etc.
OL

6. Description of proposed development/change of use including access details
Erection of 2 Dwellings

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. (circled) 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: 27-9-93 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) B21 - accessed (note the kinney spaces shown on the sketch plans are not acceptable)

(2) The access to the northern most plots shall be located at the southern end of the sites frontage to Green Bank.

Delete as appropriate

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

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

(1) B21.

(2) B6.

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

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: H02/0663/93

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Description: Erection of two dwellings

Location: Plot 961, Green Bank Shepeau Stow
Whaplode Drove Spalding, Lincs

Type: OUTLINE

Date received: 09-SEP-93

15-SEP-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 29-SEP-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

S.H.D.C. PLANNING DEPT.
RECEIVED
29 SEP 1993

FOR PARISH COUNCIL USE ONLY

Comments: Support the application

Signed:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
21 SEP 1993
Attention of
DPO NRM
DDPO BS
JC ACP
File No.
Acknowledge Yes/No

Application no: H02/0663/93

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Description: Erection of two dwellings

Location: Plot 961, Green Bank Shepeau Stow
Whaplode Drove Spalding, Lincs

Type: OUTLINE

Date received: 09-SEP-93

15-SEP-93

Dear Cllr N H Pepper

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 22-SEP-93 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 N H Pepper
Crawford Lodge
South Street, Crowland
Peterborough
PE6 0AH

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

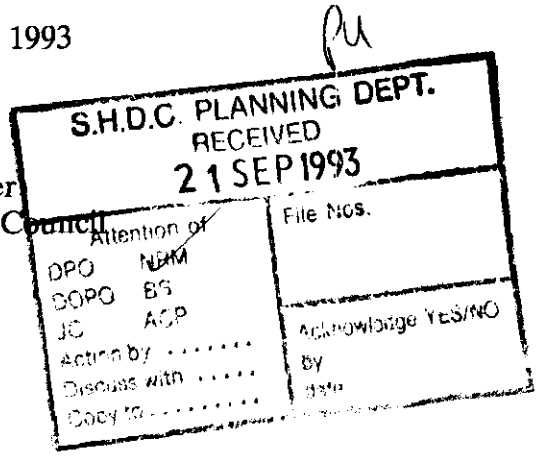
Whilst the plot appears large enough to accomodate the two dwellings, the neighbouring dwellings have much more space around them which is typical of the area, therefore I consider that the proposed development would be out of character and visually detrimental to the amenity of the immediate area.

Signed:

N H Pepper

Our ref: GT/93/1/SH/0248/SHG
Contact: G Thornalley

Date: 17 September 1993



NRA

National Rivers Authority
Anglian Region

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

Dear Sir

Planning Application No. H02/0663/93

PROPOSAL: ERECTION OF TWO DWELLINGS
LOCATION: PLOT 961, GREEN BANK, SHEPEAU STOW, WHAPLODE
APPLICANT: MR F HARVEY

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 F. 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

B[illegible] N SMITH Dip TP MRTPI
D[illegible]or 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: H02/0663/93

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

SOUTH HOLLAND D.C.
PLAN DEPT
09 SEP 1993
REF Valid

Description: Erection of two dwellings

Location: Plot 961, Green Bank
Shepeau Stow
Whaplode Drove
Spalding, Lincs

Type: OUTLINE

Date received: 14-JUL-93

27-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of 1:500 scale block plans showing siting and access arrangements to dwellings.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

DJRoberts

Principal Planning Officer

PO

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible] 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: H02/0663/93 Date Received: 14-JUL-93

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent:

Description: Erection of two dwellings

Location: Plot 961, Green Bank, Shepeau Stow, Whaplode Drove

1 September 1993

Dear Sir/Madam

REQUIREMENT FOR FURTHER INFORMATION OR FEES TO BE SUBMITTED - REMINDER

Your application cannot be considered as submitted as it is not yet complete and I have not yet received any reply to my letter requesting completion or further information.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be returned and any fee received will be reimbursed.

Yours faithfully

Director of Planning and Building Control Services

inv.1

B[illegible] N SMITH Dip TP MRTPI
D[illegible]or 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: H02/0663/93

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Description: Erection of two dwellings

Location: Plot 961, Green Bank
Shepeau Stow
Whaplode Drove
Spalding, Lincs

Type: OUTLINE

Date received: 14-JUL-93

27-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of 1:500 scale block plans showing siting and access arrangements to dwellings.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

D Roberts

Principal Planning Officer

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible] 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: H23/0663/93

Applicant: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

Agent: Mr F Harvey
19 Lombardy Drive
Dogsthorpe
Peterborough
Cambs

SOUTH HOLLAND D.C.
PLANNING DEPT
21 JUL 1993
REF ..... Valid

Description: Erection of two dwellings

Location: Plot 961, Green Bank
Shepeau Stow
Whaplode Drove
Spalding, Lincs

Type: OUTLINE

Date received: 14-JUL-93

15-JUL-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four copies of a 1:2500 site location plan with site clearly outlined in red. Those submitted are inadequate.

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

Yours faithfully

Principal Administrative Officer

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible] of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2981
Date received : 14-JUL-93

Received from

Mr F Harvey

Address

19 Lombardy Drive
Dogsthorpe
Peterborough

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

Signed.....S A Nicks.....
(Authorised Collector)

703. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H09/0753/93 Mr I B McEwan		Convert existing squash courts to flats at Fishpond Lane, Holbeach.

(It was reported that the Parish Council had now indicated its support for this application.)

H04/0697/93 B Smith & Co		External alterations to offices at 23/24/24A Market Place, Donington.
H23/0748/93 Mr T Harris	O.A.	Dwelling and garage at Dowsdale Bank, Shepeau Stow.
H08/0835/93 Barclays Property		Change of use from bank premises (A2) to retail (A1) hairdressers at 82 High Street, Gosberton.

(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
H02/0663/93 Mr F Harvey	O.A	Two dwellings at plot 961, Green Bank, Shepeau Stow, Whaplode Drove.
H04/0726/93 Mr & Mrs M H Woodcock		Re-roofing and extension to outbuildings at Church House, 36 Church Street, Donington
H04/0727/93 Mr & Mrs M H Woodcock		Listed Building consent for re-roofing and extension to outbuildings at Church House, 36 Church Street, Donington.
H16/0845/93 Dixons Stores Group		Installation of security roller shutters at Currys, 14 Market Place, Spalding.
H16/0846/93 Dixons Stores Group		Listed Building consent for installation of security roller shutters at Currys, 14 Market Place, Spalding.
H14/0849/93 W H Sneath		Replacement dwelling at Money Bridge Lane, Pinchbeck.

(It was reported that one late letter of objection had been received.)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H05/0209/93 D Brown (Building Contractor)	Reserved matters relating to residential development (25 dwellings) and associated estate road layout at Fleet Road/Cherry Lane, Fleet Hargate.

663/93

File note

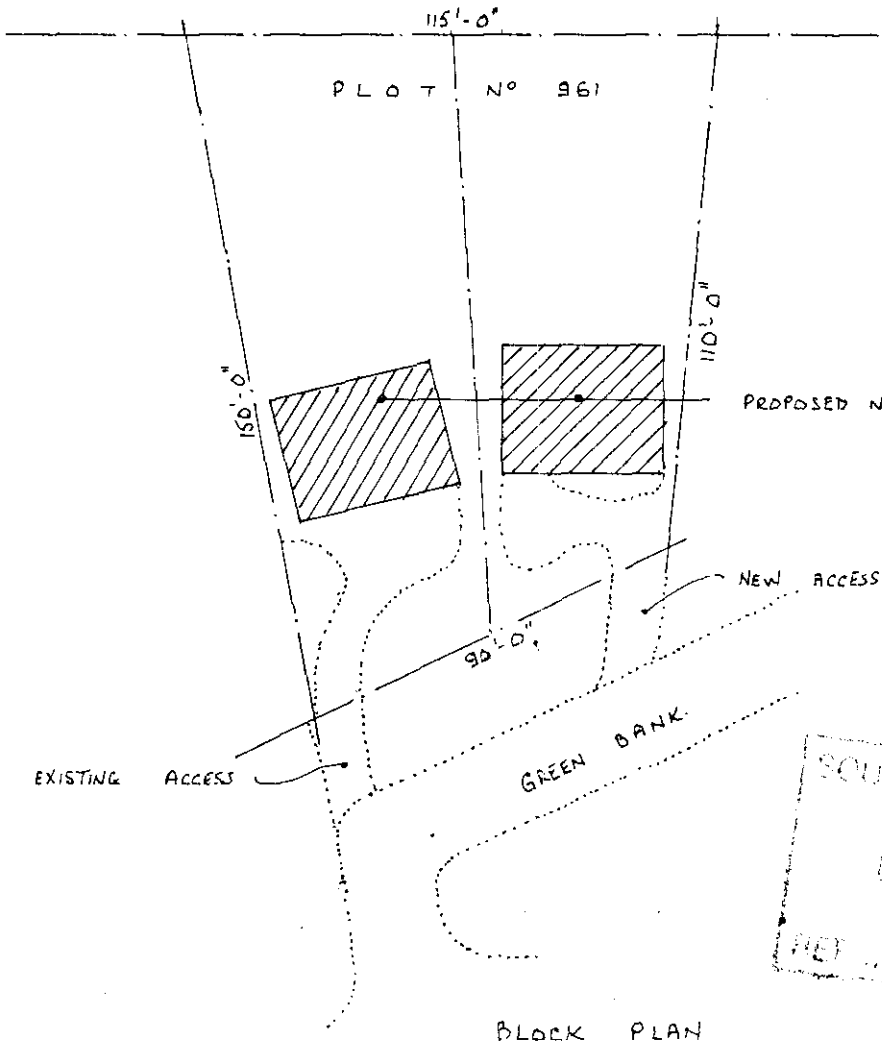
DR. met Applicant 18/1/94

discussed reasons for Refusal & how they could be overcome

9 Suggested / dwelling may be more appropriate

Applicant Adamant they wanted 2.
& advised that Proposal would need to demonstrate that site was suitable for Two dwellings to retain Rural character.
Advised that outline + indicative plans should be submitted.

((they liked for names of Agents who could draw sketches to illustrate proposal.
9 said EMDA or John Cooper may be ok. But stressed 9 could give no personal recommendation.))

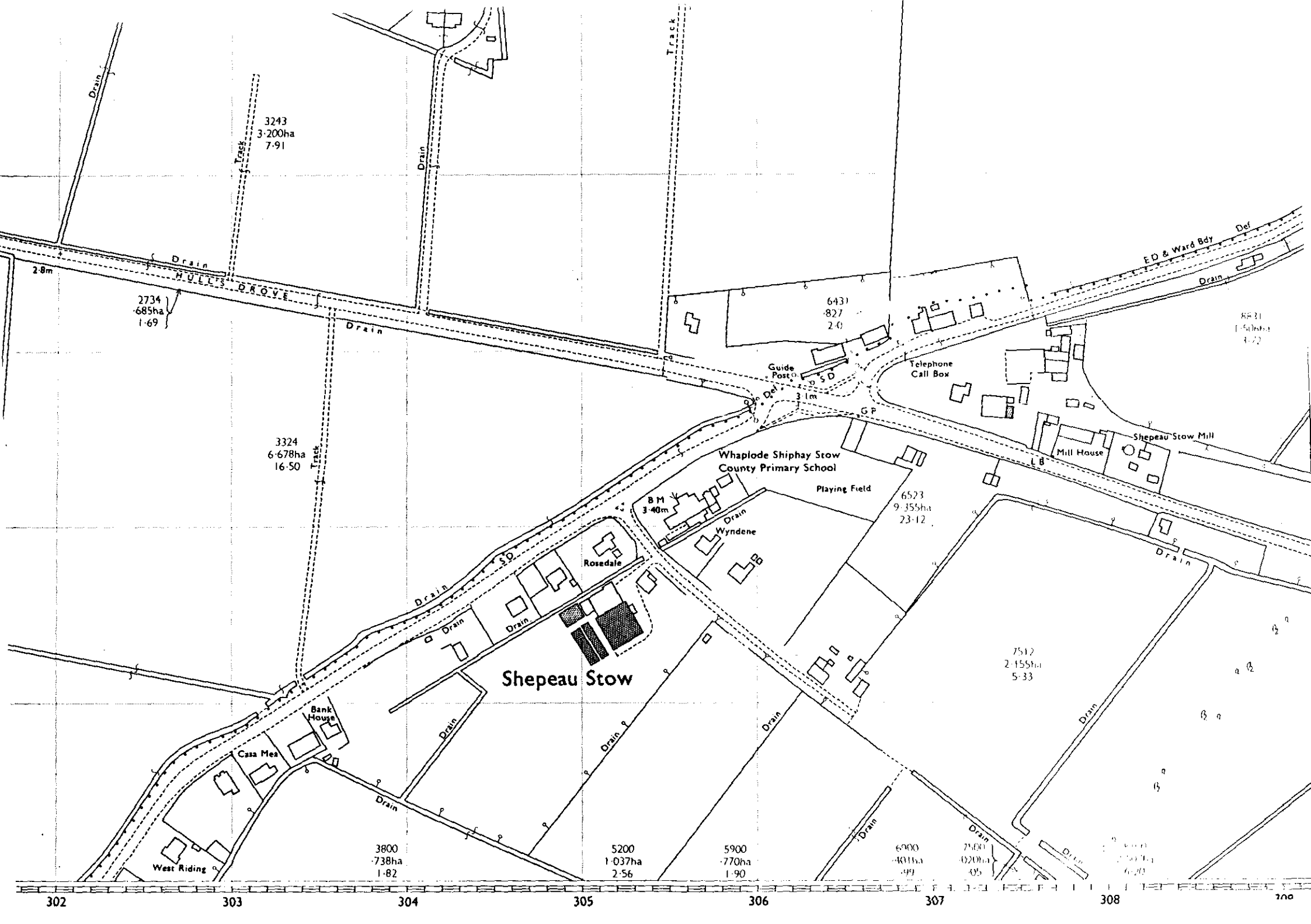


SOUTH HOLLAND D.C.
PLAN DEPT
19 SEP 1993
FILE 663/93

BLOCK PLAN

SCALE 1:500.

APPLICATION Nº H02/0663/93.


Drain
Track
3243
3·200ha
7·91
2·8m
HULL'S DROVE
2734
·685ha
1·69
3324
6·678ha
16·50
6431
·827
2·0
E D & Ward Bdy
Def
Guide Post
S D
Telephone Call Box
3·1m
G P
Shepeau Stow Mill
Mill House
L B
Whaplode Shiphay Stow County Primary School
Playing Field
6523
9·355ha
23·12
B M
3·40m
Wyndene
Rosedale
B
Shepeau Stow
Bank House
Casa Mea
West Riding
3800
·738ha
1·82
5200
1·037ha
2·56
5900
·770ha
1·90
6900
·401ha
·99
7500
·020ha
·05
7512
2·155ha
5·33
302
303
304
305
306
307
308