FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H03/0011/92 Received:20-FEB-92 Type:FULL

Name: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conserv.,
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.
Location : Harrow Farmhouse Littleworth Drove
Deeping St. Nicholas Spalding Lincs

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

1 The site extends beyond the confines of the settlement of Deeping St Nicholas into an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The proposed development, if permitted, would result in an intensification of an existing domestic vehicular access direct to the trunk road having both substandard width and substandard visibility in both directions along Littleworth Drove, on a fast section of trunk road.

3 Such development would result in additional vehicles crossing and recrossing the trunk road, particularly right turning movements into the site thereby creating danger, obstruction and interference to the free and safe flow of traffic on the trunk road.

4 These factors are all detrimental and contrary to the interests of highway safety.

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

Director of Planning and Building Control Services
02-JUN-92 H03/0011/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H03/0011/92 Received:20-FEB-92 Type:FULL

Name: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conserv.,
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.
Location : Harrow Farmhouse Littleworth Drove
Deeping St. Nicholas Spalding Lincs

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

1 The site extends beyond the confines of the settlement of Deeping St Nicholas into an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The proposed development, if permitted, would result in an intensification of an existing domestic vehicular access direct to the trunk road having both substandard width and substandard visibility in both directions along Littleworth Drove, on a fast section of trunk road.

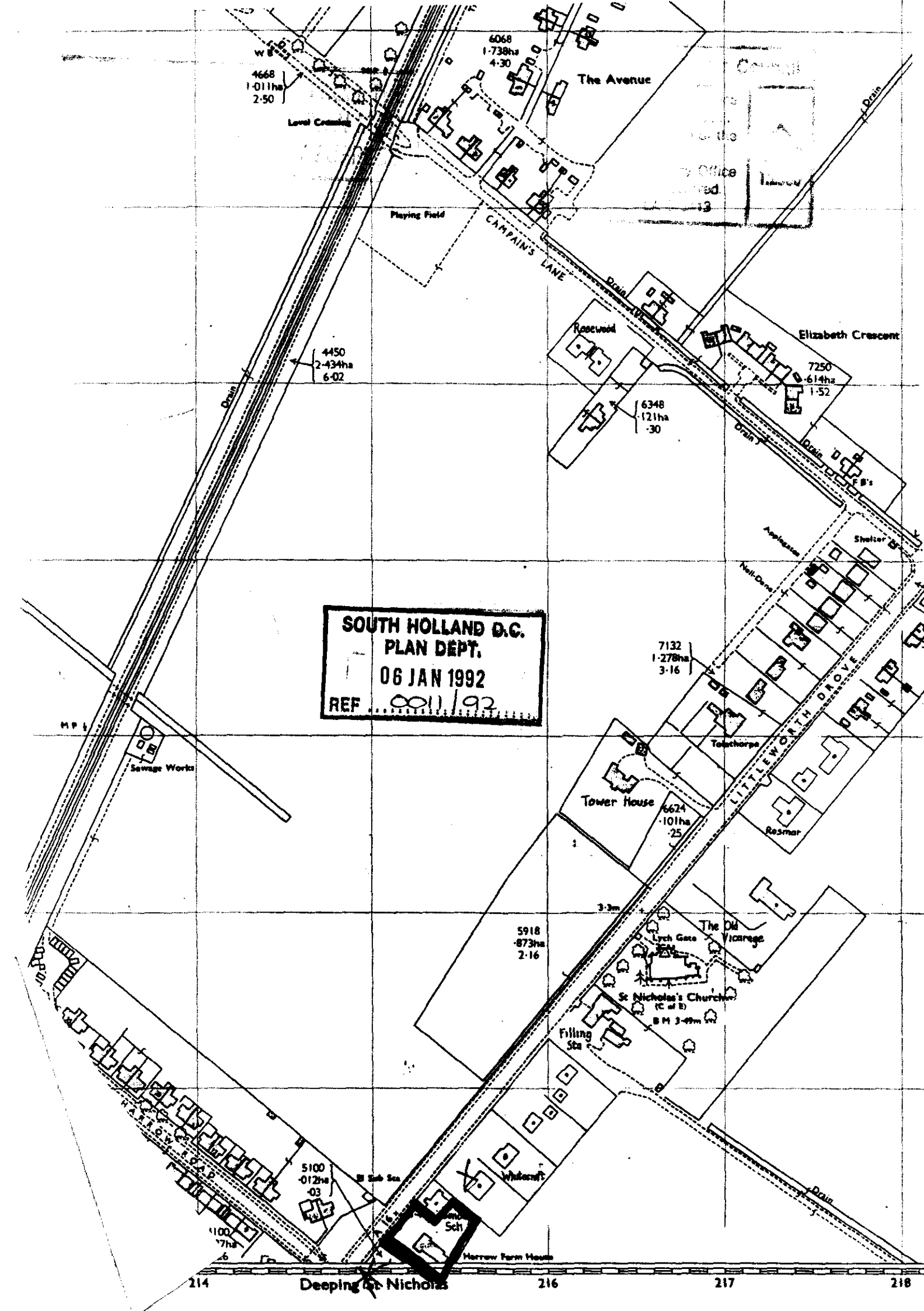
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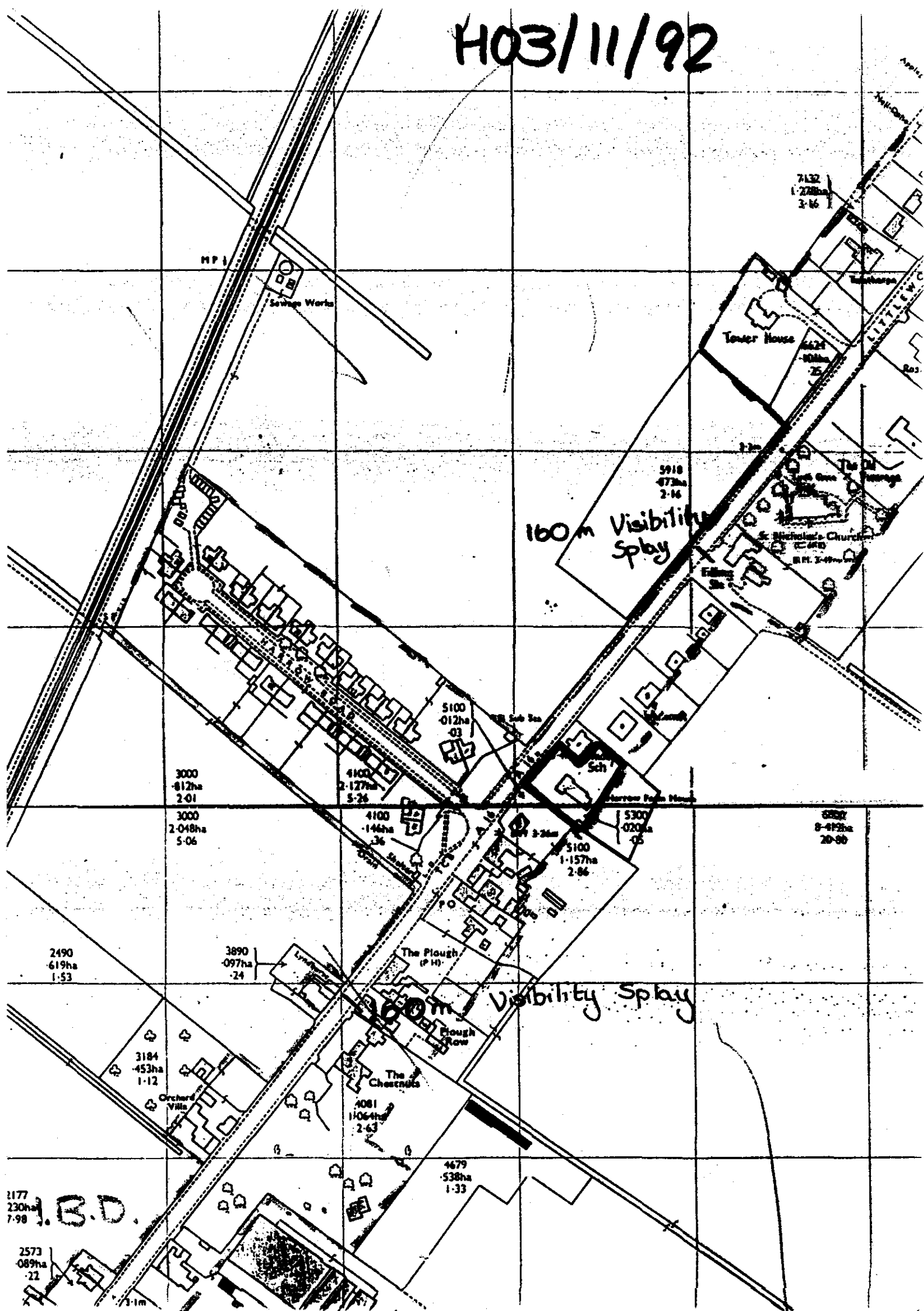
4 These factors are all detrimental and contrary to the interests of highway safety.

Authorised to issue:

28-MAY-92 H03/0011/92

AD...28/5.....DC...1/5...


The Avenue
Playing Field
CAMPAIN'S LANE
Drain
Rosewood
Elizabeth Crescent
Level Crossing
Sewage Works
Tower House
Tobethorpe
Resmar
LITTLEWORTH DROVE
The Old Vicarage
Lych Gate
St Nicholas's Church
(C of E)
Filling Sta
Whitecroft
Sch
Harrow Farm House
Deeping St Nicholas
214
216
217
218
4668
1·011ha
2·50
6068
1·738ha
4·30
4450
2·434ha
6·02
6348
·121ha
·30
7250
·614ha
1·52
7132
1·278ha
3·16
6624
·101ha
·25
5918
·873ha
2·16
5100
·012ha
·03
SOUTH HOLLAND D.C.
PLAN DEPT.
06 JAN 1992
REF 0011/92


H03/11/92
M1
Sewage Works
Tower House
160m Visibility Splay
160m Visibility Splay
The Plough (P.H.)
Plough Row
The Chestnuts
Orchard Villa
Sch
P.O.
A.B.D.

PLANNING APPLICATION

For office use only

Application No. H03/0011/92

Date Registered 06 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR/S BODWELL & MRS MITCHELL
HARROW FARMHOUSE,
LITTLEWORTH DROVE,
DEEPING ST. NICHOLAS

Tel. No.

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

MR. W. WALLACE
ULTRA WINDOWS & CONSERVATORIES
116 PARK ROAD
SPALDING
Tel. No. 712721
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF PART OF EXISTING DWELLING AND NEW SINGLE STOREY EXTENSION TO FORM RESIDENTIAL HOME FOR THE ELDERLY.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £460 If you consider no fee is payable include a written explanation instead.

Signed W Wallace Date 6 JAN 1992

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 (✓) V → **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

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: 5.90 metres

(b) max. length: 29.00 metres

(c) max. width: 25.50 metres

C. Please state type and colour of materials for facing external walls: CLAY FACING BRICKS TO MATCH EXTG

D. Please state type and colour of roofing materials. SMOOTH GREY CONCRETE INTERLOCKING TILES

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

5. GENERAL INFORMATION Please complete each section

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

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? SEE PLAN. Will there be — Individual access(es) [ ] New estate road [ ]

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

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 SOAKAWAYS

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

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary. SEE ATTACHED.

PVH/MJP/AA

29 November 1991

Mr P Rodwell, Mrs W Rodwell
and Mrs J Mitchell
Harrow Farm House
Deeping St Nicholas
Spalding
Lincolnshire PE11 3ET

LINCOLNSHIRE COUNTY COUNCIL

VOLUNTARY QUALITY CARE PUBLIC PRIVATE
INDEPENDENT INSPECTION UNIT

Chief Inspector,
Kay Dixon

Inspection Unit
4 Lindum Road
Lincoln LN2 1NN
Telephone (0522) 566700
Fax No (0522) 544911
This matter is being
dealt with by

Dear Mr Rodwell, Mrs Rodwell & Mrs Mitchell

REGISTERED HOMES ACT 1984 : NHS and COMMUNITY CARE ACT 1990

I write further to Mr Poole's site visit to Harrow Farm House on Friday 22 November 1991. Please find enclosed a copy of his report and recommendations.

Please also find enclosed our invoice for £60.00 to cover the cost of the site visit. Should you decide to proceed with an application for registration, this sum will be deducted from the full registration fee.

If you have any queries please do not hesitate to contact Mr Poole or Mr Sharpe, the Assistant Chief Inspector.

Yours sincerely

Chief Inspector

SOUTH HOLLAND D.C.
PLAN DEPT.
06 JAN 1992
REF ...001./92...

REPORT RE SITE VISIT TO : HARROW FARM HOUSE
DEEPING ST NICHOLAS
SPALDING
LINCOLNSHIRE PE11 3ET

VISIT ARRANGED BY MR W WALLACE (Surveyor)

PROPOSED PROJECT

Mrs Julia RODWELL and Mrs Joan MITCHELL would be the applicants and wish to consider the adaptation of a small part of the dwelling-house occupied by Mr & Mrs Rodwell together with a purpose-built dwelling added on to the existing property. Their intention is to provide a Residential Care Home for 12 Elderly people. The home would require registration under the Registered Homes Act, 1984.

Mr & Mrs Rodwell would continue to have their own private accommodation on part of the ground floor, and the first floor of the existing property.

THE PROPERTY

The envisaged property would be ground floor only and would provide 8 single bedrooms and 2 double bedrooms, all providing en suite facilities with their own WC. As shown on the initial scale drawing provided by Mr Wallace, all bedrooms appear to be of adequate proportions, with the required space size, excluding the WC area, being evident. The home would have two bathrooms, and in addition to the WC's situated in each bedroom, there would also be a WC for the general use of residents. There would also be an additional WC situated in one of the bathrooms.

A lounge/sitting room and a permanently built conservatory which would be heated would offer sufficient space for 14 residents. Likewise a dining-room which would be split by an arch would also offer sufficient space for 14 residents. It was noted that access to the dining-room would be by a gradual ramp with hand-rails, replacing the present step.

The kitchen would appear to be well equipped and of adequate size. A hand wash facility for food handlers would be required and the present carpet would have to be replaced with a suitable floor surface that can be easily cleaned. Advice must be sought from the Environmental Health Officer in relation to these requirements which apply to commercial kitchens. Both the Fire Officer and Environmental Health officer would be asked for their recommendations, and at the point of registration of any residential care home, all these recommendations must have been met.

/continued .....

QUALIFICATION CRITERIA

It would appear that both Mrs Rodwell and Mrs Mitchell would meet the qualification criteria laid down by the Registration Authority, Mrs Rodwell being a SRN and Mrs Mitchell having worked as a Deputy Manager in a Registered Home in Spalding for some considerable time. However, approval would be subject to satifactory checks and references in addition to a satisfactory completion of a Fit Person interview.

SUMMARY

The site and envisaged property could offer high quality accommodation if developed along the lines outlined during the site meeting. Plans will need to be submitted to the local planning department for permission for change of use to a Residential Care Home. Building Control will need to approve the adaptions which must also meet the requirements of the Environmental Health and Fire Departments.

All room sizes must meet the minimum requirements of Lincolnshire County Council as specified in the Guide to Registration and Management of Private and Voluntary Residential Care Homes. In addition, other requirements laid down in the said Guide must be adhered to.

If it is decided to proceed with these proposals, the philosophies contained within the book "Home Life" should be taken into account when planning the operational management of the home.

M Poole
Inspector

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNERS

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 6/1/92

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 6/1/92

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

INITIAL

Submitted Fee £ ~~.H.6Q.~~ P469

Receipt Issued ..... No. P470

Date First Received 06 JAN 1992

REGISTRATION

REFERENCE H03/0011/92

Cross-Ref ....K.L...R.....

Date 7/1/92

VALIDATION Date 8/1/92

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

Site area ..... No. of dwellings ..... Floorspace ~~139.50~~ See note

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

Earlier permission ref .....

out building 19.25

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

373 sq m.

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ ~~550~~ 660 Additional £ 90 Receipt no. P469

Refund £ 660 Issued March 92 P708

CONSTRAINTS Date 13.1

Index Sheets 347 OS Nos ..... Grid Ref 531530 316010

Ward ..B.. Parish ...DSN...

Inside IBD YES Inside LP area NO

TR Rural YES CA ☐
TR Bypass YES LB ☐ Grade
Level crossing ☐ TPO
Footpath ☐ Other:

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

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy mostly Neighbours Yes Other

Boundaries Fences Site Features

Inspected by: PM
date: 4-2-12

Residents notified on site visit: No - Send to both sides.

Case Officer Conclusions (issues)

Large conifer hedge & path/track area to rear - gated via paddock
Fence with 'Well Spinney' to North.
Site slopes to rear gable to South, open views to rear
Footpath/cycle track to East - set up to rear of Sunday School
Case Officer Recommendation (summary): building to rear with dormers has loss of
(details overleaf) - Large trees which should be effected should be TPO'd
See apple trees will be removed

Delegation
Recommended approvals — Confirmed by Case Officer

Departure from policy — Yes — No

Parish member request — Yes — No

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes; Yes — No; No

Yes — Reason:

Other circumstances requiring Committee decision — Yes — Changed by Senior Officer; Signed ..... — No

Reason: — ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on these applic. — No — ALL (more than Submission); Yes

ANY ONE OF ABOVE — Other than; Signed .....

Committee report: Sup-/Comm-/Dep-; SP recommended .....; Ref/Ext recommended .....

Delegation confirmed by Senior Officer: .....

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

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	EM =					
	Previous					
	Current					
	Required					

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

Precise details for non-standard requirement:

The submitted plans are inaccurate size part of the Canteen should be visible to the right hand side to the existing on the Main-work elevation Please amend the drawings. Pat 20-1-92

CONSULTATION/PUBLICITY REQUIRED

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 =

REVALIDATION

Information satisfactory/~~unsatisfactory~~

Further direction - details:

Amended description:

Reconsultations required -
Parish Council ✓ send amended plans
Ward Members ✓ Note "Amended plans received
Residents
Advertise
Other DOT sent form + plans.

New valid date 20/2/92

Re-registered 20.2.92
Ack/Reception/Filesheet 20.2.92
Consultation 20.2.92

Note: Amended plans in reception already

BRIAN S[illegible]H 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: H03/0011/92 Type: FULL

Applicant: Mr/s Rodwell & Mrs Mitchell Agent: Mr W Wallace
Tel: 0775 712721

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.
Location: Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Valid date: 20-FEB-92 Terminal date: 16-APR-92
Target dates: Target Committee: [illegible]-92 C4-4
To case officer 25-FEB-92 Report deadline: 18-FEB-92
Inspected by 01-MAR-92
Extra contacts 06-MAR-92 Case Officer:
Report if not clear by 26-MAR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 739.5 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk Deeping St Nic	0775 724337	20-FEB-92	05-MAR-92
Cllr J T Davis	0775 89 243	20-FEB-92	05-MAR-92
Department of Transp	0602 476121	20-FEB-92	05-MAR-92
Owner/Occupier		26 FEB92	11 MAR92 ✓

L.C.C – No Comments – Trunk Road JC 05 27/2/92.

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/0011/92 Type: FULL

Applicant: Mr/s Rodwell & Mrs Mitchell Agent: Mr W Wallace
Tel: 0775 712721

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.
Location: Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Valid date: 20-FEB-92 Terminal date: 16-APR-92
Target dates: Target Committee: 03-MAR-92
To case officer 25-FEB-92 Report deadline: 18-FEB-92
Inspected by 01-MAR-92
Extra contacts 06-MAR-92 Case Officer:
Report if not clear by 26-MAR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 739.5 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk Deeping St Nic	0775 724337	20-FEB-92	05-MAR-92
Cllr J T Davis	0775 89 243	20-FEB-92	05-MAR-92
Department of Transp	0602 476121	20-FEB-92	05-MAR-92

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)

BRIAN S. [illegible]TH 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: H03/0011/92 Type: FULL

Applicant: Mr/s Rodwell & Mrs Mitchell
Tel:

Agent: Mr W Wallace
0775 712721

Description: Change of use of part of extg dwelling & erection of single storey extension to form residential home for elderly.

Location: Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Valid date: 09-JAN-92
Target dates:
To case officer 14-JAN-92
Inspected by 19-JAN-92
Extra contacts 24-JAN-92
Report if not clear by 13-FEB-92

Terminal date: 05-MAR-92
Target Committee: 03-MAR-92
Report deadline: 18-FEB-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 739.5 M2
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk Deeping St Nic	0775 724337	15-JAN-92	29-JAN-92	OK
Cllr J T Davis	0775 89 243	15-JAN-92	29-JAN-92	

L.C.C - No Comments - Trunk Road Jo 16/1/92

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Friday, 22nd May, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J. Clark
Mr. R.C.P. Cowan
Mr. B.J. Davies
Mr. E.N. Davies
Mrs. E.O. Hall-Patch
Mr. A.E. Naylor
Mr. J.R. Pearl
Mr. M.S.L. Rollinson
Mr. T.G.M. Tyler
Mr. R.C. West

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, J.A. Dobney and N.P. Judge, M.B.E.

413. MINUTES

The Minutes of the meeting held on 5th May, 1992 were signed by the Chairman as a correct record.

414. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H03/0011/92 Mr & Mrs Rodwell		Change of use of part existing dwelling and new single storey extension to form residential home for the elderly at Harrow Farmhouse, Deeping St Nicholas.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendations of the Director of Planning and Building Control Services who nevertheless be authorised to invite the applicants to discuss with him other possibilities for the development of the site in an attempt to assist in overcoming the current Secretary of State for Transport's Direction.

H12/0198/92 Dayfield Properties Ltd	O.A.	Two dwellings on land south of Jolly Crispin Public House, Lutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to (a) explore possible ways of ensuring that the existing character of the area in which the site is situated can be retained and (b) ascertain details of the ownership and future of adjoining land as identified at the meeting.

H29/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at The Paddocks, Luttongate Road, Throckenholt.

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the proposed caravan remains tied to the horticultural business, and to appropriate conditions, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation for a temporary period of two years, in the first instance to enable the agricultural need for the accommodation to be reviewed.

Mr & Mrs Rodwell
Harrow Farmhouse
Littleworth Avenue
Deeping St Nicholas
Spalding
Lincs

Mr P J Udy

PJU/LAB
H03/0011/92

3 September 1992

Dear Sir & Madam

Change Of Use Of Part Existing Dwelling And New Single Storey Extension To Form Residential Home For The Elderly At Harrow Farmhouse, Deeping St Nicholas.

I refer to the above application which was refused planning permission on the 2 June 1992.

The Plans Sub-Committee however authorised discussions on other possibilities for the development of the site in an attempt to assist in overcoming the current direction from the Secretary of State for Transport.

If you are still considering developing this site I suggest you contact this department so that a meeting can be arranged but do advise at this time that a successful outcome cannot be guaranteed.

Yours faithfully

Peter J Udy

PP N R Midlen
Principal Planning Officer
Development Control

10/3 Queries re new floor space total by applicant. Figures shown by Agent incorrect. Checked by Cliff Smith – total 373 sq m only + not 739.50 sq.m.

373 ÷ 75 sq m = 4.9 therefore 5 x £110

Fee Required = £550

Paid 460 P450
90 P469
660 P708
1210

368. PLANNING APPLICATIONS (Continued)

(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
H23/0221/92 Mr and Mrs P Cadwell	OA	Residential development 2 no. building plots at Roman Bank, Saracens Head.

(It was also agreed that an additional reason be imposed referring to the suitability of the site for one dwelling only.)

H05/0199/92 D & H Buildings	Two dwellings with garages and vehicular access at Branches Lane, Holbeach.
H13/0337/92 Ashwood Homes	Proposed residential development - 4 houses with garages and new vehicular access at land off Woodgate Road, Moulton Chapel.
H23/0415/92 Ashwood Homes	Erection of two houses and garages at Roman Bank, Saracens Head.

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H03/0011/92 Mr and Mrs Rodwell		Change of use of part exisiting dwelling and new single storey extension to form residential home for the elderly at Harrow Farm House, Deeping St. Nicholas.

(Pending a site inspection to assess the suitability of access to the site.)

(Councillor J T Davis left the meeting following consideration of this application.)

H12/0198/92 Dayfield Properties Ltd	OA	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton

(Pending a site inspection in order to assess the suitability of the site having regard to the established character of adjoining developments and the relationship of the proposed access to the adjoining car park.)

H19/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at the Paddocks, Luttongate Road, Throckenholt.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

APPLICATION REFERENCE: H03/0011/92 DATE RECEIVED: 20 February 1992

APPLICANT: Mr & Mrs Rodwell
& Mrs Mitchell
Harrow Farmhouse
Deeping St Nicholas
Spalding
Lincolnshire

AGENT: Mr W Wallace
Ultra Windows
116 Park Road
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Change of use of part existing dwelling and new single storey extension to form residential home for the elderly

LOCATION: Harrow Farmhouse, Deeping St Nicholas, Spalding

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 MAY 1992

Parish Council: Support.

Department of Transport: Verbally advise will be directing refusal.

Public Consults: Summarised:
- May mar open aspects, purchased property believing that there would be no additional development.
- May decrease value of property.
- Site inadequate for proposal.
- No mains drainage, septic tank inadequate.
- Limited visibility at access.
- Effect on water pressure.

Information from Applicant: Summarised: -
- Residential care home for twelve elderly people.
- Ground floor only, eight single, two double bedrooms all with ensuite.
- The home will need to be registered under the Registered Homes Act.

PLANNING POLICIES/DOE ADVICE
Planning Policy Guidance Note 13 - Highway considerations in Development Control.
Lincolnshire County Council Structure Plan Policy 7a.
Deeping St Nicholas IBD.

PLANNING ISSUES
1 The site is located near the Church, Village Hall and Post Office and is virtually opposite Harrow Road.
2 The A16 Trunk Road runs past the site and has a 50 mph speed limit at this point. The Department of Transport are concerned about the access and have directed refusal
3 The proposal involves a large extension to the rear which would extend into a paddock. This would extend the curtilage outside the IBD boundary and therefore the proposal is contrary to Policy.

RECOMMENDATION - Refuse Permission.

1 The site extends beyond the confines of the settlement of Deeping St Nicholas into an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The proposed development, if permitted, would result in an intensification of an existing domestic vehicular access direct to the trunk road having both substandard width and substandard visibility in both directions along Littleworth Drove, on a fast section of trunk road.

3 Such development would result in additional vehicles crossing and recrossing the trunk road, particularly right turning movements into the site thereby creating danger, obstruction and interference to the free and safe flow of traffic on the trunk road.

4 These factors are all detrimental and contrary to the interests of highway safety.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P708
Date received : 20-FEB-92

Received from

Nationwide Anglia B. S.

Address

Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding

Fee paid	£	660.00
VAT	£	0.00
Total received	£	660.00

Cash/Cheque : Cheque

Signed.....K. Lowe.
(Authorised Collector)

partment of Transport

TR 110
(Revised April 1991)

rm of Notification by the Secretary of State for Transport
Relating to an Application for Permission For

Development Affecting Trunk (including Special) Roads

RECEIVED
13 MAY 1992
Attention of: OPO NRM DOPO BS
Action by .....
Discuss with .....
Copy to .....
File Nos. 13/5 Over
Acknowledge YES/NO

To the ~~Clerk~~ District Planning Officer

Council's Reference H03/0011/92

South Holland District Council

Department of Transport Reference EMRT F 213157 Pt 3

LATE ORS: Off Pan Date 13-5
Salient points highlighted

With reference to the notification of an application on Form TR 108 dated

relating to the following proposed development:

1 a National Grid Reference of a central point on site

	Horizontal			Vertical		
TF	2	1	5	1	6	0

b Address or location Harrow Farmhouse, Littleworth Drove, Deeping St Nicholas

2 Name and classification number of affected road(s) A16 Norman Cross - Grimsby Trunk Road

3 Applicant's or agent's name and address Mr/s Rodwell and Mrs Mitchell

Harrow Farmhouse, Littleworth Drove, Deeping St Nicholas, Lincs

4 Date of receipt of application 06/01/1992

5 Particulars of development and/or change of use as shown on plan number: 92-1-01A

dated: 14/2/92

Delete any which do not apply

i Building operation
ii Engineering operation (which includes a means of access)
~~iii Mining operation~~
~~iv Other operation~~
v Material change in the use of any building or other land

Change of use of part of existing dwelling and erection of single storey extensions to form residential home for the elderly

6 State whether outline or detailed application Detailed

Notice is hereby given under Article 14 of The Town and Country Planning General Development Order 1988 (SI 1988/1813) that the Secretary of State for Transport

~~xxx a does not propose to give a direction restricting the grant of permission~~

*b directs that permission be refused (see overleaf for reasons)

~~xxx c directs that any permission which the Planning Authority may give shall include the xxxxx conditions shown overleaf, for the reasons shown xx~~

Signed by authority of the Secretary of State

Date 12 May 1992

J.H Barnett (Signature)

J.H. BARRETT (Name)

SPTO (Position)

East Midlands (Region)

Department of Transport

* Delete as necessary

NDITION(S) to be attached to any permission the Council may give

REASON(S) for the direction at b or c overleaf

1. The proposed, if permitted, would result in an intensification of an existing domestic vehicular access (albeit widened) direct to the trunk road and having substandard visibility in both directions along Littleworth Drove, on a fast section of trunk road.

2. Such development would result in additional vehicles crossing and re-crossing the trunk road, particularly right turning movements into the site thereby creating danger, obstruction and interference to the free and safe flow of traffic on the trunk road.

3. These factors are all detrimental and contrary to the interests of highway safety.

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEX 377681
SWITCHBOARD 0602 476121 Ext 455
GTN 6202

S.H.D.C. PLANNING DEPT.
RECEIVED
20 MAR 1992
Situation of
DPO NEM
PO/HO BS
HS ACP
Accap by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire
PE11

Your Ref: H03/0011/92

Our Ref: EMRT F213157 A.3.

Date: 18TH March 1992

For the attention of P. Udy Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
PLANNING APPLICATION FOR THE CHANGE OF USE OF PART OF EXISTING DWELLING AND ERECTION OF SINGLE STOREY EXTENSION TO FORM RESIDENTIAL HOME FOR THE ELDERLY AT HARROW FARMHOUSE LITTLEWORTH DROVE, DEEPING ST. NICHOLAS
A16 NORMAN CROSS – GRIMSBY TRUNK ROAD

I refer to the detailed application dated 20 February 1992 in respect of the above mentioned development. In accordance with Article 14 of the GDO the Department is only issuing directions in respect of new or improved access direct to the trunk road. However, I would be grateful if you would accept the following advice under Article 18 procedure.

The development proposed would be likely to conflict with trunk road traffic interests and therefore I suggest that you consider refusing the application for the reasons stated:-

1) The proposed development, if permitted, would result in an intensification of an existing domestic vehicular access direct to the trunk road having both substandard width and substandard visibility in both directions along Littleworth Drove, on a fast section of trunk road.
2) Such development would result in additional vehicles crossing and recrossing the trunk road, particularly right turning movements into the site thereby creating danger, obstruction and interference to the free and safe flow of traffic on the trunk road.
3) These factors are all detrimental and contrary to the interests of highway safety.

I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council

Mr Rothwell. PSG

Spoke to agent

DOT requesting if

we will take to alter

or that basis. May

well have to follow it but

that will finish

give J. B's Tel no to see

if anything they can

do to alter it but

this will most likely

have to be resubmitted as

a fresh application when

the current are determined

They need to get it sorted

with DOT because if

alter it not to their

satisfaction can direct.

Refused

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/0011/92

Applicant: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conserv.,
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.

Location: Harrow Farmhouse Littleworth Drove
Deeping St. Nicholas Spalding Lincs

Type: FULL

Date received: 20-FEB-92

20-FEB-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 06-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 3HA

FOR PARISH COUNCIL USE ONLY

Comments:

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAR 1992
Acknowledge YES/NO
by

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)

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: H03/0011/92

Applicant: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conserv.,
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.

Location: Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

SOUTH HOLLAND D.C.
20 FEB 92
REF .....

Type: FULL

Date received: ~~06 JAN 92~~

18-FEB-92

Dear Sir/Madam

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

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

The inclusion of the boiler house on the amended plans would appear to increase the area of new floor space to 764.34 square metres for which a fee of £1210 is required (£110 per 75 sq.mt). The fee already submitted is £550 therefore a balance of £660 is required. On checking the fee it was found that an error had been made on the original calculations and I apologise for any inconvenience this may have caused.

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

Yours faithfully

A R Maxwell

Principal Administrative Officer

Please return this copy with your reply

Mr Rodwell

Father receive dot emails phone from

He also showed me a brass advert M03/83/
which should be 93/92 as start on Sunday
transcend land. M03/82/92

Left message with agent's answerphone on
26-3-92 re above.

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/0011/92

Applicant: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conservatories
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extension to form residential home for elderly.

Location: Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Type: FULL

Date received: 06-JAN-92

12-FEB-92

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:

The submitted plans are inaccurate, since part of the extension should be visible to the right-hand side of the existing property on the north west elevation. Please amend the drawings and include the windows in the front elevation of the existing building.

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 P J UDY

Yours faithfully

Peter Judy

pp Principal Planning Officer

B[illegible] SMITH Dip TP MRTPI District Planning Officer

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3FEB 1992 PS

Attention of
DPO MHM
DMCO LS
TO AGP
Reply by .....
Initials .....
Date .....

File Nos.

Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/0011/92

Applicant: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conservatories
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extension to form residential home for elderly.

Location: Harrow Farmhouse Littleworth Drove
Deeping St. Nicholas Spalding Lincs

Type: FULL

Date received: 09-JAN-92

15-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 30-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

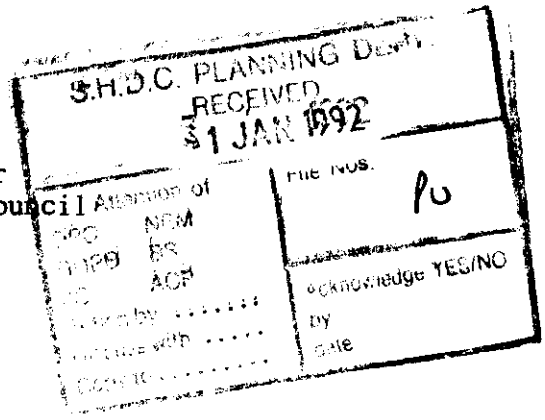
Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments: In favour

Signed:

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



NRA

National Rivers Authority
Anglian Region

29 January 1992

Our ref.GT/92/1/SH/0025

Dear Sir

PLANNING APPLICATION NO. H03/0011/92
PROPOSED CHANGE OF USE TO FORM HOME FOR THE ELDERLY AT HARROW FARMHOUSE, LITTLEWORTH DROVE, DEEPING ST NICHOLAS, BY ROBWELL & MITCHELL.

With regard to the above-mentioned application received on 20 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

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

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

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

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

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.

/contd

DR. KEVIN BOND
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0025

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.

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.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Yours faithfully

R F Morgan
Planning Engineer

cc Robwell & Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St Nicholas

VJC

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

Application no: H03/0011/92

Applicant: Mr/s Robwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conservatorie
116 Park Road
Spalding
Lincs

Description: Change of use of part extg dwelling & new single storey extension to form residential home for the elderly

Location: Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Type: FULL

Date received: 06-JAN-92

08-JAN-92

Dear Sir/Madam

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

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

A further fee is required of £90 under the new fee regulations which became effective on 2nd January 1992.

A more accurate description would appear to be "change of use of part of existing dwelling and erection of single storey extension to form residential home for the elderly". One form returned for your use.

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

Yours faithfully

Principal Administrative Officer

SOUTH HOLLAND D.C.
PLANNING DEPT
10 JAN 1992
REF .....

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

Copy sent to:-

Application no: H03/0011/92

Applicant: Mr/s Rodwell & Mrs Mitchell
Harrow Farmhouse
Littleworth Drove
Deeping St. Nicholas
Spalding Lincs

Agent: Mr W Wallace
Ultra Windows/Conserv.,
116 Park Road
Spalding
Lincs

Description: Change of use of part of extg dwelling & erection of single storey extensions to form residential home for elderly.
Location: Harrow Farmhouse Littleworth Drove
Deeping St. Nicholas Spalding Lincs

Type: FULL

23-JUN-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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

AK & MK Johnson
Wee Spinney
Main Road
Deeping St Nicholas
Spalding, Lincs. PE11 3EN

Copy of Decision sent to D.O.T 23/6.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 MAR 1992
Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledged by ST 9/3

A.K. & M.J. Johnson.

Wee Spinney,
Main Road,
Deeping St Nicholas,
Spalding,
Lincs Pell 3En.

7th March 1992.

Re application No.Ho3/0011/92

OBJECTION

Dear Sir,

As the residents adjacent to the proposed site we wish to raise the following objections.

1) That it may mar the open aspects which we currently enjoy, having purchased our property in the firm believe that additional development in the immediate area would not take place.

2) That it may decrease the value of our property.

3) We feel the proposed site inadequate for the size of the extension planned.

4) That as Deeping St Nicholas does not have the benefit of mains drainage the septic tank would be inadequate, even should further storage tanks be provided we are concerned of the effect of the additional effulent.

5) That adequate car parking is available for visitors within the grounds avoiding kerbside parking, as the entrance is on a busy main road (A16) and that Harrow Farmhouse has limited vision at its entrance.

6) The effect on water pressure.

We fear that our privacy outdoors would be invaded, and should plans be furthered would like assurance that the whole extension be screened from our view.

Yours faithfully,

A.K. Johnson

M.J. Johnson

PLANNING AMENDMENT

For office use only
Application No. H03/11/92
Date registered 17 FEB 1992
Case Officer

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
MR & MRS RODWELL & MRS MITCHELL
HARROW FARM HOUSE
LITTLEWORTH DROVE
DEEPING ST NICHOLAS
Tel. No. 0775 88272

NAME AND ADDRESS OF AGENT
(if form completed by agent)
ULTRA WINDOWS & CONSERVATORIES
116 PARK RD
SPALDING
Tel. No. 0775 712721 (Contact) WAYNE WALLACE

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
AS APPLICANT

Please complete
EARLIER APPLICATION No.
This application cannot be considered unless the relevant reference is stated
H03/0011/92

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed ..... Date 14.2.92.

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
SINGLE STOREY EXTENSION TO FORM RESIDENTIAL HOME FOR THE ELDERLY. CHANGE OF USE TO PART OF EXTN.

As NOW PROPOSED, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
(1) ELEVATION ALTERATION.
(2) INCLUSION OF BOILER HOUSE.

State drawing no's of the current submission
92-1-01
92-1-07

State Officer dealing with the application, if known.
MR. P.J. COY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

3. Please tick one box only
A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B: Amendment is to a proposal currently being considered ✓
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ✓

OFFICE USE ONLY

Validation	Adequate detail Acknowledged	☐ KL	Confirmed 17/2

Liaison with Building Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New application requested	.....	
	Indexed	.....	

		Preliminary	Final
	Dates	.....	.....
A. Post-decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	Indexed		.....
B. Current	Same char/desc. Admin. confirmation	☐	☐
	No publicity/residents	☐	☐
	Records edited		.....
	New application needed	☐	☐
	Indexed		.....
	Fee paying resubmission (Admin. confirmation)		Fee/Non-fee

Case Officer:

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

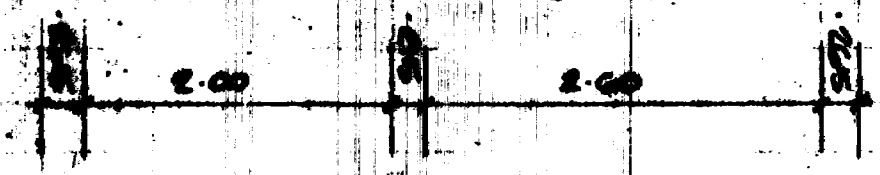
Site notes:

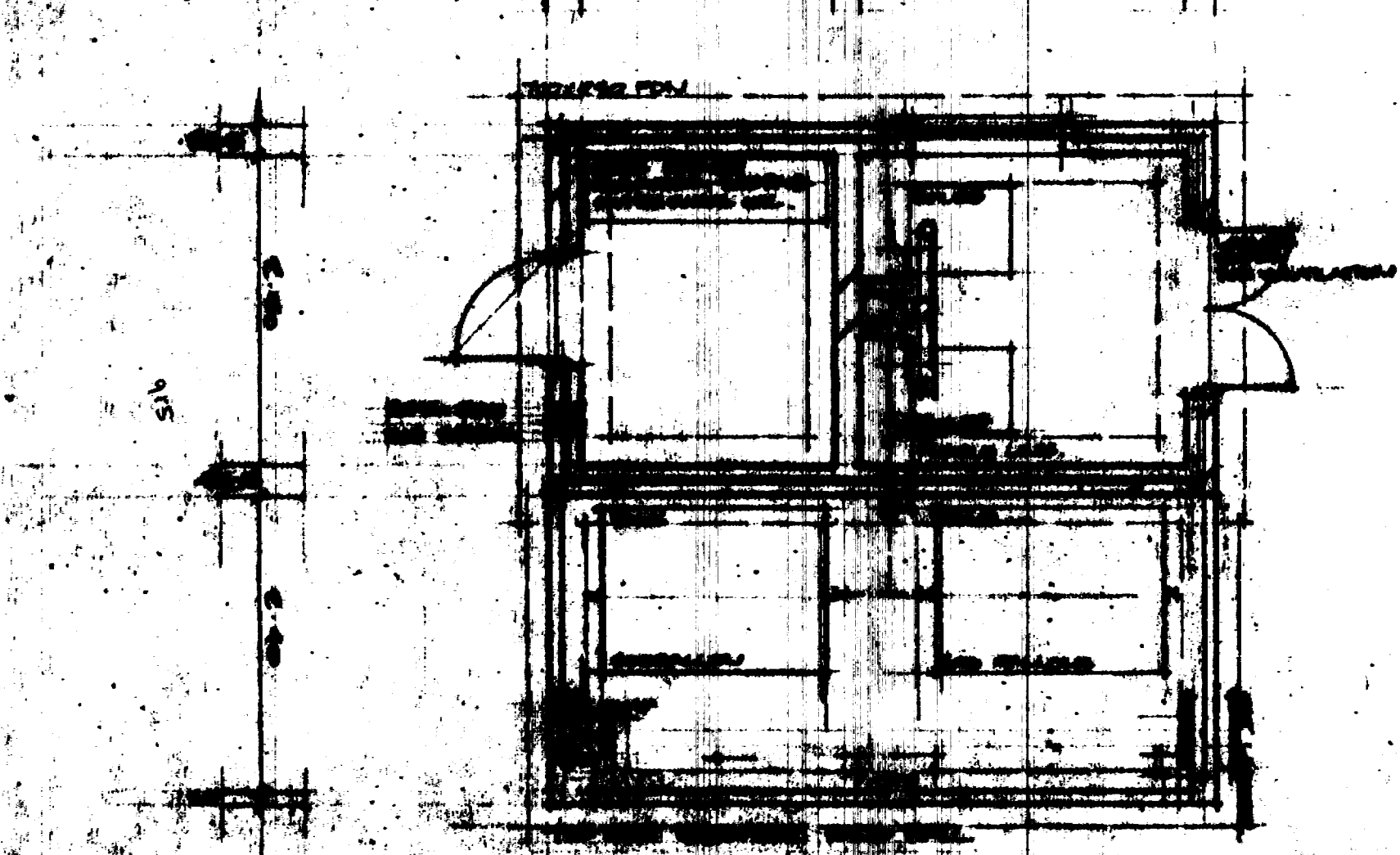
Details accepted, if different:

Notes:

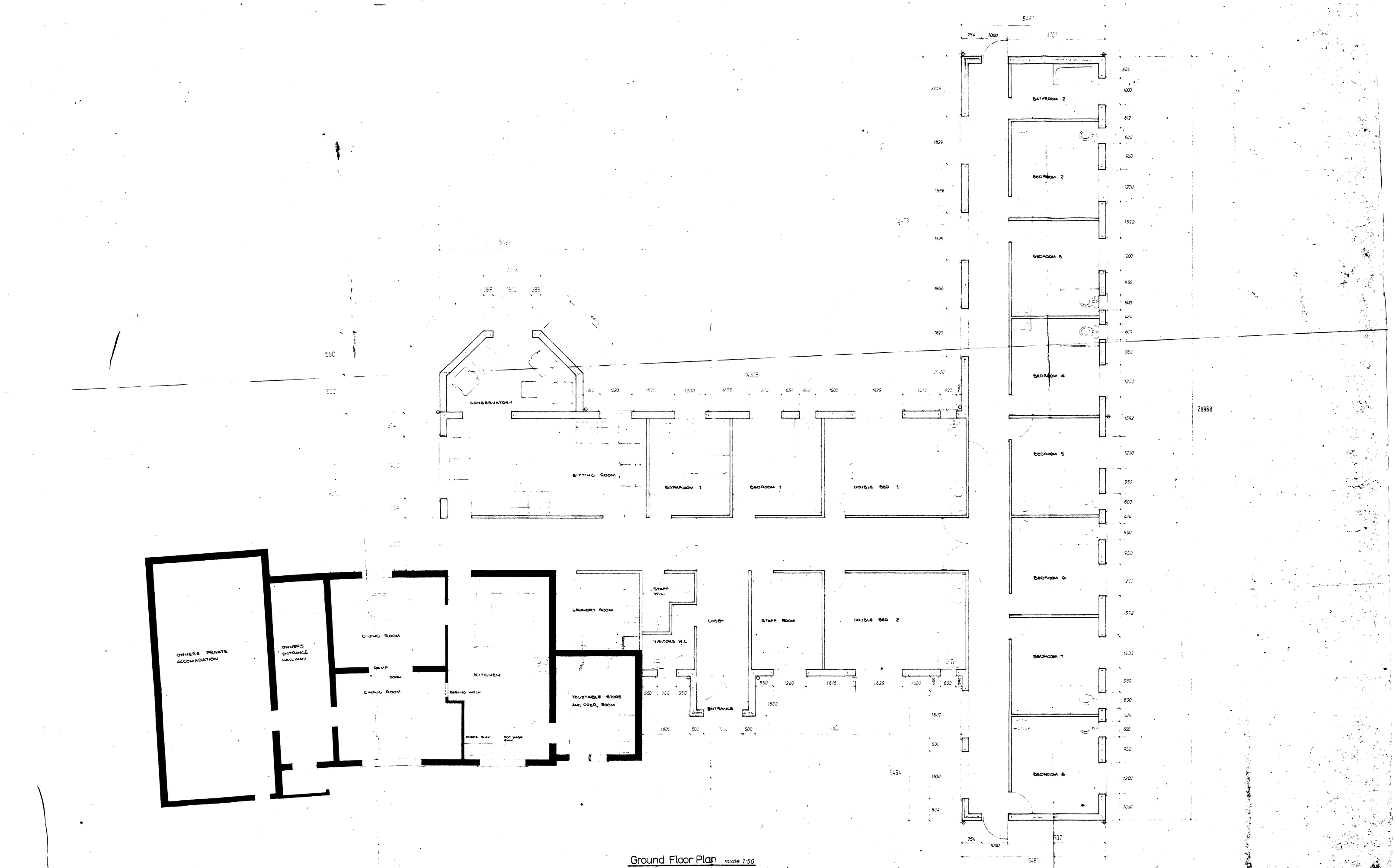
Affect on plots/fees:







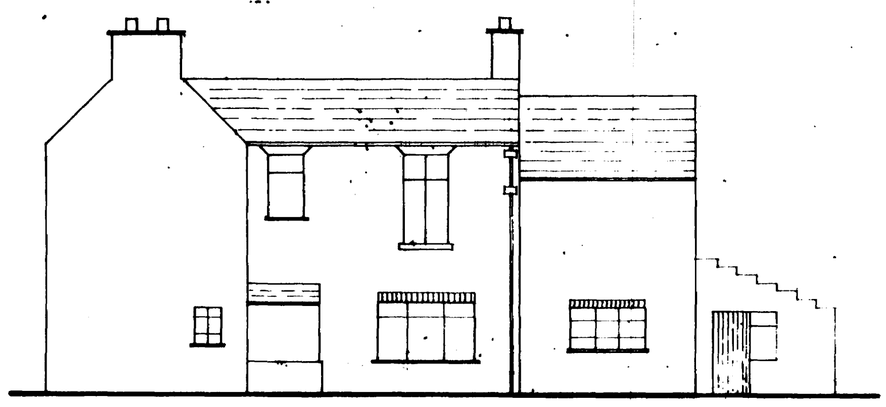
Drg N° 9



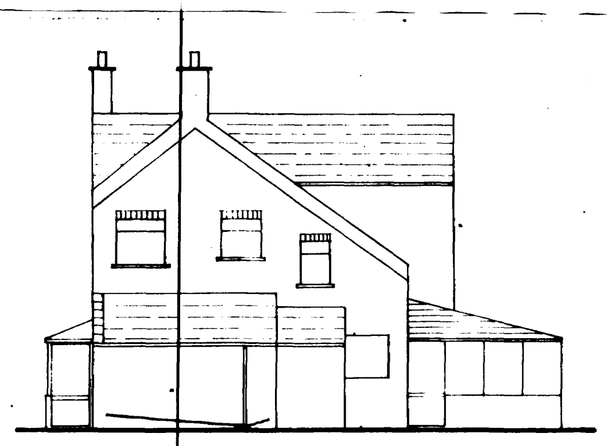
Ground Floor Plan *scale 1:50*

SOUTH HOLLAND D.C.
PLAN DEPT.
06 JAN 1992
REF. 0011/92

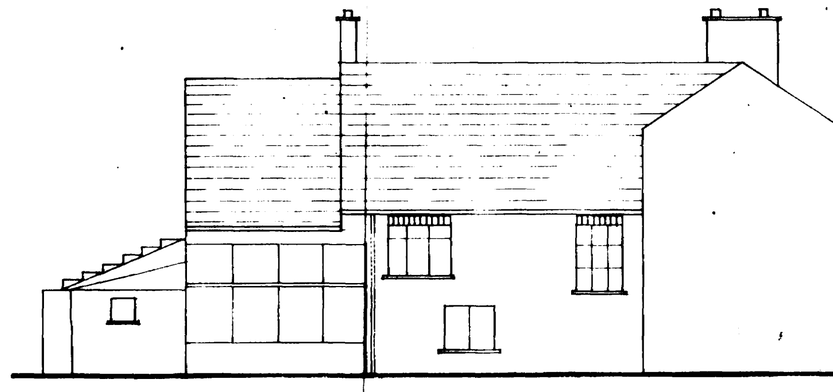
Proposed Residential Home for Mr & Mrs RODWELL & Mrs MITCHELL at Harrow Farm House, Deeping St. Nicholas, Spalding, Lincs. PE11. 3ET.



Extg SOUTH WEST Elevation

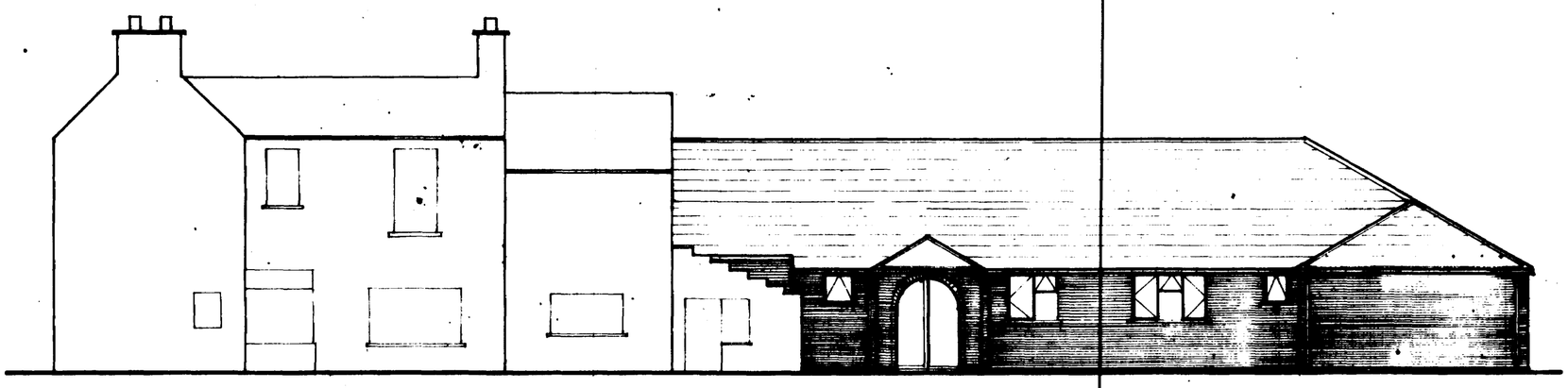


Extg SOUTH EAST Elevation

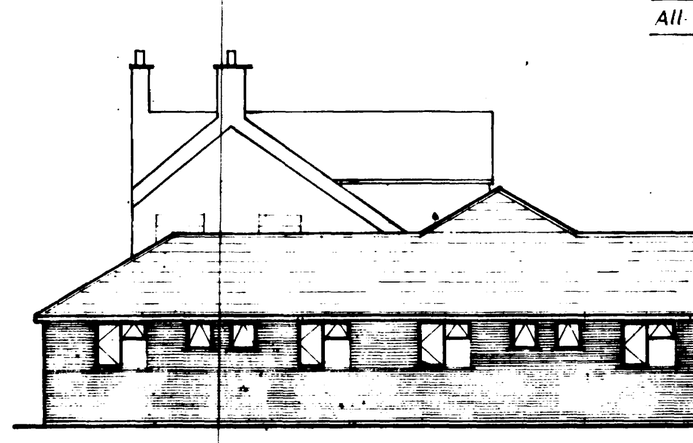


Extg NORTH EAST Elevation

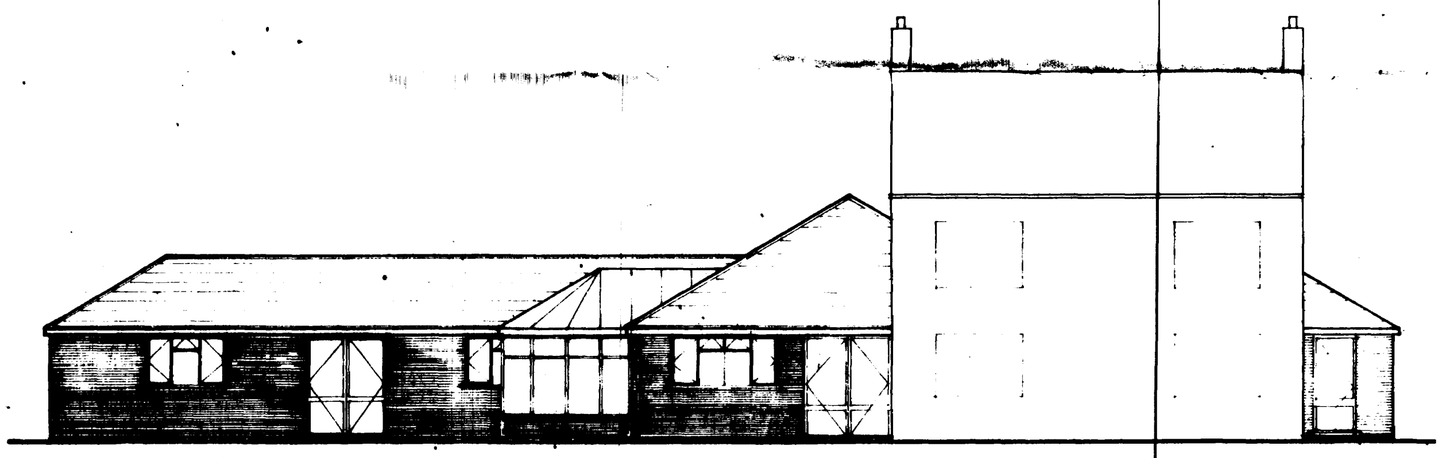
All



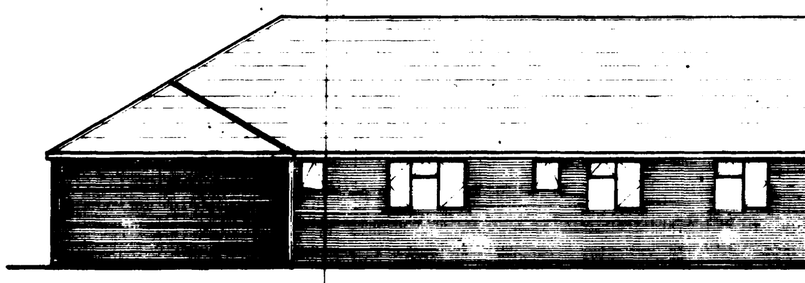
Proposed SOUTH WEST Elevation (Front)



Proposed SOUTH EAST E



Proposed NORTH WEST Elevation (Side)



Proposed NORTH EAST

Proposed Residential Home

for

Mr & Mrs RODWELL & Mrs MITCHELL

at

Harrow Farm House
Deeping St. Nicholas
Spalding
Lincs.

