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: H04/0355/92/A1 Date Received: 30 Sept 1992

Applicant:	Mr P Smith The Copse Northorpe Road Donington Spalding Lincolnshire	Agent:	Meldrum, Lee & Gillatt 49 High Street Boston Lincolnshire

Description of Original Development: Erection of house and detached garage

Location: Plot 1, Northorpe Road, Donington, Spalding

Amendment Submitted: Slight repositioning of dwelling on Plot 1

Drawing Number(s): 4217/28/A

12 October 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith.

Director of Planning and Building Control Services

amd.2

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H04/0355/92 Received:23-MAR-92 Type:RESERVED MATTERS

Earlier Permission: H04/0283/91

Name: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and detached garage

Location : Plot 1 Northorpe Road
Donington Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
18-MAY-92 H04/0355/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04|0355|92

Date Registered 23 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P SMITH
THE COPSE
NORTHORPE ROAD
DONINGTON
LINCS
Tel. No.

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS
Tel. No. 0205 364795
(Personal contact name) B G HALL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1 NORTHORPE ROAD DONINGTON

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCTION OF HOUSE & SEPARATE GARAGE

Please complete

Signed B Hall pp MELDRUM LEE & GILLATT Date 19 MARCH 1992

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting [ ] Design [ ] External Appearance [ ]
Means of Access [ ] Landscaping [ ]
Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.	H04/0283/91
B. Please state which reserved matters are dealt with in this application.	ALL
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:	6.000	metres
(b) max. length:	8.800	metres
(c) max. width:	7.800	metres
C. Please state type and colour of materials for facing external walls:	RED RUSTIC FACING BRICKS	
D. Please state type and colour of roofing materials.	FARMHOUSE CONCRETE INTERLOCKING TILES	

5. GENERAL INFORMATION Please complete each section

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

BUILDING PLOT

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: NORTHORPE ROAD
Will there be —
Individual access(es) [ ]
New estate road [✓]

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

SEPARATE GARAGE

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	TO EXISTING SURFACE WATER DRAIN
B. For estate developments, please state how highway surface water will be disposed of	GRAVEL PRIVATE ACCESS ROAD
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):

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

Continue on separate sheet if necessary.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H04/0355/92 Received:23-MAR-92 Type:RESERVED MATTERS

Name: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and detached garage

Location : Plot 1 Northorpe Road
Donington Spalding

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

Authorised to issue:

15-MAY-92 H04/0355/92 AD.N.....DC.N.....
15/5

APPLICATION REFERENCE: H04/0354/92 DATE RECEIVED: 23 March 1992

APPLICANT: M Adams
307 Highbury New Park
London

AGENT: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincolnshire

TYPE: Reserved Matters

DESCRIPTION: Erection of house and garage

LOCATION: Plot 3, Northorpe Road, Donington, Spalding, Lincolnshire

APPLICATION REFERENCE: H04/0355/92 DATE RECEIVED: 23 March 1992

APPLICANT: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding
Lincolnshire

AGENT: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincolnshire

TYPE: Reserved Matters

DESCRIPTION: Erection of house and detached garage

LOCATION: Plot 1, Northorpe Road, Donington, Spalding, Lincolnshire

APPLICATION REFERENCE: H04/0356/92 DATE RECEIVED: 23 March 1992

APPLICANT: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding
Lincolnshire

AGENT: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincolnshire

TYPE: Reserved Matters

DESCRIPTION: Erection of house and garage

LOCATION: Plot 2, Northorpe Road, Donington, Spalding, Lincolnshire

Parish Council: No comments.

County Highways: No objection to H04/0354/92 and H04/0355/92. Turning space for H04/0356/92 is inadequate.

Public Objections: Two letters received, one from intended purchaser, and one from vendor of house to north - summarised:
- High density, out of character with neighbouring properties.
- Overdevelopment.
- Increase vehicular noise/activity via proposed new estate road adjacent to our property.

PREVIOUS DECISIONS

Numerous applications refer to bungalow to the rear.
H04/0070/88 - Outline for three plots - Granted.
H04/0051/91 - Erection of three houses - Withdrawn.
H04/0283/91 - Residential development - Granted.

PLANNING ISSUES

1 H04/0283/91 was granted by the Secretary of State for the Environment after the applicant appealed against non-determination within the 8 week period. When making his decision he made no reference to the number of dwellings because on the basis of the information before him, he was not satisfied three dwellings would necessarily be acceptable. However, the Secretary of State did suggest more than one dwelling would be acceptable, two fronting Northorpe Road, and one to the rear.

2 The proposal is for three modest dwellings. The first floor level is within the roof space, to allow the height of the buildings to be reduced to approximately 6.5 metres. Overlooking between the three dwellings and the surrounding properties is acceptable. The main issue is whether the proposed dwellings will appear cramped and dominant. It is my opinion that owing to their design, which reduces their bulk the proposal is acceptable.

RECOMMENDATION -

H04/0354/92 - Approve Reserved Matters.

H04/0355/92 - Approve Reserved Matters.

H04/0356/92 - Subject to the applicant amending the turning space to the satisfaction of the County Council, authorise the Director of Planning and Building Control Services to Approve Reserved Matters.

BF 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: H04/0355/92 Type: RESERVED MATTERS

Applicant: Mr P Smith
Tel:

Agent: Meldrum Lee & Gillatt
0205 364795

Description: Erection of house and detached garage

Location: Plot 1
Northorpe Road
Donington
Spalding

Valid date: 23-MAR-92 Terminal date: 18-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 28-MAR-92 Report deadline: 29-APR-92
Inspected by 02-APR-92
Extra contacts 07-APR-92 Case Officer:
Report if not clear by 27-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Donington P	27-MAR-92	10-APR-92	No Cards
Cllr Mrs R Hunt MBE 0775 820291	27-MAR-92	10-APR-92	
Cllr M S L Rollinson	27-MAR-92	10-APR-92	
Owner/Occupier	8 APR 92	22 APR 92	

L C C - OPS Attached JC 24-92

SITE DETAILS

Grid ref: 520960 336180
OS Sheets: 5 Parcel:

BRI. 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: H04/0355/92 Type: RESERVED MATTERS

Applicant: Mr P Smith
Tel:

Agent: Meldrum Lee & Gillatt
0205 364795

Description: Erection of house and detached garage

Location: Plot 1
Northorpe Road
Donington
Spalding

Valid date: 23-MAR-92
Target dates:
To case officer 28-MAR-92
Inspected by 02-APR-92
Extra contacts 07-APR-92
Report if not clear by 27-APR-92

Terminal date: 18-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	27-MAR-92	10-APR-92
Cllr Mrs R Hunt MBE 0775 820291	27-MAR-92	10-APR-92
Cllr M S L Rollinson	27-MAR-92	10-APR-92

L.C.C. Obs Attached Jo CS 2-4-92.

SITE DETAILS

Grid ref: 520960 336180
OS Sheets: 5 Parcel:

AN 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: H04/0355/92

Applicant: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and detached garage

Location: Plot 1 Northorpe Road
Donington Spalding

Type: RESERVED MATTERS

28-MAY-92

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mrs E M Bainbridge
12 Northorpe Road
Donington
Spalding
Lincolnshire PE11 4XU

Mr & Mrs Clowes
94 Beverley Road
Ruislip
Middlesex
HA4 9NS

OBJECTION

94 BEVERLEY ROAD
RUISLIP
MIDDX HA4 9AS

0895-673922

17th April 1992

Dear Sir

Re: Planning Applications - Plot 3, Northorpe Road
Donington, Spalding

We are about to exchange contracts on our purchase of No 12, Northorpe Road, Donington, the property adjoining the above plot, and have received from our Solicitor copies of Planning Applications H04/0354, H04/0355 and H04/0356 (92).

We write to express grave concern at the proposal to erect three detached houses and garages on this small sized plot as this would involve building to a high density totally out of character with neighbouring properties and must be detrimental to the surrounding area. We, therefore, wish to express our strongest objection to the proposed development.

Yours faithfully

J K Clowes (Mrs)

C.J. and J.K. Clowes

C J Clowes (Mr)

S.H.D.C. PLANNING DEPT.
RECEIVED
23 APR 1992
Attention of
DPO NRM
DOPO SS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by ST
date 24/4

BY HAND

Mr B Smith, Dip TP MRTPI
Director of Planning and Building Control Services
Council Offices
SPALDING
Lincs PE11 2XE

RU

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1992
Attention of
DPO DPM
DOPO DS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledged by
Date

12 Northorpe Road
Donington
Spalding
Lincs
PE11 4XJ

For the attention of Mr B Smith - Dip TP MRTPI
Director of Planning & Building Control Services

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

C[illegible]

15 April 1992

Dear Sir

REFERENCE:- OUTLINE PLANNING APPLICATIONS - NOS. H04/0354/9.
H04/0355/9.
H04/0356/9.

Further to your letters dated 8 April 1992 advising us of proposed planning applications at Plots 1, 2, 3, Northorpe Road, Donington.

On studying the proposals, we would like to make the following observations/objections:-

1) The three planning applications refer to the same site and studying the plans altogether, and bearing in mind the siting of the applicants bungalow and garage towards the rear of the outlined plots, (which, like our own property, has not been indicated on the plans submitted with the applications) we feel that it would be an overdevelopment of the site in question for three houses and garages to be built.

2) The proposed developments would be detrimental to the surrounding area and neighbouring properties

3) Increased vehicular noise/activity via the proposed new estate road running adjacent to our property on our left hand side boundary.

Yours faithfully

E. M. Bambridge (Mrs)

ON BEHALF OF

MR R LT BAINBRIDGE AND MRS E M BAINBRIDGE

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

BGH/TAE/4217

22 April 1992

Department of Planning & Building Control
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sirs

Approval of Reserved Matters
Development at Northorpe Road Donington

Further to your request for details of materials we confirm the following:-

Plot 1 ref H04/0355/92 - Ibstock red multi rustic facing bricks
Sandtoft smooth brown double pantile

Plot 2 ref H04/0356/92 - Ibstock red multi rustic facing bricks
Sandtoft smooth brown double pantiles

Plot 3 ref H04/0354/92 - Ibstock red multi rustic facing bricks
Sandtoft smooth brown double pantiles

We trust that these will be satisfactory for your purposes.

Yours faithfully

B G Hall AMIAS

cc Mr P Smith

S.H.D.C. PLANNING DEPT.
RECEIVED
23 APR 1992 P.O

Attention of
CPO NHM
DLRO
ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date

B **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: H04/0355/92

Applicant: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and detached garage

Location: Plot 1 Northorpe Road
Donington Spalding

Type: RESERVED MATTERS

Date received: 23-MAR-92

27-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

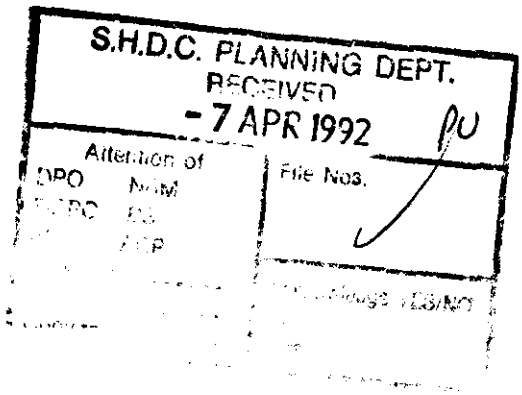
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council 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 to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:



Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H04/0355/92

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	0	9	3	6	1

2. Address or location

Plot 1 Northorpe Road, Donington.

3. Name, classification and number of road

T4

4. Date application referred 2-4-92

5. State whether outline, detailed application etc.

R M.

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

House & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

b. ~~Requests that any permission given~~ by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 2-4-92 Signed: [signature]
Director of Highways and Planning

PLANNING AMENDMENT

For office use only

Application No. HO4/0355/92/A1

Date registered 10 SEP 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SMITH

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. 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 ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

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 .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

BGH/JC/4217

29 September 1992

AMENDED PLAN
Ref. A1/

Department of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Residential Development Plots 1 and 2
Northorpe Road Donington for Mr P Smith

In order to provide slightly improved accommodation for the property on Plot 2, we have been asked to change the layout for this plot. This has also required the slight repositioning of the dwelling on Plot 1. We enclose two copies of the revised house type and four copies of the layout and we would be pleased if these could be substituted for those previously approved. Your references H04/0355/92 and H04/0356/92 refer.

Yours faithfully

B G Hall AMIAS

Encs

Partners:
B G Hall AMIAS
P Hinton RIBA
P W Lowe RIBA
J A Merrett MBA
J R Gill ARICS

Associates:
B Singh AMIAS
A D Minoaz MBIAT
C W Magee MBIAT
D C Quincey ABIAT
P M Pearson AMSST
C E Silvester MSST
E P Sylvester MBIAT

Consultant:
D H Guest FRICS

DoE Ref: APP/A2525/A/91/186569

LPA Ref: H04/0283/91

TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) REGULATIONS 1987

APPEAL BY P SMITH

Questionnaire and Supporting Documentation from Local Planning Authority

: Questionnaire
: Case for the Local Planning Authority

PART ONE: PLANNING OFFICER'S REPORT

: Copy of Report to Planning Committee dated 22nd May, 3rd July 1991
: Extract of Minute of Planning Committee meeting 22nd May, 11th June 3rd July
: Copy of Decision Notice

PART TWO: BACKGROUND PAPERS

: Copy of Lincolnshire County Council Highway observations
: Copy of Donington Parish Council observations
: Copy letter from interested parties

PART THREE: MISCELLANEOUS

: Copy of Interim Boundary of Development for Donington
: List of Conditions if the appeal were to be allowed

PLAN 'A' Appeal Site (including Interim Boundary of Development)

B SMITH MRTPI
DISTRICT PLANNING OFFICER
CHATTERTON TOWER
WINFREY AVENUE
SPALDING
LINCS

Telephone (0775) 761161

APPEAL QUESTIONNAIRE
(revised November 1989)

TOWN AND COUNTRY PLANNING ACT 1971
PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL

DOE APPEAL REF: APP/ A2525/A/91/186569 S20940 336170

APPEAL BY: P. Smith. GRID REF: _____

SITE: The Copse, Northorpe Road, Donington, Spalding.

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1.	Do the Council agree to the written representations procedure? (If NO, go to Q.3)	YES/~~NO~~
2.	Could the Inspector see the whole site clearly from a road or other public land?	YES/~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~/NO
4.	Was a Section 27 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~/NO
5.	Did the appellant submit a notice and certificate under Section 26 of the 1971 Act with the application?	~~YES~~/NO
6.	Was it necessary for the Council to advertise the proposals under Section 28 of the 1971 Act?	~~YES~~/NO
7.	Is the appeal site within an approved Green Belt?	~~YES~~/NO
8.	Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, attach details)	~~YES~~/NO
9.	Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State for consideration; or does the development directly affect the line of a footpath, bridleway or highway? (If YES, attach details and, where necessary, give the Department's reference numbers)	~~YES~~/NO
10.	Is the site within a Conservation Area? (If NO, go to Q.12)	~~YES~~/NO
11.	Does the appeal relate to an application for conservation area consent?	~~YES~~/NO
12.	Does the development involve the demolition, alteration or extension of a Grade I/II*/II listed building? (delete as appropriate) *(If YES, or if the proposed development would affect the setting of a listed building, attach a copy of the relevant listing description from the list of Buildings of Special Architectural or Historic Interest)* (If NO, go to Q.14)	~~YES~~/NO
13.	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES/NO
14.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~/NO

LOCAL PLANNING AUTHORITY STATEMENT

1. An outline application in 1988 established the principle of 3 plots on this site. It lapsed on 8th March 1991. A renewal was received on 24th January 1991 and withdrawn owing to a recommendation of refusal resulting from the fact that the submitted siting details were significantly different and larger, than those previously granted on 1988.

2. The application, subject to this appeal, was received on 28th March 1991 and considered by the Planning Committee on 22nd May 1991, which is within the 8 week period. The Planning Committee resolved to defer the determination of the application to enable the Members of the Committee to inspect the site, which took place on the 11th June 1991.

3. Following their inspection of the appeal site the Members of the Plans Sub-Committee discussed the details of the application and took into account the details of the earlier permission H04/0070/88: the current erection of a dwellinghouse on the northern boundary of the appeal site H04/1031/90 the characteristics of the established pattern of frontage development along that part of Northorpe Road and the advice on tandem development as set out in Development Control Policy Note No 2: "Development in Residential Areas". The Plans Sub-Committee concluded that the circumstances of the application had changed sufficiently to enable them to recommend to the Planning Committee that permission be refused.

4. Consequently the report to the 3rd July meeting of the Planning Committee set out the reasons for the refusal of planning permission. The Committee reports and minutes, in addition to the draft decision notice, which has not been issued, are reproduced in Part One together with the Planning Officer's Report.

DETAILS OF CONSIDERATIONS RELEVANT TO DECISION.
(as per 15f of questionnaire)

1. The appropriateness of 3 plots, does it constitute overdevelopment of the site?

2. Tandem development and places existing bungalow in a backland position.

3. The character of the area is that of ribbon development. The proposal is for depth development and therefore contrary to the established character.

DoE Ref: APP/A2525/A/91/186569

LPA Ref: H04/0283/91

TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) REGULATIONS 1987

APPEAL BY P SMITH

PART ONE: PLANNING OFFICER'S REPORT

South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

Telephone (0775) 761161

APPLICATION REFERENCE: H04/0283/91 DATE RECEIVED: 28 March 1991

APPLICANT: P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincolnshire

AGENT: Meldrum Lee & Gillatt
49 High Street
Boston
Lincolnshire

TYPE: Outline

DESCRIPTION: Residential development (three plots)

LOCATION: The Copse, Northorpe Road, Donington

Parish Council: Comments as H04/0051/91 which are reproduced below:
- Inappropriate development to front of Copse.
- Is this land the site of a former pit?

County Highways: Request conditions.

PREVIOUS DECISIONS
Numerous applications refer to the bungalow to the rear, the garage of which is used as a swimming pool sales office.
H04/0070/88 - Outline for 3 plots residential development with private access road - Granted.
H04/0051/91 - Erection of 3 houses including details of siting and means of access - Withdrawn.

PLANNING ISSUES
1 The application is an outline and there are no reserved matters to be considered at this stage.
2 A previous application, which has now lapsed, established the principle of 3 plots on this site. The submitted block plan is similar to the previous plan. The boundary is slightly altered on the boundary between The Copse and plot 3 and the dwelling on plot 1 is longer.
3 The side boundaries are planted with leylandii at differing states of maturity. The boundaries with The Copse and at the road frontage are open.
4 Condition 6 which is requested by Lincolnshire County County Highways Department was not placed on the earlier application. It is felt that this condition is too demanding and would prevent any front planting to maintain rural character. Further discussions are necessary with Lincolnshire County Council Highways before the condition is imposed.

PLANNING OFFICER'S RECOMMENDATION - Subject to earlier consultation with Lincolnshire County Council Highways on Condition 6, authorise the District Planning Officer to grant permission:

1 SC8 - (details)
2 SC27 - (implementation of planting)
3 B21 - (turning space) ... Before the access to plot 1 is ...
4 B21 - (turning space) ... Before the private access road is commenced ...
5 B12 - (radii and width of access) amended ... The private access road shall ... 6 metres ... 4.5 metres.
6 B18 - (visibility at access) amended ... shall for the whole site frontage ... 0.6 metres ...

Reasons
1 Standard.
2 Standard.
3 B21.
4 B21.
5 B6.

Defined 1 4 5 6

B4.

NOTE
The turning spaces shown for plot 1 and the private road are unsatisfactory and will require amending at detailed stage.

APPLICATION REFERENCE: H04/0283/91

DATE RECEIVED: 28 March 1991

APPLICANT: P Smith
The Copse
Northorpe Road
Donington
Spalding
Lincolnshire

AGENT: Meldrum Lee & Gillatt
49 High Street
Boston
Lincolnshire

TYPE: Outline

DESCRIPTION: Residential development (three plots)

LOCATION: The Copse, Northorpe Road, Donington

REPORT

The Sub-Committee after visiting the site on 11 June 1991 are mindful to refuse planning permission. My suggested reasons are:-

1 Notwithstanding an earlier grant of permission for residential development on the site (under reference H04/0070/88 which has now expired) the Local Planning Authority are of the opinion that the development as proposed would, having regard to the existence of two individual dwellings situated immediately to the north-west and to the north of the site respectively, constitute an overdevelopment of the site to the extent that the residential amenities of both the proposed and existing dwellings including the privacy and outlook of the occupants would be adversely affected to an unacceptable degree.

2 Having regard to the established pattern of ribbon development along Northorpe Road the development as proposed would constitute an undesirable form of backland development which would be uncharacteristic and harmful to the appearance of the locality.

397. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H14/0228/91 A Cook		One dwelling and garage, Horseshoe Road, Spalding.

(To ascertain whether the characteristics of the site are suitable for such development.)

H14/0234/91 Mr P Hammond and Miss J E East	O.A.	Bungalow with garage and vehicular access at The Bungalow, White Cross Lane, Surfleet.

(Pending a site inspection to ascertain whether it would be worthwhile the applicants submitting a full application in accordance with the Council's local needs policy.)

H05/0331/91 Mr F W Hunt	O.A.	Residential development at OS 0964 and 1875, Hocklesgate, Fleet Hargate.

(Pending the consideration of a further report relating to access considerations and the result of the appeal in respect of development on the adjoining site.)

(It was also agreed that the applicant be informed of this decision and be requested to agree to the application being held in abeyance until such time as access considerations can be resolved.)

H08/0098/91 Mr S P Cook	Change of use to repair of motorcycles (general industrial - B2) with new access to Long Drove End, 1 Highbury Cottage, Hundred Fen, Gosberton Clough.

(To see if the site would be suitable for the development if there was an Agreement under Section 106 of the Town and Country Planning Act 1990 restricting the use of the land to the repair of motorcycles and the operation of the business is restricted to the occupants of the adjoining property.)

H04/0283/91 P Smith	O.A.	Residential development (three plots) at The Copse, Northorpe Road, Donington.

(Pending a site inspection as the development appears to be inappropriate ribbon development on the site of a former pit.)

H20/0274/91 Baptist Church Chapelgate	O.A.	One single storey dwelling on land adjoining Church, Chapelgate, Sutton St James.

(Pending a site inspection to ensure that the site is suitable in size for the development and that the development as proposed would be in keeping with the existing development.)

442. PLANNING APPLICATIONS (Continued)

P.U

Plan No. and applicant	Proposal
H14/0228/91 A Cook	One dwelling and garage, Horseshoe Road, Spalding.

RESOLVED: Consideration of the application be deferred to enable the Planning Officer to report to a future meeting with appropriate conditions as the Sub-Committee is mindful to grant planning permission contrary to his recommendation including a note to be added regarding the need for a property to be specifically designed for the site.)

H14/0234/91 Mr P Hammond and Miss J E East	Bungalow with garage and vehicular access at The Bungalow, White Cross Lane, Surfleet.

RESOLVED: Planning permission be refused in accordance with the Planning Officer's recommendations.

H08/0098/91 Mr S P Cook	Change of use to repair of motorcycles (General Industrial - B2) with new access to Long Drove End, 1 Highbury Cottage, Hundred Fen, Gosberton Clough.

RESOLVED: Planning permission be granted for a limited period of 3 years in the first instance and subject to a Section 106 Agreement restricting the use of the land to the repair of motorcycles and ensuring that the operation of the business is restricted to the occupants of 1 Highbury Cottage.

H04/0283/91 P Smith	O.A.	Residential development (3 plots) at The Copse, Northorpe Road, Donington.

RESOLVED: Consideration of the application be deferred to enable the Planning Officer to report back with appropriate reasons for refusal as the Sub-Committee is mindful to refuse planning permission contrary to his recommendations as the proposal represents an undesirable form of backland development and an overdevelopment of the site.

H20/0274/91 Baptist Church, Chapelgate	One single storey dwelling on land adjoining Church, Chapelgate, Sutton St James.

RESOLVED: Consideration of the application be deferred pending a site inspection to ensure that the site is suitable in size for the development and that the development as proposed would be in keeping with the existing development.

443. ESTATE DEVELOPMENT

RESOLVED:	The Planning Committee be recommended to grant planning permission for the undermentioned development in accordance with the Planning Officer's recommendation, subject to an additional condition requiring the provision of street lighting to the private access road within the curtilege of the site.

Plan No. and Applicant	Proposal
H06/0343/91 N Scrimshaw & Sons	Residential development including private road and vehicular access, plots 5, 6, 7, 8, 9 and 10 Church End, Gedney.

506. PLANNING APPLICATIONS (Continued)

(g) **Appeal for Non-determination - Reasons for refusal of application**

It be noted that an appeal for non-determination has been submitted in respect of the undermentioned application and that although the application can not now be determined by this authority the Committee was previously mindful to refuse the application, and the Planning Officer's recommended reasons for refusal be approved to enable a suitable case to be put forward at appeal:-

Plan No. and Applicant		Proposal
H04/0283/91 P Smith	O.A.	Residential development (three plots) at The Copse, Northorpe Road, Donington.

(h) **Applications Planning Officer Authorised to Approve**

The Planning Officer be authorised to grant planning permission in respect of the undermentioned developments, in accordance with his recommendations as amended where indicated:-

Plan No. and Applicant		Proposal
H05/0331/91 Mr F W Hunt	O.A.	Residential development at OS 0964 and 1875, Hocklesgate, Fleet Hargate.
H02/0340/91 C & B Construction		Ten flats and associated parking at Horseshoe Yard, Broadway, Crowland.

(Subject to satisfactory discussions with the applicant regarding the possibility of improving the architectural design of the proposed development.)

(i) **Application Planning Officer Authorised to Refuse**

The Planning Officer be authorised to refuse planning permission in respect of the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H07/0467/91 Mr & Mrs D Clark	Dwelling on land adjacent to "Joydon", North Road, Gedney Hill.

(j) **Enforcement Action**

(i) Application Reference H05/1344/90

Arising from the refusal of application reference H05/1344/90 relating to the change of use of agricultural land at Washway Road, Fleet to garden area with pond, the District Secretary be authorised to take enforcement action under the provisions of sections 172/173 of the Town and Country Planning Act 1990 to secure the removal of the unauthorised development within a period of 6 months from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of protecting the character of the countryside and safeguarding this best quality agricultural land.

TOWN AND COUNTRY PLANNING ACT 1971

REFUSAL OF PLANNING PERMISSION

REFERENCE : H04/0283/91

DATE RECEIVED : 28 3 91

APPLICANT : P Smith
The Copse
Northorpe Road
Donington, Spalding
Lincolnshire

AGENT : Meldrum Lee &Gillatt
49 High Street
Boston
Lincolnshire

TYPE : Outline GRID REF : 520940 336170

DESCRIPTION : Residential development (three plots)

LOCATION : The Copse, Northorpe Road, Donington, Spalding

Appeal Rec'd for Non-Det

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

1 Notwithstanding an earlier grant of permission for residential development on the site (under reference H04/0070/88 which has now expired), the Local Planning Authority are of the opinion that the development as proposed would, having regard to the existence of two individual dwellings situated immediately to the north-west and to the north of the site respectively, constitute an over-development of the site to the extent that the residential amenities of both the proposed and existing dwellings including the privacy and outlook of the occupants would be adversely affected to an unacceptable degree.

2 Having regard to the established pattern of ribbon development along Northorpe Road, the development as proposed would constitute an undesirable form of backland development which would be uncharacteristic and harmful to the appearance of the locality.

District Planning Officer
4 July, 1991 (C)

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

DoE Ref: APP/A2525/A/91/186569

LPA Ref: H04/0283/91

TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) REGULATIONS 1987

APPEAL BY P SMITH

PART TWO: BACKGROUND PAPERS

South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

Telephone (0775) 761161

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Hertsmere District Council Application Reference H024/0283/91

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	0	9	3	6	1

2. Address or location

The Copse, Northorpe Road, Donington

3. Name, classification and number of road

III

4. Date application referred 10-4-91

5. State whether outline, detailed application etc.

OL.

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

Residential - 3 Plots.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. 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: 10-4-91 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 – Before the access to plot 1 is - - - -

(2) B21 – Before the private access road is commenced - - - - - - - - -

(3) B12 (amended) The private access road shall - - - 6m - - - - - - - - - - 4.5m.

(4) B18 (amended) No - - - - - - - shall for the whole site frontage - - - - 0.6m - - -

Delete as appropriate

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

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

(1) B21

(2) B21.

(3) B6

(4) B4

Note/ The turning spaces shown for plot 1 and the private road are unsatisfactory and will require amending at detailed stage.

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

DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

APPLICATION NO : H04/0283/91

DATE RECEIVED : 28 3 91

APPLICANT : P Smith
The Copse
Northorpe Road
Donington, Spalding
Lincolnshire

AGENT : Meldrum Lee &Gillatt
49 High Street
Boston
Lincolnshire

DESCRIPTION : Residential development (three plots)

LOCATION : The Copse, Northorpe Road, Donington, Spalding

Type : Outline Grid Ref : 520940 336170 Ward C

Terminal Date 23 5 91

Consultation with Parish Council

Dear Sir / Madam,

9 April, 1991

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

PJ

S.H.D.C. PLANNING DEP
RECEIVED
- 7 MAY 1991
Action by
DPO Head
DDPO GS
JC ACP

Yours faithfully,
B. SMITH,
District Planning Officer.

To
Donington
Parish Council

FOR PARISH COUNCIL USE ONLY

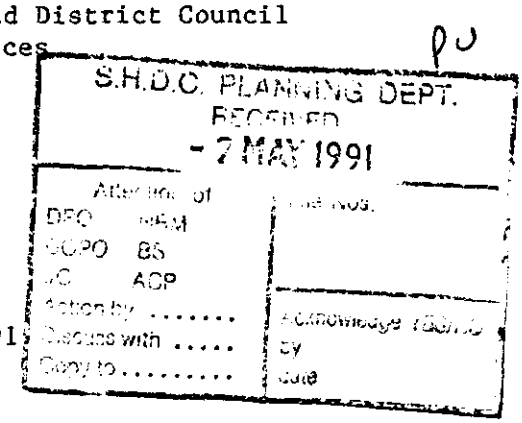
1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations:

This application appears to be the same as previous application no 0051/91 and the same comments therefore stand.

Signed: Cleary Date: 1/5/91

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



NRA

National Rivers Authority
Anglian Region

30 April 1991

Our Ref: GT/JD

Dear Sir

PLANNING APPLICATION NO. H04/0283/91
ERECTION OF 3 NO. DWELLINGS AT
THE COPSE, NORTHORPE ROAD, DONINGTON

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

Foul drainage from the proposed development should be connected to the main foul sewer.

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

For your information, we enclose a copy of a letter dated 23 April 1991, received from Black Sluice Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F MORGAN
Planning Engineer

cc: Meldrum Lee & Gillatt, 49 High Street, Boston, Lincs

JD

DR. KEVIN BOND
Regional General Manager

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

application - S4 25

WITHAM FIRST & NENE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PA

J.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M
ENGINEER TO THE BOARD

TEL. 0205 361081
FAX. 0205 365367

YOUR REF. OUR REF. JMH/SM/P/21 DATE 23 April 1991

Planning Engineer
Anglian Water - NRA
Harvey Street
LINCOLN
LN1 1TF

Dear Sir

Planning Application No H4/0283/91 - Proposed development 3 plots at Northorpe Road Donington for P Smith

I have the following requirements with reference to the above planning application.

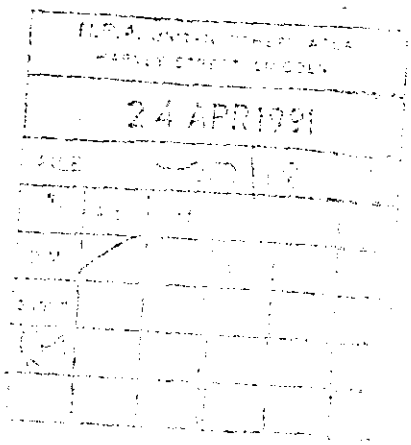
If subject to a percolation test, soakaways prove ineffective, it is recommended that the roof and site surface water should be discharged directly into the drain to the north western end of the development.

The proposed development then increases the rate of discharge into the Board's drainage system. Under the Board's Byelaws the developer shall pay the Board a development contribution.

Yours faithfully

S.M. Hemmings.

Engineer to the Board



DoE Ref: APP/A2525/A/91/186569

LPA Ref: H04/0283/91

TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) REGULATIONS 1987

APPEAL BY P SMITH

PART THREE: MISCELLANEOUS

South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

Telephone (0775) 761161

FEN END
CONST
LINCOLNSHIRE EURO CONST

LIST OF CONDITIONS IF APPEAL WERE TO BE ALLOWED

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

   Reason: The application was submitted in outline only.

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

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

3. Before the access to plot 1 is commenced to be used, provision shall be made within the site to the satisfaction of the local planning authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

4. Before the private access road is commenced to be used, provision shall be made within the site to the satisfaction of the local planning authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

5. The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

   Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6. No part of any wall, hedge or fence shall, for the whole site frontage on each side of the access, exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

   Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

DoE Ref: APP/A2525/A/91/186569

LPA Ref: H04/0283/91

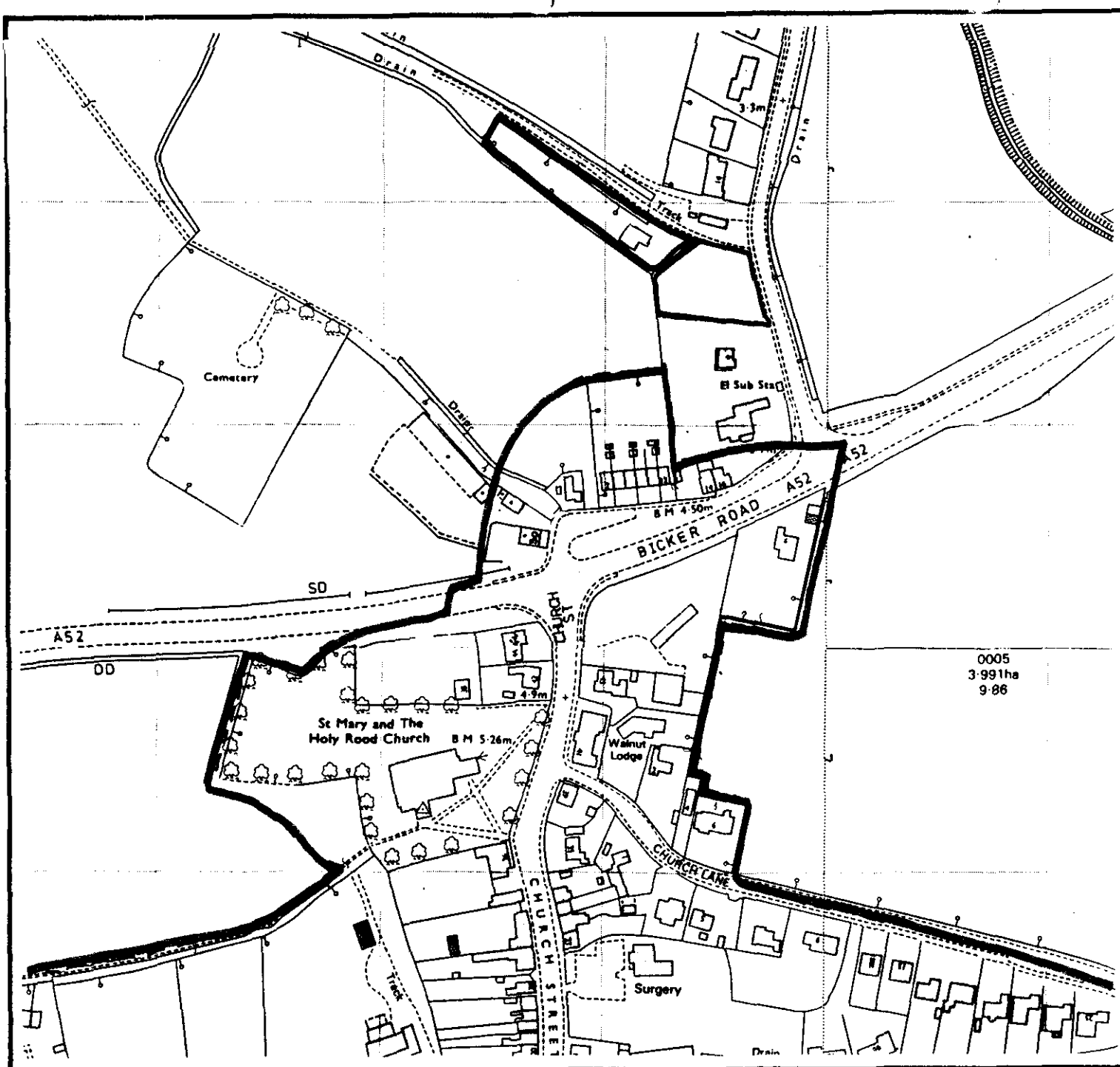
TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) REGULATIONS 1987

APPEAL BY P SMITH

PLAN 'A'

South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

Telephone (0775) 761161



SOUTH HOLLAND
DISTRICT COUNCIL
PLANNING DEPARTMENT

APPEAL BY
P. Smith

Appeal Site

Development Boundary

Other Land in Ownership

B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING.

SCALE 1:2500	DATE July '91
PLAN 'A'	N

ADMEL P/1/504

THE COPSE

VICTORIA PLUM

PRUNUS HISAKURA

2NO BETULA PENDULA

CORYLUS

CORYLUS

PLANTING

BUDDLIA

BETULA PENDULA

PAMPAS GRASS

EXISTING FENCE AND CONIFER HEDGE

EXISTING FENCE AND CONIFER HEDGE

NORTH

SITE REFERRED TO

NORTHORPE ROAD

LOCATION PLAN
1:2500

Maximum Lease Plan Licence No [illegible]
Dated 10/90

Reproduced from the Ordnance Survey 1/2500 map of DONINGTON with the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright.

3

2NO PRUNUS HISAKURA

16000

TURNING HEAD TO PRIVATE ACCESS ROAD.

ADJOINING PROPERTY

2

PLANTING 2NO BETULA PENDULA.

GARAGE

GATE

1

1800mm HIGH SCREEN WALL WITH TILE CAPPING

1800mm HIGH CLOSE BOARDED FENCE

GRAVEL DRIVE

1NO BETULA PENDULA.

EXISTING BOUNDARY AND CONIFER HEDGE.

LABURNUM

ACER

A

PLANTING BED (A) TO CONTAIN -
COTONEASTER HORIZONTALIS
CORNUS ALBA &
HYPERICUM CALYCINUM IN GROUPS

ADJ. PROPERTY

900mm HIGH CLOSE BOARDED FENCE

2NO BETULA PENDULA
2NO SORBUS ~~QUERCIFOLIA~~

2NO SORBUS ALNIFOLIA

900mm BRICK WALL

FOOTPATH

EXISTING VEHICULAR ACCESS MODIFIED TO SUIT HIGHWAY AUTHORITY REQUIREMENTS

NEW DOMESTIC ACCESS TO HIGHWAY AUTHORITY REQUIREMENTS

NORTHORPE ROAD

SOUTH HOLLAND D.C.
PLAN DEPT.
23 MAR 1992
REF S/0555/92

DEVELOPMENT
AT NORTHORPE ROAD
DONINGTON SPALDING

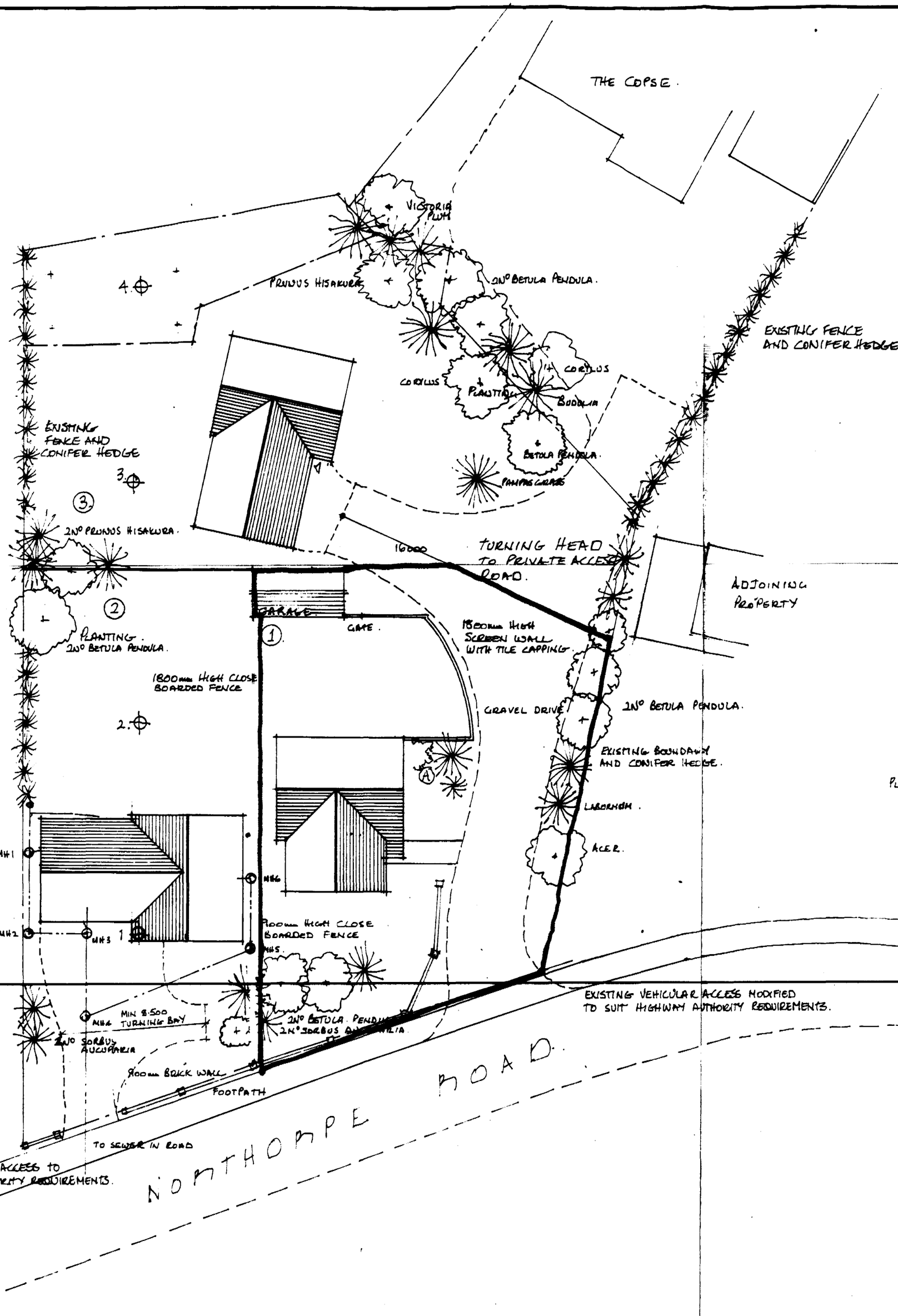
MR P SMITH

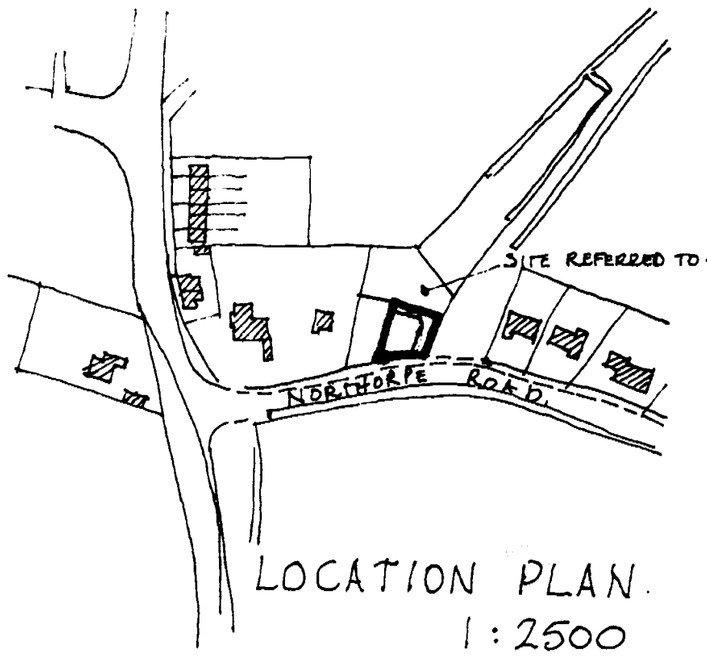
SITE LAYOUT

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office:
Boston (0205) 364795
Peterborough (0733) 40101
Skegness (0754) 67000
Grantham (0476) 590124

Date DEC 91
Scale 1:200
Drawing No 4217-28
Revision





LOCATION PLAN.
1 : 2500

NORTH.

Meldrum, Lee & Gillatt
Licence No. AR221538
Dated 10/90

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PLANTING BED (A) TO CONTAIN :-
COTONEASTER HORIZONTALIS
CORNUS ALBA &
HYPERICUM CALYCINUM IN GROUPS.

D. DRAINS MODIFIED FOR B RECD FOR PLOT 2 6/92 RJH
A PLOT 2 DWELLING MODIFIED AND PLOT 1 SLIGHTLY ADJUSTED JUN 92 MD

DEVELOPMENT
AT NORTHORPE ROAD.
DONINGTON SPALDING.

MR P. SMITH.

SITE LAYOUT

SOUTH HOLLAND D.C.
PLANNING DEPT
REF 35792

Ref. A/1

MLG Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office:
Boston (0205) 364795
Peterborough (0733) 40101
Skegness (0754) 67066
Grantham (0476) 590129

Date DEC 91
Scale 1 : 200
Drawing No. 4217-28
Revision A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

ADMEL E/Y/122