APPLICATION No. H05/0342/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0342/94 Received:07-APR-94 Type:FULL

Name: C Hefford
1 Rowan Close
Fleet Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Single garage, new access & lounge extension

Location : 1 Rowan Close Fleet Road
Holbeach Spalding Lincs

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

1 In the opinion of the Local Planning Authority, the construction of the proposed garage upon a prominent and important landscaped area at the entrance to Rowan Close will be detrimental to the visual amenities of the estate and also the general locality.

Director of Planning and Building Control Services
21-JUN-94 H05/0342/94

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0342/94.

Date Registered 07 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C. HEFFORD.
1 ROWAN CLOSE.
FLEET ROAD.
HOLBEACH.

Tel. No.

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

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.
SPALDING.
LINCS.

Tel. No. 0406 490800.
(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

Single Garage, New Access & Lounge Extension.

Please complete

Signed... G. R. Merchant... Date... 31.3.94...

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £70.....
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.
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: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A. sq. metres

B. Please state size of any new structure:- (a) max. height: GARAGE - 2.7 metres

(b) max. length: 6.3 metres

(c) max. width: 3.7 metres

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

D. Please state type and colour of roofing materials. FLAT ROOF

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. BUNGALOW & GARDEN

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

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

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

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

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. YES → Date: — Consultee(s): L.C.C HIGHWAYS

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. COPY OF L.C.C LETTER INCLUDED.

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).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~/Agent) Date 31.3.94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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 31.3.94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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 .....

DMIN RECORD SHEET

Initial

Submitted Fee £ 70.

Receipt No P4138

Date first Rec'd 07 APR 1994

Registration

Reference H05/0342/94.

Cross-Ref R

Date 8/4/94

Validation

TYPE FULL.

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £ 70.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 170 OS Plots
Grid ref 5370 3 34910

Ward D Parish FLEET

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area —

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int /

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

4 TPO Tree Pres close to TPO.

Hazards –

Dist Bound /

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0317157

Planning Records:
Earlier apps

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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) - Refuse (or adverse)

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

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐
Departure approval confirmed ☐
Flag for on-site review ☐

DC INSTRUCTION SHEET

APPLICATI

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:
County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer: David Gedney

Senior Officer Confirmed ..... Date 13/4/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Lounge extension 'pd'.
Neighbours : Bungalow immediately adj to north
Boundaries :
Site Features : Trees located on site of proposed garage. Appear to be "amenity area". 1.5m hedge on boundary with old Hospital

Inspected by DMG
Date 20/4

Site Notice posted by DMG
Date
Expiry 20/4

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions

G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H05/0342/94

4 July 1994

Dear Sir

Proposed Single Garage, 1 Rowan Close, Fleet Road, Holbeach.

Thank you for your amended plan received 28 June 1994.

After assessing the situation it is my opinion that the most appropriate position for the new garage would be within the existing garden as shown on the attached plan. This would enable all the existing trees to be retained which form part of the original landscaping scheme. Also, from the applicants point of view, I would have thought that this particular position would be more suitable from a convenience/security point of view.

It is noted that there is an existing shed within the garden. No objections will be raised if this were to be moved elsewhere in the garden. If its new position was more than 5 metres from the existing dwelling, then it possible that planning permission might not be required for the garage.

I hope the above information is of assistance to you and it is suggested that you contact the office should you wish to discuss the matter further.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

383. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant	Proposal
H05/0342/94 C Hefford	Single garage, new access and lounge extension at 1 Rowan Close, Fleet Road, Holbeach.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning & Building Control Services; and (b) the Director of Planning & Building Control Services hold discussions with the applicant, as the Sub-Committee considers that a pitched roof garage located less conspicuously within the site may be acceptable.

H14/0359/94 Mr B Flynn	Use of one dwelling as one/two adjoining holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning & Building Control Services, subject to the reason for refusal being split into 2 reasons the second reason starting with the words "the use of" in line 4; and (b) the Director of Administration be authorised to take enforcement action, if necessary, under the provisions of Sections 172/173 of the Town & Country Planning Act 1990 to secure the cessation of the use of the property for two separate holiday units, within a period of three months from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of protecting the residential amenities of the dwelling, and the adjoining property.

(The Deputy Director of Planning & Building Control Services reported receipt of late correspondence from the above applicant.)

H16/0364/94 Mr & Mrs Varley	Change of use to guesthouse at The Thorneycrofts, 39 Beaufort Drive, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor Mrs P J Buffham requested that her vote against the above decision be recorded.)

(O.A. denotes outline application).

(End of Minutes)

7th JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0892/93 Sterling Pump Co	PJU	Grant as recommended. Add note to decision emphasising application outline only and submitted plans do not form part of application.
3	H02/1156/93 J A Speechley	DJR	Refused as recommended
6	H04/0051/94 B E Baldwin	PJU	Grant as recommended.
8	H20/0132/94 F S Campling Esq	JB	Grant as recommended. Amend condition re hours of operation. **Await Minutes.**
10	H15/0139/94 Mr R Marshall	PJU	Grant as recommended.
13	H13/0158/94 Mr R Marshall	PJU	Grant as recommended.
16	H16/0183/94 Mr K Blundell	JB	Grant as recommended.
18	H08/0214/94 David Cordner	DJR	Grant as recommended.
18	H08/0215/94 David Cordner	DJR	DPBCS Auth subject to 106 legal obligation as recommended. 106 obligation to be amended to refer to B1 use.
24	H11/0221/94 Mr N N Law	JB	Grant as recommended. Amend condition 4 to read "Bank Holidays, and only used between ..."
26	H11/0235/94 Pledgers	JB	Grant as recommended.
27	H23/0252/94 R B Mayer	DMG	Grant as recommended.
29	H16/0265/94 Macs Supermarkets	DJR	Deferred. Application to be re-advertised re take-away use. Discussions with applicant/developer and other developers to obtain a clear understanding of the potential for the site and other available options. To be put forward for site visit after above has been resolved and then back to full plans committee for decision.
36	H16/0327/94 Broadgate Homes	DJR	Deferred for site visit. To be put forward for site visit with Macs Supermarkets application H16/0265/94
38	H16/0278/94 A R Bennett Esq	DJR	Refused as recommended.

40	H22/0284/94 Dr D Gyte	JB	Grant as recommended.
41	H14/0300/94 H14/0301/94 Broadgate Builders	DJR	Conditions approved.
44	H05/0319/94 Ian J Dack	JB	Grant as recommended.
46	H09/0325/94 J Naylor Esq	JB	Deferred for site visit. Highways to clarify views on access and suggest where new point of access could be located or alternatively the number of dwellings that could be served using access as proposed.
49	H09/0326/94 J Naylor Esq	JB	Refused as recommended.
52	H09/0328/94 Mr & Mrs McKenna	DMG	Grant as recommended. Condition to be altered so that hedge is to be taken down before building work starts. Note to be added advising that this decision extinquishes permission for nursing home.
54	H13/0330/94 Mr & Mrs Combes	DMG	Deferred for site visit.
56	H23/0338/94 Mr & Mrs Fretwell	JB	Grant as recommended.
58	H23/0339/94 Mr & Mrs Fretwell	DMG	Grant as recommended.
59	H05/0342/94 C Hefford	DMG	Deferred for site visit. Plan attached Research what is approved. Did landscaping scheme indicate grassed area? — no.
60	H13/0352/94 Mr & Mrs Holbrook	JB	Grant as recommended.
62	H09/0354/94 R J Stevenson	DMG	Application withdrawn.
64	H09/0358/94 Mr & Mrs Flynn	DMG	DPBCS Auth subject to sect 106 legal obligation as recommended.
66	H14/0359/94 Mr B Flynn	PJU	Deferred for site visit.
69	H16/0364/94 Mr & Mrs Varley	DJR	Deferred for site visit. Addendum required re applicants letter received on 3rd Jun.
72	H02/0365/94 P Leo	PJU	Refused as recommended.
75	H08/0369/94 Mr & Mrs Pike	PJU	Refused as recommended.
77	H16/0374/94 Broadgate Builders	DJR	DPBCS Auth as recommended. memo to Env Services emphasising no permission until traffic order passed.

80	H09/0387/94 EME plc	DMG	No objection as recommended.
81	H15/0398/94 L.C.C.	PJU	No objection as recommended.
83	H04/0415/94 Mr N Revill	PJU	Refused as recommended.
85	H02/0439/92 H02/0440/92 Mr G Flecknor	PJU	Refused as recommended.
91	H02/045/94 Mr N H Pepper	DJR	Grant as recommended.
92	H03/0637/93 Mr P Coupland	DJR	Deferred - insufficient time to consider report. Target application for 12 July meeting. Seek further legal advice and discuss with applicant principle terms of agreement. Check if applicant can have copy of legal advice. Prof Bowman's report to be added to report.

8th June 94

Signed: .....

N Midlen
Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

REF: DMF/LAB

REF:

DATE: 6 January 1993

SUBJECT: Proposed ~~Tree St Mary's PPO No 5 1993~~.

I would be grateful if a Tree Preservation Order is made in respect of the above trees under Sections 198 and 201 of the Town and Country Planning Act 1990.

Please find enclosed the First Schedule, ten copies of the relevant plans, also the reason for the order and details of ownership.

Thank you

D.M. Fairchild

pp J Curnock
Principal Planning Officer (Local Plans)

Enc.

tre.

Proposed Tydd St Mary TPO No.5 1993.

Reason for Order: To protect the trees in the interests of the amenity of the area.

Owner(s): Mrs S Groves
Clapfield Lodge
Mill Lane
Tydd St Mary
Wisbech
Cambs

tre.8

FIRST SCHEDULE

Trees Specified Individually
(encircled in blank on the map)

No. on Map	Description	Situation
T1	Oak (Quercus robur)	In O.S. Field No 7958. Directly adjacent to the western boundary. Approximately 90 metres south east from the north western corner of the same.
T2	Oak	In O.S. Field No 7958. Directly adjacent to the western boundary. Approximately 73 metres south east from the north western corner of the same.
T3	Ash (Fraxinus excelsior)	Within the western boundary of O.S. Field No 7958. Approximately 55 metres south east from the north western corner, of the same.
T4	Weeping Willow (Salix babylonica)	Within the western boundary of O.S. Field No 7958. Approximately 34 metres south east from the north western corner, of the same.
T5	Ash	Within the western boundary of O.S. Field No 7958. Approximately 15 metres south east from the north western corner of the same.
T6	Ash	Within the northern boundary of O.S. Field No 7958. Approximately 9 metres north east from the north western corner of the same.
T7	Horsechestnut (Aesculus sp)	In O.S. Field No 7958, directly adjacent to the northern boundary. Approximately 25 metres north east from the north western corner of the same.
T8	Ash	Within the northern boundary of O.S. Field No 7958. Approximately 34 metres north east from the north western

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: GRM/JJM/CH
My Ref : CB/PLAN 11/JP

G R Merchant
4 Chapel Gardens
Whaplode
Lincolnshire
PE12 6UG

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

8 March 1994

Dear Sirs

PROPOSED GARAGE & ACCESS, 1 ROWAN CLOSE, HOLBEACH

With reference to your letter of 4 March I would have no objections to the proposed new garage and access as shown on you Drawing No. CH.1.

Yours faithfully

C Briggs

Director of Highways & Planning

16789.d41

SOUTH HOLLAND D.C.
PLAN DEPT.
07 APR 1994
REF H05/0342/94

BR. . 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4138
Date received : 07-APR-94

Received from

Fenbank Builders

Address

2 Rowan Close
Fleet Road
Holbeach

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0342/94

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

1 Rowan Close, Fleet Rd Holbeach

3. Name, classification and number of road

UC

4. Date application referred 20-4-94

5. State whether outline, detailed application etc.

Full

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

Single Garage & New Access

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: 20/4/94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B22

Delete as appropriate

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

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

(1) B21

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

BRIAN 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: H05/0342/94

Applicant: C Hefford
1 Rowan Close
Fleet Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Single garage, new access & lounge extension

Location: 1 Rowan Close Fleet Road
Holbeach Spalding Lincs

Type: FULL

Date received: 07-APR-94

13-APR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 27-APR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

DG

Signed:

13th JUNE 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0325/94 J Naylor Esq	JB	DPBCS Auth subject to appropriate conditions/amendments and confirmation from Highways that agreement has been reached as indicated by ltr received from agent on 13th Jun. Will require written retraction of request for refusal from highways. If agreement has not been reached or a suitable scheme cannot be agreed then application to be reported back to sub-cttee for decision.
H13/0330/94 Mr & Mrs Combes	DMG	Refused as recommended. DPBCS indicated that a reduced scheme may be acceptable - not on minutes.
H05/0342/94 C Hefford	DMG	Refused as recommended. Inform applicant that cttee are not opposed to a garage in principle but feel that it should be located in a less prominent position closer to the existing dwelling and be designed with a shaped roof.
H14/0359/94 Mr B Flynn	PJU	Refused plus enforcement action as recommended. Refusal reasons to be re-written to show the 2 grounds of refusal separately ie 1. Tandem element. 2. Effect on next door neighbour.
H16/0364/94 Mr & Mrs Varley	DJR	Refused as recommended. Check what enforcement action is in force and see if we could try to respect any bookings that have already been made for this season. DPBCS Suggests that future tourist related planning proposals be passed to Douglas Gyte for formal consultation.

14th June 1994

Signed: _____

R Smith
Deputy Director of Planning and Building Control Services

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the development in view of the relationship between part of the development and the proposed adjoining neighbourhood centre.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0325/94 O.A. Residential development including access
J Naylor at Bank Farm, Holbeach Bank.

((i) Pending a site inspection to assess the suitability of the access and (ii) to enable the applicant to clarify matters with the Lincolnshire County Council.)

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of representation from the applicant's agent relating to the above application.)

(Councillor C.F. Fisher left the meeting during consideration of the above application.)

H13/0330/94 Garage and bedroom extension at 8
Mr & Mrs A Combes Church Lane, Moulton.

(Pending a site inspection to assess the impact of the development upon the neighbouring property.)

DG H05/0342/94 Single garage, new access and lounge
C Hefford extension at 1 Rowan Close, Fleet Road, Holbeach.

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

H14/0359/94 Use of one dwelling as one/two adjoining
Mr B Flynn holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

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

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of objection relating to the above application, and a late letter from the applicant.)

H16/0364/94 Change of use to guest house at The
Mr & Mrs Varley Thorneycrofts, 39 Beaufort Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the development in the light of the various representations received.)

(The Director of Planning and Building Control Services reported receipt of a late letter from the applicant relating to the above application.)

APPLICATION REFERENCE: H05/0342/94 DATE RECEIVED: 07-APR-94

TYPE: Full

DESCRIPTION: Single garage, new access and lounge extension

LOCATION: 1 Rowan Close, Fleet Road, Holbeach

APPLICANT: C Hefford AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 7 JUN 1994

RECOMMENDATION

Refuse permission.

1 *In the opinion of the Local Planning Authority, the construction of the proposed garage upon a prominent and important landscaped area at the entrance to Rowan Close wil be detrimental to the visual amenities of the estate and also the general locality.*

COMMENTS

1 The flat roofed garage will essentially result in the removal of an important area of landscaping at the entrance to the estate. This, in my opinion, is unacceptable.

2 The Lime tree adjacent to the bus shelter is the subject of a Fleet Tree Preservation Order No. 4, 1991. However, the garage would not prejudice its continued existence.

3 It should be noted that the conversion of the existing garage into a lounge and also the new access/driveway are, in their own right, "permitted development".

REPRESENTATIONS

Parish Council: No objections.

G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H05/0342/94

20 June 1994

Dear Sir

Planning Application H05/0342/94 - Single Garage, New Access and Lounge Extension, 1 Rowan Close, Fleet Road, Holbeach. (C Hefford).

I refer to the above application submitted by yourself.

I regret to inform you that at the Plans Sub-Committee Meeting held on the 13 June 1994 it was resolved, after a site visit, that permission be refused. Accordingly, the decision notice is hereby attached for your information.

However, I can also advise that the Committee are not opposed to a garage in principle, but consider it should be located in a less prominent position closer to the existing dwelling. It should also have a ridged rather than flat roof.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H05/0342/94 Received:07-APR-94 Type:FULL

Name: C Hefford
1 Rowan Close
Fleet Road
Holbeach
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Single garage, new access & lounge extension

Location : 1 Rowan Close Fleet Road
Holbeach Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 In the opinion of the Local Planning Authority, the construction of the proposed garage upon a prominent and important landscaped area at the entrance to Rowan Close will be detrimental to the visual amenities of the estate and also the general locality.

21-JUN-94 AD check.....21/6...

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

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

H05/0342/94
FULL

Applicant: C Hefford
Tel:

Agent: G R Merchant
0406 490800

Description: Single garage, new access & lounge extension

Location: 1 Rowan Close
Fleet Road
Holbeach
Spalding Lincs

Valid date:	07-APR-94	Terminal date:	02-JUN-94
Target dates:		Target Committee:	11-MAY-94
To case officer	14-APR-94	Report deadline:	27-APR-94
Inspected by	21-APR-94	Agreed TD Ext:	
Extra contacts	28-APR-94	Case Officer:	
Report if not clear by 12-MAY-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		20 14-APR-94	11 05-MAY-94
Clerk to Fleet PC	Holbeach 26739	13-APR-94	27-APR-94
Cllr B A Paul	0406 23100	13-APR-94	20-APR-94

C.C.C - Ons Attached Jc 05 20/4/94

H05/291/88. Copy of Plan 414A, 87, 6F.

d) Lime
e) Norway
maple.

FLEET HOSPITAL

100·000 vis. splay

1800 high brick wall

extg. trees

Service access

elec. sub. stat.

strengthen extg hedge as necessary

84·500

rear boundaries – 900 high conc post / 3 strand wire

on of bus shelter

er relocated to

STREET

FLEET ROAD

110·000 vis splay

ACCESS ROAD

1800 high brick wall

extg. 1200 high hedge

'LYNDALE'

extg. 2000 high hedge

extg. 1800 high close boarded fence

proposed s.w. sewer within verge

rear boundaries – 900 high conc. post / 3 strand wire

1800 high close boarded fence

INDUSTRIAL ESTATE

PLAY AREA

EMEB. CABLE

1800 high close boarded fence

indicates area of synthetic ground surface. 'Playtop 85' 25mm thick black surfacing.

PLAI

NOTE TI
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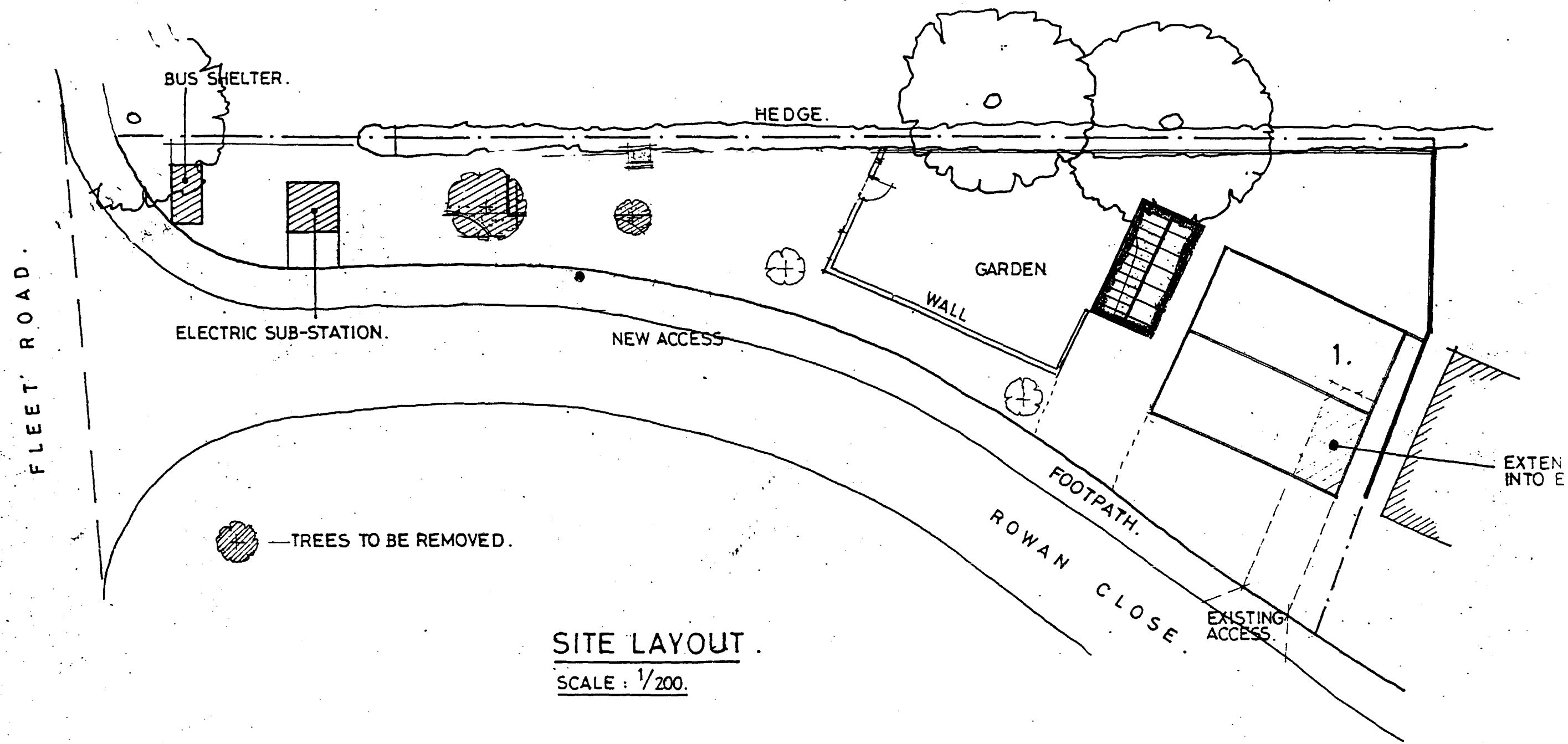
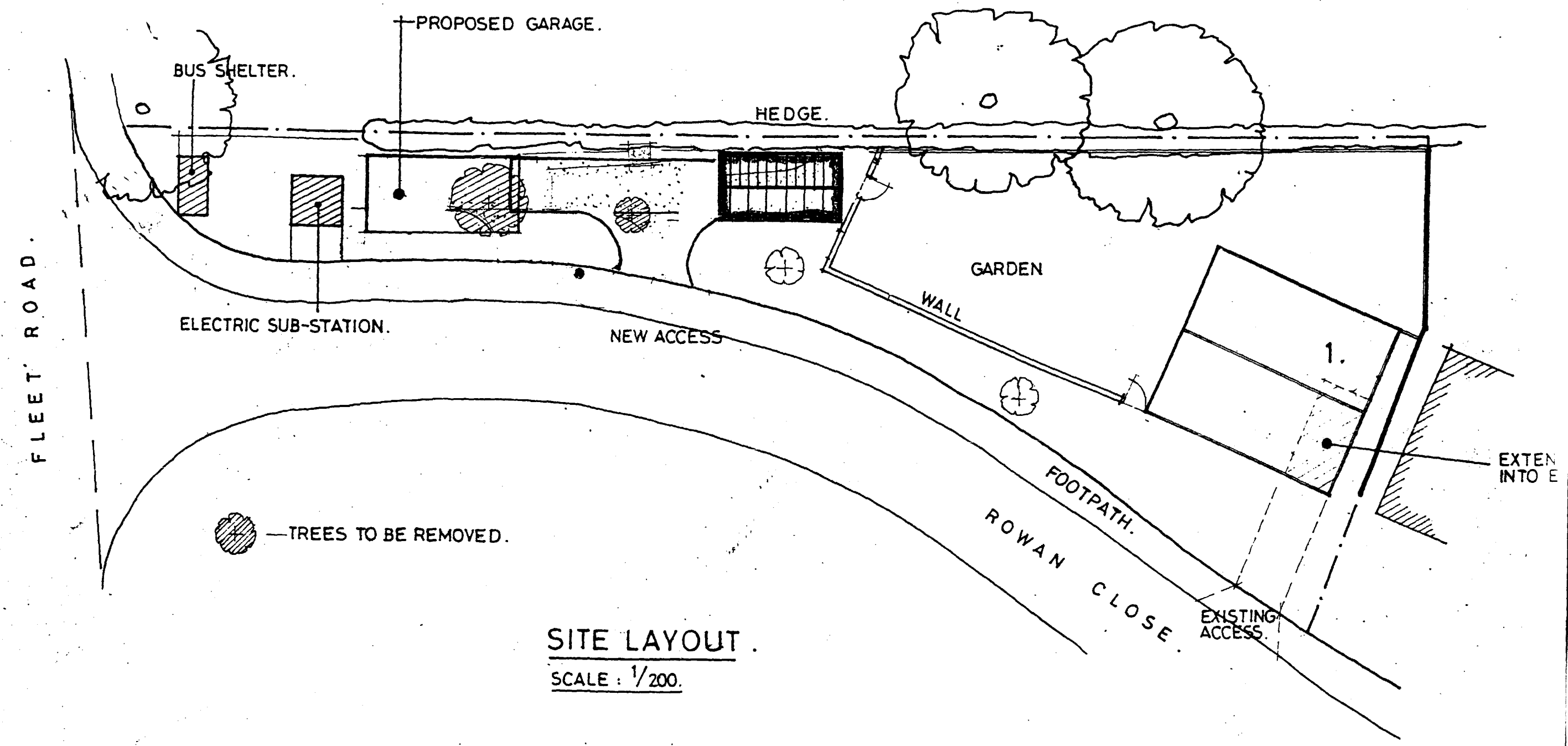
OPTION A



SITE LAYOUT.

SCALE : 1/200.

OPTION B.



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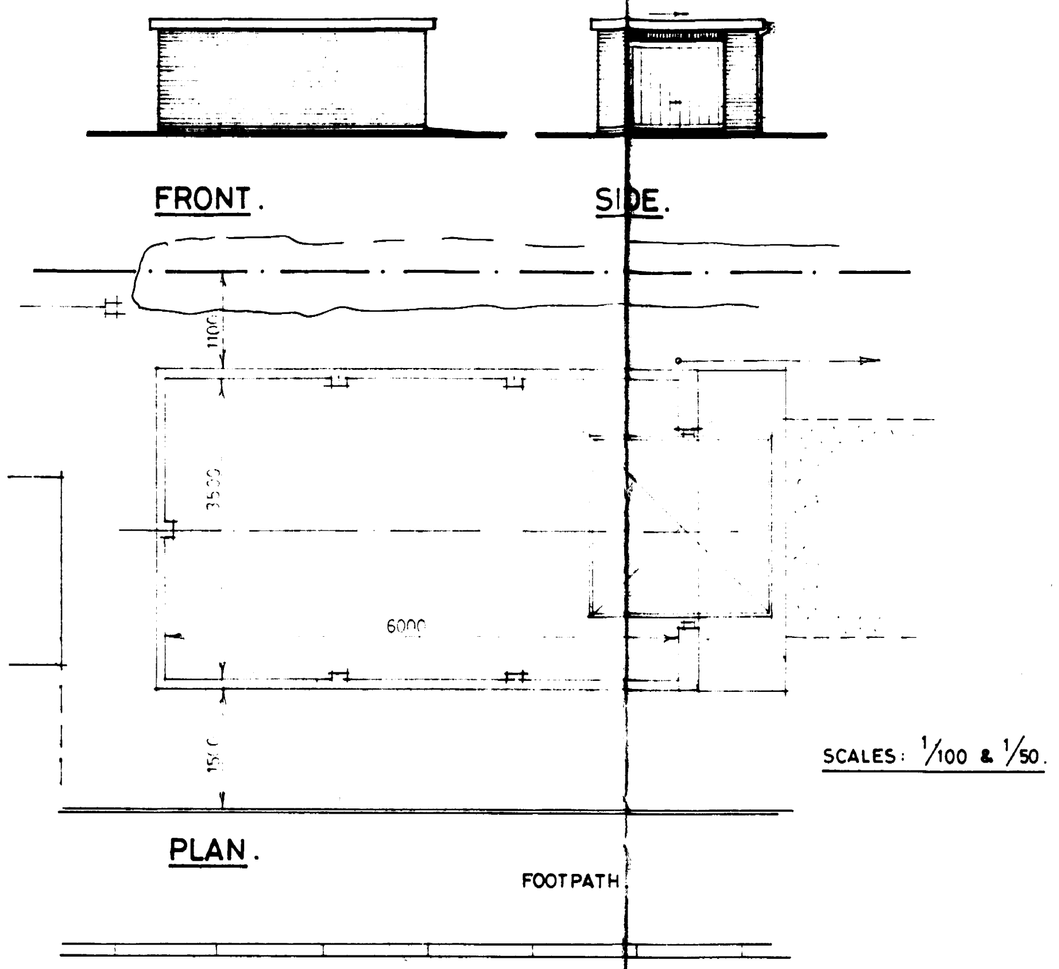
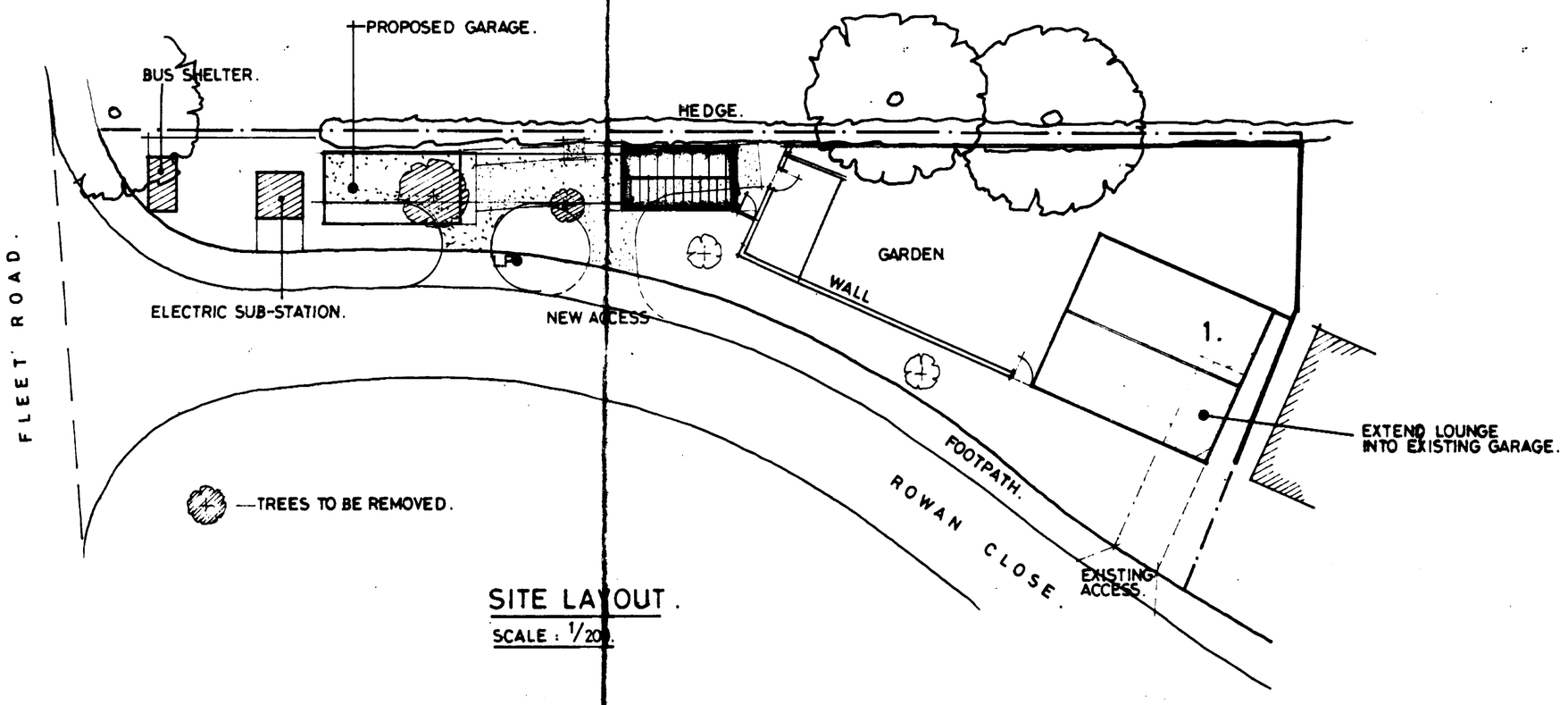
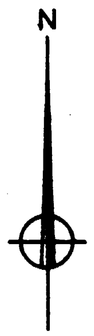




SITE LAYOUT.
SCALE: 1/200.





LOCATION PLAN.
SCALE: 1/2500.

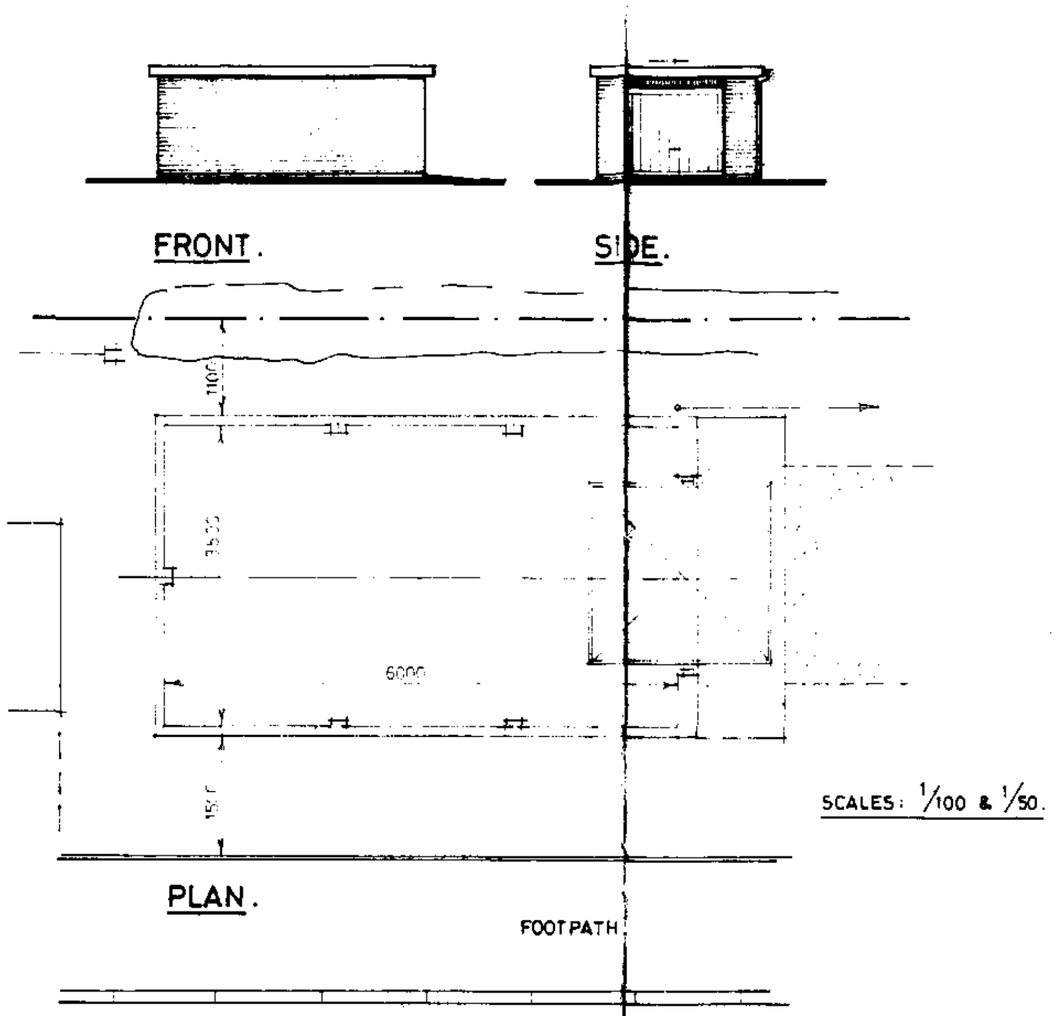
G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible].480800

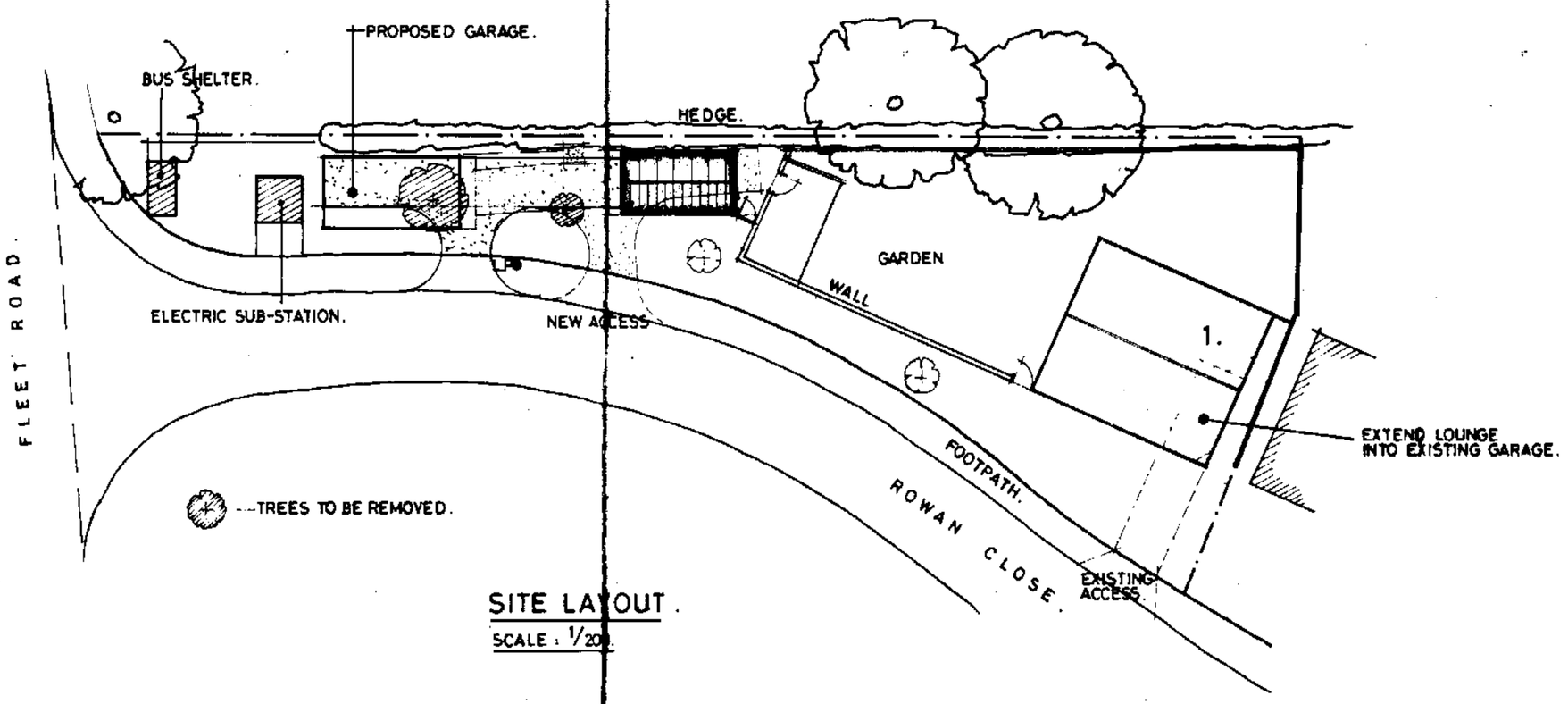
PROJECT:
SINGLE GARAGE & NEW ACCESS.
& LOUNGE EXTENSION.

CLIENT:
C. HEFFORD.
1 ROWAN CLOSE.
FLEET ROAD.
HOLBEACH.

SCALES:	DATE:
AS INDICATED.	MARCH 1994.
G.R. MERCHANT.	DRAWING No.: CH.1

REVISIONS:





SITE LAYOUT.
SCALE: 1/200.



LOCATION PLAN.
SCALE: 1/2500.



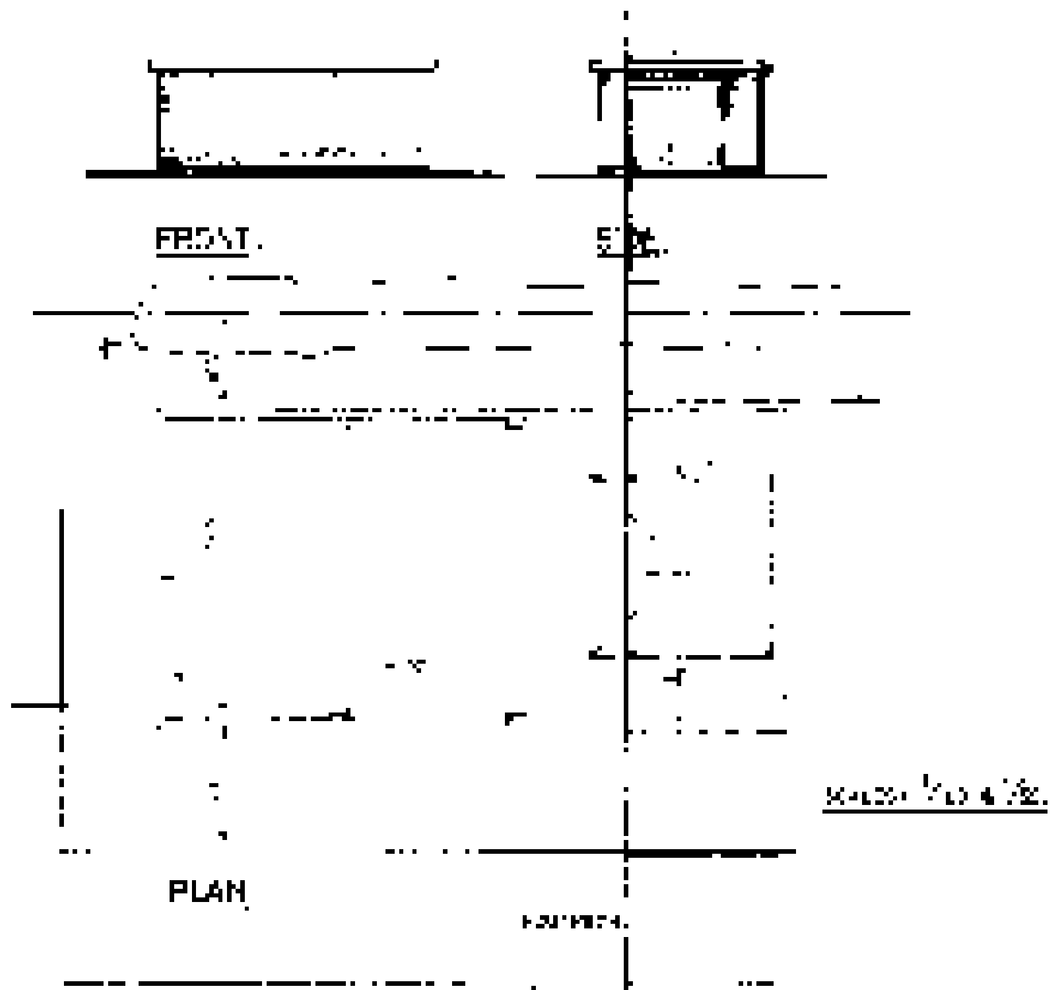
G. R. MERCHANT
LENG AMICE, FIWO.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible].480600

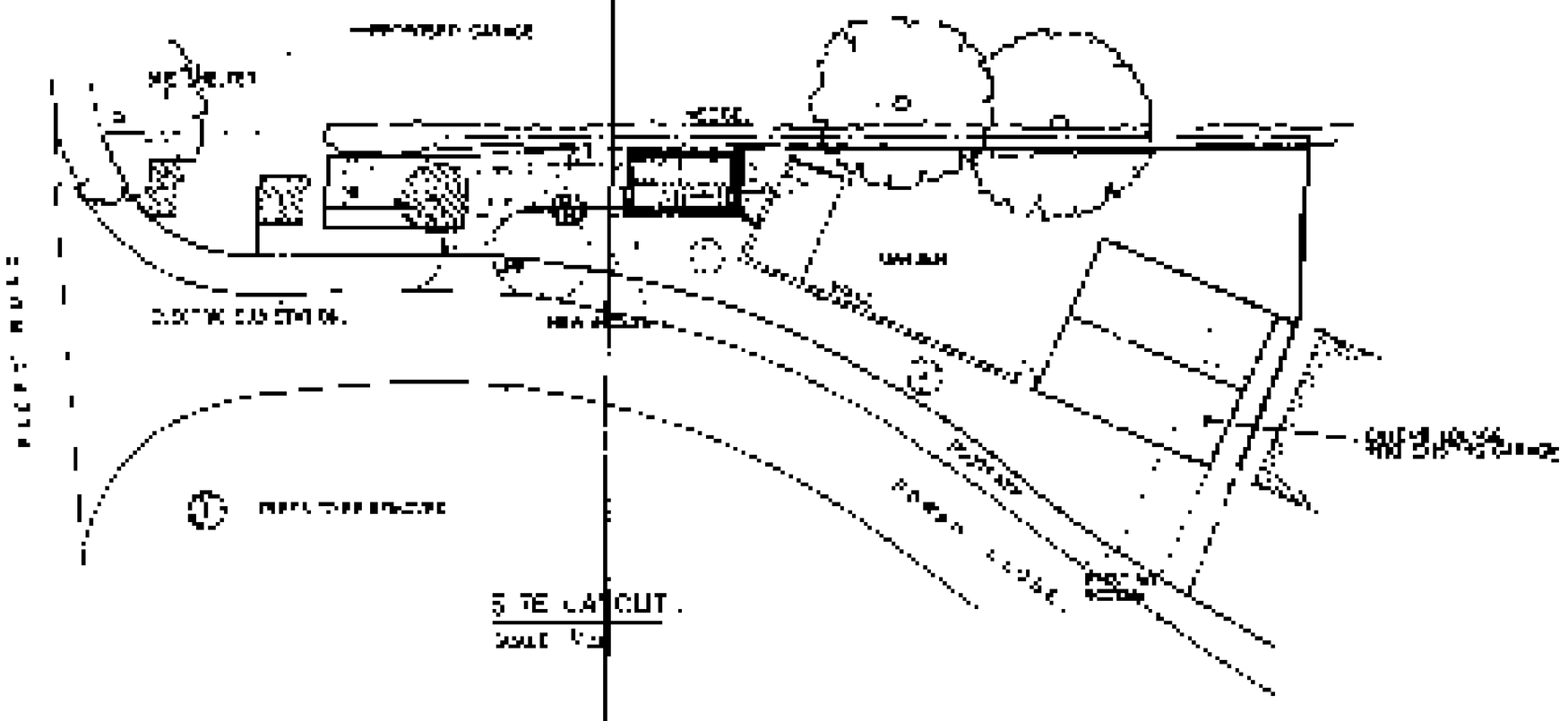
PROJECT:
SINGLE GARAGE & NEW ACCESS. & LOUNGE EXTENSION.

CLIENT:
C. HEFFORD.
1 ROWAN CLOSE.
FLEET ROAD.
HOLBEACH.

SCALES:	DATE:
AS INDICATED.	MARCH 1996.
G.R. MERCHANT.	DRAWING No.: CN.1

REVISIONS:





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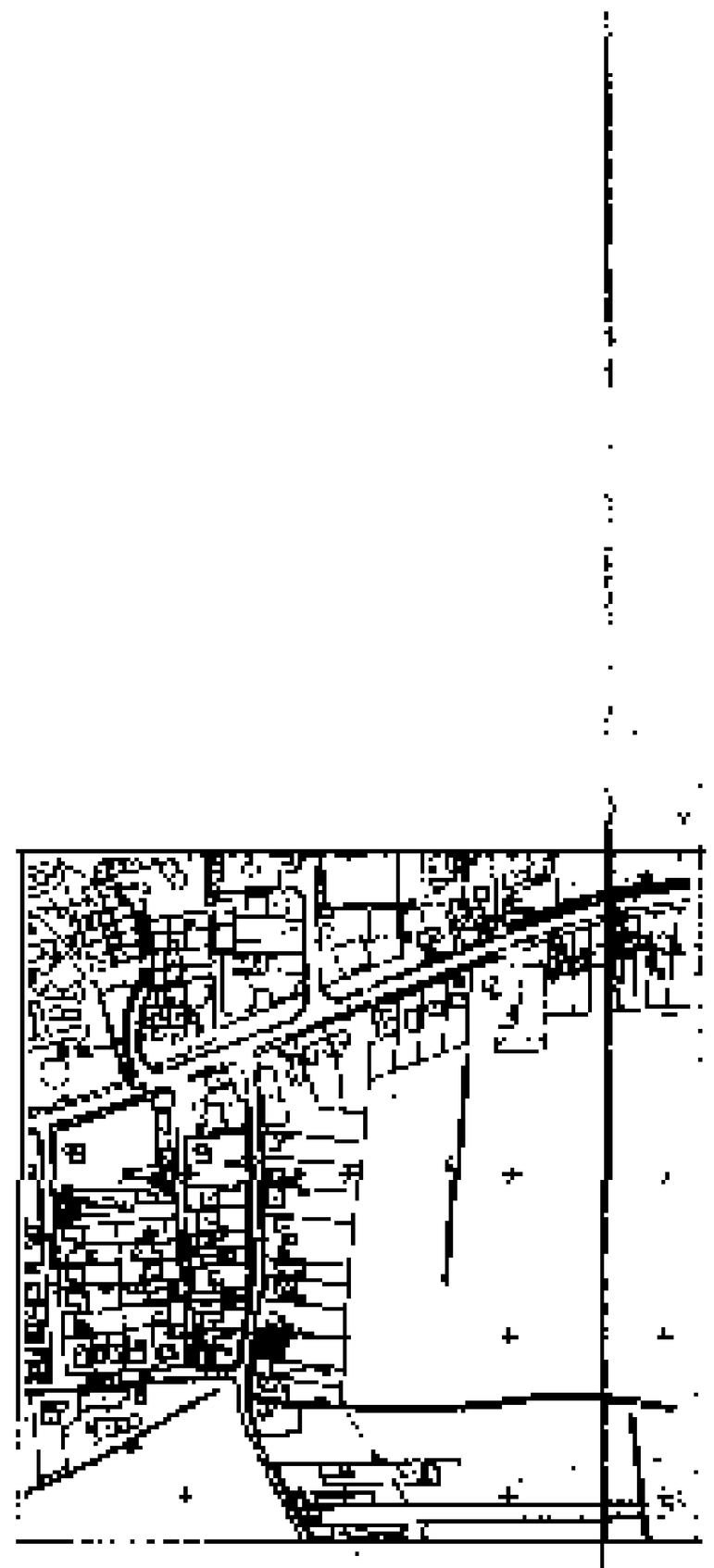

LOCATION PLAN.

G. R. MERCHANT

PROJECT:

CLIENT:

SCALE: AS INDICATED

DATE:

DRAWING NO.



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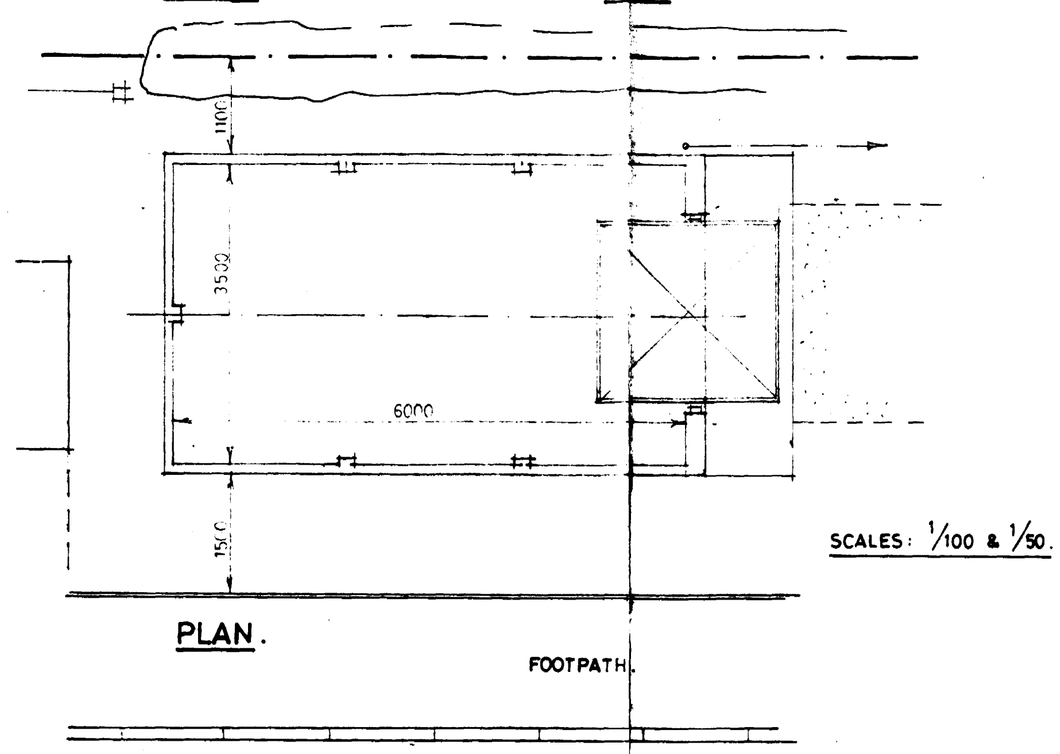
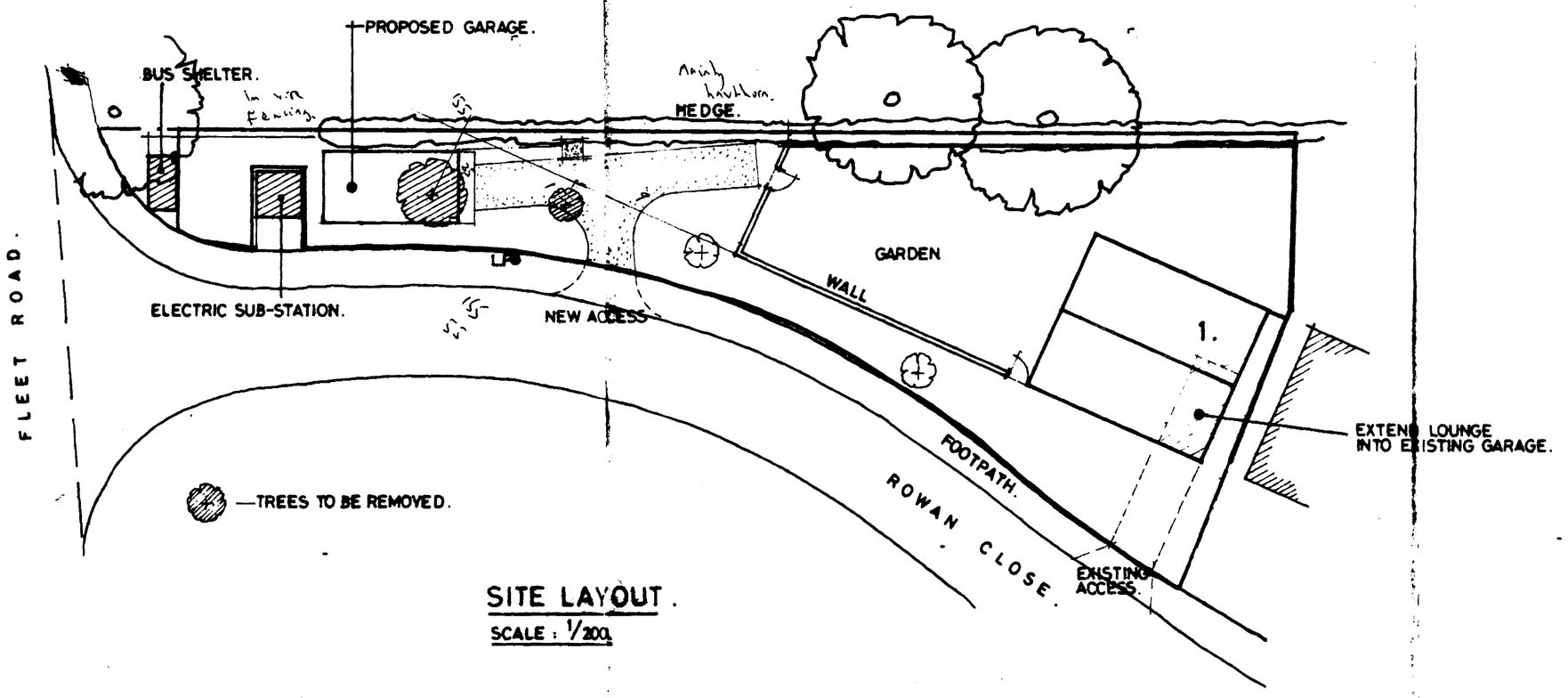
SIDE.



PLAN.

SCALES: 1/100 & 1/50.

FOOTPATH.



SITE LAYOUT.

SCALE: 1/200.



LOCATION PLAN.

SCALE: 1/2500.

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SOUTH HOLLAND D.C.
PLAN DEPT.
17 APR 1994
REF. H05/0342/94

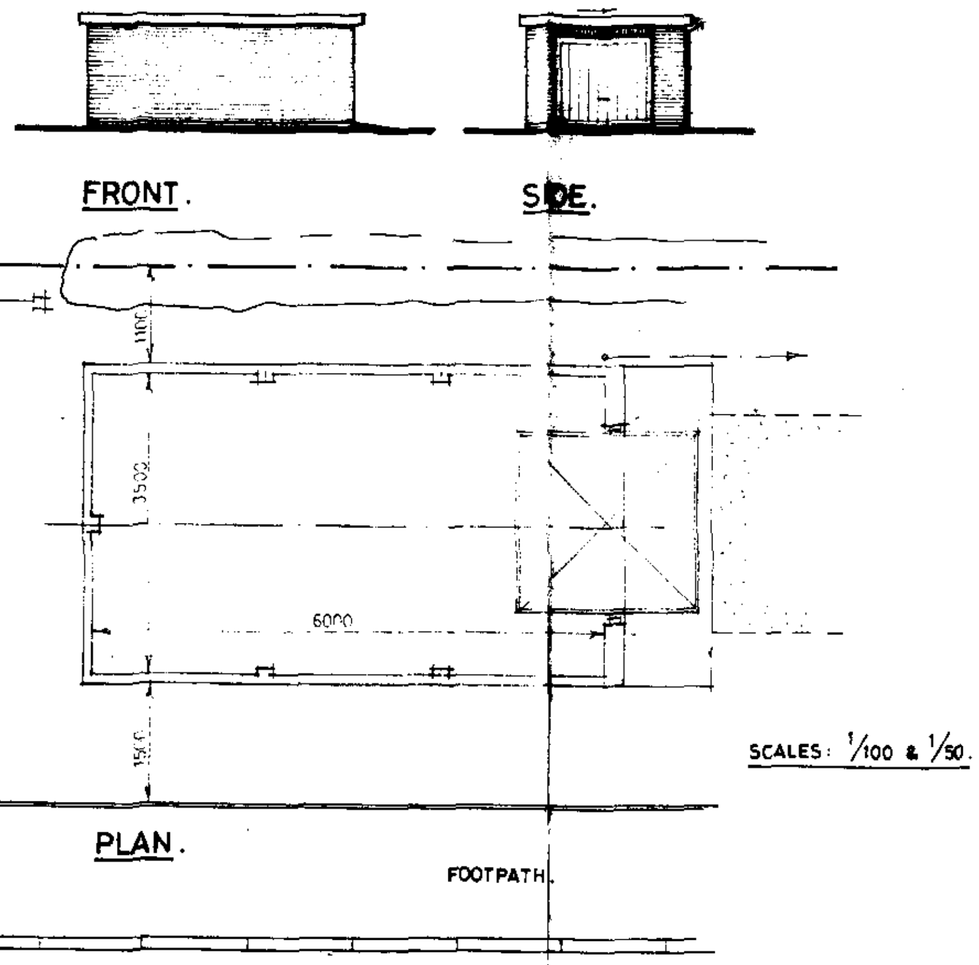
G. R. MERCHANT
LEng AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
SINGLE GARAGE, NEW ACCESS.
& LOUNGE EXTENSION.

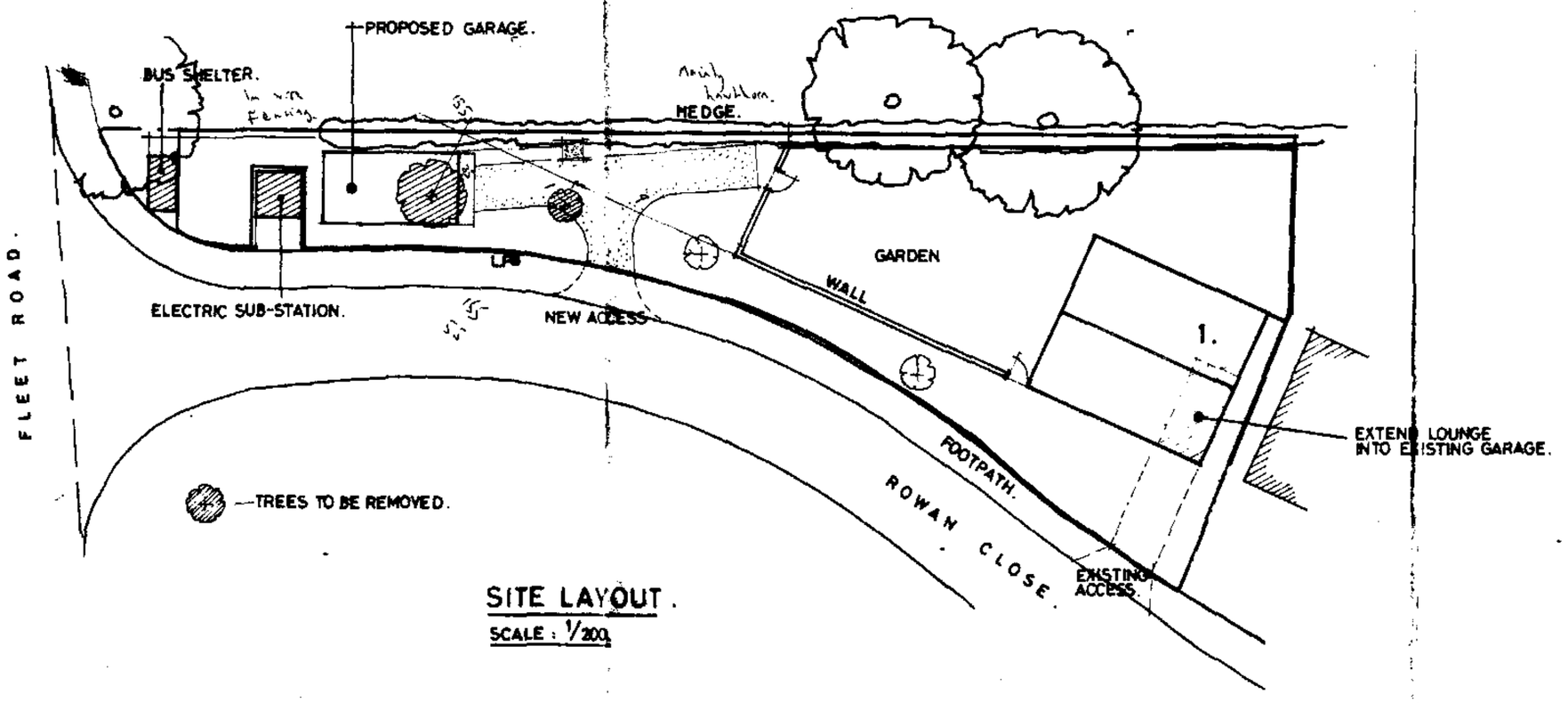
CLIENT:
C. HEFFORD.
1 ROWAN CLOSE.
FLEET ROAD.
HOLBEACH.

SCALES:	DATE:
AS INDICATED.	MARCH 1994.
G.R. MERCHANT.	DRAWING No.: CH.1

REVISIONS:



SCALES: 1/100 & 1/50.



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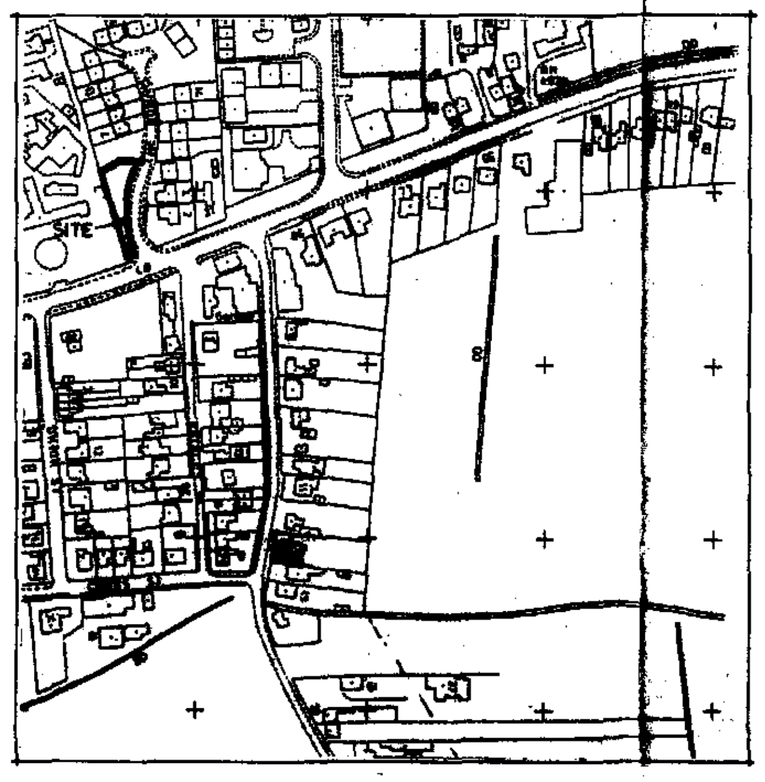

LOCATION PLAN.
SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
07 APR 1994
REF. H05/0342/94.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH [illegible] 490800

PROJECT:
SINGLE GARAGE, NEW ACCESS. & LOUNGE EXTENSION.

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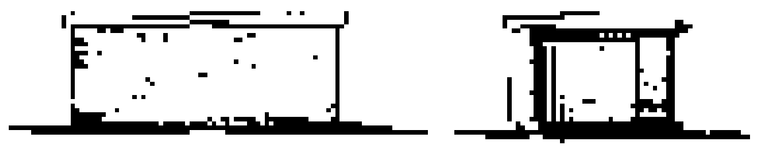
REVISIONS:



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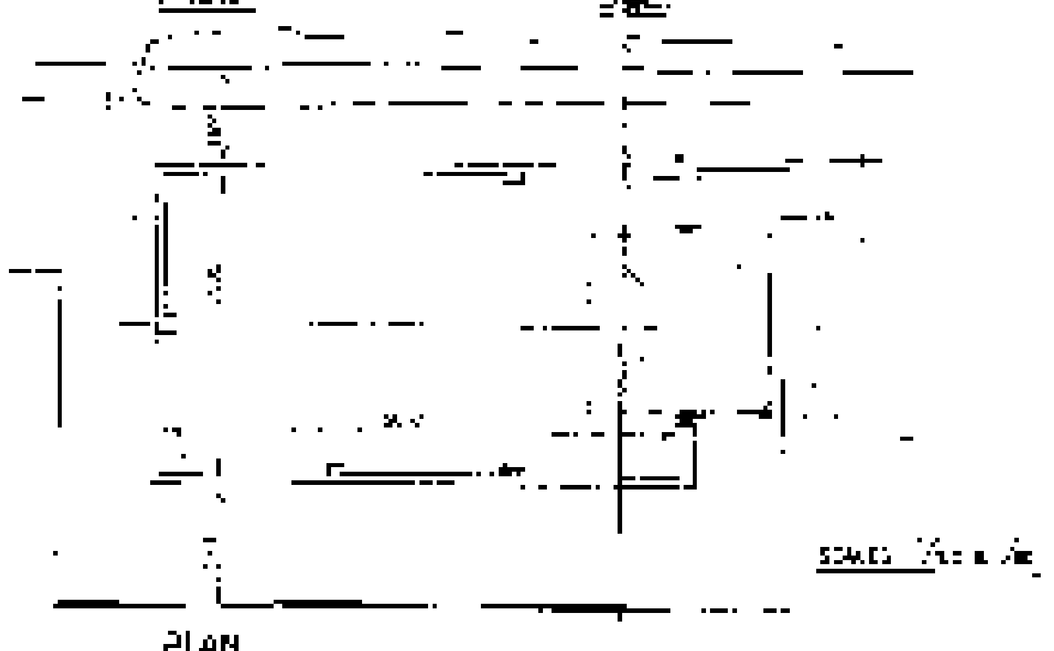
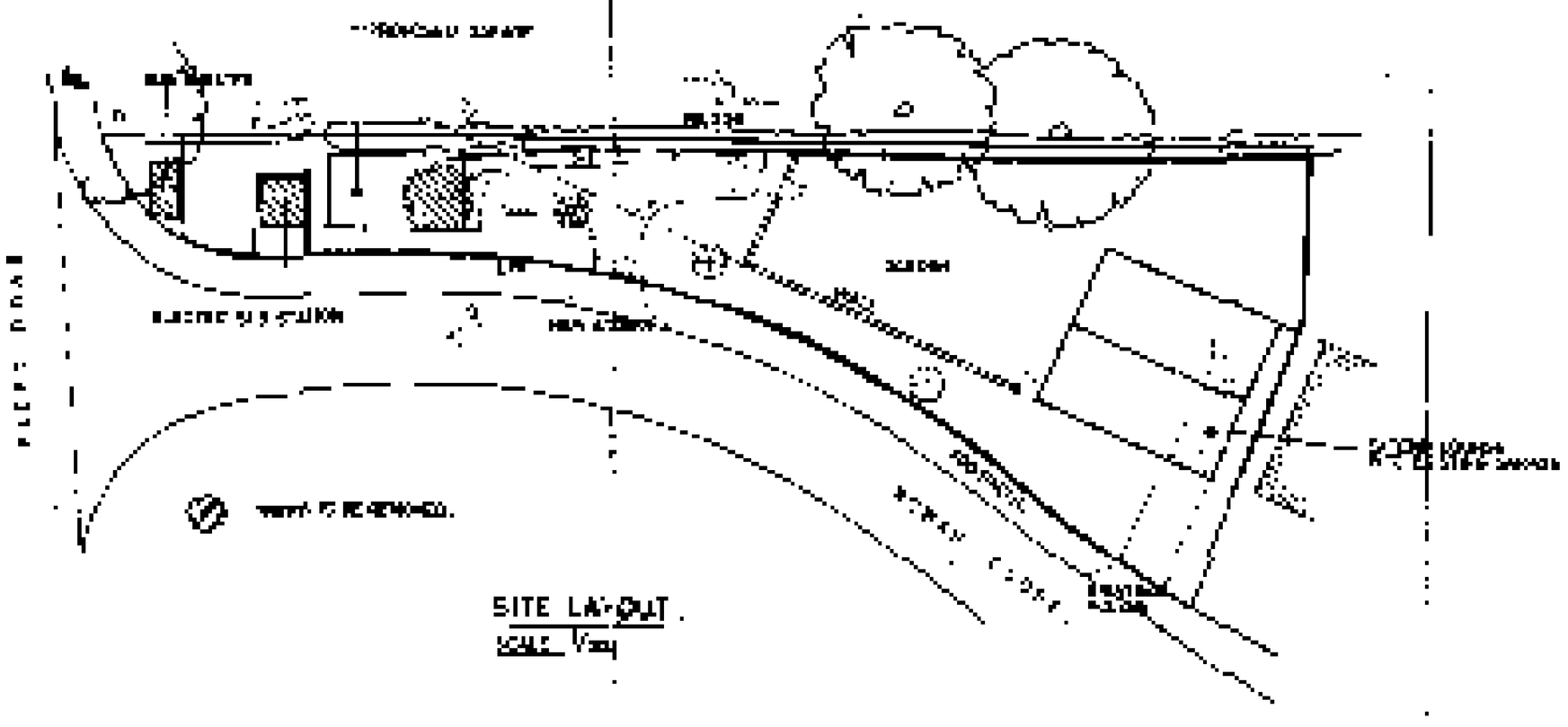


PLAN



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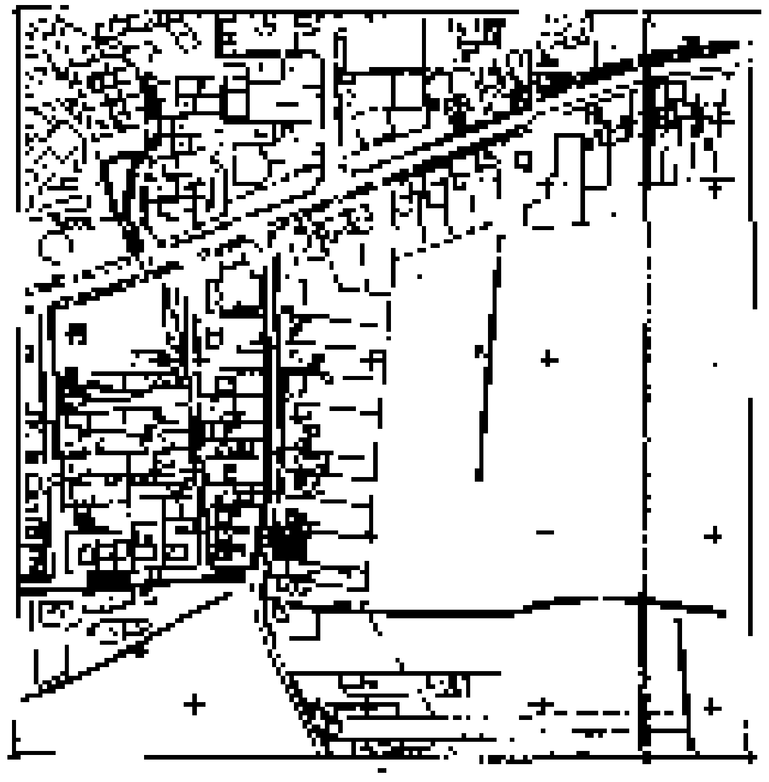
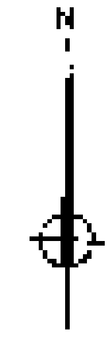
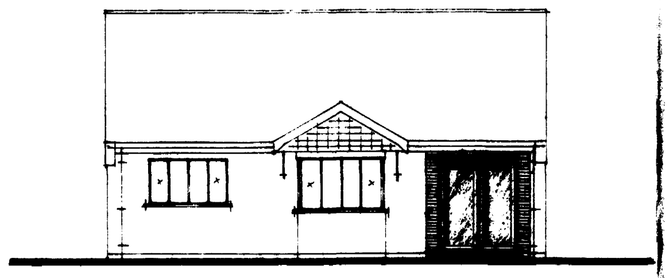


LOCATION PLAN



O. R. MERCHANT



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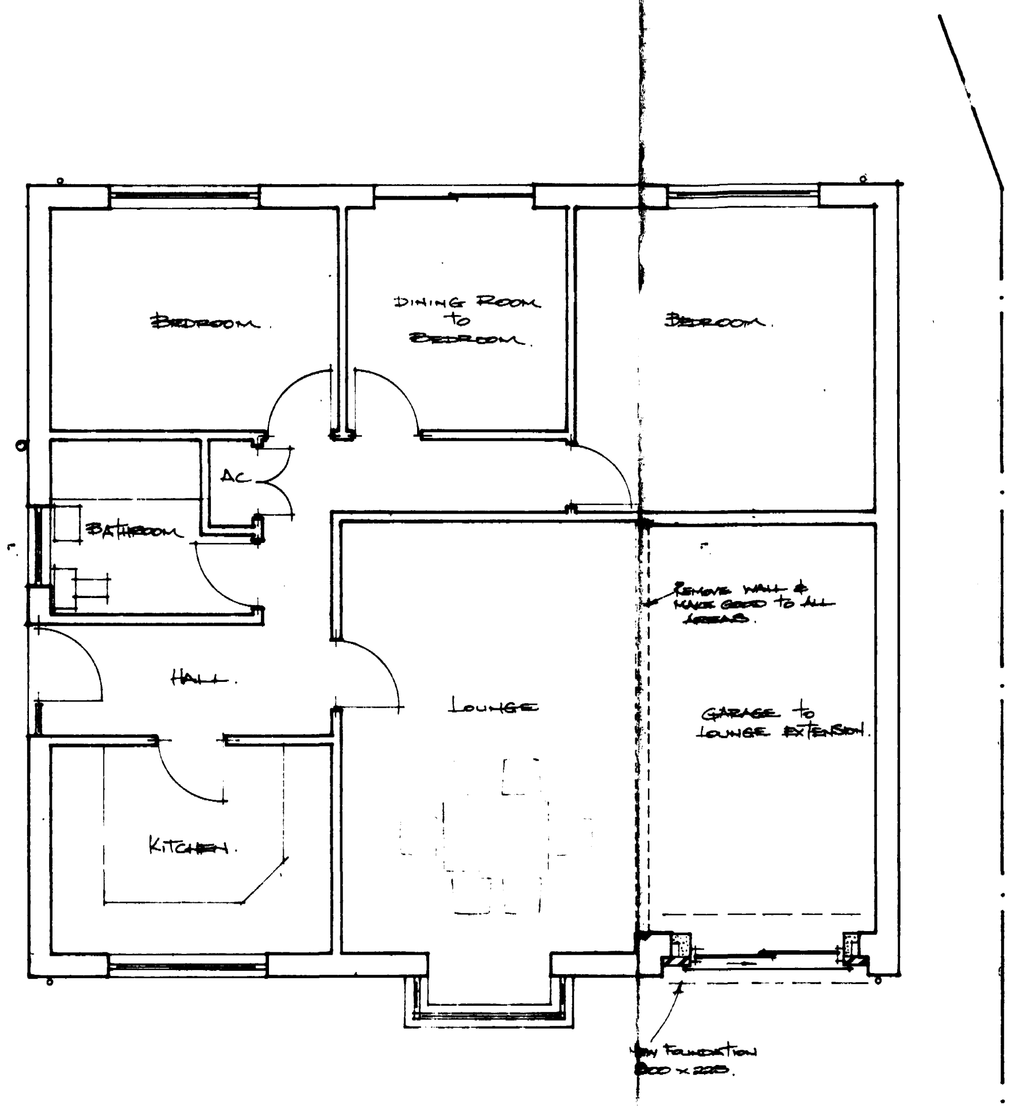


PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT.
07 APR 1994
REF H05/0342/94.

G. R. MERCHANT
LENG AMIGE, FIWO.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH [illegible]

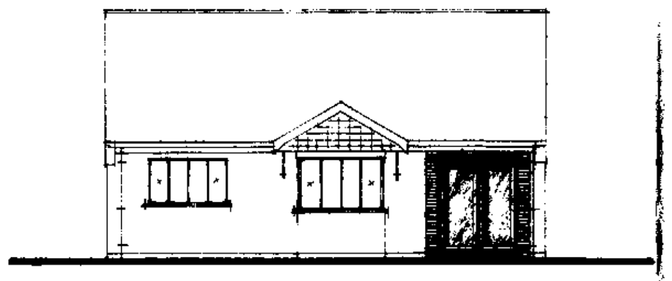
PROJECT:
LOUNGE EXTENSION.

CLIENT:
C. HEFFORD.
1 ROWAN CLOSE.
FLEET ROAD.
HOLBEACH.

SCALES:	DATE:
1/50 . 1/100.	MARCH [illegible]

G.R.Merchant. DRAWING No. CR.2.

REVISIONS:



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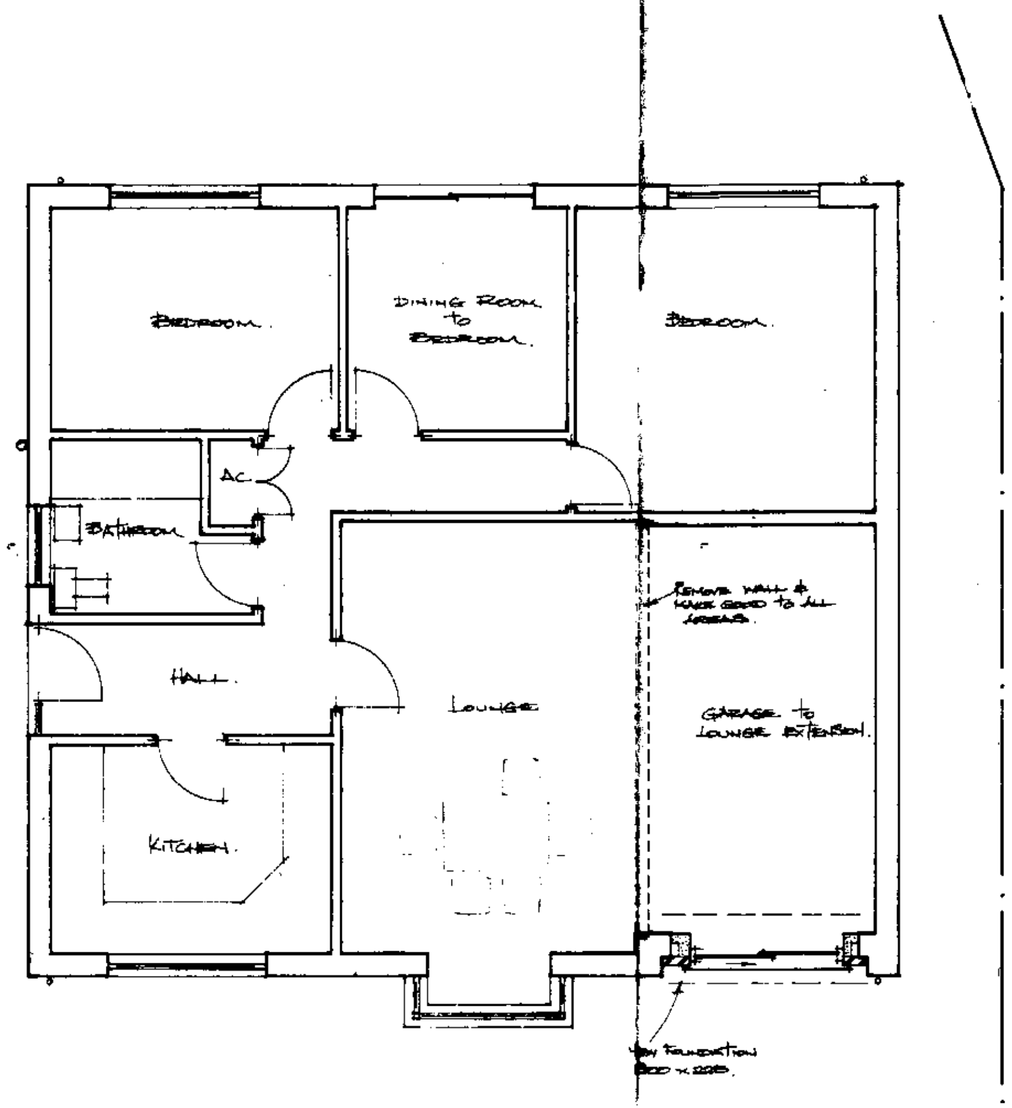


PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT.
07 APR 1994
REF H05/0342/94.

G. R. MERCHANT
LENG AMIGE, FIWO.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH [illegible]

PROJECT:
LOUNGE EXTENSION.

CLIENT:
C. HEFFORD.
1 ROWAN CLOSE.
FLEET ROAD.
HOLBEACH.

SCALES: 1/50. 1/100.

DATE: MARCH [illegible]

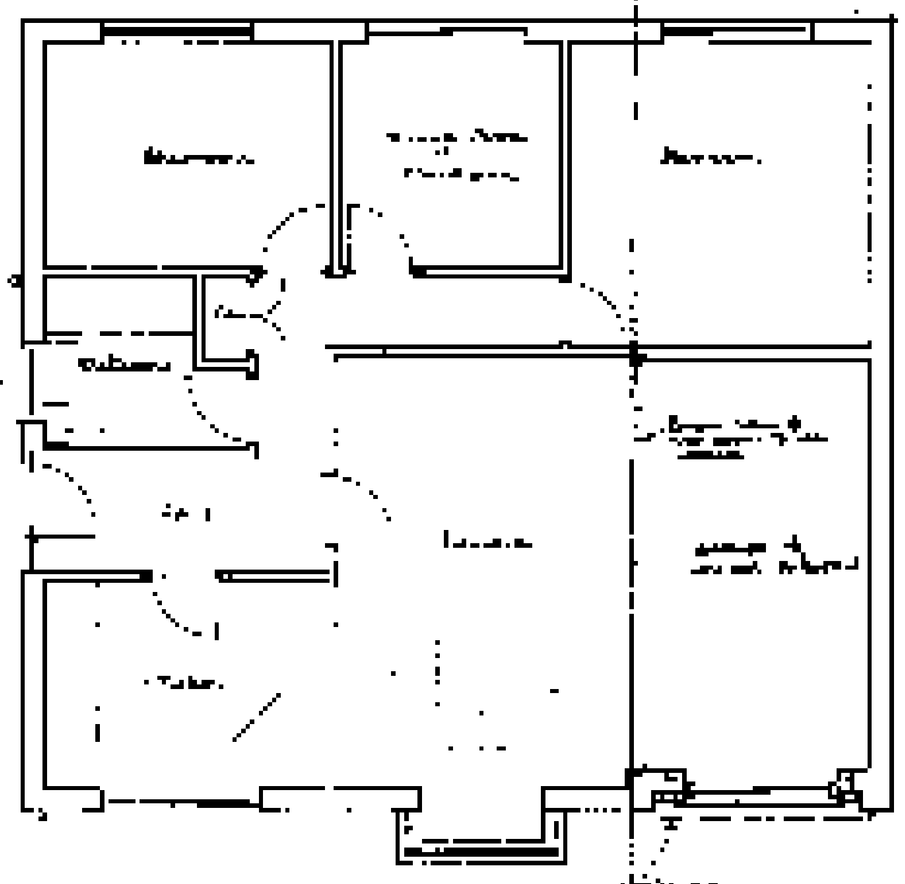
G.R. Merchant.

DRAWING No.: CR.2.

REVISIONS:



FRONT.



PLAN

G. A. MERCHANT