SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/1146/91 Received:26-NOV-91 Type:FULL

Name: Mr & Mrs R F Rulewski
47 Low Lane
Holbeach
Spalding
Lincs PE12 7PW

Agent: Broadgate Builders Ltd
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect dwelling with integral garage

Location : Land at Foxes Lowe Road Holbeach
Spalding

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

1 The proposed site is situated within a mixture of premises associated with activities which could give rise to disturbance. In the interests of minimising inharmonious development it is the Local Planning Authority's opinion that the proposal is inappropriate for this site and would suffer from a lack of residential amenity which residents may normally expect.

Director of Planning and Building Control Services
18-FEB-92 H05/1146/91

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)

PLANNING APPLICATION

For office use only

Application No. H09/1146/91

Date Registered 20 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. R.F. RULEWSKI.
47. LOW LANE, HOLBEACH,
LINCS. PE12 7PW.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No. HOLBEACH 580532
(Personal contact name) SIMON LIQUORISH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND AT FOXES LOWE ROAD, HOLBEACH, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF DWELLING WITH INTEGRAL GARAGE.

Please complete

Signed... S. Liquorish ... Date... 26.11.91 ...

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 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.
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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OUR CLIENT HAS INFORMED US THAT SOME TIME IN THE NEAR FUTURE HE INTENDS TO USE EITHER THE STUDY OR PLAYROOM AS AN OFFICE FOR HIS ARCHITECTURAL CONSULTANT / BUILDING SURVEYOR PRACTICE.

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: ONE.

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

B. Please state size of any new structure:- (a) max. height: 8.400 metres
(b) max. length: 12.000 metres
(c) max. width: 21.800 metres

C. Please state type and colour of materials for facing external walls: KORAMIC WAALSTEEN OLD ENGLISH MIXTURE.

D. Please state type and colour of roofing materials. REDLAND NORFOLK PANTILE - FARMHOUSE ORAN

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. AGRICULTURAL.

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: FOXES LANE ROAD
Will there be –
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site? DOUBLE GARAGE + TURNING SPACE

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 SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

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.	✓	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary.

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).

Prospective Purchaser.

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 .....

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:
BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE, WESTON HILLS, SPALDING,

State Date notice served:
26.11.91

Signed S. Ingworth (~~Applicant~~/Agent) Date 26.11.91

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 S. Ingworth ~~Applicant~~/Agent) Date 26.11.91.

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 117...

Receipt Issued ..... No. 2271

Date First Received 25 NOV 1991

REGISTRATION

REFERENCE HQ/91/1146/91.....

Cross-Ref R.....HL.....

Date 27/11/91

VALIDATION Date 28/11/91

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

Site area ..... No. of dwellings ...1.... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..27.11.91

Index Sheets 151. OS Nos ..... Grid Ref 537080 339490

Ward ..D.. Parish ...FLEET... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD ..YES Inside LP Area..NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..139... Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

MAC 5/12
25/12

discuss Lis with Heath

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Residents notified on site visit:

Case Officer Conclusions (issues)

Rhunestone Cottage + see who applicants were on other side of site

Ask for brick sample

Close board fence + hedge for 20-30 down side of Sandcastles. Wire fence divide industrial estate. Close board fence on roads. New hedge at next door.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer:

Departure from policy Yes ____ No ____

Ward member request Yes ____ No ____

Recommend approval against material objection Any objection received? No
If yes, is any obj. material? No ____
Yes
Yes ____
[Reason:

Other circumstances needing Committee decision Yes ____ Flagged by Senior Officer
Signed ..... No ____

[Reason: ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. No ____ Fill fees (not first Submission)
Other info. viz:
Signed ..... Yes ____

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Exc/Int. recommended.....

Delegation confirmed by Senior Officer
.....

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H05/1146/91

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		
	3	7	0	2	5	0.

2. Address or location

Foxes Low Road Horbeach

3. Name, classification and number of road

III

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

Full.

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

Dwelling & 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: 5/12/91 Signed: [signature]
Director of Highways and Planning

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/1146/91 Received:26-NOV-91 Type:FULL

Name: Mr & Mrs R F Rulewski
47 Low Lane
Holbeach
Spalding
Lincs PE12 7PW

Agent: Broadgate Builders Ltd
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect dwelling with integral garage

Location : Land at Foxes Lowe Road Holbeach
Spalding

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

1 The proposed site is situated within a mixture of premises associated with activities ~~which could~~ give rise to disturbance. In the interests of minimising (inharmionous) development it is the Local Planning Authority's opinion that the proposal is inappropriate for this site and would suffer from a lack of residential amenity which residents ~~should~~ may normally expect.

Authorised to issue:

14-FEB-92 H05/1146/91 AD...AP.....DC...AP....

inharmonious

APPLICATION REFERENCE: H05/1146/91 DATE RECEIVED: 26 11 91

APPLICANT: Mr & Mrs R F Rulewski
47 Low Lane
Holbeach
Spalding
Lincs
PE12 7PW

AGENT: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

TYPE: Full

DESCRIPTION: Erect dwelling with integral garage

LOCATION: Land at Foxes Low Road, Holbeach

Parish Council: No objections.

County Highways: Request conditions.

Information From Applicant:

- Intend to use one room as an office for Architectural Consultancy/Building Surveyor Practice.

Environmental Services "I write with reference to our previous discussions and would reaffirm that this would appear to be a particularly poor site for residential purposes having regards to potential disturbance from Rhinestone breeding kennels and industrial undertakings to both the eastern and western boundaries.

Substantial screening of the boundaries will be a pre-requisite for any such development and a combined light industrial usage with outbuildings could assist in minimising the impact, particularly from the dogs.

The design of the dwelling provides some protection of the internal noise climate but this could be improved by internal rearrangements, the provision of mechanical ventilation to the front bedrooms and relocating any dwelling further down the site.

The gravel driveway adjacent to the unscreened kennel boundary could incite the dogs.

The two manufacturing units on the industrial estate were designed without openings facing onto this site but the activities of the new storage/distribution unit to the west have yet to be established.

In the circumstances whilst it may in theory be possible to provide a protected amenity

area at the rear of the dwelling, I remain of the opinion that noise disturbance from the kennels could give rise to complaints."

S.H.I.D.B: Expressing some concern over the development which is close to the Boards offices and workshop complex and seeking assurances that such development will not be allowed to prejudice or place limitations on the Boards continued use of their premises.

PLANNING POLICIES/DOE ADVICE
Inside the IBD.

PREVIOUS DECISIONS
H05/1121/90 - (Site to west) Erection of storage and distribution unit with associated detached dwelling - Granted.

PLANNING ISSUES
1 This parcel of land is in a mixed area of industry, mostly light but with some general units. However there is also some housing scattered on Foxes Low road and an estate to the south.
2 Therefore the main issue is how a dwelling on this site would relate to the mixture of uses around it, particularly that to the immediate west - H05/1121/90 - which has permission for storage and distribution, and also to the cottage to the east which runs a dog breeding business.

CONCLUSIONS
1 The layout of the storage and distribution premises is such that vans/lorries would be very near to the proposed dwelling (as little as six metres).
2 Equally Rhinestone Cottage is thought to have 12 boxer dogs and a breeding licence.
3 Previous application for residential on this site has been opposed because of the proximity of the nearby industry, and a future access through from the industrial estate.
4 The reason for granting permission for H05/1121/90 was that the dwelling was tied to a business which fitted in with the area. However in this case there is no such business and hence occupant might be more inclined to object to the disturbance from activities around.
5 Thus, a suitable proposal would be one which had a light industrial or similar aspect.

RECOMMENDATION - Refuse Permission.

The proposed site is situated within a mixture of premises associated with activities which could give rise to disturbance. In the interests of minimising inharmonous development it is the Local Planning Authority's opinion that the proposal is inappropriate for this site and would suffer from a lack of residential amenity which residents should normally expect.

BR SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1146/91 Type: FULL

Applicant: Mr & Mrs R F Rulewski
Tel:

Agent: Broadgate Builders Ltd
0406 380532

Description: Erect dwelling with integral garage

Location: Land at Foxes Lowe Road
Holbeach
Spalding

Valid date: 26-NOV-91
Target dates:
To case officer 01-DEC-91 4/12
Inspected by 06-DEC-91
Extra contacts 11-DEC-91
Report if not clear by 31-DEC-91

Terminal date: 21-JAN-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-92

Case Officer:
M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Fleet PC		05-DEC-91	19-DEC-91	Objection
Cllr B A Paul	0406 23100	05-DEC-91	19-DEC-91	

L C C - OBS Attached fr dS 5/12/91

Env Health (POSTED)
Residents ① Rhinestone Cottage 18-DEC-91 1-JAN-92 Objection
② TO BE DELIVERED 18-DEC-91 1-JAN-92.

SITE DETAILS

Grid ref: 537080 325090
OS Sheets: 151 Parcel:

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
24 DEC 1991

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

NRA

National Rivers Authority
Anglian Region

19 December 1991

Our Ref: GT/91/1/SH/270

Dear Sir

PLANNING APPLICATION NO. H05/1146/91
ERECTION OF DWELLING WITH INTEGRAL GARAGE ON LAND AT FOXES LOWE ROAD, HOLBEACH, FOR MR & MRS R F RULEWSKI

With regard to the above-mentioned application received on 13 December 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

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

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

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

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

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

/contd...

DR. KEVIN BOND
Regional General Manager

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

2. /contd....

NRA

GT/91/1/SH/270

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc. Broadgate Builders Ltd, Broadgate House, Broadgate, Weston Hills, Spalding, lincs - Agent

DES

B' N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1991
Attention of
File Nos. MC

Application no: H05/1146/91

Applicant: Mr & Mrs R F Rulewski
47 Low Lane
Holbeach
Spalding
Lincs PE12 7PW

Agent: Broadgate Builders Ltd
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect dwelling with integral garage

Location: Land at Foxes Lowe Road Holbeach
Spalding

Type: FULL

Date received: 26-NOV-91

05-DEC-91

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 20-DEC-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

Signed: B A Paul
Chairman
17.12.91

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 12.12.91

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H05/1146/91
Residential Development, Foxes Lowe Road, Holbeach

I write with reference to our previous discussions and would reaffirm that this would appear to be a particularly poor site for residential purposes having regards to potential disturbance from Rhinestone breeding kennels and industrial undertakings to both the eastern and western boundaries.

Substantial screening of the boundaries will be a pre-requisite for any such development and a combined light industrial usage with outbuildings could assist in minimising the impact, particularly from the dogs.

The design of the dwelling provides some protection of the internal noise climate but this could be improved by internal rearrangements, the provision of mechanical ventilation to the front bedrooms and relocating any dwelling further down the site.

The gravel driveway adjacent to the unscreened kennel boundary could incite the dogs.

The two manufacturing units on the industrial estate were designed without openings facing onto this site but the activities of the new storage/distribution unit to the west have yet to be established.

In the circumstances whilst it may in theory be possible to provide a protected amenity area at the rear of the dwelling, I remain of the opinion that noise disturbance from the kennels could give rise to complaints.

I trust this information is of assistance to you.

Chapman

pp Director of Environmental Services MC

S.H.D.C. PLANNING DEPT.
RECEIVED
16 DEC 1991
Action
DEO
DDEO
IC ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
by
Date

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/1146/91/TB **Your Ref.** H09/1146/91 **Date** 12 December 1991

Dear Mr. Smith,

FULL PLANNING APPLICATION - MR. & MRS. R. F. RULEWSKI
DWELLING AT FOXES LOWE ROAD, HOLBEACH

I enclose for your perusal a copy of my observations to Broadgate Builders Ltd regarding their above clients project that is fairly close to my Board's office and workshop complex.

You will I am sure recall my Board's concern expressed regarding such projects, which, bearing in mind the "Machin's Scenario" could prejudice or place limitations on the Board's continued use of their premises.

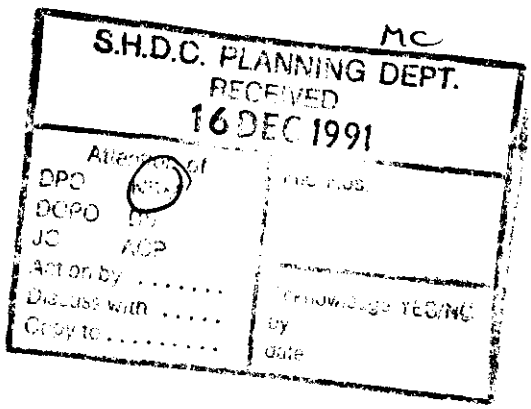
My Board's Clerk wrote to you on the 11th January 1991 to formally express Members concern, seeking your observations and reassurances regarding this matter, but despite an extensive search of my files, I have been unable to find your response.

Yours sincerely,

J J Elsey

ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding,
Lincs.



SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/1146/91/TB **Your Ref.** **Date** 12 December 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. R. F. RULEWSKI
DWELLING AT FOXES LOWE ROAD, HOLBEACH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's or private watercourses adjoin the site but examination of old ordnance survey maps of the locality indicates there to have been a roadside dyke fronting the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged. The old maps also indicate there to have been a pit on the adjoining site to the West that may just have extended onto the plot in question.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Broadgate Builders Ltd.,
Broadgate House,
Broadgate,
Weston Hills,
Spalding,
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 DEC 1991
Attention of
DPO
SCPO RS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

105. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H11/1115/91 Long Sutton Builders Ltd	O.A.	Two dwellings at Builders Yard, Wisbech Road, Long Sutton.
H16/1119/91 Mr & Mrs S W Hau		Window alteration to front elevation and replacement of existing mono pitch to flat at rear of 2 Westlode Street, Spalding.
H05/1146/91 Mr & Mrs R F Rulewski		Dwelling with integral garage on land at Foxes Low Road, Holbeach.

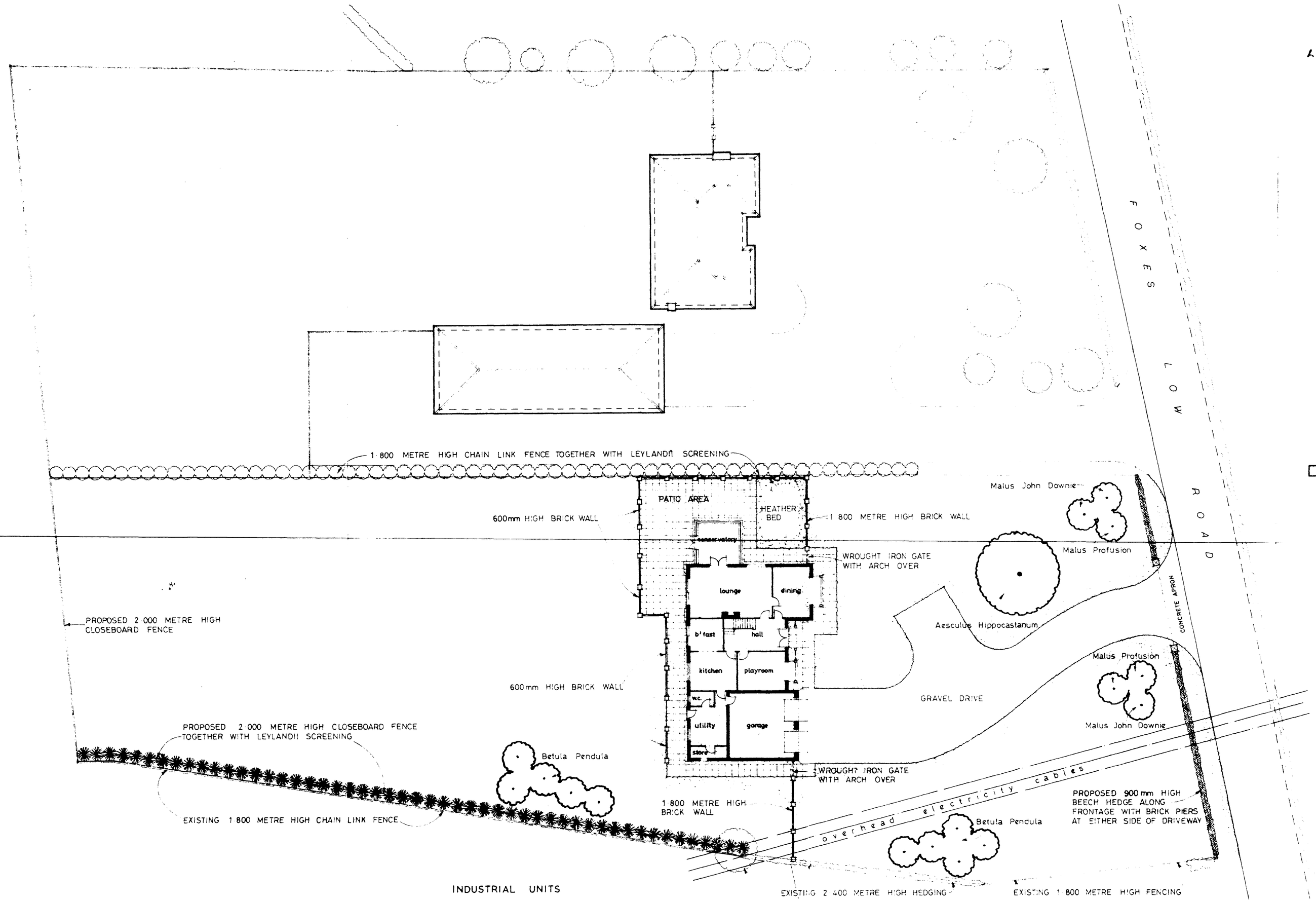
(Councillor T Barker requested that it be recorded that he had taken no part in the discussion or voting on this application.)

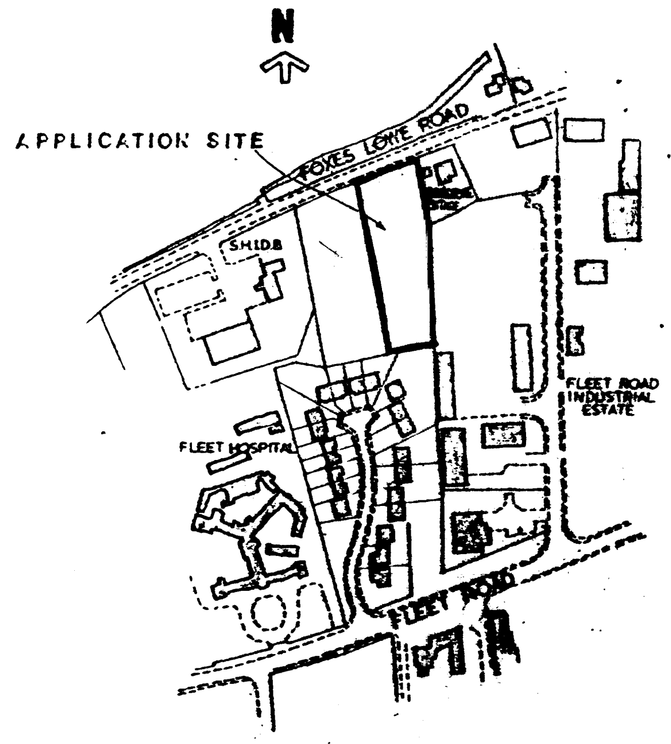
H09/1152/91 Mr M & Mrs A D Ellis	O.A.	Residential frontage development at O.S. Plot No 1649, Joys Bank, Holbeach St Johns.

(It was also agreed that the Director of Planning and Building Control Services advise the applicants of the considerable evidence which would be required to support an application for long term rural housing on this site.)

H09/1163/91 Massey O'Brian		Three Ford D.I.A.P. signs at Boston Road, Holbeach.
H14/1333/91 Mr & Mrs L Chamberlain	O.A.	Residential development including details of siting, means of access and landscaping at North Gate, West Pinchbeck.
H07/1352/91 Mr W J Benson	O.A.	Residential development (three dwellings) including siting, means of access and landscaping adjacent to Grove House, North Road, Gedney Hill.
H14/1356/91 R M Hall		Office and implement store at Part OS 7437, Bars Bridge, Bourne Road, West Pinchbeck.
H23/0359/91 Mr T A Wilkinson		Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories at Sycamore Farm, Whaplode Fen.
H23/1271/91 Exors Miss A Watson Dec'd	O.A.	Residential plot off Stockwell Gate, Whaplode.

SOUTH HOLLAND INTERNAL DRAINAGE BOARD OFFICES AND DEPOT





LOCATION PLAN 1:2500 SCALE

N

25 NOV 1991
1146/91

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed House with integral garage at : Foxes Low Road, Holbeach.

for Mr & Mrs R F. RULEWSKI.

SITE LAYOUT/ LOCATION PLAN

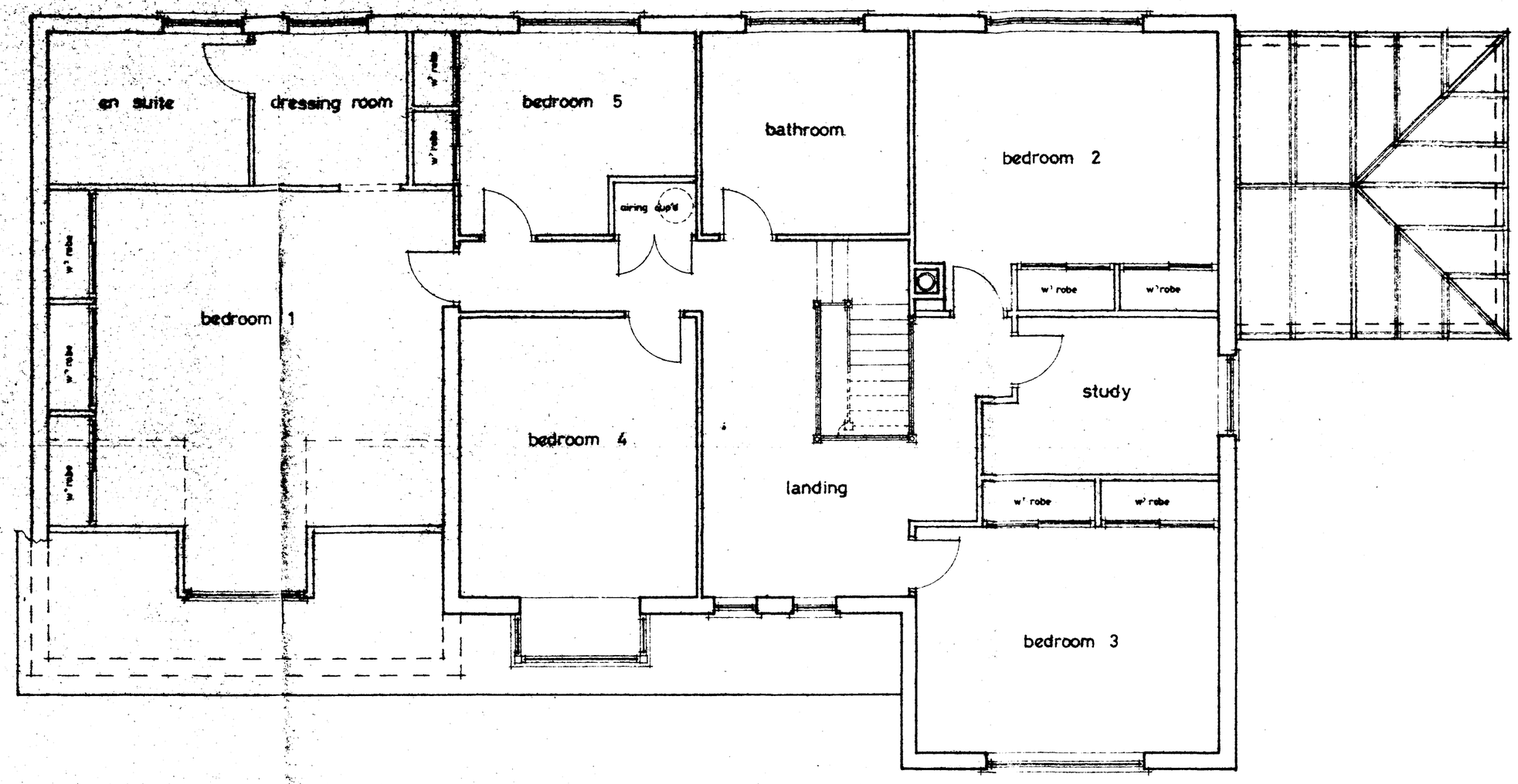
DATE NOV. 1991	DRAWN SB
DRWG. No. 91016 – 4 a	SCALE 1·200 , 1·2500.

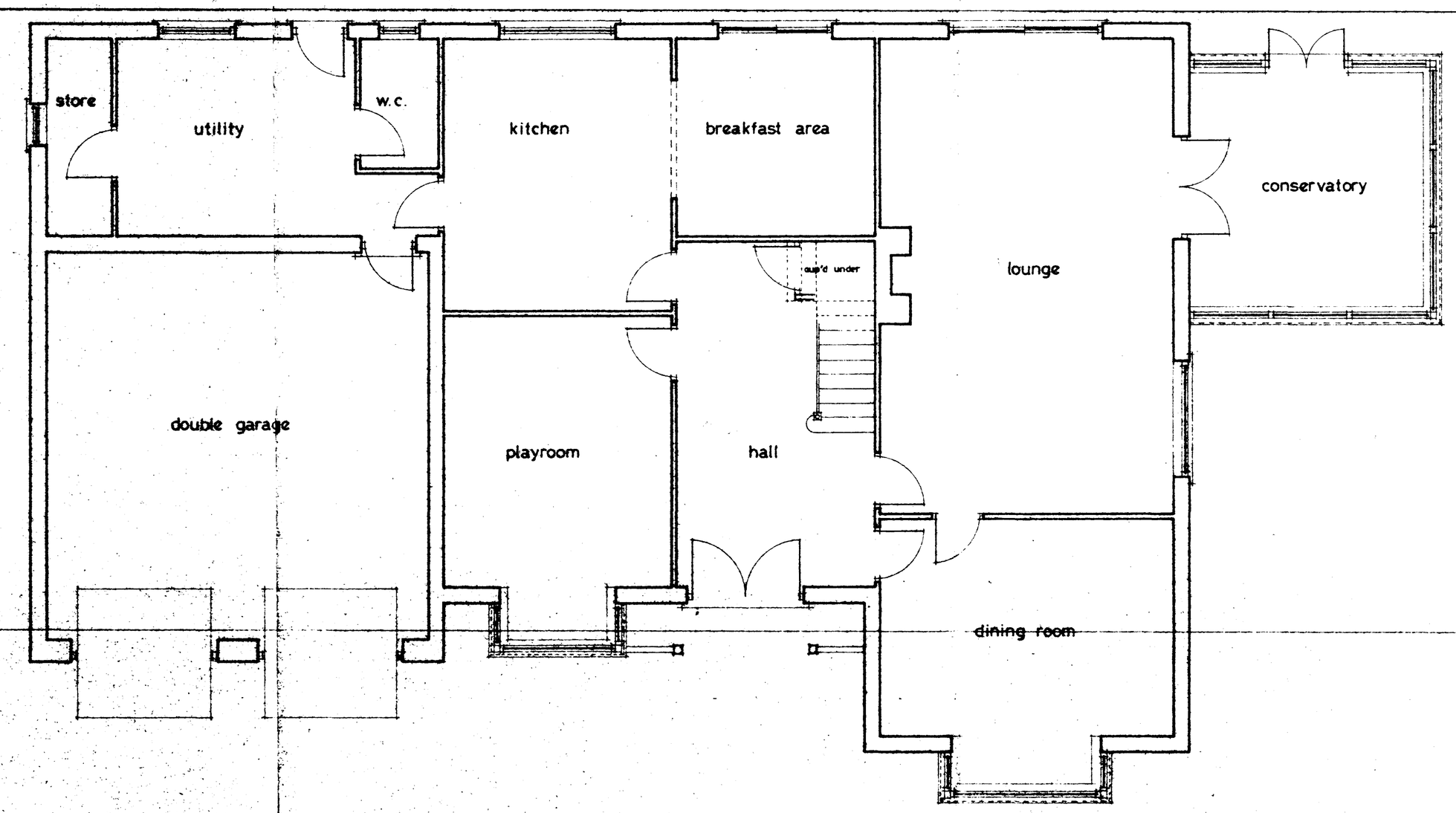
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SUMMIT





NOTES

26 NOV 1991
1146/91

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed House with integral garage
at : Foxes Low Road, Holbeach.
for Mr & Mrs R.F. RULEWSKI.

FLOOR PLANS.

DATE NOV. 1991.	DRAWN SL
DRWG. No. 91016 - 2.	SCALE 1:50

REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.

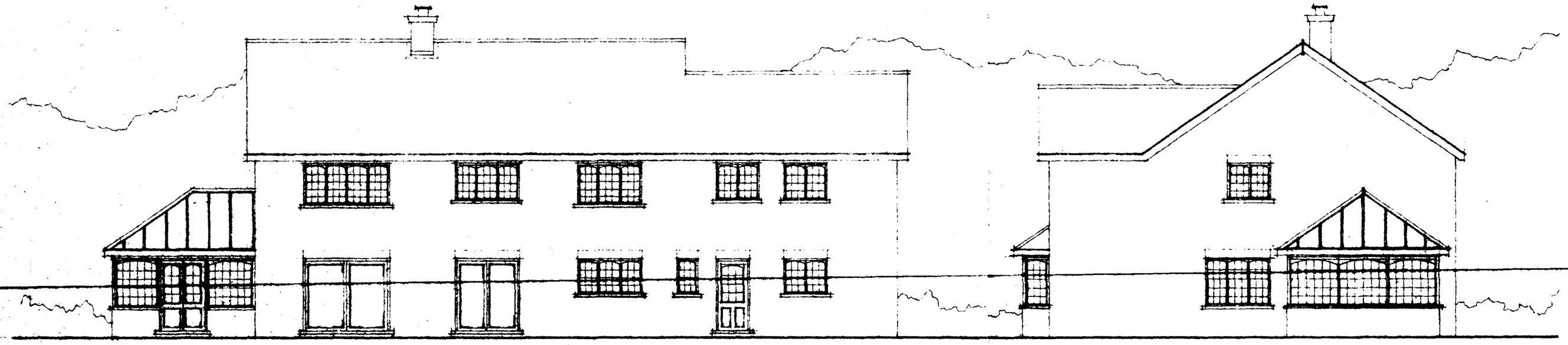
CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



FRONT

SIDE



REAR

SIDE

20 NOV 1991
1146/91

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed House with integral garage at : Foxes Low Road, Holbeach.

for Mr & Mrs R.P. RULEWSKI.

ELEVATIONS

DATE NOV. 1991	DRAWN
DRWG. No. 91016 - 3.	SCALE 1·100.

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	