PLANNING AMENDMENT

For office use only

Application No. H05/1168/00

Date Registered 17 NOV 2000

Case Officer OG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS S. M. NEEDHAM
BAYTREE HOUSE
FLEET ROAD
FLEET HARGATE.

Tel. No.

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

G.R. MERCHANT
UNIT 4, WRIGHTS MEWS
12A PARK RD
HOLBEACH.

Tel. No. 01406 [redacted] (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

OFFICE COPY

Please complete

APPLICATION No.

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

H05/1168/00.

Building Regulation reference relating to same development (if any)

-

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. [✓]

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... J Merchant ..... Date ..17.11.00.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF 3 BED BUNGALOW.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

REDEFINE BOUNDARY ON 1:200 PLAN.
(AS PER LETTER DATED 15.11.00)

State drawing no's of the current submission

080/00/01.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ DAVID GEDNEY.

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

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid VHP

Registered 21/11

Terminal date/committee updated .....12 Jan 01 22/11

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *
If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? PC None ✓
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?) *

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: MG 21/11

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued: ✓
Public register updated: 16/2/11

DC Professional Assessment

NOTES:

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 713772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H05/1168/00

Applicant: Mrs S M Needham
Baytree House
Fleet Road
Fleet Hargate
Spalding Lincs PE12 8LD

Agent:
G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of a 3 bed bungalow, including details of means of access

Location: Baytree House
Fleet Road
Fleet Hargate
Spalding Lincs

Amendment: Redefine boundary on 1:200 plan
Dwg. No. 080/0/01

22-NOV-00

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 12 JAN 2001
Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Housing and Planning Services

Ref Application No. H05/1168/00

2nd November, 2000

South Holland District Council
Housing and Planning Services Dept,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

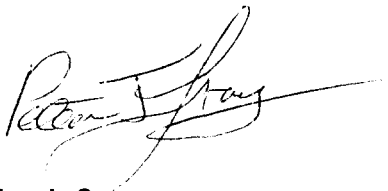
Dear Sirs,

We are extremely annoyed to find out (not by letter but a notice on a telegraph pole) that this ludicrous application has raised its head yet again! It is making our lives almost impossible and are unable to settle in our own residence due to the ridiculous persistence of Mrs Needham. This application was quite rightly turned down a year ago by the highways department due to the extremely close proximity of the site entrance to a fast blind corner. One year on the only thing to have changed appears to be the design of the building, the entrance is in exactly the same position. Therefore how does a building design change now make this application possible to overturn and pass? Especially as the roads have got more and more congested with faster cars. We went to great lengths on the previous objections to provide photographic evidence and also a free copy of the Highway Code, to prove beyond a doubt that the entrance is far too close to a blind corner, to be safe to both the occupier and other unfortunate road users alike. We enclose a copy of the previous objections, which we hope will again prove the stupidity of this application. Unfortunately there are only photocopies of the photographs, hard copies can be supplied if required but I feel a site visit would prove beyond doubt our concerns. Also we only have one copy of the Highway Code but you will find the relevant page shows the distances and speeds do not add up.

Another objection to this re-application is the fact Mrs Needham makes no claims to our boundary or land as she did previously. We take this that she has come to her senses and that she cannot claim what is not hers to have. This being the case we still find it difficult to see how you can get a 3-bedroom bungalow in a plot the size claimed. Also the Horse Chestnut tree that appears on the application was chopped down a few years ago after we believe had a preservation order upon it?

We hope that these objections and the previous ones (see attached copy) are both once again understood and the same correct decision is come too. Again if this planning application is overturned I am quite prepared to pursue this matter with my local MP and ombudsman, especially in light of the previous decision and other applications nearby. Once again I hope this will not be necessary.

Yours faithfully.



Peter J. Gray
113 Fleet rd
Fleet
Holbeach
Spalding
Lincs
PE12 8LD

Enc

27th October, 1999

Ref Application No. H05/0912/99



F.A.O. D.M. Gedney
South Holland District Council
Housing and Planning Services Dept,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Sirs,

Oh dear, here we go again, for the second time on this plot of land I find myself having to write to yourselves trying to explain, what surely should be common sense. We have lived next to the proposed plot now for the last 13 years and have seen dozens of accidents, and live with the constant worry of pulling out of our own entrance let alone one considerably nearer to a corner of such notoriety. Some of these accidents have ended with vehicles in what was then a field opposite, some in Mr Proctor's property, others actually landing in the proposed plot itself. Perhaps Mrs Needham is not aware of why she has a six-foot high fence at the front of her land and not the original privet hedge. An uninsured drunk driver of a mini Metro demolished this. The deal he did with the previous owners was to clear the site and erect a fence the next day so as not to be reported to the police. The fence is also a point of contention and will be discussed later.

I am basically objecting to the proposed planning application on Three grounds: -

1. Anybody who has driven around this corner must honestly admit the potential danger it presents. It is well known to all the locals as a favourite corner for the boy racers. It is also one of the few remaining built up roads without any speed restrictions. At the last time of this plot having permission granted you all ignored the dangers of this road and someone has subsequently died. It may only now be a B road, but it is still for many the main road into Holbeach and further afield, and therefore carries as much traffic as many an A road. You obviously have

the figures of how traffic has increased since the last application; the threat of a fatal accident on this corner has therefore increased considerably. To put this into perspective the proposed plot has an entrance no more than approximately 30 metres from a blind 90-degree left hand bend. (See photographs). Bearing in mind an unsuspecting driver can quite legally complete this corner at 60 m.p.h. This if you refer to the Highway Code (copy supplied, page 28/29) equates to total stopping distance of 73 metres. Not only has the unsuspecting driver travelled twice the required distance to stop, but has probably T-boned and killed the driver trying to exit the proposed site. Bearing in mind these figures are based on a vehicle in good conditions and dry roads. It also has to be remembered this road is no longer gritted in the winter, or very rarely. And as I mentioned earlier it is also used by boyracers who regularly exceed even 60 m.p.h. The logical answer seems to instigate a speed limit, but even at 40 m.p.h. this still requires a stopping distance of 36 metres in ideal conditions, again resulting in yet another accident. The other point to bear in mind is the safety of people like refuse collectors, postmen and deliverymen (again see photographs) who would be force to park in a highly dangerous area.

2. My second objection is based on the fences and boundaries that Mrs Needham thinks she has. As mentioned earlier, the front fence was erected hastily to save somebody being reported to the police. This being the case only whole panels were used and not cut to the dimensions of the frontage, leading to the last panel extending into my property by 2 feet approx. Only after the fence was erected did the previous neighbour come around to apologise. We both agreed that this was not a problem as the original boundary fence between us made the boundary quite clear. This has presumably lead Mrs Needham to think her frontage is far greater than it actually is. This leads to the other problem with boundaries, that is the positioning of the fence between the proposed plot and myself. Being the original owner (not the fourth like Mrs Needham) since King Bros. built the house and erected the fence. (I actuality saw the house and fence being finished, the fence being erected just after we moved in.) I like to think I know exactly where the boundary is and know the whole history of our plot. It was at the time of the previous neighbour applying for planning that he approached me about the fence. I have always queried the frontage of my property, as it was sold as being 55 feet or there abouts. The neighbour at the time checked with his solicitors and came back with " yes the boundary is in the wrong position. I only had wrongly got 53 feet at the front instead of 55 feet and the rear boundary was 6 inches into the proposed plot." That is 2 feet into my property at the front and 6 inches into the proposed plot at the rear.

Again it was agreed not to bother with the hassle of moving the fence due to: - 1. The fence being in good condition at the time and therefore did not justify being moved. 2. The overall difference in the area between moving my front boundary out and his rear boundary in made very little difference. 3. Also all the other fences and hedges were made based on the original fence position. Mrs Needham is also properly mislead by the fact that as a considerate neighbour, when I came to plant my leylandii hedge I set it in 2 extra feet to allow for ease of maintenance, not as she has done with hers. I assume she mistakenly thinks this strip of land belongs to her. Plus the fact the previous owner based on these original boundaries had also sold some of his land. This boundary has been in existence now for thirteen years and as far as I am concerned is where it's going to stay. I suggest that Mrs Needhams sudden interest in the ownership of the fence and that I supposedly have 2 feet of all her land is for one reason and one reason only. This plot is far too small to accommodate any decent sized dwelling.

3. This brings me to my final point, if this shear lunacy of a proposal is passed having ignored all the safety implementations, how can you then guarantee that having a garage built so close to my living room it will not lead to any noise pollution and environmental issues. As you well know the description Garage reads workshop, noise radios etc. I would also continue to strongly object if any building development continued beyond the rear of my house.

If this planning application is passed despite all the dangers being blatantly clear I am quite prepared to pursue this matter with my local MP and ombudsman. On the above evidence I hope this will not be necessary.

Yours faithfully,

Peter J. Gray
113 Fleet rd
Fleet
Holbeach
Spalding
Lincs. PE12 8LD

Enc.



The first glimpse a driver gets of any sign of an entrance when coming around the corner.



You have 1 second before impact to think and react – do you/don't you?



View of the proposed plot clearly showing the complete fence panel intruding into my property, as mentioned in the letter.



The approach for an unsuspecting driver. Showing the marks in the pavement from one of the previous accidents and the bent chevron sign caused by a head on accident with a lorry in another.



A potential danger around the corner. Do not be fooled by the camera angle it's not that far away! Look below at what was happening only minutes earlier!



The accident waiting to happen! Stating the obvious but, if anybody had come round that corner. And this is before you grant permission for yet another property on the <u>inside</u> of a very blind corner...

FILE COPY

G R Merchant
Unit 4
Wrights Mews
12A Park Road
Holbeach
Spalding
Lincs
PE12 7EE

D M Gedney

H05/1168/00

15 November 00

Dear Sir

Planning Application H05/1168/00.
Erection of a three bed bungalow including details of means of access, Baytree House, Fleet Road, Fleet Hargate – Mrs S M Needham.

I refer to the above.

It is noted that the site shown on the 1:200 plan is rectangular in shape. However, this does not appear to be the case on the 1:2500 location plan, nor on plans accompanying the previous application (reference H05/0912/99). This is in the sense that the front and rear boundaries are not shown to be parallel.

I welcome your comments in respect of this matter.

Yours faithfully

David Gedney
Planning Officer

