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

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/1168/00 Received: 22-SEP-00 Type: OUTLINE

Name: 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

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

Visibility to the south-west from the proposed point of access is substantially restricted due to the presence of a bend in Fleet Road. Drivers of vehicles emerging from the proposed access would not have sufficient visiblity of vehicles approaching from the right along Fleet Road. This is likely to lead to hazards for road users, contrary to the interests of highway safety. It is not within the applicants ability to overcome this fundamental objection. Consequently, the proposal is contrary to South Holland District Local Plan Policy E1. This indicates that development proposals should be acceptable in terms of road safety.

The determined plans are:-
Dwg no. 080/00/02 received 22 September 2000.
Dwg no. 080/00/01A received 17 November 2000.

Director of Housing and Planning Services
19 JAN 2001

H05/1168/00

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

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HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/1168/00 Received: 22-SEP-00 Type: OUTLINE

Name: Mrs S M Needham
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Fleet Hargate
Spalding Lincs PE12 8LD

Agent: G R Merchant
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12A Park Road
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The determined plans are:-
Dwg no. 080/00/02 received 22 September 2000.
~~Site location plan~~ received 17 November 2000.
Dwg no. 080/00/01A

Director of Housing and Planning Services
10 JAN 2001

H05/1168/00

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

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H05/1168/00 Received: 22-SEP-00 Type: OUTLINE

Name: 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

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

Visibility to the south-west from the proposed point of access is substantially restricted due to the presence of a bend in Fleet Road. Drivers of vehicles emerging from the proposed aceess would not have sufficient visiblity of vehicles approaching from the right along Fleet Road. This is likely to lead to hazards for road users, contrary to the interests of highway safety. It is not within the applicants ability to overcome this fundamental objection. Consequently, the proposal is contrary to South Holland District Local Plan Policy E1. This indicates that development proposals should be acceptable in terms of road safety.

SHI Determined Plans.

Director of Housing and Planning Services
03 JAN 2001

H05/1168/00

LTD. 5-1-01.

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H05/1634/88

DATE RECEIVED : 24 10 88

APPLICANT : Mr & Mrs Ayling
Maytree House
Fleet Road
Fleet Hargate
Spalding Lincs

AGENT : Loweth CowlingDesign
4 Victoria Street
Holbeach
Spalding
Lincs

TYPE : Outline GRID REF : 539040 324970

DESCRIPTION : Proposed building plot

LOCATION : Maytree House, Fleet Road, Fleet Hargate

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates :
(a) the expiration of five years from the date of this permission
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

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

Reason: The application was submitted in outline only.

Cont/.....

This permission refers only to that required by the Town and Country Planning Acts. If approval is required under any other enactment this must be obtained seperately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

Cont/.....
H06/1634/88

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

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

4. The vehicular access shall be formed at the north eastern end of the site's frontage to Fleet Road.

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

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

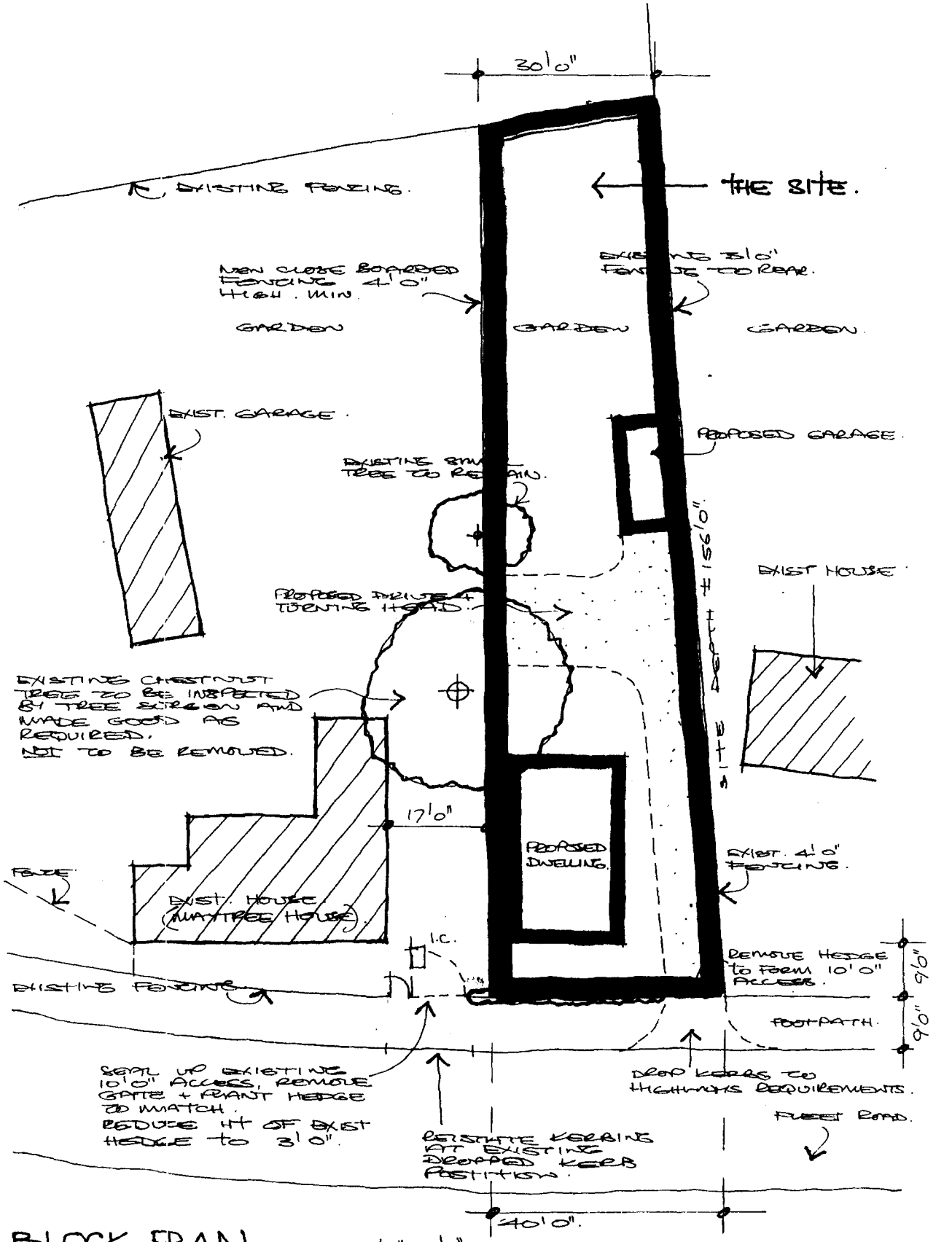
Reason: To enable vehicles to enter and leave the highway in forward gear in the interest of road safety.

6. Before the permitted access is commenced to be used the existing access between the site and Fleet Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: To reduce to a minimum the number of individual access points to the Class II road, in the interests of road safety.

District Planning Officer
17th January 1989

NOTE TO APPLICANT:-
The applicant is advised to seek the advice of a professionally qualified tree surgeon over the horsechestnut tree.



BLOCK PLAN. SCALE 1/16" = 1'0".

SOUTH HOLLAND D.C.
PLANNING
24 OCT 1988
REF...163488.....

NOTES ① FRONT OF PROPOSED TO BE LEVEL WITH MAYTREE HOUSE. (9'0" FROM FRONT BOUNDARY).
② SEWER TO EXIST I.C.