SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0076/92 Received:21-FEB-92 Type:FULL

Name: Manns & Norwich Brewery Co
Conesford House
St Anne Lane
Off King Street
Norwich Norfolk

Agent: W J Tawn FRICS
10 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JL

Description: Erection of a detached dwelling and garage

Location : Building Plot Pit Lane
Gedney Drove End Spalding

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

1 The proposal, which involves the development of a corner site, fails to adequately take account, in its detailed design and arrangement on site, of the unique characteristics of the site including its location, shape and size in relation to the layout of existing roads and the character of the older cottages immediately to the north west, west and south so that, if permitted, it would result in an incongruous form of development in that part of Gedney Drove End.

Director of Planning and Building Control Services
16-APR-92 H06/0076/92

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

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

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

PLANNING APPLICATION

For office use only

Application No. H06/0076/92

Date Registered 20 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MANNS & NORWICH BREWERY COMPANY LIMITED
CONESFORD HOUSE
ST ANNE LANE
OFF KING STREET
NORWICH

Tel. No. 0603 660222

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

W J TAWN FRICS
10 TUESDAY MARKET PLACE
KING'S LYNN
NORFOLK PE30 1JL

Tel. No. 0553 772698
(Personal contact name) W J TAWN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT, BACK Lane GEDNEY DROVE END, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF A DETACHED DWELLING AND GARAGE.

Please complete

Signed W J Tawn FRICS..... Date.. 18 January 1992.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ....Nil..... If you consider no fee is payable include a written explanation instead.
Previous application No H06/0403/91

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: ONE DWELLING

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: 6 metres
(b) max. length: 7.544 metres
(c) max. width: 4.572 metres

C. Please state type and colour of materials for facing external walls: LBC COUNTRY WOOD SERIES - CLAYDON RED MULTI FACING BRICK.

D. Please state type and colour of roofing materials. CONCRETE INTERLOCKING PANTILES -RED

E. Has a survey of the site been undertaken? State Yes or No: NO

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.
VACANT - FORMERLY PART OF GARDEN AREA TO RISING SUN PUBLIC HOUSE

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

C. What provision will be made for garages or parking within the site? SINGLE GARAGE/PARKING ON SITE.

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: SOAKAWAY
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	YES	→ Application No: H06/1191/87 & H06/0403/91

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).	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 W J Dawn FRICS (~~Applicant~~/Agent) Date 18 January 1992

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 W J Dawn FRICS (~~Applicant~~/Agent) Date 18 January 1992

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 £ NIL

Receipt Issued ..... No. .....

Date First Received 20 May 1992

REGISTRATION

REFERENCE H06/00076/92

Cross-Ref R ..... HL

Date 21/1/92 JAS

VALIDATION Date 21/1/92

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 H06/0403/91
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.1

Index Sheets 90 OS Nos ..... Grid Ref 546340 339330

Ward S Parish SEDGE

TR Rural ☑ CA ☐
TR Bypass ☑ LB ☑ Grade
Level crossing ☑ TPO ☐
Footpath ☐ Other: pits + [illegible]

Inside IBD YES Inside LP Area NO

Linked to site.....Ref..766. Linked to property.....Ref.....

Planning Records:
Earlier apps 403/91
790/37

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours YES Other

Boundaries N: Shelvedge Site Features Vacant land
W: Smithfield South Outline granted on appeal
Previous detail refusal.

Inspected by:
date:

Residents notified on site visit: 2 houses opposite } by hand.
House to north (No. 4) }

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals

Confirmed by
Case Officer

Departure from policy — Yes ____ No ____

Yes ____ No ____

Recommend approval despite material objection

Any objection received? No
If yes, is any obj. material? No
Yes

Yes ____ No ____

Reason:

Other circumstances needing Committee decision

Yes ____ Signed by Senior Officer
Signed .....
No ....

Reason:

All of above:

Recommended refusals —

Refusal on adopted policy grounds on those applic.

No ____ All bar (note those Dispensations)
Yes ____

ANY ONE OF ABOVE: Other than Yes
Signed .....

Committee report
Sub-Committee:
SP recommended .....
Case Officer recommended .....

Delegation confirmed by Senior Officer
.....

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

BRIAN ... ITH 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: H06/0076/92 Type: FULL

Applicant: Manns & Norwich Brewery Co
Tel: 0603 660222

Agent: W J Tawn FRICS
0553 772698

Description: Erection of a detached dwelling and garage

Location: Building Plot
Pit Lane
Gedney Drove End
Spalding

Valid date: 21-FEB-92
Target dates:
To case officer 26-FEB-92
Inspected by 02-MAR-92
Extra contacts 07-MAR-92
Report if not clear by 27-MAR-92

Terminal date: 17-APR-92
Target Committee: 03-MAR-92
Report deadline: 18-FEB-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	24-FEB-92	09-MAR-92
Cllr B Fines	0406 8 374	24-FEB-92	09-MAR-92
Owner/Occupier Back Lane		24-FEB-92	09-MAR-92
Mr D A Porter 4 Pit Lane		24-FEB-92	09-MAR-92

SITE DETAILS

Grid ref: 546340 329230
OS Sheets: 90 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0076/92 Received:21-FEB-92 Type:FULL

Name: Manns & Norwich Brewery Co
Conesford House
St Anne Lane
Off King Street
Norwich Norfolk

Agent: W J Tawn FRICS
10 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JL

Description: Erection of a detached dwelling and garage

Location : Building Plot Pit Lane
Gedney Drove End Spalding

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

1 The proposal, which involves ~~that~~ the development of a corner site, fails to adequately take account of, in its detailed design and arrangement on site, the unique characteristics of the site including its location, shape and size in relation to the layout of existing roads and the character of the older cottages immediately to the north west, west and south so that, if permitted, it would result in an incongruous form of development in that part of Gedney Drove End.

Authorised to issue:

08-APR-92 H06/0076/92 AD..N.....DC.....
9/4 6/4

H06/0076/92.

The proposal, which involves the development in its detailed design and arrangement on site fails to take account of adequately reflect the unique characteristics of the site including its location, shape and size in relation to the road layout of existing roads and the character of the older cottages immediately to the north-west, west and south so that if permitted it would result in an incongruous form of development in that part of Sedley Drive End.

222. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

H22/0106/92 Mr & Mrs R W White		Bungalow at 54 Austendyke Road, Weston Hills.

(Councillor J. Clark left the meeting during consideration of the above application.)

H09/0120/92 Mr S Smith		Mast for the attachment of radio amateur aerials at 58 Fairfields, Holbeach.
H14/0145/92 E J Sneath, Esq		Access 7 metres wide onto Glenside South at Manor House, Money Bridge, Glenside South, Pinchbeck.

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

H14/0156/92 Mr B Flynn		Extension to cottage at Walnut Cottage, Mill Green Road, Pinchbeck.
H20/0190/92 R Richardson, Esq	O.A.	Two building plots off existing roadway at Japonica Farm, Chapel Gate, Sutton St James.
H09/0218/92 Mrs B D Eliff		Retention of mobile home without complying with occupancy condition (planning permission H09/0589/81) at "Holmlea", Damgate Road, Holbeach.
H16/1321/91 Tanglewood Ltd		13 no sheltered bungalow dwellings at Tanglewood Nursing Home, off London Road, Little London, Spalding.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H01/0175/92 Broadgate Builders Ltd		House with double garage on plot off Stonegate, Cowbit.

((i) Pending a site inspection in order to assess the suitability of the site for the proposed development and (ii) for the Director of Planning and Building Control Services to clarify the applicant's proposals for the remainder of the land between the application site and 28 Stonegate, Cowbit.)

H06/0076/92 Manns & Norwich Brewery		Dwelling and garage at Back Lane, Gedney Drove End.

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

H14/0094/92 Mr C Flatters	O.A.	Dwelling at Glenside North, West Pinchbeck.

(Pending a site inspection to enable members to assess if the proposal would be suitable for consideration under the Council's policy and criteria for new dwellings for other local needs.)

APPLICATION REFERENCE: H06/0076/92 DATE RECEIVED: 21/2/92

APPLICANT: Manns & Norwich Brewery
Conesford House
St Anne Lane
Off King Street
Norwich
Norfolk

AGENT: W J Tawn FRICS
10 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JL

TYPE: Full

DESCRIPTION: Erection of a detached dwelling and garage

LOCATION: Building Plot, Back Lane, Gedney Drove End

Parish Council: Objected to original proposal because of its poor access and the plot is considered too small to sustain housing.

Ward Member: The proposal should be refused because it amounts to overdevelopment of a small site with inadequate access.

County Highways: Does not wish to restrict the grant of permission.

Public Objections: Letter received from Owner/Occupier of 4 Pit Lane (summarised)

- Owned adjacent property for 34 years.
- My garage window looks over the plot and has been standing there over 50 years.
- A blind corner, and would be dangerous to people living there.
- Encroach on our privacy and view.
- Terrible eyesore for us and the rest of the residents.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
Structure Plan Policy 5A.
PPG3, 1988 - Land for Housing.

PREVIOUS DECISIONS
H06/0750/87 - Outline - Erection of one dwelling - Refused (Allowed on Appeal).
H06/0403/91 - Full - Erection of a detached dwelling & garage - Refused:

Reason
1 The dwelling has not been carefully designed for the site as stipulated in the inspector's report in respect of planning application H06/0750/87. Out of character and contrary to Structure Plan Policy 3.

PLANNING ISSUES

1 The determining issue in this particular case is whether the previous reason for refusal has been sufficiently overcome.

2 Outline planning permission was refused in 1987 (H06/0750/87), but allowed on appeal. The inspector concluded that the site was capable of accommodating a dwelling of adequate standards, although it would have to be restricted in floor area and carefully designed for the site.

3 This application differs from that previously refused in the sense that the development is now lower and broader in an attempt to reflect the overall form and scale of the adjacent cottages to the north. Nevertheless, it still differs from the latter, in the sense that it has dormer windows, plus integral garage. It is also positioned further from the public highway.

4 The materials proposed are LBC Clayton Red Multi-facing bricks with red concrete inter-locking pantiles.

CONCLUSIONS

1 Structure Plan Policy 5A states that the suitability of any proposal should be assessed in relation to its scale and impact on the character, density and physical extent of existing development.

2 The proposal is still not ideal, but is nevertheless considered to be an improvement on the previous refusal, on the basis that it more closely resembles the overall form, and scale of existing development in the locality.

3 I have considered the objection received from the Owner/Occupier of 4 Pit Lane, but consider that the points raised are not of sufficient magnitude as to justify a refusal of planning permission in this case. This is especially so in the light of the inspector's decision in respect of application H06/0750/87.

4 Consideration has been given regarding possible repositioning of the dwelling further forward on the plot to make it more in line with the adjoining cottages. However, there are a number of drawbacks ito that approach. The dwelling would appear even more prominent, since it is on a corner site and parking standards could not easily be complied with, without fundamentally altering the design of the dwelling. Indeed, the position of the dwelling would then be such that a large amount of light would be blocked from the objector's garage.

RECOMMENDATION - Grant permission.

1 SC12 (Materials)...materials for the roof.
2 SC21 (Landscaping scheme).
3 SC27 (Implementation of planting).

Reasons

1-3 Standard.

Note

1 The landscaping scheme should preferably include the provision of native hedging along the site's south eastern and south western boundaries.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, C Offices, Priory Road, Spalding on Monday, 6th April, 1992.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. W.D. Skells	Mr. J.A. Dobney	Mr. J.R. Pearl
Mr. B. Chappell	Mrs. E.O. Hall-Patch	Mr. M.S.L. Rollinson
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mr. E.N. Davies		

The Director of Planning and Building Control Services and the Deputy Director of Administration.

Apologies for absence were received from or on behalf of Councillors B. Alcock, J. Clark, R.C.P. Cowan, N.P. Judge, M.B.E. and M.C. White.

259. MINUTES

The Minutes of the meeting held on 16th March, 1992 were signed by the Chairman as a correct record.

260. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant	Proposal
H01/0175/92 Broadgate Builders Ltd	House with double garage off Stonegate, Cowbit.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services subject to the note making it clear that the supplementary information contained in the applicant's letter dated 27th March 1992 and accompanying plan were taken into account in reaching the decision.

H06/0076/92 — Dwelling and garage off Back Lane, Gedney Drove End.
Manns & Norwich Brewery

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that, if permitted, the proposal, which in the opinion of the Sub-Committee does not take account of the unique characteristics of the application site including its location, shape and size in relation to adjoining developments, would result in an incongruous form of development in that part of Gedney Drove End.

H14/0094/92 — O.A. Dwelling at Glenside North, West Pinchbeck.
Mr C Flatters

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

(End of Minutes)

BRIAN SMITH .ρ TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

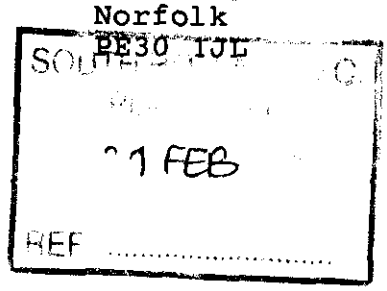
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0076/92

Applicant: Manns & Norwich Brewery Co
Conesford House
St Anne Lane
Off King Street
Norwich Norfolk

Agent: W J Tawn FRICS
10 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JL



Description: Erection of a detached dwelling and garage

Location: Building Plot
Back Lane
Gedney Drove End
Spalding

Type: FULL

Date received: 20-JAN-92

12-FEB-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The location address is incorrect and needs to be corrected, and one plan is returned on which road names should be shown. The proposal appears to be located in Pit Lane.

Please return the extra copy of ths letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

JR Maxwell

Principal Administrative Officer

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1992
Attention of
DPO NPM
DOPO PG
JC

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/76/92/TB **Your Ref.**

Date 4 February 1992

Dear Sir,

FULL PLANNING APPLICATION - MANNS & NORWICH BREWERY CO.
DWELLING AT BACK LANE, GEDNEY DROVE END

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and clients attention.

No Board's or private watercourses adjoin the site.

I understand 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,

J G Elsey

ENGINEER TO THE BOARD

W. J. Tawn Esq.,
10 Tuesday Market Place,
Kings Lynn,
Norfolk.
PE30 1JL

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

S.H.D.C. PLANNING DEPT.
RECEIVED
14 FEB 1992
Action by
DPO MRM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copies to .....
File Nos.
Acknowledge Yes/No
Ack

NRA

National Rivers Authority
Anglian Region

12 February 1992

Our ref.GT/92/1/SH/0037

Dear Sir

PLANNING APPLICATION NO. H06/0076/92
PROPOSED ERECTION OF A DWELLING AND GARAGE AT BACK LANE, GEDNEY DROVE END, BY MANNS & NORWICH BREWERY COMPANY LTD.

With regard to the above-mentioned application received on 30 January 1992, 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.

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

ROGER HYDE
Regional General Manager

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

/contd

NRA

Our ref.GT/92/1/SH/0037

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.

Yours faithfully

R F Morgan
Planning Engineer

cc W.J.Tawn FRICS
10 Tuesday Market Place
Kings Lynn PE30 1JL

VJC

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: H06/0076/92

Applicant: Manns & Norwich Brewery Co
Conesford House
St Anne Lane
Off King Street
Norwich Norfolk

Agent: W J Tawn FRICS
10 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JL

Description: Erection of a detached dwelling and garage

Location: Building Plot Back Lane
Gedney Drove End Spalding

Type: FULL

Date received: 20-JAN-92

Dear Sir/Madam

24-JAN-92

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 08-FEB-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

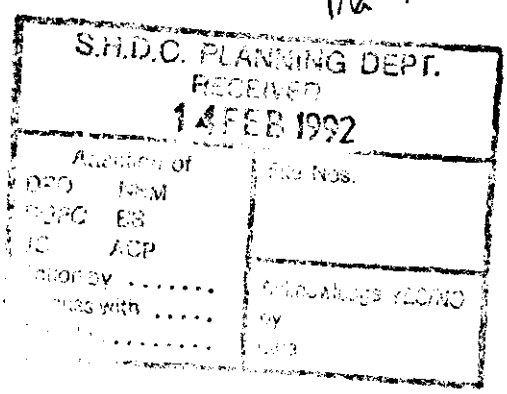
FOR PARISH COUNCIL USE ONLY

Comments:

The Parish Council objected to the original proposal because of its poor access and the plot is considered too small to sustain housing.

Signed: J Bennett.

NK



FILE NOTE

RJS/JJ
10th February 1992

Telephone call from Cllr B Fines to Deputy Director of Planning and Building Control Services on 10th February.

Application H06/0076/92 re: proposed development of plot at Back Lane, Gedney Drove End. Cllr B Fines apologises that his observations are after the deadline his view is that the application should go before Committee and that the proposal should be refused because it amounts to overdevelopment of a small site with inadequate access.

(NB Cllr Fines believes that the proper address of the site is Pit Lane and not Back Lane).

10/2/92

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: H06/0076/92 Type: FULL

Applicant: Manns & Norwich Brewery Co
Tel: 0603 660222

Agent: W J Tawn FRICS
0553 772698

Description: Erection of a detached dwelling and garage

Location: Building Plot
~~Back Lane~~ PIT LANE
Gedney Drove End
Spalding

Valid date: 20-JAN-92
Target dates:
To case officer 25-JAN-92
Inspected by 30-JAN-92
Extra contacts 04-FEB-92
Report if not clear by 24-FEB-92

Terminal date: 16-MAR-92
Target Committee: 03-MAR-92
Report deadline: 18-FEB-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	24-JAN-92	07-FEB-92
Cllr B Fines	0406 8 374	24-JAN-92	07-FEB-92

L.C.C - Obs Attached JCS 30/1/92
Residents 7 FEB 92 21 FEB 92

SITE DETAILS

Grid ref: 546340 329230
OS Sheets: 90 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H06/0076/92.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	6	3	2	9	2

2. Address or location
BACK LANE, GEDNEY DROVE END.

3. Name, classification and number of road

4. Date application referred 30-1-92

5. State whether outline, detailed application etc.
FULL

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

NB/ Turning space not essential – OK to reposition dwelling provided that 5.5m of driveway is provided in front of garage c/s.

Date: 30-1-92. Signed: [signature]
Director of Highways and Planning

W. J. TAWN F.R.I.C.S.

CHARTERED SURVEYOR · AUCTIONEER · VALUER · ESTATE AGENT

10 Tuesday Market Place,
King's Lynn Norfolk PE30 1JL
Telephone King's Lynn (0553) 772698

Our Ref. WJT/32668 Your Ref.

20th February 1992

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

Dear Madam,

Erection of detached Dwelling and Garage
Building Plot, Pit Lane (Back Lane), Gedney Drove End, Spalding
Application No: H06/0076/92

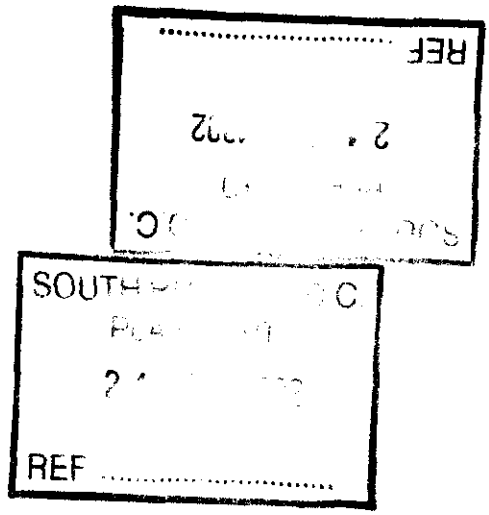
I refer to your letter dated the 12th February 1992 relating to the above application.

A copy of the amended plan, as requested, is enclosed together with the additional copy of your letter which I trust will now enable the application to be progressed.

In the event that there is any additional information you require, please do not hesitate to contact me.

Yours truly,

Encl:
WJT/JA



W. J. TAWN F.R.I.C.S.

CHARTERED SURVEYOR · AUCTIONEER · VALUER · ESTATE AGENT

10 Tuesday Market Place,
King's Lynn Norfolk PE30 1JL
Telephone King's Lynn (0553) 772698

Our Ref. WJT/32668

Your Ref. DMG/SASH06/0403/91

18 January 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1992

Attention of: DPO NRM; DOPO BS; IC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

District Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding Lincs
PE11 2XE

Dear Sir

Building plot - Back Lane Gedney Drove End Spalding

I refer to previous correspondence with Mr David Gedney regarding the above matter and now enclose a resubmission of the planning application in respect of the above site.

As the resubmission is within twelve months of the receipt of the previous planning refusal it is considered that no fee will be payable.

The proposals for the dwelling as shown on drawing no SW450/001B are intended to incorporate Mr Gedney's very helpful suggestions as contained in your letter dated 5 November 1991 and it is hoped that the latest proposals will meet with your approval.

However, if there are any further alterations to the proposals which you feel would make the application more acceptable I would hope that, on this occasion, there would be the opportunity to discuss the application with you before it is determined, so that amendments may be made at this stage rather than involving the client with a further submission.

If this is the case perhaps Mr Gedney would be kind enough to telephone me so that a mutually convenient appointment may be made to discuss this matter in detail.

Yours truly

William J. Tawn

W J TAWN FRICS
Chartered Surveyor

Enc

WJT/VL

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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Agent: W J Tawn FRICS
10 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JL

Description: Erection of a detached dwelling and garage

Location: Building Plot Pit Lane
Gedney Drove End Spalding

Type: FULL

23-APR-92

Dear Sir/Madam,

PLANNING APPLICATION

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

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY TO:-

Mr D A Porter
4 Pit Lane
Gedney Drove End
Spalding
Lincs

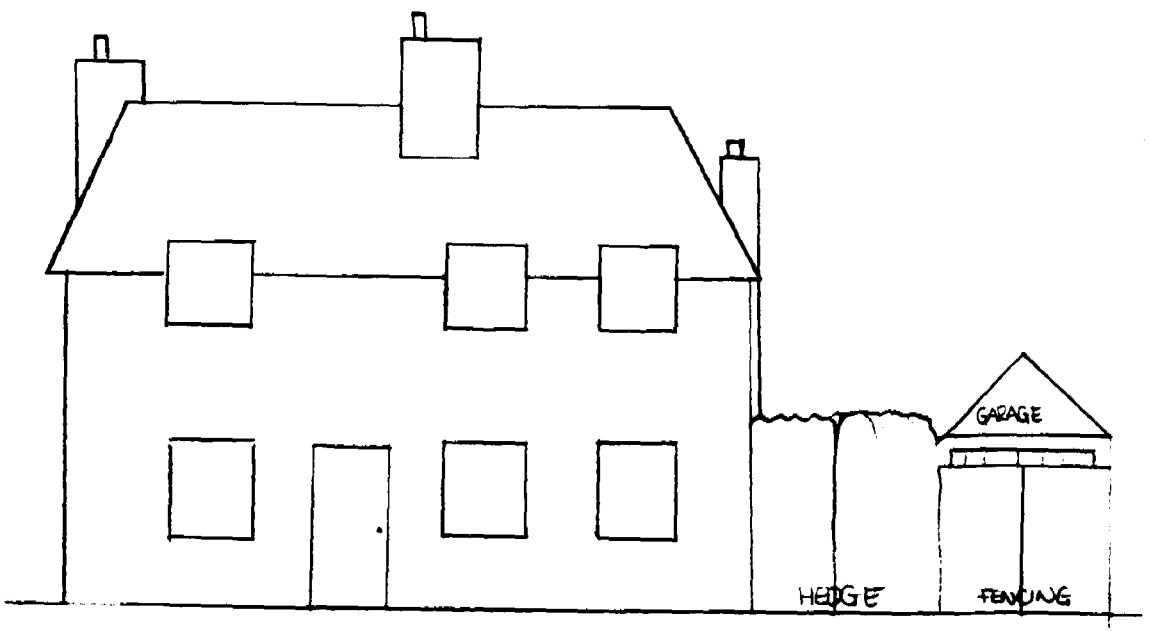
APPLICATION NO
H06/0076/92
LOCATION PIT LANE

MR D A PORTER
4 PIT LANE
GEDNEY DROVE END
SPALDING
LINCS PE12 9PG

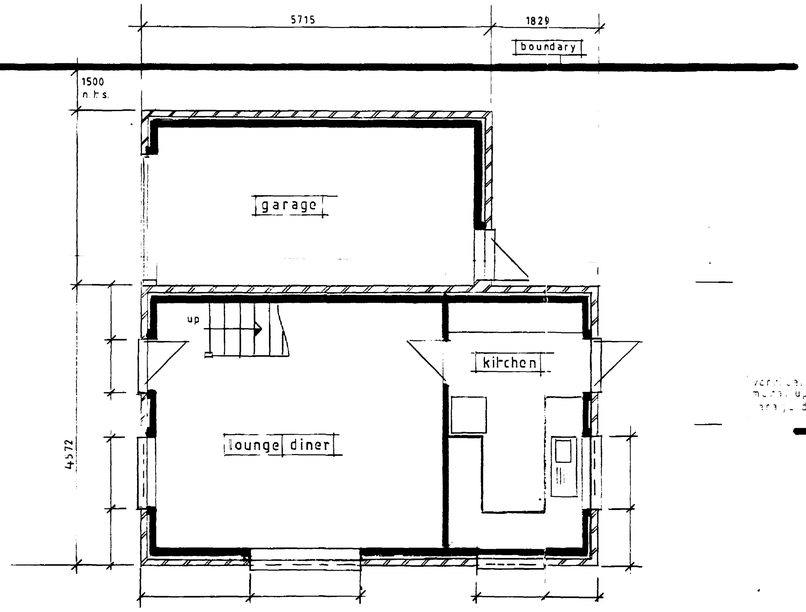
Dear Sir

For 34 years I've owned the property which runs along side the small plot of land to which an Application for a House and Garage, my garage wall & windows overlooks the plot and has and has been standing there over 50 years To have an Application to build on this small plot so near to the Road and which Runs Round a Blind Corner half way Round the Plot with me Safely living on or off this Property, would be dangerous, to the People living there and other Road Users, It would also Encroach on our privacy and Peace.
And a Terrible eyesore, for us and the Rest of the Residents who live on Pit Lane So should not have to tell you all this again as you are the Situation of the Site as you have turned it down before

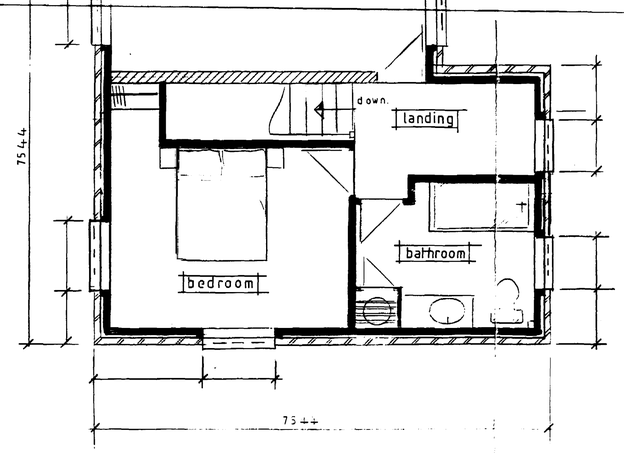
D A Porter



DIAGRAMATIC ONLY



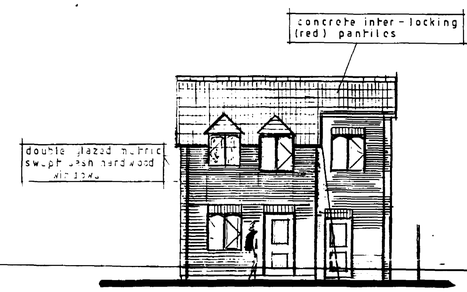
GROUND FLOOR LAYOUT.



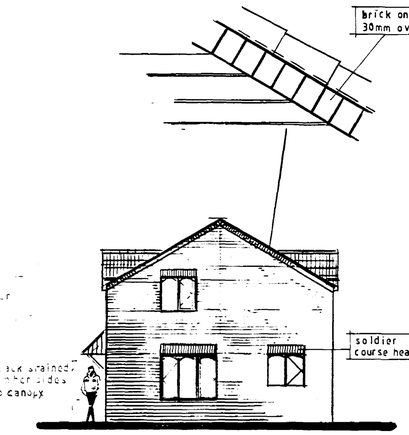
UPPER FLOOR LAYOUT.



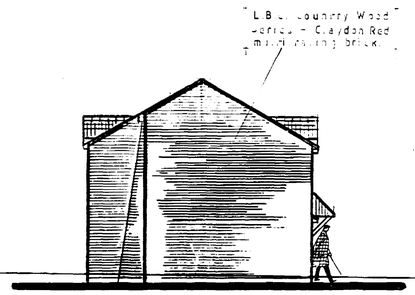
west elevation.



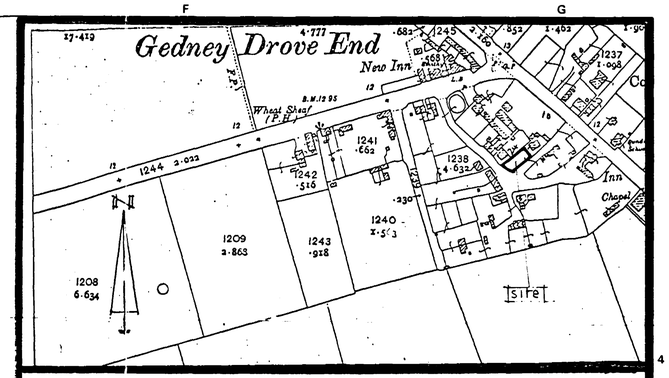
east elevation.



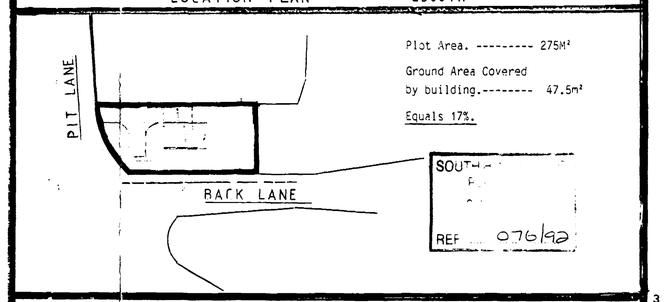
south elevation.



north elevation.



LOCATION PLAN 2500 th



PLOT PLAN — SCALE 500

MARK	CO-ORD	REVISION	BY	DATE	APP.
A		Redrawn.		Sept 91	
"B"		Upper floor area increased (above garage)		19 12 91	
		elevations amended			
C		Location address corrected as requested		18 2 92	

DRAWN ____ DATE April 91.
DESIGNED ____ DATE ____
CHECKED ____ DATE ____
APPROVED ____ DATE ____
NOTED ____ DATE ____
NOTED ____ DATE ____

TWO STOREY DWELLING & GARAGE
PIT LANE GEDNEY DROVE END
LINCOLNSHIRE.

W. J. TAWN. F.R.I.C.S.
39 BROAD STREET.
KING'S LYNN. NORFOLK.

SCALE 50·100: | DRAWING NUMBER S.W. 450 — 001. "C"

F50-001