COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0537/92 Received:15-MAY-92 Type:FULL

Name: D J Edgeley
Main Road
Gedney Drove End
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Erection of two dwellings

Location : Main Road Gedney Drove End
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposal, if approved, would result in a visually incongruous form of development in so far as the proposed two storey dwelling would look out of keeping with adjacent single storey development. As such, the proposal would be detrimental to the visual amenities of this rural locality and, therefore, be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Notes 3 (Housing) and 7 (The Countryside and the Rural Economy).

Director of Planning and Building Control Services
12-AUG-92 H06/0537/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0537/92

Date Registered 14 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D J Edgeley
Main Road
Gedney Drove End
Lincolnshire

Tel. No.

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

Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street Helpringham Sleaford
Lincolnshire NG34 ORA

Tel. No. (0529 21) 646/7
(Personal contact name) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Main Road, Gedney Drove End.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of Two Dwellings

Please complete

Signed. R Haley Date. 13th May 1992

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220:00 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

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: Two

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

B. Please state size of any new structure:- (a) max. height: 5.7m metres

(b) max. length: 12.5m metres

(c) max. width: 11.95m metres

C. Please state type and colour of materials for facing external walls: Butterley Blaby Elizabethan Multi Stock

D. Please state type and colour of roofing materials. Redland Grovebury Mk II Farmhouse Red Concrete Pantile

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: Main Road; Will there be -- Individual access(es) [✓]; New estate road [ ]

C. What provision will be made for garages or parking within the site? Please refer to 165/5/1

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaways

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

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):

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 (e.g. owner, prospective purchaser)	Owner

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (Applicant/Agent) Date 13th May 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 ..... (Applicant/Agent) Date 13th May 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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ **Neighbours** YES **Other**

Boundaries **Site Features**

Inspected by: KW
date: 27.5.92

Agricultural land between two existing Bungalows with Conifer screening 2 houses opposite with mature trees. Existing access to site over dyke on frontage.

Case Officer Conclusions (issues)

Landscaping as proposed should be adequate. ~~Extra frontage hedge is desired to blend with other properties~~. adjoining properties have NO frontage hedging.

Case Officer Recommendations (summary)
(details overleaf)

GRANT ✓
REFUSE

Recommended approvals –

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

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

No ....

(Reason:

Other circumstances needing Committee decision — Yes ....

> Flagged by Senior Officer
> Signed .....

No ....

ALL OF ABOVE ▽

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ....

> Nil fees (not first Submission)
> Other info. viz:
> Signed .....

Yes ....

ANY ONE OF ABOVE ▽

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H . A 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 Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED MG 22/5 DM 22/5

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): Frontage Lodge?
"West Virginia"
"Physical"
"Waytmond"
"Goddison"

Residents (Delivery):

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction:

Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. A153

Date First Received 14 MAY 1992

REGISTRATION

REFERENCE H06/0537/92

Cross-Ref R

Date 15/5/92

VALIDATION Date 14/5/92

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

Site area ..... No. of dwellings 2 Floorspace .....

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

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

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 18.5.

Index Sheets 21. OS Nos ..... Grid Ref S 453630 339130

Ward E Parish CAERDYDD

Inside CBD YES Inside C2 area NO

TR Rural	☐	C1	☐
TR Bypass	☐	C3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade

Linked to site.....Ref..S332. Linked to property.....Ref.....

Planning Records:
Earlier apps 1109/90

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

Inputs completed.....



Ref Application no : H06/0537/92

Dear Sir,

With reference to the above planning application, we have no objections whatsoever, but would like to put forward a few points that we feel should be taken into consideration

1/ Properties should be built in line with surranding properties so as not to obstruct views.

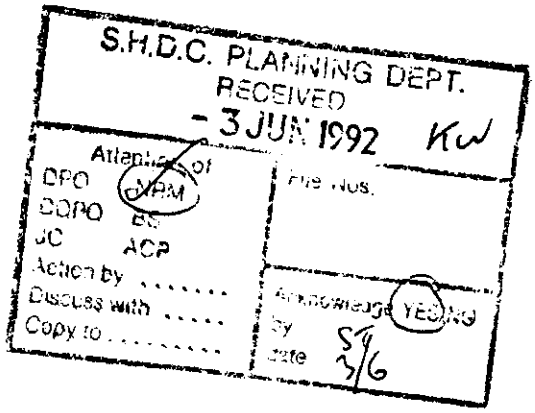
2/ Properties should be ~~one~~ of the same height as surrounding properties i.e. (Bungalows) so as not to overlook + take away the privacy of surranding properties

3/ 2 dwellings only not an estate as King Bros tend to get away with.

we hope these points will be strongly considered before coming to any decisions, that is if it isn't already a foregone conclusion.

Yours faithfully

L Ball (Mrs)



7/7/92 SITE VISIT

SITE HAS OPEN ASPECT — NO
T & C OR HEDGE COVER

BUNGALOWS EITHER SIDE :-
TO WEST — BUFF BRICK / GREY PAN TILE
TO EAST - RED BRICK / GREY PANTILE

HOUSES OPPOSITE SITE —
EASTERLY — YELLOW PAINTED RENDER
PLAIN TILE
WESTERLY — RED BRICK / RED INTERLOCKING TILE

HEDGE & TREE COVER IN FRONT OF HOUSES

BUNGALOWS FURTHER EASTWARDS → 2
ON SOUTH SIDE ; 3 ON NORTH
SIDE BEFORE HOUSES

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0537/92 Received:15-MAY-92 Type:FULL

Name: D J Edgeley
Main Road
Gedney Drove End
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Erection of two dwellings

Location : Main Road Gedney Drove End
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposal, if approved, would result in a visually incongruous form of development in so far as the proposed two storey dwelling would look out of keeping with adjacent single storey development. As such, the proposal would be detrimental to the visual amenities of this rural locality and, therefore, be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Notes 3 (Housing) and 7 (The Countryside and the Rural Economy).

Authorised to issue:

06-AUG-92 H06/0537/92 AD..AL.....DC...AL..

12B

APPLICATION REFERENCE: H06/0537/92 DATE RECEIVED: 15 05 92

APPLICANT: D J Edgeley
Main Road
Gedney Drove End
Spalding
Lincs

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

TYPE: Full

DESCRIPTION: Erection of two dwellings

LOCATION: Main Road, Gedney Drove End

Parish Council: No objections to this proposal.

County Highways: Request conditions.

Public Observations: Received from Owner/Occupiers of "Goodison" summarised).
- Property should be built in line with surrounding properties so as not to obstruct views.
- Should be at the same height as surrounding properties ie bungalows so as not to overlook and take away the privacy of surrounding properties.
- Two dwellings only, not an estate.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Structure Plan Policy 5A.

PREVIOUS DECISIONS
H06/1105/90 - Outline - Erection of two dwellings including details of means of access - Permitted 22 November 1990.

PLANNING ISSUES
1 The determining issue is whether the proposed dwellings are appropriate for the site having regard to existing development in the locality.
2 The site has a frontage of 30.5 metres and depth in the region of 47 metres and is currently agricultural. It differs from previous permission (H06/1105/90) in that it is deeper and slightly different in shape.
3 The site is close to the western edge of Gedney Drove End in an area where existing development is predominantly single storey (until one reaches the Local Authority housing to the east approximately 250 metres away).

CONCLUSIONS
1 Although a fraction of the site (a depth of 4 metres approximately) at the rear of the site is outside the Interim Boundary of Development, the development is for frontage development and is nevertheless considered acceptable.

2 The main point of concern, is the two storey dwelling on Plot 1. Given the nature of existing development in the immediate locality (as referred to above), it is my opinion that the development on Plot 1 would be a visually incongruous form of development which would be out of keeping with adjacent single storey development. As such, the proposal is considered to be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Notes 3 and 7.

RECOMMENDATION - Refuse Permission.

1 In the opinion of the Local Planning Authority the proposal, if approved, would result in a visually incongruous form of development in so far as the proposed two storey dwelling would look out of keeping with adjacent single storey development. As such, the proposal would be detrimental to the visual amenities of this rural locality and therefore be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Notes No 3 (Housing) and 7 (The Countryside and the Rural Economy).

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: H06/0537/92 Type: FULL

Applicant: D J Edgeley Agent: Robert Doughty
Tel: 0529 21 646/7

Description: Erection of two dwellings

Location: Main Road
Gedney Drove End
Spalding
Lincs

Valid date: 15-MAY-92 Terminal date: 10-JUL-92
Target dates: Target Committee: 24-JUN-92
To case officer 20-MAY-92 Report deadline: 10-JUN-92
Inspected by 25-MAY-92
Extra contacts 30-MAY-92 Case Officer:
Report if not clear by 19-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	19-MAY-92	02-JUN-92
Cllr B Fines	0406 8 374	19-MAY-92	02-JUN-92
Owner/Occupier 'West Virginia' Main Rd		29-MAY-92	12-JUN-92
Owner/Occupier 'Anglriar'		"	"
Owner/Occupier 'Watymond'		"	"
Owner/Occupier 'Goodison'		"	"

L.C.C — Obs Attached JE GB 21/5/92.

SITE DETAILS

Grid ref: 545630 329130
OS Sheets: 89 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Prio[illegible]ad, Spalding,
Linco[illegible]ire, PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUL 1992
DG

Application No: H06/0537/92 Date Received: 15.5.92

Applicant: D J Edgeley
Main Road
Gedney Drove End
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of two dwellings

Location: Main Road, Gedney Drove End

17 July 1992

Dear Sir/Madam

I refer to your application for the above proposal. Unfortunately, it is not always possible for the Local Planning Authority to make a decision within the period allowed and, as mentioned on your notice of receipt, you may agree in writing to an extension of the period to enable a decision to be issued.

I should be pleased if you would confirm your agreement to an extension in this case by signing below and returning this letter to me as soon as possible.

The reason for the request in this case is as follows:-

To allow the application to go before the 5th August Planning Committee.

Yours faithfully

B Smith

27 JUL 1992
RECEIVED

B Smith MRTPI
Director of Planning and Building Control Services

.....

Application: H06/0537/92

I agree to an extension of the period in which a decision should be given on this application until: 14 August 1992.

Signed: [signature] Date: 21st July 1992

mis.4

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUN 1992 KW

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

NRA

National Rivers Authority
Anglian Region

1 June 1992

Our ref.GT/92/1/SH/0149

Dear Sir

PLANNING APPLICATION NO. H06/0537/92
PROPOSED ERECTION OF A DWELLING AT MAIN ROAD, GEDNEY DROVE END, GEDNEY, BY D.J. EDGELEY.

With regard to the above-mentioned application received on 21 May 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.

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

VJC

ROGER HYDE
Regional General Manager

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

T South Holland District Council Application Reference H06/0537/92

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	5	6	2	9	1

2. Address or location

Main Road, Gedney Drove End.

3. Name, classification and number of road

II

4. Date application referred

21-5-92

5. State whether outline, detailed application etc.

Full.

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

Two Dwellings.

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: 21-5-92 Signed: [signature]
Director of Highways and Planning

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUN 1992
Attention of
DPO NRM
DOPO ES
JC AGP
Action by .....
Discuss with .....
Copy .....
File Nos.
Acknowledge YES/NO
By
Date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0537/92

Applicant: D J Edgeley
Main Road
Gedney Drove End
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Erection of two dwellings

Location: Main Road Gedney Drove End
Spalding Lincs

Type: FULL

Date received: 15-MAY-92

19-MAY-92

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 03-JUN-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 Council has no objections to this proposal.

Signed: J Bennett

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

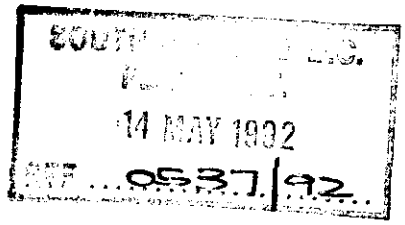
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference

Our Reference 165/5 JRB SKH

13th May 1992



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

D.J. EDGELEY: TWO PLOTS, MAIN ROAD, GEDNEY DROVE END.

Please find enclosed copies of our planning application for the above site.

The site comprises of two dwellings detailed within the development plan and additionally shows the proposed landscaping scheme. Also find enclosed copies of the proposed house and bungalow types to be used and the corresponding materials to be employed.

If you require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

587. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

Plan No. and Applicant		Proposal
H02/0018/91 David Wilson Homes	O.A.	Two dwellings at 2A and 2B Barbers Drove, Crowland.
H16/0333/92 Jenemi Associates	O.A.	Residential building plot and town house on land off Pinchbeck Road, Spalding.
H06/0537/92 D J Edgeley		Two dwellings at Main Road, Gedney Drove End.

(It was also noted that the agent in respect of this application sometimes acted as a consultant for the District Council.)

H06/0571/92 Mrs D Reeder	O.A.	Residential development for 3 dwellings at Main Road, Gedney Drove End.

(It was also agreed that an additional reason recommended by the highway authority would be added to the notice of refusal.)

H18/0620/92 Roffes Homes		Wall with access doors at Custom House Street, Sutton Bridge.
H15/0637/92 Mr J Grant	O.A.	Dwelling and garage at Bareham Lane, Quadring.
H23/0641/92 A Naylor		Condition compliance (means of access, footpaths and landscaping) Washway Road, Saracens Head.

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

H16/0693/92 Mrs D M Teet	O.A.	Bungalow at the rear of 55 Love Lane, Spalding.
H09/0597/92 D R Wheatley	O.A.	Residential development at Cranmore Lane, Holbeach.

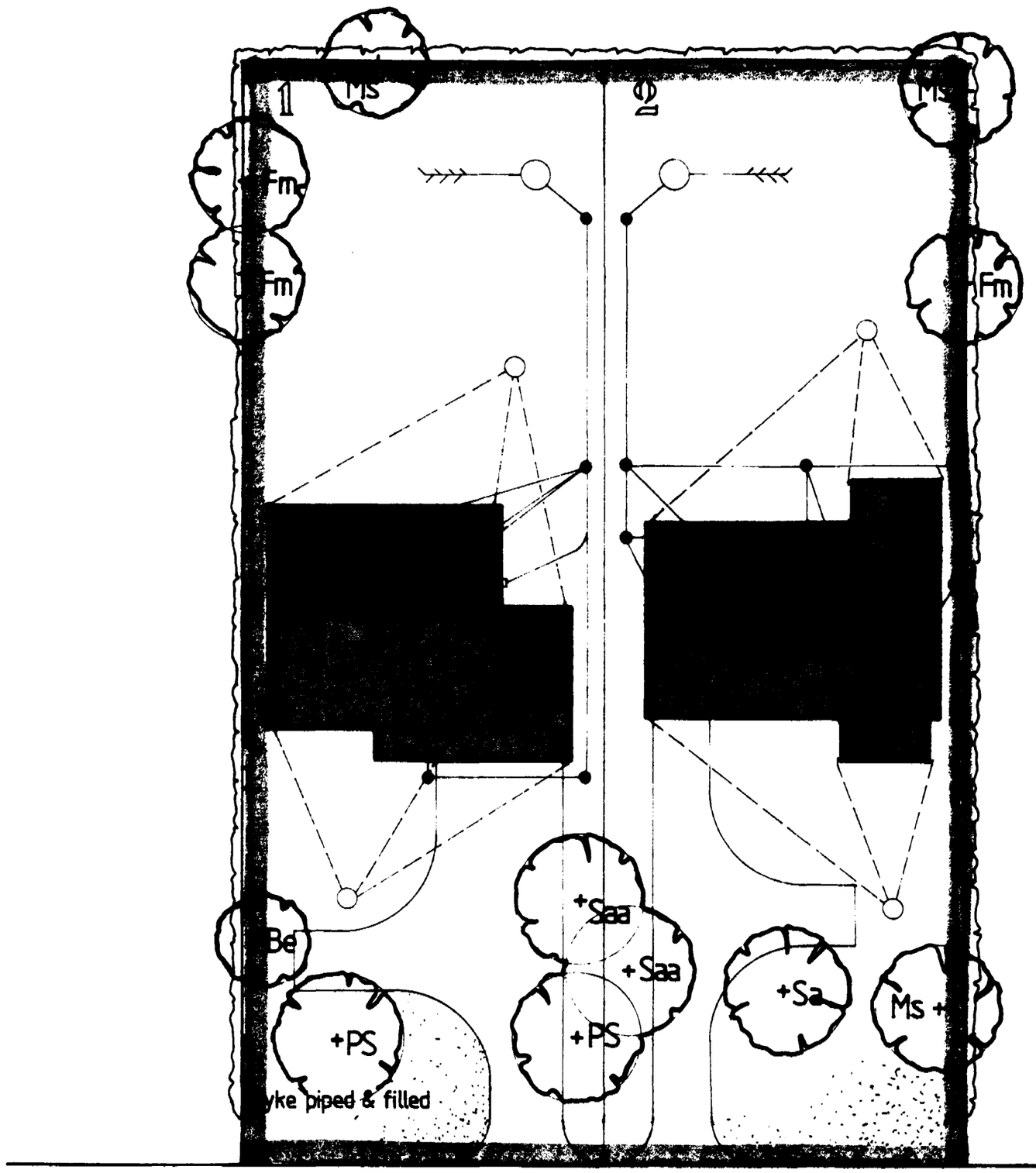
(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H02/0521/92 Mr C Adams	O.A.	Residential development, including details of means of access at Jareys Yard, South of 38/40 West Street, Crowland.

(Pending a site inspection in view of the siting of the proposed development in a conservation area and to assess the impact of any access onto West Street.)

D.J.EDGELEY



MAIN ROAD

SCHEDULE OF PLANTS

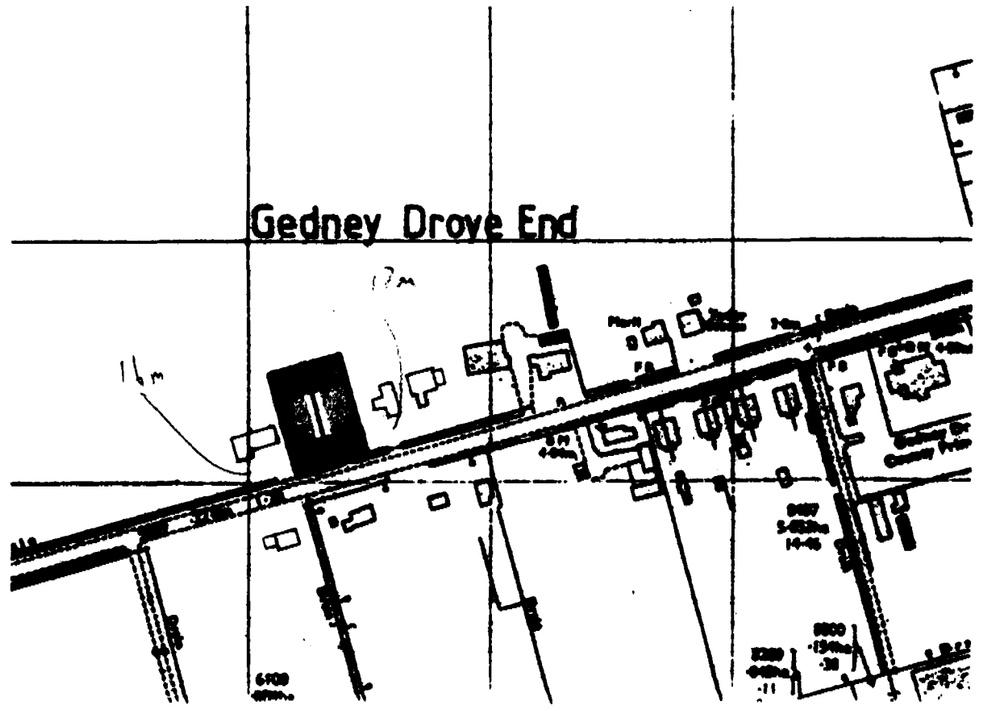
TREES:

Sym.	Description	No.	Spec.	
Be	Betula pendula	1	120-150	Feathered
Pa	Acer campestre	3	6-8	Lt. Std.
Ms	Malus sylvestris	3	8-10	Std.
PS	Prunus 'Snow Goose'	2	8-10	Std.
Sa	Sorbus aria	1	8-10	Std.
Saa	Sorbus aucuparia 'Asplenifolia'	2	10-12	Sel. Std.

HEDGING:

600	Crataegus monogyna
120	Ilex aquifolium
120	Viburnum opulus
120	Cornus sanguinea
120	Ribes sanguineum
120	Ligustrum vulgare
120	Sambucus nigra

Tapestry Hedge: 5 plants per metre on a double staggered row 300mm apart. Mass planting of Crataegus monogyna with random inserts of Ilex aquifolium, Viburnum opulus, Cornus sanguinea, Ribes sanguineum, Ligustrum vulgare, and Sambucus nigra.



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved

NORTH

KEY

Inspection chamber / foul drain

Soakaway / surface water drain

Septic tank

NORTH

SOUTH HOLLAND D.C.
PLANNING
14 MAY 1992
S57/92

DEVELOPMENT PLAN & LANDSCAPE DETAILS

D.J.EDGELEY

MAIN ROAD GEDNEY DROVE END

Dwg No. 165/5/1 Scale 1:200 May 1992

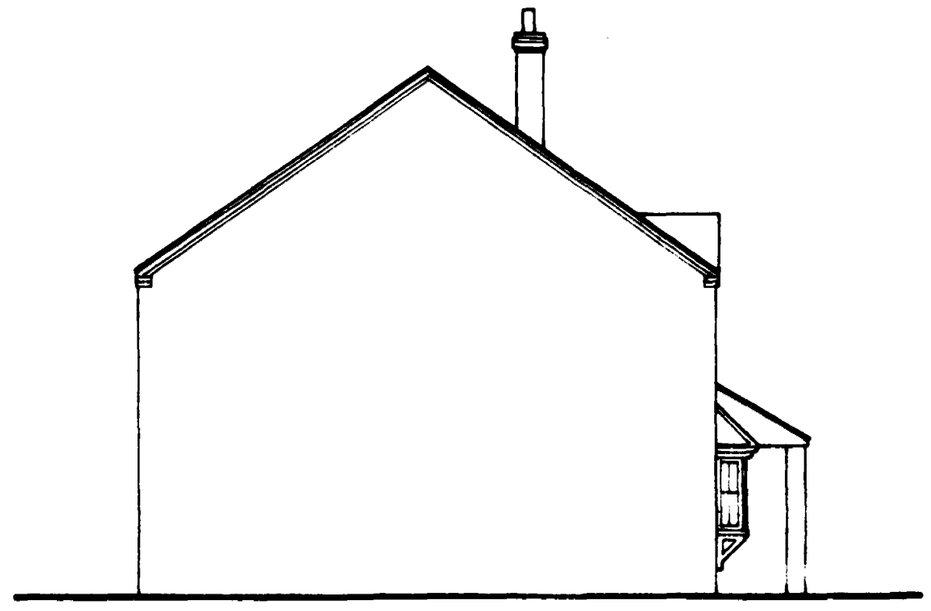
Robert Doughty
LANDSCAPE ARCHITECT & CHARTERED TOWN PLANNER
32 High St. Helpringham, Sleaford, Lincolnshire.
Telephone: Swaton (0529 21) 646/7



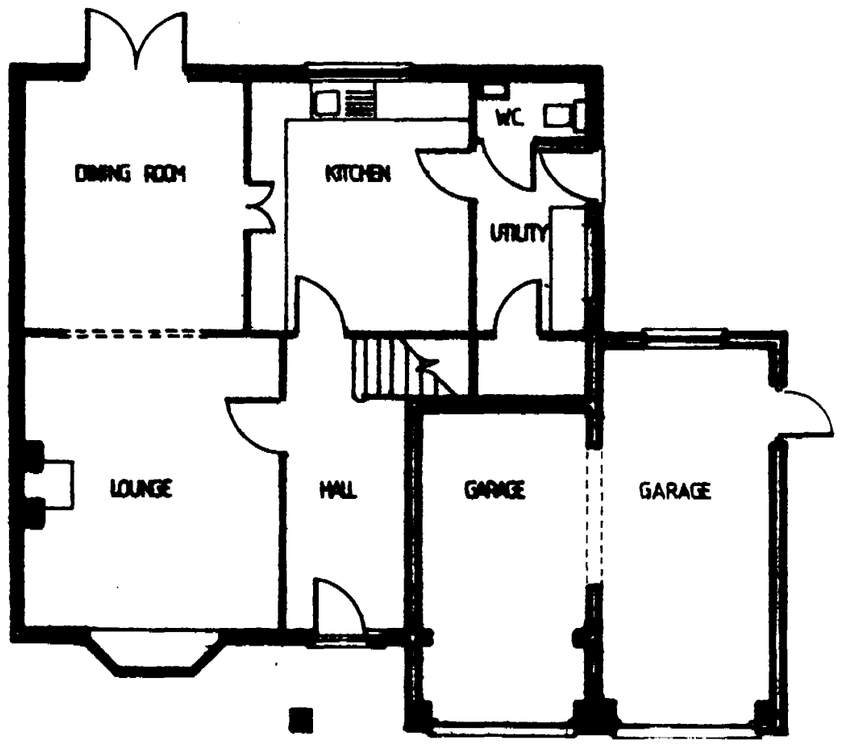
Front Elevation



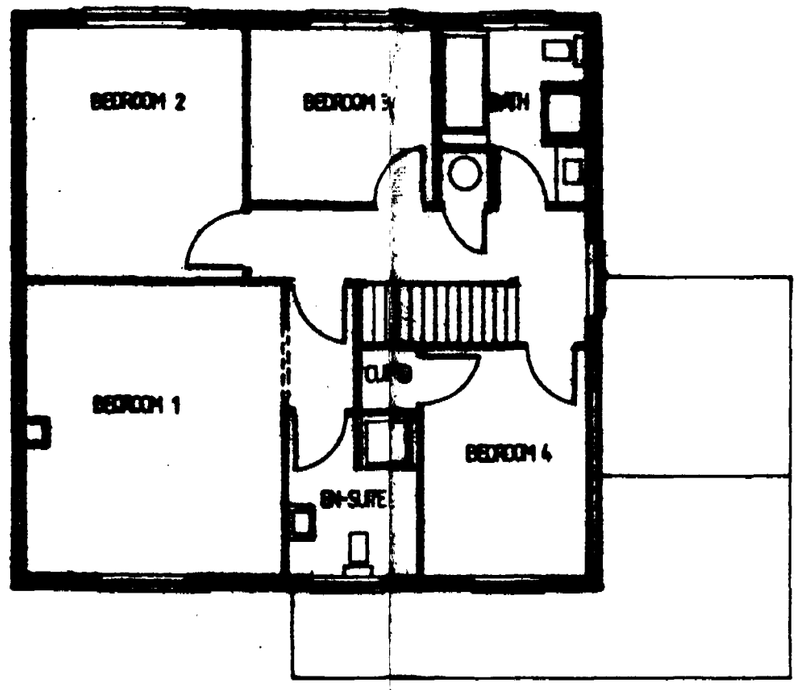
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

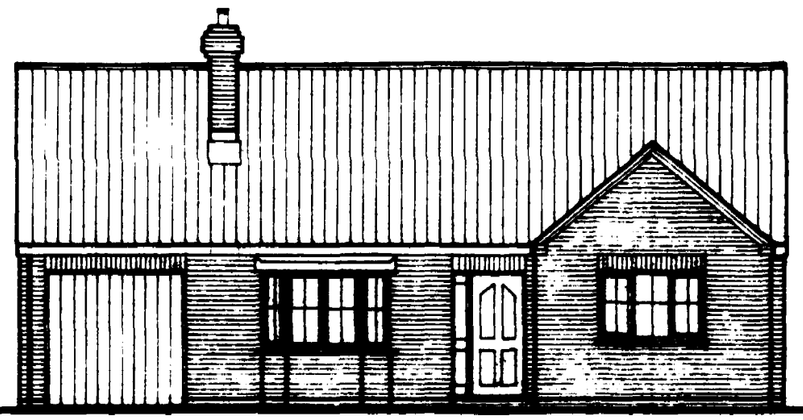


Side Elevation

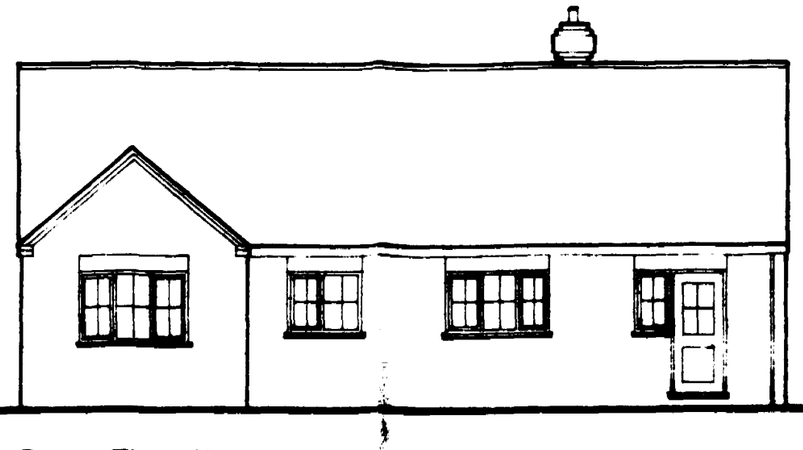
SOUTH HOLLAND D.C.
PLANNING
14 MAY 1992
REF. 0537/92

Client, D.J.EDGELEY	Drawing Title, FOUR BED HOUSE	Revisions,	Scale, 1:100 Drawing No. 165/5/2	Date, April '92 Drawn, G.J.

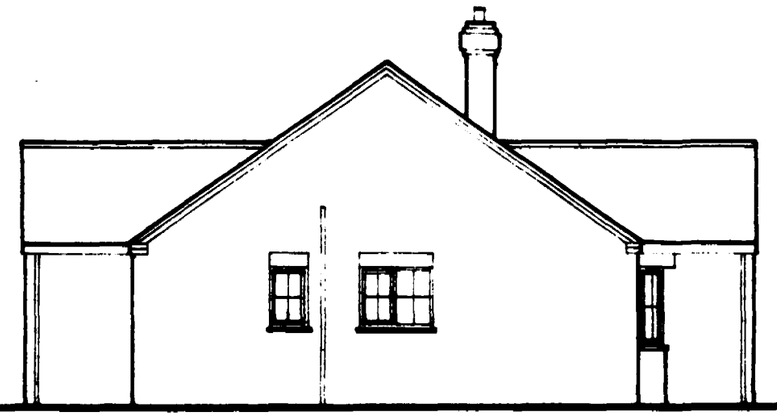
Robert Doughty
Chartered Town Planner and Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs.
NG34 0RA Tel (0529 21) 646/7



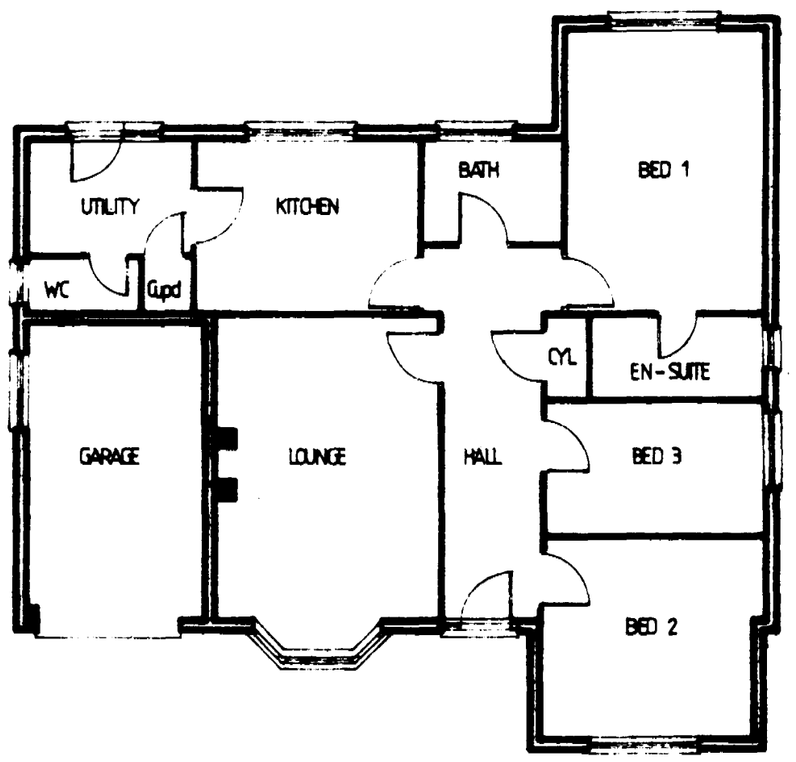
Front Elevation



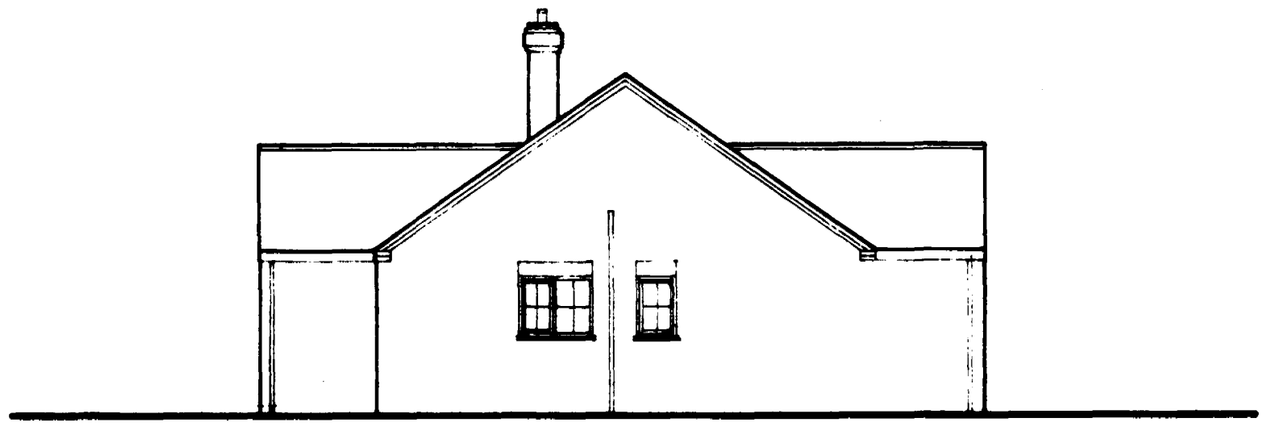
Rear Elevation



Side Elevation



Ground Floor Plan



Side Elevation

SOUTH ...
14 MAY 1992
REF. 0557/92.

Client, D.J. EDGELEY	Drawing Title, THREE BED BUNGALOW	Revisions.	Scale, 1:100 / Date, May '92 / Drawn, A.B. / Drawing No, 165/5/3	Robert Doughty Chartered Town Planner and Landscape Architect. 32 High Street, Helpringham, Sleaford, Lincs NG34 0RA Tel (0529 21) 646/7