SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0571/92 Received:27-MAY-92 Type:OUTLINE

Name: Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs. PE12 7BB

Description: Residential development for 3 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 three dwellings could not be accommodated upon the site with satisfactory turning facilities as required by the County Highways Authority. Any development would have a suburban appearance and would as such be out of character with the rural appearance of this part of the village. As such, it is considered that it would 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).

2 The site is located on the Class II County Road B1359 where the provision of turning spaces is essential within new properties to ensure vehicles can enter and leave the public highway in forward gear. It can be seen that the site is inadequate in size to allow three dwellings to be constructed with turning spaces. Therefore to allow this proposal would lead to vehicles having to reverse out onto the Class II County Road to the detriment of highway safety.

Director of Planning and Building Control Services
18-AUG-92 H06/0571/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0571/92 Received:27-MAY-92 Type:OUTLINE

Name: Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs. PE12 7BB

Description: Residential development for 3 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 three dwellings could not be accommodated upon the site with satisfactory turning facilities as required by the County Highways Authority. Any development would have a suburban appearance and would as such be out of character with the rural appearance of this part of the village. As such, it is considered that it would 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).

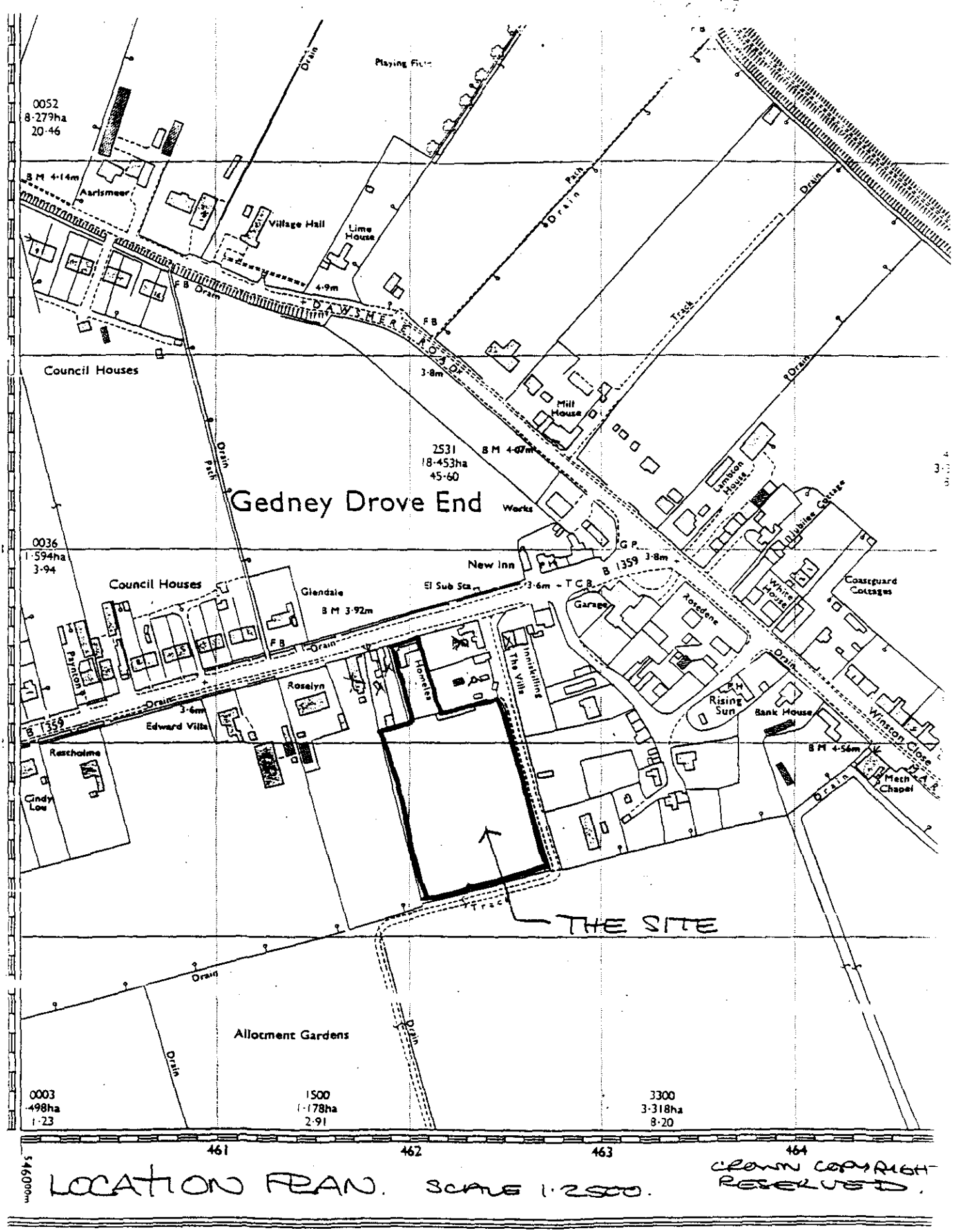
2 The site is located on the Class II County Road B1359 where the provision of turning spaces is essential within new properties to ensure vehicles can enter and leave the public highway in forward gear. It can be seen that the site is inadequate in size to allow three dwellings to be constructed with turning spaces. Therefore to allow this proposal would lead to vehicles having to reverse out onto the Class II County Road to the detriment of highway safety.

Authorised to issue:

18-AUG-92 H06/0571/92 AD...N.....DC.N.....
18/8

Plan A 533/92

FOR INFO ONLY



LOCATION PLAN. SCALE 1:2500.

CROWN COPYRIGHT RESERVED.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0571/92

Date Registered 27 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Main Road, Gedney Drove End, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development for 3 No. dwellings

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 110.00 If you consider no fee is payable include a written explanation instead.

Signed... A.E. Waterhouse... Date... 26th May 1992

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 0.0625 (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: 3 No.

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:
(b) max. length:
(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

House and garden

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?

On site garaging/parking

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: N/A

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	Yes	
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.	N/A	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	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 26th 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 26th 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 | Other

Boundaries | Site Features Carrying hour brick and slate. Footpath house to read. Holmes to west. Frontage hedge and hawthorn

Inspected by: MG
date: 17/6

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) 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.....

Conditions/Reasons DPO authorised Refusal DMG 18/5

1 In the opinion of the Local Planning Authority three dwellings could not be accommodated upon the site with satisfactory turning facilities as required by the County Highways Authority. Any development would have a suburban appearance and would as such be out of character with the rural appearance of this part of the village. As such, it is considered that it would be contrary to Structure Plan Policy 5A and also advice contained within
5CA Planning Policy Guidance Notes 3 (Housing) and 7 (The Countryside and the Rural Economy).

2. 5CB The site is located on the Class II County Road B1359 where the provision of turning spaces is essential within new properties to ensure vehicles can enter and leave the public highway in forward gear.

It can be seen that the site is inadequate in size to allow ~~vehicles~~ 3 dwellings to be constructed with turning spaces. Therefore to allow this proposal would lead to vehicles having to reverse out onto the Class II County Road to the detriment of highway safety.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... **viz**

Other

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM 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 DMG 4/6 DR 5/6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): Discon Re - H/wge
Request for Reprint.

Residents (Delivery):
Owned occupied, Main Rd.

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 £ 110

Receipt Issued 27 MAY 1992 No. P1201

Date First Received .....

REGISTRATION

REFERENCE H06/0571/92

Cross-Ref N/A

Date 28/5/92

VALIDATION Date.....

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

Site area 0.06 No. of dwellings 3 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 ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 1-6

Index Sheets 90 OS Nos ..... Grid Ref 546220 [illegible]

Ward E Parish ~~[illegible]~~ GEDNEY

Inside IBD ~~[illegible]~~ YES Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site.....Ref 572 Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Com

Application no: H06/0571/92 Type: OUTLINE

Applicant: Mrs D Reader
Tel:

Agent: Status Design
0406 24343

Description: Residential development for 3 dwellings

Location: Main Road
Gedney Drove End
Spalding
Lincs

Valid date: 27-MAY-92
Target dates:
To case officer 01-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92
Report if not clear by 01-JUL-92

Terminal date: 22-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier		19 JUNE 92	3 JULY 92
Clerk to Gedney PC	0775 710451	03-JUN-92	17-JUN-92
Cllr B Fines	0406 8 374	03-JUN-92	17-JUN-92

LCC - Obs Attached [illegible] 4-6-92

SITE DETAILS

Grid ref: 546220 329250
OS Sheets: 90 Parcel:

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

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0571/92

Type: OUTLINE

Applicant: Mrs D Reader
Tel:

Agent: Status Design
0406 24343

Description: Residential development for 3 dwellings

Location: Main Road
Gedney Drove End
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Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	03-JUN-92	17-JUN-92
Cllr B Fines	0406 8 374	03-JUN-92	17-JUN-92

L.C&C – Obs Attached ft CB 4-6-92

SITE DETAILS

Grid ref: 546220 329250
OS Sheets: 90

Parcel:

APPLICATION REFERENCE: H06/0571/92 DATE RECEIVED: 27.5.92

APPLICANT: Mrs D Reeder
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

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

TYPE: Outline

DESCRIPTION: Residential development for 3 dwellings

LOCATION: Main Road, Gedney Drove End

Parish Council: It is felt that two dwellings would be more appropriate for the size of the plot. In view of the fact that the adjoining property is also to be developed the Parish Council feels the two applications should be considered jointly to avoid piecemeal development.

County Highways: Request refusal.

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

PLANNING ISSUES
1 The determining issue in this particular case is whether three dwellings could be satisfactorily accommodated upon the site with vehicular turning facilities.
2 The site has a frontage of 33.5 metres and depth ranging between 16.5 and 19.5 metres approximately. A dwelling is currently located upon it in the north eastern corner and this is of brick and slate construction. It would need to be demolished to make way for the proposed development.
3 Existing residential development is located to the west an Post Office Lane plus additional dwellings to the east. The land to the south west (including Holmlea) currently has outline permission (H06/0779/89) and the applicants have recently applied for a renewal of this (this is still under consideration). Internal enquiries have also been made in relation to development of the land immediately to the south.

CONCLUSIONS
1 The site is within the Interim Boundary of Development and no objections are raised in principle to residential development.
2 The existing cottage upon the site is of traditional design and was, it is understood, formerly a Post Office. It is considered, however, that there is not sufficient reason to prevent its demolition.
3 The County Highways Authority have requested that turning facilities be provided within the site for each of the plots. The indicative plan submitted does not make provision for this and it is my opinion that three dwellings could not be satisfactorily accommodated upon the site with these

facilities.

4 As the Parish Council have stated, the site could be better developed in association with the land to the south and south west.

RECOMMENDATION - Refuse Permission.

1 In the opinion of the Local Planning Authority three dwellings could not be accommodated upon the site with satisfactory turning facilities as required by the County Highways Authority. Any development would have a suburban appearance and would as such be out of character with the rural appearance of this part of the village. As such, it is considered that it would 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).

---

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.)

DCS

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.)

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1992 DG
Acknowledge YES/NO
By
Date

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

NRA
National Rivers Authority
Anglian Region

3 July 1992

Our ref.GT/92/1/SH/0165

Dear Sir

PLANNING APPLICATION NO. H06/0571/92
PROPOSED ERECTION OF 3 NO. DWELLINGS AT MAIN ROAD, GEDNEY DROVE END, SPALDING, BY MRS D. READER.

With regard to the above-mentioned application received on 18 June 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.

e) Each dwelling should be served by a separate septic tank and soakaway system.

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/0165

If tests indicate the percolation value is greater than that identified in B.S.6297 (ie >140s) then other means of disposal of foul sewage will need to be considered. Details of alternative proposals should be submitted to the NRA.

The applicant would be advised to consider the use of a full treatment package sewage plant which may have a discharge direct to a watercourse subject to formal Consent under the Water Resources Act 1991.

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

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

Yours faithfully

R F Morgan
Planning Engineer

cc Status Design
4 Princes Street
Holbeach, PE12 7BB

VJC

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992 pe
Attention of
DPO NRM
DOPO BS
JC
Action by .....
Discuss with .....
Copy to .....
File Nos.
Your Ref.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/571/92/JAM

Date 9 June 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MRS. D. READER
RESIDENTIAL DEVELOPMENT - MAIN ROAD, GEDNEY DROVE END

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

No Board's or private watercourses adjoin the site.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

Yours faithfully,

JJ Ebey

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs. PE12 7BB

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H06/0571/92

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	2	2	9	2

2. Address or location

MAIN ROAD, GEDNEY DRAIN END.

3. Name, classification and number of road

II

4. Date application referred 4-6-92

5. State whether outline, detailed application etc.

OL.

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

RESIDENTIAL DEVELOPMENT FOR 3 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: 4-6-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent appr~l in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The site is located on the Class II County Road B1559 where the provision of turning spaces is essential within new properties to ensure vehicles can enter and leave the public highway in forward gear.

It can be seen that the site is inadequate in size to allow ~~vehicles~~ 3 dwellings to be constructed with turning spaces. Therefore to allow this proposal would lead to vehicles having to reverse out onto the Class II County Road to the detriment of highway safety.

Note:— use continuation sheet(s) as necessary.

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

...lephone: (0775) 761161
...: (0775) 710772

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUN 1992 DG
Attention of
DPO NRM
DOPO BS
PC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

SOUTH HOLLAND DISTRICT COUNCIL

...ion no: H06/0571/92

...t: Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs. PE12 7BB

...ption: Residential development for 3 dwellings

...ion: Main Road Gedney Drove End
Spalding Lincs

OUTLINE

Date received: 27-MAY-92

03-JUN-92

...r/Madam

...TATION WITH PARISH COUNCIL

...e received an application for the above proposal and enclose a copy ...our information. Any observations which the Parish Council wish to ...should be set out below and returned to me by 18-JUN-92. If no ...rvations have been received by that date, it will be assumed that ...Parish Council have no comments to make. The officer dealing with ...application is D M GEDNEY

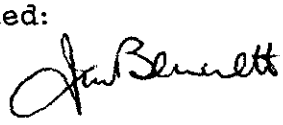
...urs faithfully
...SMITH
...Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: It is felt that 2 dwellings would more appropriate for the size of the plot. In view of the fact that the adjoining property is also be to be developed the Parish Council feel the two applications should be considered joint to avoid piecemeal development.

Signed:



Jan Bennett

status design

27 MAY 1992
REF H06/0571/92

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 26th May 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771635/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT FOR 3 NO. DWELLINGS AT MAIN ROAD, GEDNEY DROVE END FOR MRS D READER

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies drawing no. 771635/1.
2. 4 No. copies duly completed submission form.
3. Cheque to the value of £110.00 in respect of submission fee.

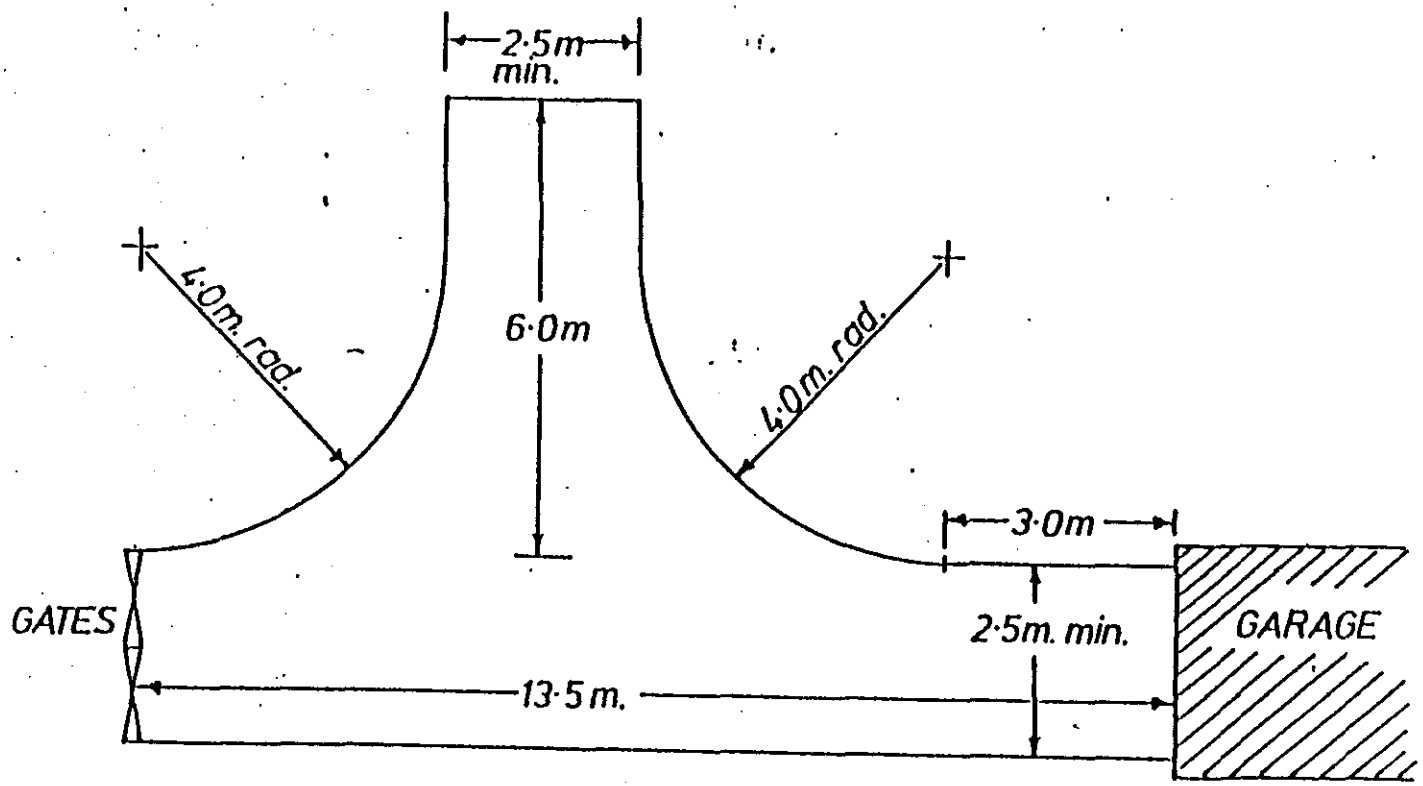
Yours faithfully

A E Waterhouse

pp. B. Gilham F.F.B.

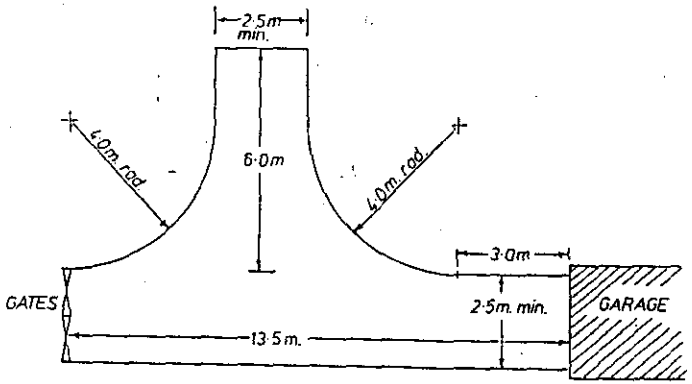
Enc.

P1201



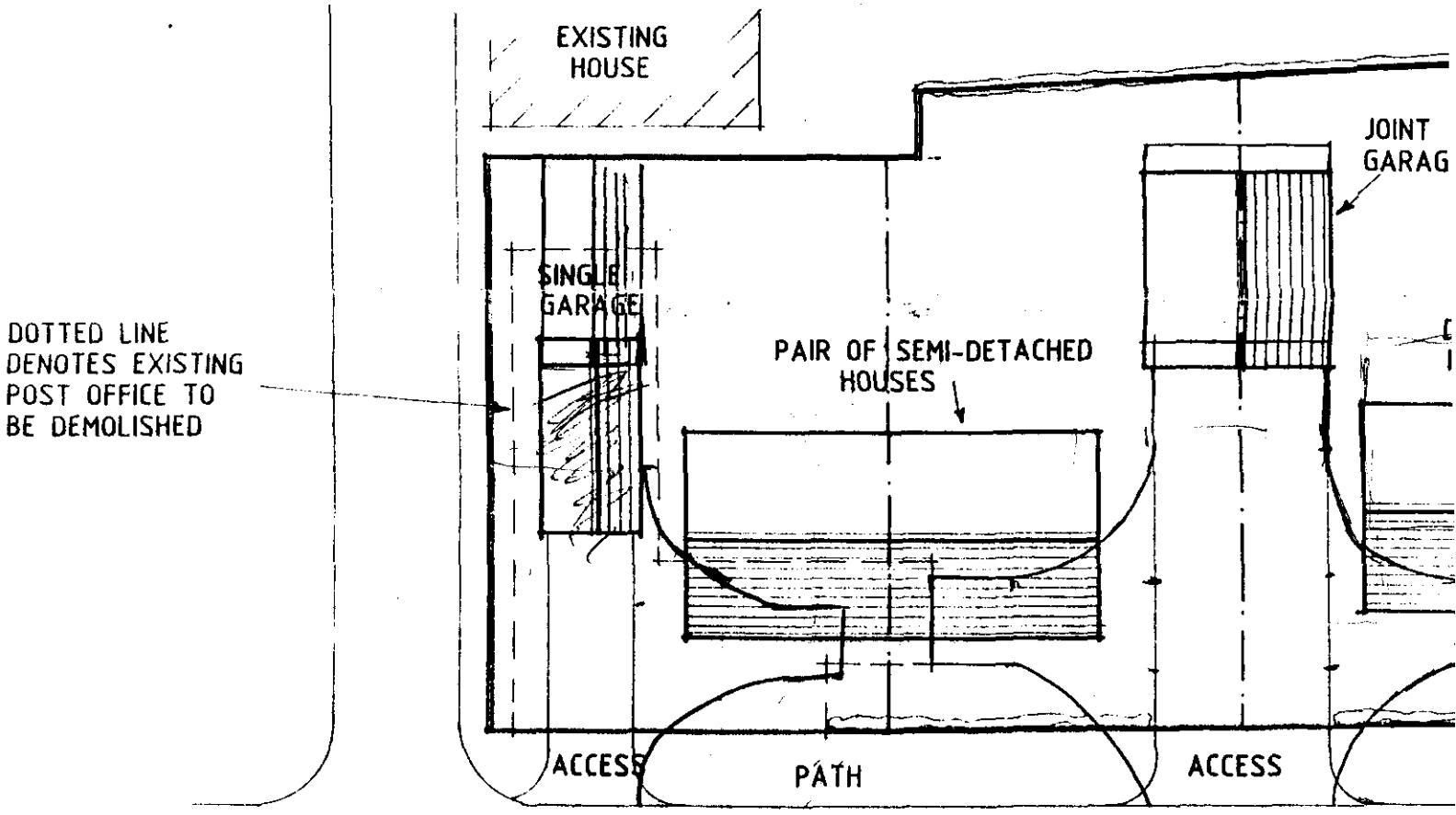
DETAIL OF DOMESTIC TURNING SPACE.

SCALE....1:100



DETAIL OF DOMESTIC TURNING SPACE.

SCALE....1:100


EXISTING HOUSE
JOINT GARAG
SINGLE GARAGE
PAIR OF SEMI-DETACHED HOUSES
DOTTED LINE DENOTES EXISTING POST OFFICE TO BE DEMOLISHED
ACCESS
PATH
ACCESS
MAIN ROAD

SITE LAYOU

Notes and Revisions

Do not scale from this drawing.

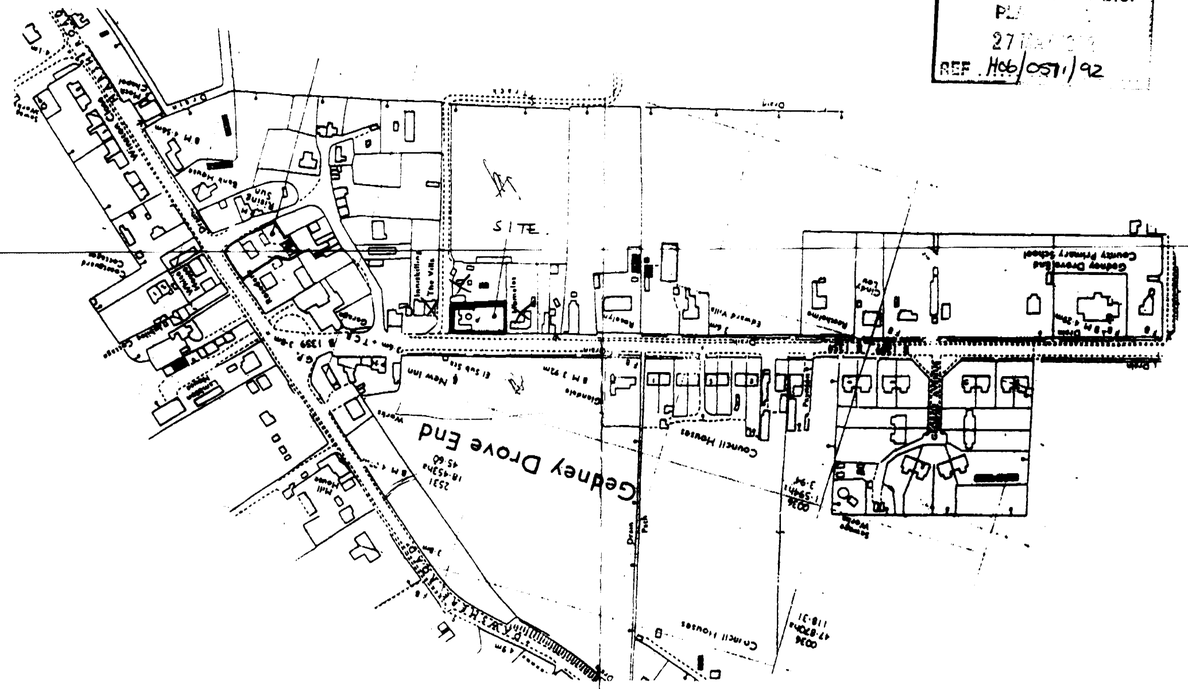
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect

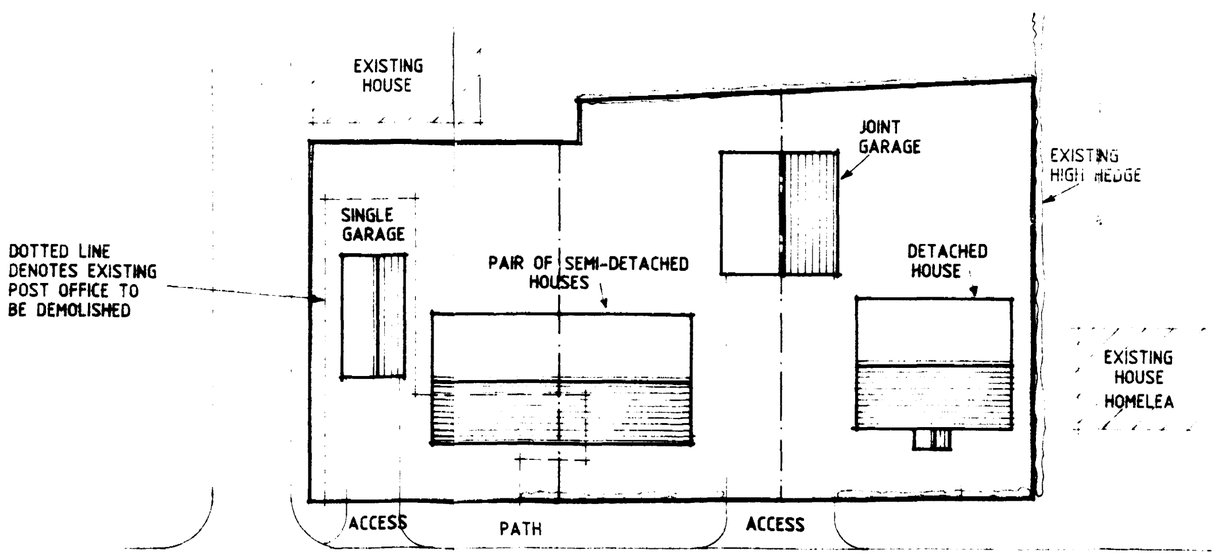
[illegible] details shown on this drawing are based upon typical [illegible] conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

SOUTH [illegible]
PL[illegible]
27 [illegible]
REF. H06/0571/92



LOCATION PLAN



MAIN ROAD

NOTE

THIS DRAWING SHOWS A POSSIBLE LAYOUT OF 3No HOUSES & ASSOCIATED GARAGES

SITE LAYOUT

33.5m x 16.5
19.5

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406-24343

PROPOSED RESIDENTIAL DEVELOPMENT FOR 3No DWELLINGS AT MAIN ROAD, GEDNEY DROVE END FOR MRS. D. READER

1:200 1:2500 771635/1

MAY-92 B.GILHAM.

Architectural, Planning & Building Design Consultants