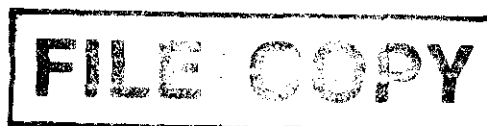


APPLICATION NO. : H06 0612 92

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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0612/92

Received: 04-JUN-92 Type: OUTLINE

Name: Mr C Gilbert
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

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

Description: Residential Development - 2 No. dwellings

Location : Marsh Road Gedney Drove End
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

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

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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

Reason: The application was submitted in outline only.

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

Reason: In the interests of road safety.

- 4 Any access to Marsh Road shall be located at the north western end of the sites frontage to Marsh Road

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

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

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

- 6 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of the future occupiers of the dwellings.

Notes to Applicant:

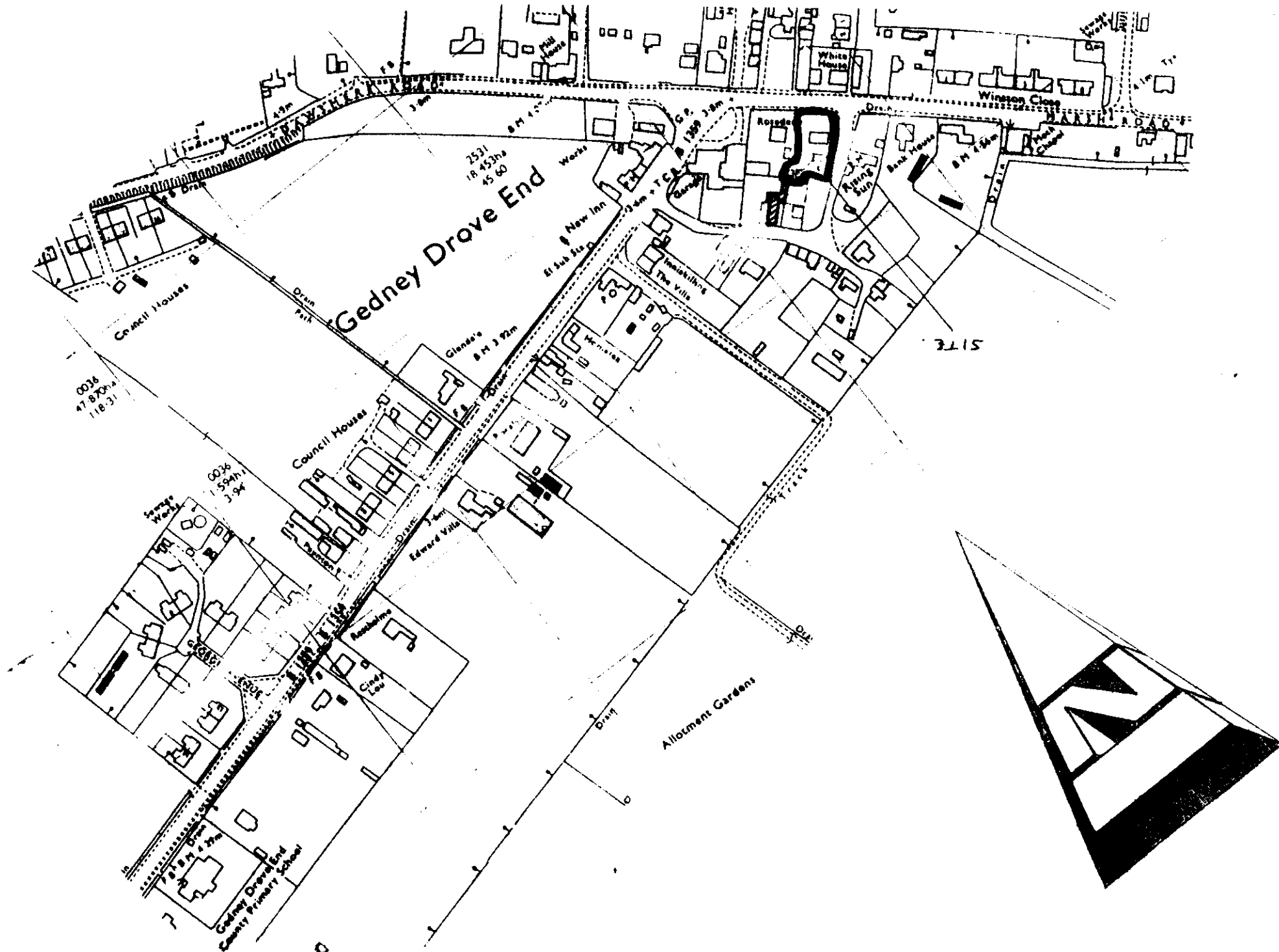
The applicants are reminded that the site layout plan submitted is indicative only. The dwelling upon plot 2 in particular should be sited and designed to take into account the location and characteristics of existing development, plus the fact that it is a corner plot.

The dwellings should be designed and constructed so as to provide adequate protection from noise and general disturbance associated with the Rising Sun Public House opposite. In particular, noise sensitive rooms (i.e. bedrooms) should be positioned away from the south eastern elevation as far as possible.

The landscaping scheme should include the provision of frontage hedging of native species (e.g. hawthorn).

Director of Planning and Building Control Services
21-OCT-92 H06/0612/92

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.



PLANNING APPLICATION

For office use only

Application No. H06/0612/92

Date Registered 04/06/92

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr C Gilbert
54 St Matthews Drive
Sutton Bridge
Spalding
Lines

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lines PE12 7BB

Tel. No. 0406 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Marsh Road, Gedney Drove End, Spalding, Lines

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development - 2 No. dwellings

OFFICE
COPY

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.....

Date..3rd June..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 worksor This is an **outline** application

(✓)

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area 0.08 (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:

2 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:

sq. metres

(b) max. length:

metres

(c) max. width:

metres

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

metres

D. Please state type and colour of roofing materials.

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

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Vacant land

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: Marsh Road/
Will there be – Pit Lane
Individual access(es) ☒
New estate road ☐

C. What provision will be made for garages or parking within the site?

On site parking/garaging

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

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or

shopping purposes

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.

Is this application related to a previous submission

State Yes or No

No

→ If so, please give details in Part 6

No

No

No

No

→ If so, please complete Part 7

N/A

→

Date:

Consultee(s):

☐

→

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

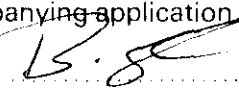
This certificate is to make sure that the owners of land are aware of applications made on it.

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 3rd June 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

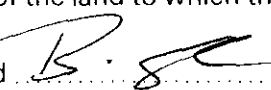
If the land is not in agricultural use, complete Certificate 1.

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 3rd June 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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: *MG*
date: *24/6*

*Currently vacant. Public house is still
residential. Is it and opposite. Council
photo*

Case Officer Conclusions (issues) *DMG 9/7*

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?	No ☐
	Yes ☒

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)	Yes
------------------------------------	----------

Yes

ANY ONE
OF ABOVE

Other info. viz:	Signed
------------------	--------------

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing

Highway S/W

Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB Viz

Residents (Postal):

White Horse Marsh Rd

The Rising Sun Public House, Marsh Rd

Riverside Marsh Rd

Holly Tree Cottage, Marsh Rd

Residents (Delivery):

2/3, 6 P. Lane

DONE
23/6 JAR

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 :

REVALIDATION AFTER DIRECTION

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 No. PL213

Date First Received 04 JUN 1992

REGISTRATION

REFERENCE H06/0612/92

Cross-ref N/A

Date 05/06/92

VALIDATION

Date 1/6/92

Type OUTLINE Earliest permission date (Cert B)

Site area 0.08 No. of dwellings 2 Floorspace

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

Earlier permission ref

RM:- Sitting 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 9.6.92

Index Sheets 1/1 OS Nos

Grid Ref 546350

304100

Ward E Parish SEAFORD

TR Bural

TR Bypass

Level crossing

Footpath

CA

LB

TPU

Other

Grade

Inside IBD NO Inside LP Area NO

Linked to site Ref 589

Linked to property Ref

Planning Records:

Earlier apps

3 Reg Records:

Already submitted Ref

Requested

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0612/92

Received: 04-JUN-92 Type: OUTLINE

Name: Mr C Gilbert
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

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

Description: Residential Development - 2 No. dwellings

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

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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

Reason: The application was submitted in outline only.

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

Reason: In the interests of road safety.

- 4 Any access to Marsh Road shall be located at the north western end of the sites frontage to Marsh Road

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

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

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

- 6 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of the future occupiers of the dwellings.

Notes to Applicant:

The applicants are reminded that the site layout plan submitted is indicative only. The dwelling upon plot 2 in particular should be sited and designed to take into account the location and characteristics of existing development, plus the fact that it is a corner plot.

The dwellings should be designed and constructed so as to provide adequate protection from noise and general disturbance associated with the Rising Sun Public House opposite. In particular, noise sensitive rooms (i.e. bedrooms) should be positioned away from the south eastern elevation as far as possible.

The landscaping scheme should include the provision of frontage hedging of native species (e.g. hawthorn).

Authorised to issue:

20-OCT-92 H06/0612/92

AD...*[Signature]*.....DC*[Signature]*.....

20/10

APPLICANT: Mr C Gilbert
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 7 OCT 1992

TYPE: Outline

DESCRIPTION: Residential Development - 2 No dwellings

LOCATION: Marsh Road, Gedney Drove End

Parish Council: It is considered that it would be more appropriate to erect one dwelling on this plot, which would have the added advantage of allowing better visibility for vehicles exiting from Pit Lane.

County Highways: Request conditions.

Environmental Services: (summarised)

- In close proximity to the Rising Sun Public House with Plot 2 being adjacent to the gravel car park. In this location there is obviously potential for complaints of noise from the use of the car park particularly when there is late night opening.
- Pub does not currently hold a public entertainment licence but this could change.
- Notwithstanding the above if the Committee are mindful to grant then the dwellings should be designed and constructed so as to provide adequate protection.

PLANNING POLICIES /DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H06/0139/84 - Outline - Use of land for the erection of one residential dwelling and garage, Gedney Drove End - Permitted 4 May 1984.

PLANNING ISSUES

- 1 The determining issue on this particular case is whether the site is suitable in terms of its characteristics to accommodate the development proposed, also having regard to existing development in the locality.
- 2 The site is currently vacant and an indicative plan has been submitted showing two plots. The first has a frontage of 16 metres and depth varying between 20 and 24.5 metres

- approximately. The second has a frontage of 21 metres and depth in the region of 20 metres with access onto Marsh Road.
- 3 The proposal retains the existing pedestrian right of way to numbers 3 and 4 Pit Lane.
- 4 Residential development is located immediately to the north west, opposite and also to the rear. The site to the south west has had outline permission for a single dwelling (H06/0750/87). This was allowed on appeal but has since expired. The Rising Sun Public House is located to the south east on the opposite side of Pit Lane.

CONCLUSIONS

- 1 The site is within the Interim Boundary of Development for Gedney Drove End so no objections are raised in principle to residential development upon it. The plots are of a similar size to that recently allowed on appeal to the south west.
- 2 The dwelling shown on the indicative plan is further forward than the existing building line. However, this could be repositioned and reduced in size if necessary.
- 3 The site is part of an area which previously had a pit/pond upon it. Whilst evidence appears to suggest that the pit may have been further to the west, it is nevertheless considered that a condition should be imposed as a safeguard requiring an investigation and assessment of ground conditions (including any necessary remedial action if appropriate).
- 4 Given the sites relationship to the existing public house on the opposite side of Pit Lane, it is considered that a note should be attached stressing that the dwelling should be designed and constructed so as to provide adequate protection to future occupiers.

RECOMMENDATION - Grant Permission.

- 1 SC8 - (Details).
- 2 SC27 - (Implementation of Planting).
- 3 Any access to Marsh Road shall be located at the north western end of the sites frontage to Marsh Road.
- 4 B21 - (Turning Space)...before any access to Marsh Road.
- 5 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason

- 1-2 Standard.
- 3 B1.
- 4 B21.
- 5 This condition is imposed to safeguard the residential amenities of the future occupiers of the dwellings.

Notes

- 1 The applicants are reminded that the site layout plan submitted is indicative only. The dwelling upon plot 2 in particular should be sited and designed to take into account the characteristics of existing development plus the fact that it is a corner plot.

- 2 The dwellings should be designed and constructed so as to provide adequate protection from noise and general disturbance associated with the Rising Sun Public House opposite. In particular noise sensitive rooms (ie bedrooms) should be positioned away from the south eastern elevation as far as possible.
 - 3 The landscaping scheme should include the provision of frontage hedging of native species (eg. hawthorn).
-

ADDENDUM

At the Planning Committee Meeting held on the 5 August 1992 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to reference to the number of dwellings for the site being deleted from the application.

I have now consulted the applicant in respect of this and he wishes this detail to remain. Further, he has now submitted a revised indicative plan which repositions the dwelling further back on Plot 2. The consequence of this is that the site area of Plot 1 has been slightly reduced.

Commenting on the above, the repositioned dwelling upon Plot 2 is more in accordance with the existing building line and it could be designed to reflect its position on a corner plot. On balance, therefore, my recommendation remains the same as previously.

RECOMMENDATION - Grant Permission.

- 1 SC8 - (Details).
- 2 SC27 - (Implementation of Planting).
- 3 Any access to Marsh Road shall be located at the north western end of the sites frontage to Marsh Road.
- 4 B21 - (Turning Space)...Before any access to Marsh Road.
- 5 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reasons

- 1-2 Standard.
- 3 B1.
- 4 B21.
- 5 This condition is imposed to safeguard the residential amenities of the future occupiers of the dwellings.

Notes

- 1 The applicants are reminded that the site layout plan submitted is indicative only. The dwelling upon plot 2 in particular should be sited and designed to take into account the location and characteristics of existing development, plus the fact that it is a corner plot.
- 2 The dwellings should be designed and constructed so as to provide adequate protection from noise and general disturbance

associated with the Rising Sun Public House opposite. In particular, noise sensitive rooms (ie bedrooms) should be positioned away from the south eastern elevation as far as possible.

- 3 The landscaping scheme should include the provision of frontage hedging of native species (eg hawthorn).
-

PLANNING COMMITTEE - 5th August, 1992

587.

PLANNING APPLICATIONS (Continued)

(d) Application Approved Subject to Planning Obligation

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0591/92 G M Booth	Four bedroom house and garage Part OS. 1070, Little Lane, Whaplode.

(e) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0378/92 G R Merchant	House and detached garage, Plot 1, Hall Drive, Gosberton.

(It was also agreed that an additional condition be added to the decision notice requiring the provision of adequate street lighting.)

DG H06/0612/92 Mr C Gilbert	O.A. Residential development, Marsh Road, Gedney Drove End.
--------------------------------	--

(Subject to reference to the number of dwellings for the site being deleted from the application.)

H08/0677/92 Eve Structures Ltd	New office and workshop building and provision of new access at Belchmire Lane, Gosberton.
-----------------------------------	--

(Subject to the note attached to the decision notice being amended to indicate that any further application for major developments or expansion outside this site required sensitive handling.)

H14/0313/92 Mr D W Lewis	Dwelling and greenhouse at Madras Farm, The Delph, Tongue End.
-----------------------------	---

(f) Non Determination

The undermentioned application be not determined and the applicant be advised that should he wish to revise the proposals he will be required to submit a new application:-

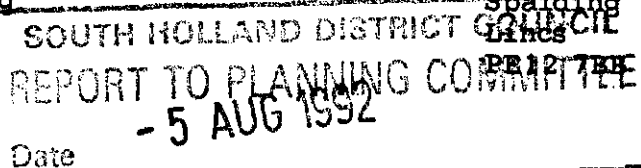
<u>Plan No. and Applicant</u>	<u>Proposal</u>
H18/0736/88/C2 Roffes Homes	Condition compliance re proposed wall, Custom House Street, Sutton Bridge.

(O.A. denotes outline application.)

APPLICATION REFERENCE: H06/0612/92 DATE RECEIVED: 04 06 92

APPLICANT: Mr C Gilbert
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach



TYPE: Outline

DESCRIPTION: Residential Development - 2 No dwellings

LOCATION: Marsh Road, Gedney Drove End

Parish Council: It is considered that it would be more appropriate to erect one dwelling on this plot, which would have the added advantage of allowing better visibility for vehicles exiting from Pit Lane.

County Highways: Request conditions.

Environmental Services: (summarised)

- In close proximity to the Rising Sun Public House with Plot 2 being adjacent to the gravel car park. In this location there is obviously potential for complaints of noise from the use of the car park particularly when there is late night opening.
- Pub does not currently hold a public entertainment licence but this could change.
- Notwithstanding the above if the Committee are mindful to grant then the dwellings should be designed and constructed so as to provide adequate protection.

PLANNING POLICIES/DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H06/0139/84 - Outline - Use of land for the erection of one residential dwelling and garage, Gedney Drove End - Permitted 4 May 1984.

PLANNING ISSUES

- 1 The determining issue on this particular case is whether the site is suitable in terms of its characteristics to accommodate the development proposed, also having regard to existing development in the locality.
- 2 The site is currently vacant and an indicative plan has been submitted showing two plots. The first has a frontage of 16 metres and depth varying between 20 and 24.5 metres

- approximately. The second has a frontage of 21 metres and depth in the region of 20 metres with access onto Marsh Road.
- 3 The proposal retains the existing pedestrian right of way to numbers 3 and 4 Pit Lane.
- 4 Residential development is located immediately to the north west, opposite and also to the rear. The site to the south west has had outline permission for a single dwelling (H06/0750/87). This was allowed on appeal but has since expired. The Rising Sun Public House is located to the south east on the opposite side of Pit Lane.

CONCLUSIONS

- 1 The site is within the Interim Boundary of Development for Gedney Drove End so no objections are raised in principle to residential development upon it. The plots are of a similar size to that recently allowed on appeal to the south west.
- 2 The dwelling shown on the indicative plan is further forward than the existing building line. However, this could be repositioned and reduced in size if necessary.
- 3 The site is part of an area which previously had a pit/pond upon it. Whilst evidence appears to suggest that the pit may have been further to the west, it is nevertheless considered that a condition should be imposed as a safeguard requiring an investigation and assessment of ground conditions (including any necessary remedial action if appropriate).
- 4 Given the sites relationship to the existing public house on the opposite side of Pit Lane, it is considered that a note should be attached stressing that the dwelling should be designed and constructed so as to provide adequate protection to future occupiers.

RECOMMENDATION - Grant Permission.

- 1 SC8 - (Details).
- 2 SC27 - (Implementation of Planting).
- 3 Any access to Marsh Road shall be located at the north western end of the sites frontage to Marsh Road.
- 4 B21 - (Turning Space)...before any access to Marsh Road.
- 5 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason

- 1-2 Standard.
- 3 B1.
- 4 B21.
- 5 This condition is imposed to safeguard the residential amenities of the future occupiers of the dwellings.

Notes

- 1 The applicants are reminded that the site layout plan submitted is indicative only. The dwelling upon plot 2 in particular should be sited and designed to take into account the characteristics of existing development plus the fact that it is a corner plot.

- 2 The dwellings should be designed and constructed so as to provide adequate protection from noise and general disturbance associated with the Rising Sun Public House opposite. In particular noise sensitive rooms (ie bedrooms) should be positioned away from the south eastern elevation as far as possible.
 - 3 The landscaping scheme should include the provision of frontage hedging of native species (eg. hawthorn).
-

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



com

Application no: H06/0612/92

Type: OUTLINE

Applicant: Mr C Gilbert
Tel:

Agent: Status Design
0406 24343

Description: Residential Development -
2 No. dwellings

Location: Marsh Road
Gedney Drove End
Spalding
Lincs

Valid date:	04-JUN-92	Terminal date:	30-JUL-92
Target dates:		Target Committee:	14-JUL-92
To case officer	09-JUN-92	Report deadline:	30-JUN-92
Inspected by	14-JUN-92		
Extra contacts	19-JUN-92	Case Officer:	
Report if not clear by	09-JUL-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gedney PC 0775 710451	09-JUN-92	23-JUN-92
Cllr B Fines 0406 8 374	09-JUN-92	23-JUN-92
Owner/Occupier 'White House' Marsh Road	23-JUN-92	07-JUL-92
The Rising Sun Public House,	"	"
Owner/Occupier 'Roseclene'	"	"
Owner/Occupier 'Holly Tree Cottage'	"	"
The Occupier 2 'At Lane'	"	"
The Occupier 3	"	"
The Occupier 4	"	"

L.C.C. Obs Attached Jacob 25/6/92.

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



SITE DETAILS

Grid ref: 546350 329250
OS Sheets: 90

Parcel:

Applicant: Mr C Gilbert
Tel:

Agent: Status Design
0406 24343

Description: Residential Development -
2 No. dwellings

Location: Marsh Road
Gedney Drove End
Spalding
Lincs

Valid date: 04-JUN-92
Target dates:
To case officer 09-JUN-92
Inspected by 14-JUN-92
Extra contacts 19-JUN-92
Report if not clear by 09-JUL-92

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

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

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



Application no: H06/0612/92

Type: OUTLINE

Applicant: Mr C Gilbert
Tel:

Agent: Status Design
0406 24343

Description: Residential Development -
2 No. dwellings

Location: Marsh Road
Gedney Drove End
Spalding
Lincs

Valid date: 04-JUN-92
Target dates:
To case officer 09-JUN-92
Inspected by 14-JUN-92
Extra contacts 19-JUN-92
Report if not clear by 09-JUL-92

Terminal date: 30-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	09-JUN-92	23-JUN-92
Cllr B Fines	0406 8 374	09-JUN-92	23-JUN-92

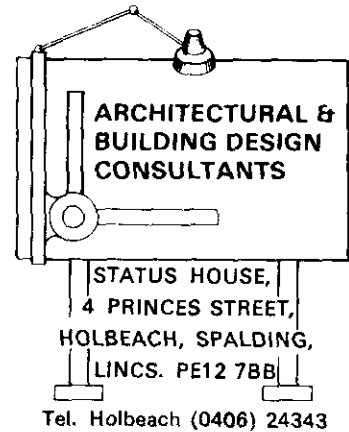
L.S.C. plan taken CB 11/6/92.

SITE DETAILS

Grid ref: 546350 329250
OS Sheets: 90
Parcel:

status design

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



Date 2nd September 1992

The person dealing with this matter is: B. Gilham

For the attention of Mr D M Gedney

Our Ref: 771627/BG/AEW

Your Ref: DMG/SJS H06/0612/92

Dear Sir,

Re: RESIDENTIAL DEVELOPMENT (2 DWELLINGS) AT MARSH ROAD, GEDNEY DROVE END
FOR MR C GILBERT

In respect of your letter dated 20th August 1992, I have spoken to my client on this matter and he feels that the reference to the number of properties on the site should remain.

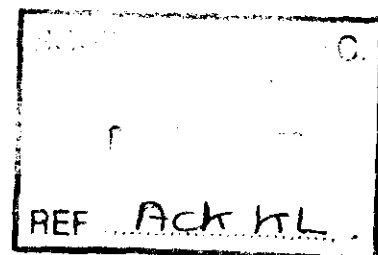
On speaking with yourself recently on the telephone I understand that the main concern of the planning committee members was the siting of the dwelling on Plot 2 in relation to the adjacent house. I must point out that this application is only in outline and that the layout submitted was only a suggested one. However, I have now revised this layout to show the dwelling on Plot 2 on a similar building line to that of the adjacent dwelling and I would be pleased if this information and the enclosed 4 No. revised copies of drawing no. 771527/1A could be reconsidered at the next available planning committee meeting with a view to approving this application for two dwellings.

Yours faithfully

A handwritten signature in black ink, appearing to be 'B. Gilham'.

B. Gilham F.F.B.

Enc.



Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire
PE12 7BB

D M Gedney
DMG/SJS H06/0612/92
771627/BG/AW
20 August 1992

Dear Sirs

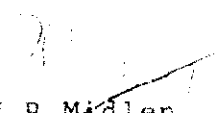
Planning Application H06/0612/92 - Residential development (two dwellings) - Marsh Road, Gedney Drove End

I refer to the above planning application submitted by yourselves, on behalf of Mr C Gilbert.

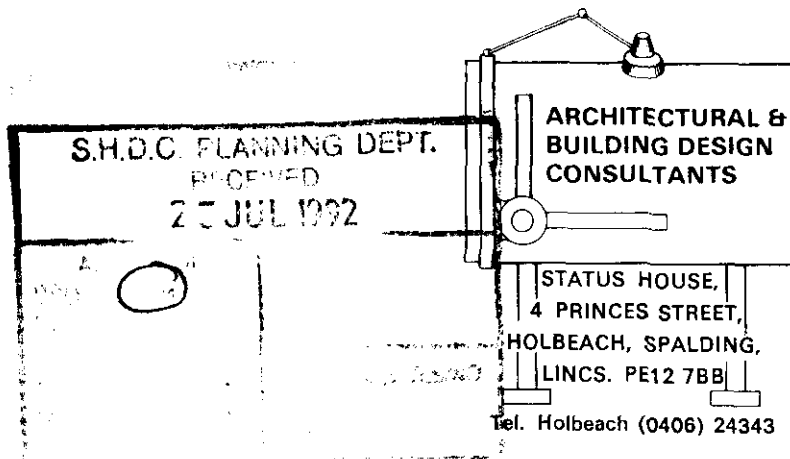
At the Planning Committee meeting held on the 5 August 1992, it was resolved that the Director of Planning and Building Control Services be authorised to grant permission (with conditions), subject to reference to the number of dwellings for the site being deleted from the application.

Could you please confirm, therefore, whether your client is in agreement with the above, so that I am in a position to proceed with the application.

Yours faithfully


N R Midlen
Principal Planning Officer
(Development Control)

Status design



South Holland District Council
Planning Department
Priory Road
spalding
Lincs
PE11 2XE

Date 20th July 1992

The person dealing with this matter is: B. Gilham.

Our Ref: 771627/BG/GLN
Your Ref: H06/0612/92

FOR THE ATTENTION OF MR D. GEDNEY

Dear Sir,

Re; Proposed residential Development at Marsh Road, Gedney Drove End
For Mr C Gilbert.

Further to our recent telephone conversation and your concern regards the possibility of pits on the site, I enclose a copy of a very early ordnance survey map, which only shows a pit at the junction of Pit Lane and Main Road, with none shown on the site. Hope this clarifys things for you.

Yours faithfully

B. Gilham

Enc.

S.H.D.C. PLANNING DEPT. RECEIVED 15 JUL 1992 DG	
Attention of DPO <u>JCM</u> DPMO BS JC ACP Action by Issues with Copy to	File No. Acknowledged YLS/HO by date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 14.7.92

OUR REF : JC/JMC/PC

TO : DIRECTOR OF PLANNING SERVICES YOUR REF :

Planning Application H06/0612/92
Residential Development, Marsh Road, Gedney Drove End

The proposed sites are in close proximity to the Rising Sun public house with plot 2 being adjacent to the gravelled car park.

In this location there is obviously potential for complaints of noise from the use of the car park particularly where there is late night opening.

The pub does not currently hold a Public Entertainment Licence but this could obviously change.

Notwithstanding these comments if the Committee are mindful to grant then the dwellings should be designed and constructed so as to provide adequate protection.

I would suggest that a bungalow with bedrooms facing north or to the rear on plot 1 and the positioning of the garage along the car park boundary on plot 2 would provide some protection.

I trust this information is of assistance to you.


 Director of Environmental Services

BRIAR WITH 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



Application no: H06/0612/92

Applicant: Mr C Gilbert
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

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

Description: Residential Development - 2 No. dwellings

Location: Marsh Road Gedney Drove End
Spalding Lincs

Type: OUTLINE

Date received: 04-JUN-92

09-JUN-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 24-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: It is considered that it would be more appropriate to erect 1 dwelling on this plot, which would have the added advantage of allowing better visibility for vehicles exiting from Pit Lane.

Signed: *John Bennett*

SOUTH HOLLAND DISTRICT COUNCIL	
RECEIVED	
17 JUL 1992	
Allocation of	File No.
DEPT: PLM	
DOPO: ES	
JC: ACP	
Action by	Amended/Yes/No
Discuss with	by
Copy to	date

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

S.H.D.C. PLANNING DEPT.	
- 7 JUL 1992	
OP: []	RS: []
AC: []	ACP: []
Action by: []	Approved YES/NO []
Discussed with: []	[]
Copy to: []	[]



National Rivers Authority
Anglian Region

3 July 1992

Our ref.GT/92/1/SH/0162

Dear Sir

**PLANNING APPLICATION NO. H06/0612/92
PROPOSED ERECTION OF 2 NO. DWELLINGS AT MARSH ROAD, GEDNEY DROVE END,
BY MR C. GILBERT.**

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

/contd

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



Our ref.GT/92/1/SH/0162

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.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R F Morgan', is written over a circular stamp.

R F Morgan
Planning Engineer

cc Status Design
4 Princes Street
Holbeach PE12 7BB

VJC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H06/0612/92

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. Address or location

MARSIT ROAD, GUDNEY DRIVE END.

3. Name, classification and number of road

4. Date application referred

11-6-92

5. State whether outline, detailed application etc.

02

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

2 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:

25-6-92

Signed:

Emmerson
Director of Highways and Planning es

CONDITIONS:—

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

- (1) Any access to Marsh Road shall be located at the ^{North} western end of the site's frontage to Marsh Road
- (2) B21 - - Before the access to Marsh Road

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B1

(2) B21

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-K/612/92/JAM

Your Ref.

Date 12 June 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. C. GILBERT
RESIDENTIAL DEVELOPMENT - MARSH ROAD, GEDNEY DROVE END

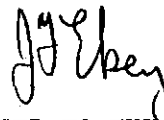
The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected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



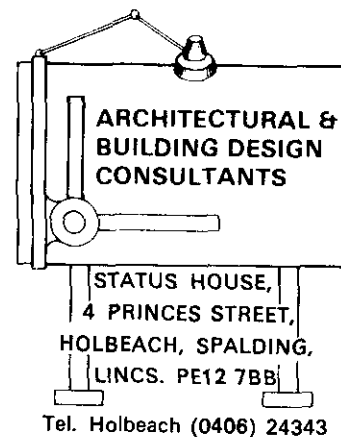
ENGINEER TO THE BOARD

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 JUN 1992 DG	
Attention of	File No.
DPO NRM	
DPO BS	
AC ACP	
Allocated by	Allocated by
Allocated with	by
Copy to	date

status design

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



Date 3rd June 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771627/BG/AEW

Your Ref:

Dear Sir,

Re: Proposed Residential Development at Marsh Road, Gedney Drove End
For Mr C Gilbert

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

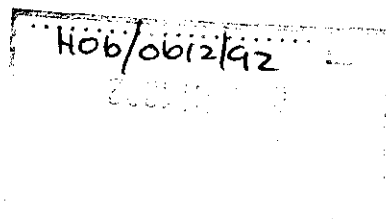
1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771627/1.
3. Cheque to the value of £110.00 in respect of submission fee.

Yours faithfully

A handwritten signature in black ink, appearing to be 'B. Gilham'.

B. Gilham F.F.B.

Enc.



TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

APPLICATION NO: H6/0139/84

6 5

DATE RECEIVED: 05/02/84

APPLICANT: Mrs R Hammond
 "Rosedene"
 Gedney Drove End
 SPALDING
 Lincs

AGENT: Messrs Hix & Son
 28 Church Street
 Holbeach
 Nr Spalding
 Lincs

TYPE: Outline

GRID REF: 546350 329250

DESCRIPTION: Use of land for the erection of one residential dwelling and garage

LOCATION: Gedney Drove End

The South Holland District Council hereby give notice that **Outline Planning Permission** has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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

Reason: As required by Section 42 of the Town and Country Planning Act 1971.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

- 1) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;

Reason: The application was submitted in outline only.

B. Smith
 4th May, 1984

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

SOUTH HOLLAND DISTRICT COUNCIL

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

TELEPHONE: SPALDING 61161

PLANNING COMMITTEE - 7th October, 1992

730. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H01/0890/92 Mr & Mrs B Pearce	House and garage on land adjacent to 26 Backgate, Cowbit.
H06/0861/92 Anglian Water Services	Installation of additional GRP equipment kiosk and 6 metre free-standing radio mast, adjacent existing control kiosk on Main Road SPS, opposite layby A17, Gedney.
H03/0906/92 South Holland District Council	Installation of package sewage treatment plant and control kiosk at No.1 Near Church, Littleworth Drove, Deeping St Nicholas.
H16/0846/92 H Hargrave & Co Ltd	Extension to form tray wash with store at Horseshoe Road, Spalding.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0872/92 Diocese of Lincoln	O.A. Parsonage house including details of siting and means of access in grounds of existing Vicarage, Parson's Lane, Whaplode Drove.
H09/0240/92 Lincoln Diocesan Trust and Board of Finance	O.A. Parsonage House with vehicular access from Church Street at Vicarage Garden, Church Street, Holbeach.
H09/0893/92 Mrs J Tatam	O.A. Bungalow and garage at "Caerleon", Foxes Low Road, Holbeach.

(c) Applications Deferred

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

H06/0612/92 Mr C Gilbert	O.A. Residential development at Marsh Road, Gedney Drove End.
-----------------------------	---

(Pending a site inspection to assess the characteristics of the site and locality and the suitability of the site for the proposal.)

(Councillor M.S.L. Rollinson entered the meeting during consideration of the above application.)

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (Condition 4 of planning permission H15/0514/89) adjacent to Old Plough, South Drove, Quadring.
----------------------------------	---

(Pending a site inspection to assess if the siting of the property can reasonably be regarded as in-filling.)

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 19th October, 1992.

PRESENT

Councillors:

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

Mr. J. Clark	Mr. J.R. Pearl	Mr. D.S. Venni
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. R.C. West
Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler	

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Committee Assistant.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, B. Alcock, R.C.P. Cowan, B.J. Davies, J.A. Dobney, N.P. Judge, M.B.E., A.E. Naylor and M.C. White.

771. MINUTES

The Minutes of the meeting held on 28th September, 1992 were signed by the Chairman as a correct record.

772. PLANNING APPLICATIONS

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H06/0612/92 Mr C Gilbert	O.A. Residential development at Marsh Road, Gedney Drove End.

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

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (condition 4 of H15/0514/89) adjacent to Old Plough, South Drove, Quadring.
----------------------------------	---

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

H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Pauls Road, Spalding.
-----------------------------	---

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.
-------------------------------------	---

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

(Councillor R.C. West requested that his vote against the above decision be recorded.)

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.

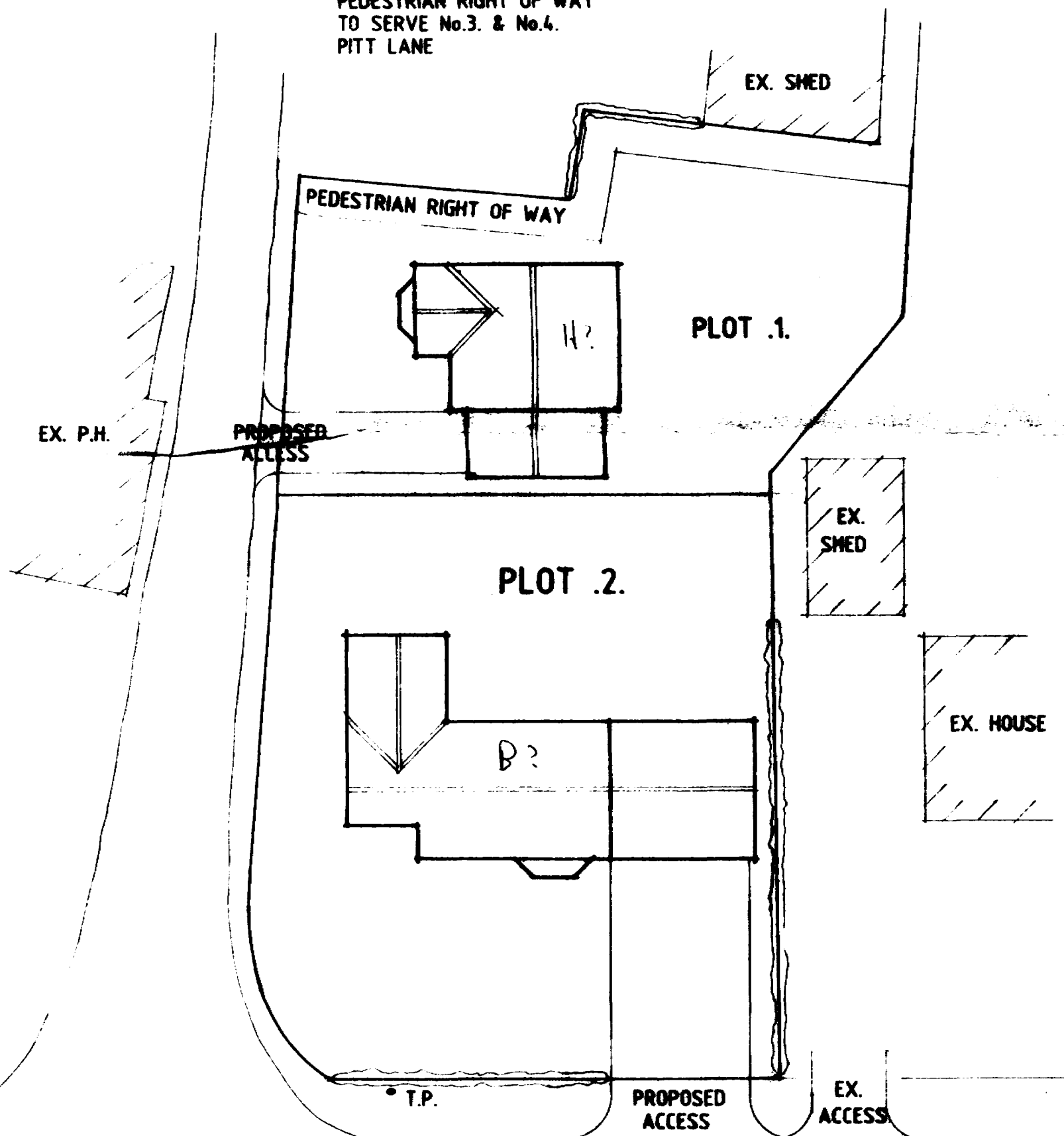
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site 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.

NOTE

PEDESTRIAN RIGHT OF WAY
TO SERVE No.3. & No.4.
PITT LANE

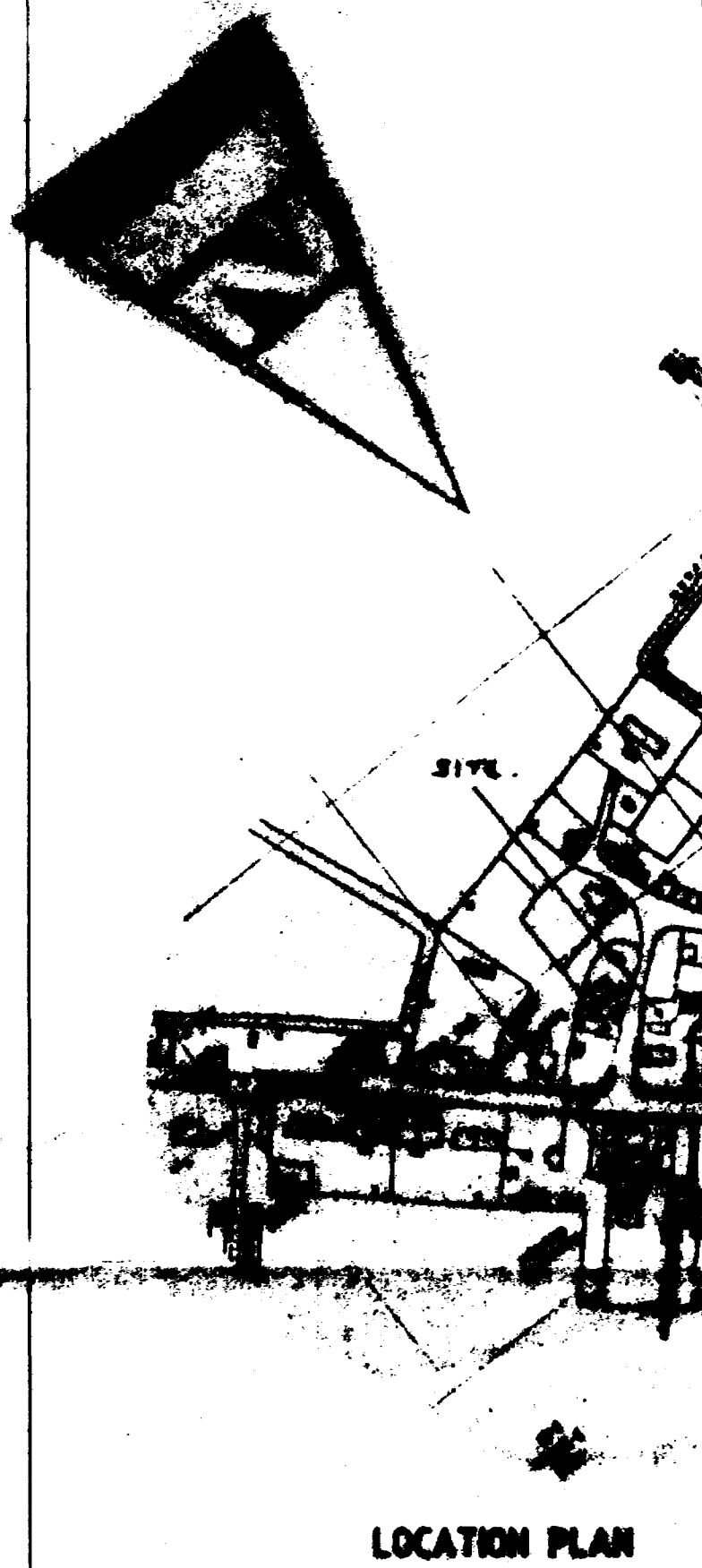


MARSH ROAD

SITE LAYOUT

NOTE

THIS IS A SUGGESTED LAYOUT
ONLY



Notes and Revisions

Do not scale from this drawing.

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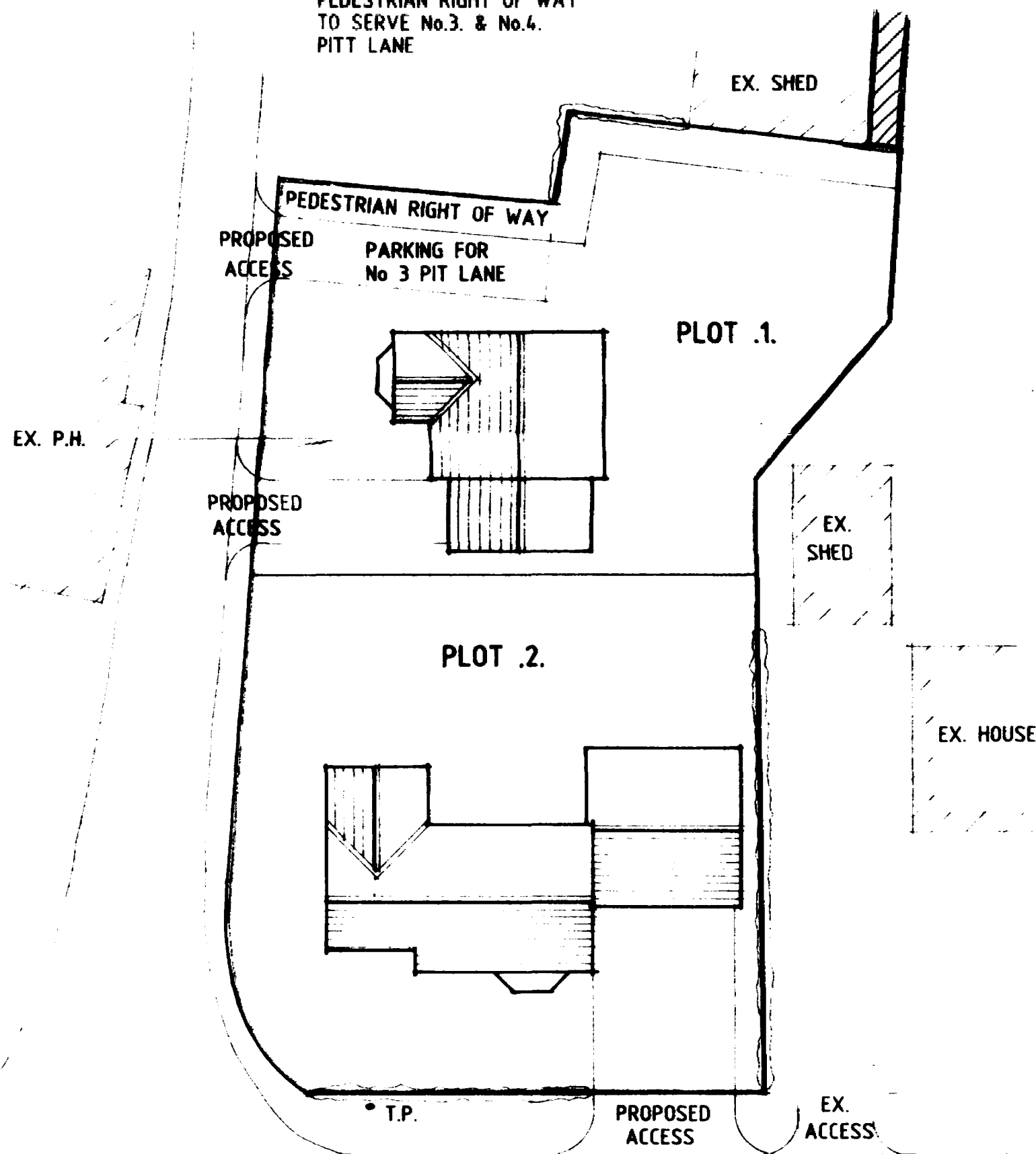
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site 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.

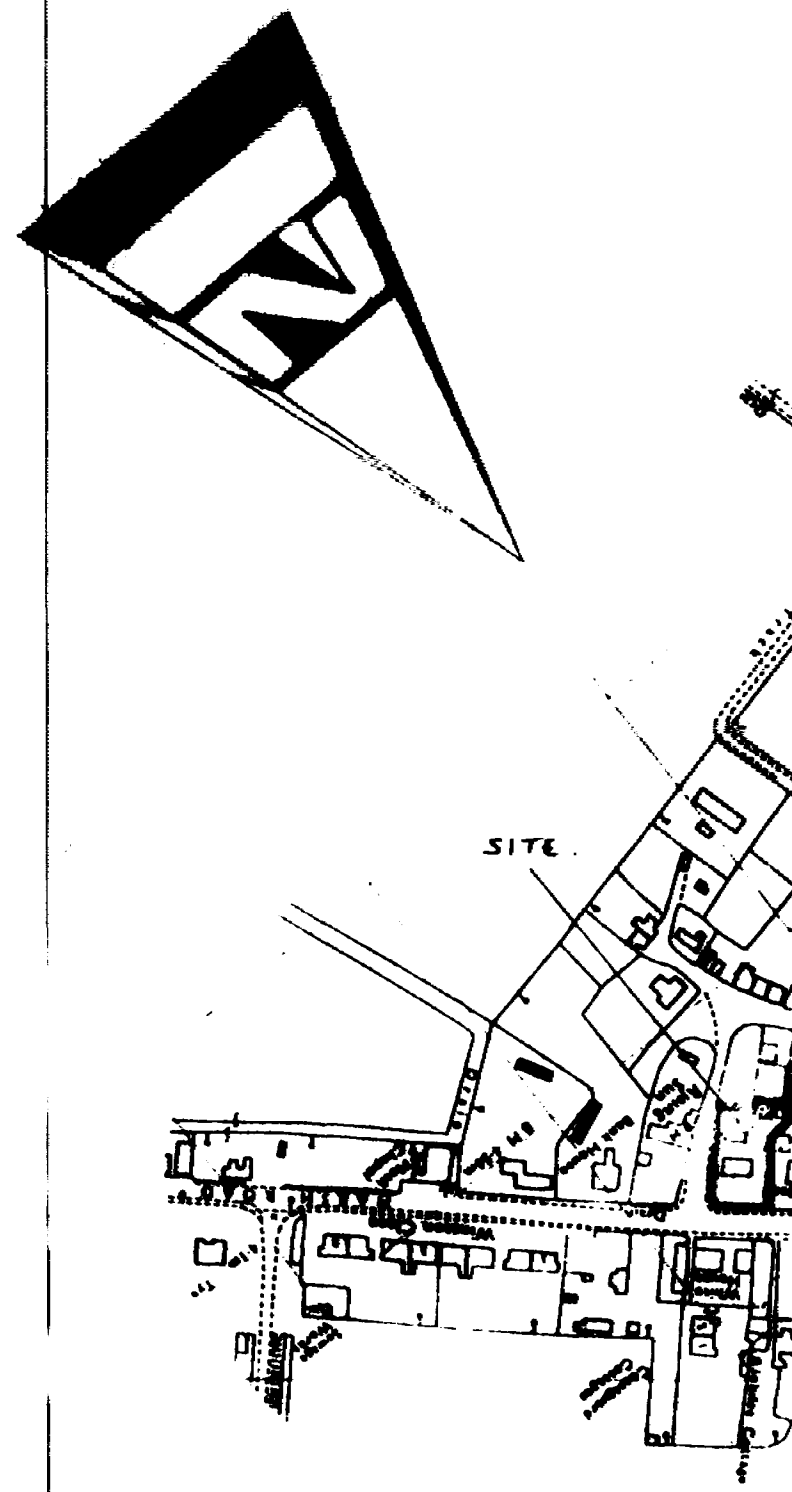
NOTE

PEDESTRIAN RIGHT OF WAY
TO SERVE No.3. & No.4.
PIT LANE



MARSH ROAD

SITE LAYOUT



LOCATION PLAN

SOBET	B.O.
04 JUN 1992	
REF	104/002/92