

APPLICATION NO. : H06/0942/91.....

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Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Town and Country Planning Act 1990

Refusal of Reserved Matters

Reference: H06/0942/91

Received: 07-OCT-91 Type: RESERVED MATTERS

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Erection of 2 No "Thames" bungalows and garages

Location : Plots 1 & 2 Roman Bank Gedney Dyke
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

- 1 Existing development in the immediate locality is essentially rural, consisting of well landscaped dwellings on relatively spacious plots. Given this fact, it is the opinion of the Local Planning Authority that the rather standard development proposed would be inappropriate and therefore contrary to Structure Plan Policy 5A and also Department of the Environment Advice as contained within Planning Policy Guidance Note 3, 1988, "Land For Housing" and Planning Policy Guidance Note 7, 1988, "Rural Enterprise And Development."

Notes to Applicant:

The site is considered suitable for two, two-storey dwellings which take up a lesser proportion of the site. Their design and external appearance should be sympathetic to existing development either side of the site.

AS

BRIAN SMITH DipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Brian Smith

Director of Planning and Building Control Services
10-JAN-92

H06/0942/91

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.

[illegible]

07 OCT 1991
0942.91

Gedney Dyke

4500
2 836ha
7.01

7200
1-800-13
4-46

414 415 416 417 418

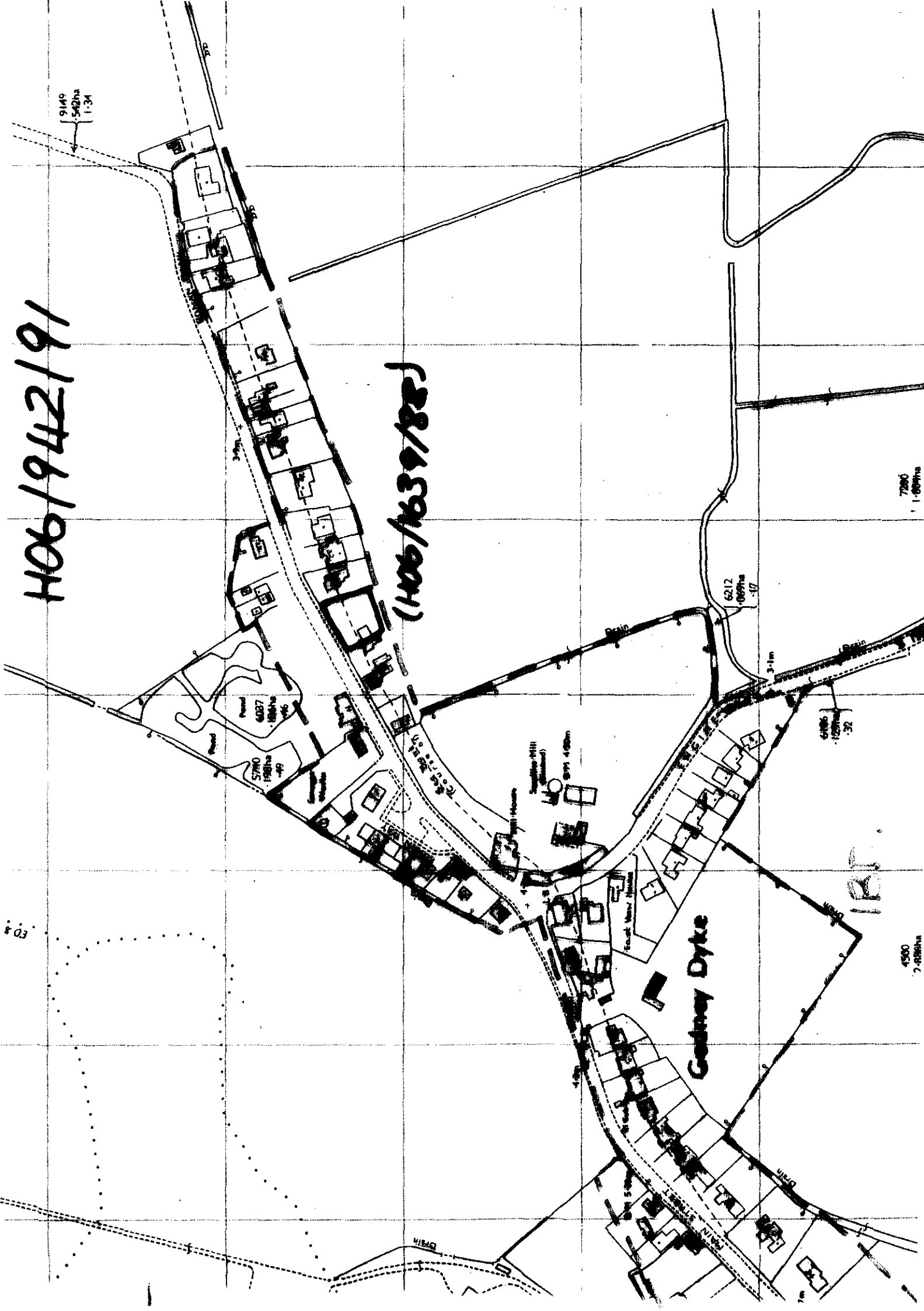
HOLLAND WITH BOSTON CO CONST

HOLSEN, E. FOR EN

106/1942/191

(106/1639/182)

Gedney Dyke



PLANNING APPLICATION

For office use only

Application No. H06/0942/91

Date Registered 07 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES.

LIOLEBEACH MANSR,
FLEET ROAD
LIOLEBEACH

Tel. No. 0406-23388

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE
COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 1 & 2, ROMAN BANK, GEORNEY DYKE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 2 NO. 'THAMES' BUNGALOWS & GARAGES

Please complete

Signed... *John King*

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £184.00

If you consider no fee is payable include a written explanation instead.

Date... 3.10.91

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

☒
 ☐

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

or This is an **outline** application

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

☒
 ☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

H06/1639/82
axe

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:

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

5.3

10.2

12.5

brick red, terracotta tiles

grey concrete tiles

Yes

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

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

If so, name of road:

Will there be —

Individual access(es)

New estate road

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

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

C. Please state whether a land drain will be affected

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

No

No

No

No

If so, please give details in Part 6

If so, please complete Part 7

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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☐

Proposed total gross floorspace sq. m.

Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

→ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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).

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

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

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

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H06/0942/91

BC ref : 543/91

Type : RM

First received : 07/01/91

VALID :

VALIDATION

Submission incomplete: Forms
Certificate
Site plans
Fees
Section 26
Other

Requested.....

INVALID REF:

Financial:

CORRECT FEE £184
Submitted fee £184
Additional fee £
Refund needed £

Receipt no.... P38
Receipt no....
Month.....

Non-fee earning - type
previous app
other

ref:

INFORMATION

Site area H
Floorspace M
No of dwellings 2

Plotted...11.10

Location -

Index sheet no ..136..

Grid ref 541660..324350

Ward E.....

Parish GLEDNEY

Local Plan area ...NO.

IBD Inside/Outside

Constraints -

TR
Rural (108)
Bypass
Level Cross

Ca
L3
TPO

Other

Applications -

Last application

1639/85

Other applications on site

830/90
91/89

1202/89

Other relevant apps

Site 19

Data input.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: DMG

date: 29/10

Residents notified on site visit: 10/30 (Roman House) 22

Has cattle consent. Currently garden land. Private frontage hedge. Pldt allowed further along. Roman House to east. Sheds to No Fruit tree along frontage. } Roman Bank.

Case Officer Conclusions (issues)

Brangabous acceptable in terms of design and also appearance.

Frontage hedge to be retained, plus Pmans tree.

Neighbours not materially affected.

Case Officer Recommendations (summary) (details overleaf)

Consent

Delegation

Recommended approvals -

Confirmed by DMG
Case Officer: 30/11

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

No

[Reason:

Other circumstances needing Committee decision

Yes

Flagged by Senior Officer
Signed

No

[Reason:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic.

No

Nil fees (not first Submission)

Yes

ANY ONE OF ABOVE

Other info. viz:
Signed

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

Delegation confirmed by Senior Officer
DMG. 30/11....

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

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

Reg 4 Scale drawing Highway S/W Agric appraisal
(or equiv)

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date

Re-Registered
Ack/Reception/Filesheet
Consultation

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H06/0942/91

Type: RESERVED MATTERS

Applicant: Kings Quality Homes
Tel: 0406 23388

Agent: Kings Quality Homes
0406 23388

Description: Erection of 2 No "Thames"
bungalows and garages

Location: Plots 1 & 2 Roman Bank
Gedney Dyke
Spalding
Lincs

Valid date: 07-OCT-91

Terminal date: 02-DEC-91

Target dates:

Target Committee:

To case officer 12-OCT-91

Report deadline:

Inspected by 17-OCT-91

Extra contacts 22-OCT-91

Report if not clear by 11-NOV-91

Case Officer:

D M GEDNEY

SITE DETAILS

DEVELOPMENT

Grid ref 541660 326350

Size: 2 DWE

OS Sheets 136

Listed building:

Category: Newbuild

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Clerk to Gedney PC 0775 710451

14-OCT-91

28-OCT-91

Cllr B Fines 0406 8 374

14-OCT-91

28-OCT-91

LCC - OBS ATTACHED JE CS

17-10-91

17-10-91

THE Owner/occupier, 22 Roman Bank, Gedney Dyke

30-OCT-91

13-NOV-91.

THE owner/occupier, "Roman House", Roman Bank

30-OCT-91

13-NOV-91.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

14 06/0942/91

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	1	6	2	6

2. Address or location

Plot 142, Roman Bank, Crooney Dyke

3. Name, classification and number of road

II

4. Date application referred

17-10-91

5. State whether outline, detailed application etc.

R.M.

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

2 NO BUNGALOWS

- 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:

17-10-91

Signed:

[Signature]
Director of Highways and Planning

ARIAN SMITH Dip TPMRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT. RECEIVED 31 OCT 1991 DG	
Attention of	
DPO JRM	
DOFO BS	
SC ACP	
Action by	Acknowledge YES/NO
Discuss With	by
Copy to	date



Application no: H06/0942/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Erection of 2 No "Thames" bungalows and garages

Location: Plots 1 & 2 Roman Bank Gedney Dyke
Spalding Lincs

Type: RESERVED MATTERS

Date received: 07-OCT-91

14-OCT-91

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 29-OCT-91. 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
District Planning Officer

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

FOR PARISH COUNCIL USE ONLY

Comments: *No Objection*

Signed:

Richard Lewis
Chairman
PP Gedney Parish Council

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H06/0942/91

1 November, 1991

Dear Sirs

Planning Application H06/0942/91 - Erection of Two Bungalows & Garages,
Plots 1 & 2, Roman Bank, Gedney Dyke

I refer to the above planning application submitted by yourselves.

I have now examined the deposited plans and it is my opinion that the scheme would be more appropriate to this rural locality if the accesses were to be single and not paired. Also, it is considered that the existing Prunus tree on site should be retained if at all possible.

I will be pleased to receive your comments in respect of this as soon as possible, therefore, plus amended plans if you are agreeable to the above.

Yours faithfully


N.R. MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

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

28 October 1991

DG

SH.D.C. PLANNING DEPT. RECEIVED - 1 NOV 1991	
Attention of DDO NHM LADO BS IC ACP Noted by Disput with Copy to	File nos. Acknowledge YES/NO by date



*National Rivers Authority
Anglian Region*

Our Ref: GT/91/1/SH/0209

Dear Sir

PLANNING APPLICATION NO. H06/0942/91
PROPOSED ERECTION OF 2 NO. "THAMES" BUNGALOWS AND GARAGES
FOR KINGS QUALITY HOMES AT PLOTS 1 & 2, ROMAN BANK, GEDNEY DYKE

With regard to the above-mentioned application received on 24 October 1991, 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.

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Cont/...

DR. KEVIN BOND
Regional General Manager

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

Cont/...

GT/91/1/SH/0209



*National Rivers Authority
Anglian Region*

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

c.c. Kings Quality Homes, Holbeach Manor, Fleet Road, Holbeach, Spalding,
Lincs.

SW

Roman House
 30 Roman Bank
 Redney Dyke
 Spalding
 Lines PE120AR

Dear Sir

Re application No H06/0942/91

as the occupier of the above address
 I wish to have it recorded, that I have
 no objections, to the above, "application" to
 build 2 Bungalows, on land next to the
 above address.

Yours Faithfully
 H. Munson

DG

S.H.D.C. PLANNING DEPT. RECEIVED - 1 NOV 1991	
Attention of DPO <u>NRM</u> DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge received by date



REGISTERED
HOUSE-BUILDER

Kings Quality Homes

Your Ref:

Our Ref: JHK/TJ.

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.

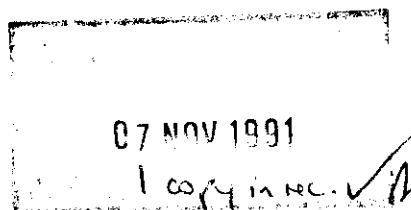
Telephone: HOLBEACH 23388/24120

Fax No. 0406 26237

6th November, 1991.

For the attention of D. M. Gedney Esq.,

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.



Dear Mr. Gedney,

Re:- Plannign Application H06/0942/91.
Erection of Two Bungalows & Garages.
Plots 1 & 2, Roman Bank, Gedney Dyke.

We thank you for your letter of 1st November.

We enclose herewith four copies of drawing in respect of above amended to incorporate your suggestions.

We trust your Council will now give their approval to this proposal.

With best wishes.

Yours sincerely,

John H. King
P.D.

John H. King,
Director,
Kings Quality Homes.

Enclosure.

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

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

Your Reference H06/0942/91

Tel. Swaton (0529 21) 646/7

Our Reference 148 41 RD AKD

Fax 0529 21 358

V.A.T. Reg. No. 364 7780 17

30 December 1991

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

Dear Sir

**KINGS QUALITY HOMES
GEDNEY DYKE - 2 BUNGALOWS**

OK.

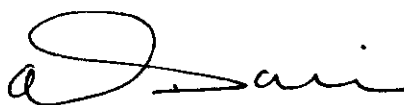
S.H.D.C. PLANNING DEPT.	
RECEIVED	
31 DEC 1991	
Allocated to	2/1 dlee
PRO	✓
NOVO	✓
AGP	✓
Action by	
Discuss with	
Copy to	

Further to your Committee Report for Thursday 2nd January 1992, our clients have referred this matter to us for negotiation with you. We would prefer to make positive suggestions to resolve the situation rather than proceed to refusal and then try again, as explained in our telephone conversation with Mr. Midlen.

It would now be greatly appreciated if you could accept these amended plans for consideration at the next Committee, thereby deferring the decision for the time being.

We realise the application is out of time, but agree to an extension to allow it to be determined: we know you are under pressure to keep to the two months but had some indication of the refusal recommendation been made in your letter of 1st November 1991, perhaps this situation would not have arisen.

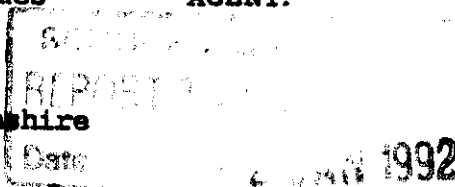
Yours faithfully

pp. 

Robert Doughty

DATE	14	DATE 2/1/92
Sufficient points signed ✓		

APPLICANT: Kings Quality Homes AGENT:
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincolnshire



TYPE: Reserved Matters

DESCRIPTION: Erection of two "Thames" bungalows and garages

LOCATION: Plots 1 and 2, Roman Bank, Gedney Dyke, Spalding

Parish Council: No objections.

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

Public Observations: Letter received from Owner/Occupier of Roman House, who has no objections.

PLANNING POLICIES/DOE ADVICE

Inside IBD.

Structure Plan Policy 5A :

"Provision for new residential development other than that in Policy 4A will normally be made in and around most existing settlements. The suitability of any proposal will be assessed in relation to its scale and impact on the character, density and physical extent of existing development. There will be a particular need to retain an appropriate level of open space within the settlement".

Planning Policy Guidance Note 3, 1988 - Land for Housing.

Planning Policy Guidance Note 7, 1988 - Rural Enterprise and Development:

"Housing development of sympathetic scale and character is often practicable in hamlets and villages and does not result in environmental damage. Sites should be well related in scale and location to existing developments, patterns of settlements, and surrounding land uses".

PREVIOUS DECISIONS

H06/1639/88 - Outline - Residential development (two dwellings) - Land adjacent Roman House, Roman Bank, Gedney Dyke - Permitted.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the proposed development is appropriate for the site, having regard to its characteristics, location and existing development in the vicinity.
- 2 The site already has outline consent for two dwellings (H06/1639/88). It has a frontage of 31 metres approximately and a depth ranging between 26 metres and 34.5 metres. An existing privet hedge fronts the site and this would be retained.
- 3 The area is essentially rural with dwellings situated on relatively spacious landscaped plots. Two storey dwellings are located either side of the site.
- 4 The planning policy for Gedney Dyke (approved by Full Council on the 6 February 1991) states that the scale and location of development should be in keeping with the character of the village. This is in accordance with Structure Plan Policy 5A and also Department of the Environment advice as outlined above.

CONCLUSIONS

- 1 Existing development in the locality is essentially "rural" in character. In my judgement, the proposal is an "urban" form of development with limited space around the dwellings. The design is rather standard and it is my opinion that two storey dwellings with a more rural appearance would be more appropriate in this location.

PLANNING OFFICER'S RECOMMENDATION - Refuse Permission.

- 1 Existing development in the immediate locality is essentially rural, consisting of well landscaped dwellings on relatively spacious plots. Given this fact, it is the opinion of the Local Planning Authority that the rather standard development proposed would be inappropriate and therefore contrary to Structure Plan Policy 5A and also Department of the Environment Advice as contained within Planning Policy Guidance Note 3, 1988, "Land for Housing" and Planning Policy Guidance Note 7, 1988, "Rural Enterprise and Development".

NOTE

The site is considered suitable for two, two-storey dwellings which take up a lesser proportion of the site. Their design and external appearance should be sympathetic to existing development either side of the site.

PLANNING COMMITTEE - 2nd January, 1992

3. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0937/91 Longhurst Housing Association Limited	Two-bedroomed house and parking at site north of 1 Banks Avenue, Spalding.
H15/0966/91 R J & S V Bingham	2 metre high fence and gate at Sarahgate Nursery, Sarahgate, Quadring.
H14/1046/91 Harcros Timber/Building Supply	Demolition of offices, sales area and storage buildings, construct new showroom offices and storage buildings at Spalding Road, Holbeach.

(This permission is to include conditions recommended by the Department of Transport in addition to those recommended by the Director of Planning and Building Control Services.)

H14/1073/91 Mr H N Price	Extension to bungalow at 40 Rotten Row, Pinchbeck.
H14/1074/91 Mr & Mrs T Bray	Extension and alterations to dwelling, car port and garage at 33 Wardentree Lane, Pinchbeck.

(Councillor T. Bray declared an interest in the above application and left the Council Chamber during consideration thereof.)

(b) Applications Refused

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/0922/91 Kings Quality Homes	Double garage at plots 42 and 43, North Parade, Holbeach.
H06/0942/91 Kings Quality Homes	Reserved matters relating to the erection of Two "Thames" bungalows and garages at plots 1 and 2 Roman Bank, Gedney Dyke.
H18/1008/91 G D Spelman Ltd	Change of use from shop to two flats at Bridge Road, Sutton Bridge.
H14/1023/91 G M Motors	Change of use of existing garden to car sales standing area at 76 Milestone Lane, Pinchbeck.
H23/1076/91 Mr M C Pyne-Carter	O.A. Dwelling including details of means of access at The Old School House, Narrow Lane, Whaplode St Catherine.

PLANNING AMENDMENT

For office use only

Application No. 146/942/91

Date registered 07 NOV 1991

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.

☐
☐

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. 7.11.91

Validation

Adequate detail
Acknowledged☐

Confirmed

..... KL

KL

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
CheckCase
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?☐

viz

sent

Site inspection
needed?☐

Site notes:

A.
Post
DecisionImmaterial/acceptable
as amendment☐☐

New application needed

☐☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
ApplicationSame char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

Signed:

Date:

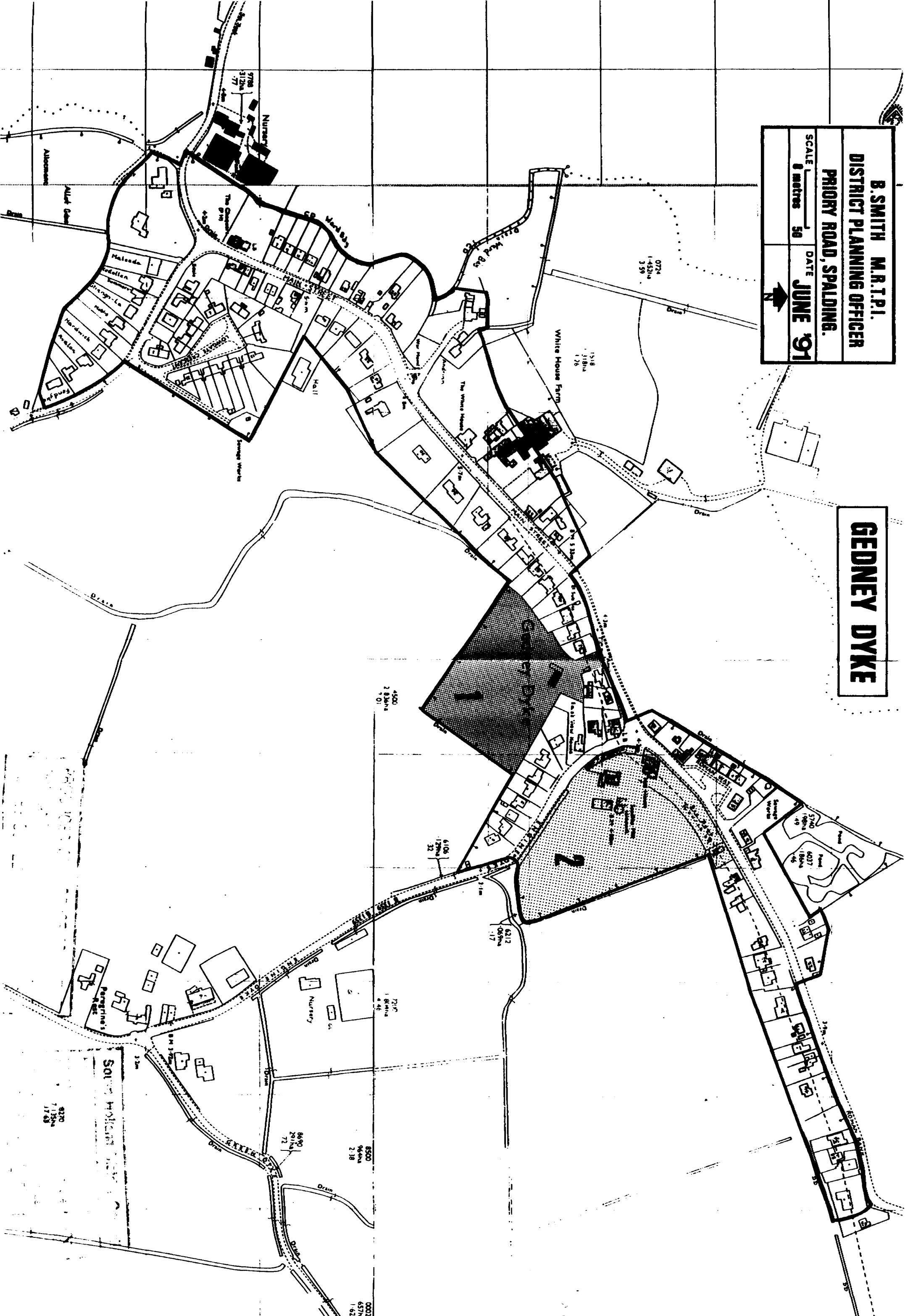
B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

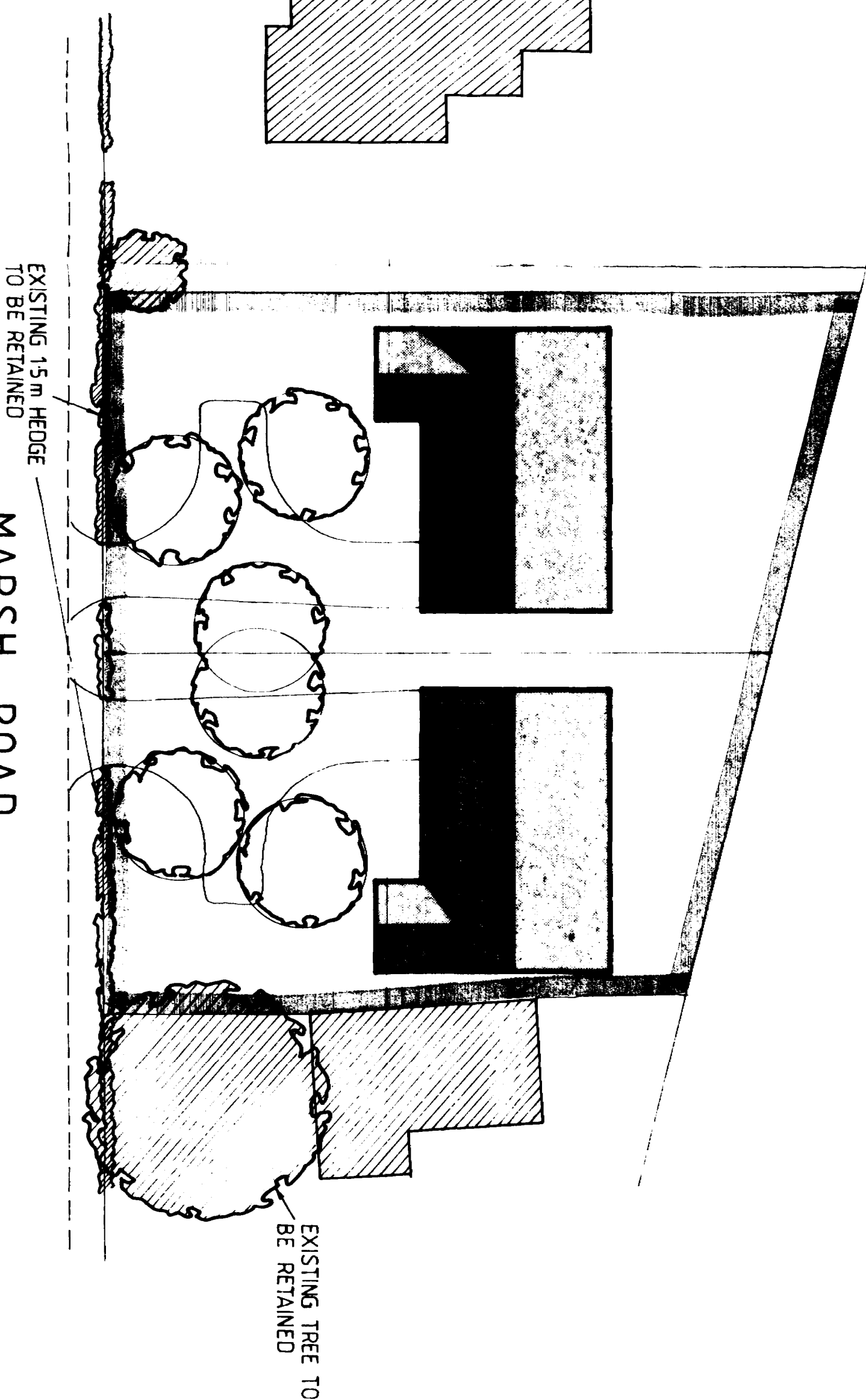
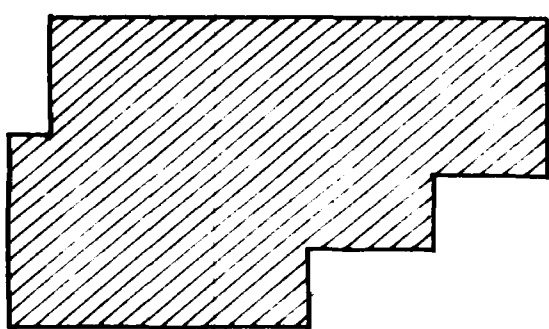
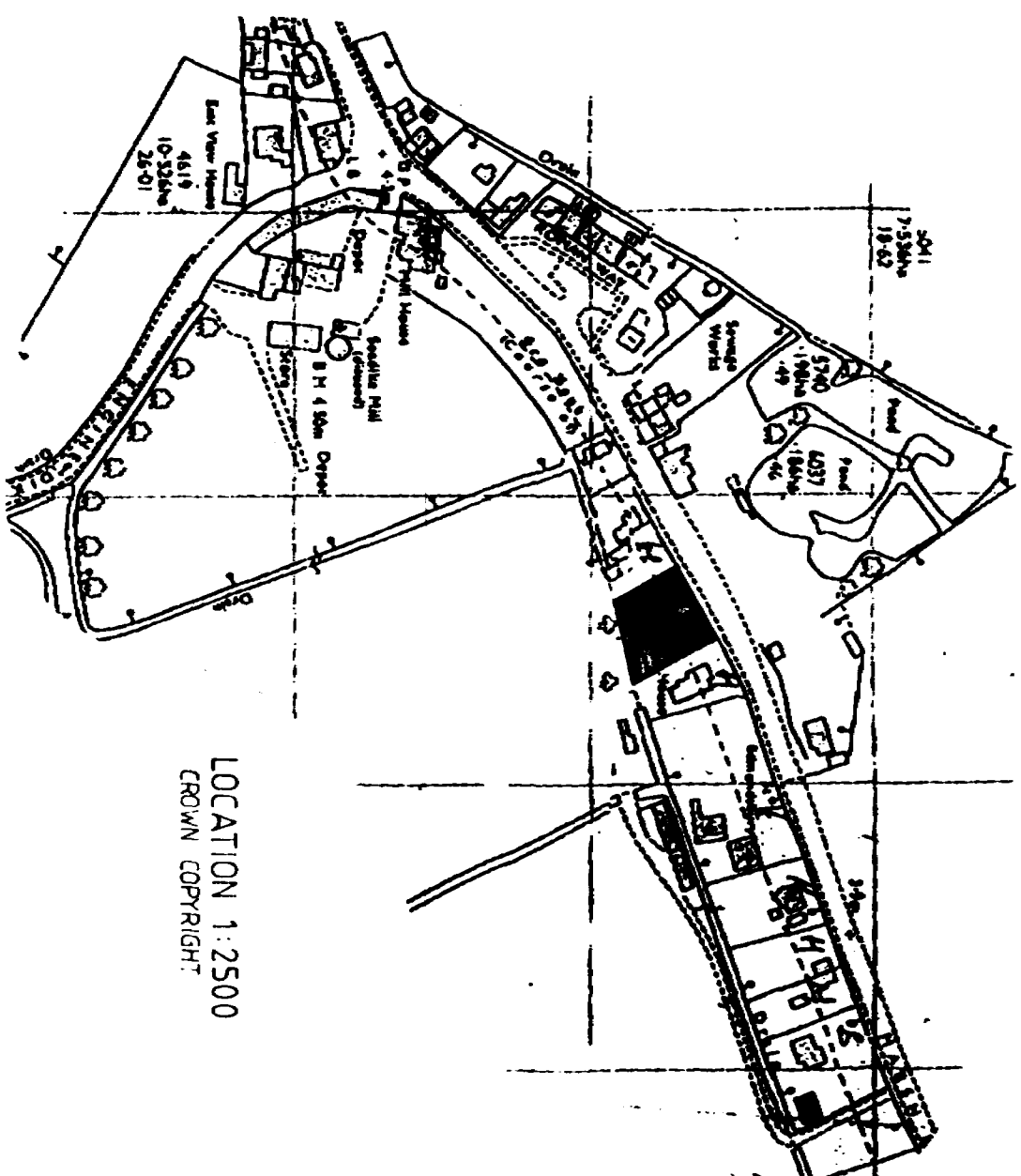
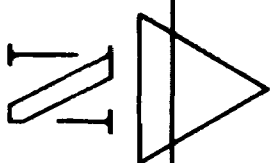
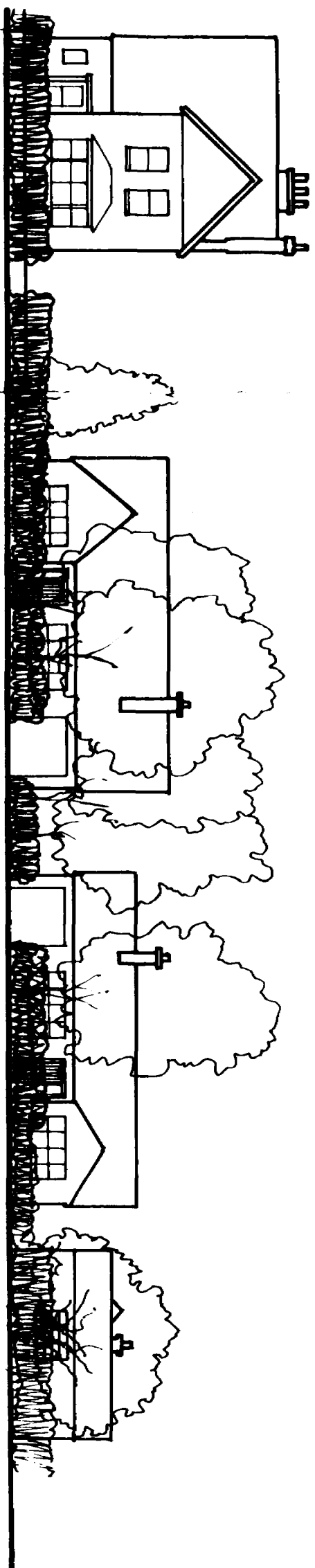
SCALE 1" = 50 metres
DATE **JUNE '91**



GEDNEY DYKE



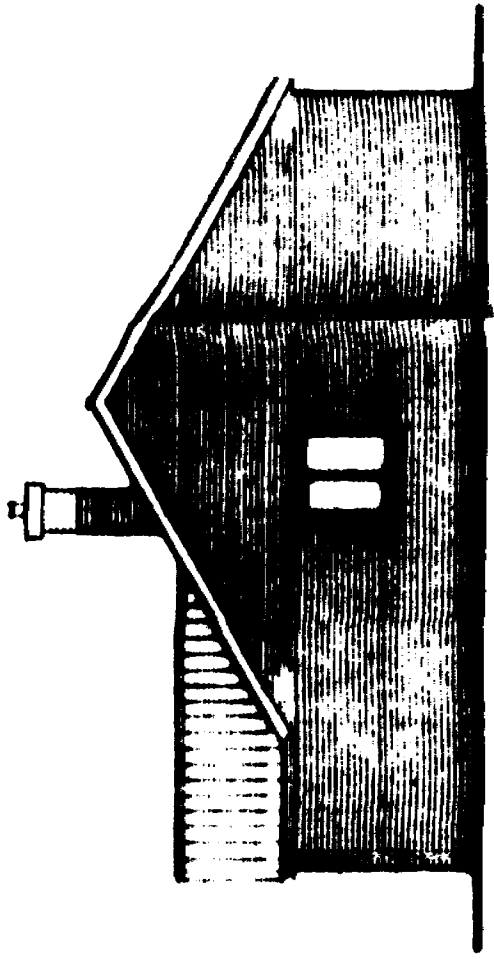
STREET ELEVATION Scale 1:2000



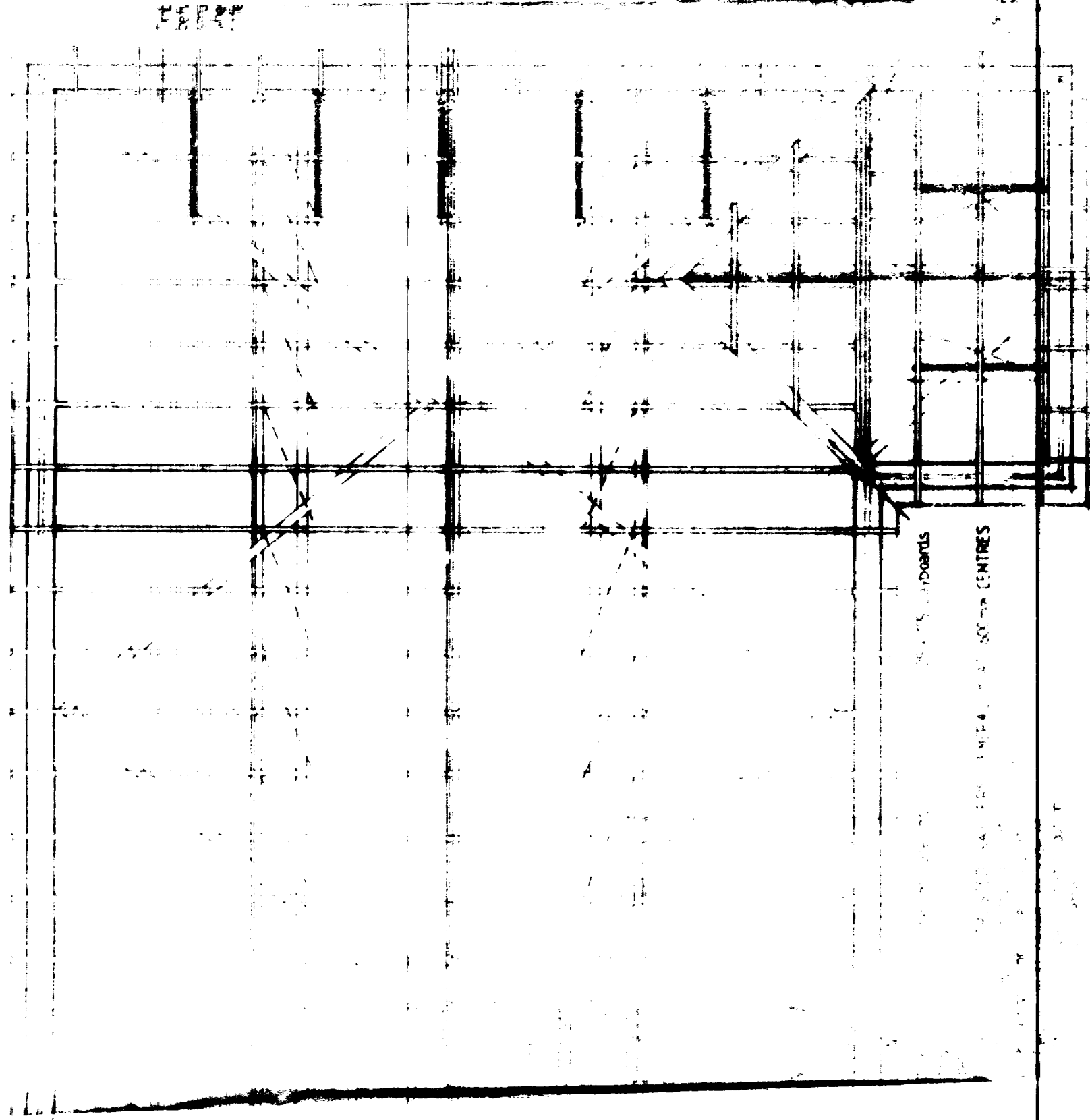
MARSH ROAD

KING'S QUALITY HOMES
GREENLEY IDYLLIC - Revised elevations

Drawn 14/05/21 Scale 1:2000 December 1991
Robert Doughty
LANDSCAPE ARCHITECT and CHARTERED TOWN PLANNER
32 High St Halesworth Suffolk IP11 2JH Tel: 01529 711 646/7



पुष्पक



ROOF 30°

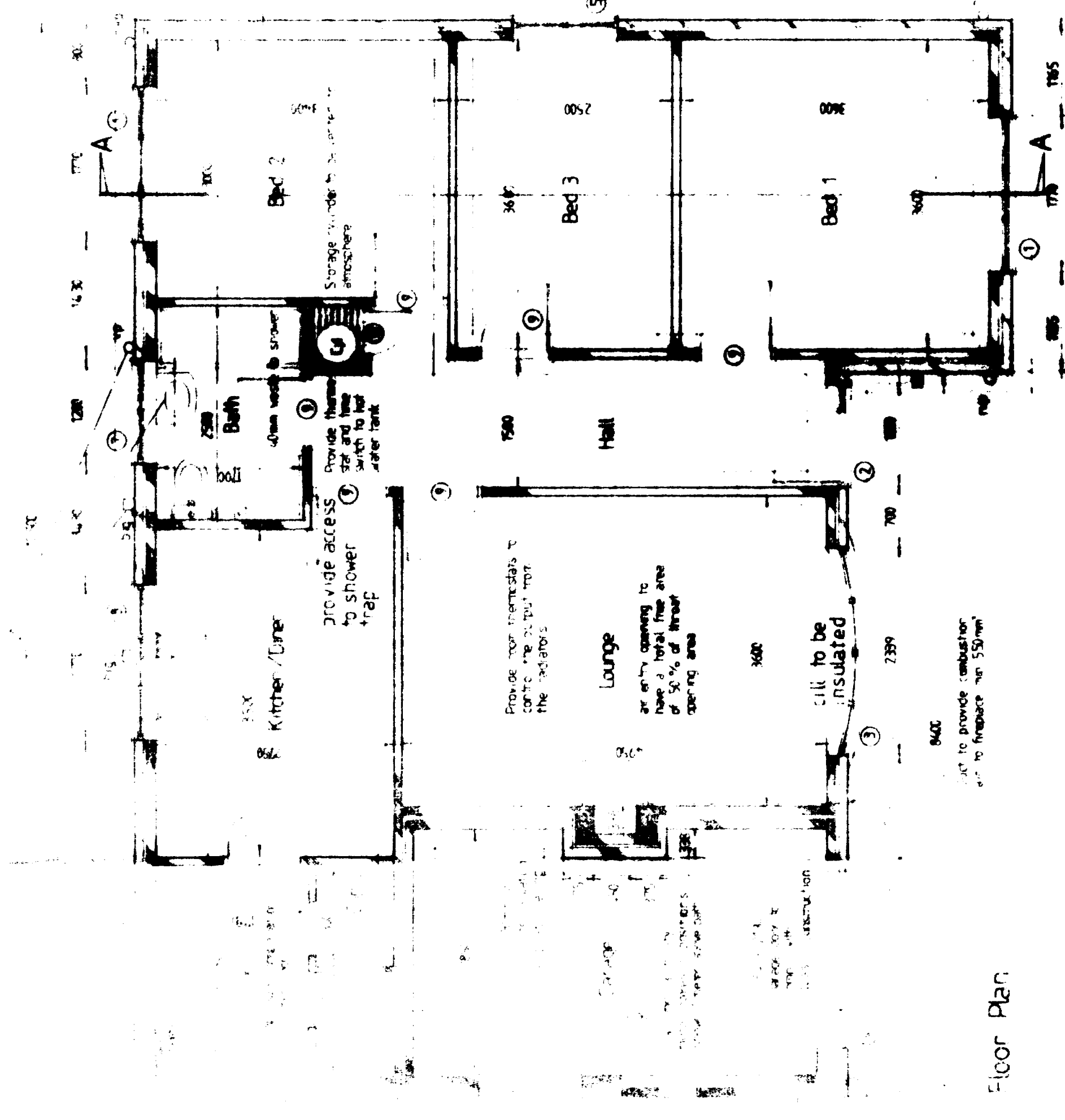
Concrete intersecting tiles with
7 mm heavy reinforced metal fast
type IFF to BS 479 on trussed rafters
roof to IM S268; Part 3; 1985
(see roof plan). Full bracing to
AWR 9931 as shown but check with
the local authority if standard
bracing is unsuitable.

Laidback trussed rafters supported
on 25 x 175mm larchbark laid over
trussed rafters to main walls.
30 x 5mm galvanized mild steel
lateral restraint straps to gables
fixed at rafter and ceiling plate
level at a maximum of 1.0m centre.
Straps to be fixed to a minimum
of three truss members with end
terminal ends outside face of
wall. The last a maximum of 120mm
to full block partition to external
walls. Between lateral restraint
in line with 30 x 100mm wallplate bolts
in corner eave with 30 x 5mm
galvanized mild steel holding
straps. Laid over plates, turned
down 450mm and built in 7mm,
25 x 175mm fascia and 18
x 150mm soffit incorporating
Glidevale roof ventilator giving
the equivalent of a 10m continuous
glaze.

50mm fibreglass quilt laid between
ceiling 240mm. Maximum U value
0.35 W/m² C.

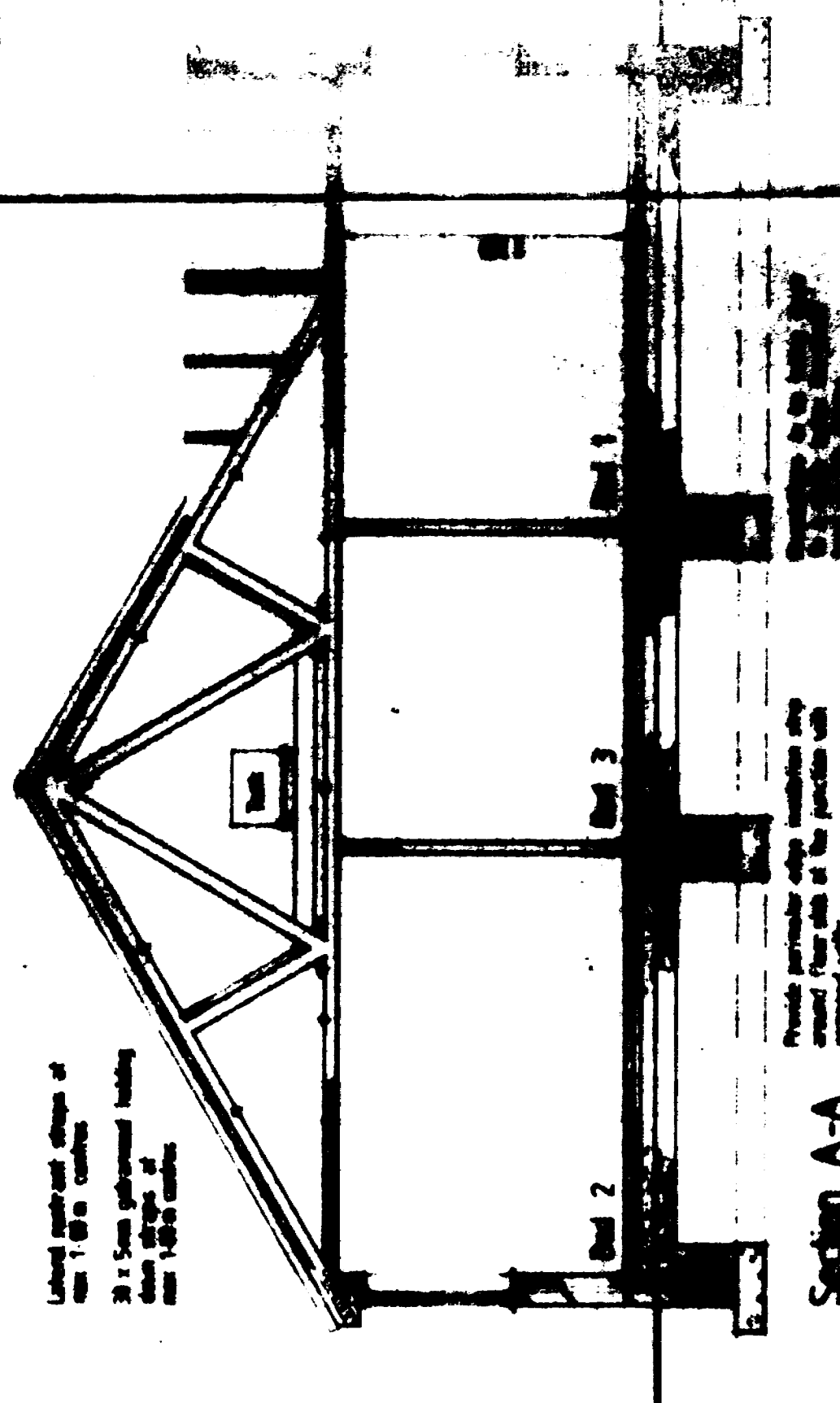
12.5 pinnatobovate and often or arcuate to lateral callings. 12mm and
to connect slender ascending stich
can not plumper (stich to all
lateral secondary stichs) same
purple with 12 pair blood
spots. Gorge callings
10 x 2mm antitrochus, 10 x 10mm
stirrings and 25 x 3mm antitroch
tails.
25 x 20mm slender beards to all
ventral except antitrochus which
are slender. Antitrochus
subopercular to stichs, both, 100%,
and subopercular to stichs.
Pinnar or Subpinnar to all ventral
faint.

1. **Check water supply** to sinks, hot water, showers, 80° and average 60° in restrooms. 50° and 60° clothing in restrooms. Insulated cold feed tank in restrooms and 20 gallon insulated cylinder tank with factory applied insulation in restrooms. Tank fitted with 3" 10' insulation. Hot water supply to sink, bath and WB. Provide insulation to all pipes within the rest space. Insul Standard range potential with hand bowls, check valves and hot water valves to sinks and bath. 300 to 100°, all with 7/8" deep cut traps.



floor plan

to the drainage layout: refer to site layout plan



AA
S

THE

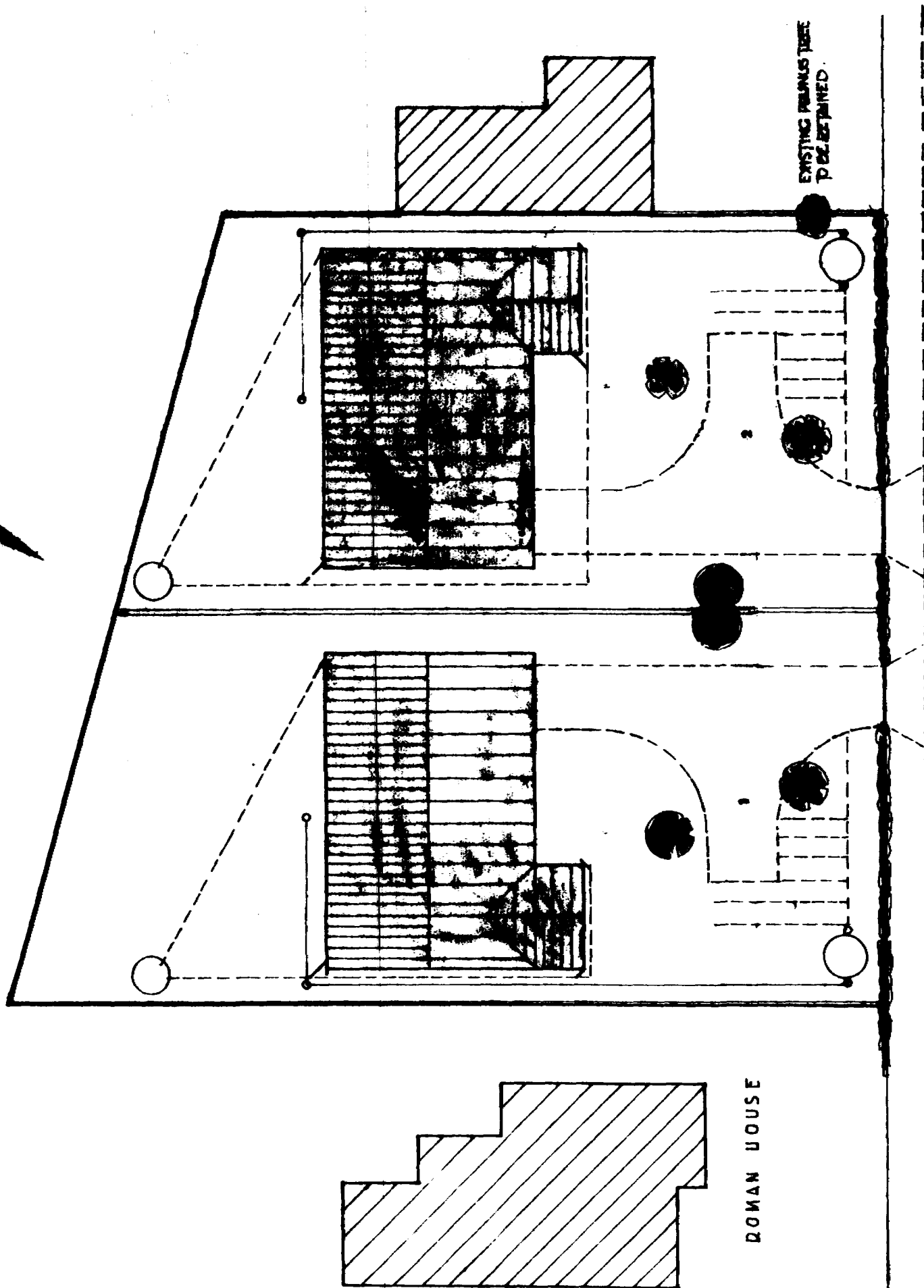
DATE	NO. IN PARTY	NO. OF TRIPS	NO. OF DAYS	NO. OF TRIPS	NO. OF DAYS
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1941	10	10	10	10	10
1942	10	10	10	10	10
1943	10	10	10	10	10
1944	10	10	10	10	10
1945	10	10	10	10	10
1946	10	10	10	10	10
1947	10	10	10	10	10
1948	10	10	10	10	10
1949	10	10	10	10	10
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2006	10	10	10	10	10
2007	10	10	10	10	10
2008	10	10	10	10	10
2009	10	10	10	10	10
2010	10	10	10	10	10

Plot 1 - as this but reversed

五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

07 OCT 1991
17F 0942/91

00627-B-006191.

[illegible]

Kings Quality Homes

**HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0408) 23388**



**REGISTERED
HOUSE PLASTER**

PROJECT

PROPOSED 2ND 'THANKS' LUNCHES & CARRIAGES.
 FLORES & L. ROMAN BANK, CREDITRY DYCE.

1974 FORM 1041

[illegible]

07 NOV 1991
942191

APPENDED PLAN

Refs

TOC PLAN