

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H06/1179/02

Received: 29-OCT-02

Type: OUTLINE

Name: Dolphin Head Group Holdings
Dolphin House
103 Frimley Road
Camberley
Surrey GU15 2PP

Agent: Geoffrey Collings & Co
13 High Street
Long Sutton
Lincs
PE12 9DB

Description: Erection of one detached dwelling and garage

Location : Site of 'Holmlea' Main Road
Gedney Drove End

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

- 1 The proposed development is contrary to Policy H3 of the first Deposit Draft of the South Holland District Local Plan to 2011 which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
 - reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
 - be in accordance with advice within the government's Planning Policy Guidance Note No. 3 'Housing' which indicates that new housing should be in sustainable locations.The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

The determined plans are:
Site Location plan received on 29 Oct 02

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

You are advised that the Environment Agency has raised objections in the absence of a flood risk assessment. In the event of an appeal against this decision you should address this.

Sevians

Head of Planning & Development
23 DEC 2002

H06/1179/02

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

Town and Country Planning Act etc
DRAFT REFUSAL

Reference H06/1179/02

Received: 29-OCT-02 Type: OUTLINE

Name: Dolphin Head Group Holdings
Dolphin House
103 Frimley Road
Camberley
Surrey GU15 2PP

Agent: Geoffrey Collings & Co
13 High Street
Long Sutton
Lincs
PE12 9DB

Description: Erection of one detached dwelling and garage

Location : Site of 'Holmlea' Main Road
Gedney Drove End

**South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:**

- 1 The proposed development is contrary to Policy H3 of the first Deposit Draft of the South Holland District Local Plan to 2011 which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
 - reduce the over supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
 - be in accordance with advice within the government's Planning Policy Guidance Note No. 3 'Housing' which indicates that new housing should be in sustainable locations.The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

The determined plans are:
Site Location plan received on 29 Oct 02

You are advised that the Environment Agency has raised objections in the absence of a flood risk assessment. In the event of an appeal against this decision you should address this.

Director of Customer Services
20 DEC 2002

Handwritten signature

H06/1179/02



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H06/0659/04

Received: 19-MAY-04 Type: RESERVED MATTERS

Name: Mr & Mrs M Brown
27 Lyndhurst Court
Sandringham Road
Hunstanton
Norfolk PE36 5AE

Agent: Scandia-Hus Ltd
Courtfield
Cranston Road
East Grinstead
West Sussex RH19 3YU

Description: Erection of chalet style dwelling and detached double garage (Outline application H06/1179/02 allowed on Appeal)

Location : Site of 'Holmlea', Main Road Gedney Drove End

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Note(s):

The determined plans are:

Dwg. nos. 102797/01 and 102797/24, received 19 May 2004.

Amended dwg. no. 102797/P1/Rev.C, received 5 July 2004.

For the avoidance of doubt the approved external materials are Kempston Thornbury Multi Stock bricks and Sandtoft Dark Heather Double Pantiles.

Head of Planning & Development

14-JUL-04

H06/0659/04

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

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0483/95

Received: 09-MAY-95

Type: PERMISSION RENEWAL

Name: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey, GU15 2PL

Agent: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey, GU15 2PL

Description:

Location : "Holmlea" Gedney Drove End
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 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 visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
 - (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 There shall be no means of vehicular or pedestrian access to the development from Post Office Lane.

Reason: Post Office Lane is inadequate in width and construction to facilitate further residential development.

The applicants are reminded that some of the trees upon the site are the subject of a Tree Preservation Order, and the final development should have regard to this. Boundary hedges should be retained, together with as many of the non-preserved fruit trees as possible.

The density, layout, design and external appearance of the development should be of appropriate high standard and should reflect the traditional building form and character of the rural locality.

The applicants are advised that the development will most likely necessitate the provision of a private sewage plant and that septic tanks may well be unacceptable.

A handwritten signature in black ink, appearing to read "Lewis", written in a cursive style.

Head of Planning & Development

30 JUN 1995

H06/0483/95

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

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0532/92

Received: 20-MAY-92 Type: OUTLINE

Name: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Agent: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Description: Residential development (Renewal of Outline
application H06/0779/89)

Location : Holmlea 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 visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 There shall be no means of vehicular or pedestrian access to the permitted building from Post Office Lane.

Reason: Post Office Lane is inadequate in width and construction to facilitate further residential development.

Notes to Applicant:

The applicants are reminded that some of the trees upon the site are the subject of a Tree Preservation Order and that the layout should fully take their existence into consideration. The boundary hedges should also be retained together with as many of the non-preserved fruit trees as possible.

Director of Planning and Building Control Services
18-AUG-92 H06/0532/92

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.

02



104
CROWN COPYRIGHT
RESERVED

APPLICATION REFERENCE: H06

D: 22 May 1989

APPLICANT: Albany Developm
P.O. Box 18
BOURNE
Lincolnshire
PE10 0AQ

PLANNING COMMITTEE
18th 1989

TYPE: Outline

DESCRIPTION: Residential I

LOCATION: Homelea, Gedney

shire

Parish Council:

should be in keeping with the
spect of the proposed
ually indicated on the plan.

County Highways:

on should, by condition,
nly to Post Office Lane and
tricted size of the access
any development should not b
boundaries off that same

Advertised:

CONCLUSIONS

- 1 At the Planning Co
solely on the grou
Boundary of Develo
- 2 Following a review
lies within the bc
- 3 There are no other

ning permission was refused,
site was outside the Interix

f the application site now

to make.

PLANNING OFFICER'S RECO

Conditions

- 1 SC 8 - (details).
- 2 SC27 - (implement:
- 3 C 1 - (estate ro
- 4 C 2a - (roads and
- 5 C 3 - (disposal
- 6 B 2 - (pedestria

);).

Post Office Lane.

Reasons

- 1 Standard.
- 2 Standard.
- 3 C 1.
- 4 C 2a.
- 5 C 3.
- 6 Post Office Lane
residential deve

onstruction to facilitate

Case Officer JC

.7 7 89

Lincolnshire

dwellings	0
area	0.74
pace	0

face 0

dwellings	0
area	0.74
pace	0

face 0

face 0

face 0

E
X
E
M
P
T
*

OBJ

Sent	Exp.	Rec'd	OI

--	--

--	--

[illegible]

E
X
E
M
P
T
*

OBJ

Sent	Exp.	Rec'd	OI

--	--

--	--

E
X
E
M
P
T
*

OBJ

Sent	Exp.	Rec'd	OI

--	--

--	--

E
X
E
M
P
T
*

OBJ

Sent	Exp.	Rec'd	OI

[illegible][illegible][illegible]