

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H07/0037/92

Received:16-JAN-92 Type:OUTLINE

Name: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Agent: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Description: Residential Development

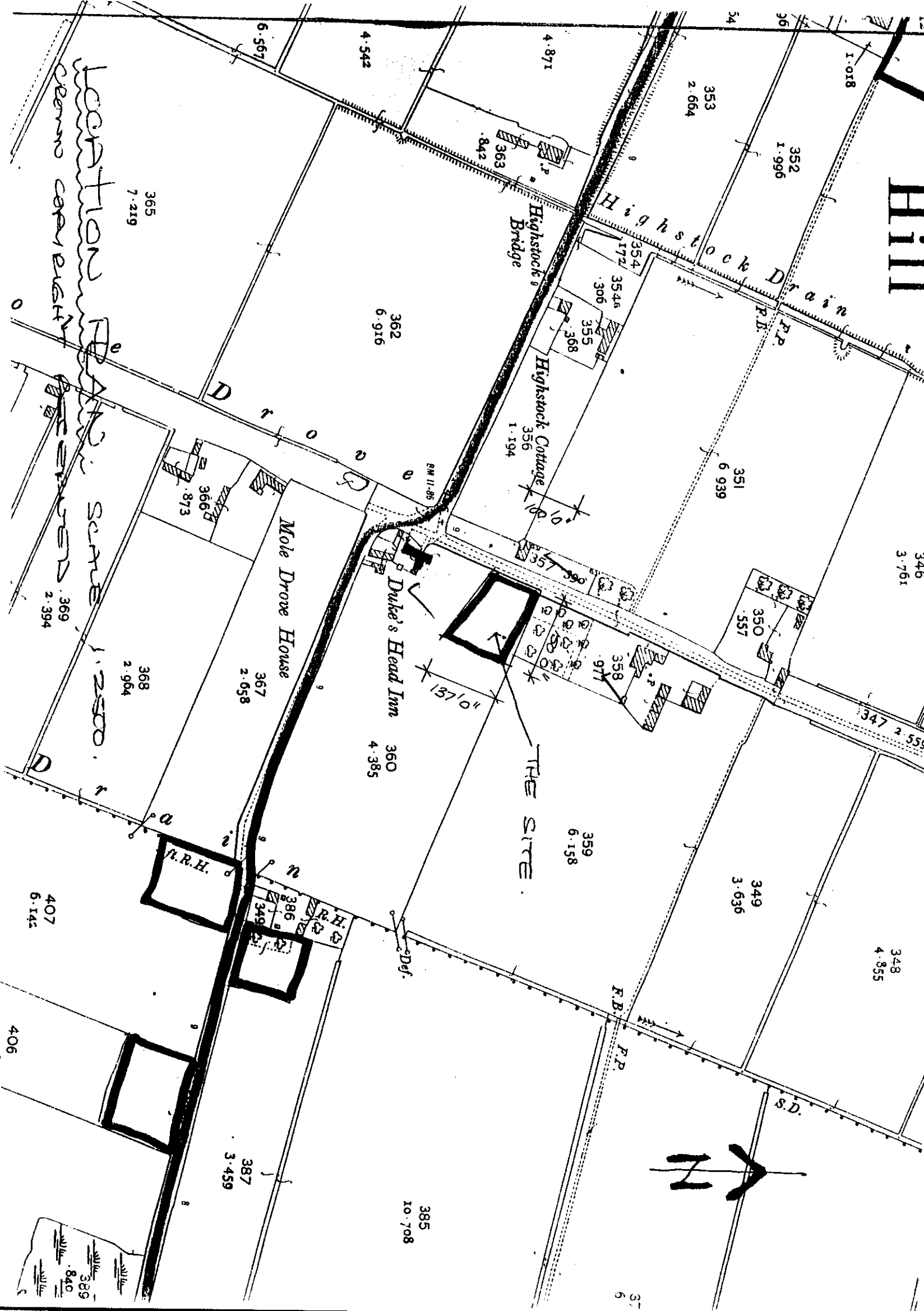
Location : Mole Drove Gedney Hill
Spalding

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.
- 2 Mole Drove, fronting this site, is only some 2.8 metres wide and is therefore inadequate in width as well as construction, to serve further residential development. To allow this proposal would increase the number of private, service/delivery and refuse vehicles using this narrow lane, which is inadequate in width to allow two vehicles to pass in safety. This would lead to long reversing manoeuvres when vehicles meet, or vehicles overriding the carriageway edges and adjoining verges, to the detriment of both.
- 3 The proposal would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of the future occupants of the proposed development would be adversely affected by the proximity of the site to a public house car park to the south.

Director of Planning and Building Control Services
05-MAR-92 H07/0037/92

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. 407/0037/92

Date Registered 10 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

G.H. MILLER
14. WELAND PLACE
LONDON ROAD
SPALDING, Lincs.

Tel. No. 724057

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.
(Personal contact name)

OFFICE
COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MOVE PROVE. GEDNEY HILL
SPALDING. Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT (DETAILS
TO BE DECIDED LATER).

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...

10/1/92

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

or This is an **outline** application

(✓)

☐

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

☒

Please state Site Area

0.18 (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:

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

TO BE
AGREED
LATERsq. metres
metres
metres
metres☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

VACANT

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:

Will there be -

Individual access(es)

New estate road

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

TO BE AGREED

TREES Please tick **one** boxA. 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

☒Sewerage
TO BE
AGREED
LATER**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

☒

→ If so, please give details in Part 6

☐☐☐☐☐

→ If so, please complete Part 7

☐

N/A

☒

YES

Date:

Consultee(s):

Application No.:

07/03/04/09

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

Continue on separate sheet if necessary.

Please see my letter

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ☒

Boundaries ☒

Inspected by: DMG
date: 5/2

Residents notified on site visit

Case Officer Conclusions (Issues)

Neighbours

Other

Site Features

Currently vacant land. Pub to south.
House further to N. Cottage opposite.
Narrowish lane.

Cottage opposite, Mole Drive, Hand

House to North, " " "

Dukes Head Public House. " " Post

Case Officer Recommendations (summary). (details overleaf)

Delegation

Recommended approvals -

Continued by

Case Officer

Departure from policy

Yes ☒ No ☐

Want number request

Yes ☐ No ☐

Recommend approval against
material objection

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

Reason:

Other circumstances making
Committee decision

Yes ☐ No ☐
Flagged by Senior Officer
Signed: _____

Reason:

ALL OF ABOVE

Recommended approvals -

Refusal on adopted policy
grounds or other apply

Yes ☐ No ☐
All info (not above
information)
Other info: yes ☐
Signed: _____

ANY ONE
OF ABOVE

Committee
report

Sub-Committee
SV recommended
Yes/No recommended

Delegation
continued by
Senior Officer

OTHER 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 requirements:

CONSULTATION/PUBLICITY REQUIRED

DMA 23/1

72 27/1

Must go to committee

Publicity : General
Departure
Setting of LB Viz

Consults : = Dept of Transport
= Env Health

Conservation consults = Local

Local & National

English Heritage

LBC L, II*

Setting L, 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

NOTES OF MEETING WITH MR. MILLER AND DPBCS

1. Mr. Miller reiterated points of concern as summarised in report to Committee. DPBCS emphasised that whilst it may be possible to demonstrate that a dwelling and access could be designed to overcome highway objections and relative proximity to Public House there remained the fundamental policy issue.
2. Mr. Miller responded to policy issue by referring to examples within the area which had been granted planning permission against policy. DPBCS advised that it would be better to research such examples and use them constructively to refute policy grounds of refusal either by way of new submission (free go) an appeal, but even so, DPBCS considered that it would still be difficult.
3. Mr. Miller also recalled the facts as he saw them leading up to resubmission and suggested that (on the advice of the Department) he had missed a legitimate opportunity to resubmit a "free" application due to the Council's procrastination over the adoption of a policy and IBD for Gedney Hill. DPBCS advised him that if that were the case, he may wish to consider complaining to the Local Government Ombudsman.

B. SMITH
DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

Town and Country Planning Act etc

DRAFT DECISION

Reference: H07/0037/92

Received:16-JAN-92 Type:OUTLINE

Name: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Agent: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Description: Residential Development

Location : Mole Drove Gedney Hill
Spalding

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.
- 2 Mole Drove, fronting this site, is only some 2.8 metres wide and is therefore inadequate in width as well as construction, to serve further residential development. To allow this proposal would increase the number of private, service/delivery and refuse vehicles using this narrow lane, which is inadequate in width to allow two vehicles to pass in safety. This would lead to long reversing manoeuvres when vehicles meet, or vehicles overriding the carriageway edges and adjoining verges, to the detriment of both.
- 3 The proposal would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of the future occupants of the proposed development would be adversely affected by the proximity of the site to a public house car park to the south.

05-MAR-92

H07/0037/92

Authorised to issue:

AD... *A* DC... *A*..
5/3 5/3

APPLICATION REFERENCE: H07/0037/92

DATE RECEIVED: 16 January 1992

APPLICANT: G H Miller
14 Welland Terrace
London Road
Spalding
Lincolnshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date **- 3 MAR 1992**

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Mole Drove, Gedney Hill, Spalding

Parish Council:

Object. Outside boundary of development and no change in circumstance since last application.

County Highways:

Request refusal.

Public Objections/
Observations:

Letters received from owner/occupier of the Dukes Head Public House and The Manor House (summarised):

- Adjacent Dukes Head car park and function room, which is licensed until 12 o'clock and 1 am Friday and Saturday. Cars will cause disturbance at these times therefore.
- Access limited. Mole Drove is a single track used by slow moving, heavy agricultural vehicles.
- Outside boundary of development.
- Outside 40 mph limit.
- Customers of Dukes Head Public House park on the road close to the junction and this could cause an accident.

Information from Applicant: Summarised:

- My daughter, her husband and baby are living at the moment in one room accommodation in Kent, and as I live in a bed and breakfast establishment I have no room for them.
- I am, however, in a position to help by obtaining permission on my land at Gedney Hill.
- Since my previous refusal, other applications have been granted in and around Gedney Hill and feel strongly that this plot of land should also be given permission, as it is in a central position next door to the Dukes Head.

PLANNING POLICIES/DOE ADVICE

Outside IBD.

Structure Plan Policy 7a.

Local Need Criteria outlined in the Council's Planning Information Leaflet entitled "Dwellings in the Open Countryside":-

- 1 Site Features - (a) compatibility with nearby use of land or buildings, (b) relationship with existing pattern, character,

- density and appearance of development nearby, (c) impact on surrounding rural area, (d) adequate road access?
- 2 Dwelling Details (fully detailed application required) - (a) relationship to surroundings in terms of appearance etc, (b) suitability in terms of size, type and location to satisfy local need.
 - 3 Occupancy - (a) full details of the particular Local Need, (b) details of any proposal to ensure that the dwelling remains available for local needs in the long term.

PREVIOUS DECISIONS

H07/1813/88 - Outline - Starter home residential development, Mole Drove - Refused.
H07/0354/89 - Outline - Starter home residential development, Mole Drove - Refused.

PLANNING ISSUES

- 1 The determining issues in this particular case are:
 - (a) Whether the proposal is acceptable on policy grounds.
 - (b) Highway considerations.
- 2 The site is currently vacant having a frontage width of 30 metres increasing to 42 metres approximately at the rear. The depth is in the region of 45 metres.
- 3 The site is located in open countryside and development in the locality is very sporadic. The Dukes Head Public House is located to the south and a dwelling further to the north.
- 4 It should be noted that the application is for "residential development" and makes no reference to the number of plots.

CONCLUSIONS

- 1 The site is located in open countryside and the development proposed would be contrary to Structure Plan Policy 7a, which states that new residential development will normally only be permitted in the open countryside where there is an essential need to house farm or forestry workers near to their place of work.
- 2 The details of the application have been assessed against the Local Need criteria outlined earlier. In my opinion, it would not be satisfactory infilling and would as such have a detrimental impact on the surrounding rural area, as well as set an undesirable precedent.
- 3 The County Highways Authority have objected on the basis that application is for "residential development" (without specific reference to the number of plots). However, this would be withdrawn for a single dwelling.
- 4 Also, the relationship to the Dukes Head Public House car park is considered to be such that the amenity of future occupants of any dwelling is likely to be affected, particularly by activity late in the evening.

RECOMMENDATION - Refuse Permission.

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan.

This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

- 2 Mole Drove, fronting this site, is only some 2.8 metres wide and is therefore inadequate in width as well as construction, to serve further residential development. To allow this proposal would increase the number of private, service/delivery and refuse vehicles using this narrow lane, which is inadequate in width to allow two vehicles to pass in safety. This would lead to long reversing manoeuvres when vehicles meet, or vehicles overriding the carriageway edges and adjoining the verges, to the detriment of both.
 - 3 The proposal would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of the future occupants of the proposed development would be adversely affected by the proximity of the site to a public house car park to the south.
-

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



Comm

Application no: H07/0037/92

Type: OUTLINE

Applicant: G H Miller
Tel: 0775 724057

Agent: G H Miller
0775 724057

Description: Residential Development

Location: Mole Drove
Gedney Hill
Spalding

Valid date:	16-JAN-92	Terminal date:	12-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	21-JAN-92	Report deadline:	18-FEB-92
Inspected by	26-JAN-92		
Extra contacts	31-JAN-92	Case Officer:	
Report if not clear by	20-FEB-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Gedney Hill	0775 724941	23-JAN-92	06-FEB-92
Cllr Mrs E O Hall-Pa	0945 700 829	23-JAN-92	06-FEB-92
L. CC - <i>Attached to 5 CS 6/2/92.</i>			
Dukes Head P.H., Mole Drove, G/Hill		06-FEB-92	20-FEB-92
2 houses to north		7 FEB 92	21 FEB 92

SITE DETAILS

Grid ref: 534270 326920
OS Sheets: 133

Parcel:

B 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: H07/0037/92

Applicant: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Agent: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Description: Residential Development

Location: Mole Drove Gedney Hill
Spalding

Type: OUTLINE

10-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mrs B D Harper
The Manor House
Mole Drove
Gedney Hill
Spalding, Lincs. PE12 0PB

Y Mr B W Sheppard
Dukes Head P.H.
Mole Drove
Gedney Hill.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
19 FEB 1992	
Attention: ☒ DPO	☒ JC ☐ DPO ☐ AS ☐ ACP ☐ Action by ☐ Grounds by ☐ Copy to
☐ DPO	
☐ JC	
☐ AS	
19/2	

DUKES HEAD
 49 HIGHSTOCK LANE
 Gedney Hill
 NR SPALDING
 Lincs. PE12 009
 18th February, 1992.

Dear MR. Gedney,
 ref. PLANNING Application H07/0037/92
 LOCATION: MOLE DROVE, Gedney Hill, NR.SPALDING.

I would like you to consider several factors regarding the above.

I The plot is adjoining the Dukes Head Public House CAR PARK and Function Room which is licenced until 12 o'clock Midnight Monday to Thursday, and 1 A.M Friday and Saturday. (under the special hours certificate /section 77). We also have an entertainments licence for these times, so cars will be leaving the car park adjoining the plot at these times.

II Access limited

III. I believe the plot is outside the village Development envelope.

yours faithfully,

B. Sheppard.

MR. B.W. SHEPPARD.

LATE OBS: Offr..... Date.....		The Manor House, Mole Drove, Gedney Hill, Spalding, Lincs., PE12 OPB
RECEIVED 18 FEB 1992		
Attention:	File Nos.	Approved YES/NO By Date 18/2
DPO ☒ NRM		
DCPO ☐ BS		
IC ☐ ACP		
Action by		
Discuss with		
Copy to		

Dear Mr. Smith,

Re: Application No. HO7/0037/92
Residential Development - Mole Drove, Gedney Hill,
Outline.

I write on behalf of Mr. & Mrs., T.V. Hill, of Manor House East, Mole Drove, and my husband and myself concerning the above application and would like to submit the following observations:

Whilst, in theory, we would have no objection to the development of one property on the site - providing some control could be exercised by your department over the style, colour of bricks and roofing tiles, so that the house blended into the existing landscape in a less garish way than recent buildings have done - we think you should be aware of the following practical difficulties:-

- (1) Mole Drove is a single track lane with no pavements.
- (2) In addition to pedestrians and residents' cars it is used by local farmers with slow moving, heavy agricultural machinery.
- (3) It is, most regrettably, outside the 40 mile limit.
- (4) From Spalding, the junction of Mole Drove with Highstock Lane is completely blind - this difficulty is made worse by -
- (5) Indiscriminate parking in the road by customers at the Duke's Head public house - the car park is invariably two-thirds empty.
- (6) The lighthearted approach, and the even more light-hearted departure by day and especially by evening of customers to the pub render this junction a potential accident blackspot.

Any development likely to increase the hazards is to be deprecated.

Yours faithfully,

B. D. Harper

(Mrs.) B. D. Harper.

For the attention of Mr. B. Smith,
Planning Officer,
Council Offices,
Spalding, Lincs.,
PE11 2XE

BRI. SMITH Dip TP MRTPI District Planning Officer

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



Application no: H07/0037/92

Applicant: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Agent: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Description: Residential Development

Location: Mole Drove Gedney Hill
Spalding

Type: OUTLINE

Date received: 16-JAN-92

23-JAN-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 07-FEB-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 Hill PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

FOR PARISH COUNCIL USE ONLY

Comments:

Outside the boundary of development - no change in circumstances since last application. Parish Council object.
Signed:

H. Dingle
CLERK.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
10 FEB 1992	
Attention of	File No.
DRD NRM	
POPO BS	
ACP	
tion by	Acknowledge YES/NO
Discuss with	by
Copy to	date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HERLAND District Council

Application
Reference

1407/0037/92.

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		
	3	4	2	2	6	9

2. Address or location

MOLE DRIVE, GADNEY HILL.

3. Name, classification and number of road

UC

4. Date application referred

23-1-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT.

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:

6-2-92

Signed:

[Signature]
Director of Highways and Planning

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

Delete as
appropriate

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

Mole Drive, fronting this site is only some 2.8m wide and is therefore inadequate in width, as well as construction, to serve further residential development.

To allow this proposal would increase the numbers of private service / delivery and refuse vehicles using this narrow lane. Which is inadequate in width to allow two vehicles to pass in safety. This would lead to long reversing manoeuvres when vehicles meet or vehicles overrunning the carway edges and adjoining verges to the detriment of both NB / dwelling will be acceptable

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

SOUTH HOLLAND Internal Drainage Board

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

Please contact:

Mr. Staines

Our Ref.

RS/PA-E/37/92/TB

Your Ref.

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 28 January 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT MOLE DROVE, GEDNEY HILL

Further to my letter of the 17th inst, the submitted details of your above planning application have now been made available for my inspection at the Planning Department. Although the proposal would not seem to directly affect my Board's interests, I have the following observations for your consideration that should be brought to the attention of prospective purchasers.

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.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35



Anglian Water
Services Limited

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 3 FEB 1992	
Attention of	
DPO NRM	
DOPO BS	
JC ACP	
Action by	
Cost with	

P.O. Box 62
Westgate House
Westgate North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557022
SH/920019
Our ref
H07/0037/92
Your ref

31-JAN-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : MOLE DROVE GEDNEY HILL SPALDING
Applicant: G H MILLER

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

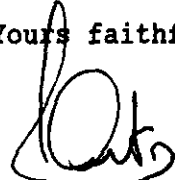
Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Yours faithfully,


Les Outram
Principal Engineer
(Development Liaison)

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-E/37/92/JAM

Dear Sir,

S.H.D.C. PLANNING DEPT. RECEIVED 20 JAN 1992		Tel: Holbeach (0406) 24933 Fax: (0406) 26501
Attention of DPO NRM DPO BS IC ACP	File Nos.	Date: 17 January 1992
by		
with		

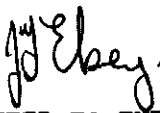
OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT
MOLE DROVE, GEDNEY HILL

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 the above proposed development but unfortunately the submitted plans etc were not available at the Planning Department for my inspection. I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the intended means of storm and foul water disposal.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

G.H. Miller, Esq.,
14 Welland Place,
London Road,
Spalding, Lincs.


ENGINEER TO THE BOARD

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



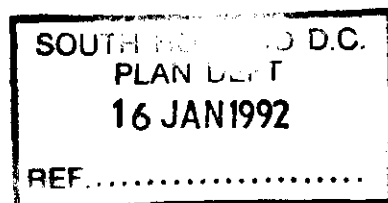
Application no: H07/0037/92

Applicant: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Agent: G H Miller
14 Welland Place
London Road
Spalding
Lincs

Description: Residential Development
(Details to be decided
later)

Location: Mole Drove
Gedney Hill
Spalding



Type: OUTLINE

Date received: 10-JAN-92

14-JAN-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ A further fee of £110 is required as the site exceeds 0.1 hectare (0.16)

✓ The section relating to drainage on the application form needs to be completed at this stage (one form returned for your use)

PLEASE RETURN THE EXTRA COPY OF THIS LETTER WITH YOUR REPLY.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully


Principal Administrative Officer

HISTORY OF MR. MILLER'S SUBMISSIONS.

H07/1813/88 Refused - Policy
- Unsuitable road access

H07/0354/89 Refused - Policy
- Unsuitable road access

No fee paid on this application, as a resubmission following refusal.
Description: Starter home residential development (No of dwellings unspecified, but 4 shown on sketch plans)

Jan 92 submitted

H07/0037/92

March

Submitted January 1992 following discussion with JC. (7/91+)

Description: Residential development (No of dwellings unspecified)

Fee paid (£220 based on site area) (£110 initially, plus further £110 requested)

Refused - Policy
- Unsuitable road access (objection would be withdrawn for single dwelling)
- Affected by Public House (possible to overcome for single dwelling)

1992 submission date allegedly awaited for LBD policy
Initial fee requested by JC allegedly £110 for one dwelling.
Intention allegedly had been for one dwelling, hence advice on fee.

H07/0383/92 Resubmission in March 1992.

Description: Residential development, specifying one dwelling.

No fee paid, but requested ~~amount~~ (£220 unless site reduced)

Sketch indicating position re Public House.

Fee options advised, including site reduction.

Application remains fee invalid.

PLANNING COMMITTEE - 3rd March 1992

168. PLANNING APPLICATIONS (Continued)

(a) Applications Granted

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/1093/91 Mrs J Waters	O.A. Three dwellings including details of means of access on land at rear of Horse & Groom Public House, High Street, Holbeach.
H08/0010/92 Mr & Mrs R Hogben	O.A. Two dwellings (renewal of outline planning permission H08/0083/89) on Building Plot off Salem Street, Gosberton.
H08/0052/92 Mr & Mrs R Hogben	Bungalow with detached garage on Building Plot off Salem Street, Gosberton.
H13/0056/92 Mr & Mrs R Willingham	O.A. Dwelling at River Lane, Moulton.
H16/0083/92 Miss J Henderson	Change of use to restaurant (from Class A2 to A3) at 24 Hall Place, Spalding.

(Subject to (i) an additional condition requiring the submission and agreement of details of fume extraction and (ii) the deletion of the recommended condition prohibiting the sale of hot food for consumption off the premises.)

(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>
H20/1337/91 Mr G Salter	O.A. Dwelling at formerly "Holly Tree House", Birds Drove, Sutton St James.
H19/0017/92 Mr N C Smith	O.A. One pair of semi-detached and one detached dwelling (including details of siting and means of access) at Inkleys Farm Bungalow, South Eau Bank, Throckenholt.
H08/0022/92 Mr W Tynan	O.A. Dwelling, including details of access, at 91 Westhorpe Road, Gosberton.
H09/0035/92 Mr C G Harvey	Mobile home at 41 Park Lane, Holbeach.
H07/0037/92 Mr G H Miller	O.A. Residential development at Mole Drove, Gedney Hill.
H08/0075/92 Mr & Mrs J T Pike	O.A. Bungalow and garage at Part OS No 109 Cheal Road, Gosberton Cheal.
H14/0087/92 Mr & Mrs M R Senior	2 bed bungalow and garage on land at Six House Bank, West Pinchbeck.