

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0178/93

Received: 01-MAR-93 Type: OUTLINE

Name: D A & R J Foster
c/o Rose Dale
Roman Bank
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

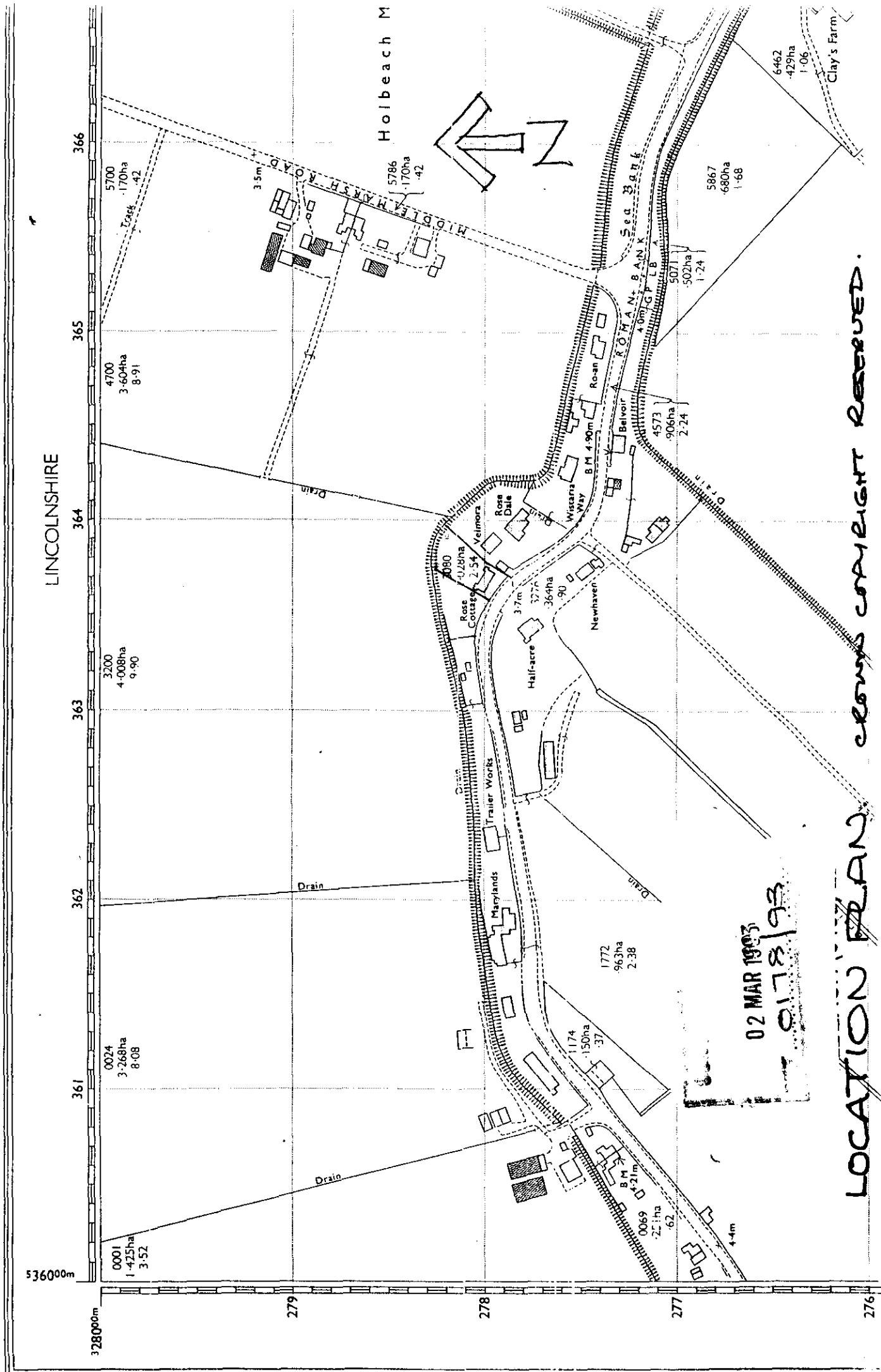
Description: Erect pair of semi-detached cottages with access and parking area plus demolition of existing building on site
Location : Roman Bank Holbeach Bank
Spalding Lincs

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

- 1 In the opinion of the Local Planning Authority, the replacement of the existing cottage by two dwellings (the parking/turning areas of which take up a significant proportion of the front garden), would be detrimental to the character of the rural locality. Consequently, the scheme would be contrary to both Structure Plan Policy 5A and also national Policy Guidance, which require that new housing in rural areas respects the character of its surroundings and is sympathetic to its countryside setting.
- 2 The visibility from the westernmost access is below the necessary standards and if this were to be permitted, it would lead to vehicles, when leaving the site, having inadequate vision of incoming traffic to the detriment of highway safety. Also the turning spaces, for two plots will not satisfactorily work, which would lead to vehicles having to reverse out onto the Class III County Road on a bend, to the detriment of highway safety.

Director of Planning and Building Control Services
02-APR-93 H09/0178/93

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.



EXISTING TRANSITION TOWARDS STORM

new RANSTINGE and HENTINGE
CO via REQUIRMENTS.

NOTE: EXISTING ADVERTS
CONTAINED ON SITE OF
PROPOSED BEING TO BE
REMOVED.

COTTAGE TYPE SEMI 2
STOREY DWELLINGS
OF 820 SQFT EACH.
SEPTIC TANKS 2 HORN
THUS ϕ .

[illegible]

Still down.

504175

Common remark:

HOW ACCESS POINTS WITH TURNING HEADS ARE TO HIGHWAY REQUIREMENTS.

02 MAR 1993

017813

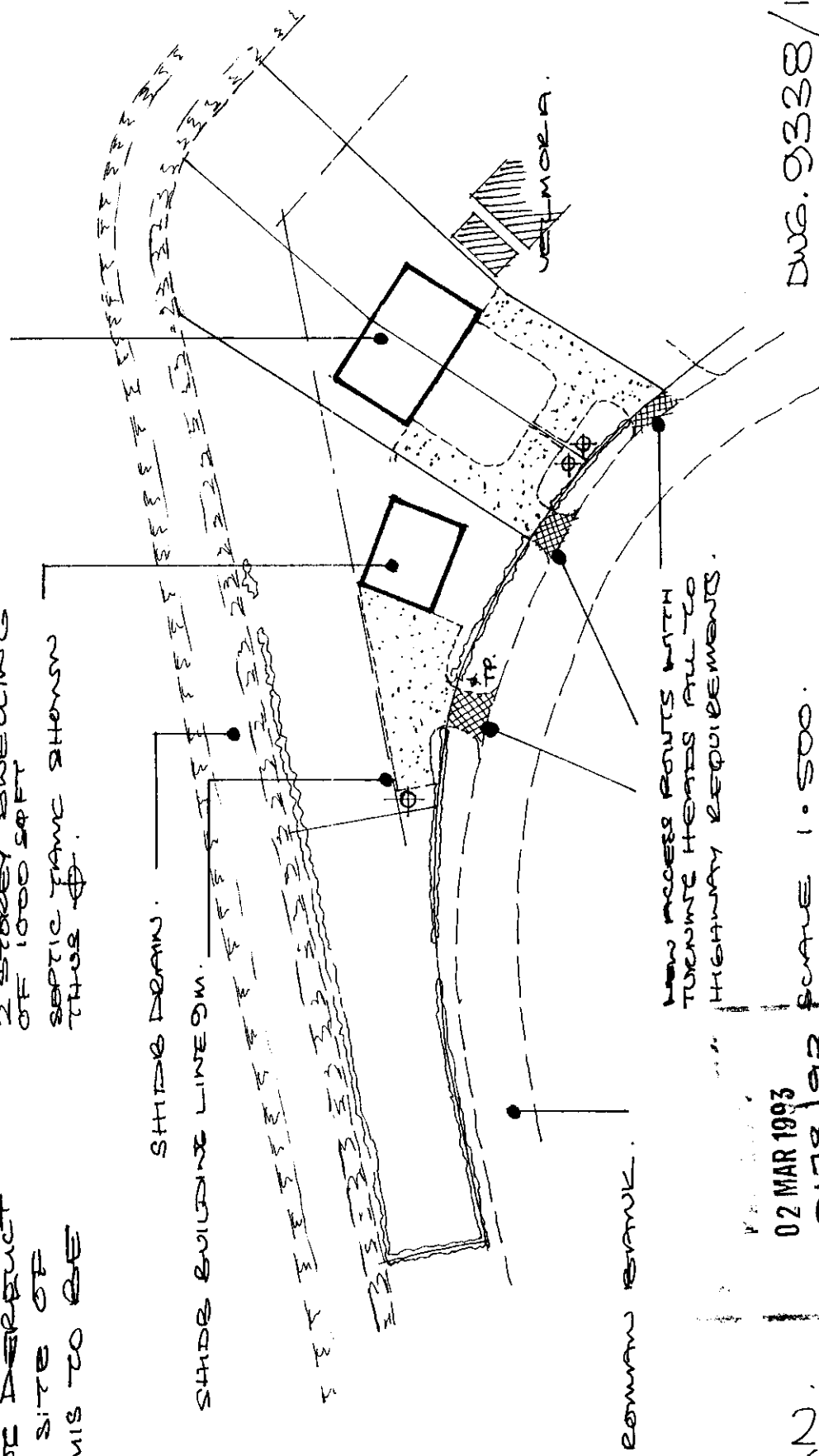
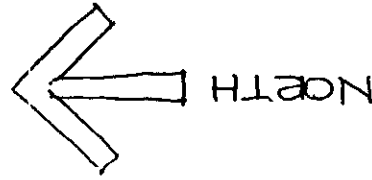
1050

2018-2019

2. DAY 2

Due. 0320 / 11

code 22126:



PLANNING APPLICATION

For office use only

Application No. 409/0178/93

Date Registered

02 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D.A + R.J. FOSTER
c/o ROSE DALE
ROMAN BANK
HOLBEACH BANK
SPALDING, LINES.
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LOWETH CONWINE DESIGN
STATION HOUSE
STATION STREET.
FOURBEACH, LINES.
Tel. No. 0406 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROMAN BANK, HOLBEACH
SPALDING - LINES.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTORION
OF PAIR OF SEMI-COTTAGES WITH
ACCESS + PARKING AREAS, + demolition of existing building on site

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed



Date

26.12.93

Previous application No.

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

☐
☒

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

Please state Site Area 0.071 (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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many: **2 semi's**

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
- (a) max. height:
 - (b) max. length:
 - (c) max. width:

sq. metres
metres
metres
metres

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

YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Domestic building and garden area.

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: **Roman 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 provided

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 or 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

☒

soakways
no

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (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 [Signature] (Applicant / Agent) Date 26/2/93

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.

Owner's Name:

Address of owner at which notice was served:

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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 [Signature] (Applicant / Agent) Date 26/2/93

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by *DMG*
Date *10/3*

Notice posted by *DMG*
Date *10/3*

Case Officer Conclusions

Accuracy

Other

EXISTING cottage on site. Arbutus roof. Rendered walls in poor state of repair. Work will appear to have been completed. Existing pedestrian access.

11/3/93

Rang C. Howell confirmed demolition to be included in description

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against material objection
Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer

Senior Officer

Case Officer Recommendation

Approve

Refuse

Signed

Conditions/Reasons
(continue overleaf)

Notes to applicant

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting Design Ext app Access Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

Sent:

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

.....

.....

Setting of LB

.....

.....

Public Right of Way

.....

.....

Discretionary

.....

.....

Extra Consultations:

Dept of Transport

.....

.....

Environmental Serv.

.....

.....

LB/Cons. Area - Local

.....

.....

- Local & National

.....

.....

- English Heritage

.....

.....

Consultant: Name.....

.....

Order No

Other:

.....

.....

Case Officer

David Gentry

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt Issued P2315

Date first Rec'd 21 MAR 1993

Registration

Reference 409/0178/93

Cross-Ref N/A

Date 2/38

Validation

TYPE OUTLINE

Earliest permission

Site area 0.07

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee

120

Previous app
Type

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets 117

OS No's

Grid ref 536370 327810

Ward 9

Parish HOLBEACH

TR Rural

TR Bypass

Level Cross

Footpath

CA

LB

TPO

Inside IBD YES

Inside LP area

NO

Linked to site

Ref 1164

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H09/0178/93

OUTLINE

Applicant: D A & R J Foster
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erect pair of semi-detached cottages with access and parking areas *plus demolition of existing building on site ✓ done 22/3.*

Location: Roman Bank
Holbeach Bank
Spalding
Lincs

Valid date: 01-MAR-93
Target dates:
To case officer 08-MAR-93
Inspected by 15-MAR-93
Extra contacts 22-MAR-93
Report if not clear by 05-APR-93

Terminal date: 26-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .07 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	04-MAR-93	18-MAR-93
Cllr J R Pearl 0406 32 207	04-MAR-93	18-MAR-93
Site/Press Advert MIN	09-MAR-93	30-MAR-93
L.C.C. - <i>Ops Attached</i>	<i>10/3/93</i>	<i>31</i>
<i>plan taken 11/3/93</i>		

SITE DETAILS

Grid ref: 536370 327810
OS Sheets: 117

Parcel:

TYPE: Outline

DESCRIPTION: Erect pair of semi-detached cottages with access and parking areas plus demolition of existing building on site

LOCATION: Roman Bank, Holbeach Bank, Spalding

APPLICANT: D A & R J Foster

AGENT: Loweth Cowling Design

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE

Date 31 MAR 1993

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments and also the recommendation of refusal.

RECOMMENDATION

Refuse permission.

- 1 In the opinion of the Local Planning Authority, the replacement of the existing cottage by two dwellings (the parking/turning areas of which take up a significant proportion of the front garden), would be detrimental to the character of the rural locality. Consequently, the scheme would be contrary to both Structure Plan Policy 5A and also national Policy Guidance, which require that new housing in rural areas respects the character of its surroundings and is sympathetic to its countryside setting.
- 2 The visibility from the westernmost access is below the necessary standards and if this were to be permitted, it would lead to vehicles, when leaving the site, having inadequate vision of incoming traffic to the detriment of highway safety. Also the turning spaces, for two plots will not satisfactorily work, which would lead to vehicles having to reverse out onto the Class III County Road on a bend, to the detriment of highway safety.

PLANNING ISSUES

- 1 Site within I. B. D. However, it is considered that the replacement of the existing single cottage by two dwellings (the driveway/turning areas of which take up a significant proportion of the front gardens) would be contrary to the established character of the rural locality. Therefore contrary to Structure Plan Policy 5A.
- 2 County Highways object on the basis that visibility from the westernmost access is sub-standard. Also turning spaces unsatisfactory.

REPRESENTATIONSParish Council: Supported if site is large enough.County Highways: Request refusal.

DATE OCT 19 1954 MS 203
S.H.D.C. PEAN

S.H.D.C. PLANNING DEPT. RECEIVED 24 MAR 1993 DG	
Attention of 4300 NARA 4300 BS 4300 ADP 4300 BY 4300 WH 4300	File No. 31/3 <i>ckee</i> Acknowledge YES/NO BY Date



NRA

18th March 1993

Our Ref:93/1/SH/0074

Dear Sirs

With reference to the above application.

The site area for soakage is limited and adequate soakage area may not be advisable.

If your Council are minded to grant approval to development, appropriate conditions must be applied to the approval requiring the means of foul effluent disposal to be agreed with the planning authority before development commences.

Your Council should be satisfied that the adopted means of disposal will not lead to pollution of ground or surface waters and will not produce a health nuisance.

Yours faithfully

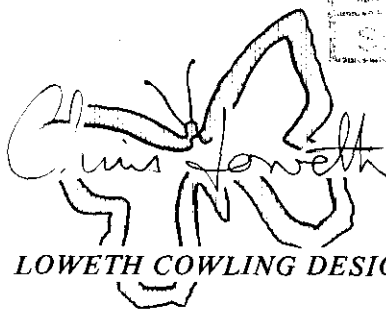
Alan Ogilvie

~~R F~~ Morgan
Planning Engineer

LMP

**GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.**
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927



LOWETH COWLING DESIGN

LATE OPS. CH. D.M. 24/3

S.H.D.C. 9.10.93 D.M. 24/3

25/3/93 DG

31/3/93

31/3/93

31/3/93

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C.
Rain Dept.
Priority Road
Spalding - Lincs.

22nd March 93

F.A.O. Mrs A. Maxwell.

Dear Mrs Maxwell.

Ref. H00/0178/93. D.A.+R.S.
Foster. O.P.P.

The writer together with
Mr D.A. Foster visited Mr R.S.
Foster at his home in respect
to his visit to your offices
today.

It now transpires that Mr
R.S. Foster has no objection
to his name being on the application
as already submitted to you.

However he has also said
that he will not write a letter
for me to confirm this just the
same as he would not give
oneself a written objection.
We trust that you accept
this as the position on this
matter, and proceed with the
application as submitted.

Yours faithfully,

[Signature]

Land and building surveys, plans,
specifications, supervision, heating designs.
Registered in England 2474243

SOUTH HOLLAND Internal Drainage Board

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

Please contact:

Mr. Staines

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

Our Ref.

RS/PA-P/178/93/JAM

Your Ref.

Date

16 March 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - D.A. & R.J. POSTER
1 PAIR OF SEMI-DETACHED DWELLINGS AT ROMAN BANK, HOLBEACH BANK

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

The watercourse along the sites Northern boundary is my Board's Peartree Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the dwellings and septic tanks conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

With regard to the provision of future plot boundary fencing, my Board will raise no objection to this being erected provided it terminates at least 1 metre from the brink of the watercourse and is of a temporary nature in order it can be easily removed at no cost to my Board should the need arise. Your client and prospective purchasers must however be informed the Board's prior permission must be sought for any future works alongside the Board's watercourse as set out in clause 1 of the enclosed conditions.

I note soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils 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. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

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

Yours faithfully,

Loweth Cowling Design,
Station House,
Station Street,
Holbeach, Spalding, Lincs.

J. Elms
PP ENGINEER TO THE BOARD

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

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



Application no: H09/0178/93

Applicant: D A & R J Foster
c/o Rose Dale
Roman Bank
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erect pair of semi-detached cottages with access and parking areas

Location: Roman Bank Holbeach Bank
Spalding Lincs

Type: OUTLINE

Date received: 01-MAR-93

04-MAR-93

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 19-MAR-93. 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

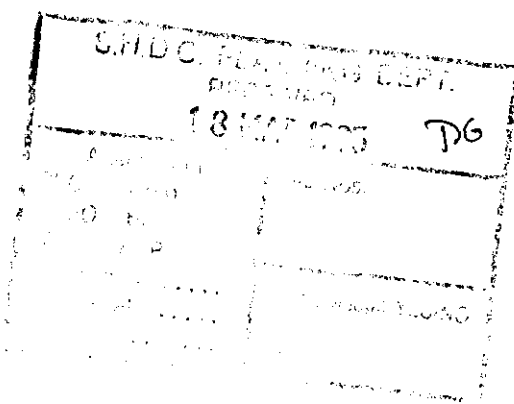
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: *supported y site
is large enough.*

Signed: *G. Harrington*



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H09/0178/93.

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	6	3	2	7

2. Address or location

ROMAN BANK, HOLBEACH BANK.

3. Name, classification and number of road

III

4. Date application referred

11-3-93

5. State whether outline, detailed application etc.

OL

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

PAIR OF SEMI DETACHED COTTAGES
WITH ACCESS & PARKING.

- 7.

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:—

Delete as
appropriate

- ~~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:

18/3/93.

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

The visibility from the western most access is below the necessary standards and if this were to be permitted it would lead to vehicles, when leaving the site, having inadequate vision of oncoming traffic to the detriment of highway safety.

Also the turning spaces, ~~with~~ for two plots will not satisfactorily work, which would lead to vehicles having to reverse out onto the Clonlara Road on a bend, to the detriment of highway safety.

Note/ 1 plot with turning space would be acceptable

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

The access being located at the Eastern end of the frontage.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2315
Date received : 01-MAR-93

Received from

Nationwide B. S.

Address

Roman Bank
Holbeach Bank
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....*K. Lowe*....
(Authorised Collector)

Howeth Planning Design
Station House
Station Street
Holbeach
Spalding
Lines
PE12 7LF

Mr D M Gedney

OMG/SAR
H68/C176/93

16 May 1993

Dear Sir

Proposed Two No. Detached Dwellings, Roman Bank, Holbeach Bank.

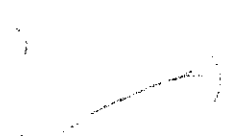
I refer to your recent letter in respect of the above.

In response, it is my opinion that the development shown is still unsatisfactory. A large proportion of the front garden area would still be taken up by driveway/turning area and the dwellings would appear somewhat cramped and incongruous.

A more appropriate form of development in my opinion would be a single dwelling to replace the existing cottage. The latter has a rural flavour and it is considered that the replacement, in accordance with the Council's design guidelines, should reflect this to a certain degree.

I hope the above information is of assistance to you.

Yours faithfully



A C Pickering
Principal Administrative Officer



Telephone: (0406) 22126

5th May 93.

Ref. 409/0178/93.

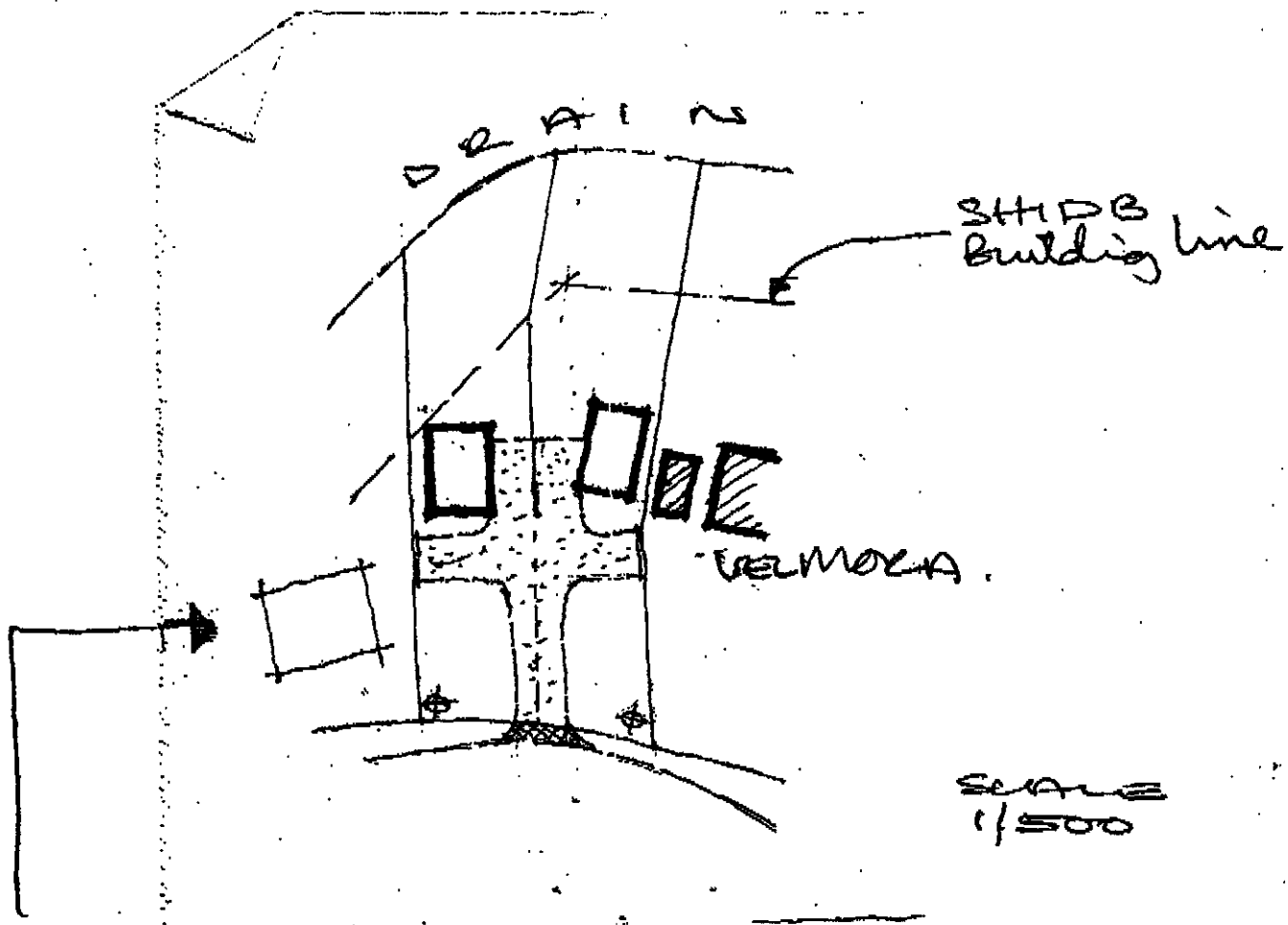
Thank you.

yours faithfully

Quadr

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 MAY 1993 DG ?
~~SECRET~~
TO : [illegible]
FROM : [illegible]
SUBJECT : [illegible]

* PROPOSED SINGLE COTTAGE WITH GARAGE DWELLINGS.



H09/0179/93

- ① Shared drive with over turning heads
- ② Larger front gardens
- ③ Septic tanks shown ϕ
- ④ Access moved to East

Ref. H09/0178/93.

Lincs. PE12 8DS

Tel: 0406 490172

22nd March 1993.

ST. 25 MAR 1961 DG

Dear Sir,

These houses will be within 100yds of our property and you will be aware that when an application was made for the erection of Semi-detached houses on the plot that our detached house now

... only a few years ago, that this application was turned down. (Plot adj to Bewair, the land was previously owned by Mr & Mrs D Edwards and developed by M Ayres Builder.).

All of the properties in the immediate area are detached properties. This includes the cottage which now occupies the land which is subject to development and we strongly feel that the Planning Authority should take this into account as well as the precedent that was created by refusing a similar application on our plot.

We have no objection at all to the erection of a detached dwelling on the plot in question.

Yours Faithfully,

S Peter



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H09/0178/93

Applicant: D A & R J Foster
c/o Rose Dale
Roman Bank
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erect pair of semi-detached cottages with access and
parking area plus demolition of existing building on site
Location: Roman Bank Holbeach Bank
Spalding Lincs

Type: OUTLINE

06-APR-93

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

COPY SENT TO:-

G & S Peterkin
Springfield House
Holbeach Bank
Spalding
Lincs. PE12 8DS