SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0220/93 Received:16-MAR-93 Type:FULL

Name: J J van Dok
4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Agent: J J van Dok
4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Description: Garage extension

Location : 4 Pearl Court Holbeach
Spalding Lincs PE12 7LS

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

1 The proposed garage would be located close to the back edge of the adjoining footway. If permitted it could lead to doors being opened over the highway, to the detriment of the safety of pedestrians. Also, vehicles accessing the site would have to wait over the footway and would also project into the carriageway whilst the doors to the garage were being opened, to the detriment of pedestrian safety and also the safety of other road users.

2 In the opinion of the Local Planning Authority the proposed development would, by virtue of its prominent location as one enters Pearl Court, be detrimental to the visual amenities of the estate.

Director of Planning and Building Control Services
23-APR-93 H09/0220/93

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0220/93

Date Registered 09 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J J VAN DOK
4 PEARL COURT
HOLBEACH
LINCS PE12 7LS

Tel. No. 0406 490330

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

4 PEARL COURT, HOLBEACH, LINCS, PE12 7LS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE EXTENSION,

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of ..... If you consider no fee is payable include a written explanation instead.

Signed J.J. van Dok Date 9. MARCH. 1993 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 Certificates**

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 N/A.

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**	N/A

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**	N/A

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 pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	N/A.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	27.54 sq. metres
B. Please state size of any new structure:- (a) max. height:	2 metres
(b) max. length:	5.10 metres
(c) max. width:	2.70 metres
C. Please state type and colour of materials for facing external walls:	COMMON FACE BRICK
D. Please state type and colour of roofing materials.	INTERLOCKING ROOF TILE AS EXISTING
E. Has a survey of the site been undertaken? State Yes or No	NO

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	NO	
or		
B. There will be a new or altered access to a public road	NO ➡	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?	NO CHANGE IN EXISTING SITUATION	

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

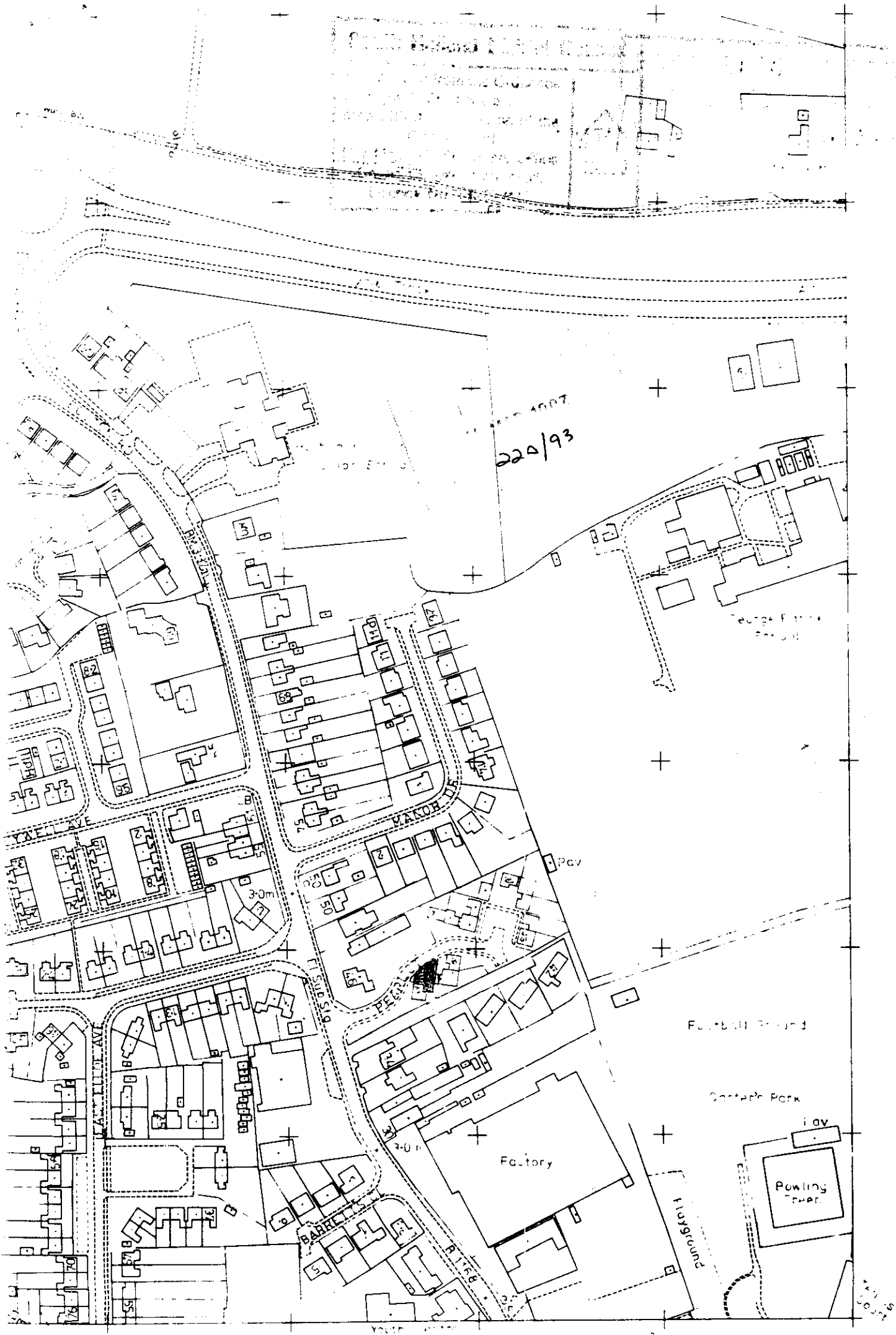
A. Please state how surface water will be disposed of	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	N/A

D. Foul sewerage will be disposed of to:
Mains sewer N/A Cesspool N/A Septic tank N/A

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
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.	NO ➡	Date: Consultee(s)
Is this application related to a previous submission?	➡	Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.


220/93
MANOR DR
Pav
Factory
Bowling Green
Playground
BARRETT
3·0m

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).

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 J J van Dok (Applicant / Agent) Date 9 MARCH 1993

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 J J van Dok (Applicant / Agent) Date 9 MARCH 1993

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 29/3

Notice posted by DMG
Date 29/3

Accuracy

Other currently driveway Parions. Bungalow adjacent. Existing development in locality bungalows. N°2 has blank elevation facing site.

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions

[illegible] N°2 Pearl Court.
[illegible] bungalow
DMG

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

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
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 Dawn Tadley **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued P240

Date first Rec'd 09 MAR 1993

Registration

Reference H09/0220/93

Cross-Ref

Date 10/3/93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 27.54

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 120

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward 5

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0 32131

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H09/0220/93 DATE RECEIVED: 16-MAR-93

TYPE: Full

DESCRIPTION: Garage Extension

LOCATION: 4 Pearl Court, Holbeach.

APPLICANT: J J van Dok AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 20 APR 1993

RECOMMENDATION

Refuse Permission.

1 *The proposed garage would be located close to the back edge of the adjoining footway. If permitted it could lead to doors being opened over the highway, to the detriment of the safety of pedestrians. Also, vehicles accessing the site would have to wait over the footway and would also project into the carriageway whilst the doors to the garage were being opened, to the detriment of pedestrian safety and also the safety of other road users.*

SCA

2 *In the opinion of the Local Planning Authority the proposed development would, by virtue of its prominent location as one enters Pearl Court, be detrimental to the visual amenities of the estate.*

SCB

PLANNING ISSUES

1 Visual amenities of estate - Garage in prominent location.
2 Pedestrian safety and safety of other road users.

REPRESENTATIONS

Parish Council: Not supported - will spoil the estate.

County Highways: Request refusal.

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0220/93

FULL

Applicant: J J van Dok
Tel: 0406 490330

Agent: J J van Dok
0406 490330

Description: Garage extension

Location: 4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Valid date: 16-MAR-93
Target dates:
To case officer 23-MAR-93
Inspected by 30-MAR-93
Extra contacts 06-APR-93
Report if not clear by 20-APR-93

Terminal date: 11-MAY-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 27.54 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier 2 Pearl Court	02-APR-93	16-APR-93
Clerk to Holbeach PC 0406 26739	19-MAR-93	02-APR-93
Cllr N I Capes 0406 23830	19-MAR-93	02-APR-93
Cllr T G M Tyler 0406 22285	19-MAR-93	02-APR-93
Cllr D S Venni	19-MAR-93	02-APR-93
Site/Press Advert MIN	29-MAR-93	19-APR-93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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Com

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H09/0220/93

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Cllr D S Venni		19-MAR-93	02-APR-93
Site/Press Advert MIN		~~23~~ 29-MAR-93	~~13~~ 19-APR-93

A.C.C – Obs Attached for CS 25/3/93

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0220/93

Applicant: J J van Dok
4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Agent: J J van Dok
4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Description: Garage extension

Location: 4 Pearl Court Holbeach
Spalding Lincs PE12 7LS

Type: FULL

Date received: 16-MAR-93

19-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 03-APR-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

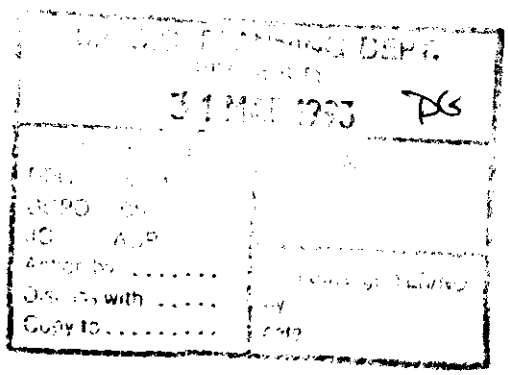
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:
Not Supported
will Spoil the Estate

Signed: M J Capes



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/0220/93

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		

2. Address or location

4 PEARL COURT HOLBEACH

3. Name, classification and number of road

UC

4. Date application referred 25-3-93

5. State whether outline, detailed application etc.

FULL

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

GARAGE

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions ~~shown overleaf.~~

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf.~~

Date: 25/3/93 Signed: [signature]
Director of Highways and Planning

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2401
Date received : 15-MAR-93

Received from

J J & E E Van Dok

Address

4 Pearl Court
Holbeach
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

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

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

Hold until site plan checked out
GS

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0220/93

Applicant: J J van Dok
4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Agent: J J van Dok
4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Description: Garage extension

Location: 4 Pearl Court
Holbeach
Spalding
Lincs PE12 7LS

Type: FULL

Date received: 09-MAR-93

10-MAR-93

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:

Four 1:2500 scale site location plans are required showing the site edged red and any adjoining land in the applicant's ownership edged blue(These can be purchased from this office for £10).
Four scaled drawings showing all elevations of the proposed extension and four 1:500 scale block plans showing the position of the garage on site.
A fee of £60.
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

267. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

(Councillor Mrs A M Newton declared an indirect interest in the above application and left the Council Chamber during consideration thereof and did not return.)

Plan No. and Applicant	Proposal
H20/93	
J J Van Dok	Garage extension at 4 Pearl Court, Holbeach.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H18/1104/92 Marshland & Wingland Ltd	O.A.	Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/Distribution use at the Airfield, Sutton Bridge.

(To enable further discussions to take place with the Department of Transport and Independent Powergen Ltd on the proposed new access to the A17 trunk road.)

H09/1284/92 Murco Petroleum Ltd	Advertisement consent for free standing projecting pole sign at Fen Road, Holbeach.

(Pending a site inspection in order to assess the suitability of a freestanding projecting pole sign at the site.)

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.

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

H16/0091/93 Mr & Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(Pending a site inspection and further investigations to see if the proposal would be acceptable if subject to an appropriate planning obligation.)

(Councillor C F Fisher declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

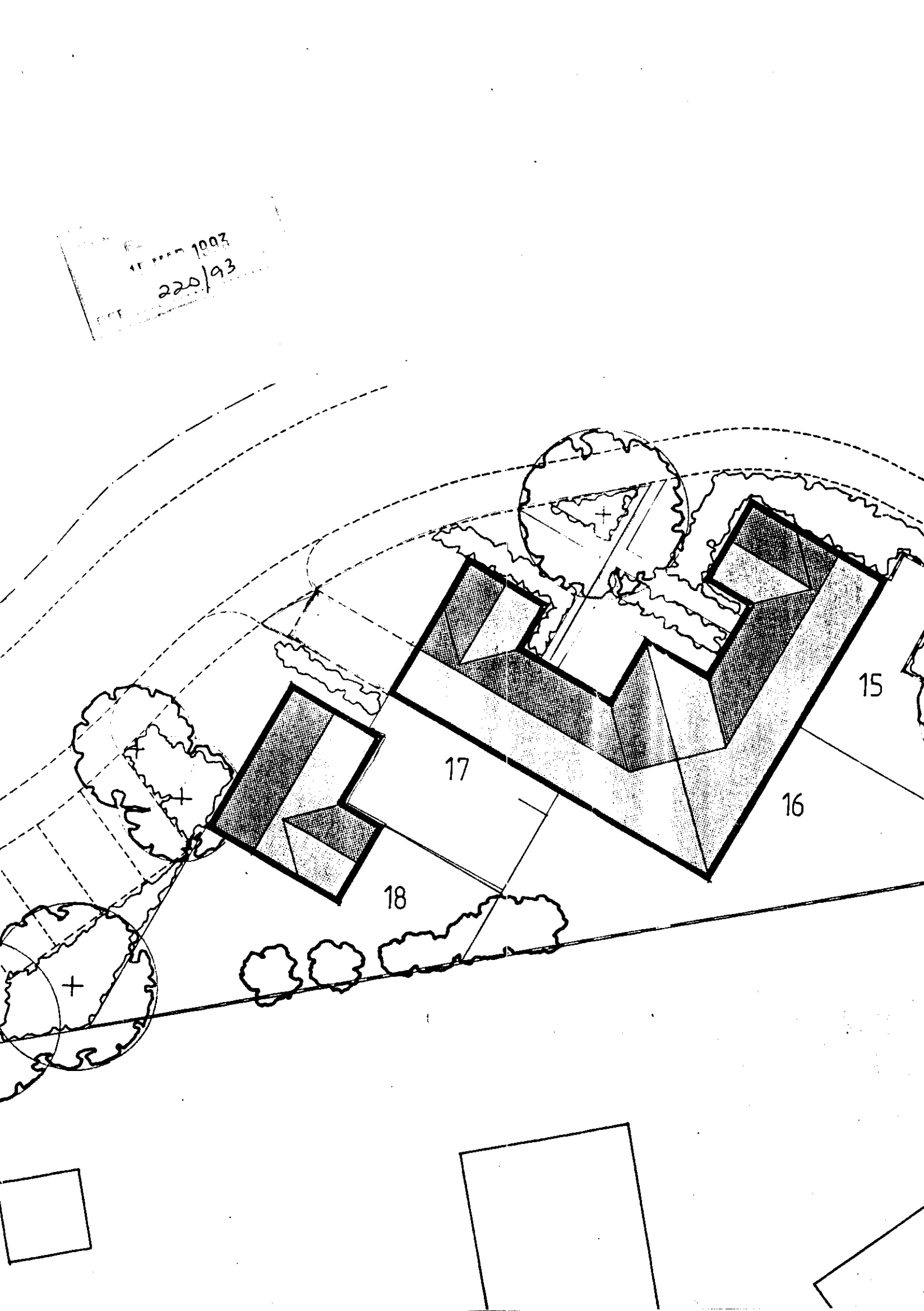
H13/0205/93 Dr & Mrs S Rayner	Condition compliance with landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(Pending a site inspection in view of the representations now received from the Parish Council.)

(Councillor J T Davis left the meeting following consideration of the above application.)

H16/0155/93 Swallow Homes Ltd	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.

(Pending a site inspection in view of the objections received from local residents.)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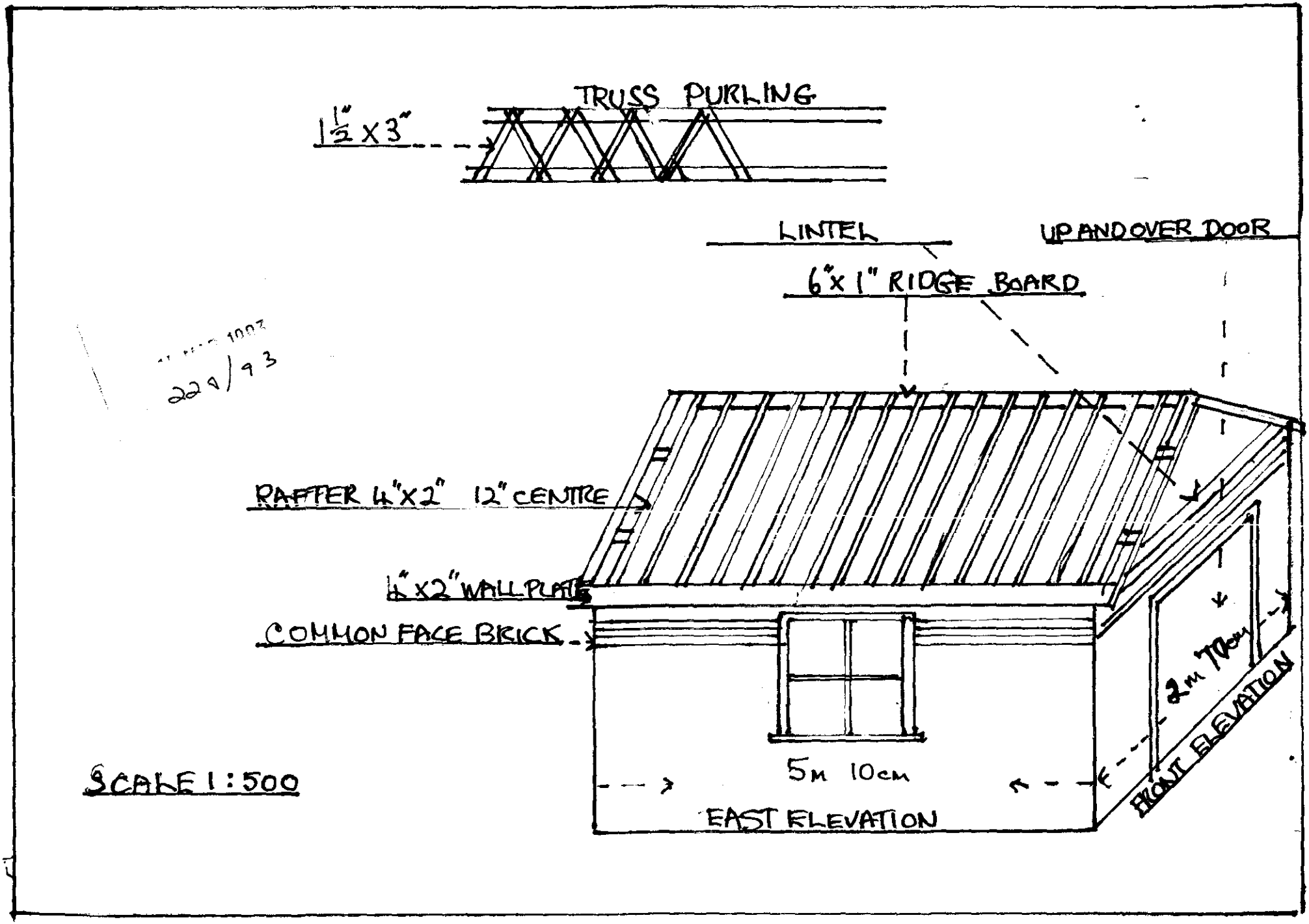
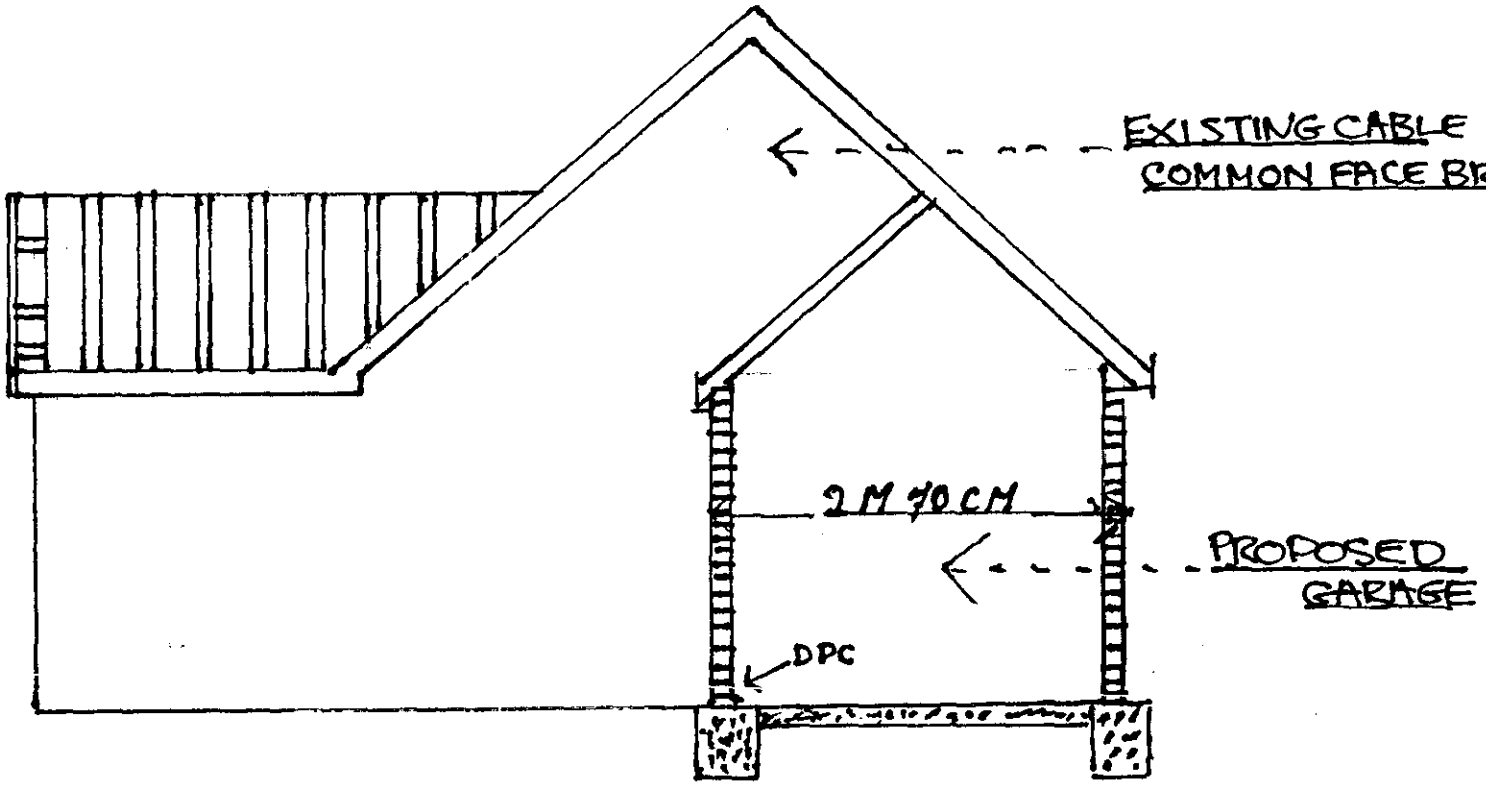
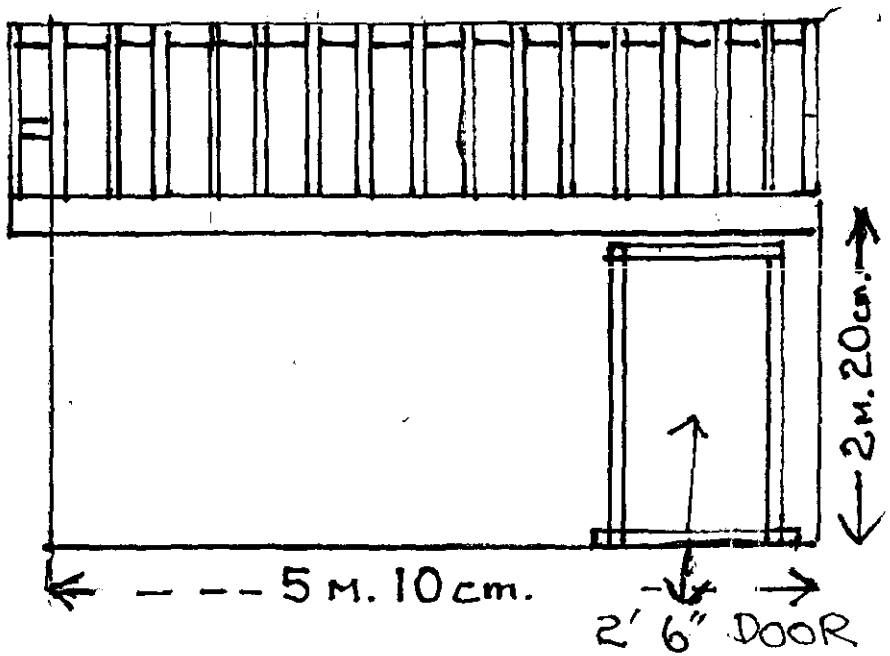

TRUSS PURLING
1½ x 3"
LINTEL
UP AND OVER DOOR
6"x 1" RIDGE BOARD
RAFTER 4"x2" 12" CENTRE
4"x2" WALL PLATE
COMMON FACE BRICK
2m 70cm
FRONT ELEVATION
5m 10cm
EAST ELEVATION
SCALE 1:500

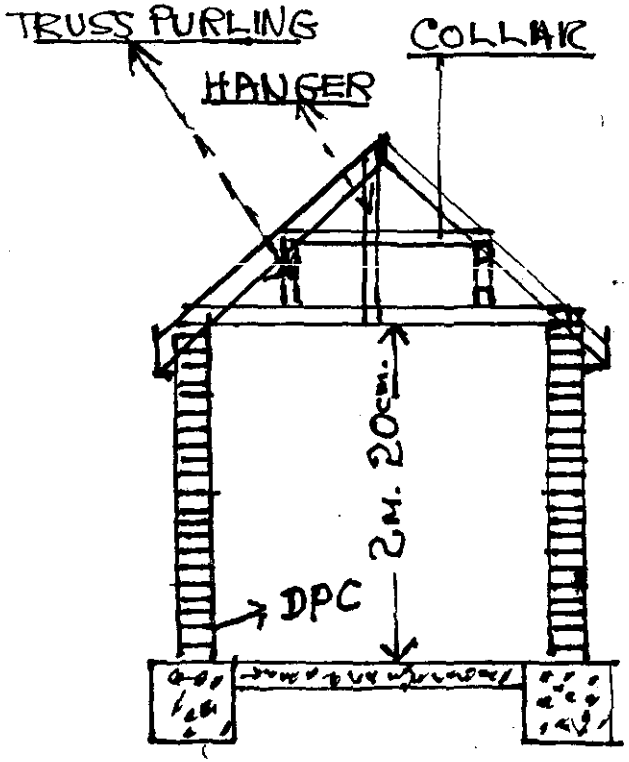
220/93



SCALE 1 : 500

220/93





SCALE 1 : 500