T.W. Suiter & Son Ltd
Diamond Terrace
Kings Lynn
PE30 5LU

David Gedney

H09/0306/01

22 May 2001

Dear Sirs

Planning Application H09/0306/01
Residential Development (31 Bungalows), Low Lane, Holbeach

I refer to the above application submitted by yourselves.

Consultations have been undertaken and various queries have been raised. These are outlined below and need to be addressed before the application proceeds to Committee.

Firstly, Environmental Services have requested more specific details of acoustic measures to protect the development from traffic noise associated with the A17 (T). This should include details of screening along the eastern and western boundaries and also internal measures such as acoustic glazing, plus acoustic trickle vents within noise sensitive rooms.

On a separate matter, this Authority has recently adopted the Lincolnshire Design Guide. This is to ensure higher standards of design associated with new residential development generally. In accordance with the Design Guide it is considered that the development would be more visually attractive if it incorporated the following; namely:

- Greater use of segmental arches, plus brick detailing/corbelling on verges and also at eaves level.
- Corbelled chimneys.
- Use of sensitive materials. Walling materials should be a red multi brick. A variety of bricks should be used on different plots to give the texture and contrast to the scheme.

From a highway point of view, the County Highways Authority have requested the provision of a frontage 1.8 metre wide footway, plus a minimum of three passing places/delivery vehicle lay-bys within the frontage of the site.

Finally, the level of open space provided is not in accordance with the Council's Policy. It should be at least 7.5% of the total area and should include a toddlers play area. A copy of the relevant policy is enclosed for your information. Concerning landscaping, please provide a copy of the landscaped drawing referred to on the 1.500 layout plan.

I welcome your comments with regard to the above in due course so that I am in a position to proceed with the application. Four copies of amended plans are also required.

Yours faithfully

David Gedney
Planning Officer

Enclosure

T. W. SUITER & SON LTD

PRIVATE ESTATE DEVELOPERS

NHBC
REGISTERED
HOUSE-BUILDER

Registered Office DIAMOND TERRACE KING'S LYNN PE30 5LU
Telephone (01553) 761880 & 763000. Fax. (01553) 764878
e-mail-sarahsuiter@dial.pipex.com

South Holland District Council
Housing & Planning Service Dept.
Council Offices
Priory Road
Spalding
PE11 2XE

Planning
Received

23.05.01

Dear Sir

Planning Application Ref: HO9/0306/01. Residential Development, Low Lane. Holbeach.

Further to our recent telephone conversation & your subsequent letter dated 22 May 01. We enclose four copies of the amended plans incorporating the following amendments and additional information, as requested.

Item 1: Acoustic Measures.

There is already a sound barrier bank to the Northern Boundary.
Trees are to be planted to the Western & Eastern short boundaries as shown on the enclosed landscape drawing. The dwellings are to have acoustic glazing and acoustic trickle vents to habitable rooms facing the Northern Boundary. Type and make to be the approved by the Local Authority.

Item 2: External Detailing.

We would normally use three different colour-facing bricks, but to use one colour brick for all corbelling and arches. These colours to be agreed by the local authority.

All dwelling types are to have brick corbelled verges with Dentil detail, brick corbelled eaves with Dentil course and gutters to be brown O/G type plastic.

All windows not below eaves are to have brick arches over, some have a bow window under the eaves. Windows are to be a country style horizontal bar type, drawings show these details.

Item 3: Highways requirements.

A new 1.8m footpath is included, as shown also 3 no: passing delivery vehicle lay-bys as requested by the Highways Authority.

Item 4: Amenity/Play Area.

We have now reduced the site by 1 no: dwelling to thirty. This enables a child's equipped play area to the required standards, including all necessary safety fencing and gates. The area provided is well above the 300 m2 asked for in the guidelines.

The existing Amenity Area has been retained and the total of areas well exceeds 7.5% of the total site area. The figures are shown on the 1:500 layout plan.

Item 5: Landscaping.

A Landscape layout plan is enclosed showing the proposed planting etc.

We trust these amendments and additions cover the requirements of your letter, and the Application can in due course proceed through to the planning Committee stage.

Should you require any further information do not hesitate to contact us.

We look forward to hearing form you in the near future.

Yours faithfully

G. T Suiter

Encs.

Gedney, David

From: Mumford, Alison
Sent: Wednesday, June 27, 2001 10:26 AM
To: Gedney, David
Subject: Low Road Holbeach

Dave I can't remember if I e-mailed you or not about this one.

Comments will be as discussed

- Earth bund along the side of the bypass shall be retained and maintained.
- Bungalows only to be erected
- Acoustic glazing and vents to be installed in all the habitable rooms facing the bypass
- Acoustic screening also required to the Western & Eastern sides of the plot

Ali

PLANNING AMENDMENT

For office use only

Application No. H09/0306/01/A

Date Registered 25 MAY 2001

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

T W Sutter + Son Ltd
Diamond Terrace
Kings Lynn

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Low Lane, Holbeach

Please complete

APPLICATION No.

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

H09/0306/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans. ☐

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans. ☑

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

31 Bungalows

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

See Letter.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

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

Has a similar amendment been submitted under Building Regulations? Yes / No

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KB

Registered 9.11.16

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☑
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: MG 18/11

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Design alterations, provision of parking bays, plans

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES: