APPLICATION No. H09/0325/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0325/94 Received:15-APR-94 Type:OUTLINE

Name: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Residential development including access

Location : Bank Farm Holbeach Bank
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the construction of any dwelling is commenced, the access shall be improved, including visibility spaly, as shown on the applicants amended plan (with the agents letter dated 29 June, 1994).

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward

gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The private drive shall, for the first 10 metres from the adjoining highway be suitably hardened in accordance with details to be approved.

Reason: To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety.

6 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

7 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

This permission does not specify any particular number of dwellings.

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 29 June, 1994.

Director of Planning and Building Control Services
26-AUG-94 H09/0325/94

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.

OUTLINE APPLICATION :- ROAD DETAILS WITHIN SITE SUBJECT TO DETAILED APPLICATION AND HIGHWAY REQ'MTS.

N

DEFINED ACCESS POINT TO HIGHWAY REQUIREMENTS AND FINISHES.

* MIN VISIBILITY IN EITHER DIRECTION NE. 108M / W. 77M

15M

15M

6M

3M

5M

10M

3854

PROPOSED RURAL ROAD WITH 1.5 FOOTPATH FOR SENSITIVE SITE. ALTO HIGHWAY REQUIREMENTS.

THE PROPOSED ACCESS ROAD IS TO SERVE LOW DENSITY DEVELOPMENT.

9853/1. SCALE 1:500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0325/94

Date Registered 31 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. NAYLOR ESQ.
BANK FARM.
HOUBEACH BANK
SPALDING.
LINCS.

Tel. No.

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

LOWETH COMING DESIGN
4. VICTORIA STREET
HOUBEACH.
SPALDING. LINCS.

Tel. No. 0406 422126
(Personal contact name) LOWETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BANK FARM. HOUBEACH
SPALDING. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT LOW DENSITY RESIDENTIAL DEVELOPMENT WITH ACCESS WHOLLY WITHIN I.B.D.

Please complete

Signed. J Naylor Date 29.3.94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 you consider no fee is payable include a written explanation instead.

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 0.80 (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 pervious 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	✓	If so, how many: 5
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. 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.

farm yard and buildings.

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~~ altered access to a public road ✓ ➡ If so, name of road: ROMAN BANK
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 ✓ Laurel bushes only

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: to SMIDB drain

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓ OR AS REQUIRED BY NRA.

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?	NO	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. Please see SMIDB letter and agents cover letter which form part of the application.

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 ..... ~~(Applicant~~ / Agent) Date 29/3/94

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 ..... ~~(Applicant~~ / Agent) Date 29/3/94

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1120

Receipt No P4112

Date first Rec'd 30 MAR 1994

Registration

Reference H09/0325/94

Cross-Ref

Date 05-APR-94 DAC

Validation

Site area 0.80

No of dwellings

Floorspace

Earlier permission – Ref:

(New) Redevelop/Use/Ext/Alt/Works

TYPE OUTLINE

Description to be recorded: Residential Development including Access.

Invalid: Site plans ☐ Certificate ☐ | Fee ☐ Fee (not free) ☐ | Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees: Correct fee £ 1120 | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 16 OS Plots

Grid ref 538190 327450

Ward 9 Parish HOLBEACH

Inside IBD YES Inside LP area NO

Linked to site Ref 2027

Linked to property Ref

Constraints:

CA Cons Area

LB Listed – Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H09/0325/94

Directions

Art 7 ☑ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) VISIBILITY SPLAYS SHOULD BE SHOWN AND INCLUDED IN RED ON APPLICATION PLAN. AND NOTICES (if APPROPRIATE) SERVED.

Other.....

Direction authorised by Senior Officer..... Date..... 11/4

Revalidation after Direction

Information satisfactory Signed..... Date..... 14/4

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer: J.A. BLACKLOCK

Senior Officer Confirmed ..... Date..... 14/4

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

POND +
RED BRICK/REED THATCH
FARM BUILDINGS : MODERN METAL CLAD
ALSO CORK BRICK FARM BUILDINGS
POULTRY BUILDINGS / PADDOCKS IN

Inspected by MJ
Date 28/4/94

Site Notice posted by MJ
Date
Expiry 28/4/94

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date 15/8/94

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Approve As per 25/7/94 SVS COMMITTEE RESOLUTION.

1. TL 2 ~~REASON~~ TL 2

3. SC 8 — DELETE REFERENCE TO MEANS OF ACCESS ~~REASON~~ SC 8

(4) (1) Before the CONSTRUCTION OF ~~proposed~~ ANY dwellings ~~is~~ IS commenced the access shall be improved, including visibility splays, as shown on the applicants amended plan (with the agents letter dated 29/6/94)

Reason. B6.

(5) B21

Reason B21.

(6) The private drive shall, for the first 10m from ~~the~~ the adjoining highway be suitably hardened & in accordance with details to be approved

Reason:- to prevent unsuitable material from being deposited on the adjoining carriageway in the

(7) Sc 27. REASON Sc 27

8 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

... to accommodate

~~[illegible]~~

Notes

(1) This permission does not specify any particular number of dwellings

(2) SN1 — letter and plans received on 29/6/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0325/94 Received:15-APR-94 Type:OUTLINE

Name: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Residential development including access

Location : Bank Farm Holbeach Bank
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the construction of any dwelling is commenced, the access shall be improved, including visibility spaly, as shown on the applicants amended plan (with the agents letter dated 29 June, 1994).

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward

gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The private drive shall, for the first 10 metres from the adjoining highway be suitably hardened in accordance with details to be approved.

Reason: To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety.

6 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

7 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

This permission does not specify any particular number of dwellings.

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 29 June, 1994.

18-AUG-94 AD check.....18/8...

Authorised to issue (inc Delegation).....18/8..

SOUTH HOLLAND DISTRICT COUNCIL

H09/0325/94
OUTLINE

Applicant: J Naylor Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Residential development including access

Location: Bank Farm
Holbeach Bank
Spalding
Lincs

Valid date:	15-APR-94	Terminal date:	10-JUN-94
Target dates:		Target Committee:	07-JUN-94
To case officer	22-APR-94	Report deadline:	24-MAY-94
Inspected by	29-APR-94	Agreed TD Ext:	
Extra contacts	06-MAY-94	Case Officer:	
Report if not clear by	20-MAY-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .8 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20-APR-94	11-MAY-94
Clerk to Holbeach PC 0406 26739	19-APR-94	03-MAY-94
Cllr J R Pearl 0406 32 207	19-APR-94	26-APR-94

SITE RECORD

Grid ref: 535750 327450
OS Sheet: 116 Parcel:

L.C.C Obs Attached CB 28/4/94
Plan Letter CB 20/4/94.

Mr M R Trinci,
The Birches,
Roman Bank,
Holbeach Bank,
Nr. Spalding,
Lincs.
PE12 8BX.

Mr J Blacklock

JB/JJ H09/0325/94

16 Aug 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT - ROMAN BANK, HOLBEACH BANK, MR J NAYLOR.

Thank you for your letter dated 1st July 1994 in connection with the above.

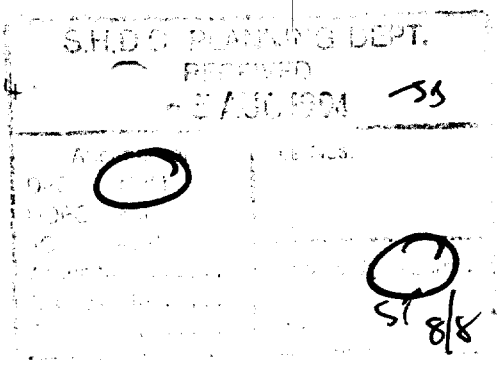
I would advise you that following its visit to the site, the Planning Sub Committee resolved on 25th July 1994 that outline planning permission be granted but without reference to any number of dwellings in the permission itself.

Accordingly, an appropriate decision notice has been issued.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

3rd August -94



MR M R TRINCI
"THE BEECHES"
ROMAN BANK,
HOLBEACH BANK,
HOLBEACH
SPALDING.
PE12 8BX

Dear Mr Midlen,

further to your letter dated 1st July-94 I would like to be informed about the present position of planning application No H09/0325/94, you stated in your last letter that the application had been dafferal untill discussions had taken place with representives of the County highways and planning department to establish what if any scope, exists for over coming the objection to the proposed development on highway grounds.

I therefore would be most grateful if you could update me on matters at your earliest convienance.

Yours Sincerelly.

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

SHDC.
Planning Dept.
Priory Road.
Spalding.
Lincs.

4th Aug 94.

Dear Sirs.

Ref. H09/0325/94.

Further to your letter dated 2nd Augst regarding the above we would confirm herewith that our client agrees to the deletion of all reference to numbers of dwellings in the application and the permission itself.

Yours faithfully.

SG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 AUG 1994
File Nos.

Loweth Cowling Design,
4 Victoria Street,
Holbeach,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H09/0325/94

02 Aug 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, BANK FARM, HOLBEACH BANK, SPALDING.

With reference to the above I write to advise you that at its meeting on 25th July 1994, the Planning Sub-Committee resolved that planning permission be granted subject to your Client agreeing to the deletion of all reference to numbers of dwellings in the application and the permission itself.

Please advise me if your Client is agreeable to such a deletion.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Chris Lowell
LOWETH COWLING DESIGN
4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406) 22126

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUL 1994
Attention of
DPO MRM
DOPO RS
AP ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

S.H.D.C.
Planning Dept.
Priory Road.
Spalding. Lincs
F.A.O. S. Blacklock Esq:

By Hand.
12th July 94.

Dear Sir,

Re:- H09/0325/94.

We are in receipt today of a copy of L.C.C. (Highways) letter to you dated 5th July 94 also a copy has been passed to Mr Naylor.

Mr Naylor is at a loss to understand why, after all of the site meetings with Mr Briggs and agreeing to his requirements on site, Mr Briggs should change his mind.

We would stress to you that at the last site meeting Mr. Briggs accepted that four (4) new dwellings plus Mr Naylors existing dwelling could use the access as it is.

As Mr Naylors dwelling has its own private access then we understood that 5 (five) new dwellings would be acceptable.

P.T.O.

Cont/.

We trust therefore that the 5 (five) new dwellings is acceptable to you using the new improved access all as indicated to us by Mr. Briggs on site.

We understand that most of the committee are aware of the situation on site and trust that you can recommend to them to accept that the access is suitable for 5 (five) new dwellings as indicated by the Highways Dept.

Yours faithfully.

16/7/94 Sarah Nasa Farm
Fosdyke
Boston
PE20 2PJ

NOT AN OBJECTION
—JUST COMMENTS,

LATE ~~OBJ~~: Offr. ... Date. 21/7/94
Salient points highlighted

With Refrence to
our Telephone conversation
with your Planning officer
on 15/7/94 We Enclose the
Sales Conditions to ~~after~~
Purchase of Land at
Holbeach Bank in Sept 1990
from ~~Mr~~ J Naylor &

Yours Sincerely

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JUL 1994 SD

Your Ref: N/A H 09/0825/94

Acknowledge YES/NO
By
Date

William H. Brown
AGRICULTURAL
Land Agents, Valuers & Auctioneers

18/19 Sheep Market, Spalding, PE11 1BG
Tel: (0775) 722321 Fax: (0775) 711222

Chartered Surveyors: T.H. White, MA, FRICS. FAAV;
S.G.P. Kingston, FRICS. FAAV; J. O'Brien BSc (Agric), FRICS. FAAV;
J.R. Major, BSc, ARICS, FAAV.
Farm Management: Roy Whatton, ARAgS.

Our Ref: JRM/vb/2653

12th September, 1990. PRIVATE

P. Ulyatt, Esq.,
Messrs. J.P. & S. Ulyatt,
Farmers & Contractors,
Main Road,
FOSDYKE,
Boston,
Lincs.

Dear Pete,

Land at Holbeach Bank, Holbeach - John Naylor to J.P. & S. Ulyatt
Subject to Contract

Further to our meeting thank you for confirming Mr. Tinn of Ringrose and Co. will act for you in the purchase.

I have instructions from John Naylor to sell a little extra land to you, up to the edge of the concrete on the long side of the pig building and to a point 65 feet from the southern walls of the pig buildings. This increases the area being purchased to 12.79 acres which at £3200 per acre, brings the price to £40,900 (forty thousand nine hundred pounds). I trust this is in order. The Plan enclosed shows the revised area edged in red.

I show the concreted area, with pig buildings, edged in yellow, which you are to have an option of first refusal upon. It is also agreed between us that John Naylor will have a similar first refusal on the 12.79 acres if you ever decide to sell.

John will be pleased to discuss the pig muck with you as a separate and personal matter.

A 25ft right of access will be guaranteed to you, but please note that at the Roman Bank end of the access road to the Yard this full width is not available for some 40ft.

Please confirm you will use your best endeavours to lift and clear the Sugar Beet crop on part of the rest of John's land as soon as possible.

Following completion I am instructed to discuss the possibility of you taking the land edged green on a short term licence or tenancy basis.

continued ...

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My ref: CB/PLAN/11/RCA

Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

5 July 1994

Dear Sir

PROPOSED RESIDENTIAL DEVELOPMENT AT BANK FARM, HOLBEACH BANK
PLANNING REFERENCE H09/0325/94

I would inform you that I have had several meetings, following submission of this application, with the applicant, Mr Naylor, and his agent Mr Loweth. These have resulted in the submission of an amended plan by Mr Loweth, a copy of which was forwarded to you direct.

I would point out that the applicant has now acquired additional land to provide reasonable visibility for a new access. However due to the tight boundary constraints he cannot provide an adequate estate road junction at this location. The northern radius shown on the new drawing is below the necessary standards. Vehicles entering from the north would not be able to pass any vehicles awaiting to emerge from the site.

Also there is inadequate room for the provision of a footway within the junction for the proposed residents. The existing garage access to the bungalow on the southern radius would also cause problems for vehicles using this junction.

I would therefore request the current application be refused, as previously requested except that the reference to visibility can be removed (as per the reasons on H09/0326/94 minus No 3).

Bearing in mind the site is within the IBD and the applicant is willing to provide increased visibility I would be prepared to accept a private drive serving a maximum of four new dwellings.

Yours faithfully

C Briggs

Director of Highways and Planning

19742.d51

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1994 -35

N.B. SK.P.< low accepted will prefer no private drive. 8/7

YES/NO

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUN 1994

what's journal reference per 29/6

9353.

SHDC
Planning Dept.
Priory Road.
Spalding.

29th June 94.

F.A.O. J. Blacklock Esq.

Dear Sir.

Ref. H09/0325/94. Naylor
OPP. - Holbeach Bank.

Please find enclosed copies of plans of the access as passed to Mr. C. Briggs at Highways.

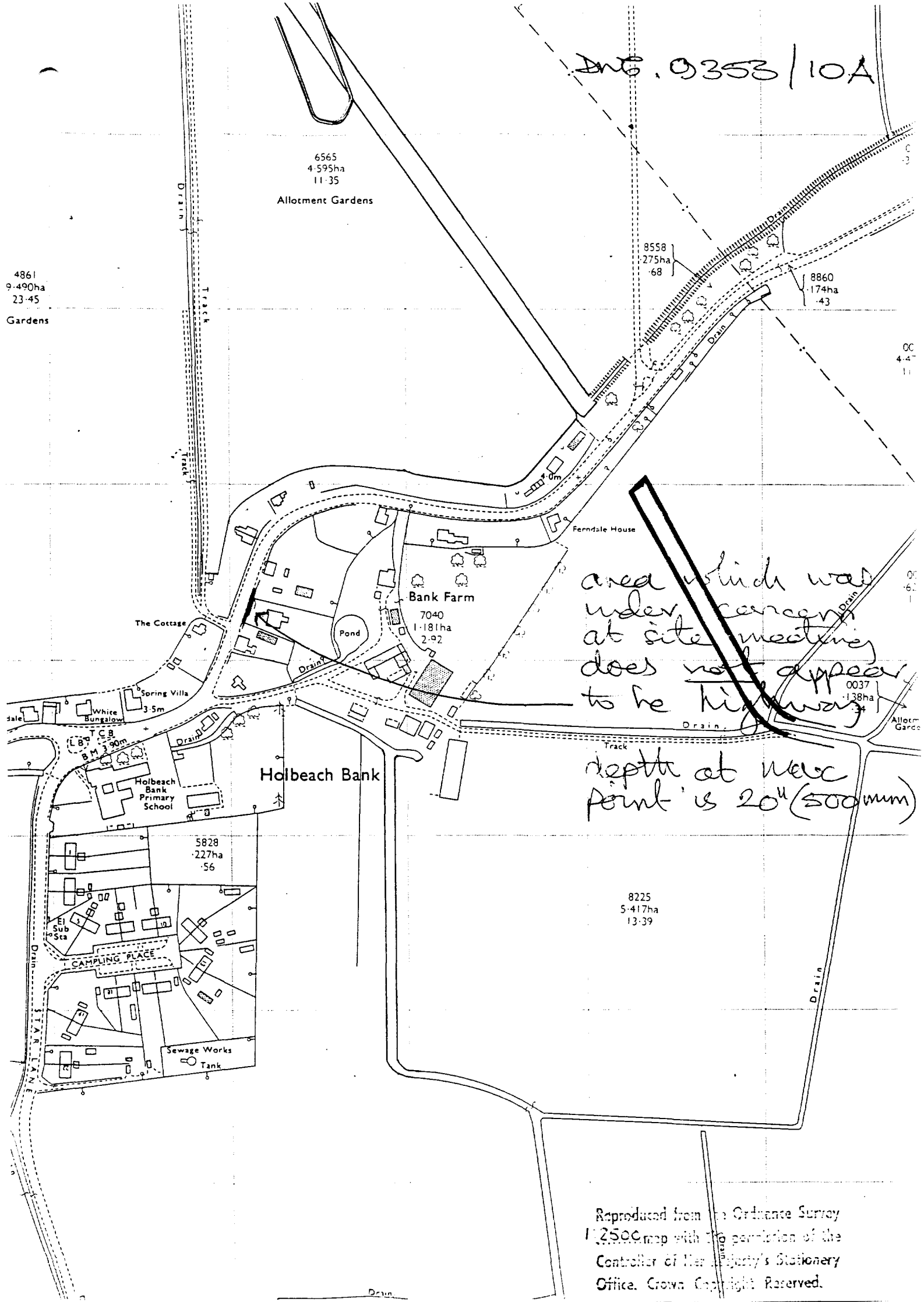
These show the requirements of the Highways Dept as set out in a site meeting on the 16th June 94. We look forward to receipt of the approval documentation.

Yours faithfully.

Chris

Your comments please.
letter sent.
5/7/94

DNC.0353/10A



area which was under carcass at site meeting does not appear to be highway

depth at NE/C point is 20" (500mm)

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Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S. Blacklock

Planning Reference H09/0325/94

The following are my observations upon the enquiry under the reference quoted above:—

BANK FARM, HORBUTCH BANK - NAYLOR

Further to previous correspondence I confirm I would be prepared to accept 4 dwellings served by a private drive (The existing dwelling has a separate access).

If such a development is to be permitted I request the following conditions:—

(1) Before the proposed dwellings are commenced the access shall be improved, including visibility splays, as shown on the applicants amended plan (with the agents letter dated 29/6/94)

Reason. B6.

(2) B21

Reason B21.

(3) The private drive shall, for the first 10m from ~~the~~ the adjoining highway be suitably hardened & in accordance with details to be approved

Reason:- To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety

Date 13/7/94

Signed .....
Director of Highways and Planning

PLANNING DEPT.
- 7 JUL 1994
ACTION
DRC
PO
PSO
Acknowledge YES/NO
File

LOWETH COWLING DESIGN
4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406) 422126

9353.

[redacted]

SHDC
Planning Dept
Priory Road.
Spalding.
Lincs.

4th July 94.

F.A.O. J. Blacklock Esq.

Dear Sir, Ref. H09/0325/94. Naylor.
OFF. - Holbeach Bank.

Further to ours of the 29th June 94 regarding the above we understand that the L.C.C. (Highways) have now changed their minds as to their requirements.

Their new requirements are not possible to achieve on site but they have stated that the access as per our plans of the 29th June is acceptable for four new dwellings plus the existing one making five (5) in all.

We would point out that the existing dwelling has its own access and its site did not form part of the application site therefore it would appear that five (5) dwellings are acceptable on the application site according to L.C.C. (Highways).

P.T.O.

This being the case no doubt you will arrange for the release of the approval documents as soon as you are able.

Yours faithfully

Mr M R Frinci
"The Beeches"
Roman Bank
Holbeach Bank
Holbeach
Spalding
Lincs PE12 8BX

Mr J Blacklock

JB/JK/H09/0825/94

1 July, 1994

Dear Sir

Residential Development

Thank you for your letter dated 25 June, 1994 in connection with the above, the contents of which are duly noted.

I would advise you that the Planning Sub-Committee has inspected the site on 13 June, 1994 and a decision on the application remains deferred until the applicant has had discussions with the representation of the County Highways and Planning Department to establish what scope, if any, exists for overcoming the objection to the proposed development on highway grounds.

Yours faithfully

N R MIDLEN
Principal Planning Officer

OBJECTION

S.H.B.C. PLANNING DEPT.
RECEIVED
28 JUN 1994

Mr M R Jones
"The Bekans"
Roman Bank
Houghton Bank
Houghton
PE12 8BX

25th June '94

Dear Mr Smith,

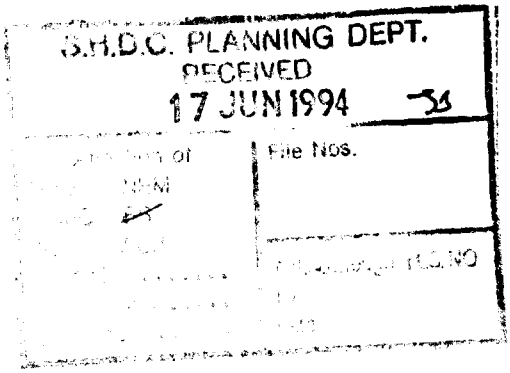
After having spoken to a Mr Blacklock one of your planning officers on Friday 24th June '94 and also having spoken to Councillor John Peart, I am still quite unsure about the reasons why planning application No 1101/0323/94 is still being considered, I believe that this application is identical to No 1091/0326/94 which was turned down and among other points 'access' which is true as the entrance comes right out by our local Primary School and would cause our children danger. After having talked to Councillor John Peart he is intending that this planning application would be excepted if the number of properties to be built be

induced? This to me is stupid as I believe the access road is only capable for carrying traffic for the existing property and its associated farm traffic. I also quote from the county council highways department who objected because "traffic from the estate moving into roman bank would have inadequate visibility near the School. It also maintained road safety would also be effected as there are no footways or street lighting along roman bank near the estate". I would hope for your continual awareness to this application.

I would also be most grateful if you could inform me about a point of reference did the South Holland planning Sub-committe hold a site meeting like your department. I will be seeking further local press coverage on this whole matter as I believe along with many other residents that this area cannot support further ~~dwe~~ development for with Safety reasons and on the grounds of Services.

Yours Sincerely.

Anglian Water



Anglian Water Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/940114

Your ref H09/0325/94

13 June 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sir

Proposal : Residential development
Location : Bank Farm, Holbeach Bank, Spalding, Lincolnshire
Applicant: J Naylor Esq

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.

There are no public foul or surface water facilities in the vicinity of the proposed development.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

Philip Laws
Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Chris Loweth

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUN 1994
Application No. 13/6 Sub
Date Valid
Decision Due
Date of Meeting
Officer to Visit

12-30

9353.
SHDC.
Planning Dept
Priory Road
Spalding.

By Hand.
13th June 94

Dear Sirs.

Ref. H09/0325/6/94.

A site meeting was held this morning with Mr Briggs of Highways who conceeded that the access was acceptable for 3 no units not including the present dwelling.

A fencing line to the North East first made the 2.4m visibility line on site unworkable by 8". (This is after checking on site). However, upon inspection it is debatable if the fencing posts are in fact in the correct position because an old stump above ground level and are at ground level which once marked the boundary are in fact behind the visibility splay required.

The boundary is not defined on Ordnance Survey.

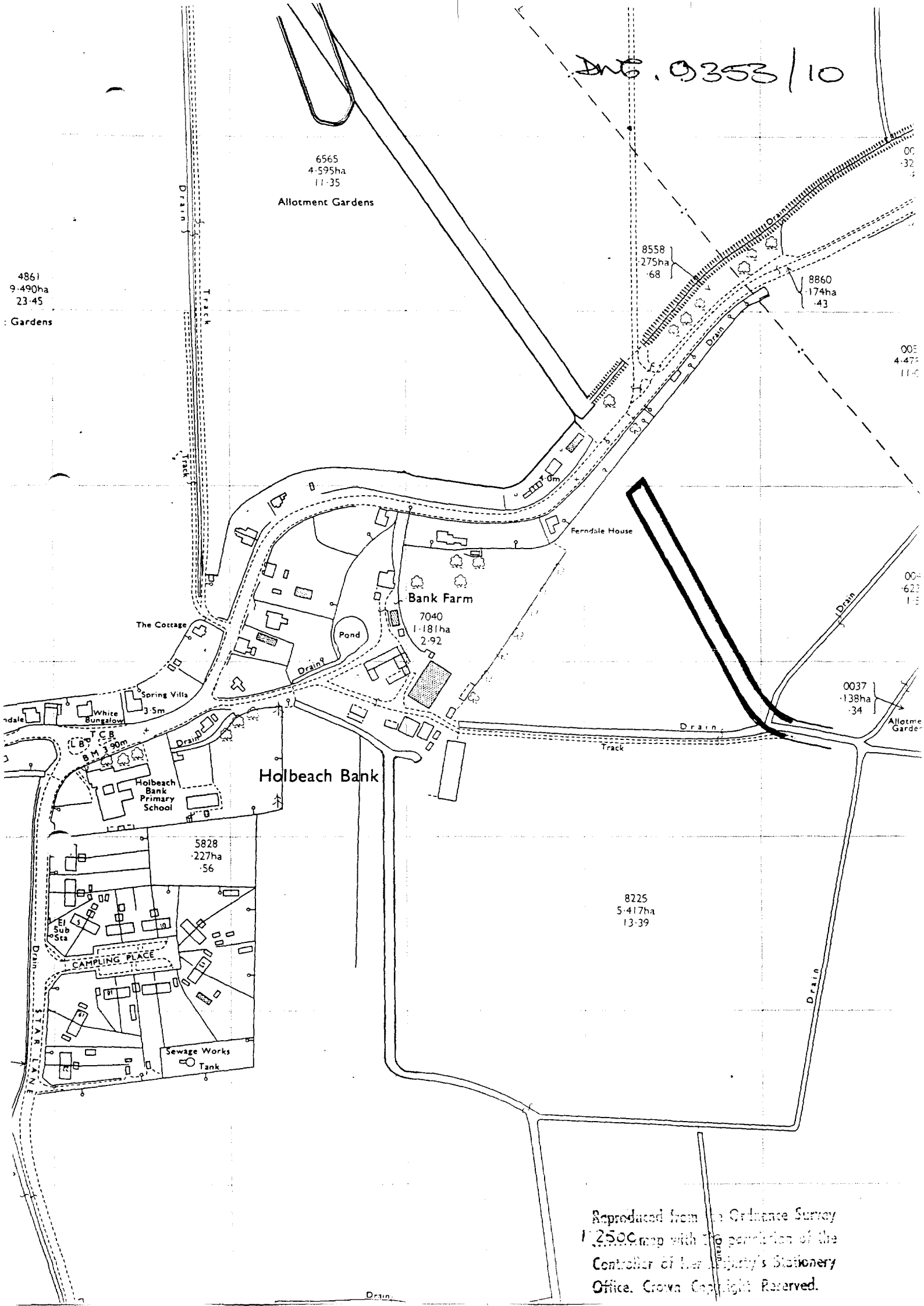
Mr Briggs accepted that if the fencing was to be realigned then he would have no objection to the proposals.

THE FENCE HAS THEREFOR BEEN REALIGNED THIS MORNING.

Yours faithfully

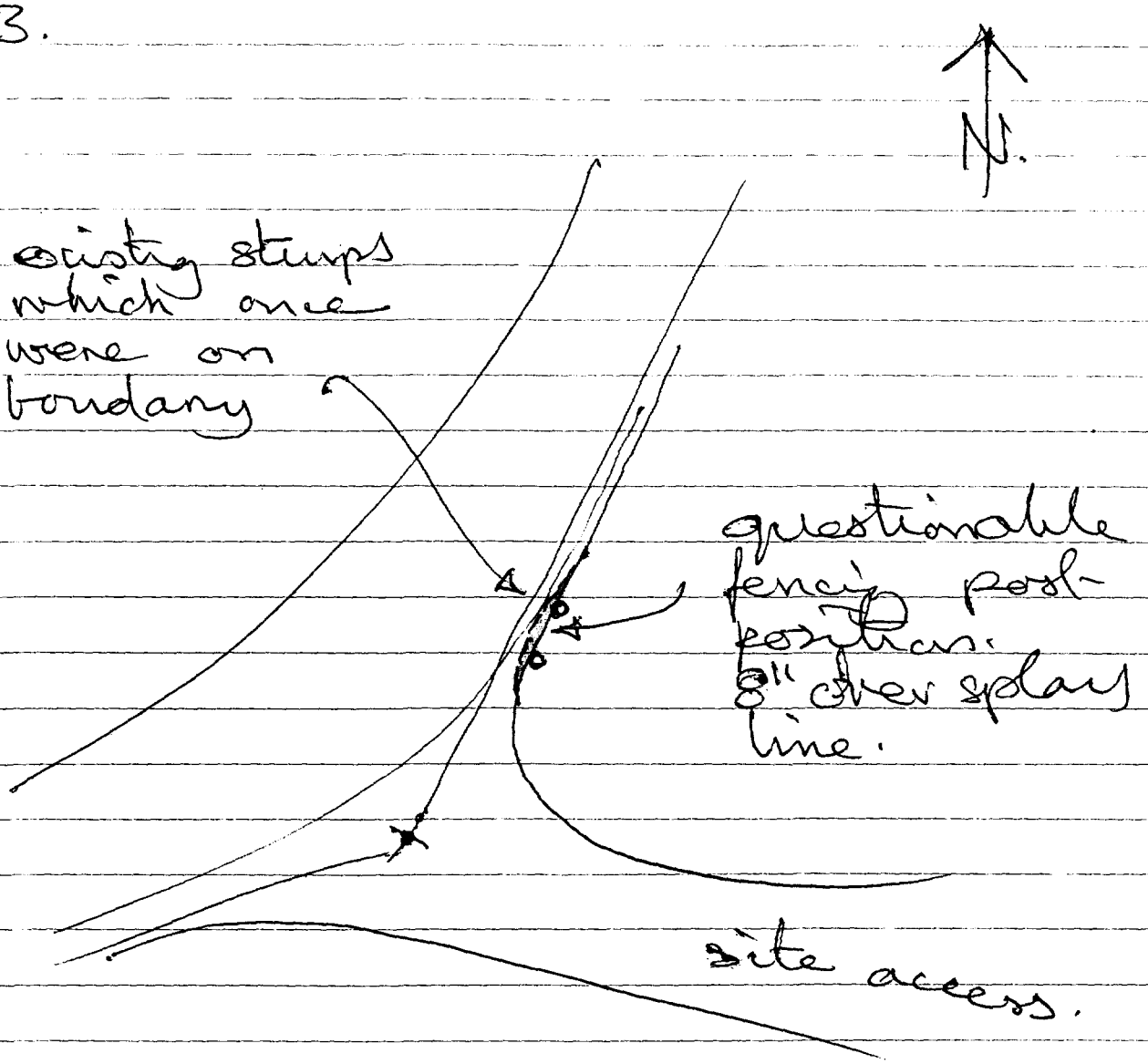
Surveys and building plans, planning applications, specifications, supervision, heating designs.
Registered in England 2434243

DNC.0353/10



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9353.



Sketch to show situation on site.

NTS.

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406) 422126

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1994

9353.
SHDC.
Planning Dept. DDPBC/
Priory Road. Date.
Spalding. Lincs.

by hand on
10th June 94.

Dear Sirs.

Ref:- H09/0325/0326/94.

Further to our clients meeting in your offices yesterday with Mr Blackbeck, we would inform you that a site meeting has been arranged with Mr Briggs of Highways to clarify the situation at 9.30 on Monday morning 13th June 93. We hope to let you have the outcome of this meeting before your site meeting the same day.

With respect of the objections which you have received we would comment as follows:-

1. The site on 0325/94 is within the present LBD of Holbeach Bank.
2. There will not be a substantial increase in population as the proposal is for very low density.
3. Our comments regarding the access are covered in ours of the 9th June 94

P.T.O.

④ There is an electricity transformer within the site which at present only serves the site. Also the water supply to the site is very good with no problems being experienced.

⑤ There is no headmaster to the school but a headmistress.

It does appear that most of the points raised by the objectors are wrong in fact, a matter which you will no doubt bring to the attention of your sites committee.

Yours faithfully

[signature]

LATE OBS Offr.. Date.....
REF
0 9 JUN 1994
PLAN DEPT
SOUTH HOLLAND D.C.
PLAN DEPT
0 9 JUN 1994
REF 0325/94
S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUN 1994
Action by
DPC
DCPO
JC
Copy to
File Nos. 13/6 S+B-CH
4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ
Telephone: Holbeach (0406) 422126
Drawings YES/NO
By
Roger Smith
Copy with Site

LOWETH COWLING DESIGN

9353.

SHDC.
Planning Dept.
Priory Road.
Spalding - Lincs.

By Hand.
9th June 94

Dear Sirs.

Ref:- H09/0325/0326/94.

We understand that a site meeting is to be held on the 13th June 94.

We would request that the following matters are brought to the attention of the site committee.

(1). the proposed access point as originally agreed with Highways is wholly within the 30 M.P.H restricted zone.

(2). the fencing line on site to the south of the access is not the boundary line, this being all as drawing 9353/1 which you have. Permission on a temporary basis was given for the fence to the Smalley by our client.

(3). the proposed development will put a heart into the village and only (five) dwellings are proposed under

P.T.O.

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

HOS/0325/94.

④ The proposed access in respect of visibility is in fact far better than the junction of Star Road to Roman Bank which has just been realigned by Highways.

We would stress again that the site meeting with Highways was made in order that no problems could effect the application, we have still not been able to contact them in order to find out why their recommendation has been altered.

The inclusion of the land covered by HOS/0326/94 in SHDC 2000 would in our opinion give fixed development lines (the new drain cut) put even more hard into the village and by the nature of the proposed low density make little impact upon the surrounding areas.

yours faithfully.

LATE OBS O'le..... Date.....
Salient points highlighted

Lincolnshire
DEPARTMENT OF HIGHWAYS AND PLANNING

Form No. H/A/3J

To S.H.D.C.

Planning Reference H09/0325/96

The following are my observations upon the enquiry under the reference quoted above:—

BANK FARM, HORBLING BANK.

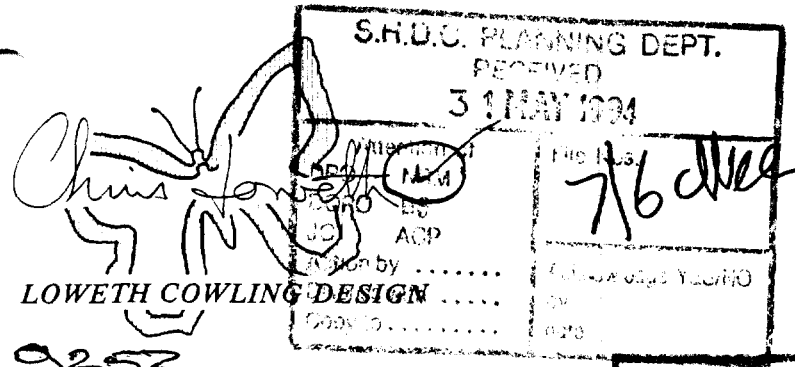
With reference to this application and the comments made by the applicants agent, I do not recollect visiting this site and agreeing that an estate road access would be suitable therefor I ~~and~~ do not consider he was misled and confirm it is not suitable.

For the access to be suitable land would be required from the dwelling to the north to provide adequate radii and visibility ~~for~~ as I cannot indicate where any other suitable access could be formed for this site.

To utilise the access without aquiring any further land I would not object to 2 dwellings being served.

Date 8-6-96

Signed .....
Director of Highways and Planning



LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

LATE ORS: Offr. MG. Date...1.6
Salient points highlighted ✓

9853.
SHDC.
Planning Dept.
Priory Road.
Spalding. Lincs.

(by hand today)
27th May 94.

F.A.O. J. Blacklock Esq.

Dear Sir,

Re:- H09/0325/6/94.

Further to our clients meeting with you we would request that the following matters are made known to your committee.

(1) the parish council have worked on the proposed IDB not the IDB which is at present in force.

(2) the access point was agreed on site with Highways some time ago, they saying that it was preferred because of the good visibility that exists. This is far superior to many in the area and in all of the time that the access was used to the farm/nursery/piggery no accidents were reported or known to have happened.

(3) The proposals are for very low density development.

(4) the building shown in field no. 8225 will be demolished.

cont/...

cont/....

(5). The objector, living in 'the Beeches', because of a clause when the dwelling was purchased has no right of objection to any form of development to the land at the rear.

(6). The proposed development would not effect any other properties or objectors due to the fact that it would be difficult to see any of the proposed dwellings.

We trust that you will inform your committee of the above especially the matter of the access and our clients agreement with Mr Briggs at their site meeting before the application was made. The visibility which can be achieved is better than that required for a 50 dwelling development.

yours faithfully

C Arnold

LOWETH COWLING DESIGN
4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406) 422126

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAY 1994
File Nos. 7/6 dlee

9353.

SHDC.
Planning Dept.
Priory Road
Spalding.
Lincs.

LATE OBS: Offr. ... Date... 1.6.
Salient points highlighted

28th May 94.
(hand delivered).

F.A.O. J. Blacklock Esq.

Dear Sir,

Re:- H09/0325/6/94.

Further to ours of the 27th May and your meeting with our client on that day we would request that the above application are deferred in order that some major points can be clarified.

(1) Mr. Briggs is not in office until later next week and we wish to find out why his recommendation has changed from that indicated at the site meeting.

(2) We also would like to find out why the parish council did not look at the correct IDB plan.

(3) Although the SHDC appear to have no record of a discussion with Mr Elsey we wish to look further into this matter also.

yours faithfully.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAY 1994 SS
CPO
DOPO
JO ADP
REF

MR. M R. TRINCI
"THE BEECHES"
ROMAN BANK.
HOLBEACH BANK
HOLBEACH
S. LINCS
PE12 8BX

PLANNING APPLICATION H09/0326/94.
H09/0325/94.

OBJECTION

Dear Mr Smith,

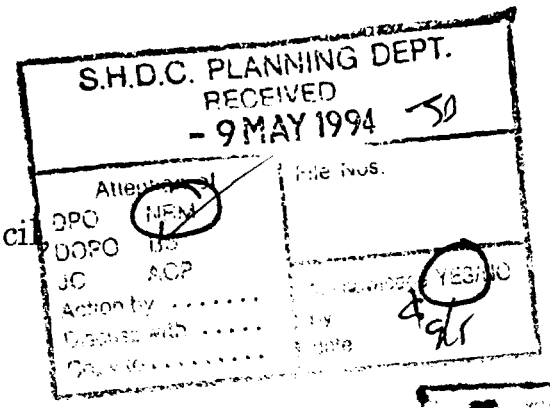
I am writing to strongly object to the above Two planning applications which I believe will destroy the small knit community of holbeach bank who. I am sure will also be voicing their objections, this you must understand is a small community and we believe it should remain as that, I moved from kent to get away from the housing estate Syndrome where you have peoples gardens backing onto your own garden, these two applications will mean that I will be once again living on a estates.

I would also like to draw your attention to the fact that the access road to this estate comes right out by the primary school, I am sure that the parents of this School would also not be happy about this estate know that due to the additional traffic their childreen will be at the added risk of being knocked down.

I trust that you will be contacting the schools headmaster, asking him for his views on these applications and I am sure he will relay any communications from yourselves to the parents of the School. To me this application is being persuded for one reason only to generate "finincal gain" with no thoughts to the surrounding environment or its citizens

Yours Sincerelly.

Mr M. Trinci,
"The Beeches",
Roman Bank,
Holbeach Bank,
Lincs. PE12 8BX



Mr Brian Smith,
Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE.

5th May 1994

OBJECTION

Dear Sir,

Re:- Planning Applications Ref H09/0325/94 and Ref: H09/0326/94.
The Proposed Construction of 12 Residential Properties at Holbeach Bank.

We the undersigned wish to register our very strong objection to the above planning applications on the following grounds.

i) The proposal would appear to create a housing estate on an agricultural site, contrary to the South Holland 2000 Plan, which indicates boundary development only in this area.

ii) Holbeach Bank is a small village, the roads are not sufficiently wide to support the additional traffic which would be generated by such a substantial increase in population, bearing in mind that the road which would support the access to the site already carries heavy goods vehicles to and from Tinsleys Food Processing Factory as well as agricultural traffic.

iii) The proposed access to the site is adjacent to our Primary School and could be hazardous to our children's safety.

iv) The current electricity and water supplies are already overloaded, and we experience frequent power cuts and water pressure problems. additional loads on these services could possibly create difficulties in these areas.

We would request that a site visit be made to see the problems for yourselves before a final decision is made in respect of these applications.

Yours faithfully,

MR. C. J. EDWARDS,
SUNSET HOUSE.
ROMAN BANK.
HOLBEACH BANK.

MRS T HATTON
TIBORINE
ROMAN BANK
HOLBEACH BAN

'ANDROMEDA'
ROMAN BANK
HOLBEACH BANK.

MR R PORCELL
WITS END
ROMAN BANK
HOLBEACH BANK
LINCS PE12 8DS

OBJECT

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 MAY 1994

Mr M. Trinci,
"The Beeches",
Roman Bank,
Holbeach Bank,
Lincs. PE12 8BX

Mr Brian Smith,
Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE.

5th May 1994

Dear Sir,

Re:- Planning Applications Ref H09/0325/94 and Ref: H09/0326/94.
The Proposed Construction of 12 Residential Properties at Holbeach Bank.

We the undersigned wish to register our very strong objection to the above planning applications on the following grounds.

i) The proposal would appear to create a housing estate on an agricultural site, contrary to the South Holland 2000 Plan, which indicates boundary development only in this area.

ii) Holbeach Bank is a small village, the roads are not sufficiently wide to support the additional traffic which would be generated by such a substantial increase in population, bearing in mind that the road which would support the access to the site already carries heavy goods vehicles to and from Tinsleys Food Processing Factory as well as agricultural traffic.

iii) The proposed access to the site is adjacent to our Primary School and could be hazardous to our children's safety.

iv) The current electricity and water supplies are already overloaded, and we experience frequent power cuts and water pressure problems. additional loads on these services could possibly create difficulties in these areas.

We would request that a site visit be made to see the problems for yourselves before a final decision is made in respect of these applications.

Yours faithfully,

G BINGHAM
FERNDALE HOUSE
HOLBEACH BANK

H.A. BINGHAM
FERNDALE HOUSE
HOLBEACH BANK

E.D. BINGHAM
FERNDALE HOUSE
HOLBEACH BANK

G.S. Bingham
Ferndale House
Holbeach Bank

V.M. BINGHAM
FERNDALE HOUSE
HOLBEACH BANK.

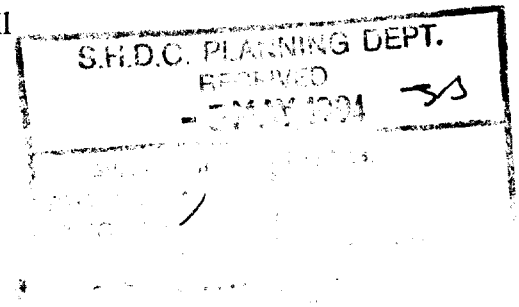
Our Ref: GT/94/1/SH/0115
Contact: GILL THORNALLEY

28 April 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir

PLANNING APPLICATION NO. H09/0325/94
PROPOSAL: RESIDENTIAL DEVELOPMENT WITH ACCESS
LOCATION: BANK FARM, HOLBEACH BANK, HOLBEACH
APPLICANT: J NAYLOR ESQ

I refer to your consultation received on 25 April 1994.

The Authority has no objection to the proposal provided the development connects to the public foul sewer, if available.

The applicant should contact the sewerage undertaker regarding availability. If there is not a public foul sewer available an acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

Only clean surface water from roofs and roads should discharge to any soakaway.

/contd...

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0325/94

Applicant: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Residential development including access

Location: Bank Farm Holbeach Bank
Spalding Lincs

Type: OUTLINE

Date received: 15-APR-94

19-APR-94

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-MAY-94. 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 J BLACKLOCK

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 Refer 18D

S.H.D.C. PLANNING DEPT.
RECEIVED
26 APR 1994

Signed:

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)

SOUTH HOLLAND
Internal Drainage Board

DPO

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

Please contact: Mr. Staines

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

Our Ref. RS/PAP/325/94/FES **Your Ref.** **Date** 19 April 1994

Dear Sirs,

OUTLINE PLANNING APPLICATION - J. NAYLOR ESQ
PHASE I RESIDENTIAL DEVELOPMENT - BANK FARM, 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 open watercourse along the South boundary of the site together with the culverted section adjoining the roadway is my Boards Roman Bank Drain and accordingly the Boards Byelaws as summarised on the enclosed standard conditions will apply.

From the brief details to hand it would seem that the development will not encroach upon the 9 metre clearance strip but I shall require further details in due course.

I presume soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 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:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Needless to say that in this eventuality, full details must be submitted for my Boards prior approval.

A copy of this letter is being forwarded to the Director of Planning.

Loweth Cowling Design
4 Victoria Street
Holbeach
Lincs

Yours faithfully,

JJ Cleary

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
25 APR 1994
Plg Nos.
Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/0325/94

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	5	7	2	7	4

2. Address or location

BANK FARM, HORBEACH BANK

3. Name, classification and number of road

4. Date application referred 20-4-94

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: 25-4-94 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 proposed site gains ~~new~~ access onto Holbeach Bank where there is insufficient land, within the application site, to provide adequate access for an adoptable estate road.

The proposed access arrangement does not provide adequate visibility in accordance with P.P.G 13, particularly to the ~~west~~ north the traffic approach side. If permitted this would lead to vehicles emerging onto the Class III County Road, close to a School, with inadequate vision of oncoming traffic, to the detriment of highway safety.

Also the junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety. In particular vehicles travelling from the north would not be able to enter the site

Cont'd

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

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: H09/0325/94

Applicant: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Residential development including access

SOUTH HOLLAND D.C.
PLAN DEPT
15 APR 1994
REF Valid

Location: Bank Farm
Holbeach Bank
Spalding
Lincs

Type: OUTLINE

Date received: 31-MAR-94

12-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Visibility splays should be shown and included in red on application plan and notices (if appropriate) served.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Elsey

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

Our Ref. JTE/235A/JAM

Your Ref.

Date 4 March 1994

Dear Mr. Naylor,

HOLBEACH BANK & WOODHOUSE AREAS IMPROVEMENT SCHEME

In response to your recent enquiry I enclose for your goodself a copy of a map upon which is indicated the line of the Board's new channel through your field.

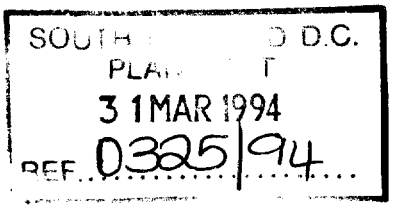
As you are aware from our discussions at the time I was verbally informed by an officer in the District Councils' planning department that this channel could form a natural line for a future I.B.D.

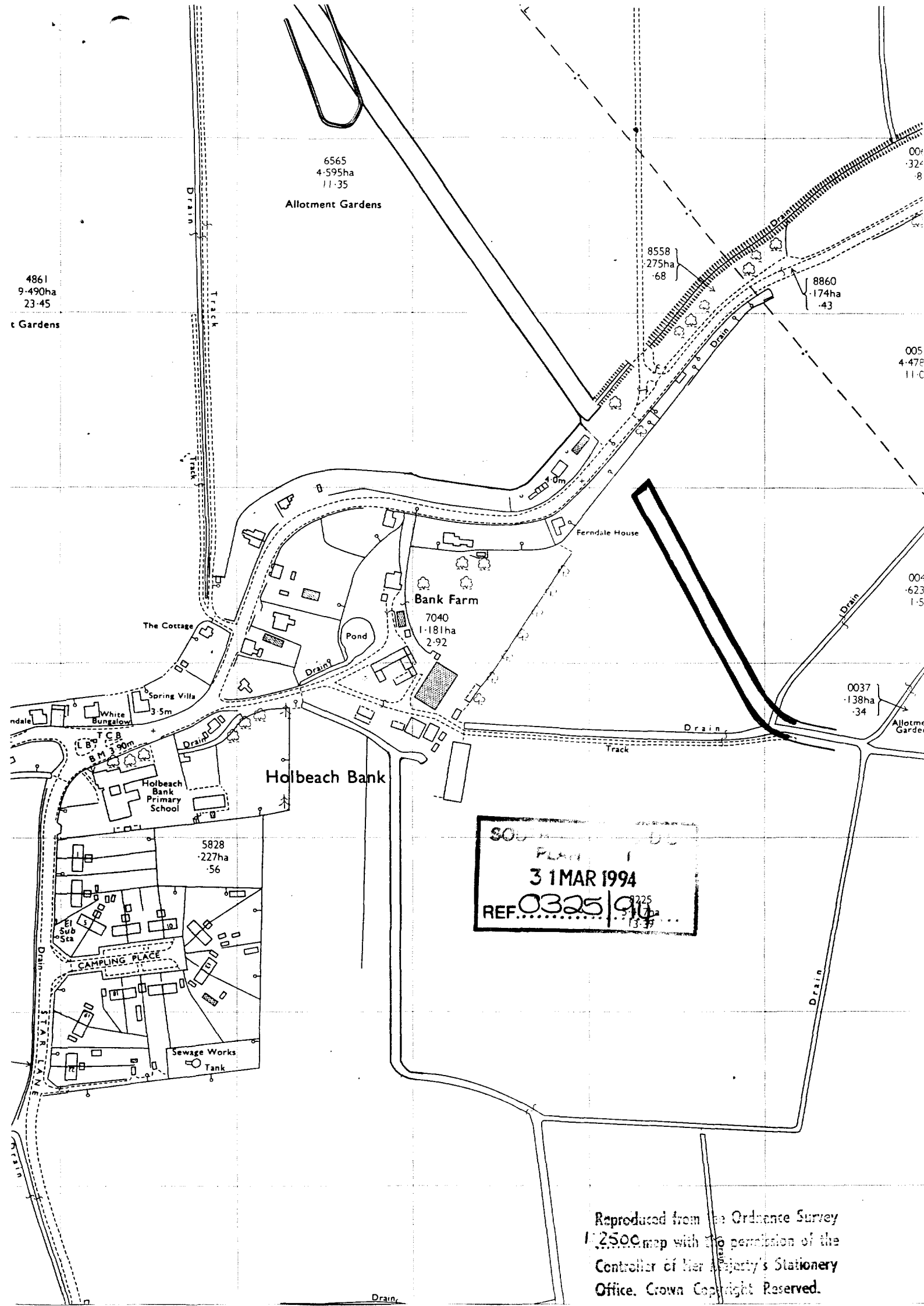
Yours sincerely,

J.T. Elsey

ENGINEER TO THE BOARD

J. Naylor, Esq.,
Holbeach Bank,
Holbeach,
Spalding,
Lincs.





SO
PLAN
3 1 MAR 1994
REF. 0325/90

Reproduced from the Ordnance Survey 1:2500 map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved.

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

9555.

S.H.D.C.
Planning Dept.
Priory Road.
Spalding.
Lincs.

SOUTH ... D.C.
PLAN ...
31 MAR 1994
REF. 0325/94.

29th March 94.

F.A.O. J. Blacklock Esq.

Dear Sir.

Proposed low density development at Bank House Farm, Holbeach Bank. Spalding. Lincs.

Please find enclosed application documents in respect of the above following a meeting held with you on the 28th Feb 94.

The proposals have taken into account your advise and comments given at that meeting and also Highways advise after meeting our client on site

Application (phase ①) is wholly within the present IBD for Holbeach Bank and has defined boundaries.

Application (phase ②). is now bounded by SHIDB new drainage system and a natural extension to the scheme as per advise given to the SHIDB and noted by them in the enclosed letter.

Yours faithfully

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4112
Date received : 31-MAR-94

Received from

Brand Leonard Ltd.

Address

Bank Farm
Holbeach Bank
Spalding

Fee paid	£ 1120.00
VAT	£ 0.00
Total received	£ 1120.00

Cash/Cheque : Cheque

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

APPLICATION REFERENCE: H09/0325/94 DATE RECEIVED: 15-APR-94

TYPE: Outline

DESCRIPTION: Residential development including access

LOCATION: Bank Farm, Holbeach Bank

APPLICANT: J Naylor Esq AGENT: Loweth Cowling Design

Sub-Ctee Addendum

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 23 JUL

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

RECOMMENDATION

Refuse permission.

1 *The proposed access lacks adequate visibility. If permitted, the proposed development would result in vehicles emerging onto the Class III County Road (Roman Bank) close to a school and with inadequate vision of oncoming traffic to the detriment of highway safety.*

2 *In addition, the proposed junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety.*

3 *It is considered because of these factors and the deficiencies of Roman Bank - it lacks footways and street lighting within the vicinity of the site, it would be detrimental to highway safety to permit an estate road junction at this location.*

4 *The proposed development would result in conflicting traffic movements with existing traffic from the property to the south and also residual farm traffic on the proposed access itself.*

COMMENTS

1 The 0.8 hectare site includes Bank Farm House and agricultural buildings. The existing access is used by agricultural vehicles, although Bank Farm House itself has a separate access to Roman Bank at a different point further to the north. It is the agricultural access which would be used in improved form to service the proposed development.

2 Some of the farmbuildings are of traditional character but most are of modern construction. All would be removed but Bank Farm House with its curtilage would remain. The property is not included within the application site.

3 The proposal raises two issues:-
a) the suitability of the proposed form of the residential development.
b) highway safety.

4 With regard to a), whilst Holbeach Bank is essentially linear, there is some small scale residential estate development and although the character of the access would change, it is considered, nonetheless, that a development of five houses served off an adopted road would be in harmony with the character of the village.

5 However, with regard to b) there are problems with regard to highway safety, which the development does not (and indeed, cannot) wholly remedy - lack of visibility with Roman Bank; proximity to primary school; narrowness of access road and of Roman Bank. The objection of the Director of Highways and Planning is therefore endorsed.

6 The Parish Councils comment is inaccurate: the site lies within the IBD and indeed is identified in the I.B.D. policy as suitable for 'a low density executive type development'. However, in terms of South Holland 2000 the site is shown outside the development boundary.

REPRESENTATIONS

Parish Council: Not supported, not in IBD.

County Highways: The proposed site gains access onto Holbeach Bank where there is insufficient land, within the application site, to provide adequate access for an adoptable estate road.

The proposed access arrangement does not provide adequate visibility in accordance with PPG13, particularly to the north the traffic approach side. If permitted this could lead to vehicles emerging onto the Class III County Road, close to a school, with inadequate vision of oncoming traffic, to the detriment of highway safety. Also the junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety. In particular, vehicles travelling from the north would not be able to enter the site if another vehicle was waiting to leave. This would lead to the vehicle from the north having to wait on Holbeach Bank until the other vehicle left the site, to the confusion of other road users and detriment of highway safety.

The internal road and footway widths are also inadequate for adoptiong as a future highway. There are no footways or street lighting along Roman Bank is the vicinity of this site and therefore it is considered to be detrimental to highway safety to establish an estate road junction at this location.

There have been two injury accidents reported in the vicinity of this site in the last three years, one involving a school child.

The proposed access would also conflict with the existing vehicular access of the property to the south.

Public: Petition signed by 10 local residents objecting on the following grounds:-

- The proposal would appear to create a housing estate on an agricultural site, contrary to the South Holland 2000 Plan, which indicates boundary development only in this area.
- Holbeach Bank is a small village, the roads are not sufficiently wide to support the additional traffic which would be generated by such a substantial increase in population, bearing in mind that the road which would support the access to the site already carries heavy goods vehicles to and from Tinsleys Food Processing Factory as well as agricultural traffic.
- The proposed access to the site is adjacent to our Primary School and could be hazardous to our children's safety.
- The current electricity and water supplies are already overloaded, and we experience frequent power cuts and water pressure problems. Additional loads on these services could possibly create difficulties in these areas.

Objection from neighbouring householder on following grounds:-

- Will destroy small knit community of Holbeach Bank.
- Estate development inappropriate.
- Roman Bank is inadequate to cope with additional traffic.
- Access too close to primary school - additional highway risk to school children.
- Proposal motivated by financial gain.

ADDENDUM

In accordance with the resolution of the Planning Sub-Committee on 13 July, 1994, negotiations have taken place between the applicant, his agent and the Highways Authority regarding the provision of a satisfactory access for the proposed development.

As a result of these negotiations the Highways Authority has stated that it would be prepared to accept 4 dwellings served by a private drive (the existing dwelling has a separate access onto Roman Bank) subject to conditions providing for adequate visibility, the appropriate surfacing of the first 10 metres of

the access drive and the provision of adequate turning facilities for vehicles.

However, although agreement has been reached on an appropriate level or standard of visibility - a requirement which the applicant has shown, on an amended plan, can be met - there is a clear divergence of opinion between the Highways Authority and the applicant/agent as to what was concluded by way of an agreement.

The applicant/agent allege that the Highways Authority is prepared to accept 4 dwellings plus the applicants existing dwelling (Bank Farm) served off the access drive. The applicants agents states, furthermore, that "As Mr Naylor's dwelling has its own access, then we understand that 5, new dwellings would be acceptable".

The Highways Authority categorically and emphatically assert that this was not the conclusion drawn and only an access drive serving 4 dwellings (whether Bank Farm was included or not) was acceptable and this was clearly conveyed to the applicant and his agent.

Indeed, in the Highway Authority's view this is the only conclusion that can reasonably be drawn since even with improved visibility, there are still obvious limitations to the access; the northern radius of the junction is below standard thus severely inhibiting vehicles entering from the north passing any vehicles waiting to emerge from the site; there is inadequate room for the provision of a footway within the junction for the proposed residents; and the existing garage access to the bungalow on the southern radius would cause problems for vehicles using this junction.

RECOMMENDATION

That the application be refused on the grounds currently advanced, save for the deletion of all references to lack of adequate visibility.

---

465. PLANNING APPLICATIONS (Continued)

(c) Other Planning Application referred to the Sub-Committee for determination

The following application, which had previously been referred to the Sub-Committee for consideration was determined as indicated:-

Plan No. and Applicant		Proposal
H09/0325/94 J Naylor Esq	O.A.	Residential development including access at Bank Farm, Holbeach Bank.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to appropriate conditions, and the satisfactory conclusion of negotiations with the applicant for the deletion of all references to the number of properties proposed for the development.

(Councillor A E Naylor declared an indirect interest in the above application and left the meeting during consideration thereof).

(Councillor M C White left the meeting during consideration of the above item).

(O.A. denotes outline application).

(End of Minutes)

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: H09/0325/94

Applicant: J Naylor Esq
Bank Farm
Holbeach Bank
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Residential development including access

Location: Bank Farm Holbeach Bank
Spalding Lincs

Type: OUTLINE

07-SEP-94

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 granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr M Trinci - Petition Leader
The Beeches
Roman Bank
Holbeach Bank
Spalding, Lincs. PE12 8BX

Minutes of a meeting of the PLANS SUB-COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Monday, 13th June, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mrs. D.F. Davies	Mr. A.E. Naylor
Mrs. P.J. Buffham	Mr. E.N. Davies	Mr. R.C. West
Mr. J. Clark	Mr. N.P. Judge, M.B.E.	Mr. M.C. White

The Deputy Director of Planning & Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.T. Davis, J.A. Dobney, Mrs. E.O. Hall-Patch and W.D. Skells.

382. MINUTES

The Minutes of the meeting held on 23rd May, 1994 were signed by the Chairman as a correct record.

383. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant		Proposal
H09/0325/94 J Naylor Esq	O.A.	Residential development including access at Bank Farm, Holbeach Bank.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to appropriate conditions, and the satisfactory conclusion of negotiations between the highways authority and the applicant regarding the proposed access to the site, the application to be referred back to the Sub-Committee for determination in the event that such negotiations prove unsuccessful.

(The Deputy Director of Planning and Building Control Services reported receipt of further correspondence from the above applicant.)

(Councillor A.E. Naylor declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor Naylor also declared an indirect interest when the site was inspected.)

H13/0330/94 Mr & Mrs A Combes	Garage and bedroom extension at 8 Church Lane, Moulton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning & Building Control Services.

13th JUNE 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0325/94 J Naylor Esq	JB	DPBCS Auth subject to appropriate conditions/amendments and confirmation from Highways that agreement has been reached as indicated by ltr received from agent on 13th Jun. Will require written retraction of request for refusal from highways. If agreement has not been reached or a suitable scheme cannot be agreed then application to be reported back to sub-cttee for decision.
H13/0330/94 Mr & Mrs Combes	DMG	Refused as recommended. DPBCS indicated that a reduced scheme may be acceptable - not on minutes.
H05/0342/94 C Hefford	DMG	Refused as recommended. Inform applicant that cttee are not opposed to a garage in principle but feel that it should be located in a less prominent position closer to the existing dwelling and be designed with a shaped roof.
H14/0359/94 Mr B Flynn	PJU	Refused plus enforcement action as recommended. Refusal reasons to be re-written to show the 2 grounds of refusal separately ie 1. Tandem element. 2. Effect on next door neighbour.
H16/0364/94 Mr & Mrs Varley	DJR	Refused as recommended. Check what enforcement action is in force and see if we could try to respect any bookings that have already been made for this season. DPBCS Suggests that future tourist related planning proposals be passed to Douglas Gyte for formal consultation.

14th June 1994

Signed: R. J. Smith

R Smith
Deputy Director of Planning and
Building Control Services

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the development in view of the relationship between part of the development and the proposed adjoining neighbourhood centre.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0325/94 O.A. Residential development including access
J Naylor at Bank Farm, Holbeach Bank.

((i) Pending a site inspection to assess the suitability of the access and (ii) to enable the applicant to clarify matters with the Lincolnshire County Council.)

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of representation from the applicant's agent relating to the above application.)

(Councillor C.F. Fisher left the meeting during consideration of the above application.)

H13/0330/94 Garage and bedroom extension at 8
Mr & Mrs A Combes Church Lane, Moulton.

(Pending a site inspection to assess the impact of the development upon the neighbouring property.)

H05/0342/94 Single garage, new access and lounge
C Hefford extension at 1 Rowan Close, Fleet Road, Holbeach.

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

H14/0359/94 Use of one dwelling as one/two adjoining
Mr B Flynn holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

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

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of objection relating to the above application, and a late letter from the applicant.)

H16/0364/94 Change of use to guest house at The
Mr & Mrs Varley Thorneycrofts, 39 Beaufort Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the development in the light of the various representations received.)

(The Director of Planning and Building Control Services reported receipt of a late letter from the applicant relating to the above application.)

7th JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0892/93 Sterling Pump Co	PJU	Grant as recommended. Add note to decision emphasising application outline only and submitted plans do not form part of application.
3	H02/1156/93 J A Speechley	DJR	Refused as recommended
6	H04/0051/94 B E Baldwin	PJU	Grant as recommended.
8	H20/0132/94 F S Campling Esq	JB	Grant as recommended. Amend condition re hours of operation. Await Minutes.
10	H15/0139/94 Mr R Marshall	PJU	Grant as recommended.
13	H13/0158/94 Mr R Marshall	PJU	Grant as recommended.
16	H16/0183/94 Mr K Blundell	JB	Grant as recommended.
18	H08/0214/94 David Cordner	DJR	Grant as recommended.
18	H08/0215/94 David Cordner	DJR	DPBCS Auth subject to 106 legal obligation as recommended. 106 obligation to be amended to refer to B1 use.
24	H11/0221/94 Mr N N Law	JB	Grant as recommended. Amend condition 4 to read "Bank Holidays, and only used between ..."
26	H11/0235/94 Pledgers	JB	Grant as recommended.
27	H23/0252/94 R B Mayer	DMG	Grant as recommended.
29	H16/0265/94 Macs Supermarkets	DJR	Deferred. Application to be re-advertised re take-away use. Discussions with applicant/developer and other developers to obtain a clear understanding of the potential for the site and other available options. To be put forward for site visit after above has been resolved and then back to full plans committee for decision.
36	H16/0327/94 Broadgate Homes	DJR	Deferred for site visit. To be put forward for site visit with Macs Supermarkets application H16/0265/94
38	H16/0278/94 A R Bennett Esq	DJR	Refused as recommended.

40	H22/0284/94 Dr D Gyte	JB	Grant as recommended.
41	H14/0300/94 H14/0301/94 Broadgate Builders	DJR	Conditions approved.
44	H05/0319/94 Ian J Dack	JB	Grant as recommended.
46	H09/0325/94 J Naylor Esq	JB	Deferred for site visit. Highways to clarify views on access and suggest where new point of access could be located or alternatively the number of dwellings that could be served using access as proposed.
49	H09/0326/94 J Naylor Esq	JB	Refused as recommended.
52	H09/0328/94 Mr & Mrs McKenna	DMG	Grant as recommended. Condition to be altered so that hedge is to be taken down before building work starts. Note to be added advising that this decision extinquishes permission for nursing home.
54	H13/0330/94 Mr & Mrs Combes	DMG	Deferred for site visit.
56	H23/0338/94 Mr & Mrs Fretwell	JB	Grant as recommended.
58	H23/0339/94 Mr & Mrs Fretwell	DMG	Grant as recommended.
59	H05/0342/94 C Hefford	DMG	Deferred for site visit. Research what is approved. Did landscaping scheme indicate grassed area?
60	H13/0352/94 Mr & Mrs Holbrook	JB	Grant as recommended.
62	H09/0354/94 R J Stevenson	DMG	Application withdrawn.
64	H09/0358/94 Mr & Mrs Flynn	DMG	DPBCS Auth subject to sect 106 legal obligation as recommended.
66	H14/0359/94 Mr B Flynn	PJU	Deferred for site visit.
69	H16/0364/94 Mr & Mrs Varley	DJR	Deferred for site visit. Addendum required re applicants letter received on 3rd Jun.
72	H02/0365/94 P Leo	PJU	Refused as recommended.
75	H08/0369/94 Mr & Mrs Pike	PJU	Refused as recommended.
77	H16/0374/94 Broadgate Builders	DJR	DPBCS Auth as recommended. memo to Env Services emphasising no permission until traffic order passed.

80	H09/0387/94 EME plc	DMG	No objection as recommended.
81	H15/0398/94 L.C.C.	PJU	No objection as recommended.
83	H04/0415/94 Mr N Revill	PJU	Refused as recommended.
85	H02/0439/92 H02/0440/92 Mr G Flecknor	PJU	Refused as recommended.
91	H02/045/94 Mr N H Pepper	DJR	Grant as recommended.
92	H03/0637/93 Mr P Coupland	DJR	Deferred - insufficient time to consider report. Target application for 12 July meeting. Seek further legal advice and discuss with applicant principle terms of agreement. Check if applicant can have copy of legal advice. Prof Bowman's report to be added to report.

8th June 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H09/0325/94 DATE RECEIVED: 15-APR-94

TYPE: Outline

DESCRIPTION: Residential development including access

LOCATION: Bank Farm, Holbeach Bank

APPLICANT: J Naylor Esq AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

RECOMMENDATION

Refuse permission.

1 *The proposed access lacks adequate visibility. If permitted, the proposed development would result in vehicles emerging onto the Class III County Road (Roman Bank) close to a school and with inadequate vision of oncoming traffic to the detriment of highway safety.*

2 *In addition, the proposed junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety.*

3 *It is considered because of these factors and the deficiencies of Roman Bank - it lacks footways and street lighting within the vicinity of the site, it would be detrimental to highway safety to permit an estate road junction at this location.*

4 *The proposed development would result in conflicting traffic movements with existing traffic from the property to the south and also residual farm traffic on the proposed access itself.*

COMMENTS

1 The 0.8 hectare site includes Bank Farm House and agricultural buildings. The existing access is used by agricultural vehicles, although Bank Farm House itself has a separate access to Roman Bank at a different point further to the north. It is the agricultural access which would be used in improved form to service the proposed development.

2 Some of the farmbuildings are of traditional character but most are of modern construction. All would be removed but Bank Farm House with its curtilage would remain. The property is not included within the application site.

3 The proposal raises two issues:-
a) the suitability of the proposed form of the residential development.
b) highway safety.

4 With regard to a), whilst Holbeach Bank is essentially linear, there is some small scale residential estate development and although the character of the access would change, it is considered, nonetheless, that a development of five houses served off an adopted road would be in harmony with the character of the village.

5 However, with regard to b) there are problems with regard to highway safety, which the development does not (and indeed, cannot) wholly remedy - lack of visibility with Roman Bank; proximity to primary school; narrowness of access road and of Roman Bank. The objection of the Director of Highways and Planning is therefore endorsed.

6 The Parish Councils comment is inaccurate: the site lies within the IBD and indeed is identified in the I. B. D. policy as suitable for 'a low density executive type development'. However, in terms of South Holland 2000 the site is shown outside the development boundary.

REPRESENTATIONS

Parish Council: Not supported, not in IBD.

County Highways: The proposed site gains access onto Holbeach Bank where there is insufficient land, within the application site, to provide adequate access for an adoptable estate road.

The proposed access arrangement does not provide adequate visibility in accordance with PPG13, particularly to the north the traffic approach side. If permitted this could lead to vehicles emerging onto the Class III County Road, close to a school, with inadequate vision of oncoming traffic, to the detriment of highway safety. Also the junction arrangement does not provide adequate radii for vehicles to enter and leave the site without travelling on the wrong side of the road, to the detriment of highway safety. In particular, vehicles travelling from the north would not be able to enter the site if another vehicle was waiting to leave. This would lead to the vehicle from the north having to wait on Holbeach Bank until the other vehicle left the site, to the confusion of other road users and detriment of highway safety.

The internal road and footway widths are also inadequate for adoptiong as a future highway. There are no footways or street lighting along Roman Bank is the vicinity of this site and therefore it is considered to be detrimental to highway safety to establish an estate road junction at this location.

There have been two injury accidents reported in the vicinity of this site in the last three years, one involving a school child.

The proposed access would also conflict with the existing vehicular access of the property to the south.

Public:

Petition signed by 10 local residents objecting on the following grounds:-

- The proposal would appear to create a housing estate on an agricultural site, contrary to the South Holland 2000 Plan, which indicates boundary development only in this area.
- Holbeach Bank is a small village, the roads are not sufficiently wide to support the additional traffic which would be generated by such a substantial increase in population, bearing in mind that the road which would support the access to the site already carries heavy goods vehicles to and from Tinsleys Food Processing Factory as well as agricultural traffic.
- The proposed access to the site is adjacent to our Primary School and could be hazardous to our children's safety.
- The current electricity and water supplies are already overloaded, and we experience frequent power cuts and water pressure problems. Additional loads on these services could possibly create difficulties in these areas.

Objection from neighbouring householder on following grounds:-

- Will destroy small knit community of Holbeach Bank.
- Estate development inappropriate.
- Roman Bank is inadequate to cope with additional traffic.
- Access too close to primary school - additional highway risk to school children.
- Proposal motivated by financial gain.

25th JULY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/1167/93 Mr J A Fisher	JB	Recommended for Refusal in accordance with previous recommendation, to be reported back to full Committee (24 Aug?). Addendum to report to include Consultant Engineers response. Case Officer to discuss likelihood of Building Control permission being obtained and specific problem areas.
H23/0003/94 H23/0004/94 A Naylor	DMG	Deferred. Request extension of time - 2 months (back to full Committee with recommendation of refusal if Applicant does not agree). Development Brief to be prepared within 2 month timescale. Brief to include possible future development of all land in ownership of Applicant included in IBD + possibility of other land adjoining Pipwell Manor. JB to discuss with DPBCS the terms of the Brief. Mrs Kerr to be invited to discussions.
H06/0329/94 H Piggins & Son	JB	DPBCS be authorised to grant following discussions with Applicant into the question of agreements to cover retailing and traffic management. Back to Committee if agreement is not reached.
H05/0381/94 H06/0382/94 H06/0383/94 H Piggins & Son	DMG	DPBCS authorised to grant subject to further discussions with Applicant to agree a reduction in the number of signs.
H09/0325/94 J Naylor	JB	DPBCS be instructed to grant subject to Applicant agreeing a permission without reference to numbers. — Letter to Naylor

Signed: DPBCS 27/7

B Smith
Director of Planning and
Building Control Services

26th July 1994

FOR IDENTIFICATION ONLY

William H. Brown
AGRICULTURAL
Incorporating
White & Kingston

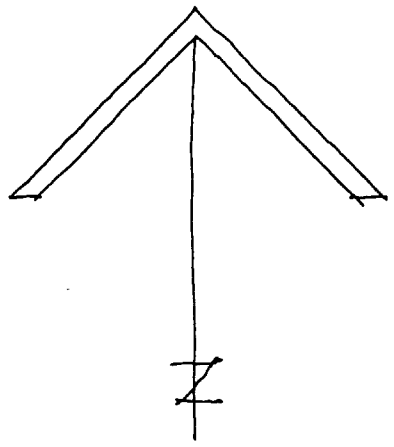
TITLE: J.NAYLOR ESQ.
LAND AT HOLBEACH BANK
DRAWING No. JRM/2516
DATE: SEPTEMBER 1990
SCALE: 1:2500 APPROX
Note: This plan is published for convenience only, and although it is believed to be correct its accuracy is not guaranteed

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Allotment Gardens
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Allotment Gardens
Allotment Gardens
Pt 0057
Pt 0057
Pt 0057
Pt 0057
Pt 0057
Pt 0057
PROPOSED DRAIN
Bank Farm
7040 etc
Fernside House
The Cottage
Pond
Spring Villa
White Bungalow
Holbeach Bank Primary School
Holbeach Bank
CAMPING PLACE
Sewage Works
Tank
Track
Drain
Pt 6600 etc
Pt 8225 etc
JP.S ULYATT Son
JP.S ULYATT Son
0069 ·324ha ·80
0065 ·251ha ·62
8860 ·174ha ·43
8558 ·275ha ·68
0044 2·571ha 6·35
0044 ·623ha 1·54
0037 ·138ha ·34
0037 5·25ha 12·98
5628 ·227ha ·56
4022 3·350ha 8·28
4816 ·364ha ·90
·772 ·963ha 2·38
1·74 ·150ha ·37
N

HIGHWAY REQUIREMENTS AT SITE MEETING 16/6/94.

X = 2.4 M.
Y = 90.0 M. (NORTH EAST).
ROAD WIDTH REQUIRED 5.0M.



OPP APPLICATION SITE FOR (5) DWELLINGS.

DESIGN OF ROADWAY IN SITE CAN BE EITHER HOUSING CLOSE TYPE WITH PASSING BAYS OR. 5.0M WIDE INTO SITE FOR AS FAR AS REQUIRED.

HOLBEACH BANK.

SCALE 1:500

HIGHWAY REQUIREMENTS AT SITE MEETING 16/6/94.

X = 2.4 M.

Y = 90.0M. (NORTH EAST).

ROAD WIDTH REQUIRED 5.0M.

90.0

60

5.0

2.4

OPP APPLICATION SITE FOR (5) DWELLINGS.

DESIGN OF ROADWAY IN SITE CAN BE EITHER HOUSING CLOSE TYPE WITH PASSING BAYS OR. 5.0M WIDE INTO SITE FOR AS FAR AS REQUIRED.

HOLBEACH BANK.

SCALE 1:500

9353/2

BUILDINGS ON SITE AFFECTED BY THE PROPOSALS TO BE REMOVED. TURNING HEADS TO HIGHWAY REQ'MTS.

LOCATION PLAN.

SCALE 1:2500.

CROWN COPYRIGHT RESERVED.

PHASE (1) WITHIN IBD AND SHOWN ----

PHASE (2) SHOWN DOTTED AND UPTO SHDB NEW CUT.

* EXISTING ACCESS TO BANK HOUSE

* NEW CUT SHDB DRAIN.

* SEE 1:500 DETAIL.

* SHDB OWN REQUIREMENT.

* EXIST NATURAL TREES AND HEDGES ON SITE TO REMAIN. FURTHER PLANTING AND SCREENING TO SHD.C REQ'MTS.

* LAYOUT IS INDICATIVE ONLY TO SHOW LOW DENSITY PROPOSALS.

1 2 3 4 5 6 7 8 9

Holbeach Bank

Pond

The Cottage

Spring Villa

White Bungalow

Holbeach Bank Primary School

CAMPLING PLACE

El Sub Sta

Track

Drain

4861 9·490ha 23·45

8558 275ha ·68

8860 ·174ha ·43

0037 ·138ha ·34

5828 ·227ha ·56

8225 5·417ha 13·39

309/94