APPLICATION No. H09/0328/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0328/94 Received:04-MAY-94 Type:FULL

Name: Mr & Mrs T McKenna
11 St Marys Meadows
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of bungalow and garage with access

Location : Foxes Low Road Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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 development is commenced the existing hedge along the site's frontage, shall be lowered to a height not exceeding 1 metre above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Before the permitted access is commenced to be used the existing access between the site and Foxes Low Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

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 DISTRICT COUNCIL

Reason: In the interests of road safety.

6 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

The applicant is advised that certain trees upon the site are subject to a Tree Preservation Order and that consent will therefore be required from the Local Planning Authority for any works carried out to them.

It should be noted that this permission extinguishes the previous consent for a nursing home incorporating Bleak House and its grounds (reference H09/0367/91).

Director of Planning and Building Control Services
24-JUN-94 H09/0328/94

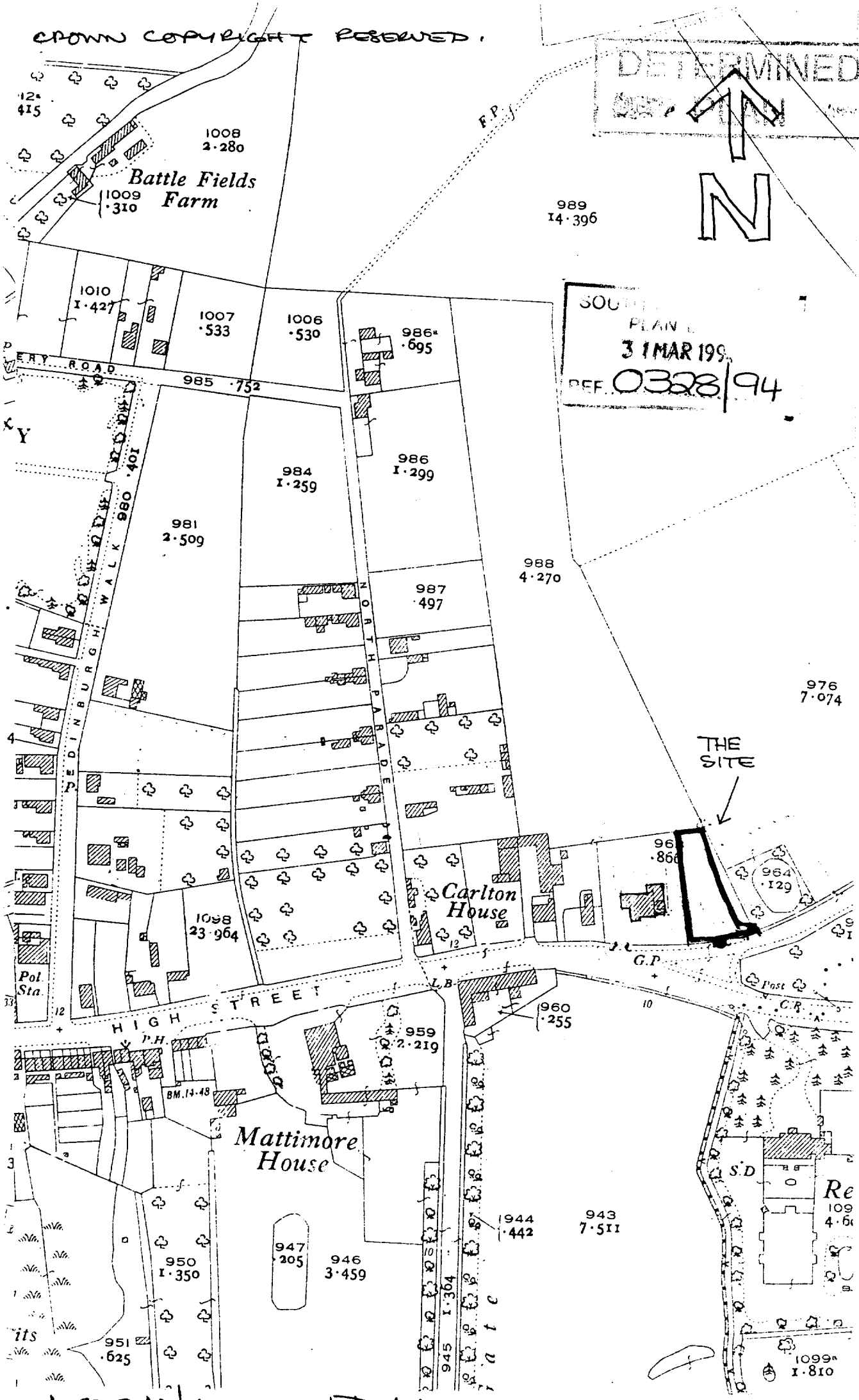
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

CROWN COPYRIGHT RESERVED.

DETERMINED
SOUTH
PLAN
31 MAR 199
REF. 0328/94



LOCATION PLAN

SCALE 1·2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0328/94

Date Registered 31 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. T. McKENNA
11. ST MARYS MEADOWS
GEDNEY.
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

KENNETH CANLING DESIGN
4 VICTORIA STREET
HOLBEACH
SPALDING. LINCS.

Tel. No. 0406 422126

(Personal contact name) KENNETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FOX'S LOW ROAD. HOLBEACH.
SPALDING. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF BUNGALOW + GARAGE WITH ACCESS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00 If you consider no fee is payable include a written explanation instead.

Signed. K Hanslip Date 31/3/94

Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

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: 1
(ii) Other new building(s)	—	
(iii) Alterations or extension	—	
(iv) Change of use	—	

4. A. Please state site area (in all cases)	0·14 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:	21'6" to ridge ~~metres~~
(b) max. length:	61'0" approx. ~~metres~~
(c) max. width:	60'10" frontage metres
D. Please state type and colour of materials for facing external walls:	brick to be agreed with SHDC
E. Please state type and colour of roofing materials.	plain tiles to be agreed with SHDC
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.

garden area

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road —

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: ~~Fox's Lowroad~~

Will there be—
Individual access(es) ✓
New estate road —

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

to be provided.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees — ➡ *If so, please show details on plans.*

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	—
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool — Septic tank —

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.

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 31.3.94

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 31.3.94

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 £140.

Receipt No P415

Date first Rec'd [illegible] 1994

Registration

Reference H09/0328/94

Cross-Ref R

Date 05-APR-94 dRC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £140.

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 17C OS Plots
Grid ref 536000 324850

Ward [illegible] Parish HOLBEACH

Inside IBD YES Inside LP area NO

Linked to site Ref 2029

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: H09/0328/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ DMG 20/4 + copy of

Scale dwg:

Highway S/W:

Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) Scaled block plan required showing/labelling species and spread of existing trees on site and ~~[illegible]~~ ii) which trees are to be retained/removed.

Other.....

Direction authorised by Senior Officer..... DMG Date 8/4/94

Revalidation after Direction

Information satisfactory Signed..... Date..... 4/5

Valid date: 4/5

Amended description: Same

Superseded plans indicated ☑

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated)
None ☐
~~All~~

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

Extra Consultations:

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	DIANA Order No:
	~~Other~~	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

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

Press
PC
WM
Residents

Case Officer: DIANA GEDNEY.

Senior Officer Confirmed ..... Date 11/4/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Previously garden associated with adjoining house.
Neighbours :
Boundaries : Trees on site. Also frontage hawthorn hedge.
Site Features : Large holly to west. Bungalow to west.
Existing access.

Inspected by DMG
Date 14/4

Site Notice posted by
Date
Expiry DMG 14/4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG

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 DMC Date 13/6

Notes:

Disabled
Prev conditions
~~Amended plans~~ –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 TL1

2 (1) SC28.

3 (2) B22

4 (3) B17 ... Before development is commenced the existing hedge along the site's frontage shall be lowered ... one metre ...

5 (4) B20 ... Foxes Low Rd.

6 (5) SC12 ...

Note

(7) (1) The applicant is advised that certain trees upon the site are subject to a Tree Preservation Order and that consent will therefore be required from the Local Planning Authority for any works carried out to them.

SNA

(8) (2) It should be noted that this permission extinguishes the previous consent for a nursing home ~~Bleak House~~ incorporating Bleak House and its grounds (reference H09/0361/91).

SNB

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks
Works restricted

Determined plans indicated

Departure approval confirmed

Flag for on-site review

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plann— & Building Control Department,
Cou. 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 : P4115
Date received : 31-MAR-94

Received from

T McKenna

Address

11 St Marys Meadows
Gedney
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

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

Comm

H09/0328/94

FULL

Applicant: Mr & Mrs T McKenna
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Erection of bungalow and garage with access

Location: Foxes Low Road
Holbeach
Spalding
Lincs

Valid date: ~~31-MAR-94~~ 04-MAY-94

Target dates:
To case officer 07-APR-94
Inspected by 14-APR-94
Extra contacts 21-APR-94
Report if not clear by 05-MAY-94

Terminal date: ~~26-MAY-94~~ 29-JUN-94
Target Committee: ~~11-MAY-94~~ 22-JUN-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~13~~ 14-APR-94	~~04~~ 05-MAY-94
Diane Fairchild	12-APR-94	26-APR-94
Clerk to Holbeach PC 0406 26739	12-APR-94	26-APR-94
Cllr N I Capes 0406 23830	12-APR-94	19-APR-94
Cllr T G M Tyler 0406 22285	12-APR-94	19-APR-94
Cllr D S Venni	12-APR-94	19-APR-94

SITE RECORD

Grid ref: 536620 324860
OS Sheet: 170 Parcel:

L.C.C. Cllr Attenborough KCB 4/5/94.
Also taken CB 22/4/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0328/94 Received:04-MAY-94 Type:FULL

Name: Mr & Mrs T McKenna
11 St Marys Meadows
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of bungalow and garage with access

Location : Foxes Low Road Holbeach
Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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 development is commenced the existing hedge along the site's frontage, shall be lowered to a height not exceeding 1 metre above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Before the permitted access is commenced to be used the existing access between the site and Foxes Low Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

6 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

The applicant is advised that certain trees upon the site are subject to a Tree Preservation Order and that consent will therefore be required from the Local Planning Authority for any works carried out to them.

It should be noted that this permission extinguishes the previous consent for a nursing home incorporating Bleak House and its grounds (reference H09/0367/91).

14-JUN-94 AD check...15/6...

Authorised to issue (inc Delegation)...

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 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-olc	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: H09/0328/94 DATE RECEIVED: 04-MAY-94

TYPE: Full

DESCRIPTION: Erection of bungalow and garage with access

LOCATION: Foxes Low Road, Holbeach.

APPLICANT: Mr & Mrs T McKenna AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Objections received.

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

RECOMMENDATION

Grant Permission.

COMMENTS

1 Site previously garden associated with "Bleak House" and within Holbeach Interim Boundary of Development. One tree upon the site (a Cedar) is the subject of Holbeach Tree Preservation Order No. 3, 1966.

2 The proposed bungalow is considered acceptable (the existing major trees upon the site are to be retained, including the Beech).

3 The proposal makes provision for a new central access, with the existing being sealed off. The County Highways Authority consider this to be an improvement and have also requested that the existing frontage hedge being lowered to a height not exceeding one metre to improve visibility.

4 "Bleak House" and the site together have permission for a nursing home (H09/0376/91) utilising the existing accesses. If the current site were to be developed it would supersede permission H09/0376/91 and it is my view that two dwellings are more acceptable on highway grounds than a nursing home.

REPRESENTATIONS

Parish Council: Not supported, because of proximity to "Bleak House". Access would be dangerous.

Ward Member: Councillor Capes.

No objections subject to next door neighbours raising no objections.

County Highways: Request conditions.

Public:

Objections received from 6 residents of Foxes Low Road (summarised).

- Access on one of the most dangerous bends in Holbeach. The access to Bleak House is most dangerous, irrespective of another a few yards down the street.
- Will cause many accidents.
- This plot belonged to Bleak House and is very small.

SCHEDULE OF CONDITIONS

1 SC28 - (Protection of Existing Trees).
2 B22 - (Access and Turning Space To Accord With Application)
3 B17 - (visibility) ..whole site frontage...one metre...
4 B20 - (Stopping Up of Existing Access)...Foxes Low Road.
5 SC12 - (Materials).

Note

1 The applicant is advised that certain trees upon the site are subject to a Tree Preservation Order and that consent will therefore be required from the Local Planning Authority for any works carried out to them.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Cadney

Planning Reference H09/0325/94

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

Foxes Low Road, Holbeach.

I considered it is essential, for highway safety to reduce the hedge as previously requested.

This pair of access is no better than the existing one to the east which, is not used much at present. Traffic leaving Fleet Road, at speed will not be seen in adequate time due to the height of the hedges.

The existing sub-standard access is one of two serving one dwelling. The new access will obviously have an intensified use therefore it is essential it is made as safe as possible.

The access to the west was considered unsuitable to serve the previously proposed nursing home.

Date 25/5/94

Signed

Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0328/94

Applicant: Mr & Mrs T McKenna
11 St Marys Meadows
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of bungalow and garage with access

Location: Foxes Low Road
Holbeach
Spalding
Lincs

Type: FULL

Date received: 31-MAR-94

28-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 the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of scaled block plan required showing:
(i) Position, species and spread of existing trees on site;
(ii) Which trees are to be retained/removed.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
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 wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

D M. Gedney

Principal Planning Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0328/94

Applicant: Mr & Mrs T McKenna
11 St Marys Meadows
Gedney
Spalding
Lincs

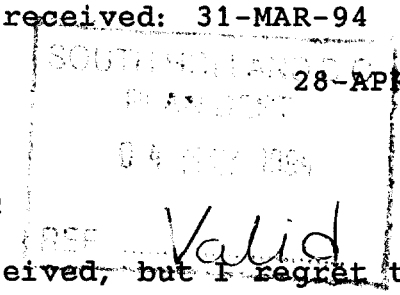
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Yours faithfully

Principal Planning Officer

LOWETH COWLING DESIGN

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

SHDC,
Planning Dept.

4th May 94.

F.A.O. D. M. Godfrey Esq.

with compliments.

Ref. H09/0328/94. and yours of the 28th April '94.

SOUTH HOLLAND D.C.
PLAN DEPT
04 MAY 1994
REF .....

Yours faithfully.

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

BUNGALOW & GARAGE
WITH ACCESS

7.

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

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

Delete as

b. Requests that any permission given by the local planning authority shall

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0328/96

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Foxes Low Road Horbiach

3. Name, classification and number of road

III

4. Date application referred 20-4-96

5. State whether outline, detailed application etc.

Full

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

Bungalow & Garage
with Access

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: 29-4-96 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

(1) B22.

(2) B17 (amended) Before the access - existing hedge shall for the whole site frontage be lowered - - 1 metre above - - - -

(3) B20 - - - Foxes Low Road

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) B4

(3) B1

Note

The access is not ideal but it is appreciated there is an existing access onto this site. It is essential that the hedge is lowered for visibility Granny ~~Any~~ mind the speed of traffic using Foxes Low Road to the hedge cannot be lowered I would request refusal.

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

11 EAST ELLOE AVENUE
HOLBEACH
SPALDING
LINCS

TO MR, GEDNEY

RE PLANNING APPLICATION
MR-MRS T MCKENNA H09/0328/94
FOXES LOW. I UNDERSTAND OWNERS OF
BLEAK HOUSE AND THE NEXT BUNGALOW
ONE EACH SIDE OF APPLICATION ARE NOT
OBJECTING TO THE APPLICATION. IF NOT
I WOULD LIKE TO WITHDRAW MY
OBJECTION NOW BECAUSE [redacted] THE ACCESS
IS NOT THE ONE I THOUGHT WOULD BE
USED NEW ACCESS FURTHER FROM BEND.

Yours Sincerely
COUNCILLOR N. I. CAPES
WARD MEMBER.

N I Capes

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAY 1994 DG

Action by
DEO KAA
DCWO BS
JC ACP
Action by .....
Dispatch with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

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: H09/0328/94

Applicant: Mr & Mrs T McKenna
11 St Marys Meadows
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of bungalow and garage with access

Location: Foxes Low Road Holbeach
Spalding Lincs

Type: FULL

Date received: 31-MAR-94

12-APR-94

Dear Cllr N I Capes

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 19-APR-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

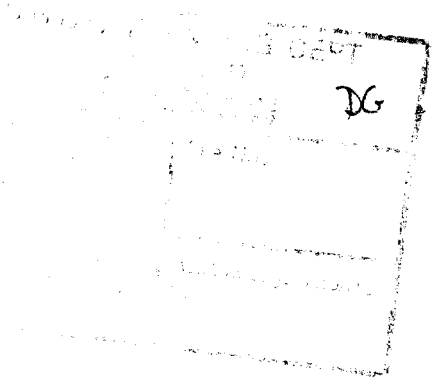
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr N I Capes
11 East Elloe Avenue
Holbeach
Spalding Lincs
PE12 7NB

I request that this application be considered by Planning Committee, because

TO BUILD BUNGALOW IN GROUNDS OF BLEAK HOUSE WOULD SPOIL IT. PLUS ANOTHER ACCESS ON BAD BEND.

Signed: N I Capes



See letter dated 10/5/94

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: H09/0328/94

Applicant: Mr & Mrs T McKenna
11 St Marys Meadows
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Spalding
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Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of bungalow and garage with access

Location: Foxes Low Road Holbeach
Spalding Lincs

Type: FULL

Date received: 31-MAR-94

Dear Sir/Madam

12-APR-94

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 26-APR-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

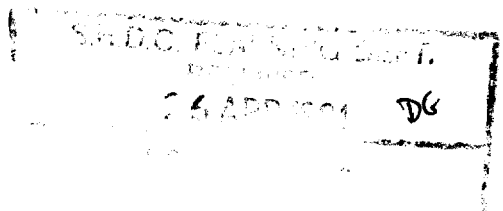
FOR PARISH COUNCIL USE ONLY

Comments:

Not supported because of close proximity to Bleak House Access would be dangerous

Signed:

M R Judge



Foxes Howe Road
Holbeach
Spalding
Lincs
12th April 1994.

S.H.D.C. PLANNING DEPT.
RECEIVED
13 APR 1994 DG

unable to locate - no address given

OBJECTION

Dear Mr Smith,

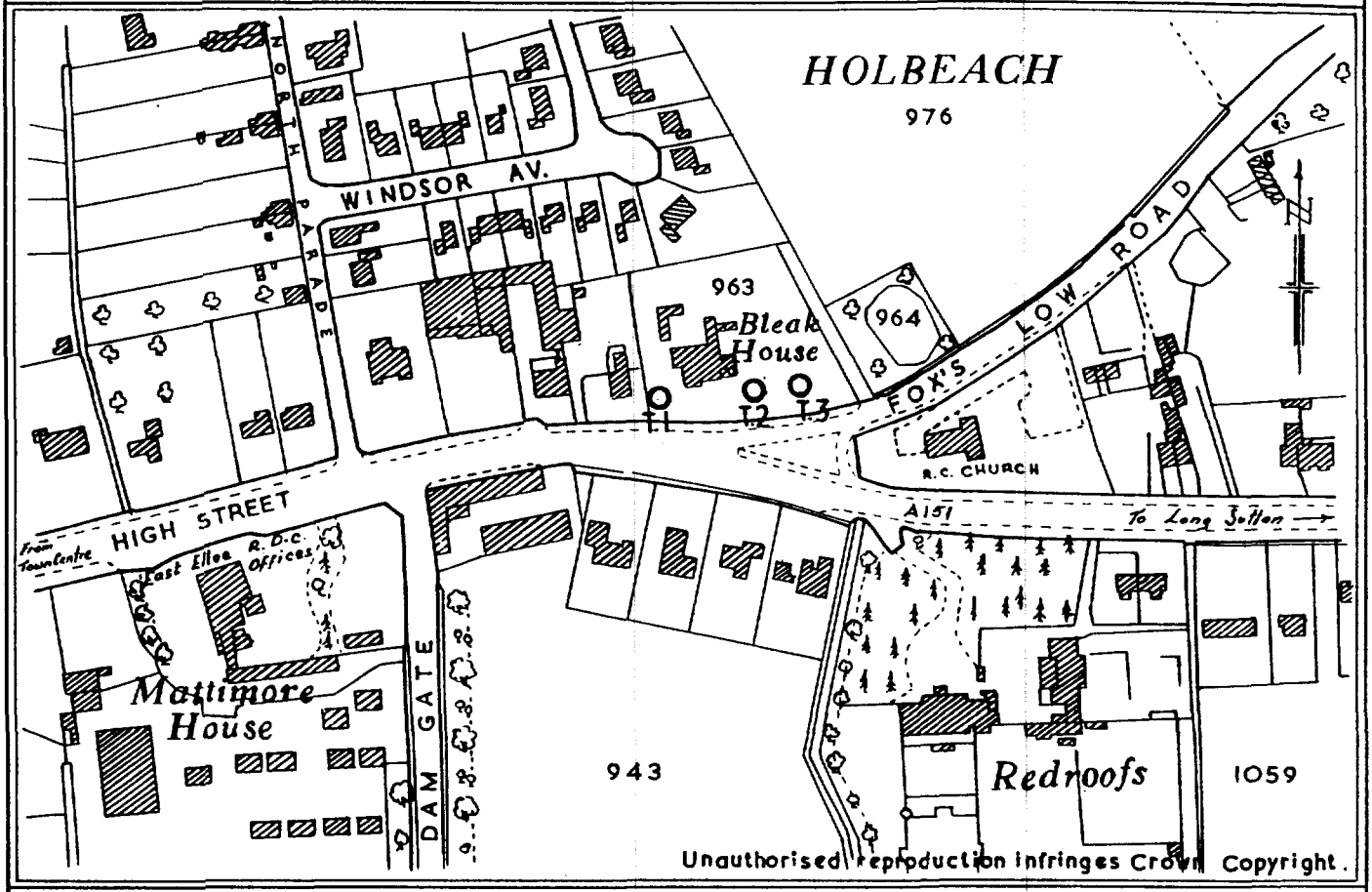
I write to you on behalf of some other residents and myself who live on Foxes Howe Road in Holbeach. We strongly object to Mr McKenna erecting a bungalow next to Bleak House on Fleet Street/ Foxes Howe Road in Holbeach. Ref. No. H09-03 28 94. We feel that this is unacceptable as access is on one of the most dangerous bends in Holbeach. The access to Bleak House owned now by Dr Sykes and previously by Mr Mc Kenna is most dangerous never mind thinking of allowing another access a few yards down the street. We feel this will cause many accidents and afterall this plot belongs to Bleak House and is very small.

We hereby raise our objections strongly to this.

Mrs Osborne

Mrs Fowler

COUNTY OF THE PARTS OF HOLLAND LINCOLNSHIRE



HOLBEACH TREE PRESERVATION ORDER NO.3.

PLAN NO.	J
SCALE	1/2500
DATE	AUG. 1966 BK.
BASE	O.S. SHEET NO. CXXXV.11.

R. N. WHISTON A.M.T.P.I.
COUNTY PLANNING OFFICER.

FIRST SCHEDULE HOLBEACH T.P.O. No3. 1966

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

No. on Map	Description	Situation
T.1	Chile pine	In the grounds of Bleak House, O.S. No. 963, Holbeach.
T.2	Copper beech	
T.3	Cedar	

TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the map)

N O N E

GROUPS OF TREES
(within a broken black line on the map)

N O N E

WOODLANDS
(within a continuous black line on the map)

N O N E

Mr & Mrs T Mckenna,
11 St Marys Meadows,
Gedney,
Spalding,
Lincs.

Mr D Gedney

DMG/JJ H09/0328/94

15 Jun 1995

Dear Sir and Madam,

H09/0328/94 - ERECTION OF BUNGALOW AND GARAGE WITH ACCESS, FOXES LOW ROAD, HOLBEACH.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 24th June 1994.

Condition No 6 states:

Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully

N Midlen
Development Control Manager

Enc.

cc: Loweth Cowling Design

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0328/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0670/95 Received:27-JUN-95 Type:CONDITION COMPLIANCE

Name: Mr & Mrs T McKenna
11 St Marys Meadows
Gedney
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Details of bricks and tiles for bungalow and garage - (Condition 6 of H09/0328/94)

Location : Foxes Lowe Road Holbeach

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

14-JUL-95 H09/0670/95

372. PLANNING APPLICATIONS (Continued)

a) Applications Granted (Continued)

(Councillor C J T H Brewis requested that his abstention from voting on the above application be recorded.)

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

H05/0319/94 Mr I J Dack		Bungalow for disabled persons use on land off Branches Lane, Holbeach.
H09/0328/94 Mr & Mrs T McKenna		Bungalow and garage with access at Foxes Low Road, Holbeach.
H23/0338/94 Mr & Mrs Fretwell	O.A.	Two dwellings including siting and means of access adjacent Holly House, Mill Lane, Whaplode.
H23/0339/94 Mr & Mrs Fretwell		Access for existing dwelling at Holly House, Mill Lane, Whaplode.
H13/0352/94 Mr & Mrs A J Holbrook		Dwelling at 12/14/16 High Street, Moulton.
H02/0445/94 Mr N H Pepper		Bricks and roof details (Condition 2 of application H02/0273/91) at Albion Street, Crowland.

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

b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H02/1156/93 J A Speechley	O.A.	Dwelling and garage including siting and means of access at O.S. 0028, fronting Common Drove, Crowland Common.
H16/0278/94 A R Bennett	O.A.	Four two-bedroomed houses and three one-bedroomed houses at 49 St Thomas Road, Spalding.
H09/0326/94 J Naylor	O.A.	Residential development including access at Bank Farm, Holbeach Bank.
H02/0365/94 P Leo		Demolition of existing dwelling and construction of three terraced houses at 36 East Street, Crowland.
H08/0369/94 Mr & Mrs J T Pike	O.A.	Bungalow and garage at Part O.S. 109, Cheal Road, Gosberton Cheal.

A	ATLAS CEDAR	30'0" SPREAD (EAST TO WEST
B	BEECH	30'0" SPREAD
C	PRUNUS SP (PURPLE)	18'0" SPREAD
D	ASH	24'0" SPREAD
E	WEEPING ASH	20'0" SPREAD
F	ATLAS CEDAR	12'0" SPREAD
G	HORSE CHESTNUT	18'0" SPREAD
H	HORSE CHESTNUT	15'0" SPREAD
J	SILVER BIRCH.	10'0" SPREAD

DETERMINED PLAN

N

ALL ABOVE ARE TO BE RETAINED.

* A IS TPO NO 3 1966 T5 OF ORDER

BLOCK PLAN.

SCALE 10'

NOTE.

① TURNING AND PARKING AREAS TO BE TO HIGHWAY REQUIREMENTS.

② EXISTING MAJOR TREES AND SHRUBS ON SITE TO REMAIN.

H

G

12'0"

F

B

13'0"

J

10"

PROPOSED.

EXIST BUNG.

12'0"

I.C.

A

C

D

E

SEAL OFF EXIST ACCESS WITH HAWTHORN TO MATCH EXIST HEDGE.

12'0"

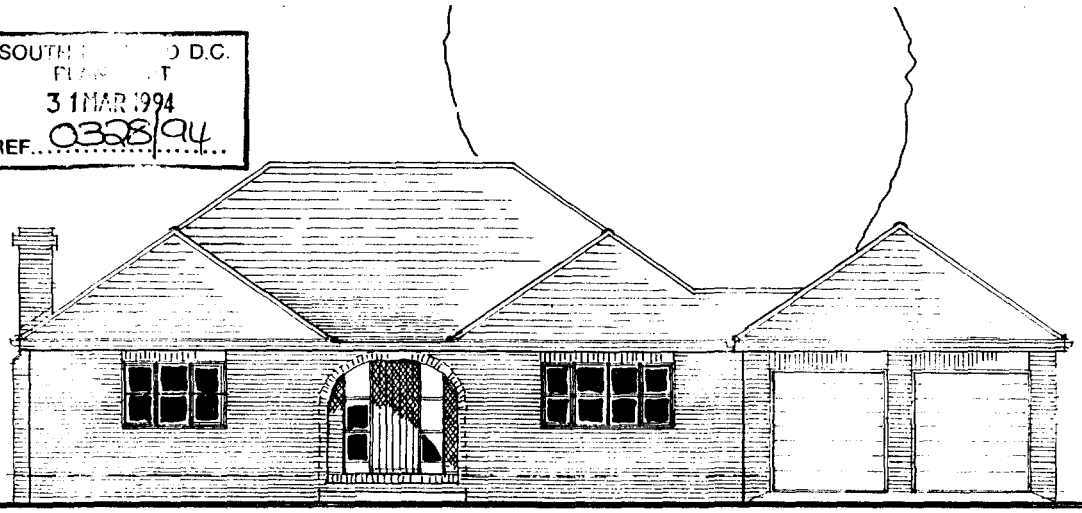
OPEN OUT ACCESS AT EXIST DROPPED KERB.

04 MAY 1994

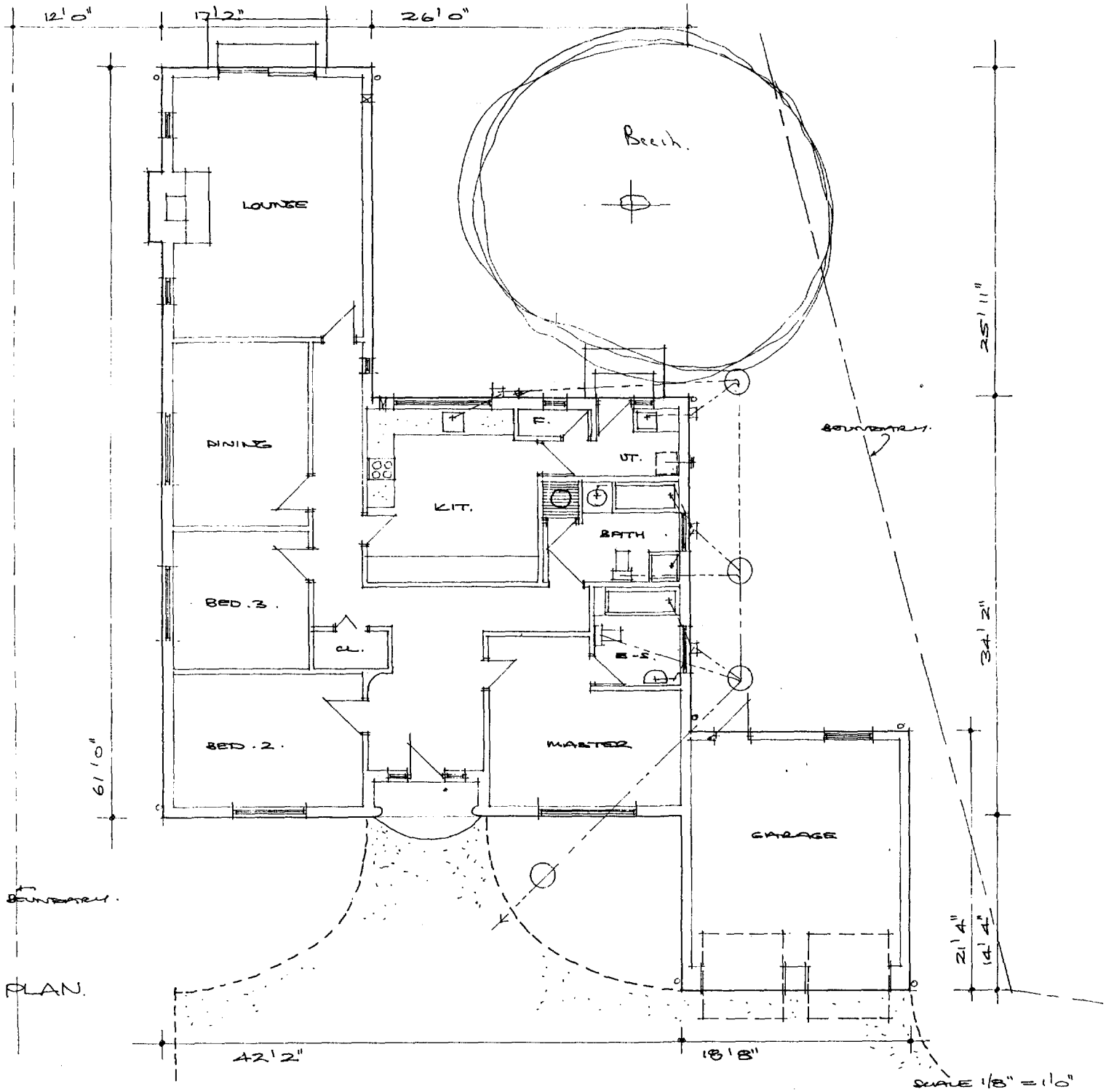
REF 328/94

SOUTH … D.C.
… T
31 MAR 1994
REF. 0328/94

9411



FRONT. (SOUTH)



A	ATLAS CEDAR	30'0" SPREAD (EAST TO WEST)
B	BEECH	30'0" SPREAD
C	PRUNUS SP (PURPLE)	18'0" SPREAD
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H

G

12'0"

F

B

13'0"

J

PROPOSED.

EXIST BUNG.

12'0"

I.C.

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D

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12'0"

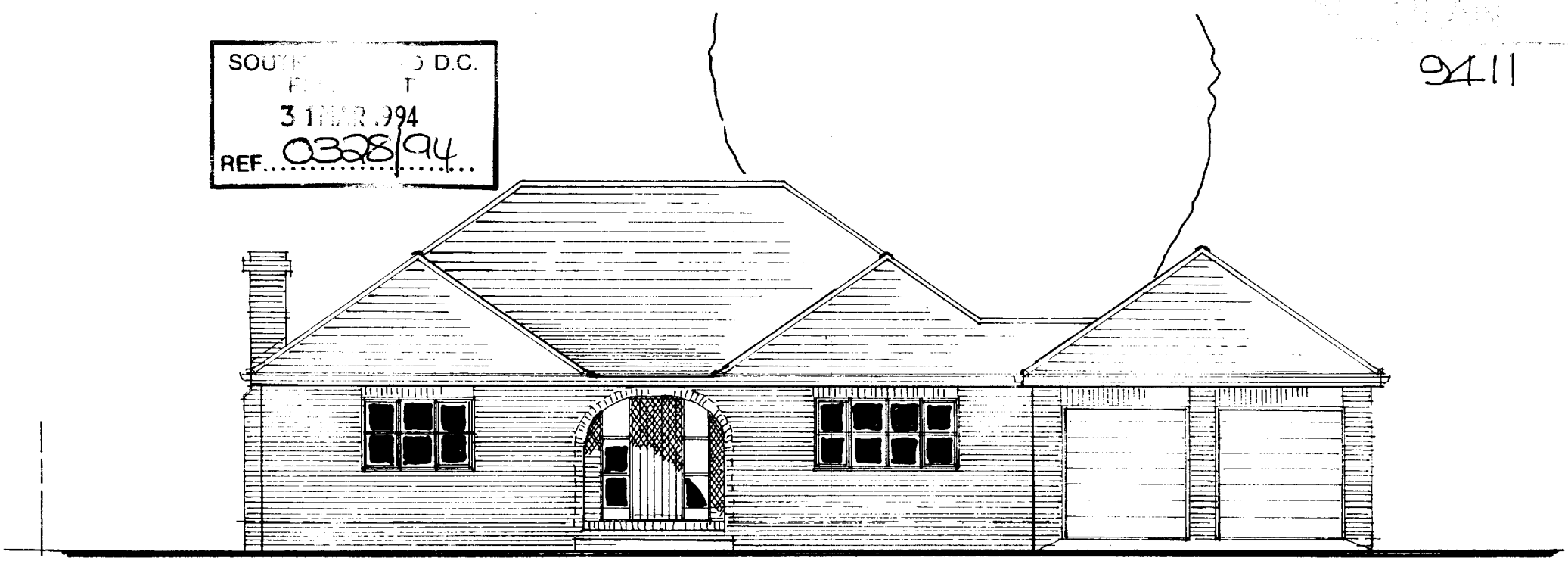
OPEN OUT ACCESS AT EXIST DROPPED KERB.

04 MAY 1994

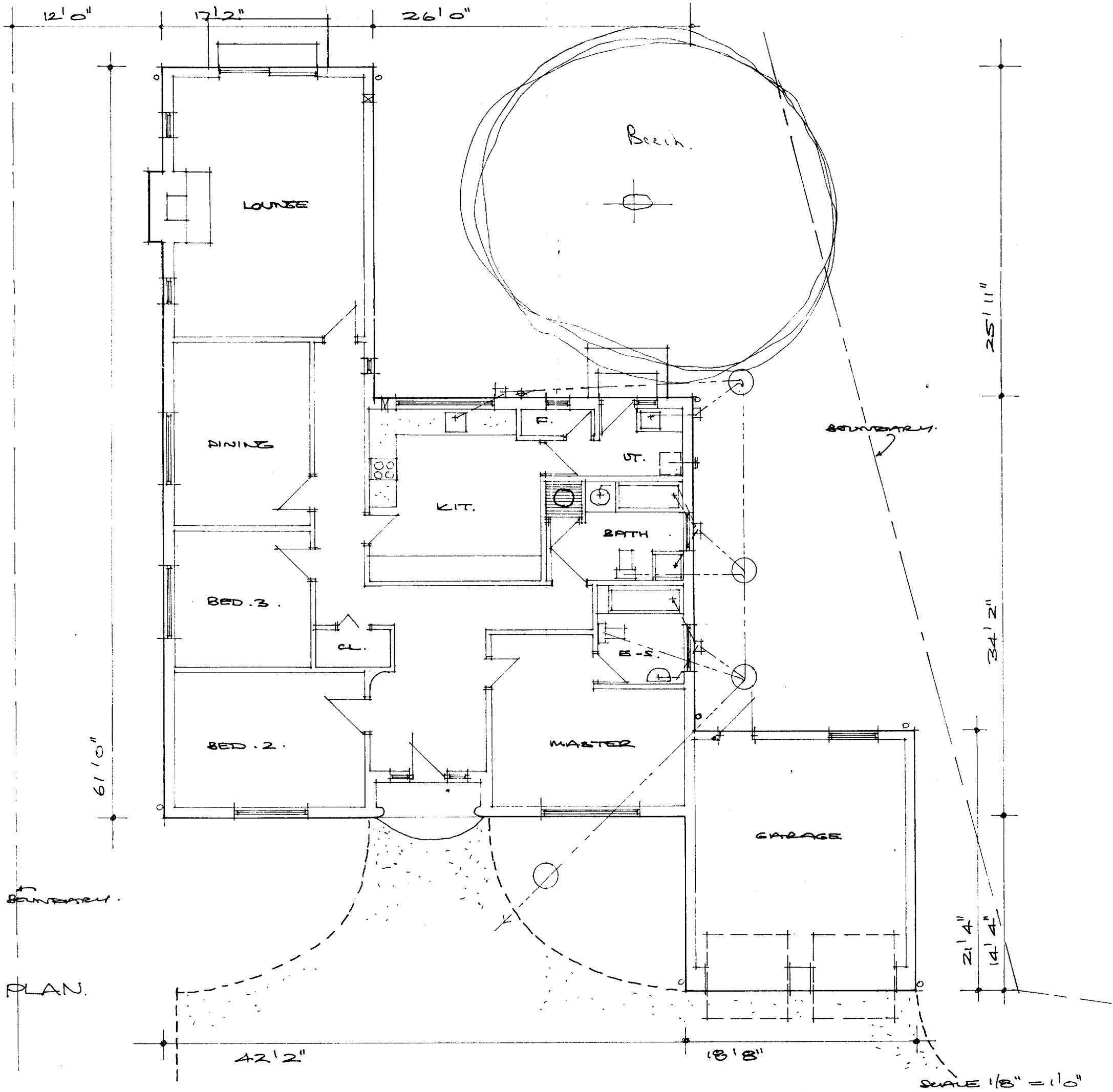
REF 328/94

SOUTH ... D.C.
... T
31 MAR 1994
REF. 0328/94

... PERMITTED
... PLAN
94/11



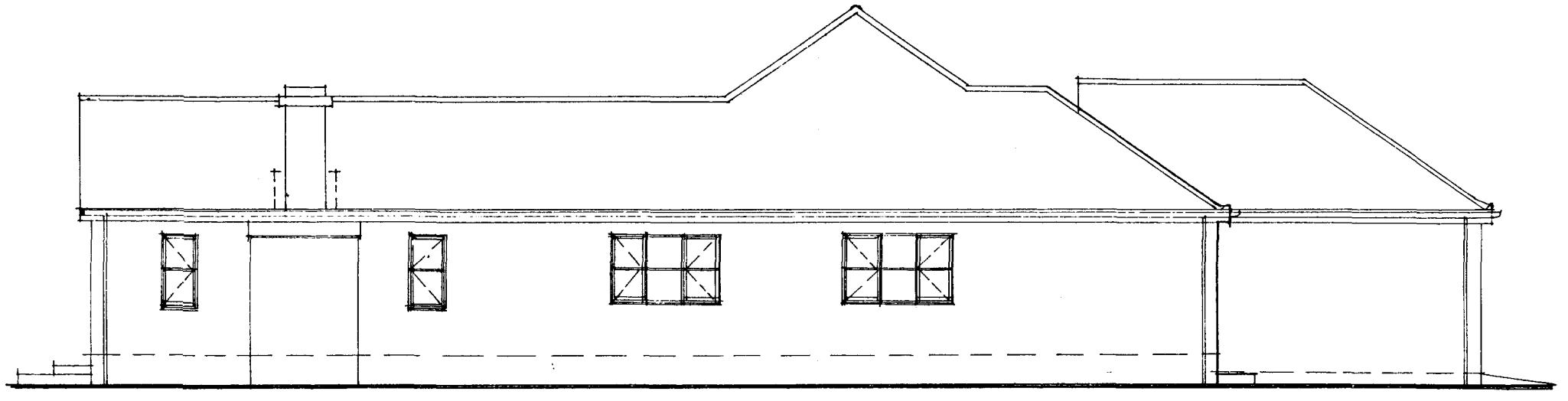
FRONT. (SOUTH)



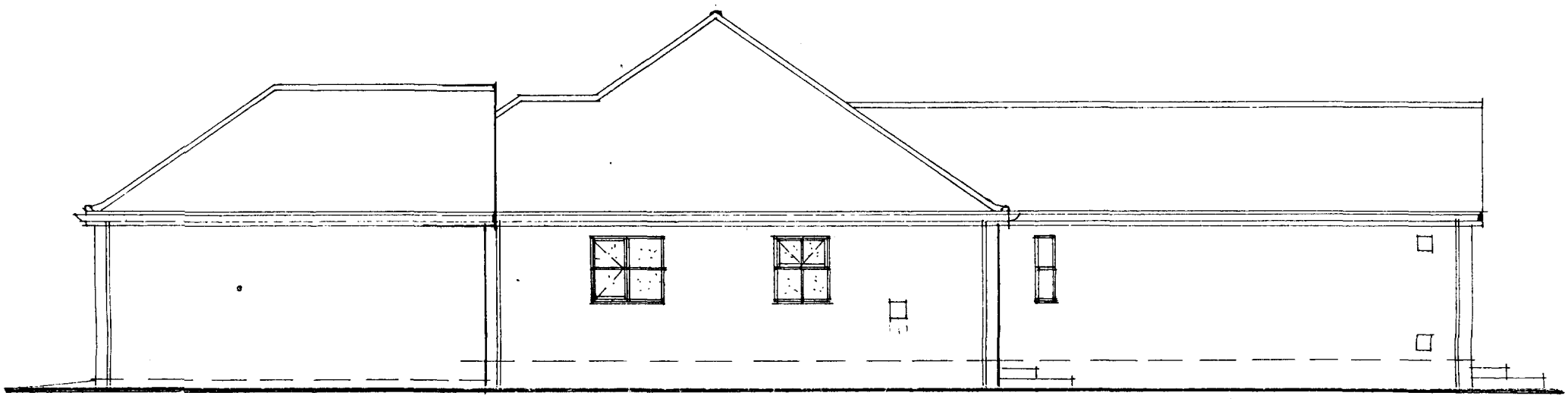
PLAN.

SCALE 1/8" = 1'0"

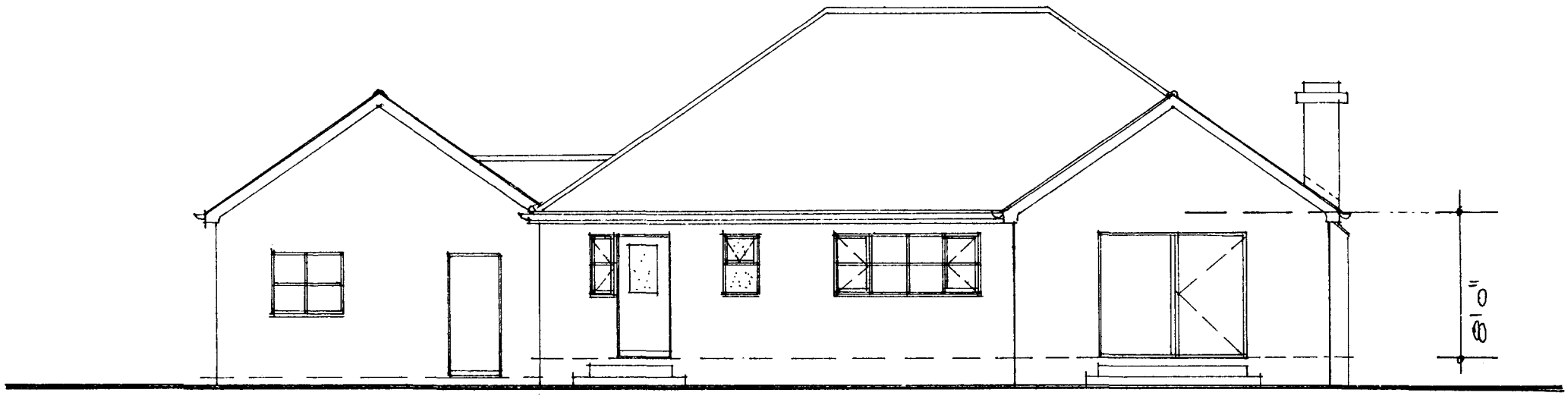
DETERMINED
PLAN



WEST.



EAST



NORTH

D.C.
REF. 0328/94

9411

SCALE 1/8" = 1'0"