

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1047/93

Received: 15-NOV-93 Type: OUTLINE

Name: The Estate of Mrs E M Clarke
c/o Mr W H Clarke
31 Carlcroft Place
Collingwood Grange
Cramlington, Northumberland

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling, including siting and means
of access

Location : Roman Bank Holbeach Clough
Spalding Lincs

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

- 1 The site is very restricted in size and it is consequently the opinion of the Local Planning Authority that any dwelling upon it would constitute a cramped form of development which would be out of character with the existing development in the immediate locality. As such, the proposal is contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note No. 3, 1992 (Housing).
- 2 There is inadequate room within this small site to provide a turning facility which will allow a vehicle to manoeuvre in order to enter and leave the public highway in forward gear. Consequently, if permitted, vehicles will have to reverse out onto the Class III County Road, to the detriment of highway safety.

Director of Planning and Building Control Services
14-DEC-93 H09/1047/93

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

HIX & SON

Chartered Surveyors, Auctioneers & Estate Agents

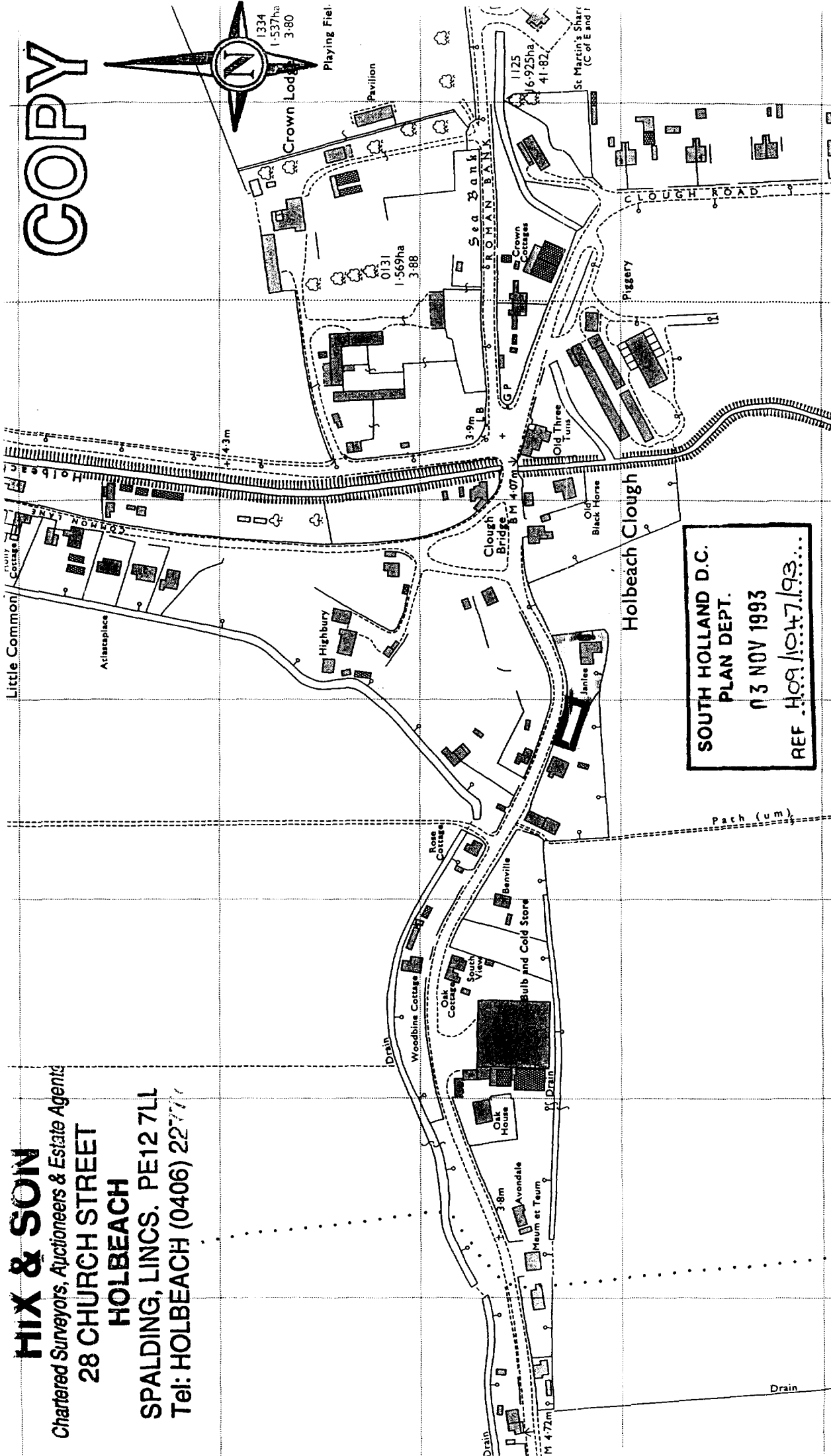
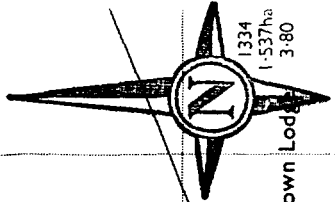
28 CHURCH STREET

HOLBEACH

SPALDING, Lincs. PE12 7LL

Tel: HOLBEACH (0406) 22777

COPY



**PROPOSED RESIDENTIAL
BUILDING PLOT**

Roman Bank, Holbeach Clough.
The Estate of the Late
Mrs. E. M. Clarke

SOUTH HOLLAND D.C.
PLAN DEPT.
03 NOV 1993
REF. H09/1047/93...

REPRODUCED FROM THE 1975 ORDNANCE SURVEY
PLAN WITH THE PERMISSION OF THE CONTROLLER OF
HER MAJESTY'S STATIONERY OFFICE.
CROWN COPYRIGHT LICENCE No. ES 767360
PLAN No. TF 345007-3527 1:2,500

7100
291ha
-72

8500
8-976ha
22-18

PLANNING APPLICATION

For office use only

Application No. H09/1047/93

Date Registered 03 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

The Estate of Mrs. E.M. Clarke,
c/o Mr. W. H. Clarke,
31 Carlcroft Place,
Collingwood Grange,
Cramlington,
Northumberland. NE23 6ET.
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Hix & Son,
28 Church Street,
Holbeach,
Lincs. PE12 7LL.

Tel. No. 0406-22777

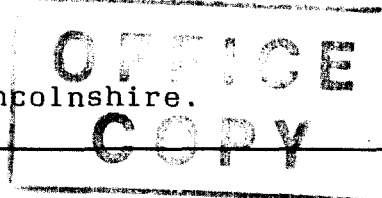
(Personal contact name)

C. Shallice

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Roman Bank, Holbeach Clough, Nr. Spalding, Lincolnshire.



Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

One (1) Residential Dwelling and Garage.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00..

If you consider no fee is payable

include a written explanation instead.

Previous application No.

Signed

Date

2.11.93

On behalf of the Estate of Mrs. E.M. Clarke

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

2. TYPE OF APPLICATION

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

(✓)

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

Please state Site Area 0.029 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☒Design ☐External Appearance ☐Means of Access ☒Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
 (ii) Other new building(s)
 (iii) Alterations or extension
 (iv) Change of use

☒
☐
☐
☐

If so, how many:

1

4. A. Please state site area (in all cases)

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

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

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

Not finalised
 at this
 stage

hectares
 sq. metres
 metres
 metres

No

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

Garden Ground

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

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

☐☒

If so, name of road: Roman Bank
 Will there be—
 Individual access(es) ☒
 New estate road ☐

Garage and Parking Space

TREES Please tick one box

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

B. The proposal does involve the felling of one or more trees

☒
☐

If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

By means of soakaways.

N/A

No

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

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

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐ No
☐ No
☐ No
☐ No
☐ No

If so, please give details in Part 6

If so, please complete Part 7

☐
☐ No

Date:
 Consultee(s)

Application No.

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE ACTIONS.

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

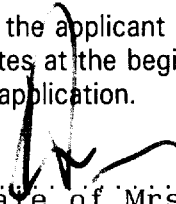
2. OWNERSHIP OF THE SITE

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 2.11.93.....
On behalf of the Estate of Mrs. E.M. Clarke

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

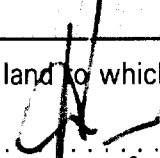
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 2.11.93.....
On behalf of the Estate of Mrs. E.M. Clarke

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

No. for Case Officer

Site Inspection

Accuracy : currently garden.
Neighbours :
Boundaries : Narrow verge. In laylandii hedge along frontage.
Site Features : open h rear. House to west. Bungalow opposite.

Inspected by MMG
Date 17/11

Site Notice posted by
Date MMG
Expiry 17/11

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

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 Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

Notes:

	Disabled
	Prev conditions
	Amended plans -
	Dwg no:
	Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7
☒

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

1/500 SCALE PLAN SHOWING MEANS OF ACCESS AND POSITION OF PROPOSED DWELLING. APPLICATION FORM TO BE AMENDED TO PROVIDE FOR APPROVAL OF SITING AND MEANS OF ACCESS AT OUTLINE SCALE.

Other.....

Direction authorised by Senior Officer.....

19/11 Date.....

Revalidation after Direction

Information satisfactory

Signed.....

19/11 Date.....

Valid date:

Amended description

Erection of dwelling, including siting + means of access -

Reconsultations:

All

See below

☐
☐

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

Precise details:

Additional Consultation/Publicity Required

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

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 Specify:

Conservation LB Demolish G* DEM
Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific
Specify:

Other PLA

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

RECONSULTS

Press
PC
WM
Residents

Case Officer: David Gentry
Senior Officer Confirmed

19/11 Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3471

Date first Rec'd 03 NOV 1993

Registration

Reference H09/1047/93

Cross-Ref

Date 4/11/93

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Erection of Dwelling

Invalid

Site plans
Certificate

☐

Fee
Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £ 120

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 116 OS Plots
Grid ref 534780 327220

Ward 7 Parish HOLBEACH

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site

Ref 1789

Linked to property

Ref

Dist Bound

Other:

Planning Records:
Earlier apps

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

PLANNING COMMITTEE - 7th December, 1993

801. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

(It was reported that a late letter of representation from the applicants' agents had been received in relation to the above application.)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H12/1007/93 Mr & Mrs I R Knight	O.A. Dwelling including siting and means of access at The Laurels, Marriots Gate, Lutton.

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

H05/1020/93 Mr & Mrs R Rusman	Dwelling with on-site computer facility on Plot 2, Foxes Lowe Road, Holbeach.
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(Pending a site inspection to assess the suitability of the site for the proposal.)

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

H18/0940/93 D M Crawley & Son	Residential development on land off Granville Terrace, Withington Street, Chestnut Terrace and Allenby's Chase, Sutton Bridge.
----------------------------------	--

H09/0984/93 J H Bailey Esq	Reserved matters in respect of residential development (two plots) including details of means of access on land rear of 29/31 Fen Road, Holbeach.
-------------------------------	---

H12/1006/93 Mr & Mrs I R Knight	New access to existing house at The Laurels, Marriots Gate, Lutton.
------------------------------------	---

(e) Applications Director of Planning and Building Control Services authorised to refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the under-mentioned development in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/1047/93 The Estate of Mrs E M Clarke	O.A. Dwelling, including siting and means of access at Roman Bank, Holbeach Clough.

(f) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 for the purposes indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the under-mentioned developments in accordance with his recommendations:-

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H09/1047/93

Received:15-NOV-93 Type:OUTLINE

Name: The Estate of Mrs E M Clarke
c/o Mr W H Clarke
31 Carlcroft Place
Collingwood Grange
Cramlington, Northumberland

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling, including siting and means
of access

Location : Roman Bank Holbeach Clough
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

- 1 The site is very restricted in size and it is consequently the opinion of the Local Planning Authority that any dwelling upon it would constitute a cramped form of development which would be out of character with the existing development in the immediate locality. As such, the proposal is contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note No. 3, 1992 (Housing).
- 2 There is inadequate room within this small site to provide a turning facility which will allow a vehicle to manoeuvre in order to enter and leave the public highway in forward gear. Consequently, if permitted, vehicles will have to reverse out onto the Class III County Road, to the detriment of highway safety.

10-DEC-93

AD check.....*N* 13/12

Authorised to issue (inc Delegation).....*AP*

APPLICATION REFERENCE: H09/1047/93

DATE RECEIVED: 15-NOV-93

TYPE: Outline

DESCRIPTION: Erection of dwelling, including siting and means of access

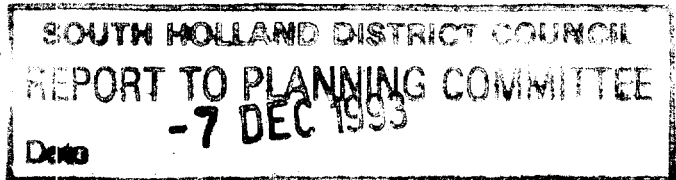
LOCATION: Roman Bank, Holbeach Clough.

APPLICANT: The Estate of Mrs
E M Clarke

AGENT: Messrs Hix & Son

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.



RECOMMENDATION

That upon the expiration of the Consultation period (8 December 1993) the Director of Planning and Building Control Services be authorised to refuse permission for the following reasons.

- 1 The site is very restricted in size and it is consequently the opinion of the Local Planning Authority that any dwelling upon it would constitute a cramped form of development which would be out of character with the existing development in the immediate locality. As such, the proposal is contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note No 3, 1992 (Housing).*
- 2 There is inadequate room within this small site to provide a turning facility which will allow a vehicle to manoeuvre in order to enter and leave the public highway in forward gear. Consequently, if permitted, vehicles will have to reverse out onto the Class III County Road, to the detriment of highway safety.*

COMMENTS

- 1 Within I. B. D.*
- 2 The characteristics of the site are such that any dwelling upon it would constitute an incongruous form of development with minimal garden space and an unsatisfactory vehicle turning facility. The actual garden space provided with the dwelling (as siting of the dwelling is included in the application) would be in the order of only 80 sq m.*

REPRESENTATIONS

Parish Council: Supported.

County Highways: Request refusal.

Public:

Objections received from Cromwell House and Stonewald (summarised).

- Prefer bungalow since house would greatly decrease light into my dwelling.
 - Site higher than my property and development will result in soil erosion and surface water run-off.
 - Site higher than my property and we would be totally overlooked and have any sunlight blocked out most of the day.
-

S O U T H

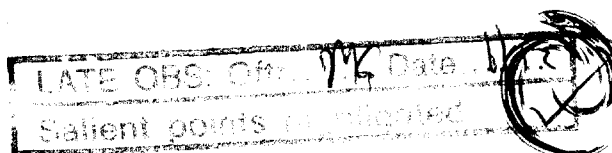
H O L L A N D
DISTRICT COUNCIL

OS Sheet: 116 Parcel:
L-CC - Jms Attached Jr CD 25/11/93.

**S O U T H
H O L L A N D
DISTRICT COUNCIL**

Grid ref: 534780 327220
OS Sheet: 116 Parcel:

Our Ref: SH/0310
Contact: Gill Thornalley

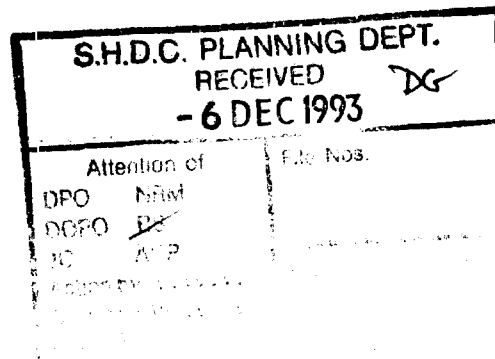


Date: 2 December 1993

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

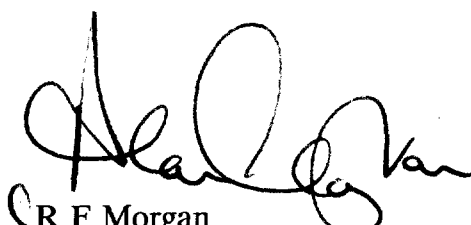
Planning Application No. H09/1047/93

PROPOSAL : ONE RESIDENTIAL DWELLING AND GARAGE
LOCATION : ROMAN BANK, HOLBEACH CLOUGH, SPALDING
APPLICANT : MR W H CLARKE

I refer to your consultation received on 19 November 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully


R F Morgan
Planning Manager

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

1109/1047/93

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
	3	4	7	2	7	2

2. Address or location

ROMAN BANK, HOLBEACH CLOUGH

3. Name, classification and number of road

III

4. Date application referred

25-11-93

5. State whether outline, detailed application etc.

OL

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

ERECTION OF DWELLING

- 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:

25/11/93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:—

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

There is inadequate room within this small site to provide a turning facility which will allow a vehicle to manoeuvre in order to enter and leave the public highway in forward gear. Consequently, if permitted, vehicles will have to reverse out onto the Class IV County Road to the detriment of highway safety.

S O U T H

H O L L A N D
DISTRICT COUNCIL

Handwritten signature: *Handwritten signature*

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-P/1047/93/JAM

Dear Sir,

S.H.I.D. PLANNING DEPT.	
RECEIVED	
18 NOV 1993	
<i>DG</i>	
Our Ref.	Your Ref. CS/6282/PJC
SOUTH HOLLAND DISTRICT COUNCIL	
PLANNING DEPARTMENT	
100-101 CHURCH STREET	
HOLBEACH, SPALDING, Lincs.	
PE12 7LL	

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 17 November 1993

OUTLINE PLANNING APPLICATION - THE ESTATE OF MRS. E.M. CLARKE DWELLING AT ROMAN BANK, HOLBEACH CLOUGH

Thank you for the plan showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients and prospective purchasers attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

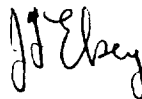
The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

Hix and Son,
Chartered Surveyors,
28 Church Street,
Holbeach,
Spalding, Lincs.
PE12 7LL



ENGINEER TO THE BOARD

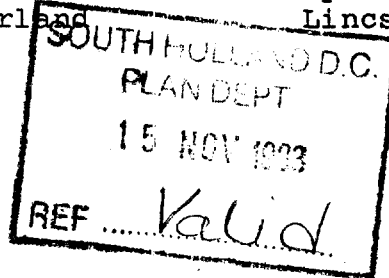
BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H09/1047/93

Applicant: The Estate of Mrs E M Clarke Agent: Messrs Hix & Son
 c/o Mr W H Clarke 28 Church Street
 31 Carlcroft Place Holbeach
 Collingwood Grange Spalding
 Cramlington, Northumberland Lincs

Description: Erection of dwelling



Location: Roman Bank
 Holbeach Clough
 Spalding
 Lincs

Type: OUTLINE

Date received: 03-NOV-93

08-NOV-93

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.

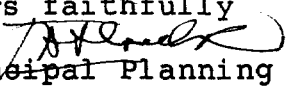
The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development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

Four 1:500 scale plan showing means of access and position of proposed dwelling. Application form to be amended to provide for approval of siting and means of access at outline stage.

If you have been seen 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

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3471
Date received : 03-NOV-93

Received from

Calthrops

Address

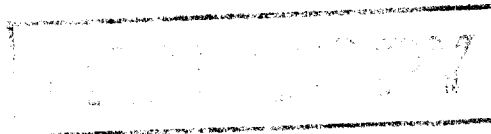
Roman Bank
Holbeach Clough
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

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



Application no: H09/1047/93

Applicant: The Estate of Mrs E M Clarke	Agent: Messrs Hix & Son
c/o Mr W H Clarke	28 Church Street
31 Carlcroft Place	Holbeach
Collingwood Grange	Spalding
Cramlington, Northumberland	Lincs

Description: Erection of dwelling, including siting and means
of access

Location: Roman Bank Holbeach Clough
Spalding Lincs

Type: OUTLINE

16-DEC-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mr G Parsons
Cromwell House
Holbeach Bank
Spalding
Lincs. PE12 8BL

M.E. Kent, Stonewold, Roman Bank, Holbeach Clough.



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

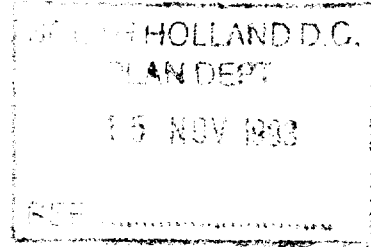
TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: CS/6282/PJC

Date 12th November, 1993 Your Ref:

Principal Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE.



Dear Sir,

Re: Outline Planning Application
Roman Bank, Holbeach Clough, Lincolnshire

We thank you for your letter of the 8th November, 1993 and as requested enclose herewith four (4) copies of a 1:500 scale plan showing the position and access of the proposed dwelling together with the Planning Application form duly amended.

We trust that the Application can now be put forward to the Planning Committee and look forward to hearing from you that Outline Permission has been granted in due course.

Yours faithfully,





Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

 Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: CS/6282/PJC

Date 2nd November, 1993 Your Ref:

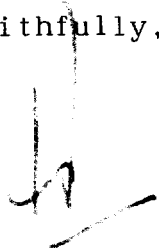
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Outline Planning Application
One (1) Residential Dwelling and Garage
Roman Bank, Holbeach Clough, Nr. Spalding, Lincolnshire

We attach hereto the completed Application forms and the appropriate planning fee in respect of the above Outline Application and we look forward to receiving the Planning Committee's decision in due course.

Yours faithfully,





VAT Reg. No. 304 9847 43

OBJECTION

17th November 1993

Dear Sir or Madam,

Ref: H09104793 Outline Planning Application

With reference to the above application. I have viewed the plan, and see that the siting of the building would be directly in front of my bungalow, only a narrow road dividing us. Under the circumstances I would prefer it if a house was not allowed, as the plot is above a metre higher than my property and we would be totally overlooked and have any sunlight blocked out most of the day.

Thank you for considering this letter.

Yours faithfully,

Mr. W.E. Kent

[illegible]

S.H.O.C. PLANNING DEPT.	
RECEIVED	
23 NOV 1973 TG	
DTG LUPC NO	

OBJECTION

Cromwell House
 Helbeach Bank
 Spalding
 PE12 8BH

Dear Sir or Madam,

REF H09104793

OUTLINE PLANNING APPLICATION

with reference to the above application
 I would just like to make two observations

Firstly I would prefer it, if the
 application was only passed for a Bungalow,
 as I have 5 windows overlooking the plot
 and I feel a house would greatly decrease
 the light into the living room and adjacent
 three rooms.

Secondly, the proposed building site
 abuts along the full length of my garden

(2)

and the proposed site is 1 metre above the level of my property and I feel very disturbed that further disturbance will result in soil erosion and drainage water washing onto my property.

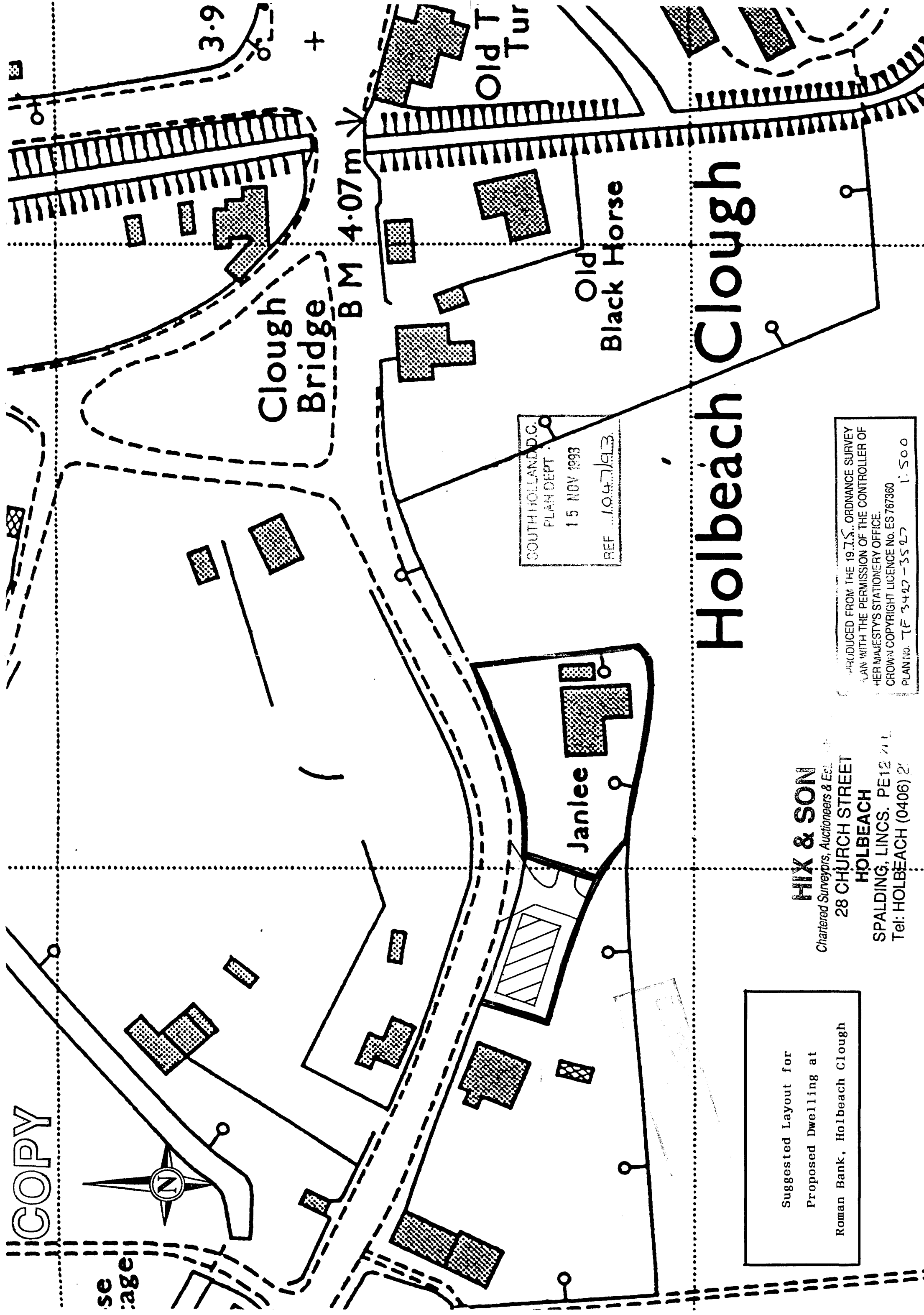
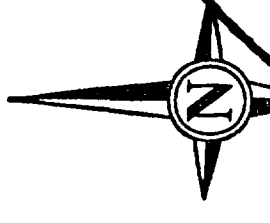
I would appreciate it if you would bear these points in mind before making a decision.

Yours faithfully
G. N. Parsons

MR G. N. PARSONS.

COPY

se
age



Clough
Bridge

B M 4.07m

Old T
Tur

Old
Black Horse

Janlee

Holbeach Clough

Suggested Layout for
Proposed Dwelling at

Roman Bank, Holbeach Clough

HIX & SON

Chartered Surveyors, Auctioneers & Estate Agents

28 CHURCH STREET
HOLBEACH

SPALDING, Lincs. PE12 7LL
Tel: HOLBEACH (0406) 27

SOUTH HOLLAND D.C.
PLAN DEPT.
15 NOV 1993
REF 1047193

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PLAN No. TF 3422-3527 1:500