FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1107/91 Received:25-NOV-91 Type:OUTLINE

Name: Mr D Bridger
Little Common Lane
Holbeach Clough
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: 2 no. building plots incl. highway improvements

Location : Little Common Lane 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 In the opinion of the Local Planning Authority the restricted size, shape and relationship of the plots to the adjacent properties would give rise to a cramped form of development detrimental to the amenities of adjacent properties and the character of this rural lane.

Director of Planning and Building Control Services
05-MAR-92 H09/1107/91

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1107/91 Received:25-NOV-91 Type:OUTLINE

Name: Mr D Bridger
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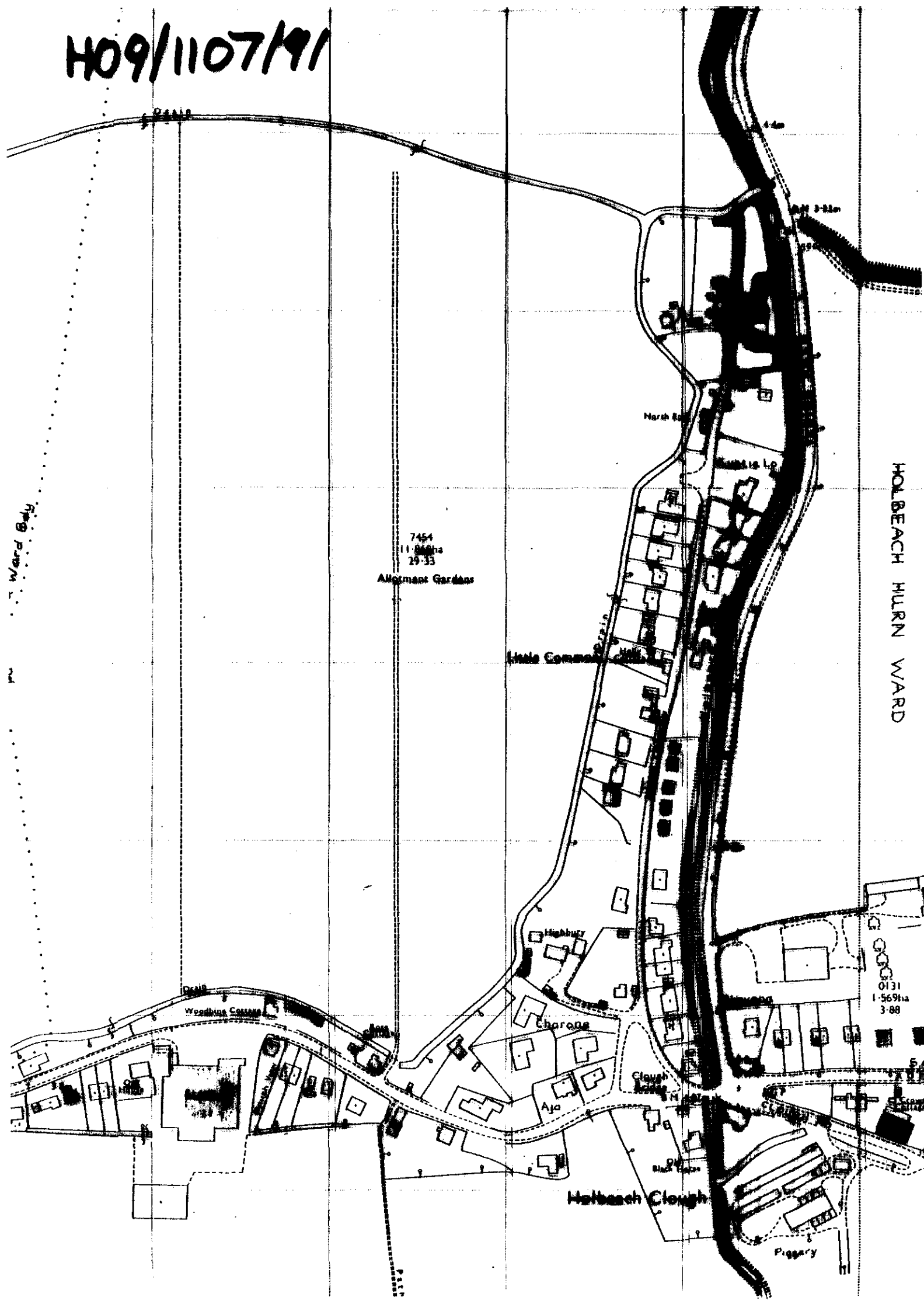
South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 In the opinion of the Local Planning Authority the restricted size, shape and relationship of the plots to the adjacent properties would give rise to a cramped form of development detrimental to the amenities of adjacent properties and the character of this rural lane.

Authorised to issue:

27-FEB-92 H09/1107/91 AD.....DC.....

H09/1107/91


HOLBEACH HURN WARD
7454
11·86ha
29·33
Allotment Gardens
Little Common
Highbury
Woodbine Cottage
Cherone
Aja
Clough
Holbeach Clough
Piggery
0131
1·569ha
3·88

PLANNING APPLICATION

For office use only

Application No. H09 | 1107 | 91

Date Registered 13 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr D Bridger
Little Common Lane
Holbeach Clough
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Little Common Lane, Holbeach Clough, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 No. Building Plots including highway improvements

Please complete

Signed B. Gilham Date 12th November 1991

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £184.00 If 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 Certificate**

or This is an **outline** application [✓]

Please state Site Area 0.18 (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 building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 2 No.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	

5. GENERAL INFORMATION Please complete each section

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

Garden

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: Little Common Lane
Will there be --
Individual access(es) ✓
New estate road ☐

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

On site parking/garaging

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 of more trees ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.	N/A	→ Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** You can use the notice at the bottom of the form to send to the owner. (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 12:11:91

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 12:11:91

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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 184...

Receipt Issued ..... No. 2230

Date First Received .....

REGISTRATION

REFERENCE ...H09/1107/91.....

Cross-Ref N/A.....

Date.14-11-91

VALIDATION 25-11-91 Date.4/11/91

Type ..OUTLINE Earliest permission date (Cert B) .....

Site area .0.14... No. of dwellings ...2... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 184. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..26.11

Index Sheets ..116. OS Nos ..... Grid Ref 534930 327710

Ward ..5.. Parish ..HOLBEACH

Inside IBD .YES Inside LP Area.NO

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade

Linked to site.....Ref....1.94 Linked to property.....Ref.....

Planning Records:
Earlier apps
S02/79

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date: 17/12

Residents notified on site visit: The Yucca, 3 Jolly Bankers

Case Officer Conclusions (issues) Main elevation of Yucca looks over southern site which is covered in small trees - not important as public amenity but act as screening with houses beyond site. No to southern site - overlooked by both houses. Possibly on northern site

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer:

Departure from policy Yes ____ No ____

Ward member request Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ No ____
[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed .....
No ____
[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ All fees (not first Submission)
Other info. viz:
Signed .....
Yes ____

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Ref/Ind. recommended .....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced ..... Amended/confirmed .....

Conditions/Reasons

DC 17/2

Dec Arch Appeal - 3/2/92 Sub-committee

Refuse

1). In the opinion of the LPA the restricted size, shape and relationship of the plot to the adjacent properties would give rise to a cramped form of development detrimental to the amenities of adjacent properties and the character of the locality.

Notes to applicant

Disabled access .....

Outstanding EH .....

Amended plans ..... Yes

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

MAC 5/12
re Dave Shall I ask them to show siting of dwellings? It looks a bit cramped given SHIDB style. Not at this stage. Areas on S.V. I need be we can ignore Byfor or negotiate a reduction

Are trees significant?

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1107/91 Type: OUTLINE

Applicant: Mr D Bridger Agent: Status Design
Tel: 0406 24343

Description: 2 no. building plots incl. highway improvements

Location: Little Common Lane
Holbeach Clough
Spalding
Lincs

Valid date: 25-NOV-91 Terminal date: 20-JAN-92
Target dates: Target Committee: 02-JAN-92
To case officer 30-NOV-91 3/12/91 Report deadline: 19-DEC-91
Inspected by 05-DEC-91
Extra contacts 10-DEC-91 Case Officer:
Report if not clear by 30-DEC-91 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: .14 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Holbeach PC		03-DEC-91	17-DEC-91	Supported.
Cllr J R Pearl	0406 32 207	03-DEC-91	17-DEC-91	
L.C.C.	OBS Attached	CB 12/12/91		
Residents ① 3 Jolly Bankers	plan taken as stated	18-DEC-91	1-JAN-92	OBJECTIONS
② The Yucca		18-DEC-91	1-JAN-92	

SITE DETAILS

Grid ref: 534930 327710
OS Sheets: 116 Parcel:

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 12th November 1991

The person dealing with this matter is: B. Gilham

Our Ref: FB055/BG/AEW

Your Ref:

Dear Sir,

Re: 2 No. Plots, Including Highway Improvements at Little Common Lane, Holbeach Clough for Mr D Bridger

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing No. FB055/1
3. Cheque to the value of £184.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

13 NOV 1991
1107 191

RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1107/91

Applicant: Mr D Bridger
Little Common Lane
Holbeach Clough
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: 2 no. building plots incl. highway improvements

Location: Little Common Lane
Holbeach Clough
Spalding
Lincs

Type: OUTLINE

Date received: 13-NOV-91

19-NOV-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Confirmation as to the ownership of the highways included within the site.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mrs Maxwell

Date 22nd November 1991

The person dealing with this matter is: B. Gilham

Our Ref: FB055/BG/AEW

Your Ref: H09/1107/91

Dear Mrs Maxwell,

Re: 2 No. Building Plots at Little Common Lane, Holbeach Clough

In respect of your letter dated 19th November, 1991, I have contacted my client and have been informed that Mr Bridger owns the highway as shown included within the site.

I trust this information meets with your requirements.

Yours sincerely

B. Gilham F.F.B.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 NOV 1991
Acknowledge
Action by .....
Discuss with .....
Copy to .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/1107/91.

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	9.	2	7	7

2. Address or location

Little Common Lane, Horbeach Clough

3. Name, classification and number of road

UC

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

OL.

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

2 Building Plots.

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: 11/12/91 Signed: J Emmerson
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 site is located at the end of a long narrow cul de sac which for much of its length is inadequate for two vehicles to pass in safety. There are already 4 other dwellings sited at this location. There are some passing places, however it is some 60m from this site to the nearest passing place therefore vehicles meeting on this length would have to make long reversing manoeuvres when meeting before being able to pass to the detriment of highway safety.

To allow this proposal would make it difficult to resist other similar applications on land available off this end of the lane thereby exacerbating the existing highway safety problems.

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

BRIAN SMITH DipTPMRTPI District Planning Officer

...ning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT
RECEIVED
23 DEC 1991 MC
Attention of
DPO NEM
DOPO BG
C ACP

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1107/91

Applicant: Mr D Bridger
Little Common Lane
Holbeach Clough
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: 2 no. building plots incl. highway improvements

Location: Little Common Lane Holbeach Clough
Spalding Lincs

Type: OUTLINE

Date received: 25-NOV-91

03-DEC-91

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 18-DEC-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

N P Judge 19/12/91

MC.

S.H.D.C. PLANNING DEPT.
RECEIVED
31 DEC 1991
Action by CPO NPM
COPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....
Acknowledged YES/NO
by
date

30th December 1991

South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re : Planning Application No. H09/1107/91

With reference to your correspondence of the 18th inst. I wish to make the following observations and objections to this application.

1) Plot 2 of the proposal is situated immediately to the north of my house. The site is exceedingly small and will undoubtably lead to the reduction in the privacy and amenity of my property which has three living room windows on this elevation.

2) The proximity of this plot will severely restrict the ability for me to maintain this side of my house.

3) Common Lane is a very narrow road and any increase in traffic, regardless of any improvements which are made at the head of the road, will be detrimental and hazardous to the existing residents.

4) The proposal is in a rural area where it is customary for properties, both existing and new, to be situated a reasonable distance apart. The proposal is one of high density as might be expected in an urban development.

5) There is no mains drainage for either foul or surface water disposal. The application stipulates septic tank as means of disposal of effluent, the requirements under the British Standard for septic tank drainage is that the tank is to be situated a min. 12.0m from the nearest dwelling - this cannot be acheived on Plot 2.

6) In the event that permission for Plot2 is granted will the Local Authority give assurances that any landscaping proposed will not adversely affect my property by the undermining of the foundations.

7) To grant approval of this application will set a precedent for the urbanisation of rural areas.

I hope that you will give consideration to these points and that your decision will enable we people who wish to live in these small country locations to continue doing so.

Yours faithfully,

M Hand

Mrs. M. Hand,
3 Jolly Bankers,
Little Common Lane,
Holbeach Clough,
Spalding.

APPLICATION REFERENCE: H09/1107/91 DATE RECEIVED: 25 11 91

APPLICANT: Mr D Bridger
Little Common Lane
Holbeach Clough
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 21 JAN 1992

TYPE: Outline

DESCRIPTION: 2 No building plots including highway improvements

LOCATION: Little Common Lane, Holbeach Clough

Parish Council: Supported.

County Highways: Request refusal.

Public Objections: From 50 Clough Common and "3 Jolly Bankers".
- Site is small and dwelling would reduce the privacy and amenity of 3 Jolly Bankers and also the opportunity to maintain the elevation which faces the site.
- Development on such a small site would create a dense urban appearance and set a precedent.
- The lane is narrow and an increase in traffic would be a hazard and damage it.
- Landscaping could undermine foundations.

PLANNING POLICIES/DOE ADVICE
Inside the IBD.

PLANNING ISSUES
1 The adequacy of the road.
2 The nature, size and location of the plots.

CONCLUSIONS
1 The plots are irregular in shape and restricted in size; Plot 1 by its boundary with another property and the South Holland Internal Drainage Board dyke and Plot 2 by "3 Jolly Bankers", the dyke and the applicants bungalow.
2 Whilst Plot 1 might be able to accommodate one dwelling if the dyke were felled, it is my opinion that the privacy and outlook of "3 Jolly Bankers" and the applicants bungalow - both of which have main windows facing the site - would be affected. Development would mean the loss of several small trees which screen these facing elevations.
3 Furthermore a dwelling would appear cramped on the site which varies in width and depth and thereby spoiling the character of this part of the lane.

RECOMMENDATION - Refuse Permission.

1 The site is located at the end of a long narrow cul-de-sac which for much of its length is inadequate for two vehicles to pass in safety. There are already 4 other dwellings served at this location. There are some passing places, however it is some 60 metres from this site to the nearest passing place therefore vehicles meeting on this length would have to make long reversing manoeuvres, when meeting, before being able to pass to the detriment of highway safety.
To allow this proposal would make it difficult to resist other similar applications on land available off this end of the lane, thereby exacerbating the existing highway safety problems.

2 The restricted size, shape and relationship of Plot 2 to the adjacent properties would give rise to a cramped form of development, detrimental to the amenity of adjacent properties and the character of this rural lane.

58. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H11/1249/91 Sandra Worts		Advertisement consent for proposed fascia sign with logos at Fenland House, 39-41 Market Place, Long Sutton.

(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1989 if the unauthorised sign is not removed within a period of one month from the date of the decision notice.)

H22/1279/91 J Hurrey	O.A.	Residential development including means of access (Registered as H22/0910/91) at 222 Broadgate, Weston Hills.

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H21/1079/91 Mr & Mrs K Butters	Conversion and extension of existing outbuilding to residential use at Greyfriars, Tydd Gote.

(Pending a site inspection to establish (i) if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H21/1080/91 Mr & Mrs K Butters	Listed building consent for conversion and extension of existing outbuilding to residential use at Greyfriars, Tydd Gote.

(Pending a site inspection to establish (i) if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H09/1107/91 Mr D Bridger	O.A.	2 No building plots including highway improvements at Little Common Lane, Holbeach Clough. MC

(Pending a site inspection to (i) assess the suitability of the site for the proposal and (ii) be better aware of on site conditions.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H16/1126/91 Broadgate Homes	Residential development, plots 52/81, Phase 7 (30 plots), terraced houses and bungalows off Aalsmeer Rise, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the application in greater detail.)

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 3rd February, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. R.C.P. Cowan	Mr. A.E. Naylor	Mr. M.C. White
Mr. B.J. Davies		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Pollution Officer.

Apologies for absence were received from or on behalf of Councillors N.P. Judge, MBE and M.S.L. Rollinson.

88. MINUTES

The Minutes of the meeting held on 13th January, 1992 were signed by the Chairman as a correct record.

89. PLANNING APPLICATIONS

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

Plan No. and applicant	Proposal
H21/1079/91 Mr & Mrs K Butters	Conversion and extension of existing outbuilding to residential use at Greyfriars, Tydd Gote.

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

H21/1080/91 Mr & Mrs K Butters	Listed building consent for conversion and extension of existing outbuilding to residential use at Greyfriars, Tydd Gote.

RESOLVED: Listed building consent be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H09/1107/91 Mr D Bridger	O.A.	2 building plots including highway improvements at Little Common Lane, Holbeach Clough.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services subject to (i) the deletion of reason (1) relating to the inadequacy of the access road, and (ii) reason (2) being amended to include reference to plot 1.

(Councillor T.G.M. Tyler declared an indirect interest in the above application, and left the meeting during consideration thereof. It was also reported that Councillor Tyler had remained on the coach and had taken no part in the discussion on this application at the site inspection.)

*((i) To establish if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) to consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H09/1107/91
Mr D Bridger

O.A. 2 No building plots including highway improvements at Little Common Lane, Holbeach Clough. (See page 32 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To (i) assess the suitability of the site for the proposal and (ii) be better aware of on-site conditions.)

H09/1332/91
J Pateman & A Candler

O.A. Building plot at Creewood Close, Holbeach. (See page 48 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site for the proposed development.)

H16/0954/91
Mr & Mrs P Chapman

New bungalow with siting of a temporary caravan until building complete. (Outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding. (See page 50 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site for the proposed development.)

H11/1135/91
Broadgate Builders

Change of use from Class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton. (See page 52 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site and premises for use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.)

*Denotes reason for site inspection.

4. Estate development - To consider the following application:-

Plan No. and Applicant	Proposal
H16/1126/91 Broadgate Homes	Residential development, plots 52/81, Phase 7 (30 plots), terraced houses and bungalows off Aalsmeer Rise, Holland Park, Spalding. (See page 36 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1107/91

Applicant: Mr D Bridger
Little Common Lane
Holbeach Clough
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: 2 no. building plots incl. highway improvements

Location: Little Common Lane Holbeach Clough
Spalding Lincs

Type: OUTLINE

10-MAR-92

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 A Gregory
50 Clough Common
Saracens Head
Spalding
Lincs PE12 8BQ

& Mrs M Hand
3 Jolly Bankers
Little Common Lane
Holbeach Clough

Mr A Gregory,
50 Clough Common,
Saracens Head,
Spalding,
Lincs.
PE12 8BQ.

Miss M Caughey

MC/JJ H09/1107/91

9th January 1992

Dear Sir,

PLANNING APPLICATION H09/1107/91 2 NO BUILDING PLOTS WITH HIGHWAY IMPROVEMENTS, LITTLE COMMON LANE, HOLBEACH CLOUGH, SPALDING.

I refer to your letter dated 28th December 1991.

Firstly, I understand from your letter that you were not consulted and hence I am somewhat confused by the address you have given which appears to be some distance from the sites in question although you state you are a neighbour.

Nevertheless your comments regarding the proposal are to be reported to Committee.

On the subject of Mr Robinson of Manor Farm Cottage both the Enforcement Officer and the Building Control Department have written to Mr Robinson to advise him of the need to submit a planning application however I am not aware of an application having been received as yet.

I trust this information is of help to you.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

MC

[redacted]

[redacted]

28. 12. 91

Ref. No H09/1107/91.

Planning Dept.

I name above wish to object to the above plans which is due to come before you shortly. I have been a neighbour of the applicant for over twenty seven years. I have to share the roadway with Mr Bridge plus two more people, since I have lived there, he as only repair the roadway once. If you grant him planning consent I hope you make him ~~grading~~ the roadway with a proper base or surface before any building is given the go head. I am also annoyed because you never sent me a letter to say

that he intends to build. I got to know because I was talking to a neighbour at the top of the roadway I think the plot is very small for a building to be built, as you have got to be at least nine metres away from the Holbeach River, also where is he planning to site the cesspools, has the building call 3 Jolly Bankers is very near, also the water pressure is at its limit. I have also been informed that he would like to build more house further down on his land to the North side of his bungalow. If so what measure can be built to the boundy between his an mine property.

P.S. While I am writing to you, Can you please inform me if Mr Robinson of Manor Farm Cottage, who trades as Kingfisher Doors, as put in any plans to build a Workshop at least 30' x 20', as I was not inform about any building been built. I have lived here for twenty seven years, an as far as I know this road is only for Residential use.

I hope to hear from you in the very near future.

Yours faithfully

A Gregory.

Notes and Revisions

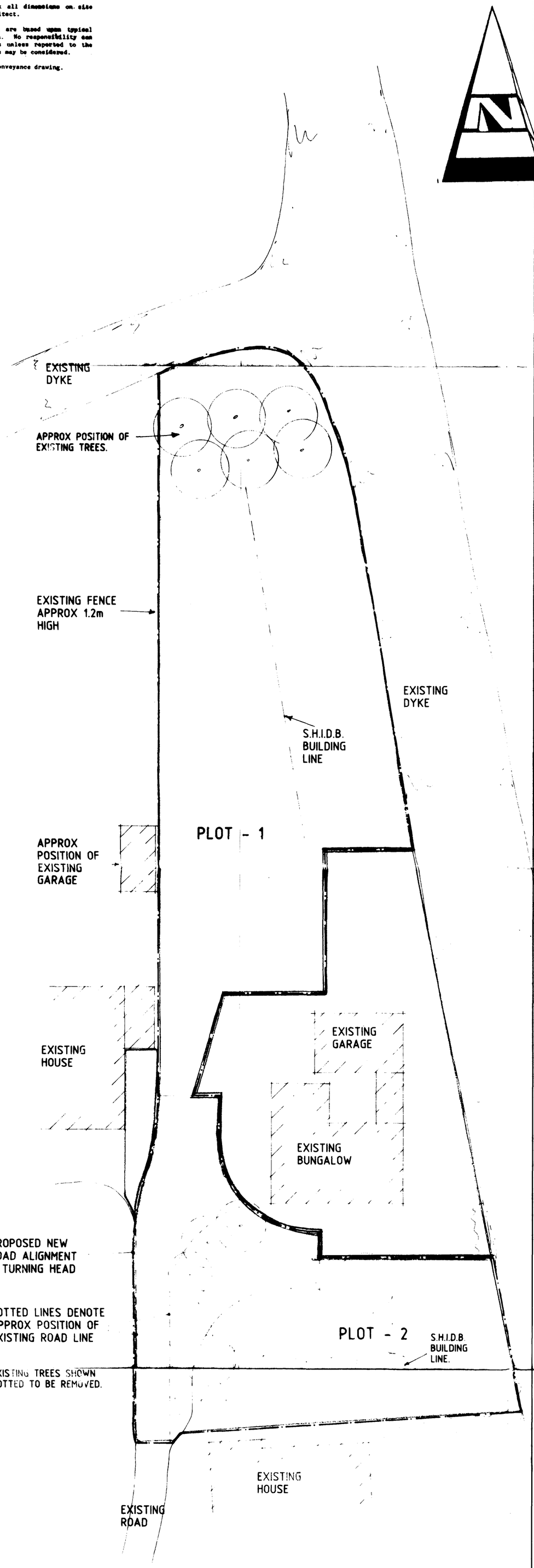
Do not scale from this drawing.

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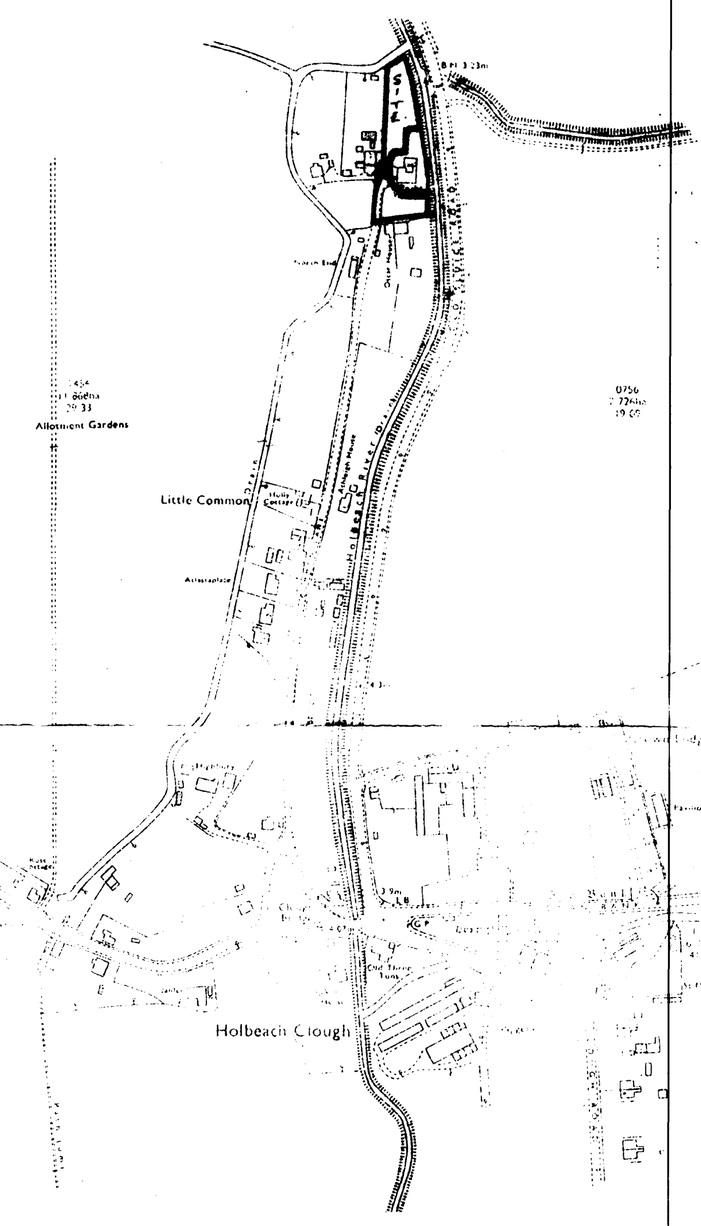
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.



SITE PLAN



LOCATION PLAN

NOTE

ALL ROAD IMPROVEMETS TO BE UNDERTAKEN IN ACCORDANCE WITH L.C.C. 'DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION' BOOKLET.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 424343

PROPOSED RESIDENTIAL DEVELOPMENT AT LITTLE COMMON LANE, HOLBEACH CLOUGH, SPALDING, LINCS. FOR

MR.D.BRIDGER.

FENBANK BUILDERS

1;200 1:2500 FB055/1

OCT-91 B.GILHAM.

S.H.D.C.
13 NOV 1991
1107191

Architectural, Planning & Building Design Consultants