SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H09/1152/91 Received:27-NOV-91 Type:OUTLINE

Name: Mr M & Mrs A D Ellis
Joys Bank Farm
Holbeach St. Johns
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Residential frontage development

Location : OS Pt.No.1649 Joys Bank
Holbeach St Johns Spalding Lincs

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

1 Notwithstanding that the proposed site is shown within the Interim Boundary of Development for Holbeach St Johns, the approved policy pre-requisite of the Council for the release of the land is that there shall be shown a demonstrable need for long-term rural housing in accordance with the advice contained in Department of the Environment's Circular 7/91. In this case, no such evidence of need has been submitted with the application nor the details of any arrangements to secure the long-term provision of any development to be carried out. Consequently, the development, if permitted, would be contrary to the provisions of Policy 7A of the County Structure Plan.

Director of Planning and Building Control Services
05-MAR-92 H09/1152/91

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: H09/1152/91 Received:27-NOV-91 Type:OUTLINE

Name: Mr M & Mrs A D Ellis
Joys Bank Farm
Holbeach St. Johns
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Residential frontage development

Location : OS Pt.No.1649 Joys Bank
Holbeach St Johns Spalding Lincs

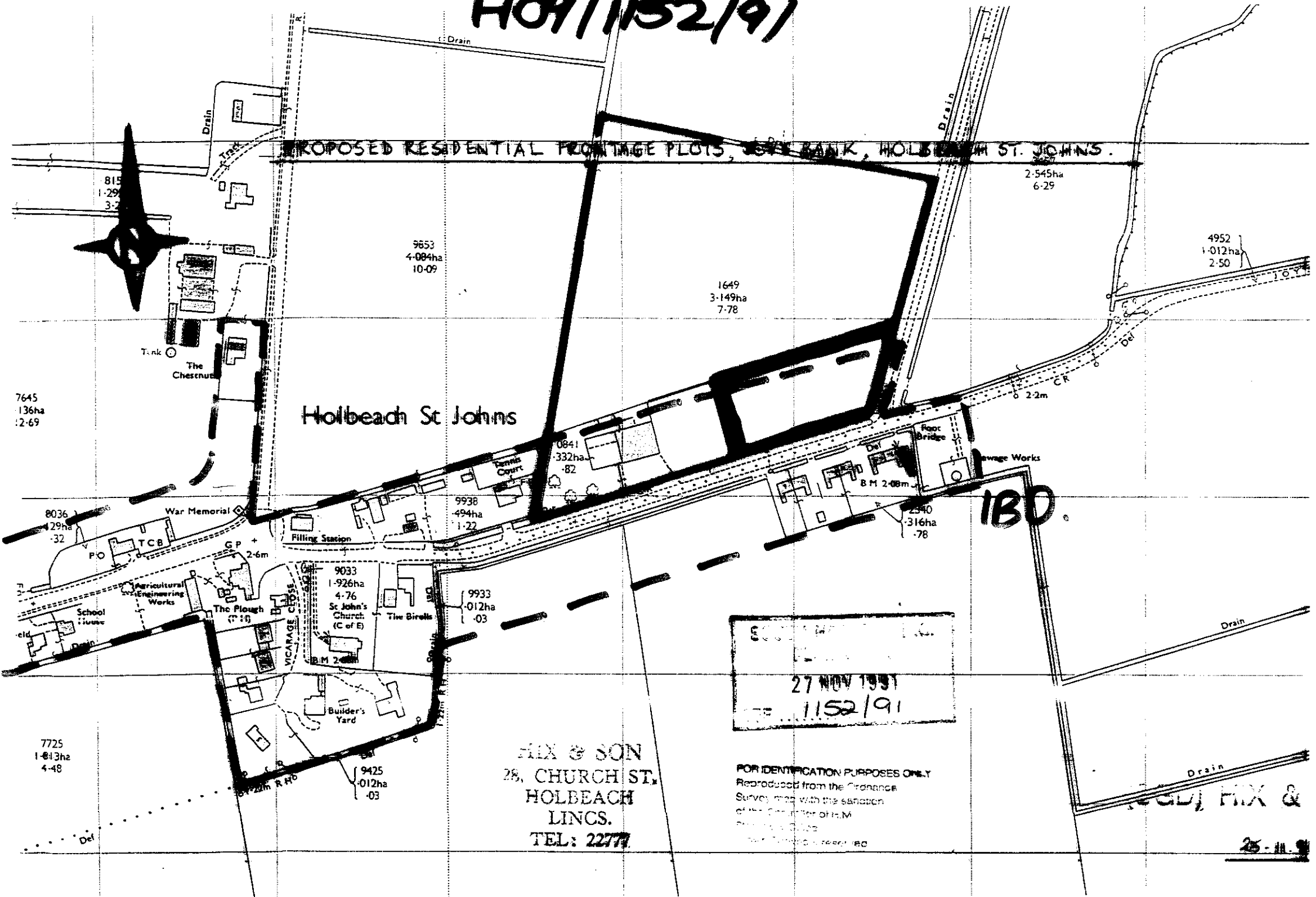
South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 Notwithstanding that the proposed site is shown within the Interim Boundary of Development for Holbeach St Johns, the approved policy pre-requisite of the Council for the release of the land is that there shall be shown a demonstrable need for long-term rural housing in accordance with the advice contained in Department of the Environment's Circular 7/91. In this case, no such evidence of need has been submitted with the application nor the details of any arrangements to secure the long-term provision of any development to be carried out. Consequently, the development, if permitted, would be contrary to the provisions of Policy ~~1A~~ 7A of the County Structure Plan.

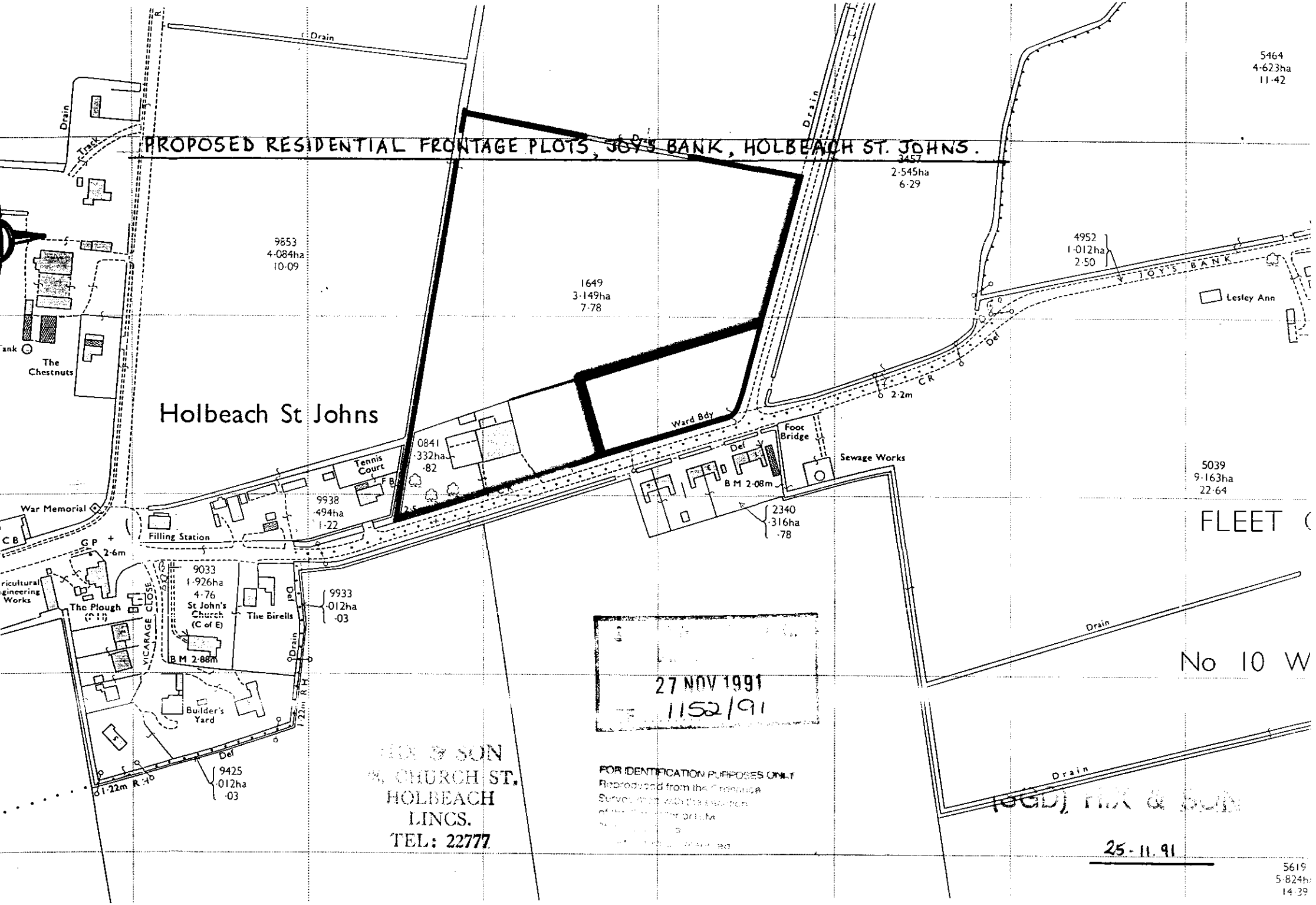
Authorised to issue:

05-MAR-92 H09/1152/91 AD..5/3.....DC..5/3....

H09/1152/91



PROPOSED RESIDENTIAL FRONTAGE PLOTS, JOYS BANK, HOLBEACH ST. JOHNS.
Holbeach St Johns
Drain
Track
Tank
The Chestnuts
War Memorial
Filling Station
Tennis Court
Foot Bridge
Sewage Works
Agricultural Engineering Works
School House
The Plough
St John's Church (C of E)
The Birells
VICARAGE CLOSE
Builder's Yard
Def
CR
2·2m
9853
4·084ha
10·09
1649
3·149ha
7·78
2·545ha
6·29
4952
1·012ha
2·50
7645
·136ha
12·69
8036
·129ha
·32
9938
·494ha
1·22
0841
·332ha
·82
2340
·316ha
·78
9033
1·926ha
4·76
9933
·012ha
·03
9425
·012ha
·03
7725
1·813ha
4·48
1BD
27 NOV 1991
1152/91
HIX & SON
28, CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777
FOR IDENTIFICATION PURPOSES ONLY
Reproduced from the Ordnance Survey map with the sanction of the Controller of H.M.
25-11-91




SON
CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H09/1152/91

Date Registered 27 NOV 1991

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR. MAX ELLIS AND MRS. ANNE DENISE ELLIS
JOY'S BANK FARM, HOLBEACH ST JOHNS
NR. SPALDING
LINCOLNSHIRE

Tel. No. HOLBEACH ST JOHNS (0406) 32 258

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)

MESSRS HIX AND SON
NO. 28 CHURCH STREET
HOLBEACH, SPALDING,
LINCOLNSHIRE, PE12 7LL

Tel. No. HOLBEACH (0406) 22777

(Personal contact name) R.H. FRISBY ESQ

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

O.S. NO. PT. 1649, JOY'S BANK, HOLBEACH ST JOHNS, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

RESIDENTIAL FRONTAGE DEVELOPMENT

OFFICE COPY

Please complete

p.p. MR. AND MRS. M. ELLIS

Signed..... Date..25TH. NOVEMBER. 1991.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £460.00.... 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 0.418 (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.<br>B. Please state which reserved matters are dealt with in this application.<br>**Now complete Part 4 only** | N/A |

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<br>B. Please state Condition Number referred to<br>**Now complete an Ownership Certificate** | N/A |

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<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**Now complete an Ownership Certificate** | N/A |

## 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: OUTLINE APPLICATION ONLY

4. A. *If building works are proposed, other than residential, please* state extra floorspace to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: OUTLINE metres

(b) max. length: metres

(c) max. width: APPLICATION metres

C. Please state type and colour of materials for facing external walls: ONLY

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.

AGRICULTURAL LAND

**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: JOY'S BANK

Will there be --
Individual access(es) [/]
New estate road [ ]

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

GARAGES TO EACH PROPERTY AND DRIVEWAY PARKING

**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. [ ] → Date: Consultee(s): N/A

## 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 page only when necessary.

| 1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser) | OWNER/OCCUPIERS |
|---|---|

## 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 p.p. MR. AND MRS. M. ELLIS (~~Applicant~~/Agent) Date 25TH NOVEMBER 1991

**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 p.p. MR. AND MRS. M. ELLIS (~~Applicant~~/Agent) Date 25TH NOVEMBER 1991

**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

**INITL..**

Submitted Fee £ 460....

Receipt Issued 27 NOV 1991 ..... No. P394

Date First Received 27.NOV.1991...

**REGISTRATION**

REFERENCE ..H09/1152/91.....

Cross-Ref .....

Date 28/11/91.....

**VALIDATION** Date 29/11/91

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

Site area 0.48.. No. of dwellings ..... 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 £ 460 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

**CONSTRAINTS** Date 2.12.

Index Sheets 291 OS Nos ..... Grid Ref 539300 318450

Ward ...H.. Parish ....HOLBEACH

Inside IBD YES. Inside LP Area. NO

Dev Brief

| | | | |
|---|---|---|---|
| TR Rural | ☐ | CA | ☐ |
| TR Bypass | ☐ | LB | ☐ Grade |
| Level crossing | ☐ | TPO | ☐ |
| Footpath | ☐ | Other: AIRFIELD | |

Linked to site.....Ref.145.... Linked to property.....Ref.....

Planning Records:
Earlier apps

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:

**Case Officer Conclusions (issues)** Open fields. 3 pairs Council house opposite — + on same side new houses. Farm yard + storage building beside.

**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 — Yes ----

Any objection received? No
If yes, is any obj. material? No ✓
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 ----

Nil fees (not first Submission)
Other info. viz: Signed .....

ANY ONE OF ABOVE

Yes ----

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

Delegation confirmed by Senior Officer
.....

---

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

## 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:

MMFC 5/12

DR 5/12

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Make Sure Development Brief gets put with file.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1152/91 Type: OUTLINE

Applicant: Mr M & Mrs A D Ellis
Tel: 0406 32 258

Agent: Messrs Hix & Son
0406 22777

Description: Residential frontage development

Location: OS Pt. No. 1649
Joys Bank
Holbeach St Johns
Spalding Lincs

---

Valid date: 27-NOV-91
Target dates:
To case officer 02-DEC-91 4/12
Inspected by 07-DEC-91
Extra contacts 12-DEC-91
Report if not clear by 01-JAN-92

Terminal date: 22-JAN-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-92

Case Officer:
M A CAUGHEY

---

DEVELOPMENT/CONSTRAINTS

Size: .42 HA
Category: Newbuild
Listed building:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry | |
|---|---|---|---|---|
| Clerk to Holbeach PC | | 05-DEC-91 | 19-DEC-91 | Support of in IBD |
| Cllr N P Judge | 0406 330300 | 05-DEC-91 | 19-DEC-91 | |

L.C.C. - plan taken 6/12/91 CBS Attached for CS 12/12/91

---

SITE DETAILS

Grid ref: 535200 318450
OS Sheets: 281 Parcel:

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

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., I.R.R.V., F.A.A.V.

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6020/SEC Date: 25th November 1991 Your Ref:

B. Smith Esq
The District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire




Dear Mr. Smith

Application for Outline Planning Permission
Proposed Residential Frontage Plots,
Joy's Bank, HOLBEACH ST JOHNS, Nr. Spalding
Mr. and Mrs. M. Ellis

Further to our Mr. Frisby's telephone discussion with your office we now enclose herewith completed application forms and plans on behalf of our above clients together with their cheques total value four hundred and sixty pounds (£460) in respect of the Planning Fee. In making this application our clients have had particular regard to the observations contained in your 'Review of the Planning Policies for the Smaller Villages - Holbeach St. Johns' which was approved by your full Council on the 4th October 1989. You will be aware that Area 1 has recently been acquired by Kings Quality Homes of Holbeach for a three (3) house development following their successful development of all the frontage plots to the South of Joy's Bank which they acquired from the Pennington family. From what we are told there is little likelihood of Area 2 becoming available for residential development in the short term or the other frontages to the North of Jekil's Bank which are now included within the Interim Boundary for Development for the Village.

It would be Mr. and Mrs. Ellis's intention to offer this land as five (5) good sized individual frontage plots and we have already received several interested enquiries from local people as well as from the local builders.

Should you require any further information please do not hesitate to contact our Mr. Frisby who is dealing with the matter.

Yours sincerely

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: South Holland District Council  Application Reference H09/1152/91.

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 | 5 | 2 | 1 | 8 | 4 |

2. Address or location

Joys Bank, Holbeach St Johns

3. Name, classification and number of road

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

O2.

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

Residential Frontage Development.

7. Delete as appropriate

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

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

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 11/12/91  Signed: Emerson
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) Prior to any of the dwellings becoming occupied, a 1.8m wide footway shall be constructed along the whole of the site frontage, within the site (the exact position to be agreed on site), in accordance with details to be approved

(2) B21 — accesses

(3) B13 — accesses — 1/20 — 6m — Jorys Bank — 1/10.

Delete as appropriate

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

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

(1) to provide for safe and adequate passage on foot for residents and their visitors

(2) B21

(2) B6.

Note to applicants

The provision of the footway will require the piping and filling of the existing ditch which shall be done in accordance with details to be approved.

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

# SOUTH HOLLAND Internal Drainage Board

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


MC

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991

Attention of
DPO NRM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date


Please contact: Mr. Staines

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


Our Ref. RS/PA-F/1152/91/TB Your Ref.

Date 13 December 1991

Dear Sirs,

**OUTLINE PLANNING APPLICATION - MR. & MRS. M. ELLIS**
**RESIDENTIAL DEVELOPMENT - JOYS BANK, HOLBEACH ST. JOHNS**

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Church Drain situated some 200 metres to the North West.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. 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. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T. although this figure is subject to periodic review.

Should the project include the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical 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,

DPO

Hix & Son,
28 Church Street,
Holbeach,
Spalding, Lincs.

pp ENGINEER TO THE BOARD

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: J Curnock
Principal Planning Officer
(Local Plan)

OUR REF: MAC/SJS H09/1152/91
(M A Caughey)

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DATE: 20 December 1991

SUBJECT: Planning Application H09/1152/91 - Residential frontage development - Joys Bank, Holbeach St Johns

With reference to the above and the supplementary planning policy guidance for Holbeach St Johns, approved by the Full Council on the 4 October 1989, I would be grateful if you would clarify what is meant by the paragraph which refers to Area 3.

In particular, can you let me know who is to provide the proof that there is a demonstrable need for long term rural housing and how the housing is to be secured for such a purpose.

M A Caughey

N R Midlen
Principal Planning Officer
(Development Control)

rcd 6/12/91

**BRIAN SMITH** Dip TP MRTPI District Planning Officer

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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1991 MC

| Attention of | File Nos. |
|---|---|
| DPO NRM | |
| DOPO BS | |
| JC ACP | |
| Action by ..... | Acknowledge YES/NO |
| Discuss with ..... | by |
| Copy to ..... | copy |

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1152/91

Applicant: Mr M & Mrs A D Ellis
Joys Bank Farm
Holbeach St. Johns
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Residential frontage development

Location: OS Pt. No. 1649 Joys Bank
Holbeach St Johns Spalding Lincs

Type: OUTLINE

Date received: 27-NOV-91

05-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 20-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

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

FOR PARISH COUNCIL USE ONLY

Comments:

Support of in IBD

Signed:

NP Judge 19/12/91

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

| | | | |
|---|---|---|---|
| FROM: | Principal Planning Officer (Local Plans) | TO: | Principal Planning Officer (Development Control) |
| REF: | JC/SAH H09/1152/91 | REF: | MAC/SJS |

DATE: 24 December 1991

SUBJECT: Planning Application H09/1152/91 - Residential Frontage Development - Joys Bank, Holbeach St Johns

I refer to your memo.

I am unable to throw any further light on this matter and I have no information other than that contained in the Minutes. I would suggest you raise the matter with the Director of Planning and Building Control Services.

Jim Curnock

M Y
What is this about?
M
30/12

J Curnock
Principal Planning Officer
(Local Plans)

PLANNING DEPT.
17 1992
MC

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

NRA

*National Rivers Authority*
*Anglian Region*

10 January 1992

Our ref.GT/91/1/SH/0292

Dear Sir

**PLANNING APPLICATION NO. H09/1152/91**
**PROPOSED RESIDENTIAL DEVELOPMENT AT JOYS BANK, HOLBEACH, SPALDING, BY MR AND MRS A D ELLIS.**

With regard to the above-mentioned application received on 20 December 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

The applicant would be advised to consider the use of a full treatment package sewage plant which may have a discharge direct to a watercourse subject to formal Consent under the Water Resources Act 1991.

/contd

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA



Our ref.GT.91/1/SH/0292

South Holland District Council

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Mr and Mrs A D Ellis, Joys Bank, Holbeach, Spalding

VJC

Anglian Water

NONE

DZ 4/2

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 FEB 1992 MC

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920003

Your ref H09/1152/91

31-JAN-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : O.S. NO. PT. 1649 JOYS BANK, HOLBEACH ST JOHNS
Applicant: MR AND MRS M. ELLIS

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The existing water distribution system is unable to supply the proposed development and off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Steve Please file this for me: I don't know where the file is?

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

APPLICATION REFERENCE: H09/1152/91 DATE RECEIVED: 27 11 91

APPLICANT: Mr M & Mrs A D Ellis
Joys Bank Farm
Holbeach St Johns
Spalding
Lincs

AGENT: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs
PE12 7LL

TYPE: Outline

DESCRIPTION: Residential frontage development

LOCATION: O.S. Plot No 1649 Joys Bank, Holbeach St Johns

Parish Council: Supported if inside IBD.

County Highways: Request conditions.

Information From Applicant:

1 Other designated areas in vicinity have either been acquired for development or are unlikely to become available in the near future.
2 It is the applicants intention to offer the land for five plots and already there have been inquiries from local people and local builders.

PLANNING POLICIES/DOE ADVICE

1 County Structure Plan Policies 54 and 62 (Residential Development in and around Existing Settlements).
2 Supplementary advice relating to the IBD for Holbeach St Johns. "Area 3: Area to be included within the IBD subject to there being shown a demonstrable need for long term housing" (Approved 4 October 1989).
3 Circular 7/91 - Affordable Rural Housing.

PLANNING ISSUES

1 The intention behind the designation of this area of land inside the IBD was to release land for low-cost housing specifically for local people.
2 However the onus is on the owners/applicants to demonstrate that there is a demand for long term rural housing of this nature and to put forward suggestions as to how the housing could be retained in the long-term for local need (for example, by arrangement with a Housing Association).

CONCLUSIONS

1 Whilst the applicant states there has been local interest in the land the application is not supported by any real evidence of need which is the only justification for bringing the site within the IBD.

2 The application thus appears to be entirely speculative. The applicants should therefore be advised of the need for evidence of demand and the need to make arrangements to secure the housing for long-term local need.

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**RECOMMENDATION** - Refuse Permission.

1 Notwithstanding that the proposed site is shown within the Interim Boundary of Development for Holbeach St Johns, the approved policy pre-requisite of the Council for the release of the land is that there shall be shown a demonstrable need for long-term rural housing in accordance with the advice contained in DOE Circular 7/91. In this case, no such evidence of need has been submitted with the application nor the details of any arrangements to secure the long-term provision of any development to be carried out. Consequently, the development, if permitted, would be contrary to the provisions of Policy 1A of the County Structure Plan.

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105. PLANNING APPLICATIONS (Continued)

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

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H11/1115/91<br>Long Sutton Builders Ltd | O.A. | Two dwellings at Builders Yard, Wisbech Road, Long Sutton. |
| H16/1119/91<br>Mr & Mrs S W Hau | | Window alteration to front elevation and replacement of existing mono pitch to flat at rear of 2 Westlode Street, Spalding. |
| H05/1146/91<br>Mr & Mrs R F Rulewski | | Dwelling with integral garage on land at Foxes Low Road, Holbeach. |

(Councillor T Barker requested that it be recorded that he had taken no part in the discussion or voting on this application.)

| | | |
|---|---|---|
| H09/1152/91<br>Mr M & Mrs A D Ellis | O.A. | Residential frontage development at O.S. Plot No 1649, Joys Bank, Holbeach St Johns. |

(It was also agreed that the Director of Planning and Building Control Services advise the applicants of the considerable evidence which would be required to support an application for long term rural housing on this site.)

| | | |
|---|---|---|
| H09/1163/91<br>Massey O'Brian | | Three Ford D.I.A.P. signs at Boston Road, Holbeach. |
| H14/1333/91<br>Mr & Mrs L Chamberlain | O.A. | Residential development including details of siting, means of access and landscaping at North Gate, West Pinchbeck. |
| H07/1352/91<br>Mr W J Benson | O.A. | Residential development (three dwellings) including siting, means of access and landscaping adjacent to Grove House, North Road, Gedney Hill. |
| H14/1356/91<br>R M Hall | | Office and implement store at Part OS 7437, Bars Bridge, Bourne Road, West Pinchbeck. |
| H23/0359/91<br>Mr T A Wilkinson | | Use of land and erection of prefabricated building in connection with cash/carry pet food and accessories at Sycamore Farm, Whaplode Fen. |
| H23/1271/91<br>Exors Miss A Watson Dec'd | O.A. | Residential plot off Stockwell Gate, Whaplode. |

Messrs Nix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7LL

D M Gedney

DMG/SJS H09/1152/91

RHF/5020/SEC

3 March 1992

Dear Sirs

**Planning Application H09/1152/91 - Residential frontage development - OS 1649, Joys Bank, Holbeach St Johns**

I refer to the above planning application submitted by yourselves on behalf of Mr M & Mrs A D Ellis.

At the Planning Committee Meeting held on the 12 February 1992, it was resolved that permission be refused and the decision notice is hereby attached. It was also agreed that the Director of Planning and Building Control Services advise the applicants of the considerable evidence which would be required to support an application for long term rural housing on this site.

Essentially, the onus is on the owners/applicants to demonstrate that there is a demand for long term rural housing of this nature and to put forward suggestions as to how the housing could be retained in the long term for local need.

In accordance with Department of the Environment Circular 7/91 (Planning and Affordable Housing), it would need to be ensured that the benefit of affordable housing would be enjoyed by successive as well as by official occupiers of the property. Most commonly, the best way of achieving this would be by the involvement of a housing association or other social body (eg, a Trust) providing housing for rent or shared ownership.

Over and above this, I also enclose a copy of Department of the Environment's Circular 7/91 for your information. This outlines in more detail the definition and criteria associated with long term rural housing.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)