APPLICATION NO. : H09/0251/91

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BRIAN ITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

**Approval of Reserved Matters**

Reference: H09/1251/91 Received: 19-JUL-91 Type: RESERVED MATTERS

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: R Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Erection of 3 houses and 2 flats
(registered as H09/0666/91)

Location : Plots 14-18 Machins Site North Parade
Holbeach Spalding, Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

2 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Notes to Applicant:

The applicants attention is drawn to the conditions on outline permission reference H09/1058/88.

This permission is granted in accordance with the application submitted as revised by the amended drawings nos 148/8/230B and 148/8/303A received by the Local Planning Authority on 22 January 1992.

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

Director of Planning and Building Control Services
23-JAN-92

H09/1251/91

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.

23/1

# PLANNING APPLICATION

**For office use only**

Application No. H9/ 0666/91

Date Registered

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincolnshire, PE12 7AX.
Tel. No.

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

Robert Doughty Chartered Town Planner
and Landscape Architect,
32 High Street, Helpringham,
Sleaford, Lincolnshire, NG34 ORA.
Tel. No. 0529 21 646/7
(Personal contact name) Glynne James

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Plots 14-18 Machins Site, North Parade, Holbeach, Lincolnshire.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Erection of 3 houses and 2 flats.

Please complete

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.

Signed.... Glynne James Date.. 19th July 1991 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 (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. | H09/1058/88 |
| B. Please state which reserved matters are dealt with in this application. | Siting, design and access |
| **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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: see plans 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: to be agreed

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.

### 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:
Will there be —
Individual access(es) ☐
New estate road ☐

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

### 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

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 ☐

### OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → 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):

## 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 19th July 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 ..... (Applicant/Agent) Date 19th July 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 .....

DC5

# FILE SHEET

0666 D/R

Last Committee before terminal date: 28 8 91 COMM DG

APPLICATION NO : H09/0666/91

RECEIVED : 19 7 91 TERMINAL DATE : 13 9 91

APPLICANT : Kings Quality Homes Agent:Robert Doughty

DESCRIPTION : Erection of 3 houses and 2 flats

LOCATION : Plots 14-18 Machins Site, North Parade, Holbeach

TYPE : RM

Inside IBD : Y
Inside LP area : N
Grid ref : 536500 325100

No of dwellings 5
Site area 0.00
Floorspace 0

Last application : 1058/88 B Reg :

Ack : 30 July 1991

CONSULTATIONS

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

RECONSULTATIONS

| | Sent | Expiry | Received | OBJ | Sent | Exp. | Rec'd | OBJ |
|---|---|---|---|---|---|---|---|---|
| Parish Council | 30/7 | 13/8 | Support | | | | | |
| Ward Member | 30/7 | 6/8 | | | | | | |
| County Highways | 1/8 | 1/8 | CBS 11/7 je 0.5 | | | | | |
| Dept. of Transport | | | | | | | | |
| A.D.A.S. | | | | | | | | |
| Consultant | | | | | | | | |
| Environmental Health | | | | | | | | |
| Publicity: | | | | | | | | |
| Residents: | 12/8 | 26/8 | obj 20/8 | | | | | |
| Advertisement | | | | | | | | |

Planning Office

Any notes from officer's site inspection

Applicant:

# D C  C H E C K  S H E E T

APPLICATION NO : H09/0666/91

DATE RECEIVED : 19 / 7 / 91

APPLICANT : Kings Quality Homes AGENT : Robert Doughty

DESCRIPTION : Erection of 3 houses and 2 flats

LOCATION : Plots 14-18 Machins Site, North Parade, Holbeach

Type : RM Grid Ref : 536500 325100 OS Sheet : 151

Terminal date : 13 / 9 / 91

CONSTRAINTS :

| | |
|---|---|
| Listed building | N |
| Conservation area | N |
| Trunk road | N |
| Other constraints | Y – Footpath |

POLICIES :

| | |
|---|---|
| Inside IBD | Y |
| Inside LP area | N |

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....

Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

---

Permitted Development Signed: Date:

FURTHER INFO DIRECTIONS:
Reg 4 ..... Details required -
Art 7 (Out).....

---

CASE OFFICER: .D.S.R..

NOTES TO CASE OFFICER:

ADMI. RECORD SHEET

INITIALS/DATE

REFERENCE : H91.0666/91 BC ref : R

Type : ...R.M...

First received : 19 JUL 1991

VALID : 19.JUL.1991

---

VALIDATION

Submission incomplete: Forms, Certificate, Site plans, Fees, Section 26, Other

Requested.....

INVALID REF:

Financial:

CORRECT FEE £ 460

Submitted fee £ 460

Additional fee £

Refund needed £

Receipt no 9834

Receipt no....

Month.....

Non-fee earning – type, previous app ref:, other

---

INFORMATION

Site area H

Floorspace M

No of dwellings 5

Plotted 23.7

Location –

Index sheet no ...SE1.

Grid ref 536500.179100

Ward ...T...

Parish ...HOLBEACH

Local Plan area ...N.C.

IBD Inside/Outside

Constraints –

TR

Rural(108)

Bypass

Level Cross

CA

LB

TPO

Other Footpath

Applications –

Last application

1099/98

Other applications on site

See check sheet

665/91

Other relevant apps

---

Data input.....

BRI. .MITH 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: H09/1251/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: R Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Erection of 3 houses and 2 flats

(registered as H09/0666/91)

Location: Plots 14-18 Machins Site
North Parade
Holbeach
Spalding, Lincs

Type: RESERVED MATTERS

Date received: 19-JUL-91

Terminal date: 13-SEP-91

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

848. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H17/0684/91<br>Lincoln Diocesan Trust<br>& Board of Finance Ltd | O.A. | Vicarage including details of siting and means of access at The Vicarage, Station Road, Surfleet. |

((a) Pending a site inspection to enable members to assess the suitability of the site for the proposed development in view of the existing trees on the site; and (b) to enable the Director of Planning and Building Control Services to negotiate with the applicant a more appropriate siting for the development.)

(Councillor J.R. Pearl entered the meeting during consideration of the above application.)

| | |
|---|---|
| H14/0799/91<br>Mr & Mrs M Mitchell | Change of use of agricultural land to aquatic centre and proposed retail building at Rose Cottage Nursery, Glenside North, Pinchbeck. |

(Pending a site inspection to enable members to assess the impact of the proposed development on the occupiers of neighbouring properties.)

| | |
|---|---|
| H16/0849/91<br>Marville Properties | Change of use to offices at telephone exchange, Gore Lane, Spalding. |

(Pending a site inspection to enable members to assess (a) the impact of the proposed development on the occupiers of neighbouring properties; and (b) the suitability of the site and the existing access for the proposal.)

| | |
|---|---|
| H09/0665/91<br>Kings Quality Homes | Reserved matters relating to 3 houses and 3 flats on plots 26/31, Machins Site, North Parade, Holbeach. |

((a) Pending a site inspection to enable members to assess the proposed details in the light of the grounds of objections received; and (b) for detailed consideration and determination by the Plans Sub-Committee.)

| | |
|---|---|
| H09/0666/91<br>Kings Quality Homes | Reserved matters relating to 3 houses and 2 flats on plots 14/18 Machins Site, North Parade, Holbeach. |

((a) Pending a site inspection to enable members to assess the proposed details in the light of the grounds of objections received; and (b) for detailed consideration and determination by the Plans Sub-Committee.)

| | |
|---|---|
| H16/0728/91<br>Mr & Mrs R Tongue | Demolish and rebuild dwelling with attached garage at "The Residence", 1 Welland Road, Spalding. |

(Pending a site inspection to enable members to assess the impact of the proposed development on this part of the Spalding conservation area.)

875. PLANNING APPLICATIONS (Continued)

| Plan No. and Applicant | Proposal |
|---|---|
| H17/0684/91<br>Lincoln Diocesan Trust & Board of Finance Ltd | Vicarage including details of siting and means of access at The Vicarage, Station Road, Surfleet. |

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory negotiations with the applicant regarding the siting of the proposed development in relation to the existing trees on the site, and to appropriate conditions.

(Councillor S.W. Hoyes declared an indirect interest in the above application, and left the meeting during consideration thereof.)

| | |
|---|---|
| H14/0799/91<br>Mr & Mrs M Mitchell | Change of use of agricultural land to aquatic centre and proposed retail building at Rose Cottage Nursery, Glenside North, Pinchbeck. |

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 restricting the use of the land to the operation of an aquatic centre and to the retail use being incidental thereto, and to appropriate conditions, including a condition relating to the soundproofing of fixed plant and machinery, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation.

| | |
|---|---|
| H16/0849/91<br>Marville Properties | Change of use to offices at telephone exchange, Gore Lane, Spalding. |

RESOLVED: Planning permission be refused for the above mentioned development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that the proposed use if permitted would generate additional traffic along Gore Lane, to the detriment of highway safety and the residential amenities of adjoining occupiers. It was also agreed that the Director of Planning and Building Control Services be authorised to discuss with the applicant an appropriate development for the site in conjunction with the owners of adjoining land to the east.

(Councillor Mrs. P.J. Buffham left the meeting during consideration of the above application.)

| | |
|---|---|
| H09/0665/91<br>Kings Quality Homes | Reserved matters relating to 3 houses and 3 flats on plots 26/31 Machins Site, North Parade, Holbeach. |

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to enable members to assess the proposed details in the light of the grounds of objections received.

| | |
|---|---|
| H09/0666/91<br>Kings Quality Homes | Reserved matters relating to 3 houses and 2 flats on plots 14/18 Machins Site, North Parade, Holbeach. |

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to enable members to assess the proposed details in the light of the grounds of objections received.

**APPLICATION REFERENCE:** H09/0665/91 & H09/0666/91

**APPLICANT:** Kings Quality Homes

**REPORT TO PLANS SUB-COMMITTEE ON:** 2 DECEMBER, 1991

Addendum to reports on pages 56 and 59 of the report to Planning Committee on 29 October, 1991.

1 The application was referred to the Plans Sub-Committee for site inspection to enable members to assess the proposed details in the light of the grounds of objections received:

2 I have to report that a brief survey has shown that elsewhere on "the Machins site" there does appear to be some discrepancy between the approved plans and that actually constructed.

3 For instance, a number of dwellings are incorrectly sited, although the discrepancy is usually less than 1 metre. For example, plots 5, 7 and also 11, 12 and 13 are slightly closer to the northern boundary abutting Marshlands Drive. The same also appears to apply in respect of plots 23, 24 and 25, adjacent to the eastern boundary.

4 Further, the applicants are in breach of condition no. 7 of planning permission H09/0425/90. This states that:-

> Before construction of any of the dwellings is commenced, the applicants shall submit to and agree with the Local Planning Authority full details of the construction and surfacing of the access drives, and parking areas. The drives and parking areas shall be constructed and surfaced in accordance with the agreed details and laid out in accordance with the above plans, before any dwellings which they serve are occupied.
>
> Reason: In the interest of the amenities of future occupants.

5 No such details have yet been submitted and completed parking areas have a gravel surface as opposed to block paving, which would be more appropriate, given the development's intensity and overall characteristics. The applicants have been advised of this and given 28 days to submit such details.

6 Finally, there would appear to be further discrepancies in relation to design. Certain windows differ to those approved in terms of dimensions and some have been omitted/added on various properties. The same applies with doors, patio doors canopies and other aspects of the elevative designs.

CONCLUSIONS

1 Notwithstanding the apparent errors in the exact siting of a number of dwellings, the consequences do not appear to have compromised to an unacceptable degree, the standard of amenities in terms of spacing and overlooking to those or any adjoining units, nor to have exacerbated the grounds of objection already lodged from adjoining owners to the development.

2 However, comprehensive survey of the estate to identify all the discrepancies is likely to take considerable time and staff resource, and it may well be that many of the changes, although unauthorised, are acceptable in planning terms. However, the dwellings are currently being offered for sale, and if enforcement action were to be contemplated, it should best be

R Doughty
32 High Street
Helpringham
Sleaford
Lincs

Mr D M Gedney

DMG/JP/H09/1254/91

18 December, 1991

Dear Sir

**Planning Application H09/0665/91 - Erection of 3 houses and 3 flats, Plots 26-31 Machins Site, North Parade, Holbeach**
**Planning Application H09/0666/91 - Erection of 3 houses and 2 flats, Plots 14-18 Machins Site, North Parade, Holbeach**

I refer to the above planning applications submitted by yourself on behalf of Kings Quality Homes.

At the Plans Sub-Committee Meeting held on 2 December, 1991, it was resolved in respect of both applications that the Director of Planning and Building Control Services be authorised to grant permission, subject to:-

1 The receipt of satisfactory details of the materials to be used for the external walls and roofs.

2 The receipt of satisfactory surfacing details for the car parking area/driveway.

3 The submission of a revised planting scheme and satisfactory amendments if necessary to the space around the buildings, including increasing the width of access paths serving the dwelling units.

At the same meeting, a report was presented to Members in respect of the rest of the site (copy enclosed). It stated that there appeared to be some discrepancies between the approved plans and that actually constructed and also that the applicants were in breach of Condition No. 7 of planning permission H09 0425 90. Members consequently recommended that:-

1 The applicants be requested to submit amended details in respect of siting, materials and elevations of dwellings which differ from the approved plans within 28 days;

2 The applicants be requested to submit full details of the construction and the materials to be used in the surfacing of the access drives and car parks within a period of 28 days;

Cont...

3 The applicants be advised that in the opinion of the Local Planning Authority they are unlikely to approve details unless block paving is used for the car parking areas.

I hope the above information is of assistance to you and look forward to you taking the appropriate action.

Yours faithfully

N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

960. PLANNING APPLICATIONS (Continued)

DG

| Plan No. and applicant | Proposal |
|---|---|
| H09/0666/91<br>Kings Quality Homes | Reserved matters relating to 3 houses and 2 flats on plots 14/18, Machins Site, North Parade, Holbeach. |

RESOLVED: (a) That subject to the submission of a revised planting scheme and satisfactory amendments if necessary to the space around the buildings including increasing the width of access paths serving the dwelling units, planning permission be granted in accordance with the recommendation of the Director of Planning and Building Control Services.

(b) In respect of the remainder of the applicant's site the following recommendations be adopted in accordance with the addendum to the report of the Director of Planning and Building Control Services:-

(i) The applicants be requested to submit amended details in respect of siting and elevations of dwellings which differ from the approved plans within 28 days;

(ii) The applicants be requested to submit full details of the construction and the materials to be used in the surfacing of the access drives and car parks within a period of 28 days; and

(iii) The applicants be advised that in the opinion of the local planning authority they are unlikely to approve such details unless block paving is used for the car parking areas.

| | | |
|---|---|---|
| H18/0835/91<br>Mr A J & Mrs M Judd | | Bungalow off East Bank, Sutton Bridge. |

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services but the applicants be advised that consideration would be given to an application submitted in accordance with the Council's criteria as set out in its advice leaflet "Dwellings in the Open Countryside" in respect of new dwellings for other local needs.

| | | |
|---|---|---|
| H09/0805/91<br>J H Bailey | O.A. | Residential development - 2 Plots -including details of means of access on land rear of 29/31 Fen Road, Holbeach. |

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

| | | |
|---|---|---|
| H21/0815/91<br>Bambi Builders | O.A. | Building plot for one no. dwelling at Rectory Road, Tydd St Mary. |

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services subject to an additional condition that the proposed dwelling be set back so as to be level with the "dog leg" of the side elevation of the adjoining property which abutts to the site, to enable the site to be developed in accordance with the established character of the existing frontage.

APPLICATION REFERENCE: H09/0666/91 DATE RECEIVED: 19.7.91

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

TYPE: RM

DESCRIPTION: Erection of 3 houses and 2 flats

LOCATION: Plots 14-18 Machins Site, North Parade, Holbeach

Parish Council: Support.

County Highways: Request conditions.

Public Objections: Nos 32,34,36 Marshlands Drive consulted.
Letters received from Owner/Occupiers of nos. 24, 26, 30, 32, 35 and 36 Marshlands Drive, nos. 1, 11 & 17 St William Court and no. 35 North Parade (summarised):

- Intensity of three-storey flats is completely out of character with and intrusive to the surrounding community.
- Invasion of privacy and block out natural light.
- Increased noise and nuisance.
- Block of three-storey flats already built in the middle absolutely dominates the estate to unacceptable level.
- Applicant has not made the slightest attempt to preserve the privacy of existing house owners. No provision for raised fences or screening of any kind.
- Too close to boundaries.
- Inadequate notification.
- Work on buildings well advanced before planning permission granted.
- Property devaluation.

PREVIOUS DECISIONS
H09/1058/88 - Outline - Residential development, Machins Site, North Parade - Permitted.
H09/0425/90 - Reserved Matters - Erection of 13 houses, 16 bungalows and 48 flats, Machins Site, North Parade - Permitted.

PLANNING ISSUES
1 Planning permission has been granted on the site as a whole for 13 houses, 16 bungalows and 48 flats (H09/0425/90). This application is for a substitution on plots 14-18 inclusive. The determining issue, therefore, is whether the proposal is

an acceptable alternative to that already approved having regard to, inter alia, such matters as the relationship to neighbouring residential property, design, etc.

2 The applicants have been requested to submit a new application in accordance with Council policy on the basis that it was considered that neighbouring residents should be notified. It should also be noted that the development immediately to the west was approved as an amendment on the 9 July 1991.

3 Planning permission was previously granted for flats and it is now proposed to substitute these for 3 houses and 2 flats. Access to the parking area to the rear was originally via an archway in the centre. This has also been amended and the parking area is now located in the north western corner.

4 A number of properties are located immediately to the north of the site off Marshlands Drive. A 1.8 metre fence presently exists along the boundary between the two.

5 For the avoidance of doubt, the applicants agent is one of the Council's Consultants on landscaping matters.

CONCLUSIONS

1 The nearest part of the development to the northern boundary is now further away than before (approximately 6 metres as opposed to 1.3 metres previously). It has more windows on its northern elevation at first floor level but it is nevertheless considered to be an acceptable alternative on the basis that much of the overlooking would be oblique.

2 Referring to the other matters raised by the objectors, planning permission has already been granted for development elsewhere on the site. Also, the proposal is considered an improvement in terms of blockage of light in relation to properties to the north.

3 Further, the existing 1.8 metre fence along the northern boundary will assist in alleviating any problems relating to noise/disturbance in association with the amended parking area.

4 Concluding, I have considered all the representations received, including those of the objectors, but none are so cogent, in my opinion, as to justify a refusal.

Note

Due to various points being raised by the objectors relating to inadequate notification, etc, I hereby enclose below informaiton relating to the detrmination of applications H09/0425/90.

- Received 17 April, 1990.
- Following neighbours notified on 22 May, 1990.
  - 21, 32 Windsor Avenue.
  - 16, 18, 27, 29, 31, 33, 33A, 35, 40 North Parade.
  - Mayfare, 2, 4 Park Lane.
  - 18, 20, 22, 24, 26, 28, 30, 32, 34, 36 Marshlands Drive.
  - Plot 88 St William Court (others in course of construction).
  - Planning Committee 27 June, 1990; Deferred for site visit.
  - 12 July, 1990; site visited by Plans Sub-Committee.
  - Plans Sub-Committee 17 July, 1990; Deferred for further negotiations regarding:-

    (a) amendments as suggested.
    (b) accuracy of plans and relationship to adjoining bungalows.
    (c) Retention, variation and realignment of existing

wall.
(d) Planting of semi-mature trees.
(e) Traffic implications.

- Plans Sub-Committee 29 August, 1990; Deferred to enable Planning Officer to negotiate:-

  (a) Variation in alignment of wall.
  (b) Possibility of presenting vehicles using North Parade, etc.

- Plans Sub-Committee 18 September, 1990; Deferred pending receipt of plans showing realignment of wall and outcome of further consultations with the Highway Authority.

- Plans Sub-Committee 10 October, 1990;

  (a) Planning Officer authorised to grant permission in accordance with his recommendation.
  (b) A footpath diversion order be made.
  (c) County Transportation and Planning Committee be requested to consider the possibility of preventing vehicles using North Parade, etc.

- Granted 19 December, 1990.
- 22 March, 1991; Amendment received relating to position of Plots 67-77 and addition of second bedroom to Plot 77. Granted 15 April, 1991.
- 26 June, 1991; Amendment received relating to floor and landscape plans and also layout. Approved 9 July, 1991 (excluding Plots 14-18 and 26-31 on the basis that neighbours should be consulted).

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PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to grant permission subject to:-

A The receipt of satisfactory details of the materials to be used for the external walls and roofs.

B The receipt of satisfactory surfacing details for the car parking area/driveway.

C The following conditions:-

1 C2(a) (Road construction)
2 F4 (Parking)

Reasons
1 C2(a)
2 F4

NOTE

1 The applicants attention is drawn to the conditions on outline permission ref. H09/1058/88.

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# APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently vacant. Development commencing elsewhere upon the site. Properties to rear. 1.8m fence on boundary. "Amendment"

Inspected by: DMG
date: 9/8

Residents notified on site visit: 32, 34, 36 Marshlands Drive — Post 12/8

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf) DPO authorised. Consent.

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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? Yes / No — 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) — Yes ....

ANY ONE OF ABOVE ⇩ — Other info. viz: Signed .....

⇩

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

Delegation confirmed by Senior Officer
.....

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

Conditions/Reasons

DPO authorised consent.

1 C2(a) (Road construction)
2 F4 (Parking)

Reasons
1 C2(a)
2 F4

NOTES

1 The applicants attention is drawn to the conditions on outline permission ref. H09/1058/88.

2. SN1 ... drg nos 148/8/230B and 148/8/303A received by the LPA on 22/1/92.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

The Owner/Occupier
21 St William Court
North Parade
Horncastle
Lincolnshire
LN9

[illegible]

[illegible]

[illegible]

Dear Sir or Madam

**Planning Application H09/0665/91 - Erection of three houses, three flats, Plots 26 & 31 Machins Site, North Parade, Holbeach**
**Planning Application H09/0666/91 - Erection of three houses & 2 flats, Plots 14-18 Machins Site, North Parade, Holbeach**

I refer to the above planning applications submitted by Plans [illegible] on which you raised objections.

At the Plans Sub-Committee held on the 2 September 1991 [illegible] resolved of both applications that the Director of Planning & Development Control Services be instructed to issue a permission subject to

1 The receipt of satisfactory details of the [illegible] the internal roads and paths.

2 The receipt of satisfactory revised details [illegible] areas/driveways.

3 Conditions relating to the [illegible] parking.

4 The submission of a revised plan [illegible] amendments is necessary to the layout of the [illegible] including increasing the width of access [illegible] dwelling units.

At the same meeting a report was presented to [illegible] rest at the site. It was reported that [illegible] and that actually constructed [illegible] of condition no. 7 of planning permission [illegible] all fences of the correct [illegible] precise areas shall be submitted and approved [illegible] Authority before commencement of the [illegible]

In respect of this matter, members consequently recommended that:-

1 The applicants be requested to submit amended details in respect of the siting and elevations of dwellings which differ from the approved plans within 28 days;

2 The applicants be requested to submit full details of the construction and the materials to be used in the surfacing of the access drives and car parks within a period of 28 days;

3 The applicants be advised that in the opinion of the Local Planning Authority, they are unlikely to approve details unless block paving is used for the car parking areas.

I hope the above information is of assistance to you.

Yours faithfully

N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

The Owner/Occupier
17 St William Court
North Parade
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

Dear Sir or Madam

**Planning Application H09/0665/91 - Erection of three houses, three flats, Plots 26 & 31 Machins Site, North Parade, Holbeach**
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I refer to the above planning applications submitted by Kings Quality Homes on which you raised objections.

At the Plans Sub-Committee held on the 2 December, 1991, it was resolved in respect of both applications that the Director of Planning & Building Control Services be authorised to grant permission subject to:

1. The receipt of satisfactory details of the material to be used for the external walls and roofs.

2. The receipt of satisfactory surfacing details for the car parking areas/driveways.

3. Conditions relating to the construction of the road and area parking.

4. The submission of a revised planting scheme and satisfactory amendments if necessary to the space around the buildings, including increasing the width of access paths serving the dwelling units.

At the same meeting a report was presented to Members in respect of the rest of the site. This reported discrepancies between the approved plans and that actually constructed and also that the applicants were in breach of Condition no. 7 of planning permission H09/0425/90, which stated that all details of the construction and surfacing of the access drives and parking areas shall be submitted and approved by the Local Planning Authority before commencement of the construction of any of the dwellings.

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DEVELOPMENT CONTROL

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1 St William Court
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Spalding
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DMG/JP/H09/0665/91
& H09/0666/91

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PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

The Owner/Occupier
36 Marshlands Drive
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

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1 The receipt of satisfactory details of the material to be used for the external walls and roofs.

2 The receipt of satisfactory surfacing details for the car parking areas/driveways.

3 Conditions relating to the construction of the road and also parking.

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DEVELOPMENT CONTROL

The Owner/Occupier
35 Marshlands Drive
Holbeach
Spalding
Lincs

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DMG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

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2 The receipt of satisfactory surfacing details for the car parking areas/driveways.

3 Conditions relating to the construction of the road and also parking.

4 The submission of a revised planting scheme and satisfactory amendments if necessary to the space around the buildings, including increasing the width of access paths serving the dwelling units.

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The Owner/Occupier
34 Marshlands Drive
Holbeach
Spalding
Lincs

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DMG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

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32 Marshlands Drive
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E:MG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

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Lincs

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DMG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

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The Owner/Occupier
26 Marshlands Drive
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H09/0665/91
& H09/0666/91

2nd December 1991

Dear Sir or Madam

**Planning Application H09/0665/91 - Erection of three houses, three flats, Plots 26 & 31 Machins Site, North Parade, Holbeach**
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DEVELOPMENT CONTROL

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24 Marshlands Drive
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Spalding
Lincs

Mr D M Gedney

DMG/JP/H09/0665/91
& H09/0666/91

24 December, 1991

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DMG/JP/H09/0665/91
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At the same meeting, a report was presented to Members in respect of the rest of the site. This reported discrepancies between the approved plans and that actually constructed and also that the applicants were in breach of Condition no 7 of planning permission H09/0425/90, which stated that all details of the construction and surfacing of the access drives and parking areas shall be submitted and approved by the Local Planning Authority before commencement of the construction of any of the dwellings.

/Cont...

In respect of this matter, members consequently recommended that:-

1 The applicants be requested to submit amended details in respect of the siting and elevations of dwellings which differ from the approved plans within 28 days;

2 The applicants be requested to submit full details of the construction and the materials to be used in the surfacing of the access drives and car parks within a period of 28 days;

3 The applicants be advised that in the opinion of the Local Planning Authority, they are unlikely to approve details unless block paving is used for the car parking areas.

I hope the above information is of assistance to you.

Yours faithfully

N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

S.H.D.C. PLANNING DEPT.
RECEIVED
11 OCT 1991
File Nos.

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

I would like to register my objections to the development that is taking place at Machins Yard, Holbeach.

The grounds for my objection are as follows:-

a) inadequate notification of the developers application.

b) Work on buildings being well advanced before planning permission is actually granted.

c) The height and proximity of the new buildings has invaded my privacy and spoiled my enjoyment of my property/garden.

d) No provision has been made for existing residents i.e. there are no plans for screening of any kind to minimise the noise and nuisance caused by an extra 69 dwellings and their inhabitants.

e) The intensity of development and poor standards of design devalue any property which surrounds or is overlooked by the site.

I look forward to hearing your comments on the above.

Name . M. J. & A.E. CRAGG. . . . . .

Address . 35. . NORTH. . PARADE. . . . . .

. . . . . HOLBEACH. . SPALDING. . LINCS. . . . . .

Signed . . . . . .

Date . . . 6 - 10 - 91 . . . . . .

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

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e) The intensity of development and poor standards of design devalue any property which surrounds or is overlooked by the site.

I look forward to hearing your comments on the above.

Name . Stewart Dilley . . . . . .

Address 26 Marshlands Drive Holbeach . . . . . .

. . . . . .

Signed . . . . . SDL . . . . . .

Date . . 23/9/91 . . . . . .

S.H.D.C. PLANNING DEPT.
RECEIVED
24 SEP 1991
Attention of
File Nos. CC/V/0353/91

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

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I look forward to hearing your comments on the above.

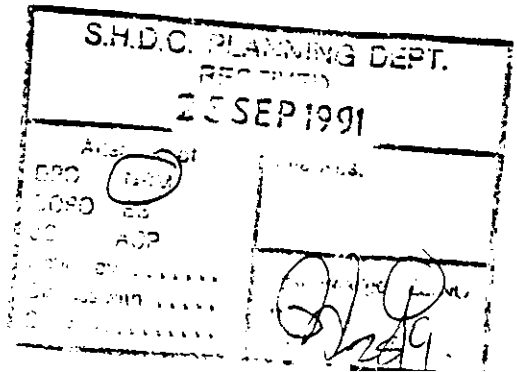
Name . MR. S. W. LINCOLN.

Address . 30. MARSHLANDS DRIVE

. . . HOLBEACH LINCS. PE12 7QQ

Signed . . . S. W. Lincoln

Date . 20:9:91



RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

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I look forward to hearing your comments on the above.

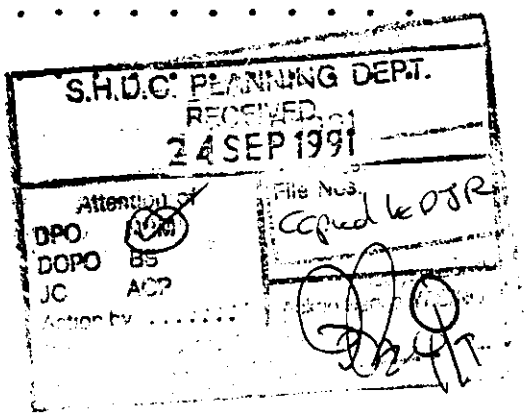
Name . Mr. L. BIGGADIKE . . . . . .

Address . 32 . MARSHLANDS . DRIVE . . . . . .

. . . . HOLBEACH . . LINCS . . PE12 7QQ . . .

Signed . L. Biggadike . . . . . .

Date . . . . . 23-9-91.



RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

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e) The intensity of development and poor standards of design devalue any property which surrounds or is overlooked by the site.

I look forward to hearing your comments on the above.

Name . . TONY. . GRIFFITHS. . . . . .

Address . . 34. MARSHLANDS DRIVE, HOLBEACH. . LINCS. . . . . .

Signed . . T. Griffiths. . . . . Copied for DR

Date . . 23rd. Sept. 1991. . . . . .

S.H.D.C. PLANNING DEPT.
RECEIVED
24 SEP 1991
Attention of
DPO
File No:

S.H.D.C. PLANNING DEPT.
RECEIVED
30SEP1991
Attention of
DPO NRM
DOPO BS
DC ACP
File Nos.
Acknowledge YES/NO
by
date

RE PLANNING PERMISSION GRANTED AT MACHINS YARD, HOLBEACH.

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e) The intensity of development and poor standards of design devalue any property which surrounds or is overlooked by the site.

I look forward to hearing your comments on the above.

Name MRS. DRAKARD.

Address 35. MARSHLANDS. DRIVE. HOLBEACH.

PE12 7QQ

Signed J.Q.Q. Drakard

Date 25.7.91

S.H.D.C. PLANNING DEPT.
RECEIVED
24 SEP 1991
Attention of
DPO NFM
DDPO ES
JC ACP
Action by
Discuss with
Copy to
File Nos. Copied 16/9/91
Acknowledge Yes/No
date

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

I would like to register my objections to the development that is taking place at Machins Yard, Holbeach.

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e) The intensity of development and poor standards of design devalue any property which surrounds or is overlooked by the site.

I look forward to hearing your comments on the above.

Name Mr Chris Rowley Mrs Helen Rowley

Address 36 Marshlands Drive Holbeach

Spalding Lincs PE12 7QQ

Signed C Rowley H Rowley

Date 23-9-91

All The Comments Above are Points that we find Concerned and not 'Happy' About Because These Buildings are off more than one storey we think there should be some sort of Screening Because These Buildings Are invading our Privacy Also These Buildings Are Built to Close to the D... to our Housing Estate and the Adjacent Site to us

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

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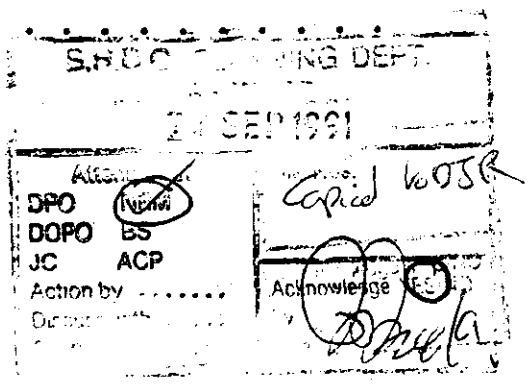
D C King

Name . . MR & MRS . D C KING . . . . . .

Address . . . . . .

Signed . . . . . .

Date . . . . . .



KQH.

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

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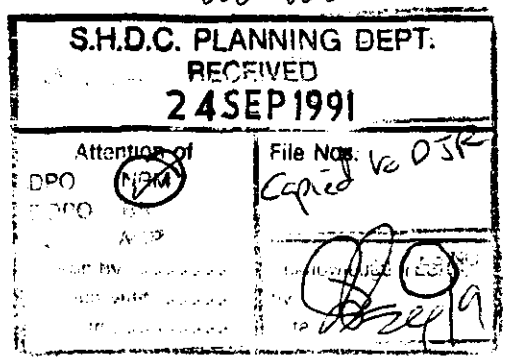
Name . Miss. S. Hunt ..... A.F Robinson

Address . 11 St. Williams Court .....

..... Holbeach, Lincs .....

Signed . S.P. Hunt .....

Date . 20.9.91 ..... 666 665 ...



OBJECTION

RE PLANNING PERMISSION GRANTED AT MACHINS YARD HOLBEACH.

I would like to register my objections to the development that is taking place at Machins Yard, Holbeach.

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e) The intensity of development and poor standards of design devalue any property which surrounds or is overlooked by the site.

I look forward to hearing your comments on the above.

Name Mr + Mrs P. F Machin

Address 24 Mashlands Drive

Holbeach, Lincs.

Signed P F Machin

Date 23 Sept 1991

S.H.D.C. PLANNING DEPT.
RECEIVED
24 SEP 1991
File Nos
CPO NMM
DOPO BS
JC ACP
Ackn/Wicd/Ves/No

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/0666/91

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 | 6 | 5 | 2 | 5 | 1 |

2. Address or location

Plots 14-18 Machins Site, North Parade Horbeach

3. Name, classification and number of road

UC

4. Date application referred 1/8/91

5. State whether outline, detailed application etc.

R14

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

Erection of 3 houses & 2 flats.

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: 1/8/91 Signed: J Emerson

Director of Highways and Planning

From: NAME MR M.J. ANTHONY

ADDRESS 14. ST. WILLIAM COURT
HOLBEACH

Tel no

Planning
Reception

# MESSAGES

## ENQUIRIES

SUBJECT : H 09/0666/91

Please advise me regarding the following...

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
5 - SEP 1991
Attention of
CDC
DCPO
ACP
File Nos.

## COMMENTS ON APPLICATION

APPLICATION NO : H09/0666/91

SUBJECT : 3 houses + 2 flats.

My comments are as follows...

Definately object to the buildings so close to my boundary + overlooking the site.

M. J. Anthony

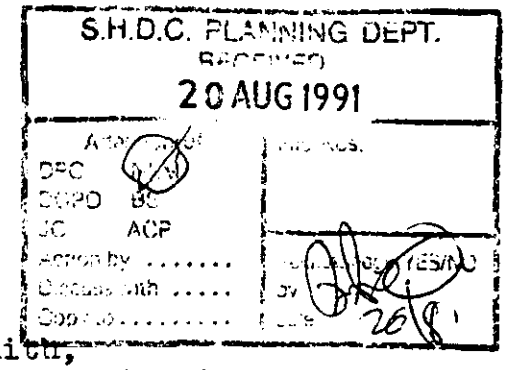
## APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :




DG

Mr. L. Biggadike,
32 Marshlands Drive,
Holbeach,
Lincs.
PE12 7QQ

18th August, 1991

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

Dear Sir,

Application No. H09/0666/91 and Application No. H09/0665/91

I refer to the above planning applications of which I have recently had notice. My observations are as follows:-

1) I notice that the applicant has applied to build several blocks of three storey flats. The intensity of such a development is completely out of character with, and is intrusive to the surrounding community.

2) Any dwelling higher than my bungalow, i.e. one storey invades my privacy, blocks out natural light and if and when the properties become occupied, it will substantially increase both noise and nuisance. As the applicant has already built a two storey dwelling 14 feet from my back fence I feel I can speak with some authority on this point.

3) The block of three storey flats already built in the middle of this development absolutely dominates the estate to an unacceptable level. Another such building could only exacerbate the problem.

4) The applicant has not made the slightest attempt to preserve the privacy of the existing house owners. There is no provision for raised fences or screening of any kind.

In summary, I must record that I object most strongly to the intense development and poor standards of design of this site.

As you have pointed out, the contents of this letter are liable to be made public. I trust that you will make all interested parties aware of the contents/result of your report to the planning committee.

I look forward to hearing from you,

Yours faithfully,

L. Biggadike

L. Biggadike

DC2

# SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
~~CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE~~ TELEPHONE: SPALDING 761161

APPLICATION NO : H09/0665/91

DATE RECEIVED : 19 7 91

APPLICANT : Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

AGENT : Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

DESCRIPTION : Erection of 3 houses and 2 flats

LOCATION : Plots 14-18 Machins Site, North Parade, Holbeach

Type : RM Grid Ref : 536500 325100 Ward J

Terminal Date 13 9 91

## Consultation with Parish Council

Dear Sir / Madam,

30 July 1991

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,
B. SMITH,
*District Planning Officer.*

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
15 AUG 1991
Attention of DPO NGM DCPO BS AO ACP
Action by .....
Consult with .....
Copy to .....
File Nos.

To
Holbeach.....
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓)

2. My Council wish to make the following observations:
Supported

Signed: N.P. Judge Date: 12.8.91

WP.1

# SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
~~COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB.~~ Tel. SPALDING 761161

APPLICATION NO : H09/0666/91

RECEIVED : 19 7 91 TERMINAL DATE : 13 9 91

APPLICANT : Kings Quality Homes Agent:Robert Doughty

DESCRIPTION : Erection of 3 houses and 2 flats

LOCATION : Plots 14-18 Machins Site, North Parade, Holbeach

12/8

OUR NEW ADDRESS IS:
SOUTH HOLLAND DISTRICT COUNCIL
(Planning Dept)
Priory Road
Spalding, Lincs.
PE11 2XE
Telephone: 0775 761161
Fax: 0775 710772

Dear Sir or Madam

PLANNING APPLICATION

I have received an application for planning permission to carry out a proposal which you may be interested in. The details of the application are shown above.

If you wish to see the application and plan(s) they are available at the Planning Department during the following hours:

| | |
|---|---|
| Monday to Thursday | 9.00 am - 5.00 pm |
| Friday | 9.00 am - 4.30 pm |

If you have any observations about the proposal, they should be sent to me within 14 days of the date of this letter, quoting the above application number.

Please note that any comments received will be taken into account in my report to the Planning Committee, and your letter must therefore be made available for public inspection on publication of that report. I regret therefore that I cannot guarantee confidentiality.

Yours faithfully

District Planning Officer

# Robert Doughty

**CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT**

**32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA**

Your Reference

Our Reference 148 8 300 GJ AKD

Tel. Swaton (0529 21) 646/7
Fax 0529 21 358
V.A.T. Reg. No. 364 7780 17


22 January 1992

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

Dear Sir

**KINGS QUALITY HOMES**
**PLOTS 14-18 AND 26-31 NORTH PARADE, HOLBEACH**

The brick and tiles to be used for the above units are as follows:

| | | |
|---|---|---|
| Plots 14-18 | Bricks | Butterley Blaby Handmade Sandringham Red. |
| Plots 26-31 | Bricks | Tarmac Westbrick Handmade Terracotta Red mix. |
| Plots 14-18 | Tiles | Terracotta Red Double Roman-Sandtoft tile. |
| Plots 26-31 | Tiles | Brown Double Roman-Sandtoft tile. |

Your approval of these materials is requested at your earliest convenience.

Yours faithfully

Glynne James


SOUTH ... PLA... 22 JAN ... REF 666/91

Mr A J Anthony,
17 St Williams Court
Holbeach,
Spalding.
Lincs.

Mr D Sadler

NRA/DJ 29/06/91

11th February 1992

Dear Sir,

**RESIDENTIAL DEVELOPMENT OFF NORTH PARADE, HOLBEACH.**

Firstly, I must apologise for taking longer than I anticipated to respond following our meeting on 10th January to discuss your concerns about the adjoining development, however I succumbed to a virus infection which has delayed me in going out to look at the site.

I have, however, now had a good look at the development abutting your garden, including going into the nearest bungalow and house and viewing your land from the ground and first floors. I have also had the distance between your boundary and the nearest point of the new dwellings measured.

I think you suggested that this distance was in the region of 5 metres but in fact I think the dwellings are nearer to your boundary than they are since the measurements showed this distance to be almost 16 feet. I did not ask for the height of the fence to be measured, but standing next to it I could only look over by standing on the bottom step of 3 steps so the fence must be at least 6 feet in height. However, the ground does slope up slightly towards the buildings, and their ground floor is above ground level so that standing at the ground floor windows it is possible to see over the fence to the windows of your bungalow. Much of the garden, however, still remains out of easy view. The normal standard of distances apart from facing windows adopted by this Authority, and many other authorities is about 20 feet and I think in this instance this distance is complied with.

It is, of course, possible to see into your garden from the upper floor of the adjoining houses, but because it is only to slightly away from your property, it does take a bit of an effort to do so, the more easy view being into the rear gardens of 2 of the properties adjoining you.

There is no doubt that your dwelling and others will be visible from the adjoining properties but you will appreciate that absolute privacy cannot be obtained in an urban area, and in my view, in this context, your dwelling has not been as affected as might have been the case by the higher density development adjoining. Holbeach is the second largest settlement in the South Holland District and one which is designated for expansion, and I am afraid that the Planning Committee consciously decided that this was a suitable site for a higher density development. I can appreciate your concern at this situation if you were advised that the site would only be given permission for low density or bungalow development, but I am afraid this was never the view of the Planning Committee. However, they have responded to the complaints that have been received about this development, and to reports from Officers that some of the dwellings do not appear to accord precisely with the approved plans either in design or siting, by demanding from the applicants an accurate up-to-date survey of what they have built. When this has been received they will look at the matter again and I will advise you of their decision.

I am sorry that I cannot be of greater help to you.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

PS. Further to your phone call of 6th February. When the detailed application H09/475/90 was submitted in April 1990, the following properties were consulted

21 and 32 Windsor Avenue
16, 18, 27, 29, 31, 33, 33a, 35 and 40 North Parade
Mayfare, 2 and 4 Park Lane
18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 Marshlands
Plot 88 St Williams Court (others were in course of construction).

In addition the application was advertised in the local press and a site notice posted.

BUILDMARK
The new home warranty
Only from NHBC

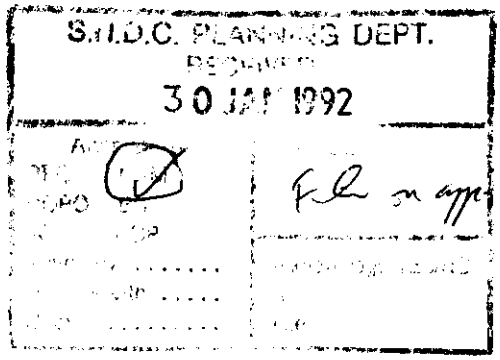
# Kings Quality Homes

*Your Ref:*

*Our Ref:* JHK/TJ.

**HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.**
*Telephone:* HOLBEACH 23388/24120
*Fax No.* 0406 26237

29th January, 1992.




**For the attention of Mr. N. Midlen,**

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

Dear Mr. Midlen,

**Re:- The Hollies, North Parade, Holbeach.**

When I last met you at Spalding it was mentioned that some Councillors on the Planning Committee had commented on the width of the footpaths on the above site.

I have now measured all the footpath widths on site and the majority are four feet with some at three feet six inches. The width of a builders barrow is one foot nine inches.

Unfortunately, when you look at the paths with a six foot high fence either side it does give the impression of being narrower than it really is.

I hope that this will be helpful if you are asked for your comments in the future.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

# PLANNING AMENDMENT

**For office use only**

Application No. H09/666/91

Date registered 22 JAN 1992

Case Officer

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Please complete

**EARLIER APPLICATION No.**

This application **cannot be considered** *unless the relevant reference is stated*

Building Regulation reference relating to same development.

2. Please tick **one** box only

**A.** Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

**or**

**B.** Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

*I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.*

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

3. *Please complete in block letters*

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

# Robert Doughty

## CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

**32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA**

Your Reference H09/0665-0666/91

Our Reference 148 8 300 GJ SKH

Tel. Swaton (0529 21) 646/7
Fax 0529 21 358
V.A.T. Reg. No. 364 7780 17


22 January 1992

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

Dear Sir

**KINGS QUALITY HOMES**
**PLOTS 14-18 AND 26-31 NORTH PARADE, HOLBEACH.**

Please find enclosed the additional information requested.

1. Brick and Tile Schedule.

2. Car Parking/access details.

3. Landscaping plan indicating additional screen planting.

4. Revised building positions for plots 26-31.

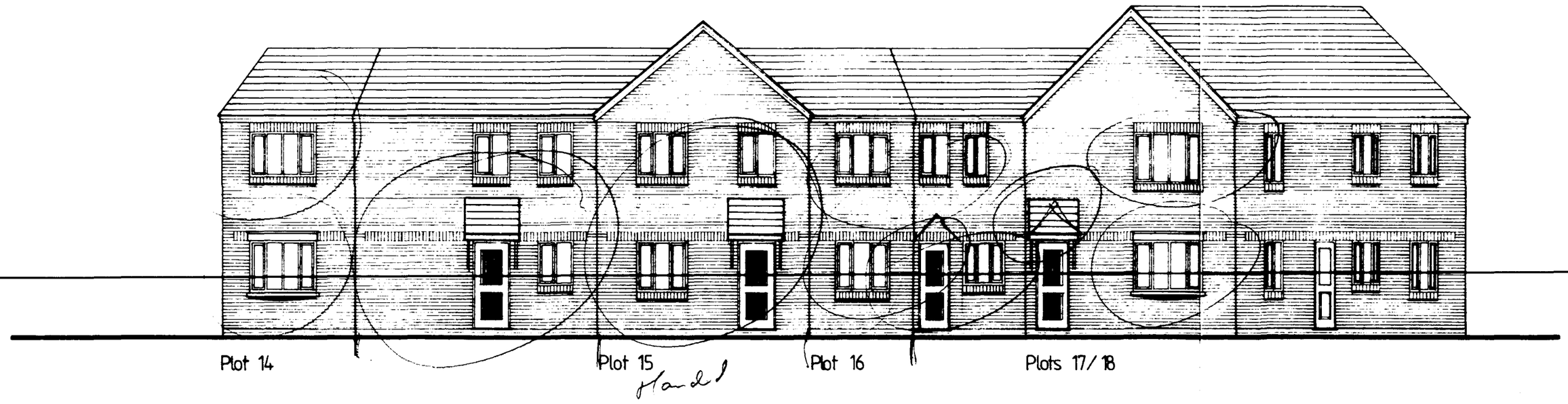
I hope this will now enable the above planning applications to be granted.

Yours faithfully

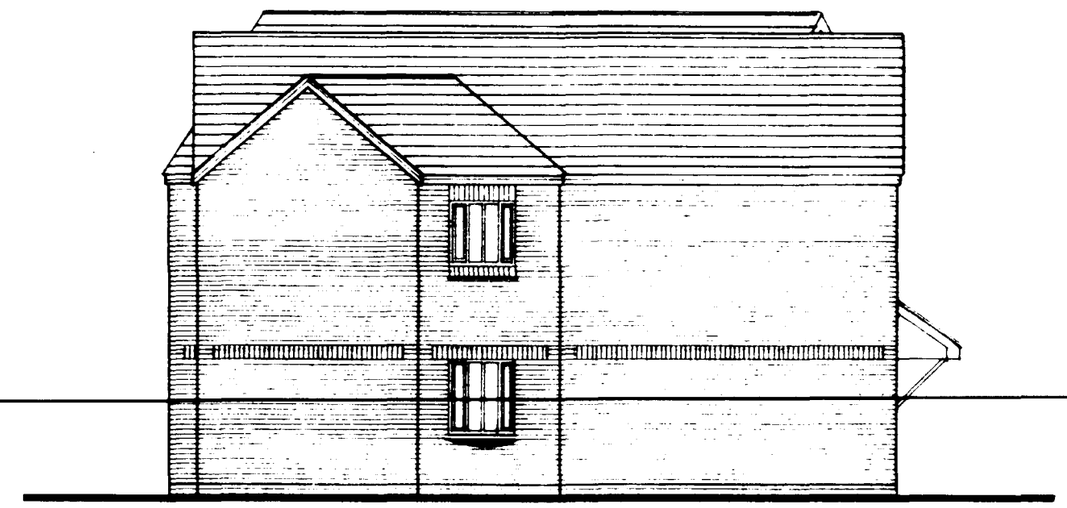
Glynne James

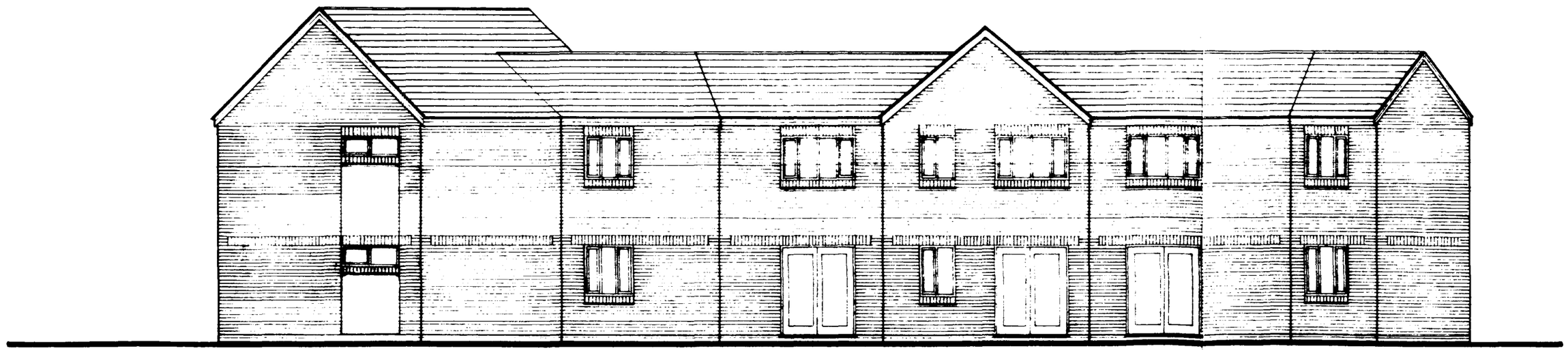

WINDSOR AVE
NORTH PARADE
EDINBURGH WALK
WILDERS CLOSE
MARSHLANDS DR
ST ISAAC
NEWTON CL
ST SAINTS CL
STOCKMANS AVE
BATTLEFIELDS
Battle Fields Farm
Mayfields
Suncrest
3.7m
3.4m
3.0m
TCB

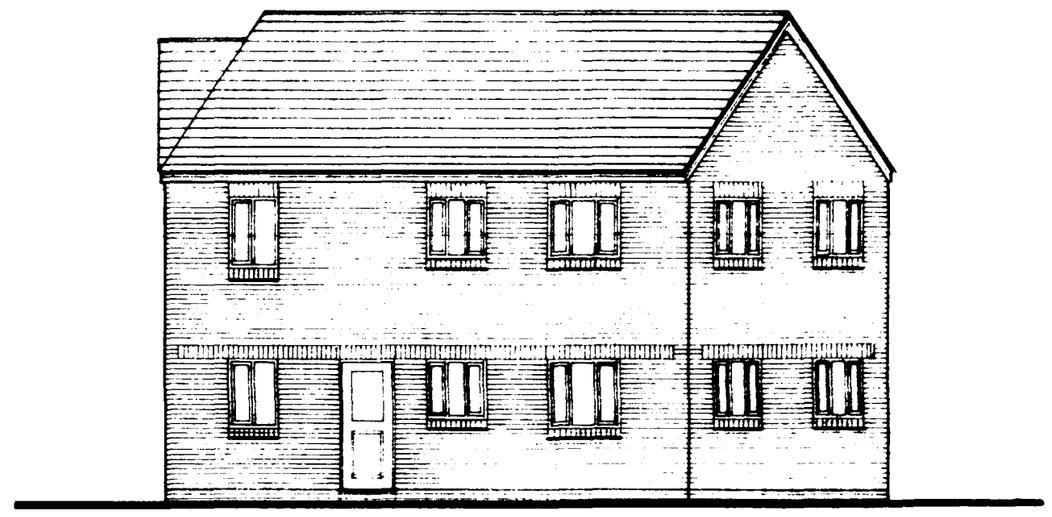
# PLOTS 14-18




# ELEVATIONS




KINGS
QUALITY
HOMES

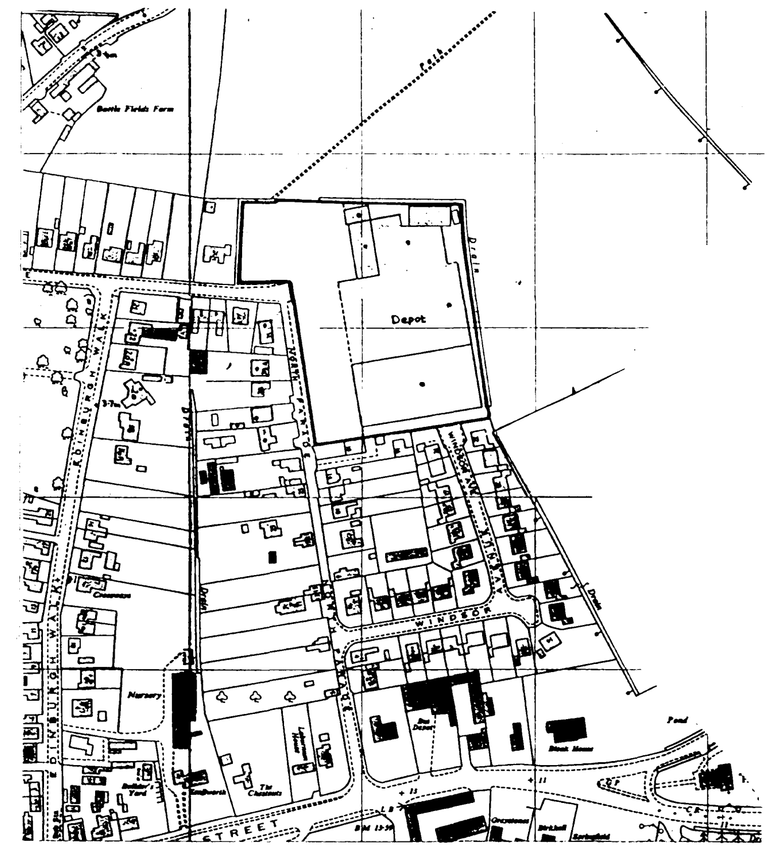
SOUTH HOLLAND DISTRICT COUNCIL
PLANNING
19 NOV 1991
REF. H6691

# NORTH PARADE, HOLBEACH

Dwg 145/88/1221 Scale 1:100 May 1991

Robert Doughty CHARTERED TOWN PLANNER and LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire.
Telephone Swaton (0529 21) 646 / 7




Location Plan.

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SOUTH HOLLAND D.C.
PLANNING DEPT
20 JAN 1992
REF G.A.S.S.D.

AMENDMENT B 29-10-91
Revise 4-18 and 23-25

AMENDMENT A 11-6-91.
Revise parking around plots 9-13 and 14-18 and plot 22
Revise position of plot 13

KINGS QUALITY HOMES

Concrete Pavers

Chippings in macadam emulsion

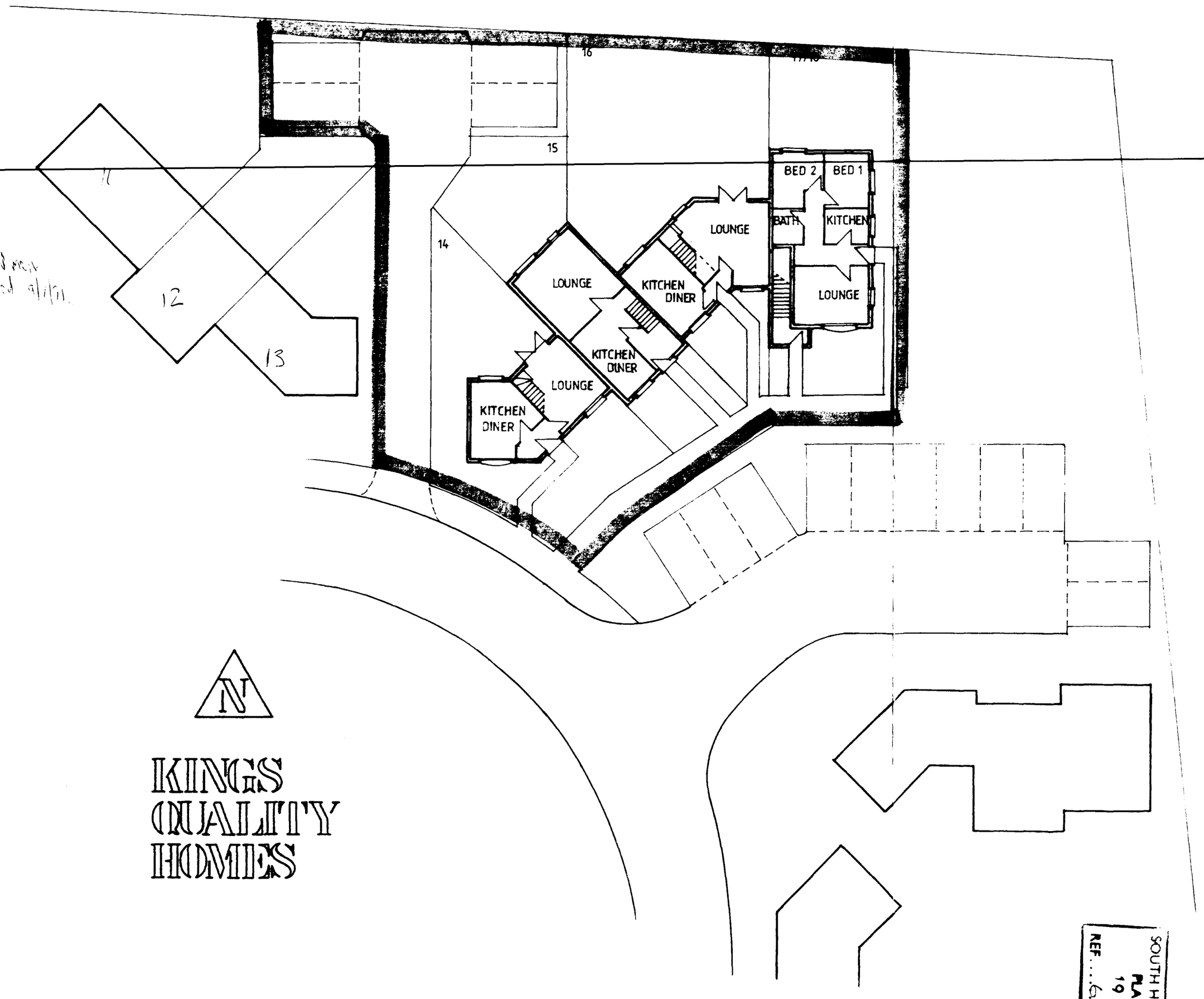
# NORTH PARADE HOLBEACH

Dwg. 1488/S/230 Scale 1:200

Date April 1991

ROBERT DOUGHTY CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT.
32 High Street, Helpringham, Sleaford, Lincs NG34 0RA
Telephone Swaton (052921) 646/7

# GROUND FLOOR




Amended
approved 9/1/91

KINGS
QUALITY
HOMES




LOCATION PLAN Scale 1:2500

Crown Copyright Reserved

# NORTH PARADE
# HOLBEACH

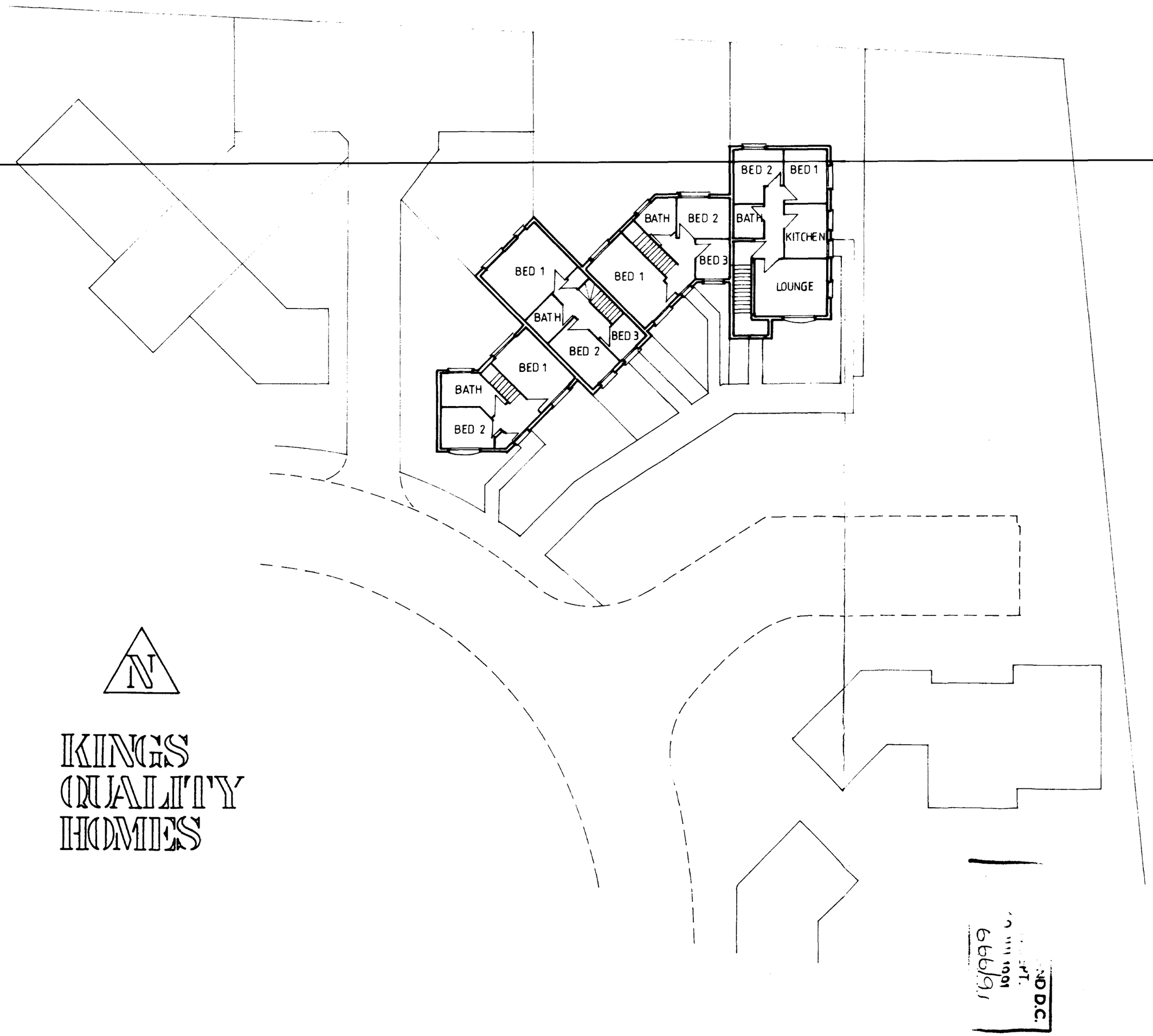
Dwg 145/GS/301 Scale 1:200

Date July 1991

ROBERT DOUGHTY
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire, NG34 ORA.
Telephone Swaton (0529 21) 646/7

SOUTH HOLLAND D.C.
PLAN DEPT.
19 NOV 1991
REF....

# FIRST FLOOR




N

KINGS
QUALITY
HOMES

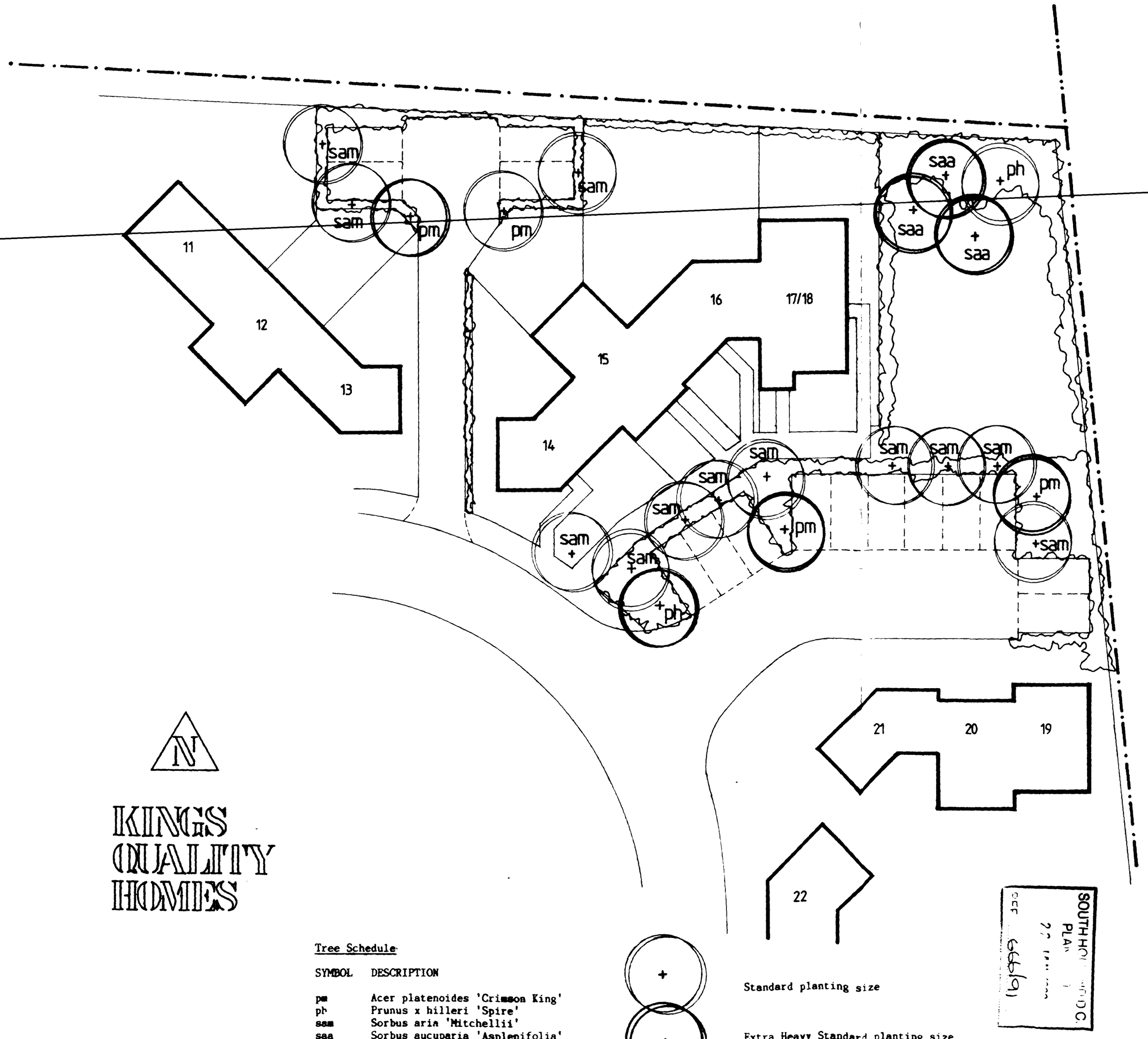
NORTH PARADE
HOLBEACH

Dwg 143/S/302 Scale 1:200
Date July 1991

ROBERT DOUGHTY
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire, NG34 0RA.
Telephone Swaton (0529 21) 646/7

D.C.
666/91

# LANDSCAPING




N

KINGS QUALITY HOMES

Tree Schedule

| SYMBOL | DESCRIPTION |
|---|---|
| pm | Acer platenoides 'Crimson King' |
| ph | Prunus x hilleri 'Spire' |
| sam | Sorbus aria 'Mitchellii' |
| saa | Sorbus aucuparia 'Asplenifolia' |

+ Standard planting size

+ Extra Heavy Standard planting size

SOUTH HOLLAND D.C.
PLAN
REF 66/91

Rev A 21·1·92 Additional hedging rear of 16-18

# NORTH PARADE HOLBEACH

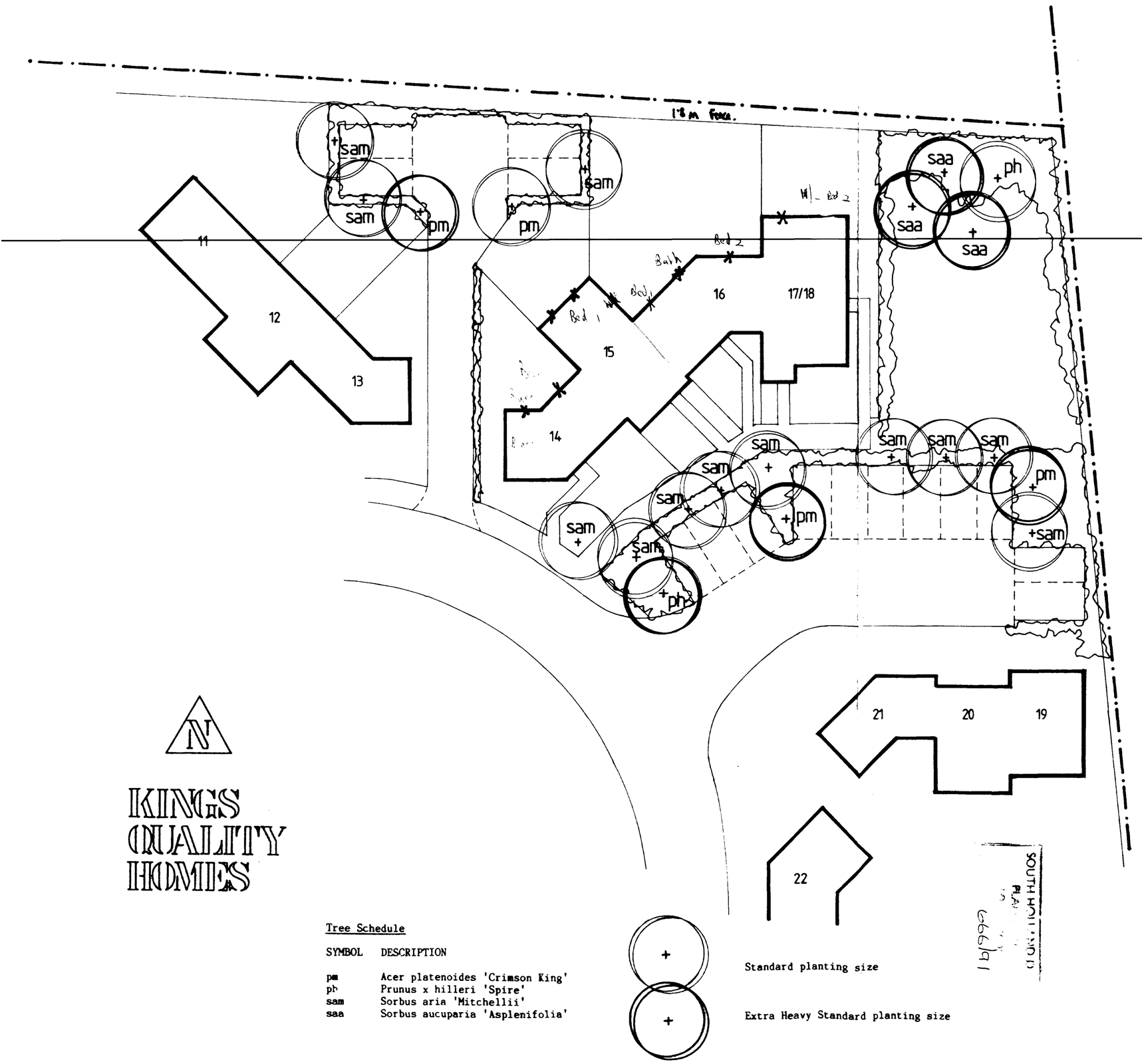
Dwg 14S/SK/SD3 Scale 1:200

Date July 1991

ROBERT DOUGHTY
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford, Lincolnshire, NG34 0RA.
Telephone Swaton (0529 21) 646/7

PLAN A.

# LANDSCAPING




KINGS QUALITY HOMES

Tree Schedule

| SYMBOL | DESCRIPTION |
|---|---|
| pm | Acer platenoides 'Crimson King' |
| ph | Prunus x hilleri 'Spire' |
| sam | Sorbus aria 'Mitchellii' |
| saa | Sorbus aucuparia 'Asplenifolia' |

Standard planting size

Extra Heavy Standard planting size

## NORTH PARADE HOLBEACH

Dwg 143/1/2083a Scale 1:200
Date July 1991

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