

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H09/1320/91

Received: 11-DEC-91 Type: RESERVED MATTERS

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

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Residential development (3 houses with double garages
including vehicles access & landscaping)

Location : Ravens Gate & Jekils Bank Holbeach St. Johns
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:

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement
regulating the development hereby permitted.

This permission is granted in accordance with the application submitted
as revised by the amended drawing no KQH084/1C received by the Local
Planning Authority on 29 January 1991.



Director of Planning and Building Control Services
06-FEB-92 H09/1320/91

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.



PLANNING APPLICATION

For office use only

Application No. H09/1320/91

Date Registered 11 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH

Tel. No. 0406 23388

NAME AND ADDRESS OF AGENT

(if form completed by agent)

STATUS DESIGN
4 PRINCES STREET
HOLBEACH

Tel. No. 0406 24343
(Personal contact name) M.R. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

RAVEN'S GATE & JEKIL'S BANK, HOLBEACH ST JOHNS

OFFICE

COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT: 3 HOUSES WITH DOUBLE GARAGES
INCLUDING VEHICLE ACCESS & LANDSCAPING

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £276.00... If you consider no fee is payable include a written explanation instead.

Signed. 

Date. 10.12.91..... 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 ☒ or This is an **outline** application ☐ 

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

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

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

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

Now complete Part 4 only

H09/0927/90
ALL OF THEM

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:

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

NOT APPLICABLE sq. metres

8.100 metres

9.500 metres

11.250 metres

SEE DRWG NO: KQH084/1

SEE DRWG NO: KHQ084/1

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 ☐

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 give details in Part 6

→ 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.

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)

PROSPECTIVE PURCHASER

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

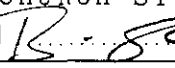
Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner:

State Date notice served:

MR&MRS P. STRATTON & MRS E.M. STEVENSON
c/o HIX & SON CHURCH ST. HOLBEACH

10.12.91

Signed  (Applicant/Agent) Date 10.12.91.....

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 276.

Receipt Issued No. 134

Date First Received 11 DEC 1991

REGISTRATION

REFERENCE ... H09/1320/91

Cross-Ref ... 152

Date 12/12/91

VALIDATION

Date 13/12/91

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

Site area No. of dwellings 3 Floorspace

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

Earlier permission ref H09/0927/91

RM:- Siting Design Ext app Access Lands

Previous
Current

☒	☒	☒	☒	☒	☒
☒	☒	☒	☒	☒	☒

Description

Technical:

Certificate
Site plans
Description

☐
☐
☐

Accuracy
Incomplete form

☐
☐

S65 Advert required ☐

Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

☐
☐
☐

Ref

Reason

Correct fee £ 276

Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 13.12.91

Index Sheets 13.1 OS Nos

Grid Ref 530 050 312442

Ward ... H ... Parish ... H09/0927/91

TR Rural

TR Bypass

Level crossing

Footpath

☒
☒
☒

CA

LB

TPO

Other: 13.12.91

☒
☒

Grade

Inside IBD 13.1 Inside LP Area 13.1

Linked to site.....Ref... 13.1 Linked to property.....Ref.....

Planning Records:

Earlier apps

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

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



Application no: H09/1320/91

Type: RESERVED MATTERS

Applicant: Kings Quality Homes
Tel: 0406 23388

Agent: Status Design
0406 24343

Description: Residential development (3
houses with double garages
including vehicles access &
landscaping)
Location: Ravens Gate & Jekils Bank
Holbeach St. Johns
Spalding
Lincs

Valid date: 11-DEC-91

Terminal date: 05-FEB-92

Target dates:

Target Committee: 21-JAN-92

To case officer 16-DEC-91

Report deadline: 07-JAN-92

Inspected by 21-DEC-91

Extra contacts 26-DEC-91

Case Officer:

Report if not clear by 15-JAN-92

~~M A CAUGHEY~~

D. SEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
<i>LCC - CBS Attached JCS 9/1/92</i>		
Clerk to Holbeach PC	16-DEC-91	30-DEC-91
Cllr N P Judge 0406 330300	16-DEC-91	30-DEC-91
"The Plough, Jekils Bank."	20-DEC-91	
"The Chequers" Ravens Gate, Hol St Johns		
The Post Office, Jekils Bank, Hol St Johns		
<i>John Smith</i>		

SITE DETAILS

Grid ref: 534880 318440

OS Sheets: 281

Parcel:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ☒

Neighbours

Other

Boundaries

Site Features

Inspected by: DMG
date: 20/12

Residents notified on site visit:

Case Officer Conclusions (issues)

Tronick corner. War memorial area
to be enlarged. small trees shrubs
along freestone not significant. PO
to W. House to N.
The Plough, Jekits Bank - Post
The chestnuts, Ravens Gate - Post.
The Post office, Jekits Bank - "
House opposite - Hand

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

(Reasons)

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer
Signed

No

(Reasons)

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on ~~none~~ apply

No

All fees (not ~~none~~
Submission)

Yes

ANY ONE
OF ABOVE

Other info. ~~none~~
Signed

Committee
report
Sub-Committee:
SV recommended
2nd/Int. recommended

Delegation
confirmed by
Senior Officer

Conditions/Reasons

Post Committee: ~~Consent~~

No conditions

Notes

① SN9 --- ~~SN9~~

② SN1 --- dog n° KQ H084/1C received by Hb. LPA on 29 Jan 1991. ~~SN1~~

Notes to applicant

Disabled access

Outstanding FM

Amended plans ~~FM~~

Other

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major CA

Consultant : Name

Order No:

Other :

DE 17/12
care off. check against
Dev. Brief -
Are materials consistent?
check discrepancy re.
Bingo Board?

REVALIDATION

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

APPLICATION REFERENCE: H09/1320/91 DATE RECEIVED: 11 12 91

APPLICANT: Kings Quality Homes	AGENT: Status Design
Holbeach Manor	4 Princes Street
Fleet Road	Holbeach
Holbeach	Spalding
Spalding Lincs	Lincs

TYPE: Reserved Matters

DESCRIPTION: Residential development (3 houses with double garages including vehicles access and landscaping)

LOCATION: Ravens Gate & Jekils Bank, Holbeach St Johns

Parish Council: Supported subject to complying with brief.

Ward Member: Should strictly adhere to planning brief.

County Highways: Does not wish to restrict the grant of permission.

PLANNING POLICIES /DOE ADVICE

Within the IBD since the adoption of a development brief for the site (Minute 281 of 28 March 1990 refers).

PREVIOUS DECISIONS

H09/1704/88 - Outline - Residential Development - Refused.

H09/1654/89 - Outline - Residential Development - Approved subject to a Section 52 Agreement dedicating the land around the war memorial to the Parish Council.

H09/0927/90 - Outline - Residential Development - Approved subject to a Section 52 Agreement dedicating the land around the war memorial to the Parish Council.

PLANNING ISSUES

- 1 The determining issue is whether the proposal satisfactorily complies with the development brief.
- 2 The main parameters of the brief adopted by the Planning Committee on the 28 March 1990 are outlined below:
 - (a) Not more than three dwellings shall be accommodated on site.
 - (b) The dwellings shall be houses of traditional design.
 - (c) Landscaping shall include a frontage hedge and number of native trees/shrubs.
 - (d) Siting of the dwellings shall pay regard to the war memorial.
 - (e) The curtilage of "The Chestnuts" shall not be reduced to accommodate additional development.
 - (f) Vehicular access shall be positioned as far as possible from the junction.

CONCLUSIONS

- 1 The submitted plans recognise and reflect the existence of the Section 52 Agreement dedicating the land around the war memorial to the Parish Council.

- 2 It is my opinion that the development is satisfactory, subject to samples being submitted of the proposed bricks and clarification as to whether the dwellings will have plain verges or bargeboards.
-

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to:-

- (a) Clarification as to whether the dwellings will have verge detailing or bargeboards.
- (b) The following conditions:-
- 1 SC12 (Materials).

Reason

- 1 Standard.

Notes

- 1 SN9 (Section 106 Agreement).
2 SN1 (Amended plans).
-

HOLBEACH ST JOHN

A Development Brief for an Area Located at the Junction of Raven's Gate and Jekil's Bank

Background: It was resolved by South Holland District Council on the 4th October, 1989 that frontage land on the west side of Raven's Gate extending southwards from the Chestnuts to the War Memorial be included within the boundary of development, subject to the preparation of a development brief (including the requirements of County Highways) and which should also provide for the enhancement of the area surrounding the existing War Memorial. The area is shown on the enclosed plan.

Village Characteristics: Holbeach St John is a small village of about 54 dwellings located in an area which is primarily agricultural. Originally, the settlement consisted of only a few dwellings centred around St John's Church but in more recent years development has proceeded westwards along Jekil's Bank up to the junction with New River Gate.

So far, therefore, the settlement has expanded along one axis only (i.e. Jekil's Bank) leaving the long approach roads of Raven's Gate and New River Gate largely undeveloped except for a few scattered farmhouses.

Site Features: The area of land under consideration here is a strip of frontage which includes the Chestnuts and side garden, a small allotment, the War Memorial and agricultural land. The Chestnuts is a medium/large sized house (Circa 1940), with main aspects facing both to the road and southwards. The side garden is approximately 20 metres long bordered by trees and shrubs on the southern boundary. The remainder of frontage is bare except for the War Memorial and a few small trees and bushes.

Development of the Site: A number of issues merit consideration if an appropriate development of the site is to be ensured:-

- (a) Highways: The sharp bend at the junction of Jekil's Bank and Raven's Bank has implications for the positions of any vehicular accesses.
- (b) The existing character of Raven's Bank is one of dispersed farmhouses and agricultural land and proposals should pay regard to this essentially rural setting. For example, cramped urban type housing would not be appropriate.
- (c) The site is in a prominent location at the northern entrance to the village, increasing the need to consider the aesthetic impact of any development. Attractive, traditional house designs with substantial landscaping are therefore desirable.
- (d) The Chestnuts and its setting are an attractive and characteristic feature here and it would therefore not be appropriate to alter this unnecessarily. For example, reducing the curtilage to accommodate an additional dwelling would result in a cramped form of development which would most likely be detrimental to the amenities of the occupants of both the Chestnuts and any new dwelling, and would spoil the character of the appearance of this part of Holbeach St Johns.
- (e) The setting of the War Memorial should be conserved and any residential development should pay regard to its aesthetic and cultural importance.

The Development Brief

Having identified these issues, it is possible to outline some basic parameters for the satisfactory development of this site.

- 1 Not more than three dwellings shall be accommodated on the site.

Any more than three dwellings would constitute over development, given the predominantly rural character of the locality, and considering that the War Memorial requires a certain amount of surrounding space if its prominence is to be maintained.

- 2 The dwellings shall be houses of traditional design.

The following design features would be acceptable to the District Council:-

- (a) The houses shall be two storey with roofs of a pitch in the region of 35 degrees.
- (b) Roof ridges parallel to the road.
- (c) Materials preferably red brick with pantile or slate roof.
- (d) Windows with vertical emphasis.
- (e) Attention to detail e.g. internal chimney, plain verges, stained fascia board, white painted window frames.
- (f) Garages with pitched roofs and set back behind front building line.

A development incorporating these features will be attractive to look at, relatively uniform and will blend in with the existing character.

- 3 Landscaping shall include a fronting hedge and a number of trees (native species preferred) and shrubs.

New residential development can often be harsh in its appearance and appropriate planting can act to soften this effect.

- 4 The positioning of dwellings shall pay regard to the War Memorial, i.e. the Memorial should be in a gap between dwellings with sufficient surrounding space to maintain its prominence.

- 5 The curtilage of the Chestnuts shall not be reduced in order to accommodate additional development.

This would result in a cramped form of development which would spoil the character of the appearance of this part of Holbeach St. Johns.

- 6 Vehicular accesses shall be positioned as far as possible from the junction of Jekil's Bank and Raven's Bank. Each plot shall have a car turning bay to allow vehicles to enter and leave the road in forward gear.

Two of the plots will be located close to a sharp bend and this requirement is to ensure highway safety.

**SOUTH HOLLAND
DISTRICT COUNCIL
PLANNING DEPARTMENT**



Suggested landscaping
(trees & hedging)



Existing landscaping
(trees & hedging)



Development Brief
area



Suggested plot
boundaries



**B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER**

PRIORY ROAD, SPALDING.

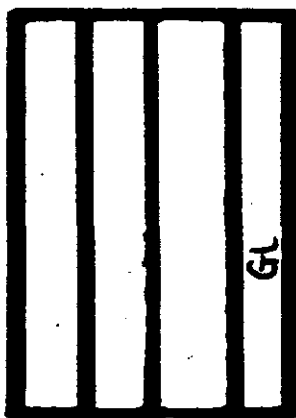
SCALE 1:500

DATE
march '90

0 metres 10



The
Chestnuts



War Memorial

GP

2.6m

Councillor N. P. Judge, M.B.E.
The Forme,
Holbeach Drove,
SPALDING.
PE12 0PX

Mr. R. J. Smith

RJS/JH
H09/1320/91

27th October 1992

Dear Councillor Judge,

RE: LAND ADJACENT TO WAR MEMORIAL, HOLBEACH ST. JOHNS

I refer to your concern about road safety at the War Memorial corner at Holbeach St. Johns as a result of the erection of the fences close to the War Memorial.

As I confirmed in an earlier letter, the fences as constructed do not exceed the dimensions indicated on the approved plans. I have asked County Highways to reassess the situation from the road safety aspect, and they remain of the opinion that this planning permission has not resulted in an unsafe situation which breaches normal highway standards. I believe that there is no speed restriction through the village at the moment, and with development having now taken place to the north of the War Memorial, I wonder if the Parish Council has considered approaching the County for a speed restriction.

I have ascertained that these two fences are owned, in one case by the developer, and in the other case, by a private householder. I am reluctant to request the owners of the fences to shorten them for three reasons:-

- (a) There is no evidence that any benefit would be achieved since there is no breach of planning control, nor of highway standards.
- (b) I could not recommend the expenditure of Council money either to undertake the work or reimburse the owners.
- (c) To pursue the matter could result in 'bad press' for the Council's actions.

Cont/d...2/.

-2-

I know that this reply will disappoint you, but I hope that you will appreciate my reasons for not suggesting that any further action should be taken. If, in the circumstances, you feel that the situation should be addressed by the Planning Committee, please let me know and I will prepare a report.

Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES

c.c. Councillor B. Alcock.

Cllr. N. P. Judge MBE,
"The Forme",
Holbeach Drove,
Spalding,
Lincs.
PE12 OPX.

Mr K Woods

KW/JJ H09/1320/91

30 Sep 1992

Dear Councillor Judge,

PLANNING APPLICATION H09/1320/91- RESIDENTIAL DEVELOPMENT
INVOLVING FENCING AT THE WAR MEMORIAL AT HOLBEACH ST JOHNS.

Your query in relation to the height of the fencing surrounding the war memorial at Holbeach St Johns has been investigated.

The approved plans show that this fencing shall be to a height of 1.2 metres set back 2 metres from the back edge of the footway. Measurements taken at the site reveal that the fence is in fact 0.930 metres which, although less than shown on the approved plans, is more acceptable in terms of visibility on this bend.

The fencing would appear to be in the ownership of the dwellings on either side of the war memorial, one of which is occupied and the other one is for sale.

In planning terms I feel there would be some difficulty in requiring either the lowering or removal of part of this fencing as the Town and Country Planning General Development Order 1989 permits fencing where it abuts the highway to be erected to a height not exceeding 1 metre without the need to obtain planning permission. This means of course that irrespective of whether fencing was shown on the approved plans or not any future occupiers of those dwellings could take advantage of the above legislation and erect fencing up to a height of 1 metre without being in breach of planning legislation.

02/05/93
JJC

It is doubtful whether the Highways Authority would be able to
help any further in this matter as the fence concerned is not
on Highway property.

Yours sincerely

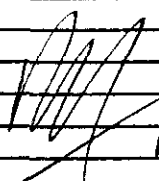
N Midlen

N Midlen
Principal Planning Officer
Development Control

ENFORCEMENT - INITIAL RECORD OF COMPLAINT

1. DATE RECEIVED: 15/9/92
2. BY WHOM RECEIVED: R-55
3. COMPLAINANTS NAME: Councillor Judge -
ADDRESS: _____
TEL NO: _____
4. LOCATION OF SITE OF COMPLAINT: Holbeach St Johns
5. OWNER/OCCUPIER OF SITE ADDRESS IF DIFFERENT TO 4: _____
6. COUNCIL OWNED YES/NO
7. NATURE OF COMPLAINT (IN DETAIL): _____

New fence surrounding War Memorial.
Is it at correct height? Impedes
visibility at corner.
If at correct height, who owns it,
can it be lowered??


17/9.
Fence is 0.930m - Plans show 1.200m. Set 2m back
from back edge of footway.

8. ENFORCE

DATE RE

COMMENC

9. CLERICA

DATE FI

DATE EN

PREVIOU

Steve.

This was Kings or Ashwood
Homes Dev. Can I have file
please?

LW.

PLANNING COMMITTEE - 21st January, 1992

58. PLANNING APPLICATIONS (Continued)

(d) Applications Approved Subject to Planning Obligation (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H14/1196/91 Mr G F Slinger	Listed building consent for the erection of a 4'6" barbed wire fence at Otway House, Spalding Road, Pinchbeck.

(To ensure (a) that the land within the applicant's ownership is not ploughed up and (b) that a hawthorn hedge is planted along the fence line and maintained at a height of 4'6".)

(e) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant the relevant permission in accordance with his recommendations as amended where indicated in respect of the following proposal:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H06/1058/91 H G Beeden	Three dwellings adjacent to The Chequers, Main Street, Gedney Dyke.

(f) Applications Director of Planning and Building Control Services Authorised to Refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission in respect of the following application in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/1018/91 S & B England	Alterations and extension at 74 Little London, Spalding.

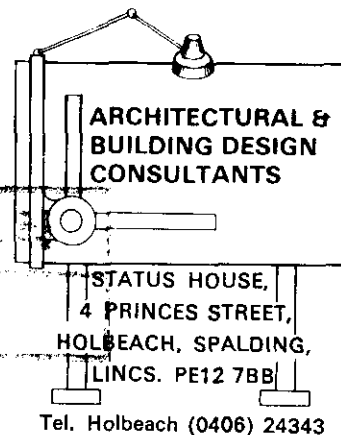
(Subject also to no planning objections being received by 23rd January 1992, the expiry date for public objections.)

(g) Reserved Matters Approvals

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendations of the Director of Planning and Building Control Services subject to the applicant agreeing to the resiting of the dwelling on plot 1 further back from the road:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/1320/91 Kings Quality Homes	Residential development (3 houses with double garages including vehicles access and landscaping) at Ravens Gate and Jekils Bank, Holbeach St Johns

status design



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

Date 24th January 1991

The person dealing with this matter is: M. Glauser

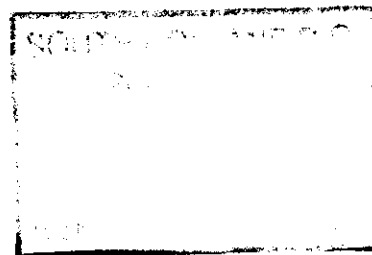
For the attention of Mr D M Gedney

Our Ref:

KQH084/MRG/AEW

Your Ref:

H09/1320/91



Dear Sir,

Re: 3 Houses with Double Garages including Vehicular Accesses and Landscaping at Ravens Gate and Jekyls Bank, Holbeach St Johns for Kings Quality Homes

In respect of the above, I refer to the planning committee's decision with regards the details submitted and wish to submit to you as amendments 4 copies of our site plan drawing KHQ084/1b and Ravens Double Garage relating to Plot 1.

We have re-positioned the house on Plot 1 900mm back from the highway as we believe the planning committee wishes, but we have also found it necessary to re-position the double garage and to turn the roof structure around so that the ridge line runs from the front to the back of the garage and not from side to side. The reasons for having to move the garage relate to the existence of an East Midlands Electricity transformer just out of the site in the south west corner and the electricity board have stringent requirements concerning the distance buildings must be away from such structures. In broad terms they require a minimum of $1\frac{1}{2}$ times the height of any such structure as a linear on the ground distance from their transformer and we are only able to achieve this by firstly turning the roof around on the garage so that the eaves line is closest to the transformer as this reduces the distance needed to be away from the transformer. We have also had to redesign and relocate the dwelling and turning area within the curtilage of Plot 1, but it has not been necessary to move the vehicular access position which, I am sure you will agree, is best sited as shown.

To this end, I trust that my explanation for the garage relocation is acceptable to you and we believe that the development does not suffer as a result of the alterations and, therefore, respectfully request that you issue the planning consent as soon as is practical.

Yours faithfully

M. R. Glauser F.F.B.

SOUTH HOLLAND EP/ Internal Drainage Board

Marsh Reeve
Foxes Lowe
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PA-P/1320/91/JAM

Dear Sirs,

RECEIVED 13 JAN 1992 DG	
APPROVED BY DPO DGM DOPO ES JC ASP	FILE NOS.
ACTION BY Discuss with	ACKNOWLEDGE YES/NO
Copy to	

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 7 January 1992

RESERVED MATTERS PLANNING APPLICATION - KINGS QUALITY HOMES
3 DWELLINGS AT RAVENS GATE & JEKILS 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 inspection reveals to be substantially below the level of the fronting kerbed highway.

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.

Other watercourses adjoining the site are privately owned and maintained.

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.

In that eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

Status Design,
4 Princes Street,
Holbeach,
Spalding, Lincs. PE12 7BB


ENGINEER TO THE BOARD

Status Design
4 Pionces Street
Kolleach
Spawling
Lincs PH12 2PB

Mr D M Gedney
DYG/JP/H09/1320/91
RQ084/MRU/CLA
7 January, 1991

Dear Sirs

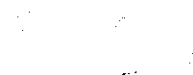
Planning Application H09/1320/91 - Residential Development (3 houses with double garages, including vehicular access and landscaping), Ravens Gate & Jekil's Bank, Kolleach, St Johns

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

Firstly, the elevational plans do not show the verge detailing, but rather basic boards. I will be pleased, therefore, if you could amend the plans accordingly.

Also, it is my opinion that the dwellings of Plets 2 and 3 should be constructed in the same materials, since they tend to sit as a pair. I will be pleased to receive your comments in respect of this, material, plus amended details if you are agreeable.

Yours faithfully



DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/1320/91

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
	3	4	8	1	8	4

2. Address or location

RAVENS GATE & JERKILS BANK, HELBENCH ST JOHN

3. Name, classification and number of road

4. Date application referred

9/1/92

5. State whether outline, detailed application etc.

R.M.

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

RESIDENTIAL DEVELOPMENT (3 houses)

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

Delete as
appropriate

- 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: 9/1/92

Signed: [Signature]

Director of Highways and Planning



19/12/91

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



Application no: H09/1320/91

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

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Residential development (3 houses with double garages including vehicles access & landscaping)

Location: Ravens Gate & Jekils Bank Holbeach St. Johns
Spalding Lincs

Type: RESERVED MATTERS

Date received: 11-DEC-91

16-DEC-91

Dear Cllr N P Judge

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 26-DEC-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Cllr N P Judge
The Forme
Holbeach Drove
Spalding Lincs
PE12 0PX

I request that this application be
~~considered by Planning Committee,~~
~~because~~ *strictly adheres to the*
Planning brief.

DX

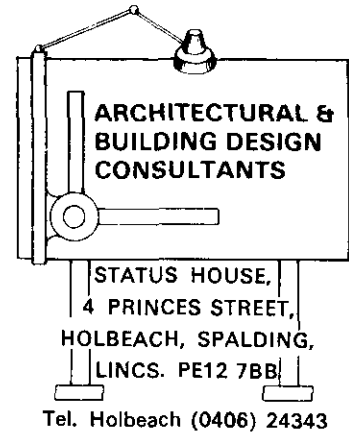
S.H.D.C. PLANNING DEPT. RECEIVED 19 DEC 1991	
Attention of DPO NRM DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO By Date

Signed:

NP Judge

status design

South Holland District Council
2nd Floor Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE



Date 10 December 1991

The person dealing with this matter is: M.R. Glauser

Our Ref: KHQ084/MRG/CLA
Your Ref:

Attention Planning Department

Dear Sirs

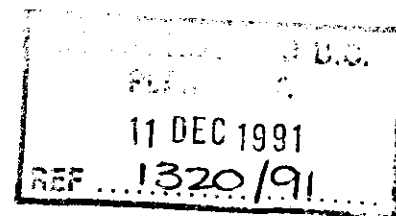
Proposed Residential Development Ravens Gate, Jekils Bank
Holbeach St Johns, for Kings Quality Homes

With respect to the above please find enclosed information for the above project:-

- 1) 4 no. copies of drawings KQH084/1, TRENT B, TRENT C and RAVENS double garage.
- 2) 4 no. copies of the planning application form.

Yours faithfully

M.R. Glauser F.F.B.



16/4.

Re: Mr G. Sayer of Kings Quality Homes.

Advised him that the materials being used for the external walls appear to differ to that actually approved. Consequently advised him to submit amended details as soon as possible and not to proceed with the development until such time as the matter has been resolved.

DMG.

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

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



Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

D M Gedney

DMG/SJS H09/1320/91

16 April 1992

For the attention of Graham Sayer

Dear Sirs

Planning Permission H09/1320/91 - Residential Development (three houses with double garages, including vehicular access and landscaping) - Ravens Gate and Jekils Bank, Holbeach St Johns

I refer to the above development approved on the 6 February 1992.

Although the development is now under construction, it would appear that the materials being used for the external walls differ to those actually approved. My Enforcement Officer has investigated this matter and confirms this to be the case.

As stated in a recent telephone conversation between one of my officers and your Mr Sayer, therefore, you are advised to submit amended details as soon as possible. As also discussed, it is strongly recommended that no further development be carried out until such time as the matter has been resolved.

I look forward to your response in respect of the above as soon as possible.

Yours faithfully



N R Midlen
Principal Planning Officer
(Development Control)

Cllr E P Judge MBE,
The Forge,
Holbeach Grove,
Spalding,
Lincs.
PE12 0PX.

Mr K Woods

PW/33 H09/1320/91

22nd April 1992

Dear Councillor Judge

PLANNING APPLICATION H09/1320/91 - RESIDENTIAL DEVELOPMENT AT
RAVENSGATE AND JEKILS BANK, HOLBEACH ST JOHNS.

Further to your observations in respect of the above
development, an inspection of the site has been made and
measurements taken and it is found that the development is in
accordance with the approved plans accompanying the above
application.

Yours sincerely



N Millen
Principal Planning Officer
Development Control

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

FILE COPY



APPLICATION REF: H09/1320/91/A1

DATE AMENDMENT RECEIVED: 16 April 1992

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

AGENT:

DESCRIPTION OF ORIGINAL DEVELOPMENT: Residential development (three houses with double garages including vehicular access and landscaping)

LOCATION: Ravens Gate & Jekils Bank, Holbeach St Johns, Spalding, Lincolnshire

AMENDMENT SUBMITTED: Brick colour change

DRAWING NUMBER(S): KQH084/1C

14 May 1992

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This notice does not convey any approval under the Building Regulations.

Yours faithfully

A handwritten signature in black ink, appearing to read "B. Smith".

Director of Planning and Building Control Services

PLANNING
AMENDMENT
~~SECONDARY~~
~~SUBMISSION~~

For office use only

Application No.

H09/1320/91/A1

Date registered

16 APR 1992

Grid reference

DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET R.D.

Tel. No.

HOLBEACH

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

RAVENS LANE, HOLBEACH ST JOHNS

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

RESIDENTIAL DEVELOPMENT - 3 HOUSES WITH DOUBLE GARAGES

Please complete

I attach the necessary plans and apply for approval as described below

Signed

Date

16.4.92

2. Please complete

EARLIER APPLICATION No.

H09/1320/91

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

3. Please tick **one** box only

DETAILS OF SUBMISSION

A. The application is for approval required by a condition of a previous permission

If so, complete **Part 4** only

☐

B. The application is for approval of an amendment

If so, complete **Part 5** overleaf only

☒

4. Please tick **one** box only in Part A and complete Part B

APPROVAL UNDER EARLIER PLANNING PERMISSION

A. 1 The application is for approval of reserved matters

If so, state which reserved matters are dealt with in this application

☐

2 The application is for approval of details required by a condition (other than a reserved matter)

If so, state which details are submitted

☐

3 The application is for approval to action restricted by a condition

If so, describe what is proposed

☐

B. State drawing no's relating to the current submission

State condition no. under which the application is required

5. Please complete Part A and B and enclose two copies of the drawings.

AMENDMENTS TO PREVIOUS SUBMISSIONS

- A. State details of amendments proposed
State drawing no's of the current submission
State officer dealing with application, if known

BRICK COLOUR CHANGE
KQH084/11C
MR LEDNEY

Do the changes include any variations to the elevation of a proposed building?

State Yes or No

☒

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

- B. Please tick **one** box only. **Separate forms must be used for Planning and Building Regulations**

Details are submitted as an amendment to a planning application

☒

If so, please complete **Part C** only

Details are submitted as an amendment to a submission under the Building Regulations

☐

If so, please complete **Part D** only

C. PLANNING

- 1 Please tick **one** box only

Amendment is proposed where permission already granted

☒

Amendment is to a proposal currently being considered

☐

Drawings are submitted for information as requested

☐

- 2 Have these drawings been submitted for approval under Building Regulations?

State Yes or No

☐

Please explain the present situation regarding Building Regulation approval

D. BUILDING REGULATIONS

- 1 Please tick **one** box only

Amendment is proposed where approval already granted

☐

Amendment is to a proposal currently being considered

☐

If so, has this amendment been requested to correct the original submission

State Yes or No

☐

- 2 Have these drawings been submitted as an amendment to a planning application?

State Yes or No

☐

Please explain the present situation regarding planning permission

Not Required ✓

KL

OFFICE USE ONLY

Building Reg. liaison

Date

New B Reg submission needed

☐

Amended drawings needed for current file

☐

No involvement/same drawings received

☐

DC Decision

Dates

New planning application needed

☐☐

Drawings acceptable as amendment to previous permission

☐☒

Drawings acceptable as amendment to current file

☐☐

Planning liaison

Date

New planning application needed

☐

Amended drawings needed for current file

☐

Copy needed for reference only

☐

No involvement/same drawings received

☐

BC Decision

Date

New B Reg submission needed

☐

Drawings acceptable as amendment to previous approval

☐

Drawings acceptable as amendment to current file

☐

10 DC 16/11 02



BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

Your Ref:

Our Ref: HMK/TJ.

**HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.**

Telephone: HOLBEACH 23388/24120

Fax No. 0406 26237

16th April, 1992.

For the attention of Mr. D. Gedney,

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

A/c

Dear Mr. Gedney,

Re:- Ravensgate, Holbeach St. Johns.

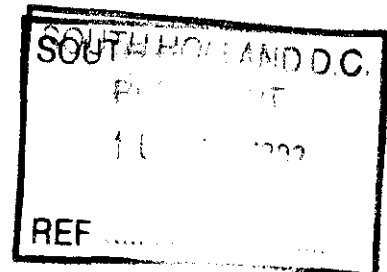
I can confirm that we would like the brick schedule amending as follows:-

Plot 1 to Butterley Blaby Elizabethan Mixed Red.
Plot 2 to Butterley Blaby Sandringham Red.
Plot 3 to Butterley Blaby Elizabethan Mixed Red.

I look forward to hearing from you shortly.

With best wishes.

Yours sincerely,



Howard King

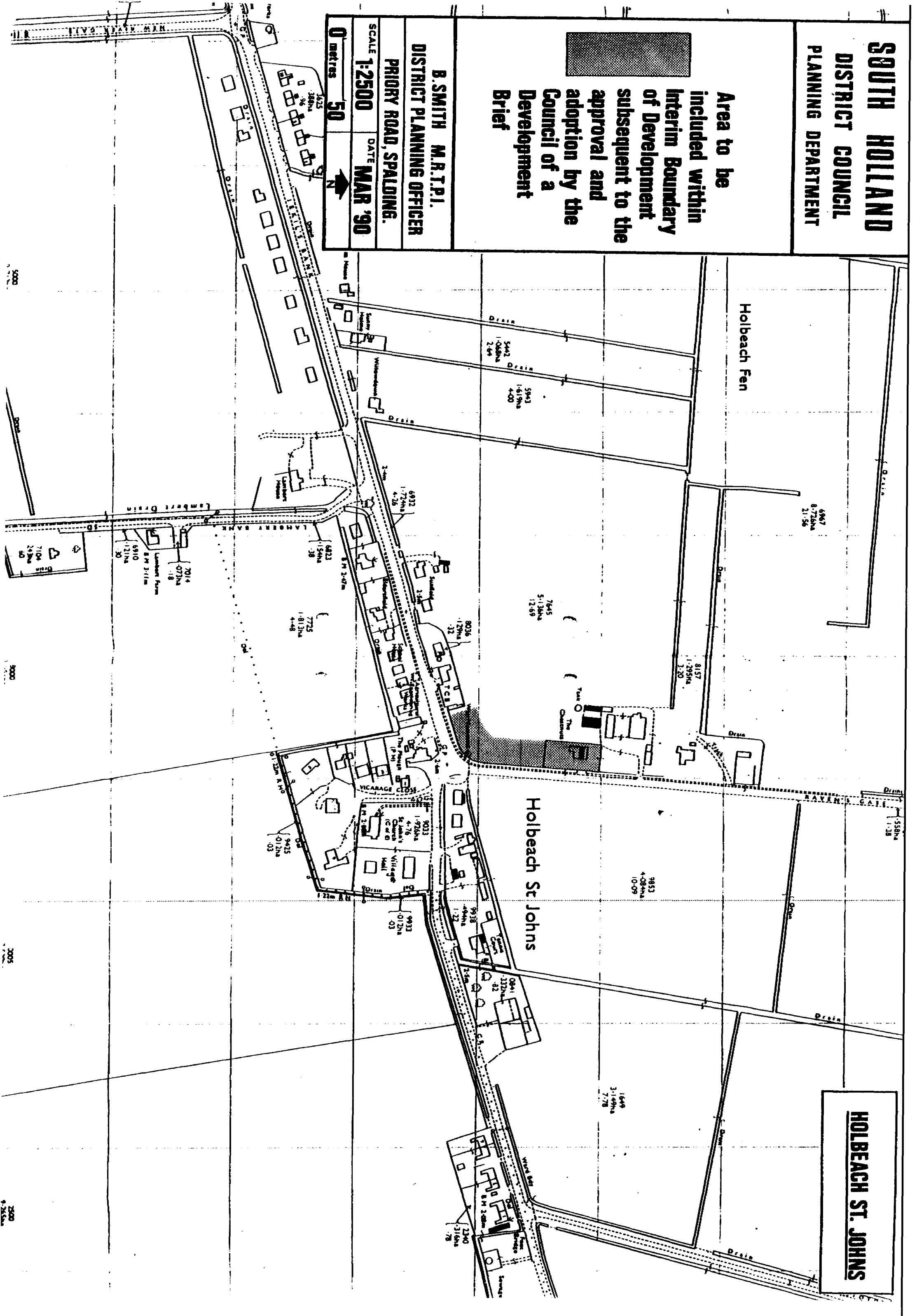
Howard M. King,
Sales Director,
Kings Quality Homes.

**SOUTH HOLLAND
DISTRICT COUNCIL
PLANNING DEPARTMENT**

**Area to be
included within
Interim Boundary
of Development
subsequent to the
approval and
adoption by the
Council of a
Development
Brief**

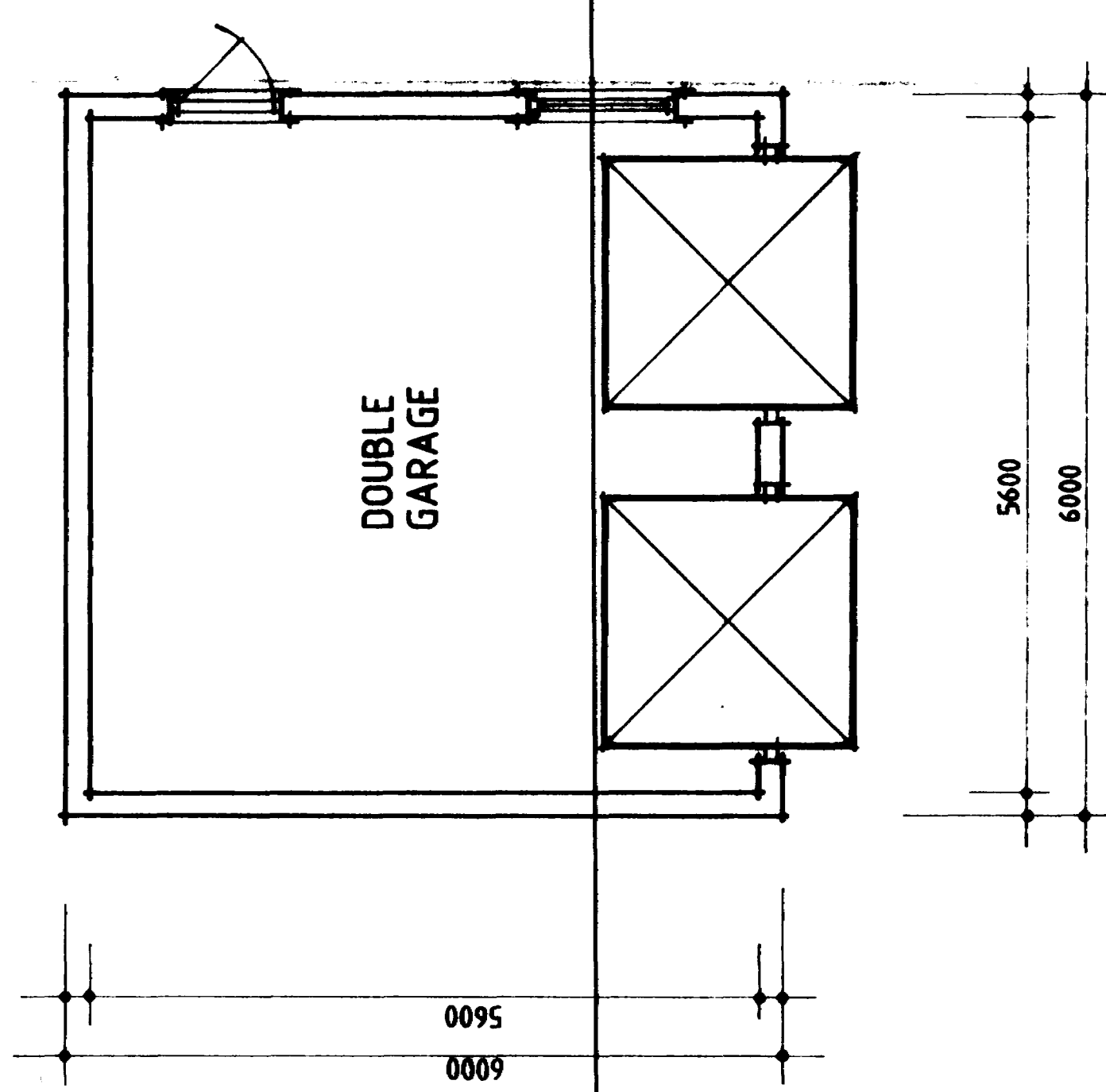
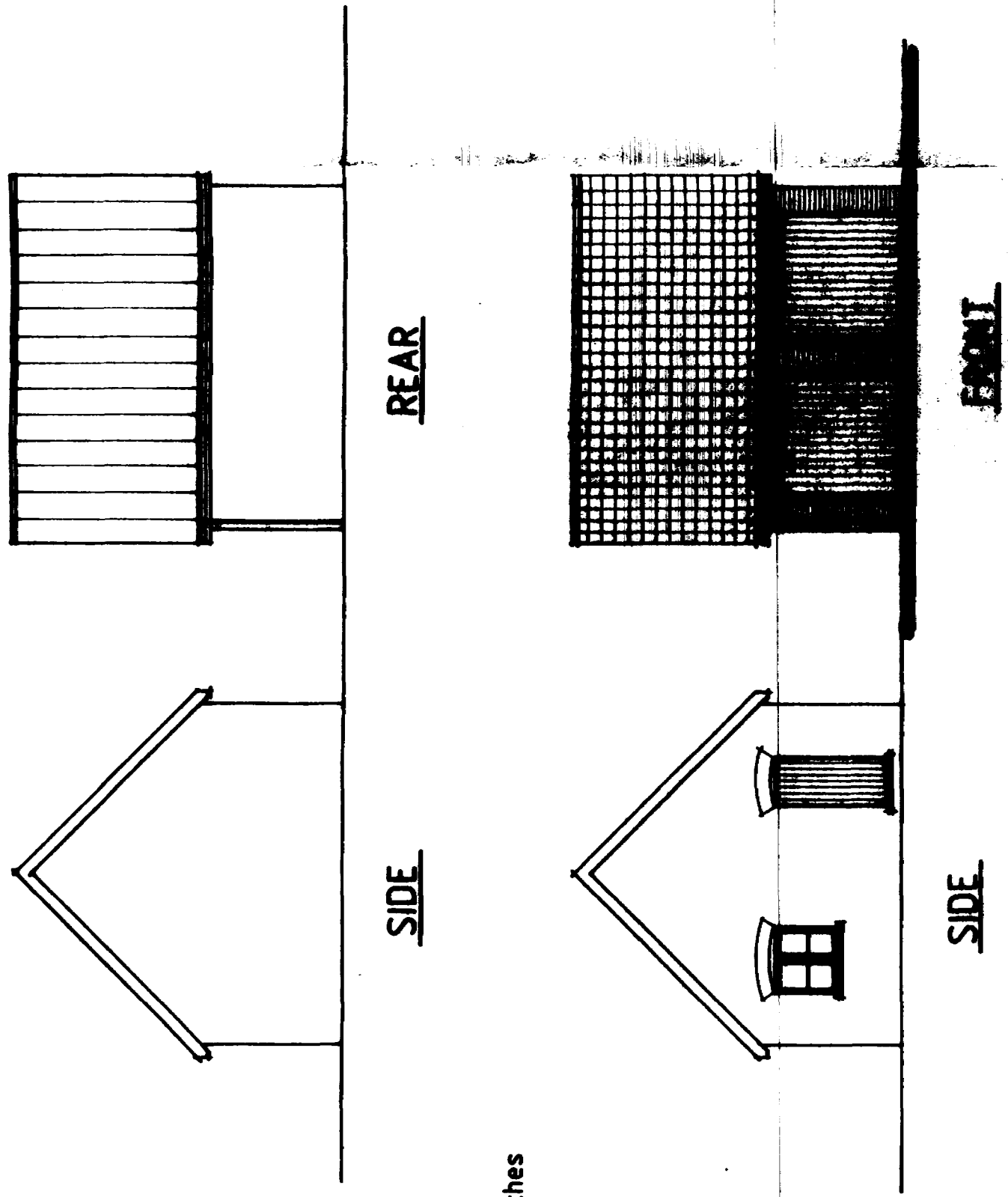
**B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING.**

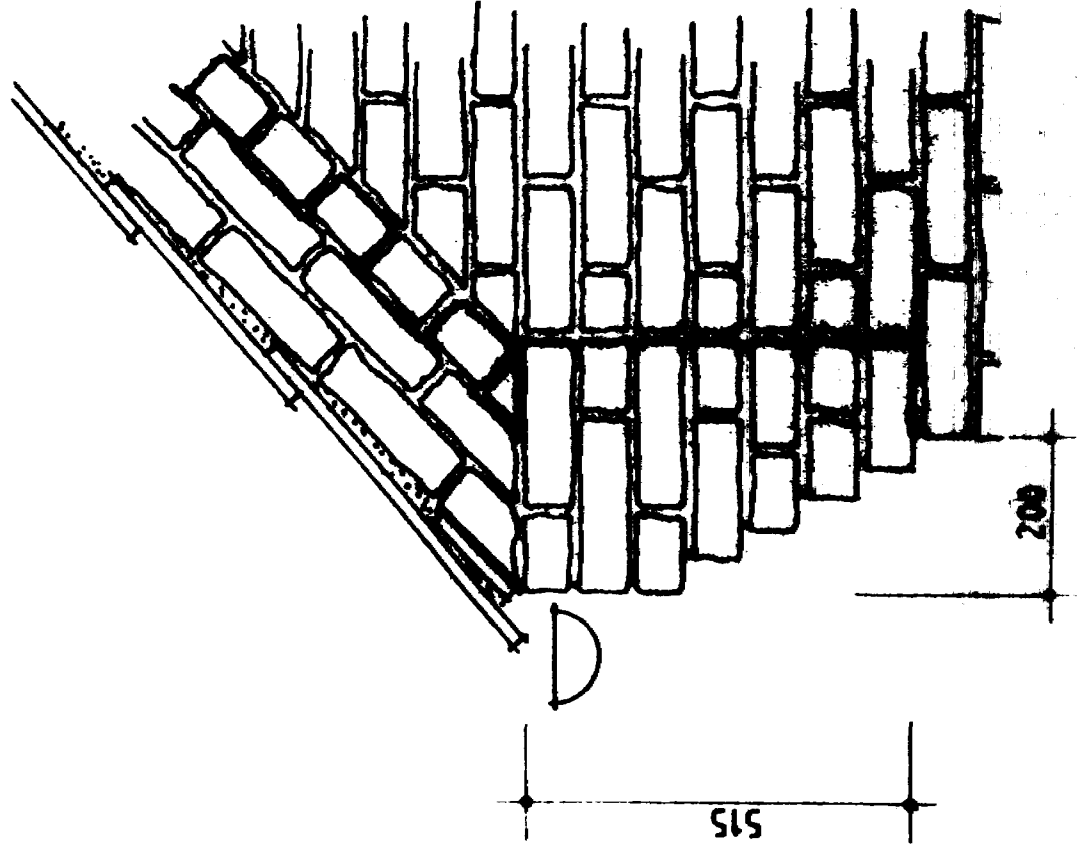
SCALE 1:2500 DATE MAR '90
0 metres 50



STATUS
DESIGN

RAYERS
DOUBLE GARAGE





VERGE DETAIL

TREE SCHEDULE:

TREES:	
A	ACER PLATANUS 100-240 FTD.
B	MALUS TCHODENSKI
C	SORBUS ARIA WITCHELLI STD.
D	30-45 2.06
E	120-250 CG
F	60-90 0.8W
SMALL TREES:	
D	COTYNEUS OBOVATA
E	ACER NEGUNDO
F	SYRINGA VALLIS
G	CHARLES JULY

EXTERNAL MATERIALS:

- BUTTERLEY OLD ENGLISH DARK RED FACING BRICKWORK TO PLOT 1
- BISTOCK CANTON MULTI-RED FACING BRICKWORK TO PLOT 2 & 3

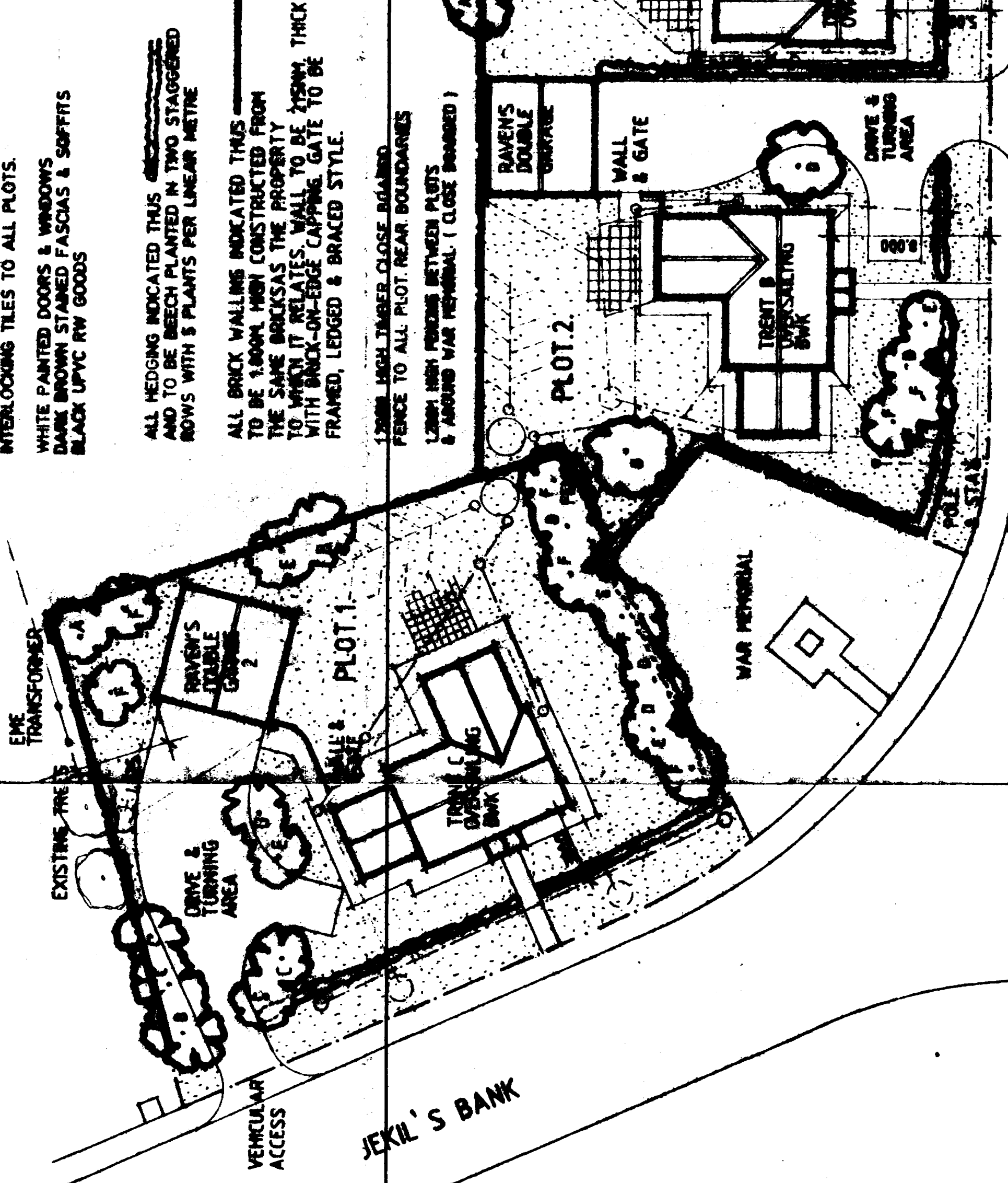
MARLEY MEXEP OLD ENGLISH DARK RED CONC. INTERLOCKING TILES TO ALL PLOTS.

WHITE PAINTED DOORS & WINDOWS
DARK BROWN STAINED FASCIA & SOFFITS
BLACK UPVC RW GOODS

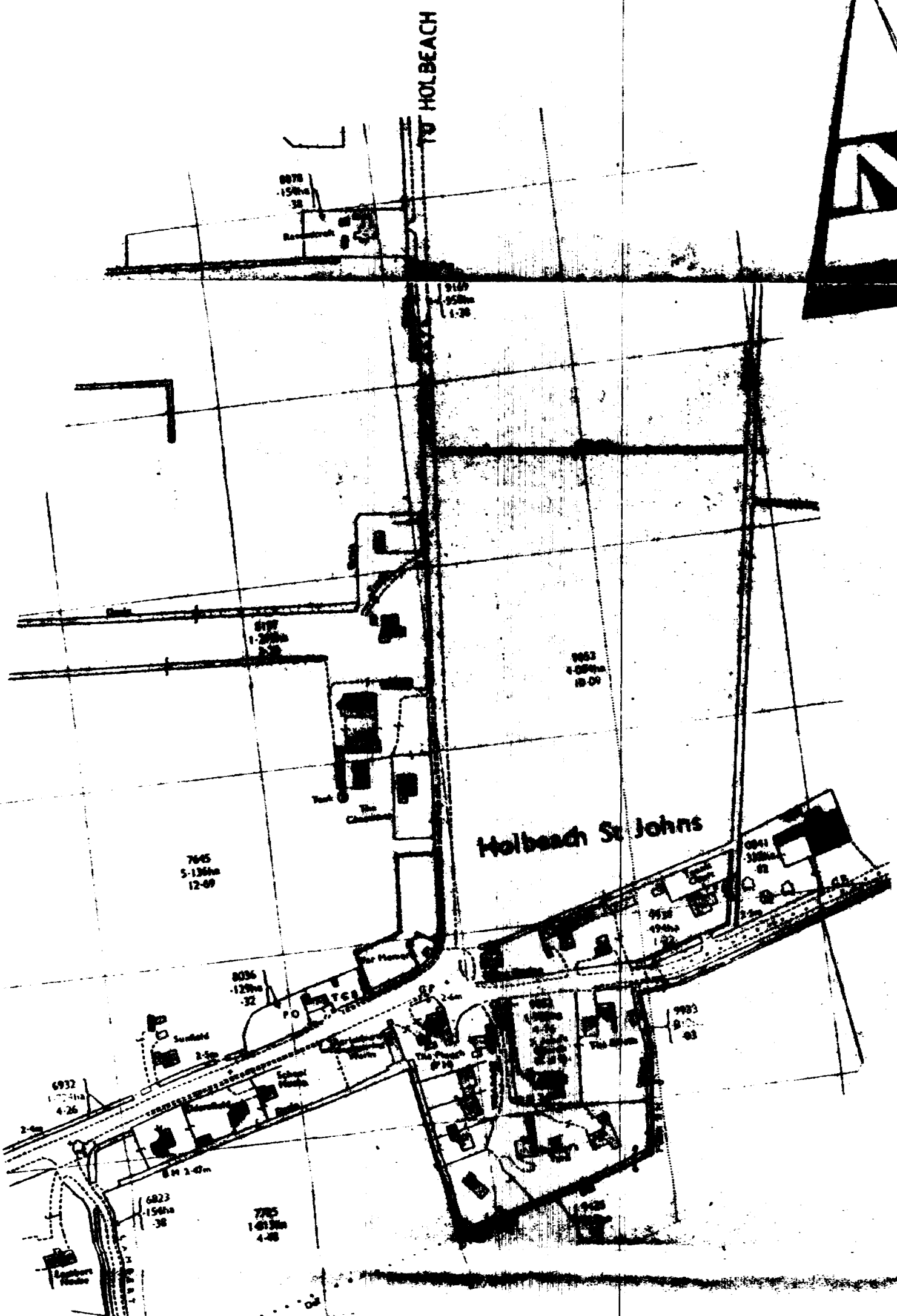
ALL HEDGING INDICATED THIS TO BE 1.80M HIGH CONSTRUCTED FROM THE SAME BRICKS AS THE PROPERTY TO WHICH IT RELATES. WALL TO BE 215MM THICK WITH BRICK-ON-EDGE CAPPING. GATE TO BE FRAMED, LEDGED & BRACED STYLE.

ALL BRICK WALLS INDICATED THIS TO BE 1.80M HIGH CONSTRUCTED FROM THE SAME BRICKS AS THE PROPERTY TO WHICH IT RELATES. WALL TO BE 215MM THICK WITH BRICK-ON-EDGE CAPPING. GATE TO BE FRAMED, LEDGED & BRACED STYLE.

1.20M HIGH FENCE TO ALL PLOT REAR BOUNDARIES
1.20M HIGH FENCE BETWEEN PLOTS
& AROUND WAR MEMORIAL (CLOSE BORDERED)



SITE LAYOUT PLAN



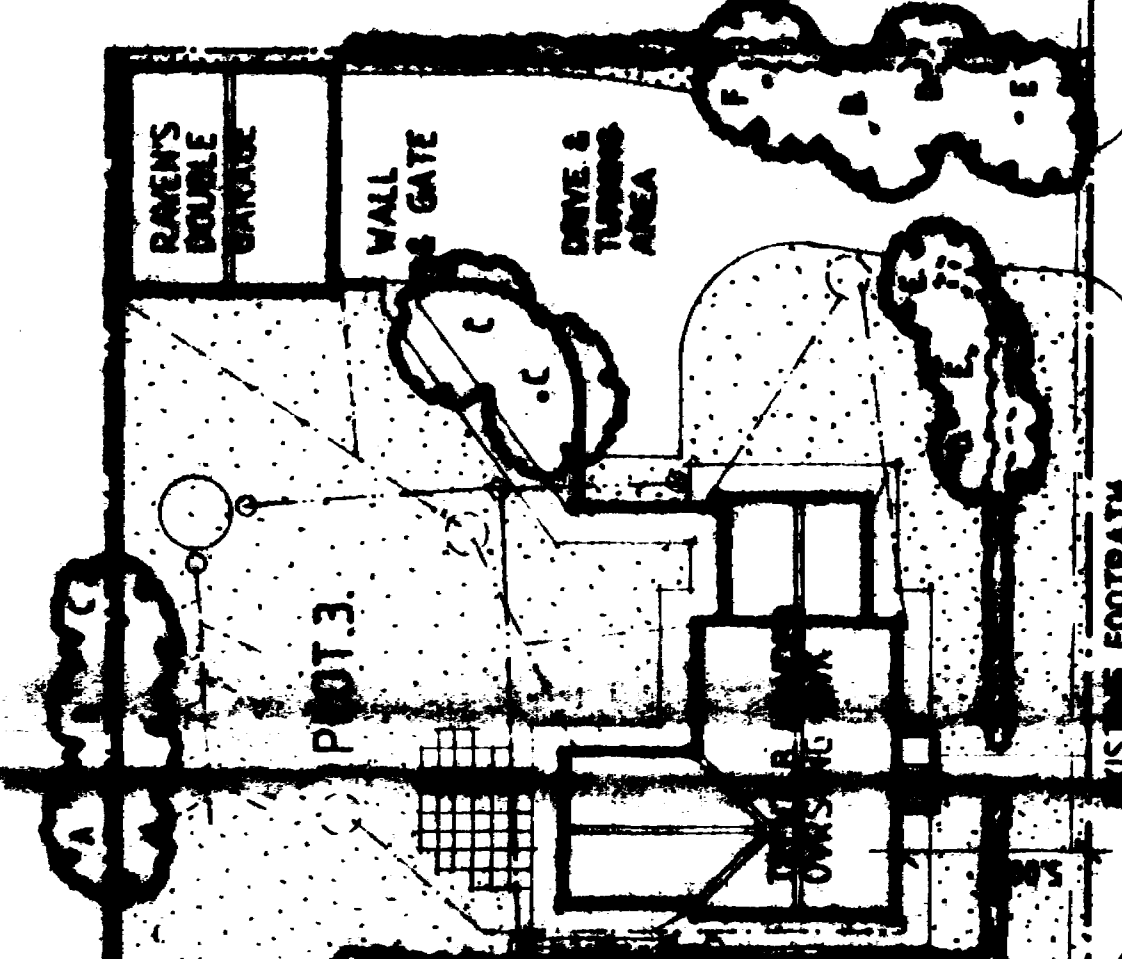
LOCATION PLAN

SHEDDING TANKS
Plot 1 - 1.20m x 1.20m
Plot 2 - 1.20m x 1.20m
Plot 3 - 1.20m x 1.20m

SEWAGE TREATMENT PLANT
Plot 1 - 1.20m x 1.20m
Plot 2 - 1.20m x 1.20m
Plot 3 - 1.20m x 1.20m

WATER TANK
Plot 1 - 1.20m x 1.20m
Plot 2 - 1.20m x 1.20m
Plot 3 - 1.20m x 1.20m

WATER TANK
Plot 1 - 1.20m x 1.20m
Plot 2 - 1.20m x 1.20m
Plot 3 - 1.20m x 1.20m



SITE LAYOUT PLAN

AMENDED PLAN
Ref.

STATUS
DESIGN

4, PRIMES STREET, HOLBEACH, Lincs. PE12 7BS

PROPOSED RESIDENTIAL DEVELOPMENT
AT RAVENS GATE & JERIL'S BANK,
HOLBEACH ST. JOHNS FOR

KINGS QUALITY
HOMES

1:200 1:2500 KQH004/1
NOV-91 B. GILHAM

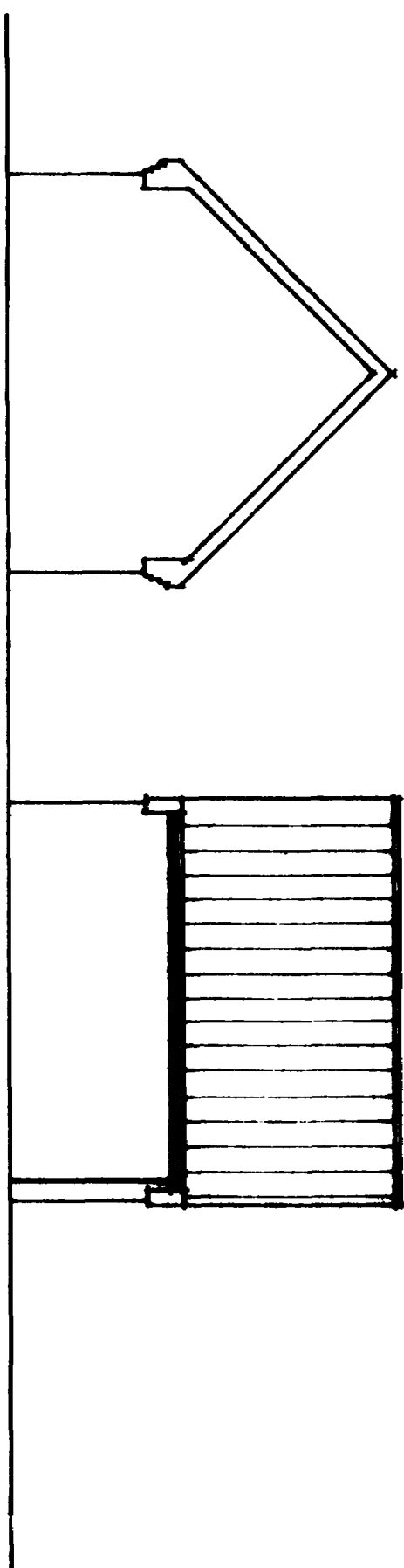
Architectural, Planning &
Building Design
Consultants

SOUTH HOLLAND D.C.
PLANNING DEPT
20.11.91
REF: 1320/91

Notes and Revisions
Do not scale from this drawing.
This drawing is copyright and may not be copied, stored, reproduced, or otherwise used without the written permission of the Architect.
The Architect's liability is limited to the design and construction of the works shown on this drawing.
The Architect is not responsible for any errors or omissions on this drawing.
The Architect is not responsible for any errors or omissions on this drawing.
The Architect is not responsible for any errors or omissions on this drawing.

SEWAGE TREATMENT PLANT
The Council has agreed to provide a sewage treatment plant for the development. The plant will be located on the site and will treat the effluent from the development. The plant will be designed to treat 18,000 litres of effluent per day. The plant will be constructed in accordance with the requirements of the Environment Act 1990. The plant will be designed to treat the effluent from the development. The plant will be constructed in accordance with the requirements of the Environment Act 1990. The plant will be designed to treat the effluent from the development. The plant will be constructed in accordance with the requirements of the Environment Act 1990.

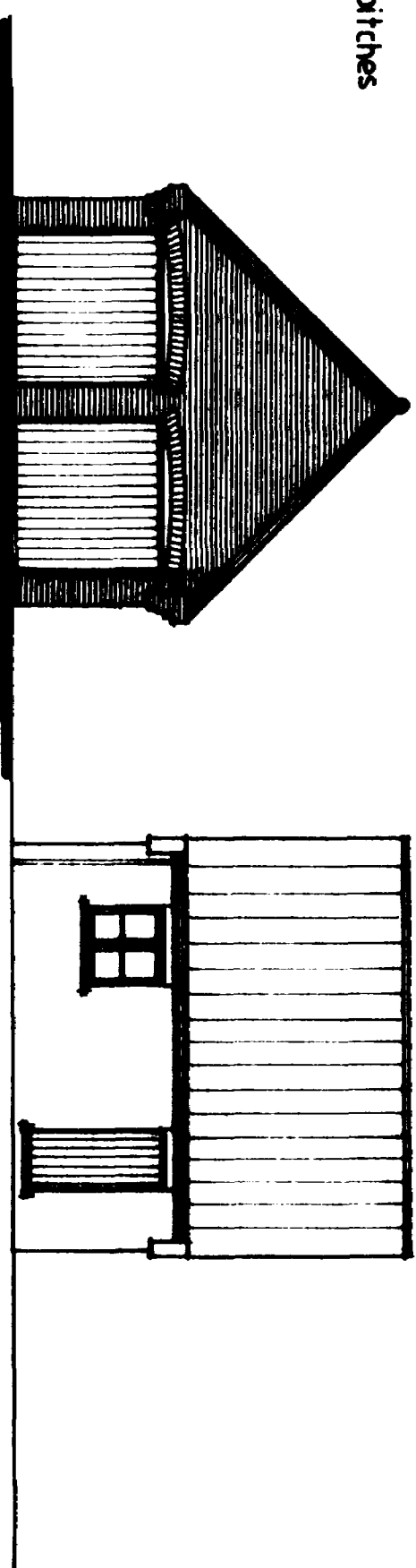
SEWAGE TREATMENT PLANT
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REAR

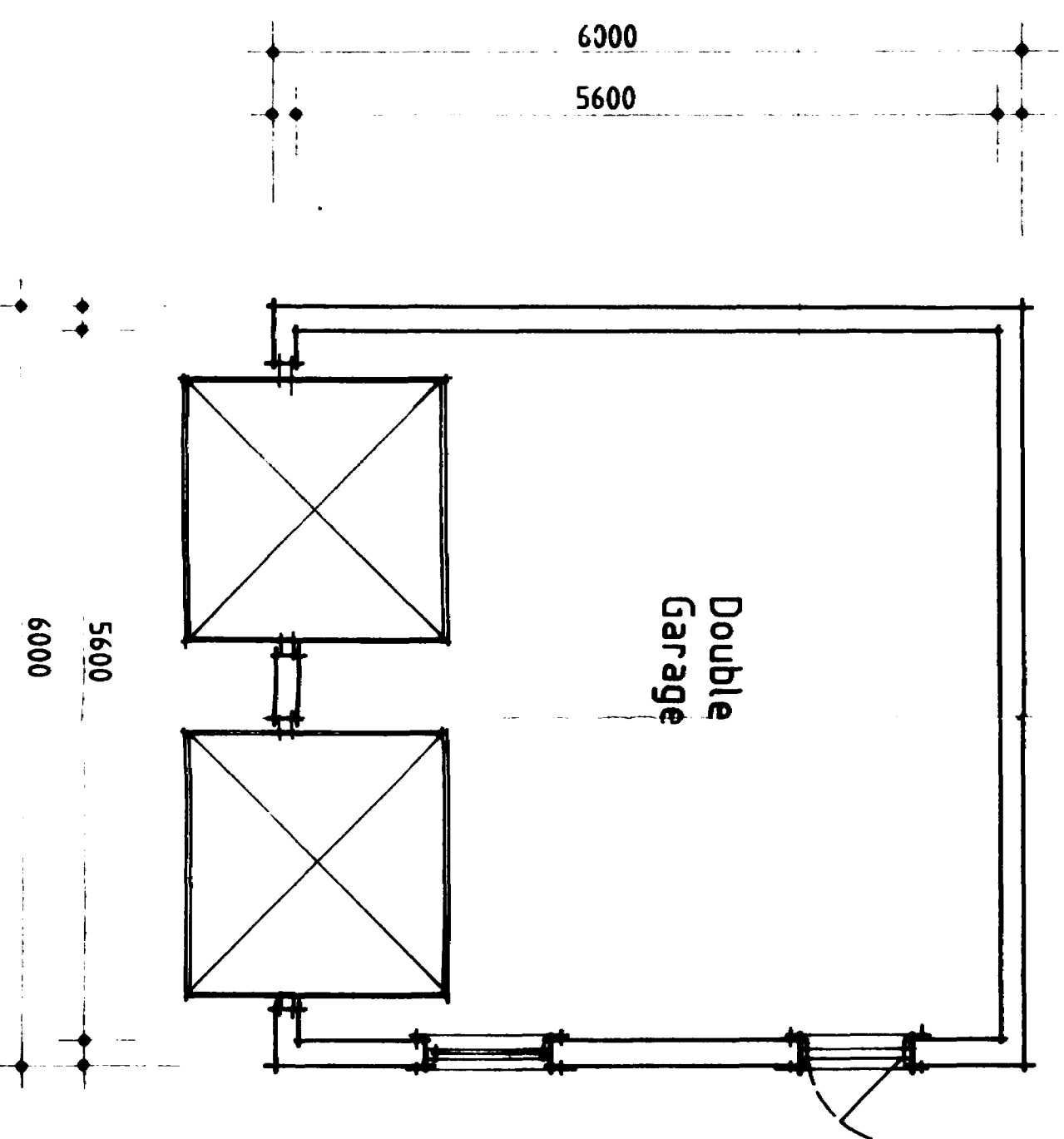
SIDE

45° pitches



FRONT

SIDE



Double
Garage

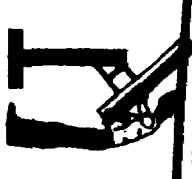
AMENDED PLAN
Ref.
**STATUS
DESIGN**
4, PRINCES STREET, HOLBEACH, Lincs. PE12 7BB

RAVENS
DOUBLE GARAGE 2
**KINGS QUALITY
HOMES**

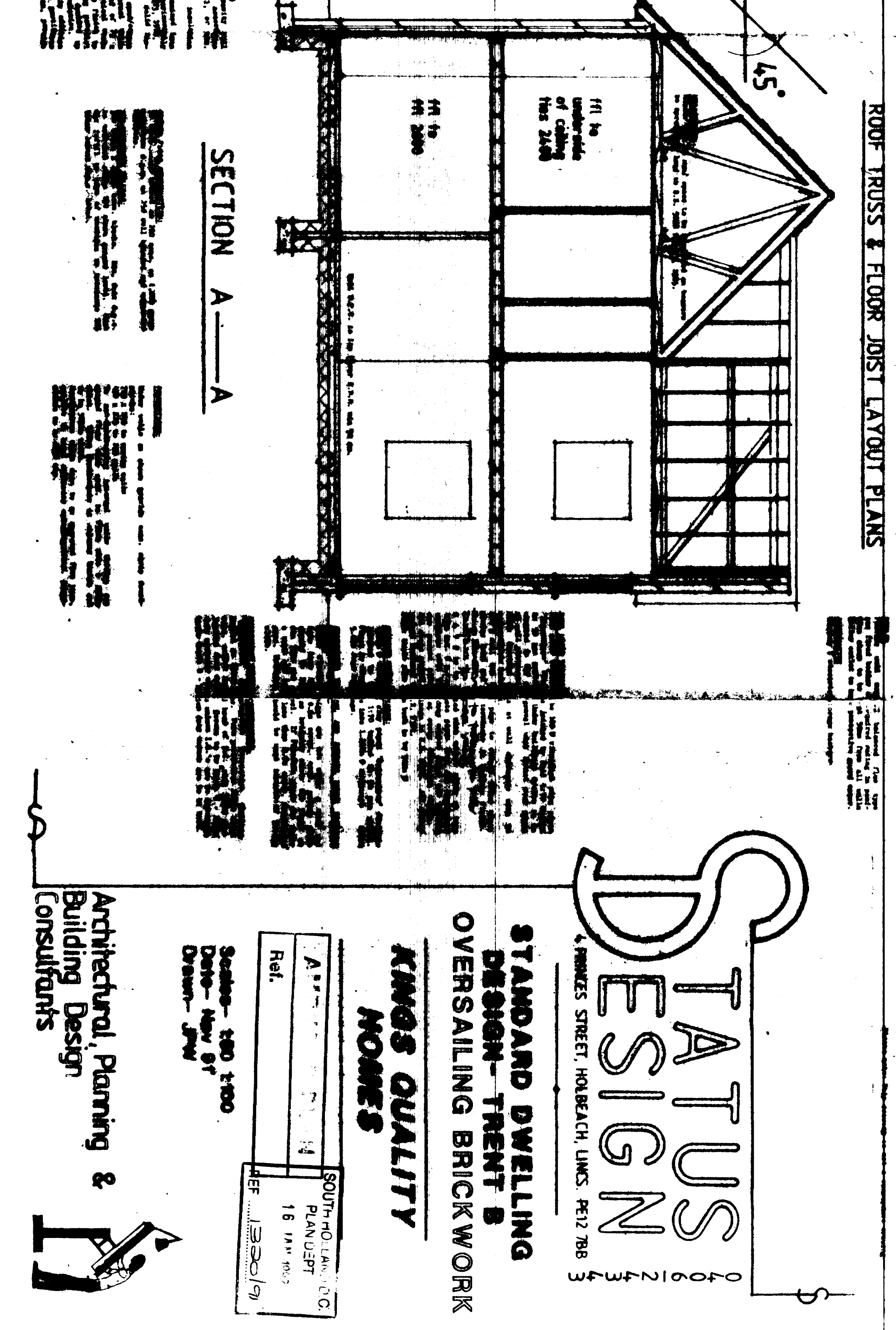
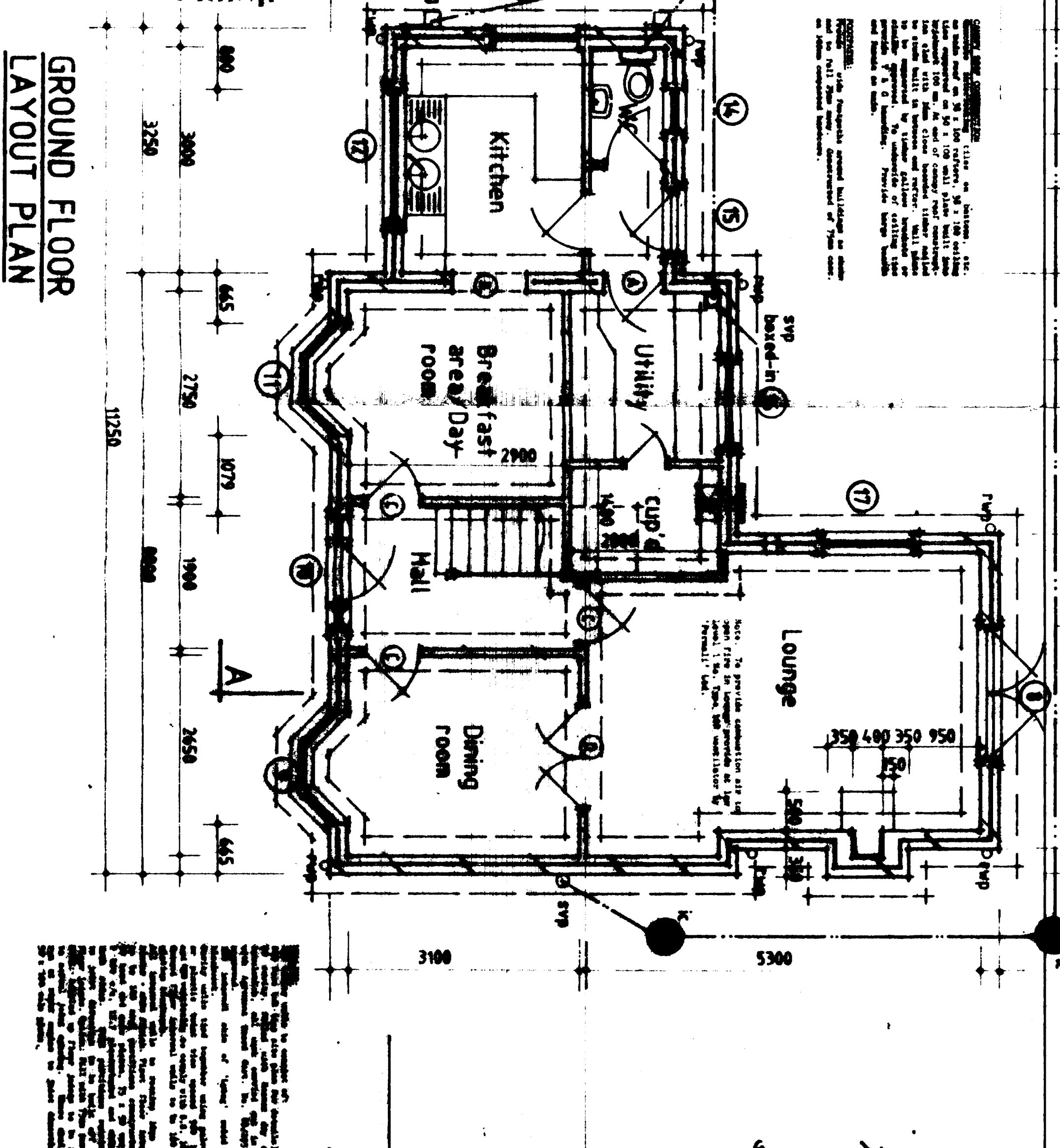
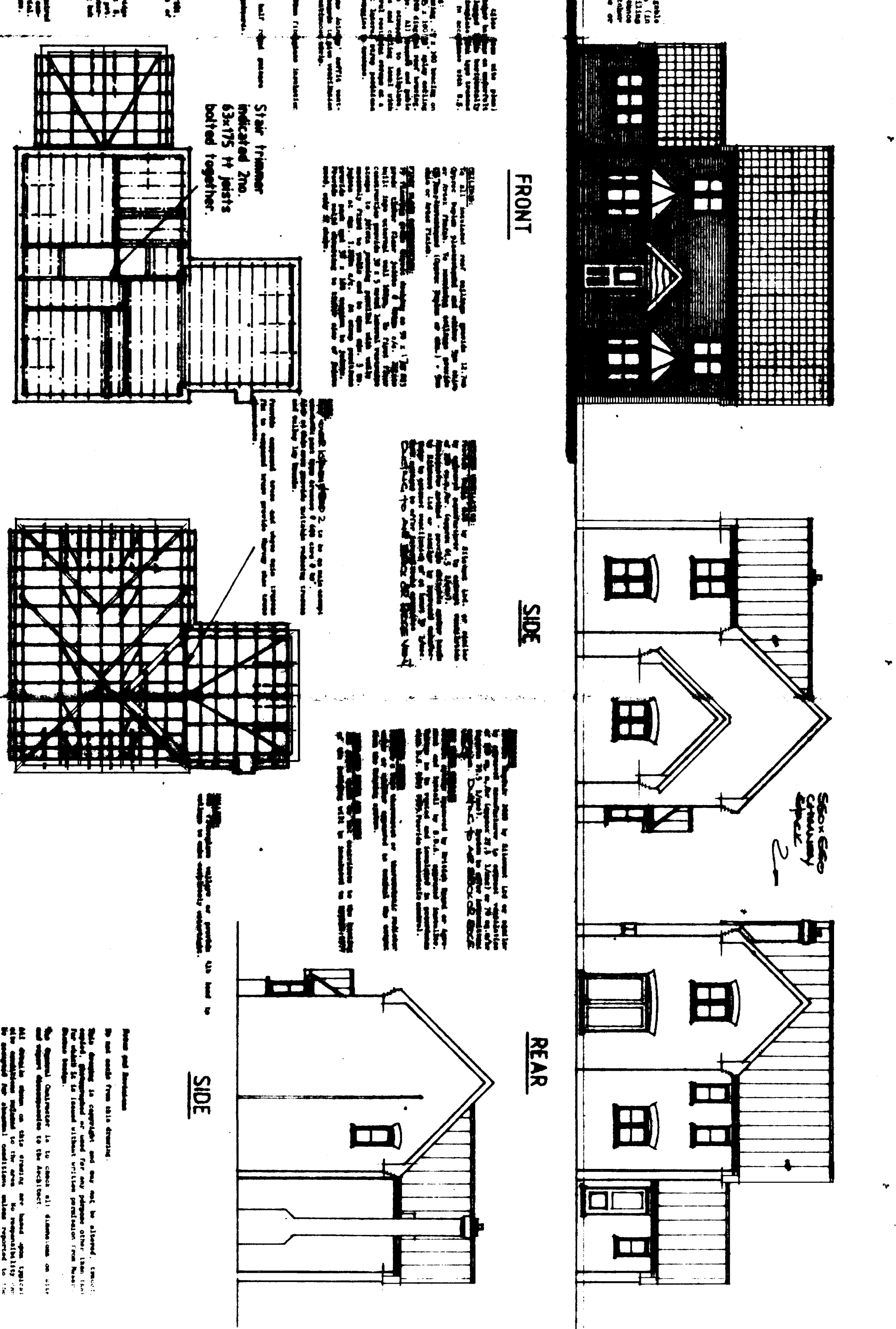
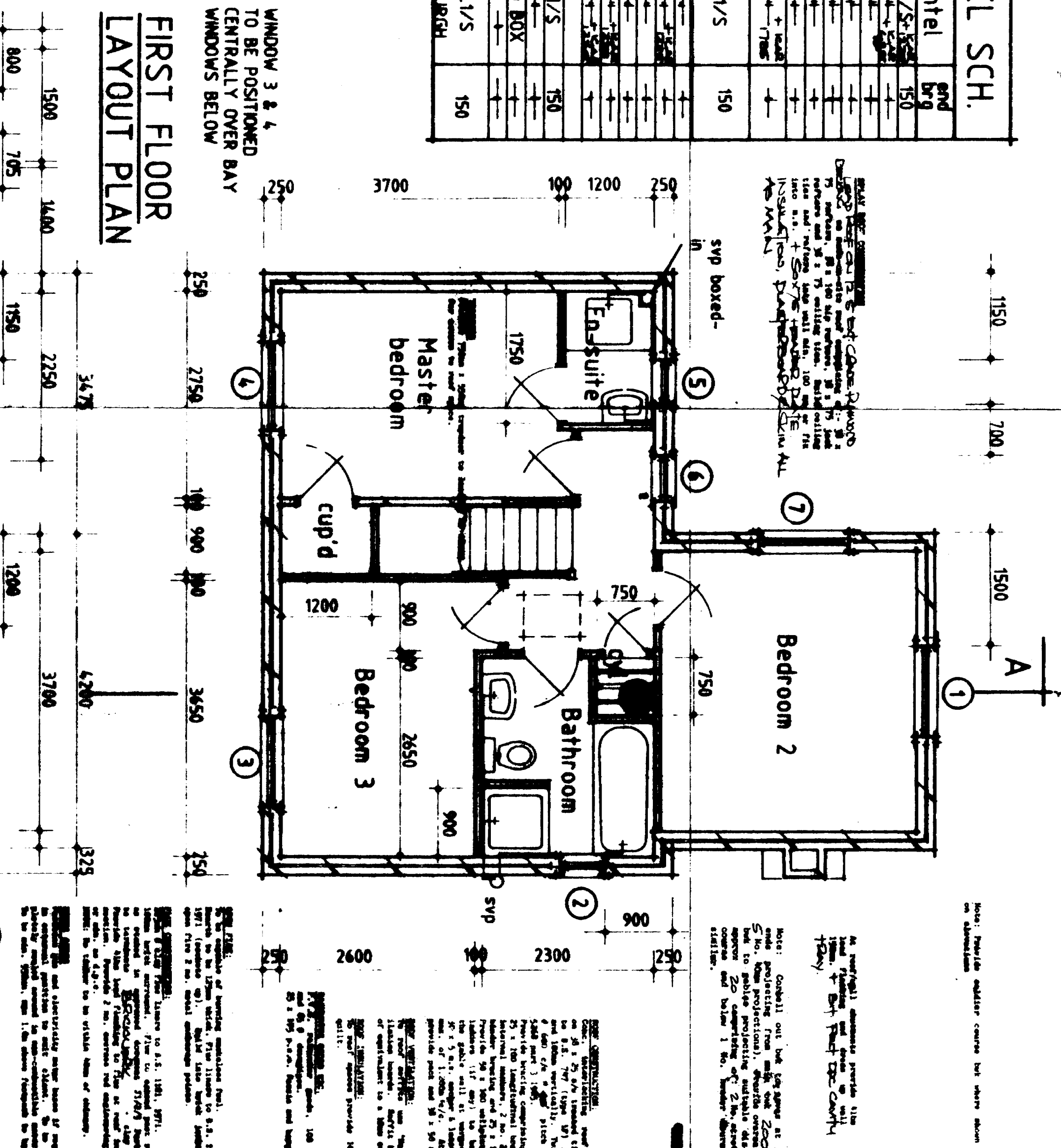
Scales- 1:50 LHD
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SOUTH HOLLAND D.C.
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STATUS DESIGN

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Architectural, Planning & Building Design Consultants

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