SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H11/1038/91 Received:29-OCT-91 Type:OUTLINE

Name: Mr & Mrs R Pooley
River Lodge
North Drove
Pode Hole
Spalding Lincs

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Building Plot for single dwelling

Location : Part O.S. Field No 412 Long Sutton
Spalding

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

1 The site is outside Long Sutton Development Boundary in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority, the proposal is not regarded as reasonable infilling, given the nature of existing development in the vicinity of the site. Consequently, it is the opinion of the Local Planning Authority that the circumstances of this case are not sufficient as to justify permission, which would be contrary to Policies 6A and 7A of the Lincolnshire Structure Plan and also Long Sutton and Sutton Bridge Local Plan Policy H4. These policies are in accordance with national planning policies as set out in Department of the Environment Policy Note 4 and are aimed at, inter alia, the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purpose of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals, which would be difficult to resist.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

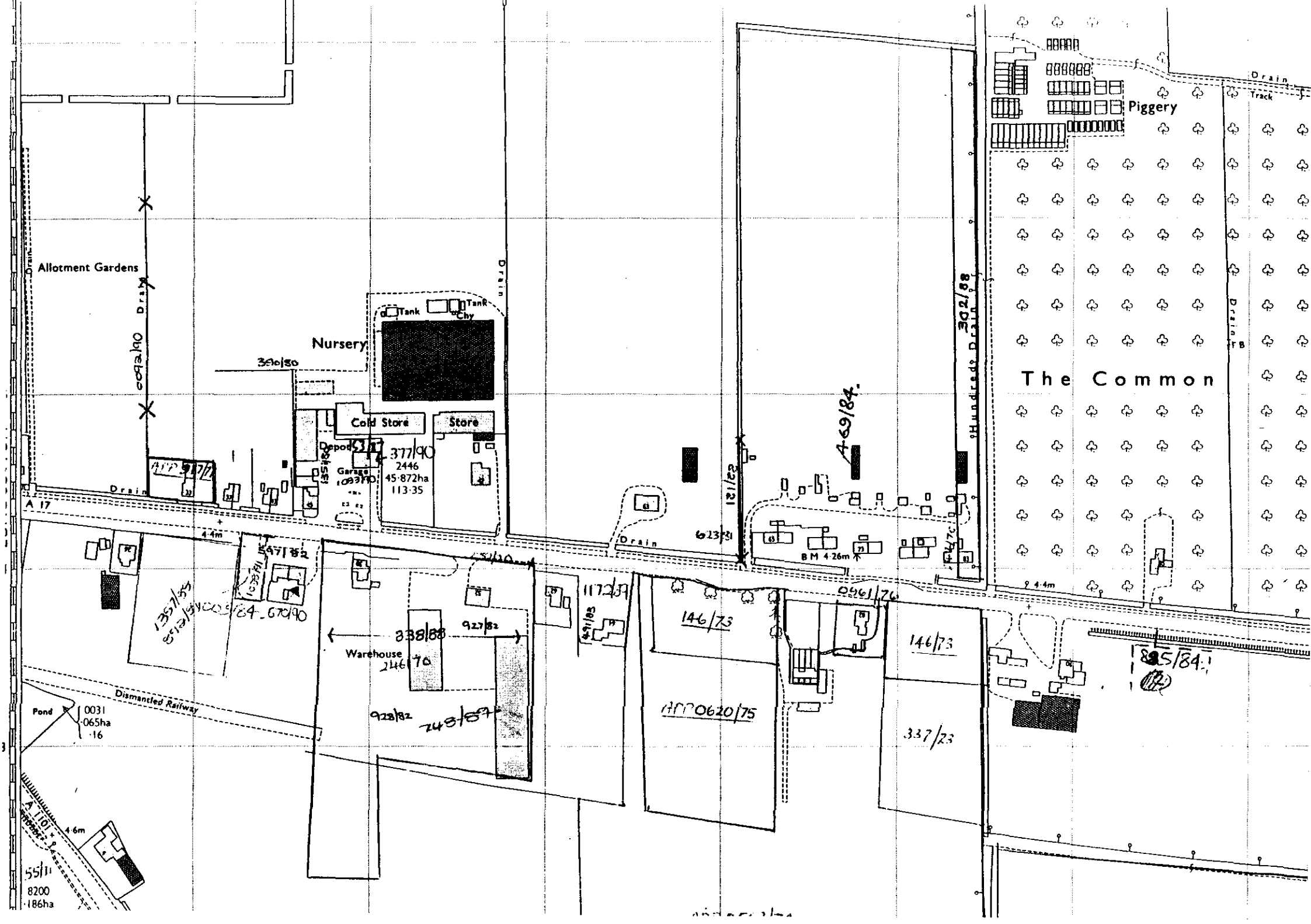
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
24-JAN-92 H11/1038/91

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


Allotment Gardens
Drain
Nursery
Tank
Tank
Chy
Cold Store
Store
Depot
Garage
377/90
2446
45·872ha
113·35
A 17
4·4m
Drain
Drain
Drain
Drain
Track
Piggery
The Common
Hundred Drain
302/88
469/84
121/22
623/79
BM 4·26m
4·4m
547/82
1357/55
338/88
927/82
Warehouse
246/70
1172/81
431/83
146/73
0961/76
146/73
825/84
APP 0620/75
337/23
Dismantled Railway
Pond
0031
·065ha
·16
928/82
248/67
A 1101
4·6m
55/11
8200
·186ha

PLANNING APPLICATION

For office use only

Application No. H11/1038/91

Date Registered 29 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS R. POOLEY
RIVER LODGE
NORTH DROVE
PODE HOLE - SPALDING.

Tel. No. 0775 724440

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

M.G. CRESSWELL & SON
HORSESHOE BRIDGE
SPALDING PE11 3JA.

Tel. No. 72 3656
(Personal contact name) MR CRESSWELL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PT. FIELD O.S. NO. 412 MAIN ROAD. LONG SUTTON.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUILDING PLOT for SINGLE DWELLING. including details of means of access

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 If you consider no fee is payable include a written explanation instead.

Signed MR CRESSWELL Date 22 Oct 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 0·06 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

A. Please state Reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of previous permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: ONE

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

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

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? BOTH PLUS TURNING

TREES Please tick **one** box

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

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS

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

C. Please state whether a land drain will be affected NO.

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture NO → If so, **please give details in Part 6**

The proposal affects a listed building

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):

Is this application related to a previous submission → Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNERS.

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 22 Oct. '91.

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete. Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 22 Oct '91.

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently vacant Bungalow to E. Industrial units to W. They have a blank elevation facing the site. Satisfactory in terms of width

Inspected by: DNG
date: 21/11

Residents notified on site visit: 44 Bridge Rd. - Post ✓
English Estates

Case Officer Conclusions (issues) 39 + 41 Bridge Rd. - Post ✓
Also consult Environmental Health.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

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

[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)

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

Yes ____

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

Delegation confirmed by Senior Officer
.....

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92....

Receipt Issued ..... No 1147

29 OCT 1991

Date First Received .....

REGISTRATION

REFERENCE H11/1038/91.....

Cross-Ref .....N/A.....

Date 30/10/91

VALIDATION Date.....

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

Site area ..0.06.... No. of dwellings ....1... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..30.10

Index Sheets .27. OS Nos ..... Grid Ref 544130 339400

Ward ..K.. Parish ..LAUNTON

Inside IBD .NO. Inside LP Area..YES

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

Linked to site.....Ref...72.... Linked to property.....Ref.....

Planning Records:
Earlier apps
390/89
1397/89
1003/94

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

Inputs completed.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

Mary E. Cresswell
I.A.A.T.
Architectural Design
Horseshoe Bridge, Spalding, Lincolnshire, PE11 3JA
Telephone (0775) 723513

The District Planning Officer
South Holland District Council
Priory Road
Spalding.

22nd October 1991.
MEC/P.

Dear Sir,
Part O.S. no.(field)412 site at Main Road,Long Sutton
for Mr and Mrs R.Pooley.

Following discussions with your Mr Gedney,we enclose an application for outline consent to provide a single dwelling on the above site.

It is felt that the site in question could be regarded as "infill" development,particularly as there already exists a vehicular access shared with the adjoining dwelling no. 44.

There is also a vehicular access on the eastern side to the land at the rear which is also under my clients ownership.

Extensive enquiries were made in April 1990 as to the feasibility of developing the complete site with industrial units. However,direct enquiries were made to Lincolnshire Highways, who stated that they would be unable to support such an application due to the proximity of another "industrial" access to English Heritage industrial site neighboring my clients land.

The land is at present disused and is difficult for my clients to maintain in decent order,in fact it has become a liability. We therefore hope that the frontage area ,which will make an ideal infill building plot for say a starter home,can be granted development permission.

Yours faithfully,

M.E.Cresswell.
Enclosure;
Outline Planning application forms (4) and ownership certificate.
4 no. block and site plans. Cheque for £92.00.

c.c. to Mr + Mrs. Pooley.

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1038/91

Applicant: Mr & Mrs R Pooley
River Lodge
North Drove
Pode Hole
Spalding Lincs

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Building Plot for single dwelling

Location: Part O.S. Field No 412 Long Sutton
Spalding

Type: OUTLINE

Date received: 29-OCT-91

05-NOV-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-NOV-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed: R. Botcherby Clerk

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

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

BRIAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1038/91 Type: OUTLINE

Applicant: Mr & Mrs R Pooley
Tel: 0775 724440

Agent: M E Cresswell
0775 723656

Description: Building Plot for single dwelling

Location: Part O.S. Field No 412
Long Sutton
Spalding

Valid date:	29-OCT-91	Terminal date:	24-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	03-NOV-91	Report deadline:	26-NOV-91
Inspected by	08-NOV-91		
Extra contacts	13-NOV-91	Case Officer:	
Report if not clear by	03-DEC-91	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Long Sutton	0406 362402	05-NOV-91	19-NOV-91	No Obj
Cllr D A Tennant		05-NOV-91	19-NOV-91	
Cllr E J Clarey	0406 363141	05-NOV-91	19-NOV-91	
Cllr M D Booth	0406 350034	05-NOV-91	19-NOV-91	
C.C.C - OBS Attached JEAS 7/11/91				
English Estates, 6 Cowre Street, Sleaford		21-NOV-91.	05-DEC-91.	
39, 41, 44, Bridge Road, Long Sutton.		21-NOV-91.	05-DEC-91.	
Environmental Health.		21-NOV-91.	05-DEC-91.	

SITE DETAILS

Grid ref: 544130 322400
OS Sheets: 211 Parcel:

APPLICATION REFERENCE: H11/1038/91 DATE RECEIVED: 29/10/91

APPLICANT: Mr & Mrs R Pooley
River Lodge
North Drove
Pode Hole
Spalding
Lincs

AGENT:

SOUTH HOLLAND DISTRICT
REPORT TO PLANNING
- 2 JAN 1992

TYPE: Outline

DESCRIPTION: Building plot for single dwelling

LOCATION: Part O.S. field no. 412 Long Sutton

Parish Council: No objections.

County Highways: Request conditions.

Environmental Health: No objections in principle, subject to the design and construction of the dwelling affording adequate protection from the adjoining industrial estate. Would suggest that a bungalow with its garage on the western boundary would be appropriate.

Information from applicant: (summarised) Felt that site in question could be regarded as infill development, particularly as there already exists a vehicular access shared with the adjoining dwelling (No. 44).

County Highways will not support application for industrial units on the complete site due to the proximity of the industrial access to the neighbouring English Heritage industrial site.

Land at present disused and difficult to maintain.

PLANNING POLICIES/DOE ADVICE
Outside L.B.D.
Local Plan Policy H4
Structure Plan Policies 6A and 7A
PPG3, 1988 (Land for Housing)
PPG7, 1988 (Rural Enterprise & Development)

PLANNING ISSUES
1 The determining issues in this particular case are:-

(a) Whether the proposal is acceptable on policy grounds.
(b) The site's relationship to existing development in the locality, including the industrial estate immediately to the west.

2 The site is currently vacant and has a frontage width of 17

metres and depth of 37 metres approximately.

3 Development in the locality is essentially scattered and comprises a mixture of residential and industrial. A pair of semi-detached bungalows are located immediately to the east and an industrial estate to the west. The latter was approved by virtue of planning permission H11/0892/89 and makes provision for uses B1 (Business) and B8 (Storage and Distribution). The nearest units have blank elevations facing the site and a 1.8 metre solid fence is located along part of the boundary.

CONCLUSIONS

1 In my opinion, the site is not located within an established frontage. As such, the proposal is considered to be contrary to Structure Plan Policy 6A, which states that permission will not normally be granted for housing which would create or extend ribbon or scattered development.

2 Environmental Health raise no objections to the proposal on amenity grounds, subject to the design and construction of the dwelling affording adequate protection from the adjoining industrial estate.

PLANNING OFFICER'S RECOMMENDATION - Refuse permission

1 The site is outside Long Sutton Development Boundary in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority, the proposal is not regarded as reasonable infilling, given the nature of existing development in the vicinity of the site. Consequently, it is the opinion of the Local Planning Authority that the circumstances of this case are not sufficient as to justify permission, which would be contrary to Policies 6A and 7A of the Lincolnshire Structure Plan and also Long Sutton and Sutton Bridge Local Plan Policy H4. These policies are in accordance with national planning policies as set out in Department of the Environment Policy Note 4 and are aimed at, inter alia, the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purpose of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals, which would be difficult to resist.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 11/1038/91.

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		
	4	4	1	2	2	4

2. Address or location

Pt OS Field No 412, Long Sutton.

3. Name, classification and number of road

III

4. Date application referred 7-11-91

5. State whether outline, detailed application etc.

OL.

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

Building Plot.

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: 7-11-91 Signed: [signature]
Director of Highways and Planning

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/1038/91/JAM **Your Ref.**

Date 20 November 1991

Dear Madam,

OUTLINE PLANNING APPLICATION - MR. & MRS. R. POOLEY
DWELLING AT BRIDGE ROAD, LONG SUTTON

As you will be aware from the recent telephone conversation with my assistant Mr. Staines, the South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

No Board's or private watercourses adjoin the site.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. 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 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.

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

Yours faithfully,

ENGINEER TO THE BOARD

M.E. Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.
PE11 3JA

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
21 NOV 1991

Attention of
DPO N&M
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Ref.

Acknowledge (Y/E/N/T)
by
date

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 DG

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

NRA

National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/DES

Dear Sir

PLANNING APPLICATION H11/1038/91
PROPOSED BUILDING PLOT FOR SINGLE DWELLING AT PART O.S. FIELD NO.412, LONG SUTTON, SPALDING, FOR MR & MRS R POOLEY

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

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Yours faithfully

R F Morgan
Planning Engineer

cc. M E Cresswell, Horseshoe Bridge, Spalding, Lincs PE11 3JA

DES

DR. KEVIN BOND
Regional General Manager

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 28.11.91

OUR REF: GR/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H11/1038/91
Residential, Main Road, Long Sutton

I write with reference to the above and would confirm that I have no objections in principle subject to the design and construction of the dwelling affording adequate protection from the adjoining industrial estate. I would suggest a bungalow with its garage on the western boundary would be appropriate.

pp Director of Environmental Services

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
29 NOV 1991
File Nos.
Action by
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

3. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H18/0968/91 J T W Stacey		Change of use of land to Rally Carting Centre at Grove Farm, Bridge Road, Long Sutton.

(Pending a site inspection to enable members to assess the suitability of the site for the proposed development and unless the Plans Sub-Committee following the site inspection feel otherwise, for the applicant to submit a noise assessment to demonstrate that proposed noise ameliorating measures will prevent detriment to residential amenity.)

H11/1038/91 Mr & Mrs R Pooley	O.A.	Building plot for single dwelling at part O.S. field no. 412 Long Sutton.

(Pending a site inspection to enable members to assess the suitability of the site for the proposed development.)

H19/1057/91 D Allen	House (to replace existing to be demolished) at Hallgate, Throckenholt, Gedney Hill.

(Pending a site inspection in order to assess the scale and location of the proposed development in relation to the existing dwelling on the site and adjacent farm buildings.)

H02/1062/91 Mr & Mrs Jackson	Lounge extension and loft conversion at 10A Kemp Street, Crowland.

(Pending a site inspection in order to assess the suitability of the proposals bearing in mind that the dwelling is set well back from the road.)

(d) **Applications Approved Subject to Planning Obligations**

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

Plan No. and Applicant		Proposal
H05/0286/91 Mr & Mrs A M Clements	O.A.	One detached bungalow and garage and one nursing home (including details of siting) at Field House, Fleet Hargate.

(To ensure that the bungalow is only occupied by (i) the family owning or (ii) staff employed at the nursing home.)

(This decision is dependant upon the applicant deleting any reference to siting from the application.)

H14/0974/91 Fastfruit Limited	Extension to warehouse and yard at Pudding Lane, Pinchbeck.

(To ensure that an acoustic screen is provided along the western boundary of the whole of the industrial site.)

Minutes of a Meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 13th January, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mr. J. Clark	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr. A.E. Naylor	Mr. R.C. West
Mr. B.J. Davies	Mr. J.R. Pearl	Mr. M.C. White

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

An apology for absence was received on behalf of Councillor C.J.T.H. Brewis.

41. MINUTES

Subject to (a) the name of Councillor A.E. Naylor being corrected within the list of Members present at the meeting, and (b) the reference to planning application H22/0892/91 being amended to read H22/0929/91, the Minutes of the meeting held on 23rd December, 1991 were signed by the Chairman as a correct record.

42. PLANNING APPLICATIONS

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

Plan No. and Applicant		Proposal
H18/0968/91 J T W Stacey		Change of use of land to Rally Carting Centre at Grove Farm, Bridge Road, Long Sutton.

RESOLVED: Consideration of the application be deferred to enable the applicant to supply a noise assessment to demonstrate that the proposed noise amelioration measures will prevent detriment to residential amenity.

H11/1038/91 Mr & Mrs R Pooley	OA	Building plot for single dwelling at part O.S. field no. 412 Long Sutton.

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

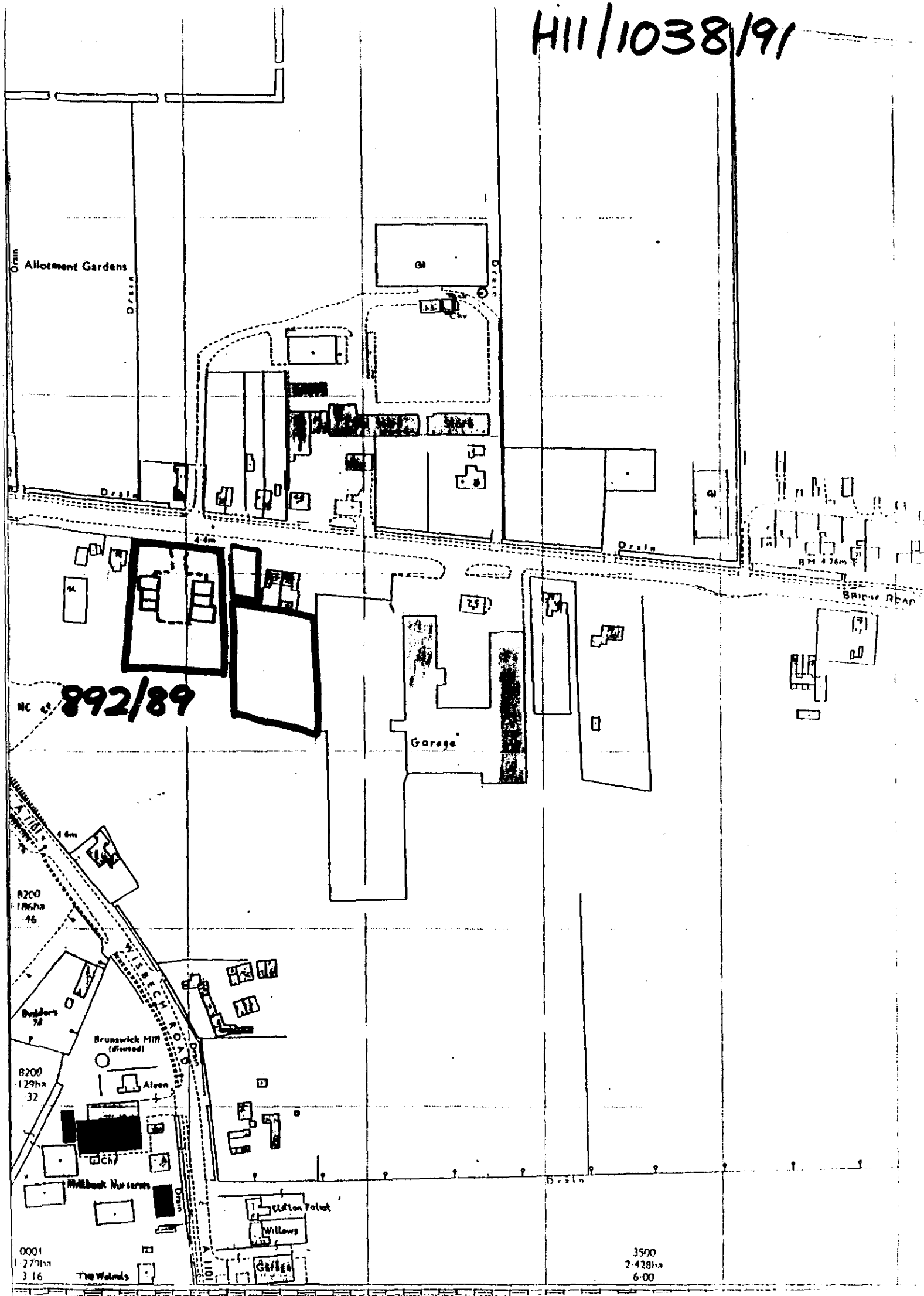
H19/1057/91 D Allen	House (to replace existing to be demolished) at Hallgate, Throckenholt, Gedney Hill.

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

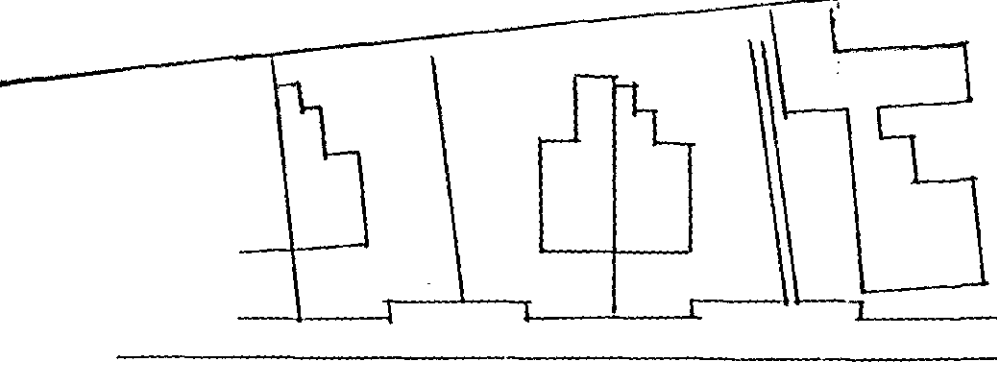
H02/1062/91 Mr & Mrs Jackson	Lounge extension and loft conversion at 10A Kemp Street, Crowland.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services.

H11/1038/91


Allotment Gardens
Drain
Drain
Drain
Drain
Drain
Drain
Drain
4.4m
4.6m
BM 4.76m
BRIDGE ROAD
892/89
Garage
A1101
4.6m
8200
186hs
46
WISBECH ROAD
Builders
Brunswick Mill
(disused)
8200
129hs
32
Algen
Millbank Nurseries
Clifton Falcet
Willows
Gaffles
The Walnuts
0001
1 270hs
3 16
3500
2·428hs
6·00

H11/1038/91



To Long Sutton

BRIDGE ROAD A.17.

To Kings Lynn

17m.

15.24m.

Gate

Glass house

existing shared access

No. 44

No. 46

3.96

BUILDING PLOT

37.186

width of right of way

English Heritage industrial units development.

3.04

10.24

19.7

fence to car compound to Tears Garage

63.85

67.36

44.62

4.26

4.89

SUC... D.C.

...

29 OCT 1991

1038/91

Dimensions are from Roythornes dated 3.4.90.

Scale: 1:500

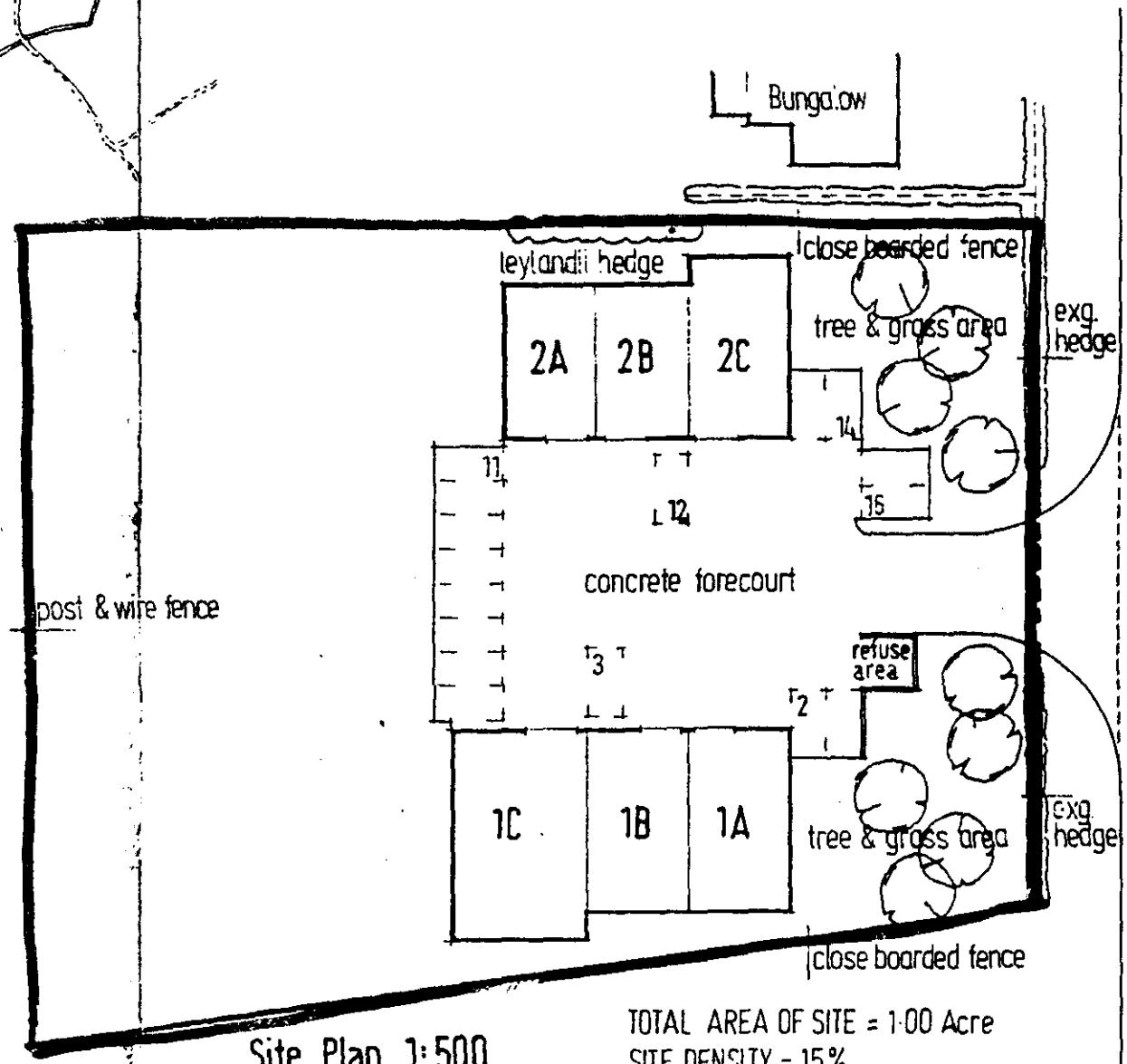
G

Drawing no: 461/1.

telephone: 723656

H11/1038/91

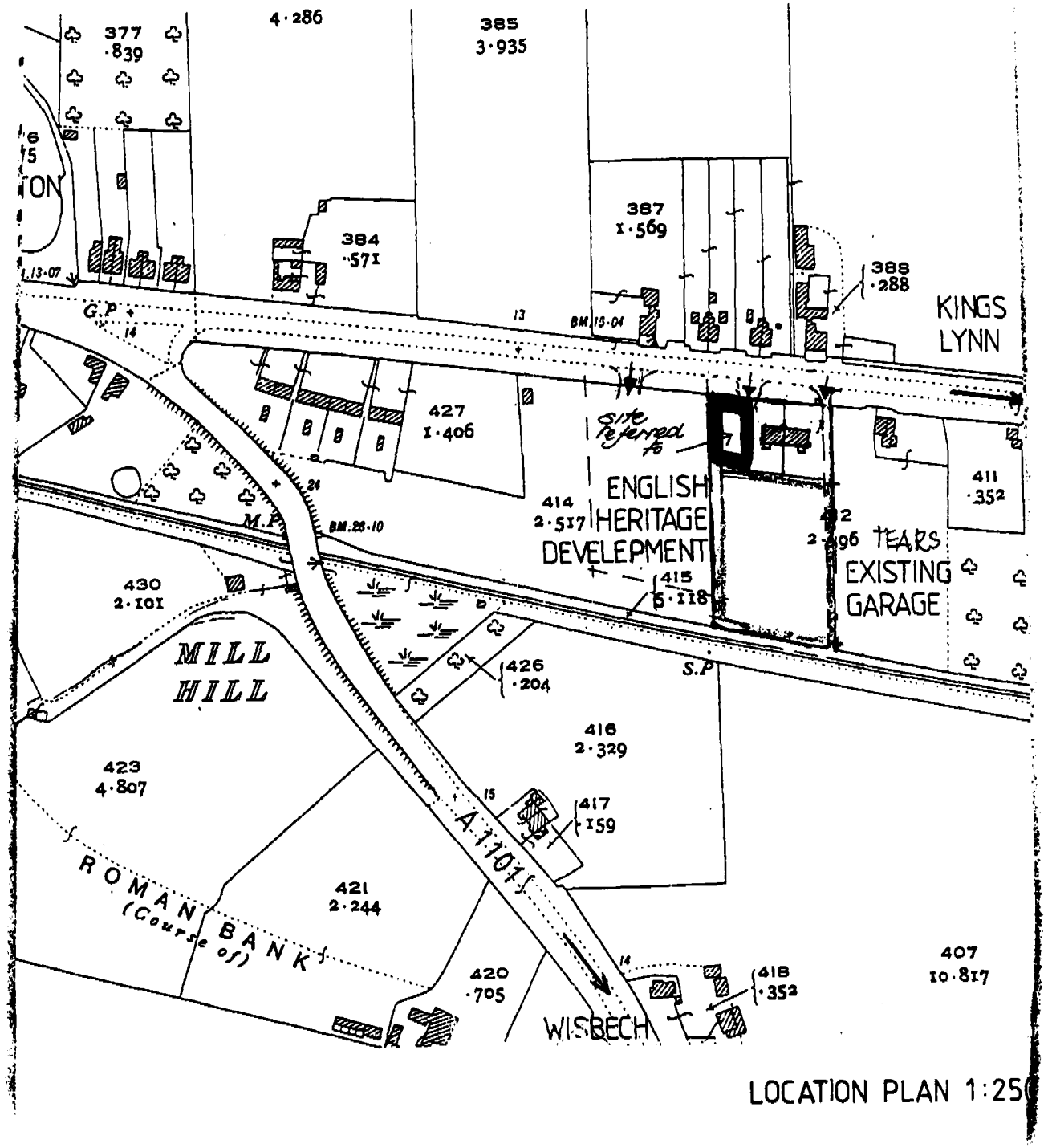
H11/892/89



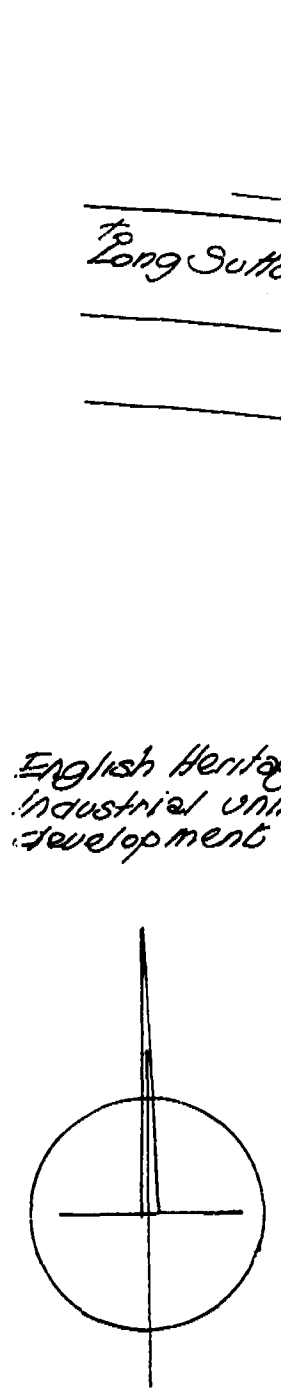
Site Plan 1:500

TOTAL AREA OF SITE = 1·00 Acre
SITE DENSITY = 15%
CAR PARKING TOTAL Nº OF SPACES = 16

A RURAL WORKSHOP DEVELOPMENT



LOCATION PLAN 1:25



English Heritage Industrial units development.

Note: Dimensions are taken from Roy Thornes plan dated 3.4.90.

Scale: 1:500.

PROPOSED PLOT for SINGLE DWELLING

at BRIDGE ROAD (A·17) LONG SUTTON for

Mr and Mrs R. POOLEY.

October 1991. Drawing no: 461/1.

M.E. CRESSWELL · SAAT · ARCHITECTURAL DESIGN · HORSEBLOCK BRIDGE · EXALDING · LINCS · PE11 3JA · Telephone: 723656.