SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0116/94 Received:14-FEB-94 Type:OUTLINE

Name: Mr A Harrison
44 Aintree Drive
Spalding
Lincs

Agent: Maples & Son
Solicitors
23 New Road
Spalding
Lincs

Description: Residential development (one plot)

Location : Plot at Fengate Road Moulton Chapel
Spalding Lincs

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 the confines of Moulton Chapel 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 circumstances of this case are not sufficient to justify permission which would be contrary to Policies 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the conservation of agricultural land. In the opinion of the Local Planning Authority the granting of permission for the development proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would then be difficult to resist.

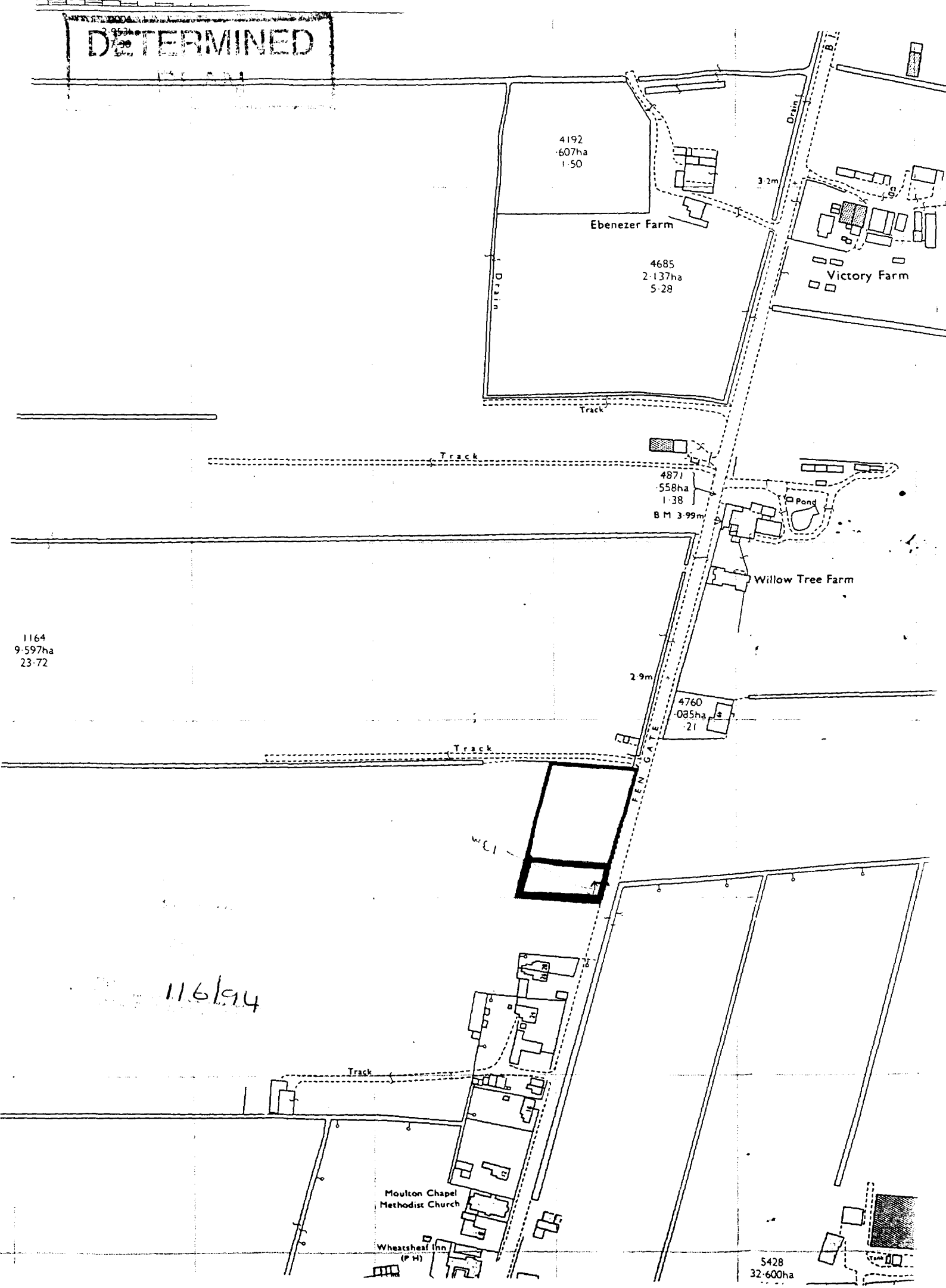
Director of Planning and Building Control Services
31-MAR-94 H13/0116/94

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)

DETERMINED


4192
·607ha
1·50
Ebenezer Farm
Drain
3·2m
Victory Farm
4685
2·137ha
5·28
Track
Track
4871
·558ha
1·38
B M 3·99m
Pond
Willow Tree Farm
1164
9·597ha
23·72
2·9m
4760
·085ha
·21
Track
FEN GATE
WC
11.6.94
Track
Moulton Chapel
Methodist Church
Wheatsheaf Inn
(P H)
5428
32·600ha

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only
Application No. H13/0116/94
Date Registered 21 JAN 1994
Grid Reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Alec Harrison
44 Aintree Drive
Spalding
Lincolnshire

Tel. No.

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

Maples & Son - Solicitors
23 New Road
Spalding
Lincs

Tel. No. 0775 722261
(Personal contact name) P.CREW

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot at Fengate Road Moulton Chapel shown edged red on the attached plan (pt OS 539 + 538a - 1904 ed)

OFFICE COPY

Please complete in block letters

BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development - one plot

Please complete

I attach the necessary plans and I enclose the fee of £ 140.00

See separate notes on fees.
If you consider no fee is payable, please include a written explanation with your application.

Signed..... (Applicant/Agent) Date 21.01.1994

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

A. This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5**

B. This is an **outline** application [✓]

A. Please tick **any** box where you wish the matters to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

B. Please state Site Area 0.1 (Hectares)

Now complete Parts 3 and 5

C. 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

D. 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 C. Please state variation required	

Now complete Part 3 only

3. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser) — OWNER

OWNERSHIP CERTIFICATE
Please cross out B **or** C and complete.
I hereby certify that:-

* If you are **not** the sole owner, ask for Certificate B from the Planning Office. Do not sign the certificate below.

A. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application;

B. None of the land to which the application relates constitutes or forms part of an agricultural holding;

C. The requisite notice has been given to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.:-

Name of tenant:	Address:	Date of service of notice

Signed Messrs & Son (~~Applicant~~/Agent) Date 26.1.94

4. **TYPE OF DEVELOPMENT**
Please complete

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

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 ✓

B. There will be a new or altered access to a public road ☐ → If so, name of road:

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 ☐

DRAINAGE Please complete

A. Please state how surface water will be disposed of — soakaway

B. Please state whether a land drain will be affected — N/A

C. Foul sewerage will be disposed of to:

*By virtue of legal easement under adjoining properties built 1988 Not thought so by Messrs. Kings

Mains sewer *✓ Cesspool ☐ Septic tank ☐ Other ☐

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 for industrial, warehousing or shopping purposes	→ If so, **please complete Part 7**

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 31/3.....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

DC INSTRUCTION SHEET

APPLICATION REF: H13/0116/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Case Officer: DAVID GODDEN

Senior Officer Confirmed ..... Date..... 19/2/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Presently vacant.
Boundaries : New dwelling to south. Buff brick.
Site Features : close boarded fence along part of Southern boundary.
No footpath.

Inspected by DMF
Date 25/2

Site Notice posted by
Date
Expiry DMF 25/2

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £140.

Receipt No P3846

Date first Rec'd 31 [illegible] 1994

Registration

Reference H13/0116/94

Cross-Ref /

Date 1 / 2 [illegible]

Validation

TYPE OUTLINE

Site area ~~0.7~~ 0.1

No of dwellings

Floorspace

Earlier permission – Ref:

(New) / Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐

Certificate ☐

Fee ☐

Fee (not free) ☐

Inaccurate ☐

Incomplete ☐

Unclear ☐

Fees

Correct fee £ ~~[illegible]~~ 140.

Nil fee ☐

Discounted ☐

Previous app – ref:

Type of app

Reason:

Additional £ ~~[illegible]~~

Refund £

Receipt No

Voucher No

Date

Date

Information

Index sheet 378 OS Plots

Grid ref 5[illegible]1400 3[illegible]30

Ward L Parish MOULTON

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐

LB Listed – Grade: ☐

ARC Archaeology ☐

AM Ancient Mon ☐

SSI Special Int ☐

TR Rural ☐

BP TR proposed 67m ☐

LC Level Cross ☐

FP Footpath ☐

TPO Tree Pres ☐

Hazards –

HAZ Site ☐

AIR Safeguard ☐

LIN Elect ☐

PIP Pipe ☐

CON Waste/contamin ☐

Linked to site Ref 1974

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:

Earlier apps

B Reg Records:

Already submitted – Ref:

Request needed

Requested

183. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H16/0018/94 Woodlands Hotel		Marquee to provide hotel extension and extension to existing hotel entrance, including details of car parking, at 80 Pinchbeck Road, Spalding.
H13/0116/94 Mr A Harrison	O.A.	Residential development (one plot), at Fengate Road, Moulton Chapel.

(Councillor N P Judge declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H06/0034/94 Mr M Thacker	Change of use of existing dwelling and stables to dwelling and riding school at "Glenfarg", Hallgate, Gedney.

(Pending a site inspection to assess the suitability of the site for the proposal, in relation to the neighbouring dwelling.)

H16/0130/94 Mr & Mrs A Beeby	Garage and car port at 319 Bourne Road, Pode Hole.

(Pending a site inspection to assess the suitability of the site for the proposal, in relation to the appearance of the street scene and the possibility of a precedent being set for similar developments nearby.)

H09/0182/94 Mr J Leighton	Extension to bungalow at Plot 1, Mansion Site, Clough Road, Holbeach Clough.

(Pending a site inspection to assess the suitability of the site for the proposal, in relation to neighbouring developments.)

(d) 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 planning permissions in accordance with his recommendations, as amended, where indicated, in respect of the following proposals:-

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APPLICATION REFERENCE: H13/0116/94 DATE RECEIVED: 14-FEB-94

TYPE: Outline

DESCRIPTION: Residential development (one plot)

LOCATION: Plot at Fengate Road, Moulton Chapel.

APPLICANT: Mr A Harrison AGENT: Maples & Son

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 30 MAR 1994

RECOMMENDATION

Refuse Permission.

1 *The site is outside the confines of Moulton Chapel 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 circumstances of this case are not sufficient to justify permission which would be contrary to Policies 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the conservation of agricultural land. In the opinion of the Local Planning Authority the granting of permission for the development proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would then be difficult to resist.*

COMMENTS

1 The site is outside the present Boundary of Development for Moulton Chapel (approved 29 October 1980), but a small part lies within the revised boundary - a revision undertaken in 1989 but which has not, as yet, been approved as policy. Proposal therefore contrary to policy.

REPRESENTATIONS

Parish Council: Unable to support application by virtue of fact that site outside Moulton Chapel Interim Boundary of Development.

Councillor Clark:	Request that considered by Committee. Outside Interim Boundary of Development and previously refused.
Councillor Naylor:	Part of site within development area.
Applicant:	- Land has never formed part of the larger field. Used for a pony paddock for many years and never to our knowledge agricultural purposes. - Development of site would, therefore, not mean a loss of land in cultivation. - Planning boundary for the village passes through the plot under application.

299. SPALDING TREE PRESERVATION ORDER NO 29 - WAREHOUSE AT REAR OF NOS 57/58 DOUBLE STREET, SPALDING (215/89) (Continued)

In accordance with minute 245/91 the Planning Officer reported that the site had recently been inspected by the Plans Sub-Committee, including the relationship of the warehouse to the adjoining studio building, who felt that the trees were not mature, and that any further growth would result in further pressure being put on the warehouse building. As a result the Sub-Committee had recommended a) that the Tree Preservation Order be not confirmed, but that the owner be encouraged to carry out replanting within the general area if any of the trees were subsequently removed; b) that the owner be advised accordingly, a copy of the Consultant Architect's report to be made available; c) the owner be invited to discuss future development of the site with appropriate officers and the Consultant Architect, a further report to be submitted in twelve months; and d) at the same time the Committee were concerned to draw the owner's attention to the fact that he had had the benefit at no expense to him personally of the Council's independent Consultants' respective reports.

RESOLVED: The Plans Sub-Committee's recommendations be adopted.

(Councillor K L Barker declared an interest in the above item, and left the room during consideration thereof.)

(Councillor C J T H Brewis left the meeting during consideration of the above item.)

300. REVIEW OF INTERIM BOUNDARY OF DEVELOPMENT - MOULTON CHAPEL (679/90)

Further to the above Minute the Planning Officer submitted a report identifying the areas of land proposed for inclusion within the interim boundary of development for Moulton Chapel, and outlining the contents of a proposed development brief relating to areas 1 and 2. The Committee was informed that the report had been referred to the Moulton Parish Council for comments, who had now indicated their full support for the proposals.

RESOLVED:

(a) That a development brief for areas 1 and 2 indicated on plan A, attached as Appendix 2 to the signed Minutes, be drawn up in accordance with paragraph 1.14 of the Planning Officer's report, and the details shown on plan B;

Residents reconsulted on accordance with (c); objections received thus IBD cannot say to have been adopted in accordance with (d).

(b) That the wording of paragraph 1.11 of the Planning Officer's report be amended to exclude "...the reluctance of house builders to develop land in Cowbit" and the following be sustituted "Given the facts and circumstances behind the apparent delay to develop land in Cowbit..."

(c) The Parish Council and residents of Moulton Chapel be reconsulted on the basis of recommendation (a) above;

(d) That subject to no objections being received the revised interim boundary of development for Moulton Chapel be adopted;

(e) That an appropriate policy leaflet be published and relevant authorities be advised accordingly; and

(f) The policy be reviewed in five years or earlier if circumstances necessitate.

63. A DEVELOPMENT BRIEF FOR LAND AT MOULTON CHAPEL (300/91)

The Director of Planning and Building Control Services submitted a report on the consultation that had taken place with the Parish Council and local residents on this proposed development brief and the comments received thereupon. The report concluded that the large scale development proposed would have a significant impact upon Moulton Chapel both in terms of its extent and the effect both visually and socially on the village, and that whilst it may result in maintaining the present level of service provision and secure other direct benefits in the form of a site for a new village hall and the provision of a playing field, nevertheless a long term development strategy with adequate and acceptable means of access was desirable to enable the local planning authority to exercise a real control over the allocation, phasing, release and ultimate development of land in the village.

The large scale of development proposed would have a significant impact upon Moulton Chapel, both in terms of its extent and the effect both visually and socially on the village, but this could be adequately achieved with proper phasing. There was also a need for further community facilities such as public open spaces.

RESOLVED:

(a) That, subject to it being confirmed that a satisfactory means of access can be achieved to adequately serve the development, the Committee is satisfied that the scale of development as proposed would be appropriate as a basis for further consultations with the Parish Council, the development brief for areas 1 and 2 be adopted for such a purpose; and

(b) That, subject to the further views of the Parish Council, an appropriate policy leaflet be published and the relevant authorities advised accordingly.

64. THE FUTURE DEVELOPMENT OF HOLBEACH HURN (301/91)

The Director of Planning and Building Control Services submitted a report on the consultations that had taken place with the Parish Council, the general public and the owners of land affected and also on a meeting that had taken place with the owners of area B, Messrs Hay and Croft Ltd.

During the ensuing discussion it was considered that the local residents group should be consulted on the proposed development strategy before it was adopted by the Council.

RESOLVED: Subject to prior consideration of the proposals by the local residents group and to the views of the Plans Sub-Committee following an inspection of the area, the development strategy be adopted and a policy document produced and distributed.

(End of Minutes)

J of meeting held with Parish Council.

227. MOULTON CHAPEL : REVIEW OF DEVELOPMENT BOUNDARY (63/92)

Further to the above minute the Director of Planning and Building Control Services reported on a meeting with the Moulton Chapel Parish Council on 5th February, 1992 when a number of issues relating to the development boundary of the village had been discussed. It was agreed at that time that, in accordance with this Authority's policy of identifying land to meet the realistic needs of the village over the next 5 years, the Planning Department should review the situation in the light of the issues raised with a view to putting forward amended proposals for further consultation with the Parish Council.

RESOLVED:

(a) The report be noted; and

(b) The Director of Planning and Building Control Services be authorised to review the allocation of land for development in Moulton Chapel in accordance with the Council's policy objectives for development in the smaller villages as a basis for further consultations with the Parish Council.

228. SPALDING RIVERSIDE ENHANCEMENTS (509/91)

Further to the above minute the Directors of Planning and Building Control Services and Environmental Services submitted a progress report on proposals currently being undertaken for the enhancement of the Spalding riverside. With regard to the provision of a stone toe to the riverbanks and the regrading of the riverbanks the Committee was informed that an additional sum of £10,000 had been vired from the 1991/92 capital programme which would now enable both sides of the river from Albert footbridge to West Elloe bridge to be included within the scheme.

Discussions were also continuing with the County Council regarding the continuation of the riverside footpath to Holland Road and possibly beyond. The National Rivers Authority would be cleaning the riverbed upstream from the Albert footbridge, and possibilities for further future environmental enhancements were being explored.

RESOLVED: The report be noted.

229. GOSBERTON CLOUGH TREE PRESERVATION ORDER NO.2 1992

The Director of Planning and Building Control Services reported an objection from the owner of the land upon which trees the subject of the above Order were situated to the inclusion of tree T2 on the grounds that the tree, which was situated within a 30 acre field, did not allow efficient food production practices, and could reduce the yield of crops as a result of the loss of moisture from the soil to the tree roots.

A petition objecting to the possible removal of the tree from the Tree Preservation Order had been received from neighbouring occupiers and it was generally felt that, although the tree roots may have some effect on the soil moisture within its immediate vicinity, in a field of approximately 30 acres this would be insignificant.

RESOLVED: The objection be overruled and the Order be confirmed without modification.

(End of Minutes)

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

SOUTH HOLLAND DISTRICT COUNCIL

Comm

H13/0116/94

OUTLINE

Applicant: Mr A Harrison
Tel:

Agent: Maples & Son
0775 722261 P Crew

Description: Residential development (one plot)

Location: Plot at Fengate Road
Moulton Chapel
Spalding
Lincs

Valid date:	14-FEB-94	Terminal date:	11-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	21-FEB-94	Report deadline:	16-MAR-94
Inspected by	28-FEB-94	Agreed TD Ext:	
Extra contacts	07-MAR-94	Case Officer:	
Report if not clear by	21-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

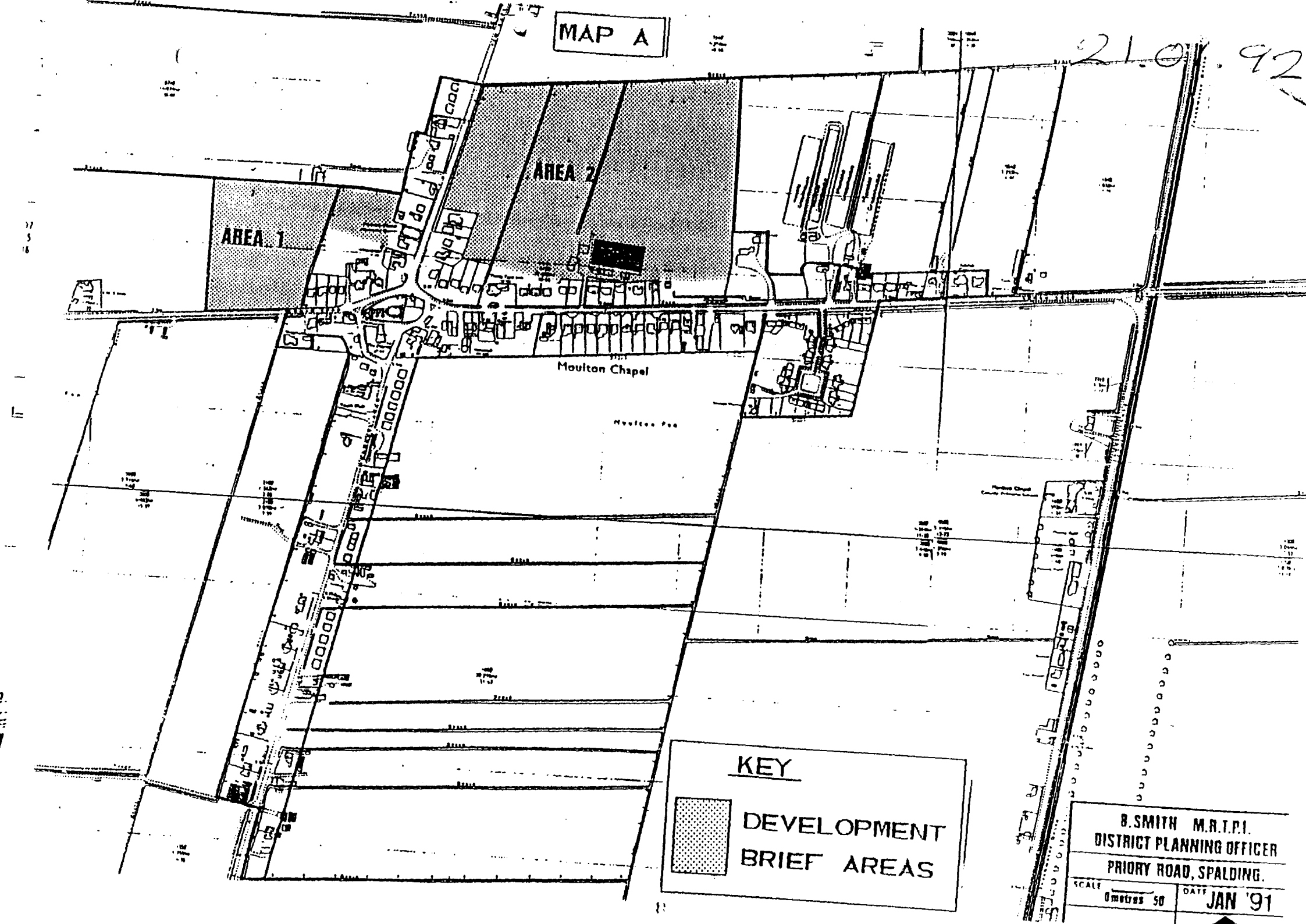
CONSULTATIONS CARRIED OUT

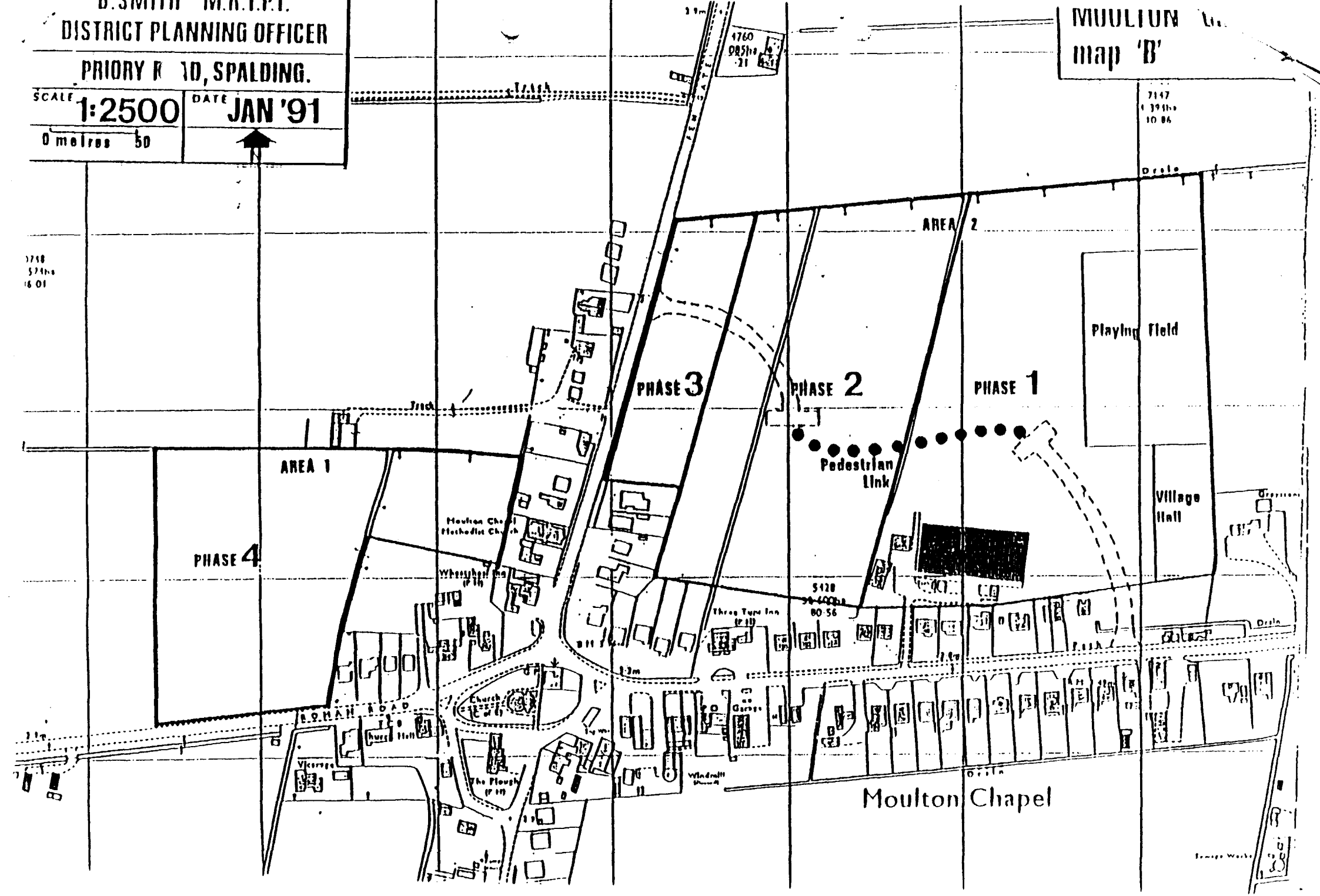
		Sent	Expiry
Site/Press Advert DEP		01-MAR-94	22-MAR-94 ✓
Clerk to Moulton PC	0733 210404	18-FEB-94	04-MAR-94
Cllr J Clark	0406 370785	18-FEB-94	25-FEB-94
Cllr A E Naylor	0406 370323	18-FEB-94	25-FEB-94

SITE RECORD

Grid ref: 529400 318520
OS Sheet: 278 Parcel:

LCC - Cm Attached 21/2/94


MAP A
AREA 1
AREA 2
Moulton Chapel
KEY
DEVELOPMENT BRIEF AREAS
B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING.
SCALE 0 metres 50
DATE JAN '91


B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY R 1D, SPALDING.
SCALE 1:2500
DATE JAN '91
0 metres 50
MOULTON
map 'B'
AREA 1
AREA 2
PHASE 1
PHASE 2
PHASE 3
PHASE 4
Pedestrian Link
Playing Field
Village Hall
Moulton Chapel
Methodist Church
Three Tuns Inn
The Plough
Windmill
Vicarage
ROMAN ROAD

South Holland District Council

REVIEW OF T

The Boundary of Development

Most of the small villages in South Holland District have an Interim Boundary of Development (IBD) and as the title suggests its function is to limit new residential development to specified areas. The IBD has a dual purpose. Firstly, it helps to prevent development in inappropriate locations, for example, scattered housing in the open countryside where there are limited services and facilities, and natural resources to preserve. Secondly, the use of a boundary enables the most suitable areas for development to be identified allowing a village to grow in a planned orderly fashion, taking into account the settlement's existing characteristics and the population's wishes for the future of their community.

Clearly, from time to time it is necessary to review the development boundaries as areas within their confines become more fully utilised and as the needs of particular settlements change. As a planning authority our endeavour is to include sufficient land within the development boundary to provide for the opportunity for development to meet all the housing needs of the village over a five year period.

The Review

This document sets out to identify specific locations where future residential development may be considered appropriate. The proposals made here are based on an extensive survey of the village and take into account such factors as the existing character of the settlement, the housing needs of the village and the district as a whole and the suitability of particular sites in relation to the type and number of houses likely to be erected.

The Consultation Process

The object of this document is to allow the public to participate in the planning process. The proposals made here are not final and the District Council are inviting the local community to express their views so that an additional source of information and opinion can be incorporated into any final policy statement.

CONSULTA

Please send your comments
District Planning Officer,
Spalding, PE11 1DB to arri
1989.

HE PLANNING POLICIES FOR THE SMALLER VILLAGES

DEVELOPMENT IN MOULTON CHAPEL.

DEVELOPMENT IN MOULTON CHAPEL.

Moulton Chapel is a small village about 5 miles south west of Spalding and about 3 miles east of Cowbit and the A1073 Spalding to Peterborough Road. It contains about 153 dwellings accommodating around 370 people. Recent developments have been in a linear form along Woodgate Road, emphasizing the basic linear pattern of the settlement.

Moulton Chapel is a minor service centre serving a wider rural area and contains shops, a post office, public houses, community hall and school. It is considered that some more residential development will help to sustain the community by helping to maintain these local services as well as consolidating the appearance of the village. Additionally, the provision of family type housing will help to create a wider age structure than exists at present.

The village is served by mains sewerage being on the same system as Cowbit and Weston Hills where there is a large spare capacity. Its geographical position gives it easy access to the major employment, commercial and cultural centres which makes it an attractive location to absorb some of the development pressure presently being experienced in the District.

THE PROPOSED BOUNDARY.

The new boundary of development has therefore been drawn to allow for a significant level of new development over a five year period. It is suggested that this new development should be in the form of carefully planned depth development as opposed to extensive forms of linear development along existing road frontages.

Two areas have been suggested for new development both around the centre to consolidate the appearance of the village and to create a sense of identity. The larger of the two areas close to village facilities, especially the school and enjoying good access has been identified in preference to other areas which are not so well situated.

Development of this scale which could, if fully taken up, about double the number of houses in the village will have to be assimilated into the existing structure of the village over a period of time.

As with all boundary reviews, there is a commitment for a further review in no longer than five years time.

ON DOCUMENT

writing to Mr. Brian Smith, the
atterton Tower, Winfrey Avenue,
no later than Wednesday 9th March,

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAR 1994
Acknowledge YES/NO
File Nos.

Application no: H13/0116/94

Applicant: Mr A Harrison
44 Aintree Drive
Spalding
Lincs

Agent: Maples & Son
Solicitors
23 New Road
Spalding
Lincs

Description: Residential development (one plot)

Location: Plot at Fengate Road Moulton Chapel
Spalding Lincs

Type: OUTLINE

Date received: 14-FEB-94

18-FEB-94

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 25-FEB-94 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 A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

To be considered by committee

Part of application is in development area.

Signed: A. E. Naylor.

11-3-94

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

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

MOULTON PARISH COUNCIL
19 FEB 1994
RECEIVED

S.H.D.C. PLANNING DEPT.
RECEIVED
14 MAR 1994
Acknowledged
DC
Checked

SOUTH HOLLAND DISTRICT COUNCIL

620

Application no: H13/0116/94

Applicant: Mr A Harrison
44 Aintree Drive
Spalding
Lincs

Agent: Maples & Son
Solicitors
23 New Road
Spalding
Lincs

Description: Residential development (one plot)

Location: Plot at Fengate Road Moulton Chapel
Spalding Lincs

Type: OUTLINE

Date received: 14-FEB-94

18-FEB-94

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 04-MAR-94. 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
Director of Planning and Building Control Services

Clerk to Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

The Council is unable to support this application by virtue of the fact that it is outside Moulton Chapel's IBD.

Signed: R R Lowthian

Date :- 3rd March, 1994

H13/0116/94
01 Mar 1994

Councillor Clarke rang on 01 Mar 1994.

He wants this application to go before Committee because:

1. It is outside the IBD.

2. It has been refused twice before already.

He will return the proper letter to confirm this.

J Jex
01 Mar 1994

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H13/0030/94
Mr & Mrs Price OUTLINE
Residential development including siting and means of access.
Rear: 30 Seas End Road, Moulton Seas End, Spalding, Lincs.

H16/0169/94
Mr B. A. & Mrs M. C. Smith
PERMISSION RENEWAL
Residential development (renewal of H16/0210/91).
Side/rear: 60 Pinchbeck Road, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H13/0116/94
Mr A. Harrison OUTLINE
Residential development (one plot).
Plot at Fengate Road, Moulton Chapel, Moulton, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0080/94
R. Neeson Esq OUTLINE
Erection of six self-contained flats including parking, access, siting, design and external appearance.
17 West End, Holbeach, Spalding, Lincs.

H09/0081/94
R. Neeson Esq CONS AREA CONSENT
Demolition of buildings.
17 West End, Holbeach, Spalding, Lincs.

H11/0144/94
National Westminster Bank
ADVERTISEMENT
Erection of new individual non-illuminated fascia sign, refixing of logo sign.
25 Market Place, Long Sutton, Spalding, Lincs.

H11/0150/94
Kamal Uddin Chowdhury FULL
Change of use from retail to take-away food shop.
48 Market Place, Long Sutton, Spalding, Lincs.

H14/0165/94
Mr Alan Hansard OUTLINE
Proposed redevelopment of existing coal merchant's yard to provide two building plots for bungalows and garages.
40 Knight Street, Pinchbeck, Spalding, Lincs.

H16/0156/94
C. W. Scupham & Son FULL
Change of use to include hot and cold take-away.
26 Market Place, Spalding, Lincs.

H16/1213/93
Midland Bank Ltd ADVERTISEMENT
Erect 1 haloillum letters sign, 1 name plate sign and 1 projecting sign.
8 Market Place, Spalding, Lincs.

H21/0141/94
M. F. Shears CONS AREA CONSENT
Removal of chimney stack.
The Cottage, East Road, Tydd Gote, Wisbech, Cambs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

March 1, 1994.

SOUTH HOLLAND DISTRICT COUNCIL

©WVN 10q3873 187/507 SG1-3

FARM & GARDEN

HOWARD Rotovator. Kohler engine, 2 forward speed, plus reverse, £160. Tel 0485 541412.

TOP quality hay for sale, large or small quantities. Tel 0406 371710.

GREENHOUSE GLASS, 20" x 18", 20p per sheet. Tel: (0406) 330493.

KUBOTA compact Tractors for Hire with loader, rotovator, sub-soiler, plough, Dutch harrow, rotary and flail mowers, all with driver. J. Coward, Holbeach 0406 423959.

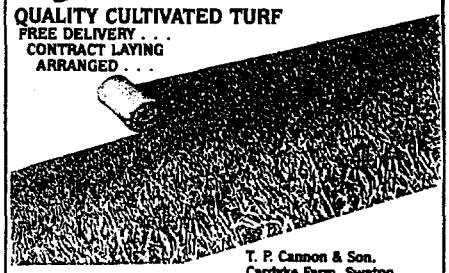
COLUMN STOCK PLANTS
Order now for Spring Planting under glass.
D. W. PANTER & SON
Tel: 0406 370212
II4032 ©WVN

GREY ALDER ALNUS INCANA
Ideal deciduous windbreak for nurseries, orchards, windswept sites. Quick to establish. 4 foot high.
£9.50 per 10
John Hargreaves & Sons,
GEDNEY DYKE NURSERIES,
Lowgate,
Gedney Dyke
Tel: 0406 362351
DSP1960

CROSSROADS NURSERIES
Over wintered Cauliflower plants available in
51, 104, 228, 308 modules.
Varieties to suit continuity.
Tel: 0775 820113 DSP3621

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UNICORN NURSERIES
Spalding 725415
Orders also taken for Cut Flowers and Lettuce Plants in modules

TO LET
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GREENHOUSE
Some land available.
Hot air heating, oil-fired
For details DSP1960
Tel: 0778-342021 (after 6.00pm)

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QUALITY CULTIVATED TURF
FREE DELIVERY . . .
CONTRACT LAYING ARRANGED . . .

T. P. Cannon & Son,
Cardyke Farm, Swaton,
Sleaford, NG34 0JW.
Tel: Sleaford 0529 421210
10q3878

NEAL

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H13/0116/94
Description: Residential development (one plot)

Location: Plot at Fengate Road
Moulton Chapel
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 22-MAR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-MAR-94

SOUTH HOLLAND DISTRICT COUNCIL

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

SOUTH HOLLAND DISTRICT COUNCIL

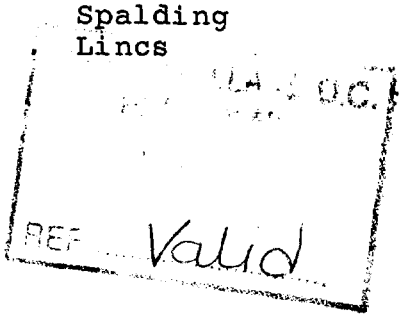
Application no: H13/0116/94

Applicant: Mr A Harrison
44 Aintree Drive
Spalding
Lincs

Agent: Maples & Son
Solicitors
23 New Road
Spalding
Lincs

Description: Residential development (one plot)

Location: Plot at Fengate Road
Moulton Chapel
Spalding
Lincs



Type: OUTLINE

Date received: 31-JAN-94

02-FEB-94

Dear Sir/Madam

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

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

- According to the 1:2500 site plan submitted the area appears to be 0.37 hectares, therefore a further £420 is required.
- Please complete part 5 of form where marked (copies returned for your use).

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

Yours faithfully

Principal Administrative Officer

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref:	*Your Ref:*	*Date*
PC.JLN.HD	H13/0116/94	11 February, 1994

Dear Sirs,

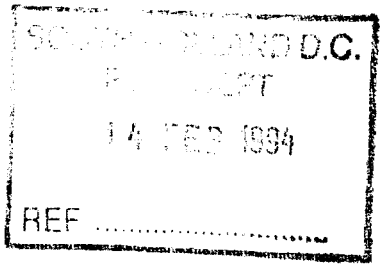
Re. Application for Mr. A. Harrison.
Plot at Fengate Road, Moulton Chapel.

Thank you for your letter of the 2nd February (copy enclosed). We would advise that our client wishes to apply for one Plot only, the Fee of £140 as already forwarded to you. We enclose you four copies of the amended Plan.

Yours faithfully,

MAPLES & SON

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



This firm is regulated by the Law Society in the conduct of investment business

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
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23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: PC.JLN

Your Ref: PLANNING OFFICER

Date 27th January, 1994.

SOUTH HOLLAND D.C.
PLAN DEPT.
31 JAN 1994
REF 0116/94

Dear Sirs,

Re: Our Client Alex Harrison
Application for Residential Development
One Plot Fengate Road Moulton Chapel Spalding Lincs

We enclose Outline Planning Application on behalf of our client Mr. A. Harrison. We enclose four copies of the application and four copy plans and cheque in your favour for the fee of £140.00.

Please note that our clients land has never formed part of a larger field and has been used as a pony paddock for many years and never to our clients knowledge for agricultural purposes as such. Development of this land therefore would not mean a loss of land in cultivation.

Please also note that the planning boundary for the village passes through the plot under application.

Yours faithfully,

District Planning Officer,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

Enc.

This firm is regulated by the Law Society in the conduct of investment business

BRI[illegible]SMITH Dip TP MRTPI
Direc[illegible] of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3816
Date received : 31-JAN-94

Received from

Maples & Son

Address

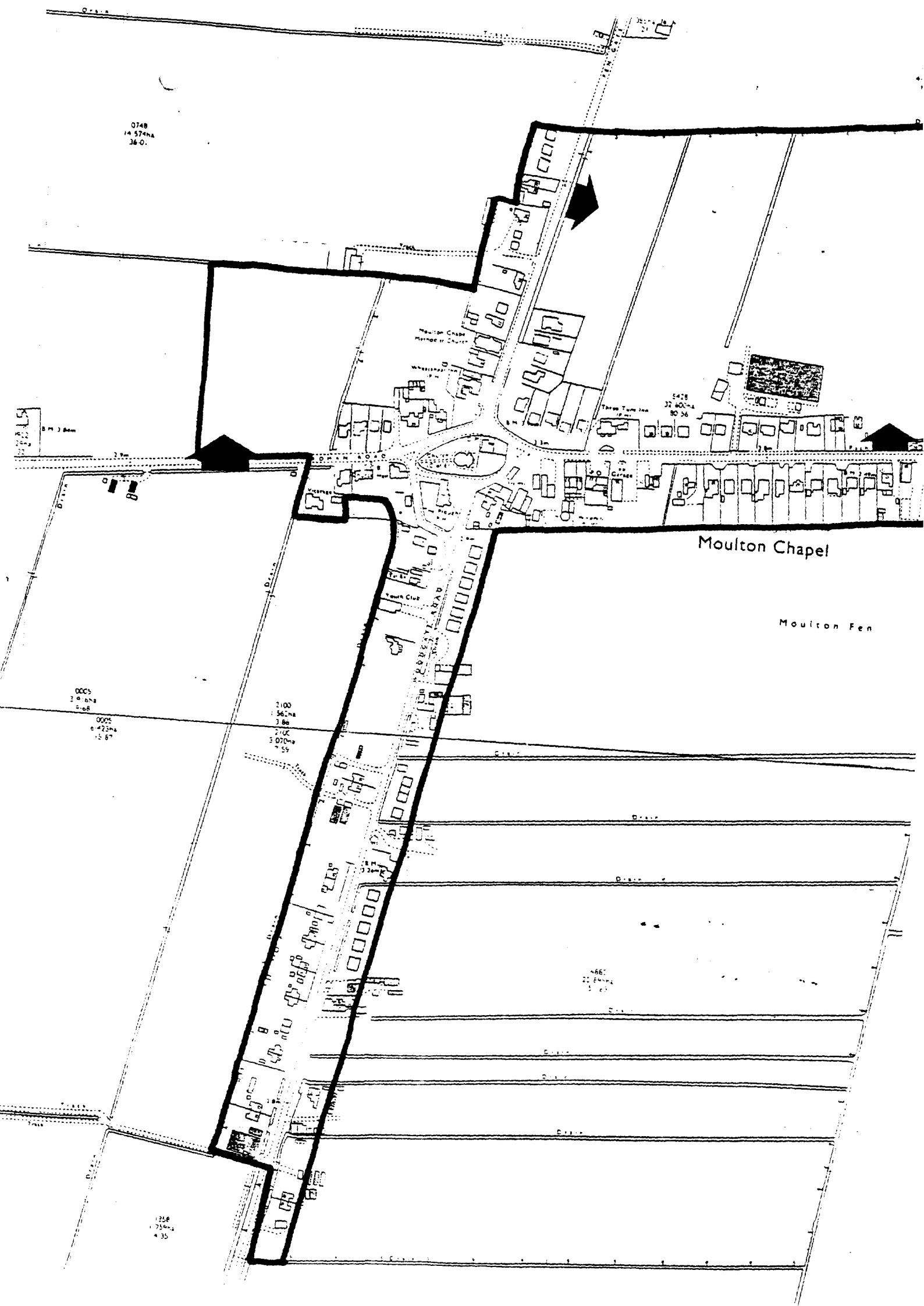
23 New Road
Spalding

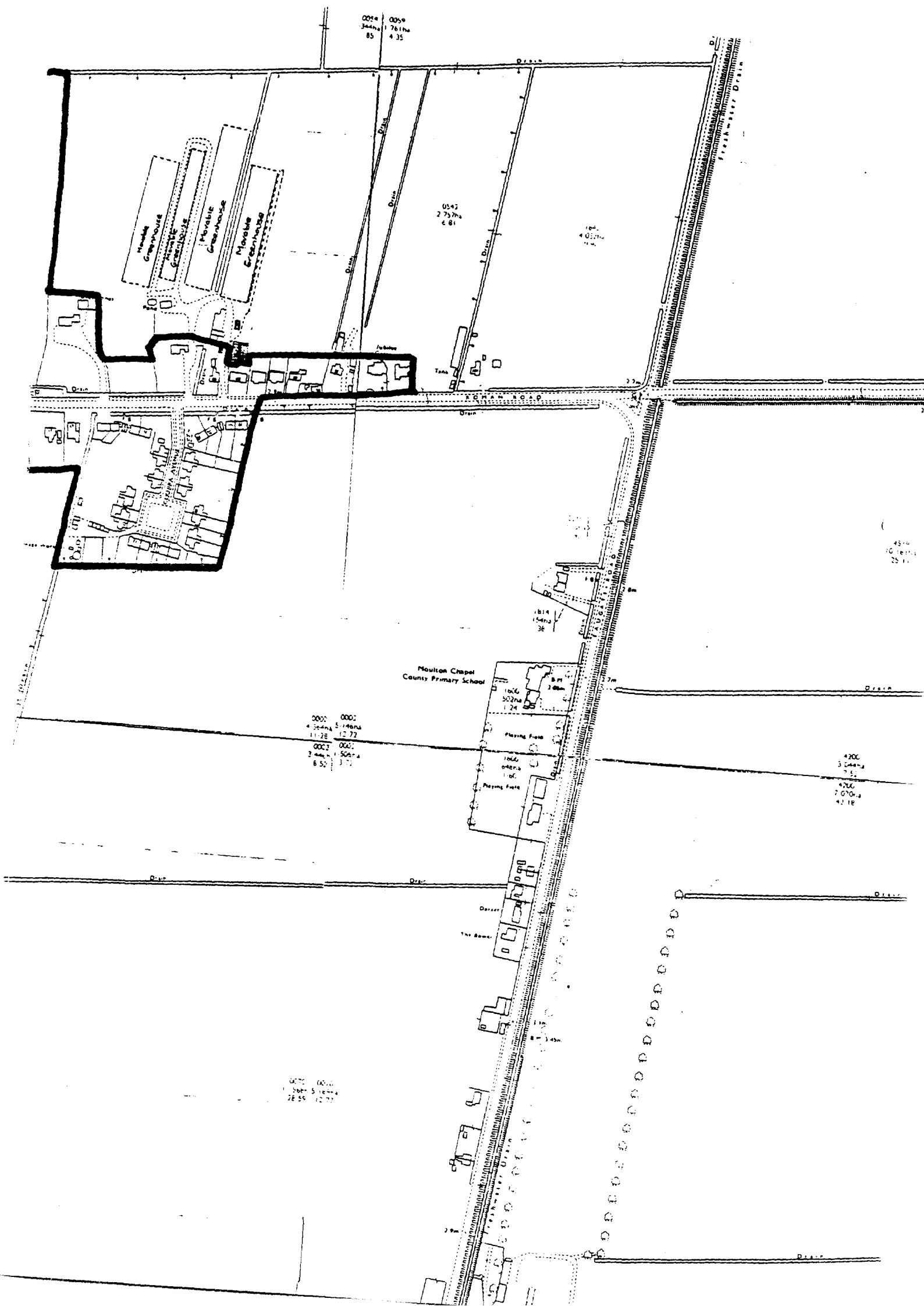
Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)




Moulton Chapel
Moulton Fen


Moveable Greenhouse
Moveable Greenhouse
Moveable Greenhouse
Moveable Greenhouse
Drain
Tank
ROMAN ROAD
Moulton Chapel
County Primary School
Playing Field
Playing Field
Dorset
The Bowes
Freshwater Drain

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0716/94

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		

2. Address or location

FENGATE Moulton Chapel

3. Name, classification and number of road

U

4. Date application referred 17-2-94

5. State whether outline, detailed application etc.

OL

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

Residential 1 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: 17-2-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

10821

Delete as appropriate

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

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

10821

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0116/94

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

2. Address or location

FENGATE Moulton Chapel

3. Name, classification and number of road

II

4. Date application referred 17-2-94

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OL.

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Date: 17-2-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

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10821

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

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10821

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