SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0330/94 Received:14-APR-94 Type:FULL

Name: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

Location : 8 Church Lane Moulton
Spalding Lincs

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

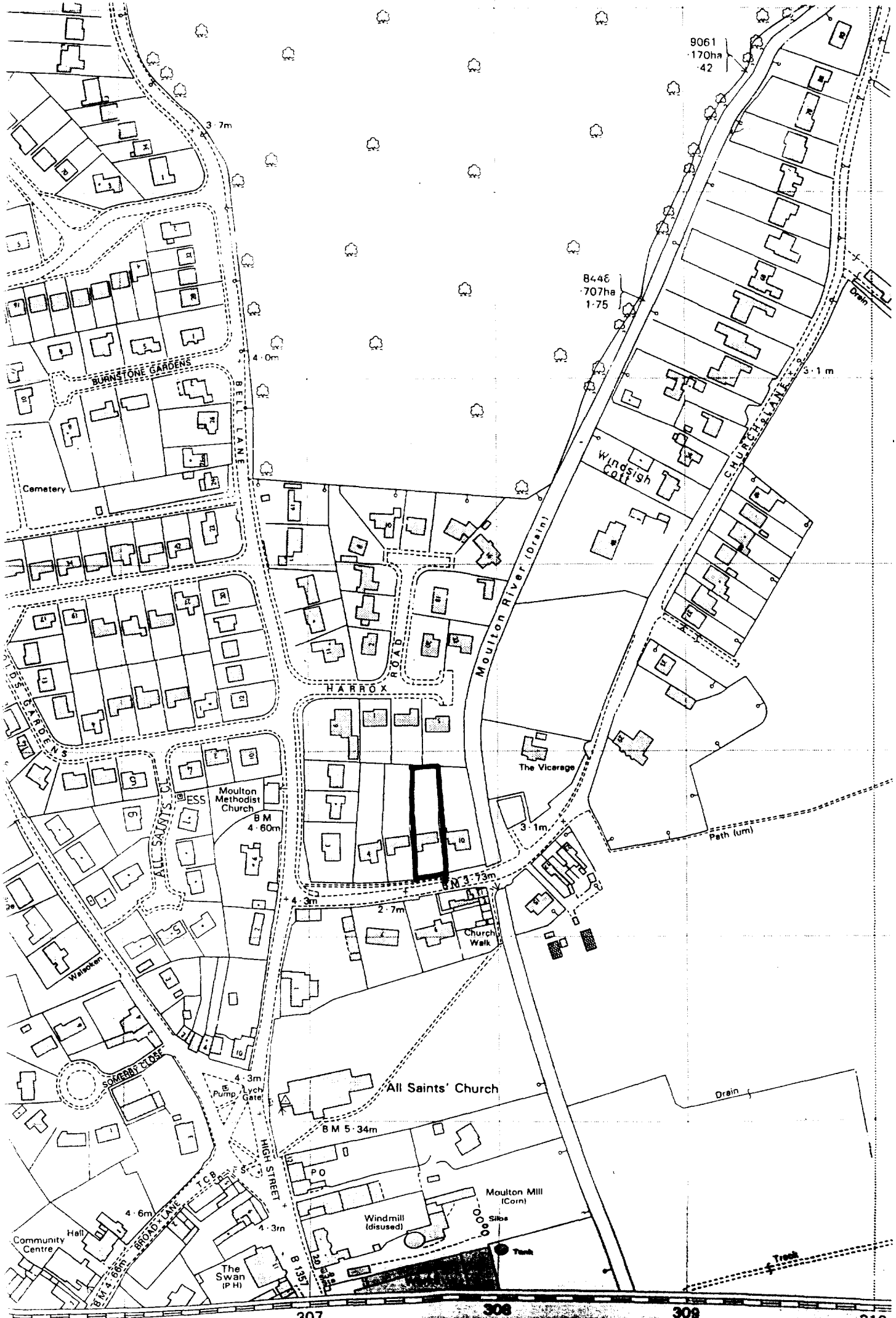
1 In the opinion of the Local Planning Authority the proposed extension would have an overbearing and generally unacceptable relationship with the neighbouring dwelling to the east, to the detriment of the latter's residential amenity and also the character of existing development in the immediate locality on the northern side of Church Lane.

Director of Planning and Building Control Services
17-JUN-94 H13/0330/94

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)



TF 3124

CROWLAND RURAL ED

HOLLAND WITH BOSTON CO CONST

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0330/94

Date Registered 05 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. A. COMBES
8 CHURCH LANE
MOULTON

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

EPPY MIDLANDS DESIGN ASSOC
"WILLOW LODGE"
HORSESHOE RD
SPALDING

Tel. No. 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

8 CHURCH LANE, MOULTON, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE & BEDROOM EXTENSION

Please complete

Signed. A. Combes Date 1-04-94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £10-00 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	6·3 metres
(b) max. length:	9·48 metres
(c) max. width:	3·715' metres
D. Please state type and colour of materials for facing external walls:	TO MATCH EXTG
E. Please state type and colour of roofing materials.	" " "
F. 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.

DOMESTIC

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?

EXTG ACCESS & PROPOSAL

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

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

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

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	No.	➡ 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.

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).

OWNER

2. **OWNERSHIP OF THE SITE**
This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(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 1-04-94

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 1-04-94

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70 .

Receipt No P4118

Date first Rec'd 05 APR 1994

Registration

Reference H13/0330/94

Cross-Ref R

Date 06-APR-94 JAC

Validation

TYPE FULL .

Site area
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 £ 70.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 167 OS Plots
Grid ref 530770 179240

Ward L Parish MOULTON

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

4 TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0124798

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H13/0330/94

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) PLEASE CONFIRM THAT NO FOOTINGS OF PROPOSED EXTENSION EXTEND ONTO ADJOINING PROPERTY — IF THEY DO AN ARTICLE 12 NOTICE MUST BE SERVED ON AFFECTED PARTY.

Other.....

Direction authorised by Senior Officer..... Date..11/4/94

Revalidation after Direction

Information satisfactory Signed..... Date..15/4/94

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed..... 18/5
Senior Off.....

Precise details: The extension appears to be further from the eastern boundary than shown on the 1:250 ~~block~~ plan. If this is the case four copies of a 1:250 plan are required which rectifies this.

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

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:

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

Press
PC
WM
Residents

Case Officer: DAVID GREENEY

Senior Officer Confirmed ..... Date: 15/4/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Single flat roof garage at present.
Boundaries : Fence at rear.
Site Features : 1m fence on boundary.
Neighbouring property has garage nearest site (also
sited on boundary)

Inspected by DMC
Date 2014

Site Notice posted by DMC
Date
Expiry 2014

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
5/5	A. Louther	He confirmed that :- a) Rear 1st floor window will be obscure glazed. b) Foundations will not encroach on neighbouring property. c) Side elevation will consist of "non-maintainable" material (eg over ~~fair~~ hoarding)

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

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 ☐

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the development in view of the relationship between part of the development and the proposed adjoining neighbourhood centre.)

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

H09/0325/94 J Naylor	O.A.	Residential development including access at Bank Farm, Holbeach Bank.

((i) Pending a site inspection to assess the suitability of the access and (ii) to enable the applicant to clarify matters with the Lincolnshire County Council.)

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of representation from the applicant's agent relating to the above application.)

(Councillor C.F. Fisher left the meeting during consideration of the above application.)

H13/0330/94 Mr & Mrs A Combes	Garage and bedroom extension at 8 Church Lane, Moulton.

(Pending a site inspection to assess the impact of the development upon the neighbouring property.)

H05/0342/94 C Hefford	Single garage, new access and lounge extension at 1 Rowan Close, Fleet Road, Holbeach.

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

H14/0359/94 Mr B Flynn	Use of one dwelling as one/two adjoining holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

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

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of objection relating to the above application, and a late letter from the applicant.)

H16/0364/94 Mr & Mrs Varley	Change of use to guest house at The Thorneycrofts, 39 Beaufort Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the development in the light of the various representations received.)

(The Director of Planning and Building Control Services reported receipt of a late letter from the applicant relating to the above application.)

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

COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4118
Date received : 05-APR-94

Received from

H E & M Long

Address

8 Church Lane
Moulton
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)

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

Application no: H13/0330/94

Applicant: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Asso
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

Location: 8 Church Lane Moulton
Spalding Lincs

Type: FULL

22-JUN-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

M E Bridge
10 Church Lane
Moulton
Spalding
Lincs. PE12 6NP

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

Application no: H13/0330/94

Applicant: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Asso
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

SOUTH HOLLAND D.C.
PLANNING
14 APR 1994
REF .....

Location: 8 Church Lane
Moulton
Spalding
Lincs

Type: FULL

Date received: 05-APR-94

12-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please confirm that no footings of proposed extension extend onto adjoining property - if they do an Article 12 Notice must be served on affected party.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

It is not intended for the foundations to encroach onto the adjoining property.

14-04-94

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

Application no: H13/0330/94

Applicant: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Asso
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

Location: 8 Church Lane
Moulton
Spalding
Lincs

Type: FULL

Date received: 05-APR-94

12-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please confirm that no footings of proposed extension extend onto adjoining property - if they do an Article 12 Notice must be served on affected party.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0330/94

Applicant: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

Location: 8 Church Lane Moulton
Spalding Lincs

Type: FULL

Date received: 14-APR-94

19-APR-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 26-APR-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

Requist this application for sight visit

Signed: A. E. Naylor.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAY 1994 DG

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

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)

MOULTON PARISH COUNCIL
20 APR 1994
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

1028

Application no: H13/0330/94

Applicant: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

Location: 8 Church Lane Moulton
Spalding Lincs

Type: FULL

Date received: 14-APR-94

19-APR-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 03-MAY-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAY 1994 DG

FOR PARISH COUNCIL USE ONLY

Comments: The Council would suggest there should be a site visit before a decision is made on this application.

Signed: [signature]

Date :- 3rd May, 1994

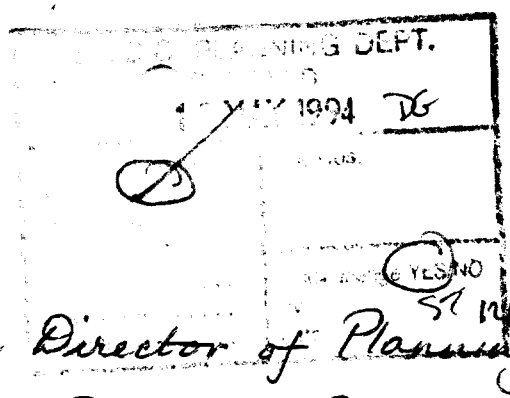
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

Ref H15/330/94.

Discussed with Cllr Clark 5/5 who wishes application to go to Committee.

DMG 5/5.



10, Church Lane,
Moulton,
Spalding.
PE12 6NP

8-11-94.

The Director of Planning.

OBJECTION

H13/0330/94

Dear Mr Smith,

I wish to express my deep concerns about the proposed extension to the house adjacent to my bungalow.

I understand that the extension will reach to the edge of the boundary between us, creating problems not only for building and maintaining but also making any extension for me or for a future owner virtually impossible.

Loss of light to my bathroom and also to the patio I have recently had laid further devalues my property. The overshadowing is a serious worry.

I feel that this extension would

not be in character with dwellings in the area.

I do hope you will be able to consider my concerns.

Yours sincerely,

Mary E. Bride.

BRICÉ

7th JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0892/93 Sterling Pump Co	PJU	Grant as recommended. Add note to decision emphasising application outline only and submitted plans do not form part of application.
3	H02/1156/93 J A Speechley	DJR	Refused as recommended
6	H04/0051/94 B E Baldwin	PJU	Grant as recommended.
8	H20/0132/94 F S Campling Esq	JB	Grant as recommended. Amend condition re hours of operation. **Await Minutes.**
10	H15/0139/94 Mr R Marshall	PJU	Grant as recommended.
13	H13/0158/94 Mr R Marshall	PJU	Grant as recommended.
16	H16/0183/94 Mr K Blundell	JB	Grant as recommended.
18	H08/0214/94 David Cordner	DJR	Grant as recommended.
18	H08/0215/94 David Cordner	DJR	DPBCS Auth subject to 106 legal obligation as recommended. 106 obligation to be amended to refer to B1 use.
24	H11/0221/94 Mr N N Law	JB	Grant as recommended. Amend condition 4 to read "Bank Holidays, and only used between ..."
26	H11/0235/94 Pledgers	JB	Grant as recommended.
27	H23/0252/94 R B Mayer	DMG	Grant as recommended.
29	H16/0265/94 Macs Supermarkets	DJR	Deferred. Application to be re-advertised re take-away use. Discussions with applicant/developer and other developers to obtain a clear understanding of the potential for the site and other available options. To be put forward for site visit after above has been resolved and then back to full plans committee for decision.
36	H16/0327/94 Broadgate Homes	DJR	Deferred for site visit. To be put forward for site visit with Macs Supermarkets application H16/0265/94
38	H16/0278/94 A R Bennett Esq	DJR	Refused as recommended.

40	H22/0284, [illegible] Dr D Gyte	JB	Grant as recommended.
41	H14/0300/94 H14/0301/94 Broadgate Builders	DJR	Conditions approved.
44	H05/0319/94 Ian J Dack	JB	Grant as recommended.
46	H09/0325/94 J Naylor Esq	JB	Deferred for site visit. Highways to clarify views on access and suggest where new point of access could be located or alternatively the number of dwellings that could be served using access as proposed.
49	H09/0326/94 J Naylor Esq	JB	Refused as recommended.
52	H09/0328/94 Mr & Mrs McKenna	DMG	Grant as recommended. Condition to be altered so that hedge is to be taken down before building work starts. Note to be added advising that this decision extinquishes permission for nursing home.
54	H13/0330/94 Mr & Mrs Combes	DMG	Deferred for site visit.
56	H23/0338/94 Mr & Mrs Fretwell	JB	Grant as recommended.
58	H23/0339/94 Mr & Mrs Fretwell	DMG	Grant as recommended.
59	H05/0342/94 C Hefford	DMG	Deferred for site visit. Research what is approved. Did landscaping scheme indicate grassed area?
60	H13/0352/94 Mr & Mrs Holbrook	JB	Grant as recommended.
62	H09/0354/94 R J Stevenson	DMG	Application withdrawn.
64	H09/0358/94 Mr & Mrs Flynn	DMG	DPBCS Auth subject to sect 106 legal obligation as recommended.
66	H14/0359/94 Mr B Flynn	PJU	Deferred for site visit.
69	H16/0364/94 Mr & Mrs Varley	DJR	Deferred for site visit. Addendum required re applicants letter received on 3rd Jun.
72	H02/0365/94 P Leo	PJU	Refused as recommended.
75	H08/0369/94 Mr & Mrs Pike	PJU	Refused as recommended.
77	H16/0374/94 Broadgate Builders	DJR	DPBCS Auth as recommended. memo to Env Services emphasising no permission until traffic order passed.

80	H09/0387/94 EME plc	DMG	No objection as recommended.
81	H15/0398/94 L.C.C.	PJU	No objection as recommended.
83	H04/0415/94 Mr N Revill	PJU	Refused as recommended.
85	H02/0439/92 H02/0440/92 Mr G Flecknor	PJU	Refused as recommended.
91	H02/045/94 Mr N H Pepper	DJR	Grant as recommended.
92	H03/0637/93 Mr P Coupland	DJR	Deferred - insufficient time to consider report. Target application for 12 July meeting. Seek further legal advice and discuss with applicant principle terms of agreement. Check if applicant can have copy of legal advice. Prof Bowman's report to be added to report.

8th June 94

Signed: .....

N Midlen
Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

Comm

H13/0330/94
FULL

Applicant: Mr & Mrs A Combes
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Garage and bedroom extension

Location: 8 Church Lane
Moulton
Spalding
Lincs

Valid date:	14-APR-94	Terminal date:	09-JUN-94
Target dates:		Target Committee:	07-JUN-94
To case officer	21-APR-94	Report deadline:	24-MAY-94
Inspected by	28-APR-94	Agreed TD Ext:	
Extra contacts	05-MAY-94	Case Officer:	
Report if not clear by	19-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		20-APR-94	11-MAY-94 ✓
Clerk to Moulton PC	0733 210404	19-APR-94	03-MAY-94
Cllr J Clark	0406 370785	19-APR-94	26-APR-94
Cllr A E Naylor	0406 370323	19-APR-94	26-APR-94

L.C.C. - No Objections to c/s 22/4/94

APPLICATION REFERENCE: H13/0330/94 DATE RECEIVED: 14-APR-94

TYPE: Full

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

DESCRIPTION: Garage and bedroom extension

LOCATION: 8 Church Lane, Moulton

APPLICANT: Mr & Mrs A Combes AGENT: E. M. D. A.

REASON FOR COMMITTEE CONSIDERATION

Parish Council/Ward Member request, objection received, plus recommendation of refusal.

RECOMMENDATION

Refuse permission.

1 *In the opinion of the Local Planning Authority the proposed extension would have an overbearing and generally unacceptable relationship with the neighbouring dwelling to the east, to the detriment of the latter's residential amenity and also the character of existing development in the immediate locality on the northern side of Church Lane.*

COMMENTS

1 Application is for an extension to the side and rear of the existing garage and also for a first floor bedroom, bringing it to the common boundary with No. 10 (the objector).

2 It is my view that an extension of this nature would have an overbearing effect upon the neighbouring bungalow and thereby detrimentally affect its present level of residential amenity. It would also make the bungalow appear cramped upon the plot.

REPRESENTATIONS

Parish Council: Request a site visit.

Ward Member: (Councillor Naylor)

Request a site visit.

(Councillor Clark)

Wish application to be considered by Planning Committee.

Public:

Received from 10 Church Lane, Moulton (summarised)

- Extension right up to boundary. Create problems not only for building and maintaining, but also making any extension for me or for the future owner virtually impossible.
- Loss of light to my bathroom and also to the patio. Devalue my property.
- Overshadowing my property.
- Create dwelling out of character with dwellings in locality.

13th JUNE 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0325/94 J Naylor Esq	JB	DPBCS Auth subject to appropriate conditions/amendments and confirmation from Highways that agreement has been reached as indicated by ltr received from agent on 13th Jun. Will require written retraction of request for refusal from highways. If agreement has not been reached or a suitable scheme cannot be agreed then application to be reported back to sub-cttee for decision.
H13/0330/94 Mr & Mrs Combes	DMG	Refused as recommended. DPBCS indicated that a reduced scheme may be acceptable - not on minutes.
H05/0342/94 C Hefford	DMG	Refused as recommended. Inform applicant that cttee are not opposed to a garage in principle but feel that it should be located in a less prominent position closer to the existing dwelling and be designed with a shaped roof.
H14/0359/94 Mr B Flynn	PJU	Refused plus enforcement action as recommended. Refusal reasons to be re-written to show the 2 grounds of refusal separately ie 1. Tandem element. 2. Effect on next door neighbour.
H16/0364/94 Mr & Mrs Varley	DJR	Refused as recommended. Check what enforcement action is in force and see if we could try to respect any bookings that have already been made for this season. DPBCS Suggests that future tourist related planning proposals be passed to Douglas Gyte for formal consultation.

14th June 1994

Signed: _____

R Smith
Deputy Director of Planning and
Building Control Services

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H13/0330/94 Received:14-APR-94 Type:FULL

Name: Mr & Mrs A Combes
8 Church Lane
Moulton
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Garage and bedroom extension

Location : 8 Church Lane Moulton
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 In the opinion of the Local Planning Authority the proposed extension would have an overbearing and generally unacceptable relationship with the neighbouring dwelling to the east, to the detriment of the latter's residential amenity and also the character of existing development in the immediate locality on the northern side of Church Lane.

15-JUN-94 AD check.....

Authorised to issue (inc Delegation).....

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Monday, 13th June, 1994.

PRESENT

Councillors:

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

Mr. J.R. Pearl	Mrs. D.F. Davies	Mr. A.E. Naylor
Mrs. P.J. Buffham	Mr. E.N. Davies	Mr. R.C. West
Mr. J. Clark	Mr. N.P. Judge, M.B.E.	Mr. M.C. White

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

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.T. Davis, J.A. Dobney, Mrs. E.O. Hall-Patch and W.D. Skells.

382. MINUTES

The Minutes of the meeting held on 23rd May, 1994 were signed by the Chairman as a correct record.

383. PLANNING APPLICATIONS

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

Plan No. & Applicant		Proposal
H09/0325/94 J Naylor Esq	O.A.	Residential development including access at Bank Farm, Holbeach Bank.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to appropriate conditions, and the satisfactory conclusion of negotiations between the highways authority and the applicant regarding the proposed access to the site, the application to be referred back to the Sub-Committee for determination in the event that such negotiations prove unsuccessful.

(The Deputy Director of Planning and Building Control Services reported receipt of further correspondence from the above applicant.)

(Councillor A.E. Naylor declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor Naylor also declared an indirect interest when the site was inspected.)

H13/0330/94 Mr & Mrs A Combes	Garage and bedroom extension at 8 Church Lane, Moulton.

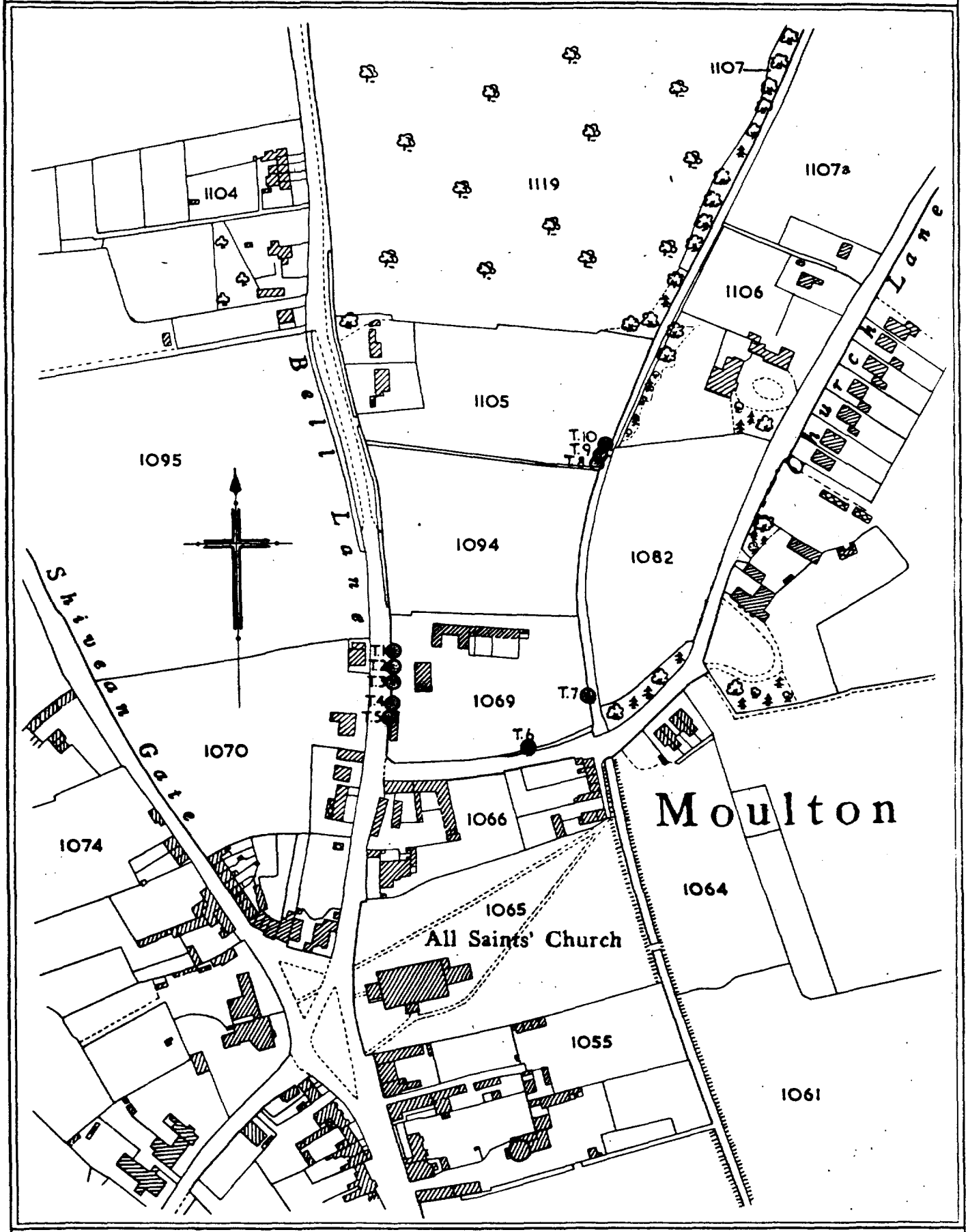
RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning & Building Control Services.

MOULTON T.P.O. No.3.
1965.

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

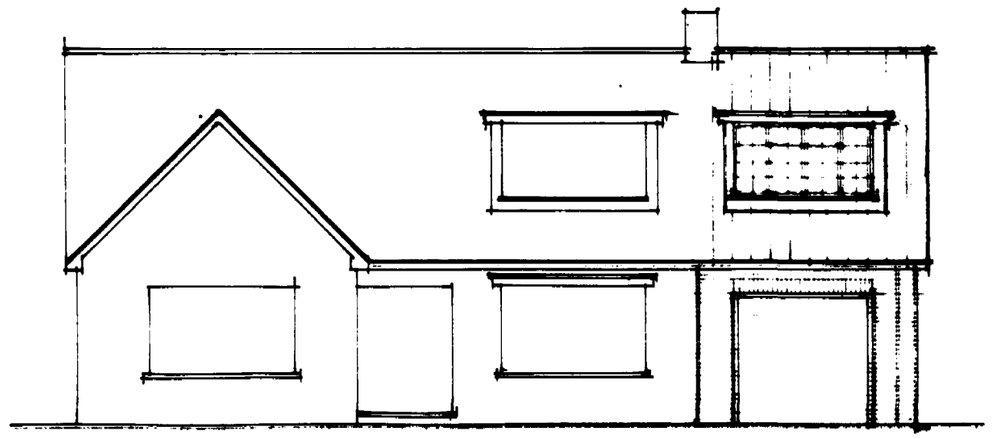
No. on Map	Description	Situation
T.1	Sycamore	On east side of Bell Lane, Moulton, near western boundary to field No. 1069.
T.2	Sycamore	"
T.3	Norway Maple	"
T.4	Lime	"
T.5	Lime	"
T.6	Horsechestnut	North side of Church Lane near southern boundary of field No. 1069.
T.7	Lime	Eastern boundary of field No. 1069.
T.8	Beech	South-eastern corner of field No. 1105.
T.9	Beech	"
T.10	Plane	"



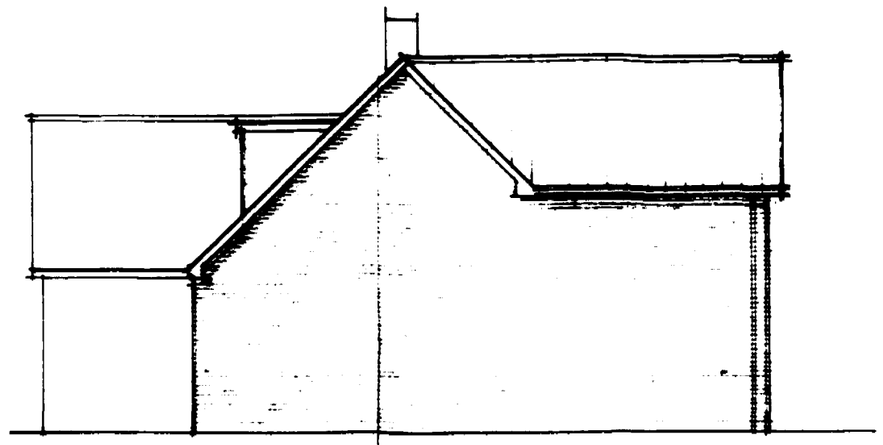
MOULTON TREE PRESERVATION ORDER NO. 3

PLAN NO.	K/SA/65/4
SCALE	1/2500
DATE	SEPTEMBER 1965
BASE	O.S. SHEETS LINCS. CXXXIV. 12 & CXXXIV. 16

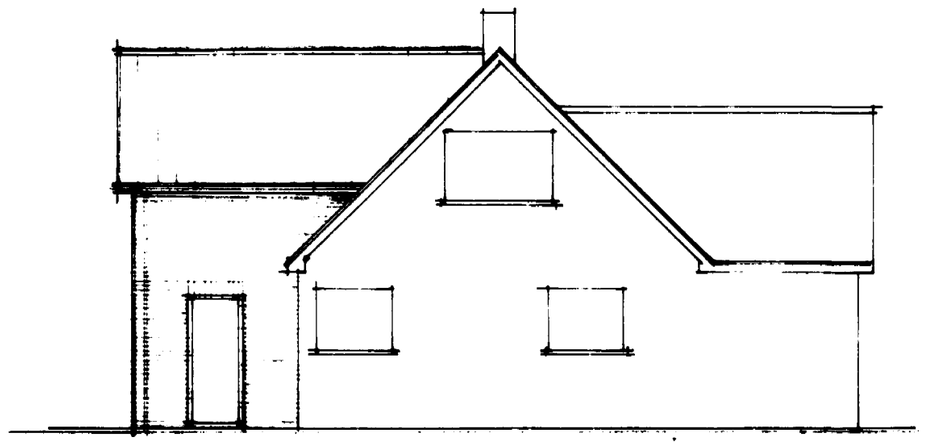
R. N. WHISTON, A.M.T.P.I.
COUNTY PLANNING OFFICER



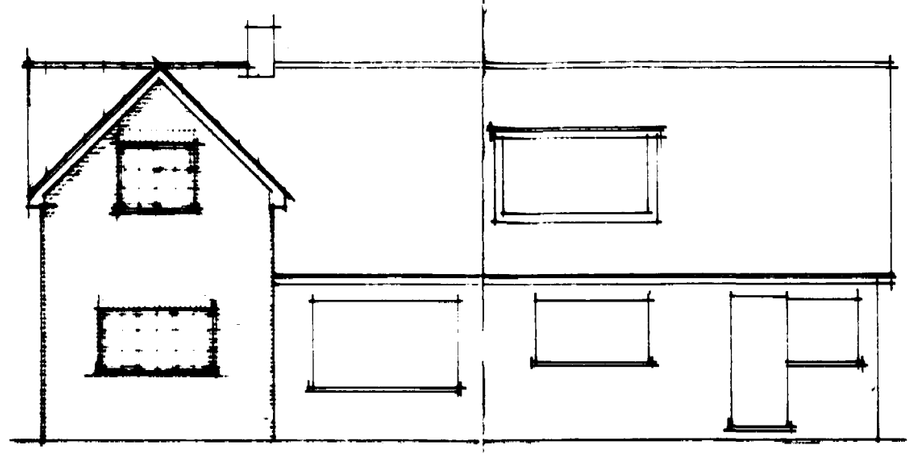
south



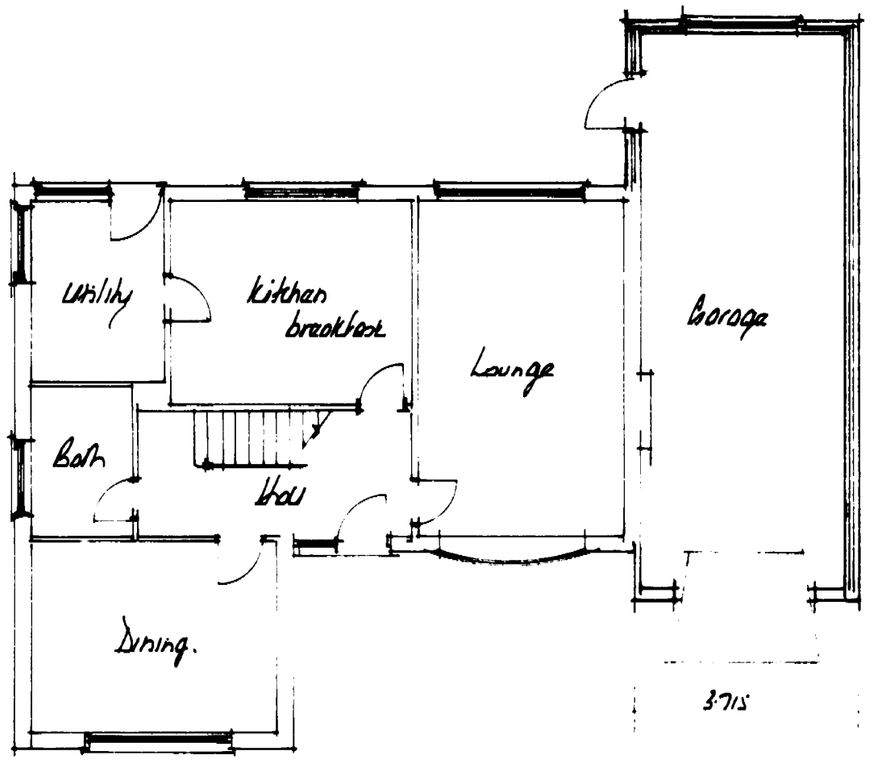
east



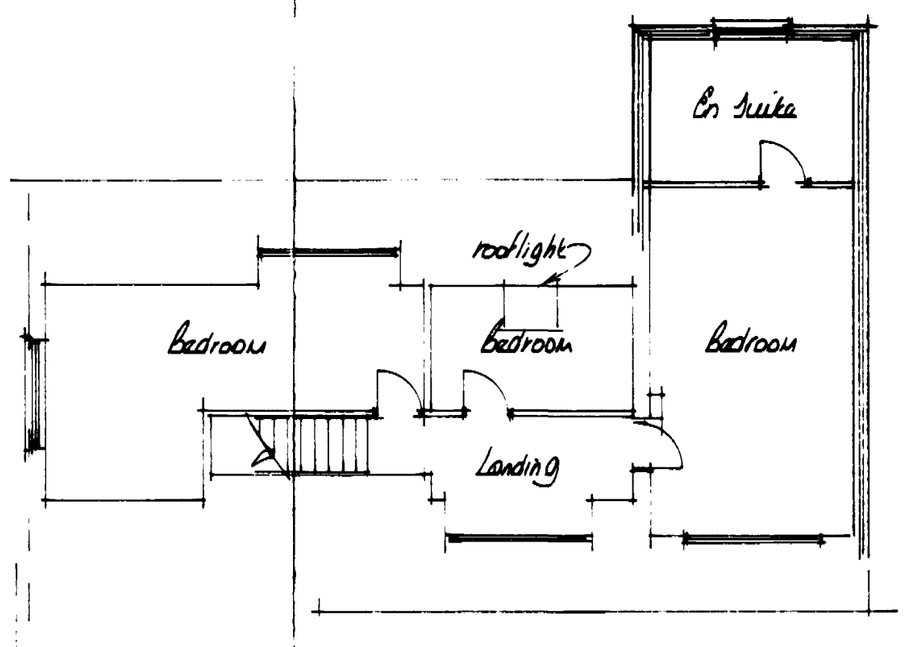
west



north

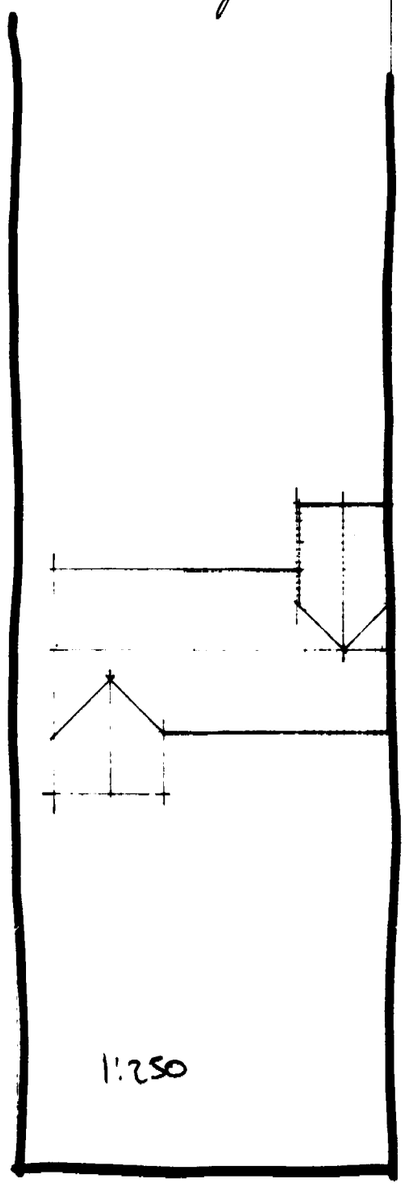


ground floor



first floor

Roof tiles to match exist.
Facing brick to match exist.



1:250

PLANNING AND D.C.
PLAN DEPT
05 APR 1994
REF. 0330/94

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

N°8 gutters 0.8m 0.9m N°12 gutters.

A		
	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
MR & MRS. A. COLLINGS

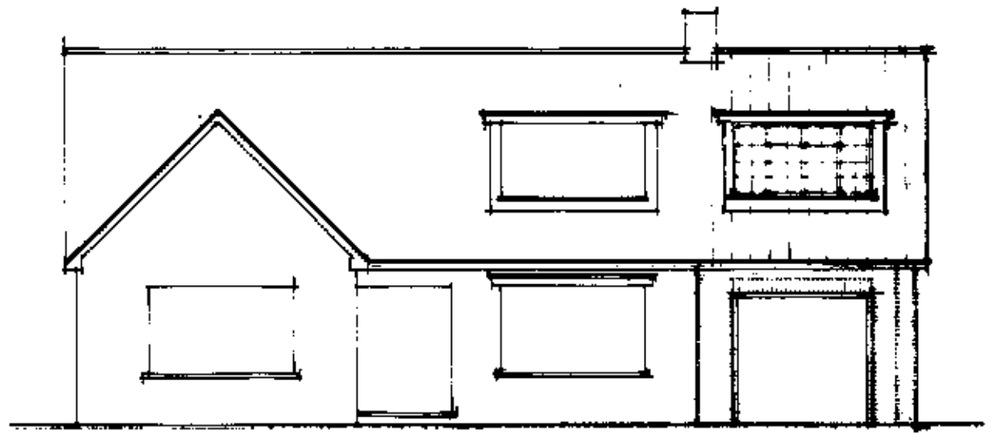
Job Title
GARAGE & BEDROOM EXTENSION AT
8 CHURCH LANE
MOULTON
SPALDING.

Drawing Title
PLANS & ELEVATIONS

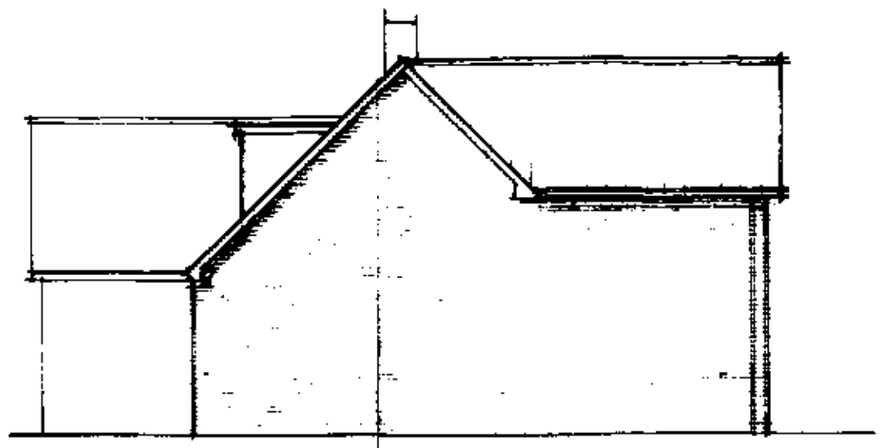
Scale 1:100

Date 1st April 94 | Drawn by DL

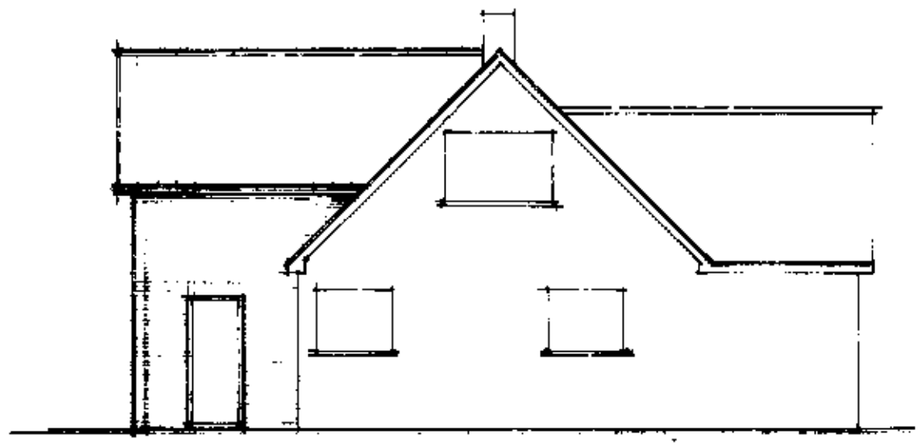
Drg No. | Rev



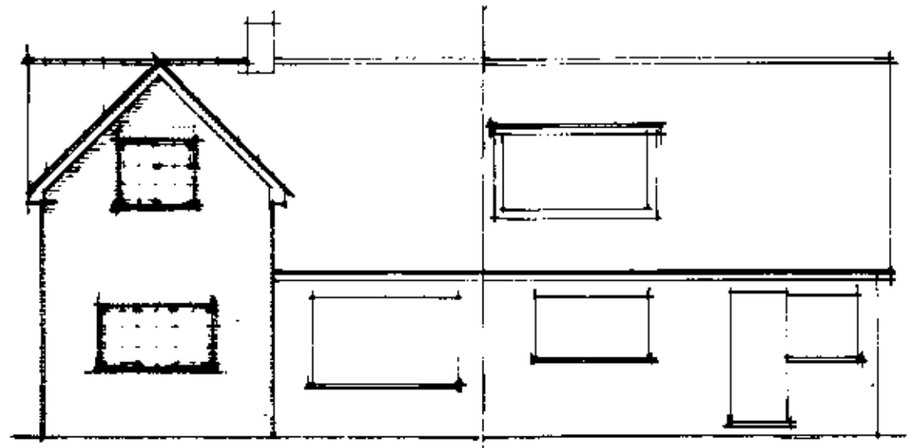
south



east

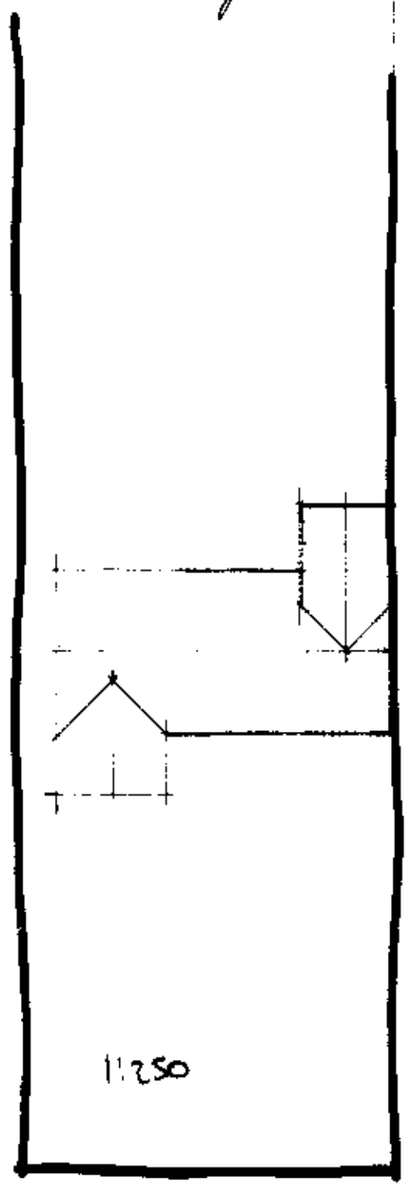


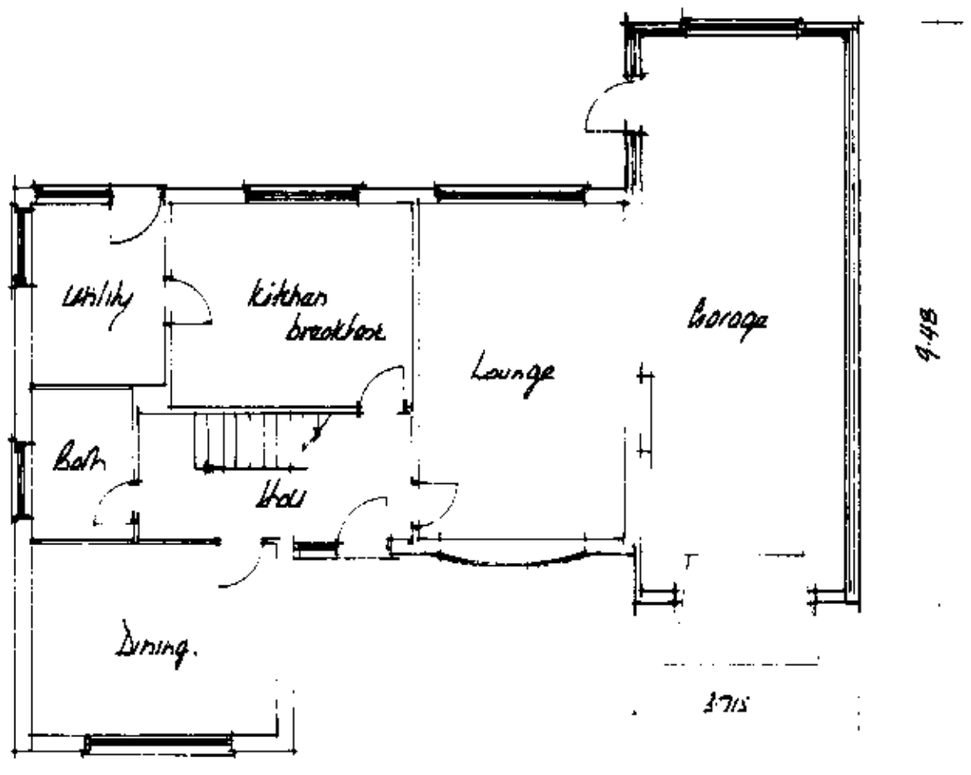
west



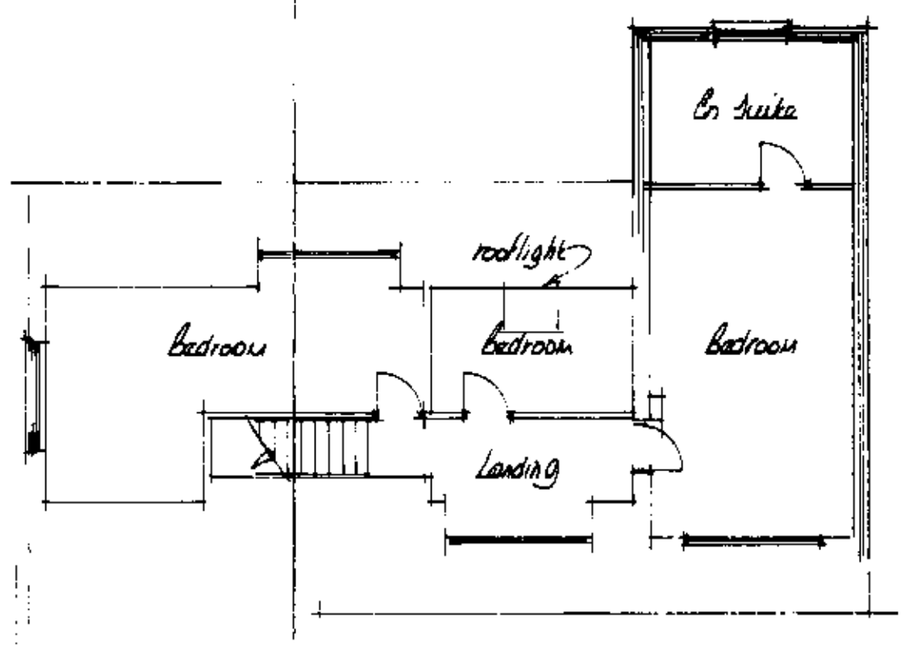
north

Roof tiles to match exist
Facing brick to match exist.





ground floor



first floor

...ND D.C.
PLAN DEPT
05 APR 1994
REF. 0330/94

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

N°8 0.8 0.9 N°10

A		
	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr & Mrs. A. Collbert

Job Title
Garage & Bedroom Extension at
8 Church Lane
Moulton
Spalding.

Drawing Title
Plans & Elevations

Scale 1:100

Date 1st April 94 | Drawn by

Drg No. | Rev

