

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0337/92

Received: 16-MAR-92 Type: FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed residential development 4 No plots -
houses with garages and new vehicular access

Location : Land off Woodgate Road Moulton Chapel
Spalding

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 development proposed is essentially "suburban" and as such would be detrimental to the character and appearance of this rural locality. As such, it is considered to be contrary to Structure Plan Policy Guidance Note 7, 1992 "The Countryside and the Rural Economy" and also Planning Policy Guidance Note 3, 1992 "Housing".

Director of Planning and Building Control Services
18-MAY-92 H13/0337/92

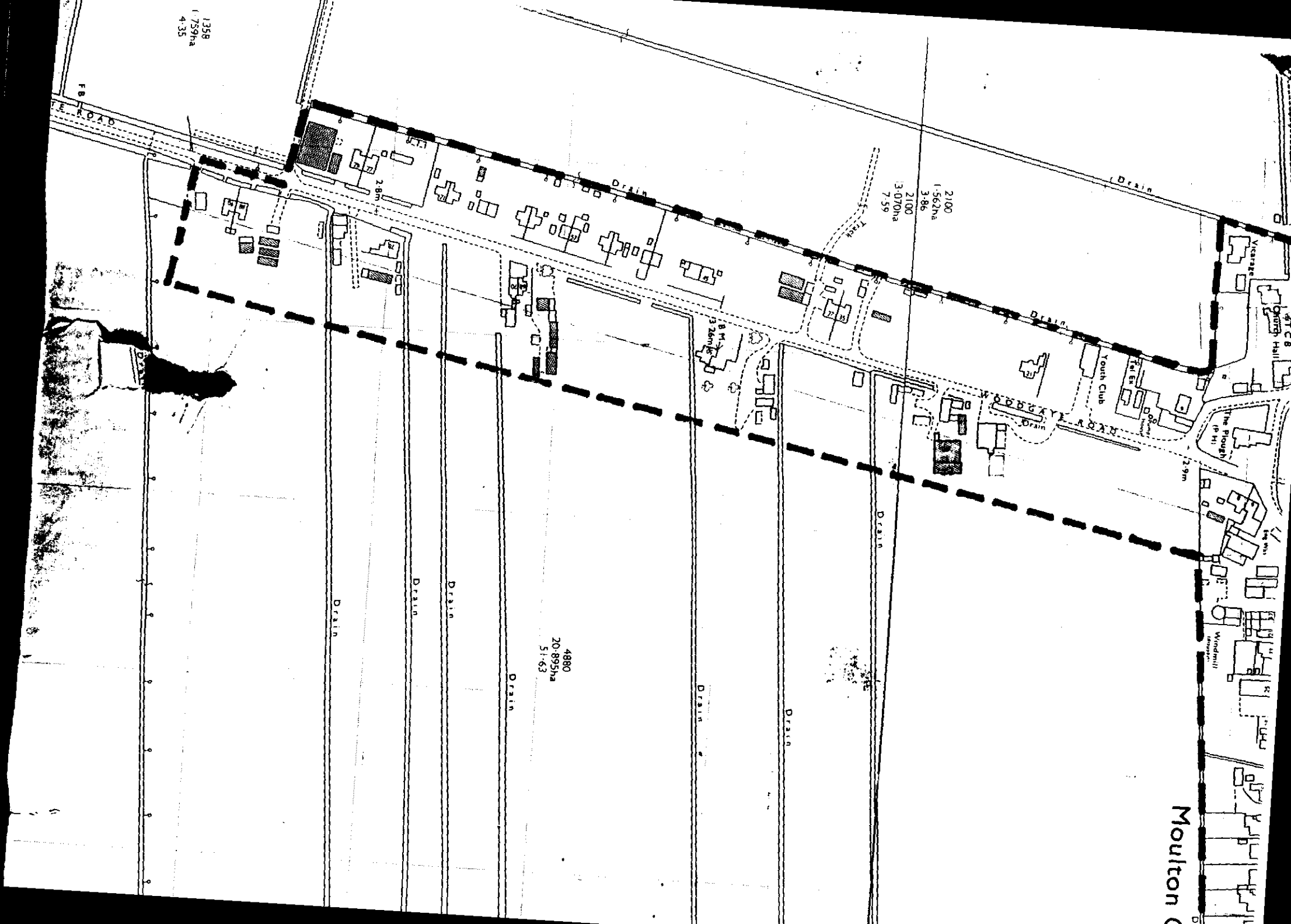
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

1358
1759ha
4.35

2100
1562ha
3.86
2100
3070ha
7.59

4880
20895ha
51.63

Moulton C



PLANNING APPLICATION

For office use only

Application No. **413/0337/92**

Date Registered **16 MAR 1992**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

**ASHWOOD HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
SPALDING
Lincs.**

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

**FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
Lincs.**

Tel. No. **(0406) 26118**

(Personal contact name) **J. CRUNKHORN**

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

**LAND OFF WOODGATE ROAD, MOULTON CHAPEL
SPALDING Lincs.**

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

**PROPOSED RESIDENTIAL DEVELOPMENT
4 NO PLOTS - HOUSES WITH GARAGES AND
NEW VEHICULAR ACCESSSES**

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of **£440**

If you consider no fee is payable
include a written explanation instead.

Previous application No:

Signed

Date

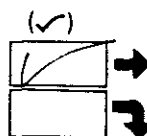
19 FEB 1992

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

or This is an **outline** application



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

Please state Site Area

(Hectares)

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

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☐

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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



A. Please state Reference Number of outline permission.

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

Now complete Part 4 only

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



A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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



A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

4 NO DWELLINGS

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

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

(b) max. length:

(c) max. width:

sq. metres

metres

metres

metres

SEE
ENCLOSED
DRAWINGS

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

YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

BUILDING PLOTS

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: WOODGATE

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

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

PROPOSED

TREES Please tick **one** box

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

☐

B. The proposal does involve the felling of one of more trees

☒

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

SOAKAWAYS
N/A
NO

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

NO

Date:
Consultee(s):

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.

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).

OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed [Signature] (Applicant/Agent) Date 19/3/92

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 [Signature] (Applicant/Agent) Date 19/2/92

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed Date

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0337/92

Received: 16-MAR-92 Type: FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed residential development 4 No plots -
houses with garages and new vehicular access

Location : Land off Woodgate Road Moulton Chapel
Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 In the opinion of the Local Planning Authority the development proposed is essentially "suburban" and as such would be detrimental to the character and appearance of this rural locality. As such, it is considered to be contrary to Structure Plan Policy Guidance Note 7, 1992 "The Countryside and the Rural Economy" and also Planning Policy Guidance Note 3, 1992 "Housing".

Authorised to issue:

15-MAY-92 H13/0337/92

AD...*N*.....DC...*N*.....

15/5

APPLICATION REFERENCE: H13/0337/92

DATE RECEIVED: 16 March 1992

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Proposed residential development - four houses with garages and new vehicular access

LOCATION: Land off Woodgate Road, Moulton Chapel, Spalding

Parish Council:

Application is supported but would ask that the two trees on the periphery of the site be preserved.

Ward Member:

Centre tree to be taken out. Remaining two for Tree Preservation Order.

County Highways:

Request conditions.

Public Objections:

Letter received from owner/occupiers of 70 Woodgate Road - summarised:

- Create a precedent for and undermine my objection to the infilling with similar development of the frontage of the arable land, which separates my property from land subject to the above application.
- Southern end of Woodgate essentially rural in character. Development would be out of character with the largely undeveloped nature of the immediate locality.
- Occupation of four houses would exacerbate the present difficulties and inherent dangers experienced in negotiating Woodgate Road. Road regularly used by heavy vehicles.
- Woodgate Road is a cul-de-sac without a hammerhead or turning area.
- Proposed houses may be fitted with oil fired central heating, which will lead to additional oil tanker lorries using my driveway.
- Appear to be no good reason to permit the construction of another four houses in Woodgate Road.
- Foul drainage system serving existing properties appears to have already reached the limit of its capacity.

PLANNING POLICIES/DOE ADVICE

Inside IBD.

Structure Plan Policy 5a.

Planning Policy Guidance Note 7, 1992 - "The Countryside and the Rural Economy".

Planning Policy Guidance Note 3, 1992 - "Housing".

PREVIOUS DECISIONS

H13/1083/87 - Outline - One plot for dwelling with vehicular access - Part of 70 Woodgate Road - Permitted.

H13/1159/88 - Outline - Erection of three detached dwellings with garages - Permitted, 4 October 1988.

H13/1756/88 - Outline - Erection of three detached dwellings with garages and amended access to field at rear - Permitted, 12 January 1989.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the development is appropriate for the rural locality.
- 2 The site is located to the east of Woodgate Road and is currently vacant. It has a frontage of approximately 40 metres and depth in the region of 38.5 metres.
- 3 A number of old agricultural buildings are located upon the site along with a number of trees (including young sycamore at the rear, young ash and three sycamore trees in the south western corner).
- 4 The site has outline consent for three detached dwellings with garages and this has recently expired (12 January 1992).

CONCLUSIONS

- 1 Development in the immediate locality is very rural in terms of character. It comprises a mixture of cottages, agricultural dwellings and associated holdings, and also Local Authority housing to the northwest. Also, the road is narrow at this point and native hedgerow can be found along part of its length.
- 2 Pursuant to the above, it is my opinion that the development proposed is inappropriate for this locality. It is a standard suburban type development, with driveways/turning areas taking up a significant portion of the front gardens. A more appropriate form of development would be something less intense.
- 3 Further, although no objections are raised in principle to the removal of the central sycamore tree in the south western corner ("as a process of thinning out") the driveways to plots 3 and 4 are still nevertheless very close to the remaining trees, and may well have a detrimental affect upon them.
- 4 County Highways have requested that before the dwellings are commenced space shall be provided along the site frontage to enable service/delivery vehicles visiting the premises to wait parallel to wait clear of the existing carriageway. Again this could well be detrimental to the rural character.

RECOMMENDATION - Refuse permission

- 1 In the opinion of the Local Planing Authority the development proposed is essentially "suburban" and as such would be detrimental to the character and appearance of this rural locality. As such, it is considered to be contrary to Structure Plan Policy 5a and also advice contained within Planing Policy Guidance Note 7, 1992 "The Countryside and the Rural Economy" and also Planning Policy Guidance Note 3, 1992 "Housing".
-

L. N. 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



Com

Application no: H13/0337/92

Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed residential
development 4 No plots -
houses with garages and
new vehicular access
Location: Land off Woodgate Road
Moulton Chapel
Spalding

Valid date:	16-MAR-92	Terminal date:	11-MAY-92
Target dates:		Target Committee:	14-APR-92
To case officer	21-MAR-92	Report deadline:	31-MAR-92
Inspected by	26-MAR-92		
Extra contacts	31-MAR-92	Case Officer:	
Report if not clear by	20-APR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Moulton PC	0733 210404	20-MAR-92	03-APR-92
Cllr J Clark	0406 370785	20-MAR-92	03-APR-92
Cllr A E Naylor	0406 370323	20-MAR-92	03-APR-92
Owner/Occupier	70 Woodgate Road	07-APR-92	21-APR-92
Owner/Occupier	71	"	"
Owner/Occupier	77	"	"
Owner/Occupier	79	"	"
Owner/Occupier	88	"	"

6-6-6 - Cllr Attached for 2/4/92

SITE DETAILS

Grid ref: 529260 317670
OS Sheets: 296

Parcel:

L. N 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

Com



Application no: H13/0337/92

Type: FULL

Applicant: Ashwood Homes
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development 4 No plots -
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Inspected by	26-MAR-92		
Extra contacts	31-MAR-92	Case Officer:	
Report if not clear by	20-APR-92		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

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Cllr J Clark	0406 370785	20-MAR-92	03-APR-92
Cllr A E Naylor	0406 370323	20-MAR-92	03-APR-92

L.C.C. Obs Attached for CB 2/4/92.
~~plus taken on 26/2/92.~~

SITE DETAILS

Grid ref: 529260 317670
OS Sheets: 296

Parcel:

70, Woodgate Road,
MOULTON CHAPEL,
Spalding,
Lincolnshire. PE12 0XF

26 May, 1992.

Mr. B. Smith,
Director of Planning & Building
Control Services,
Planning & Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE.

FOR THE ATTENTION OF D.M.GEDNEY

Dear Sir,

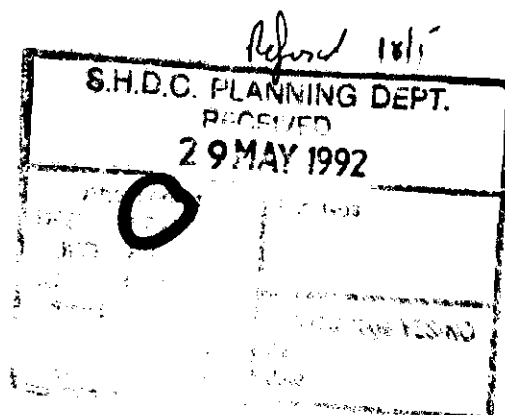
Planning Application No. H13/0337/92
Land off Woodgate Road, Moulton Chapel,
Spalding.

Thank you for your letter of 21 April. I await
hearing from you as to the outcome of the application in
due course.

Yours faithfully,

G.M. Dickie

G.M. DICKIE (MRS)



...IAN 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



Application no: H13/0337/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed residential development 4 No plots -
houses with garages and new vehicular access

Location: Land off Woodgate Road Moulton Chapel
Spalding

Type: FULL

28-MAY-92

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

Mrs G M Dickie
70 Woodgate Road
Moulton Chapel
Spalding
Lincs PE12 OXF

OF SECTION

Nollamara,
70, Woodgate Road,
MOULTON CHAPEL,
Spalding,
Lincolnshire. PE12 OXF.

16 April, 1992.

Mr. B. Smith,
Director of Planning & Building
Control Services,
Planning & Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE.

FOR THE ATTENTION OF MR. D.M. GEDNEY

PLG

S.M.D.C. PLANNING DEPT. RECEIVED 21 APR 1992	
Attention of DPO DCPO JC ACD	File Nos.
Action by	Acknowledged YES/NO
Discussed with	by
Copy to	date

Dear Sir,

Planning Application No. HL3/0337/92
Land off Woodgate Road, Moulton Chapel.

Thank you for your letter of 7 April inviting my observations in connection with the above application.

I would object to the proposed residential development upon the following grounds:-

1. The proposal, if permitted, would create a precedent for, and undermine my objection to, the infilling with similar development of the frontage of the arable land, currently planted with potatoes, which separates my property from the land the subject of the above application.
2. In contrast with the northern extremity of Woodgate Road, the southern end is essentially rural in character and is used daily by many pensioners and dog-owners for recreational walking. The erection of four new houses on the subject land would be out of character with the largely undeveloped nature of the immediate locality and would create a general precedent for further urbanisation of the area and loss of this pleasant rural environment.
3. The proposed erection and occupation of four houses would simply exacerbate the present difficulties and inherent dangers experienced in negotiating Woodgate Road, which is deficient in width, footways, surface water drainage and access from the BL357 and Roman Road respectively. The road is used regularly by agricultural vehicles (e.g. tractors and trailers) and heavy lorries to gain access to adjacent farms and agricultural land.
4. Woodgate Road is a cul-de-sac without a "hammer head" or turning area. Consequently, many vehicles, including service and delivery vehicles, make unauthorised use of the driveway of my property to carry out turning manoeuvres, a source of intense and persistent aggravation, and ultimately expense, to me.

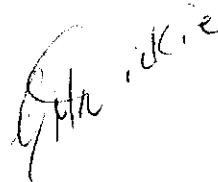
5. In the absence of a gas supply to the village of Moulton Chapel, the proposed houses may well be fitted with oil-fired central heating, which will lead to additional oil tanker lorries using my driveway to turn round. Owing to their size and weight, such lorries rarely use the driveways of their customers for reversing.

6. In view of the fact that Moulton Chapel is scheduled to be swamped with extensive residential development to the immediate north-west and north-east of the Chapel itself (on backland off the B1357 and Roman Road respectively), there would appear to be no good reason to permit the construction of another four houses in Woodgate Road.

7. The foul-drainage system serving existing properties in Woodgate Road appears already to have reached the limit of its capacity and further connections will create additional problems at the pumping station adjoining the Telephone Exchange in Woodgate Road.

I would mention that I am a widow and the sole freehold owner in occupation of the property known as Nollamara, no. 70, Woodgate Road.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'G. M. Dickie', written in a cursive style.

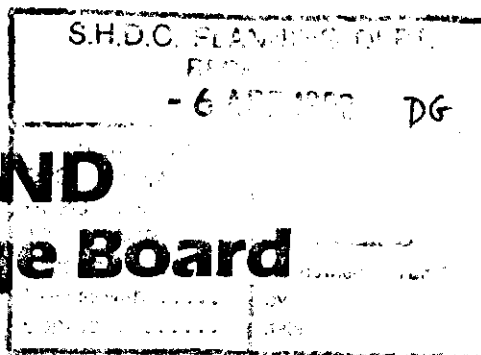
G. M. Dickie (Mrs)

**MOULTON PARISH
COUNCIL
21 MAR 1992
RECEIVED**

S O U T H

H O L L A N D
DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT. RECEIVED 10 APR 1992		DG
ALBERTA TOUR	APR 1992.	
MONTREAL		
TORONTO		
VANCOUVER		
WINDY HILLS		
WINNIPEG		
YORKTOWN		
ZEPHYRUS		



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-B/337/92/JAM

Your Ref.

Date 3 April 1992

Dear Sirs,

FULL PLANNING APPLICATION - ASHWOOD HOMES
4 PLOTS WOODGATE ROAD, MOULTON CHAPEL

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Martins Dyke system situated some 600 metres to the South East.

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 highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council

Application Reference H13/0337/92.

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	9	2	1	7	6.

2. Address or location

WOODGATE ROAD, MOULTON CHAPEL

3. Name, classification and number of road

UC

4. Date application referred

26-3-92

5. State whether outline, detailed application etc.

Full.

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

4 NO PLOTS.

- 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:

2/4/92.

Signed:

Emmerson
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

(i) Before the dwellings are commenced space shall be provided along the site frontage, to enable ~~vehicles~~ service / delivery vehicles, waiting the premises to wait parallel to and clear of the existing carriageway, in accordance with details to be approved

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(i) So that service / delivery vehicles can wait on the site frontage without interfering with other traffic using this road, in the interests of highway safety.

A. 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



Application no: H13/0337/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed residential development 4 No plots -
houses with garages and new vehicular access

Location: Land off Woodgate Road Moulton Chapel
Spalding

Type: FULL

Date received: 16-MAR-92

20-MAR-92

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 30-MAR-92 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

Supported - 7-4-92

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

*Centre Tree to be taken out.
Remaining two for T.R.O.*

Signed:

A. E. Naylor

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 9 APR 1992 DG	
Attention of	File Nos.
PRO NOM	
DOPO RS	
PC ACP	
Action by	Knowledge YES/NO
Discussed with	by
Copy to	date

SOUTH HOLLAND Internal Drainage Board

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

S.H.D. PLANNING
RECEIVED
27 JUL 1992 R.

Please contact Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-B/337/92/TB

Your Ref.

Date 21 July, 1992

Dear Sir,

FULL PLANNING APPLICATION - ASHWOOD HOMES 3 DWELLINGS AT WOODGATE ROAD, MOULTON CHAPEL

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Martins Dyke system situated some 600 metres to the South East.

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 highway surface water run-off creating embarrassment.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

	<u>Contribution</u>	<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

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

RS/PA-B/337/92/TB

21 July, 1992

With particular regard to the private dyke, the riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to it. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

Furthermore, as the private dyke accommodates surface water run-off from the highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

Your attention is also drawn to the fact that examination of old ordnance survey maps of the locality indicates there to have been a roadside dyke fronting the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged.

The possible presence of this private pipeline should be borne in mind when determining the extent of tree planting in the close vicinity, the root growth from which could lead to future damage and consequent local drainage difficulties.

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

Yours faithfully,


PP ENGINEER TO THE BOARD

Robert Doughty,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 0RA

PLANNING COMMITTEE - 13th May, 1992

368.

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

H23/0221/92

Mr and Mrs P Cadwell

OA

Residential development 2 no. building plots at Roman Bank, Saracens Head.

(It was also agreed that an additional reason be imposed referring to the suitability of the site for one dwelling only.)

H05/0199/92

D & H Buildings

Two dwellings with garages and vehicular access at Branches Lane, Holbeach.

H13/0337/92

Ashwood Homes

Proposed residential development - 4 houses with garages and new vehicular access at land off Woodgate Road, Moulton Chapel.

H23/0415/92

Ashwood Homes

Erection of two houses and garages at Roman Bank, Saracens Head.

(c) Applications Deferred

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

Plan No. and Applicant

Proposal

H03/0011/92

Mr and Mrs Rodwell

Change of use of part existing dwelling and new single storey extension to form residential home for the elderly at Harrow Farm House, Deeping St. Nicholas.

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

(Councillor J T Davis left the meeting following consideration of this application.)

H12/0198/92

Dayfield Properties Ltd

OA

Erection of two dwellings on land south of Jolly Crispin Public House, Lutton

(Pending a site inspection in order to assess the suitability of the site having regard to the established character of adjoining developments and the relationship of the proposed access to the adjoining car park.)

H19/0309/92

Mr W Price

Use of land for siting of residential caravan in conjunction with horticultural business at the Paddocks, Luttongate Road, Throckenholt.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

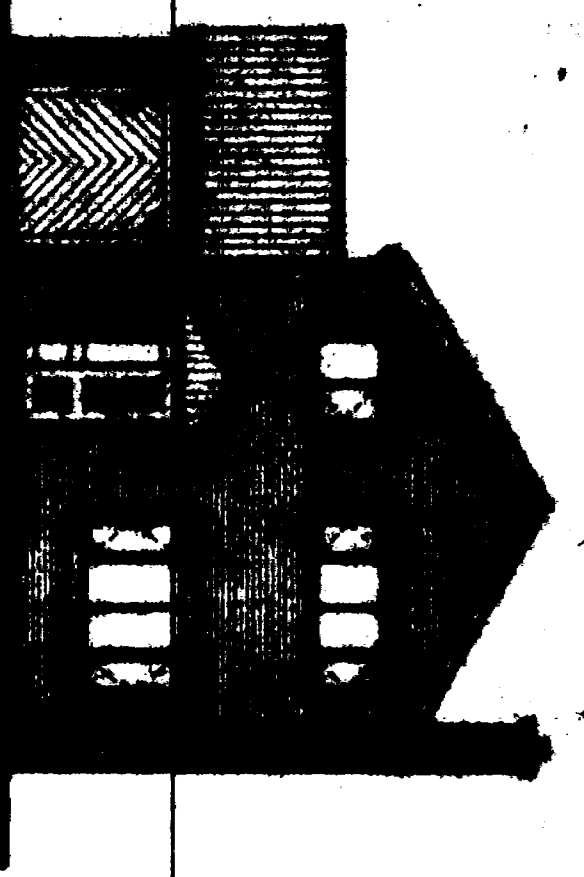
H11/0252/92

Mr and Mrs Tiller

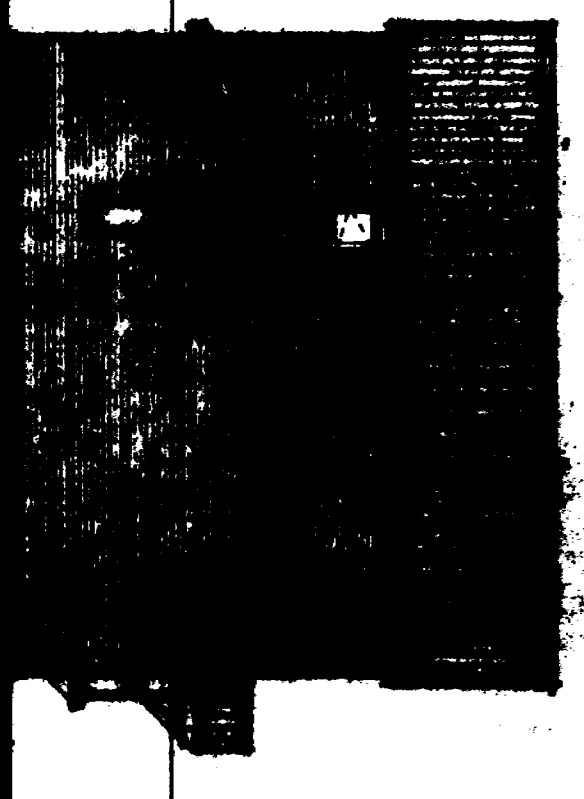
Installation of new shop front at 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)



Front Elevation



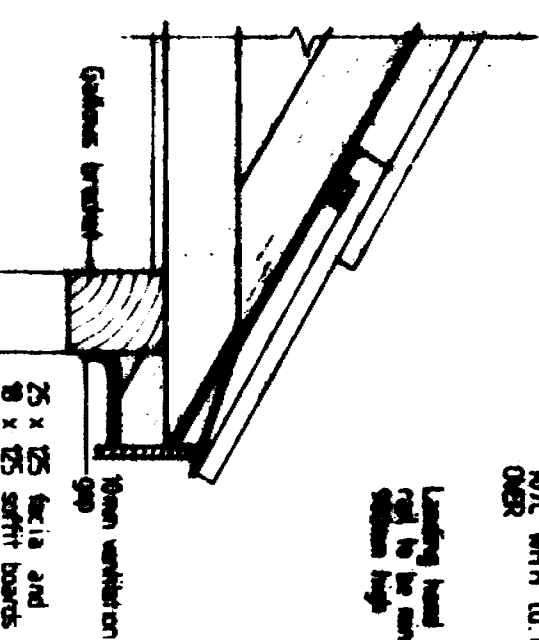
Side Elevation



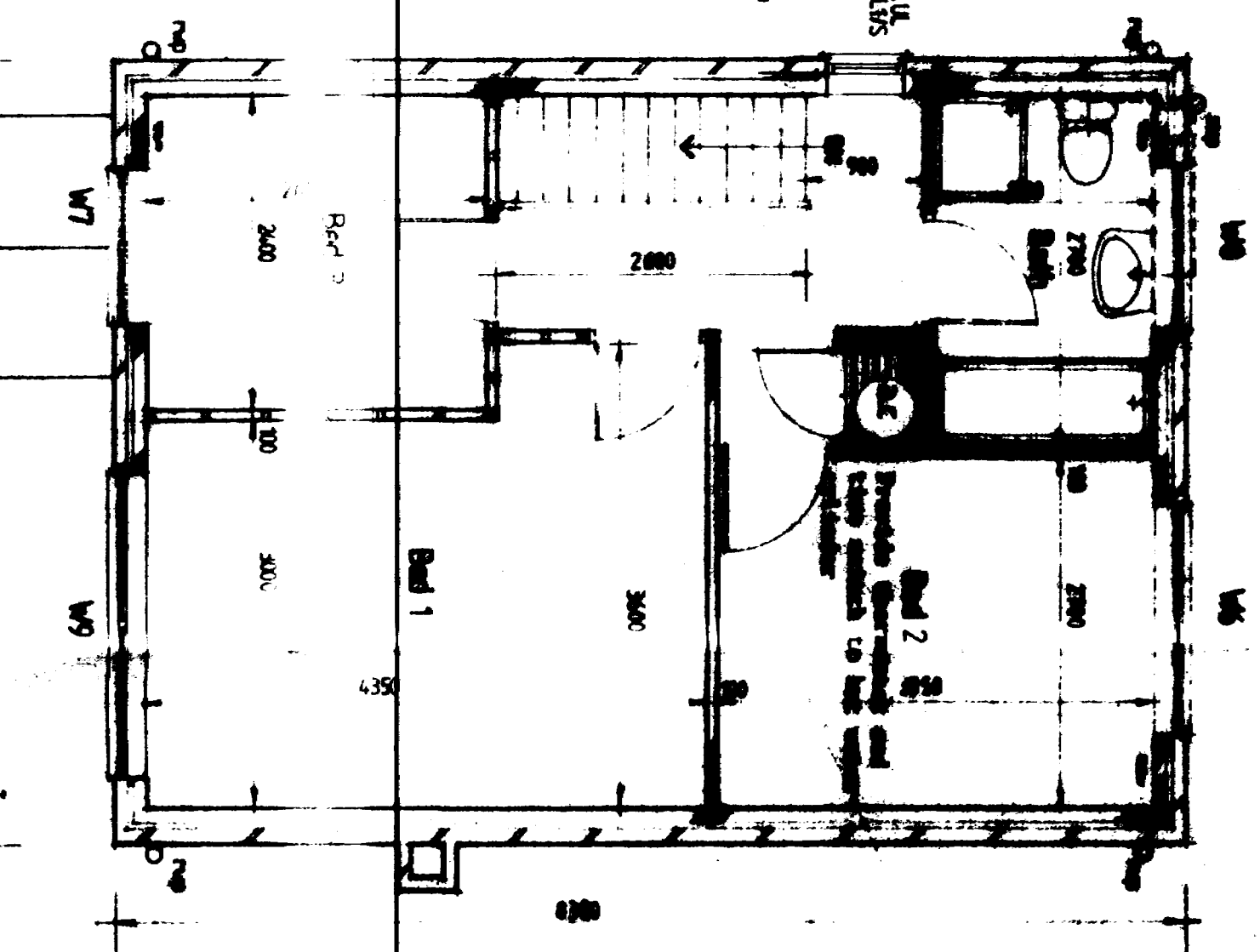
Side Elevation



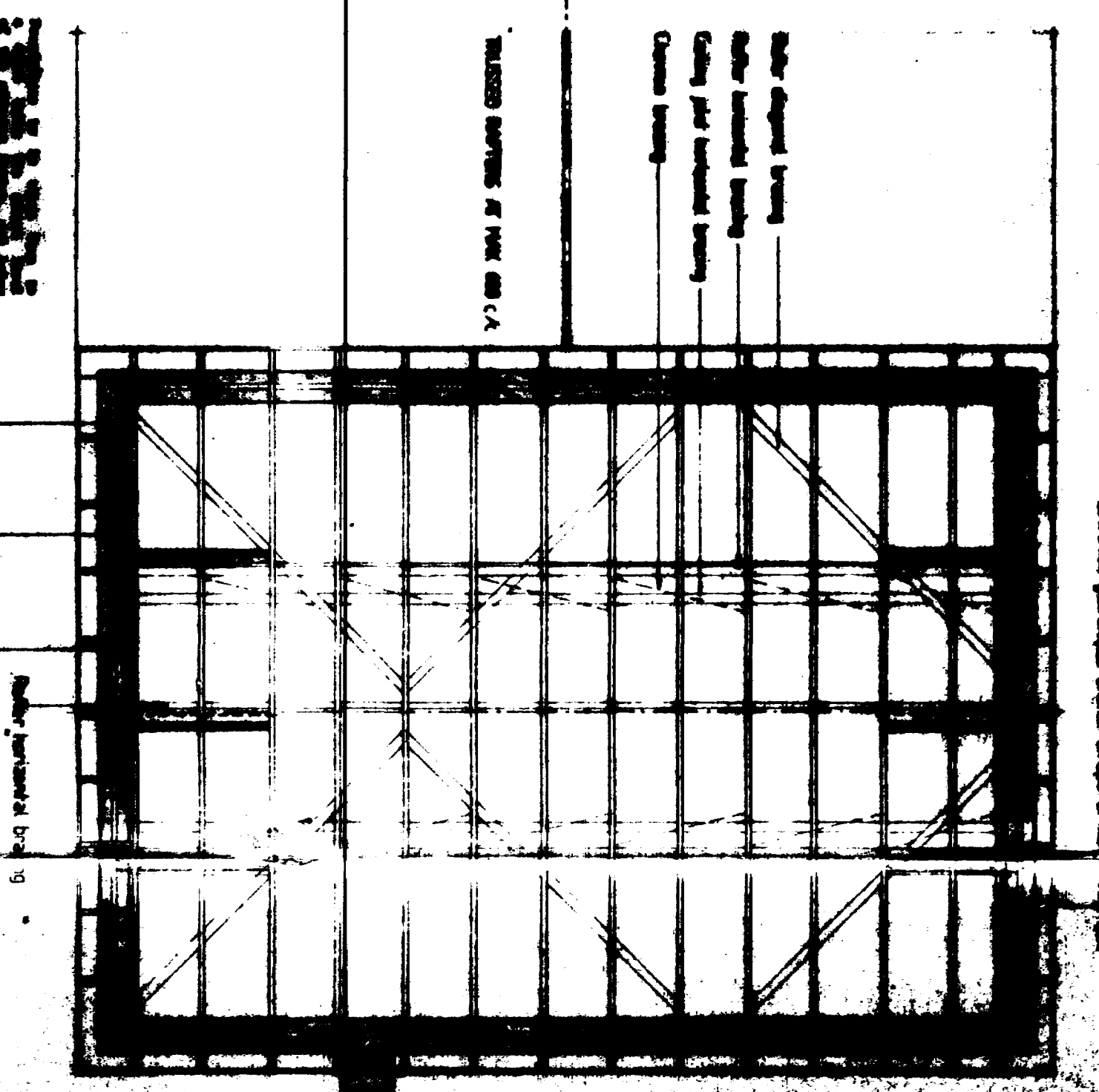
Front Elevation



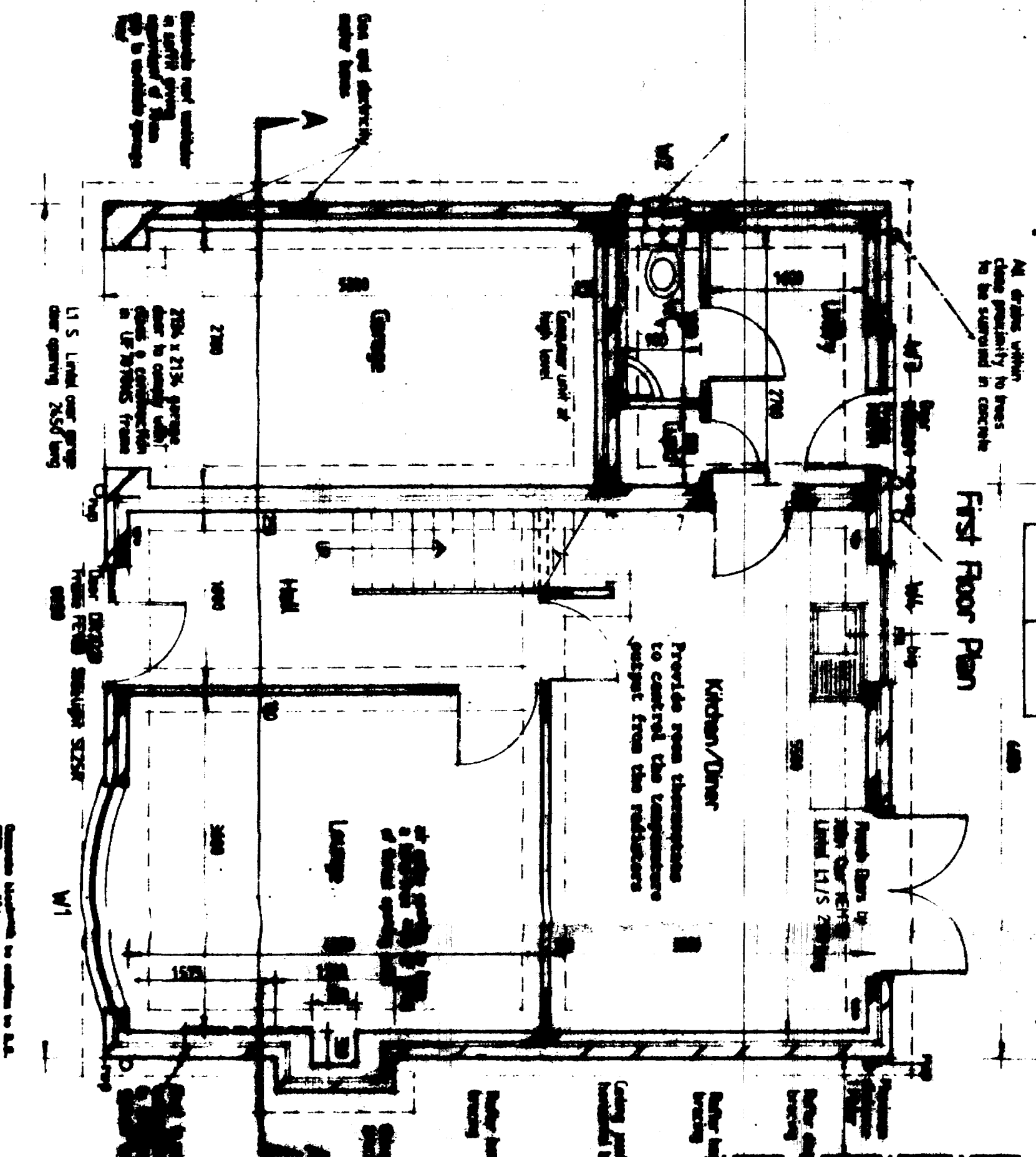
Porch Eaves Detail 1:10



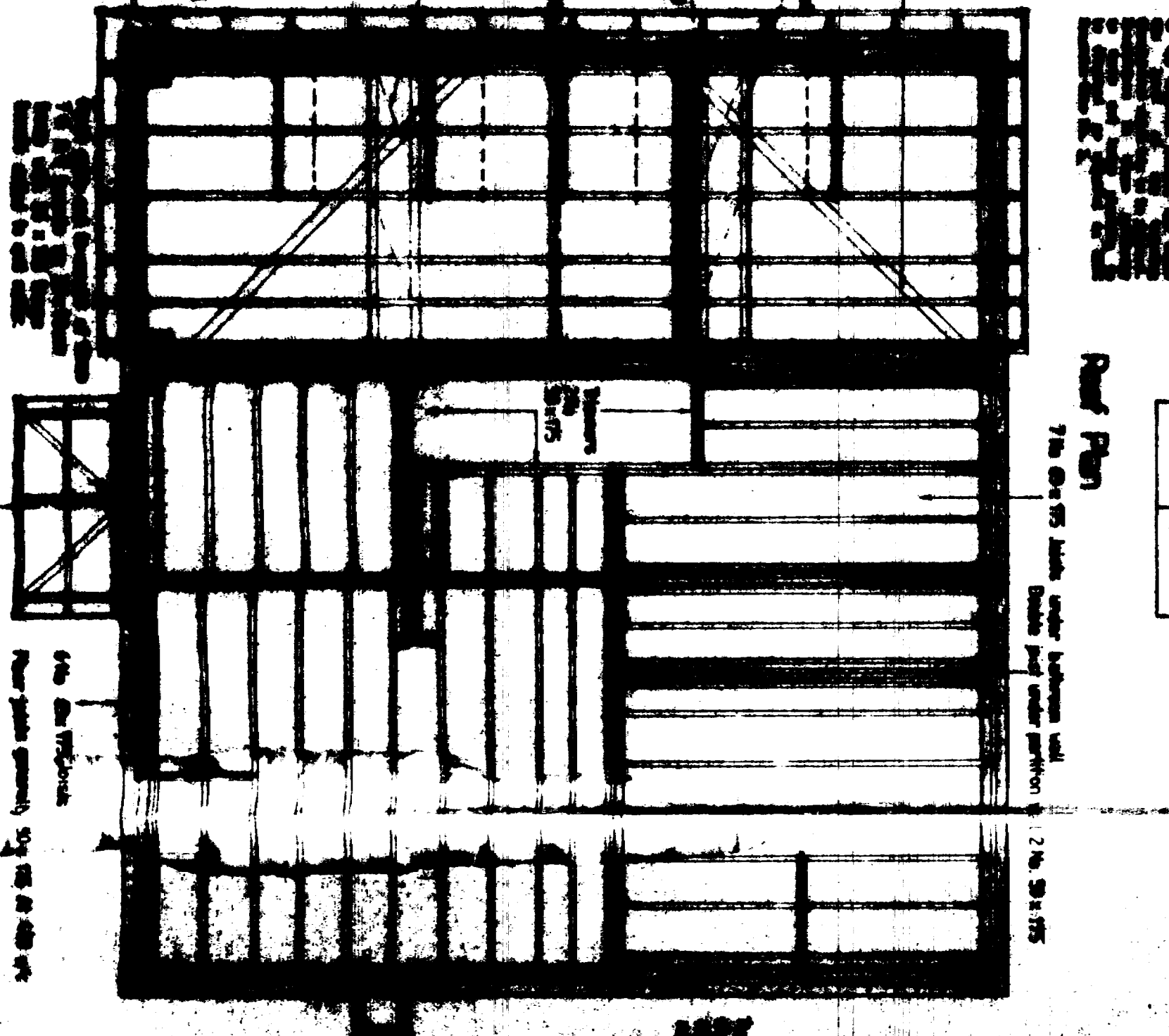
First Floor Plan



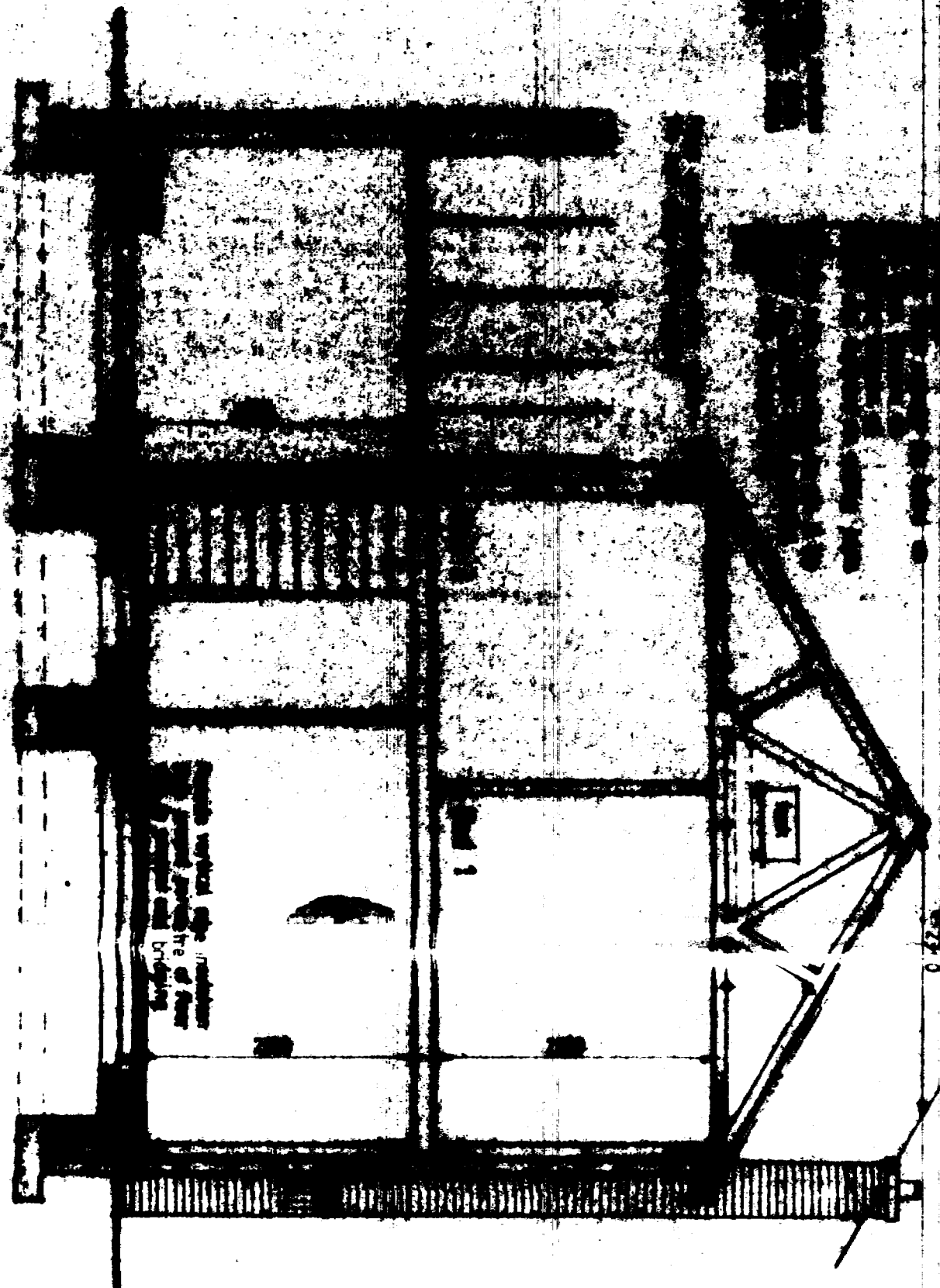
Roof Plan



Ground Floor Plan



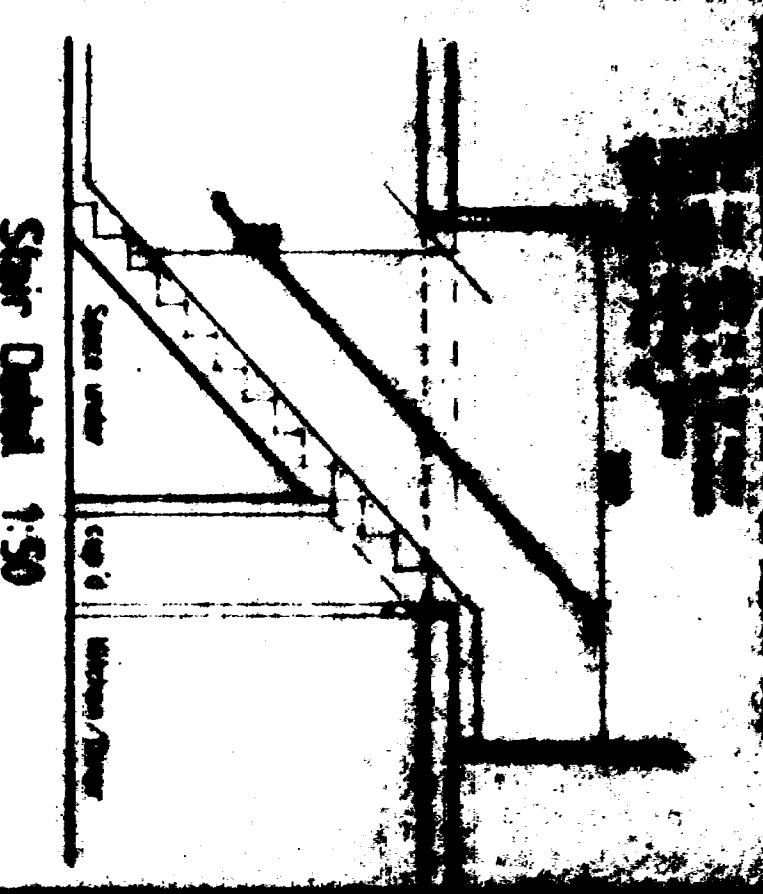
Roof & Floor Plan



Robert Daugherty
 Architectural Firm
 1212 1/2 Street, N.W., Washington, D.C. 20004
 Phone: (202) 331-1577

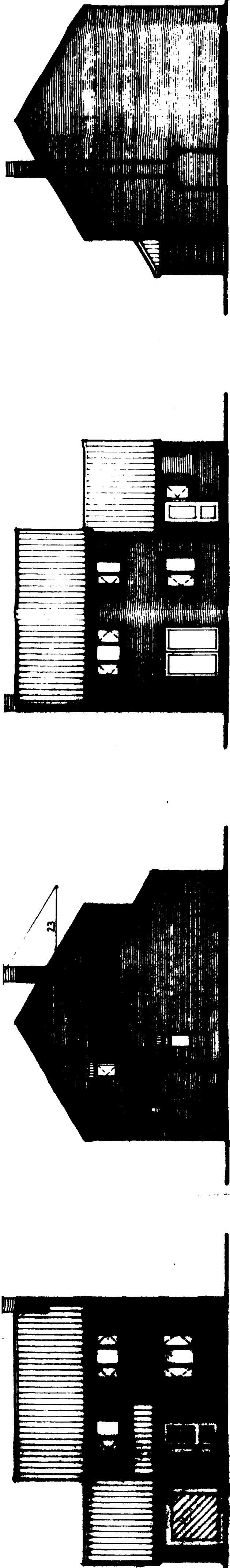
South Holland D.C.
 PLAN DEPT.
 18 MAR 1992
 REF: 0357152

Room	Area	Volume	Notes
Living Room	12.00	12.00	
Dining Room	12.00	12.00	
Kitchen	12.00	12.00	
Bedroom 1	12.00	12.00	
Bedroom 2	12.00	12.00	
Bath	12.00	12.00	
Hall	12.00	12.00	
Porch	12.00	12.00	
Roof	12.00	12.00	



Stair Detail 1:10

Room	Area	Volume	Notes
Living Room	12.00	12.00	
Dining Room	12.00	12.00	
Kitchen	12.00	12.00	
Bedroom 1	12.00	12.00	
Bedroom 2	12.00	12.00	
Bath	12.00	12.00	
Hall	12.00	12.00	
Porch	12.00	12.00	
Roof	12.00	12.00	

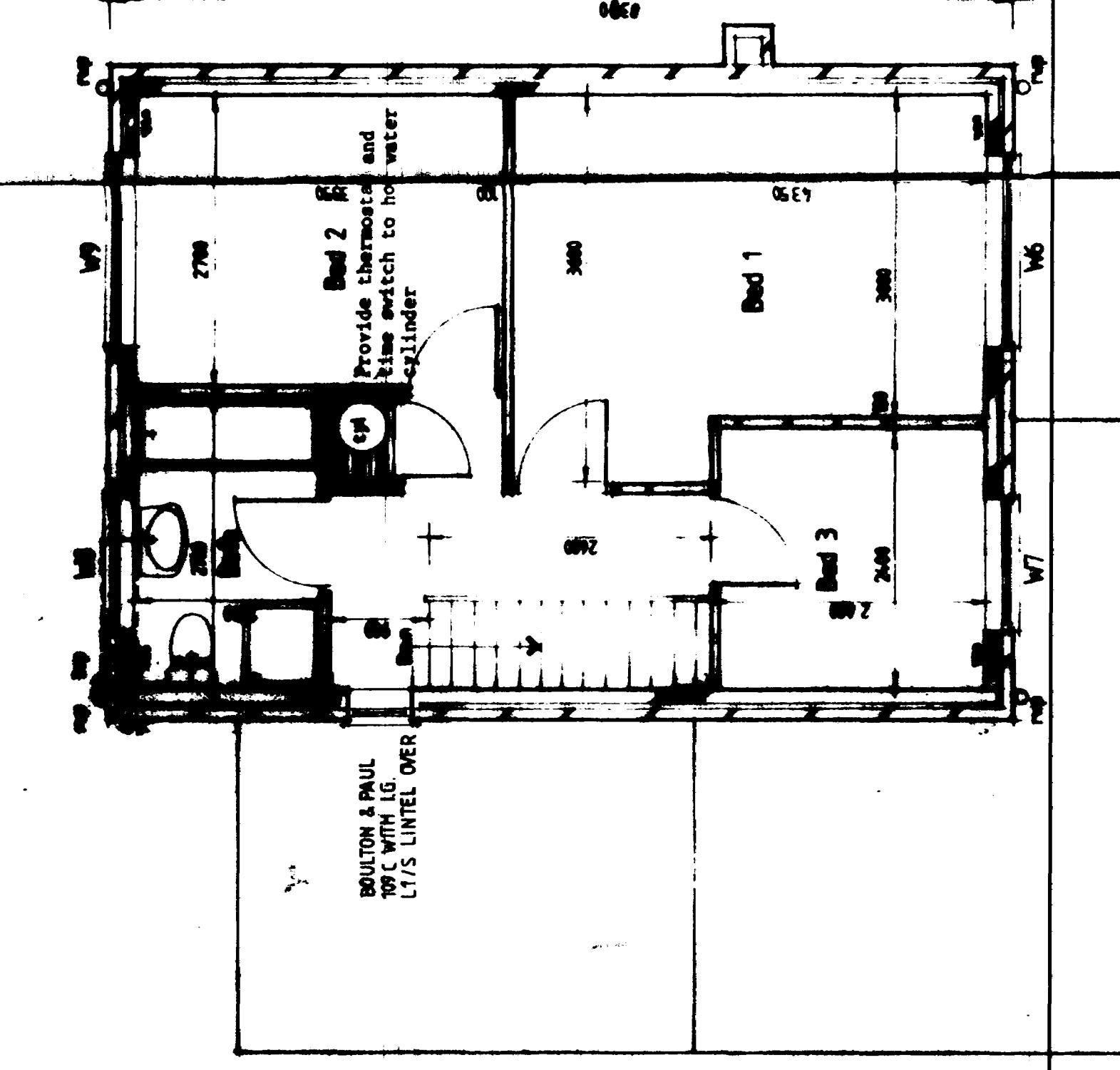


Front Elevation

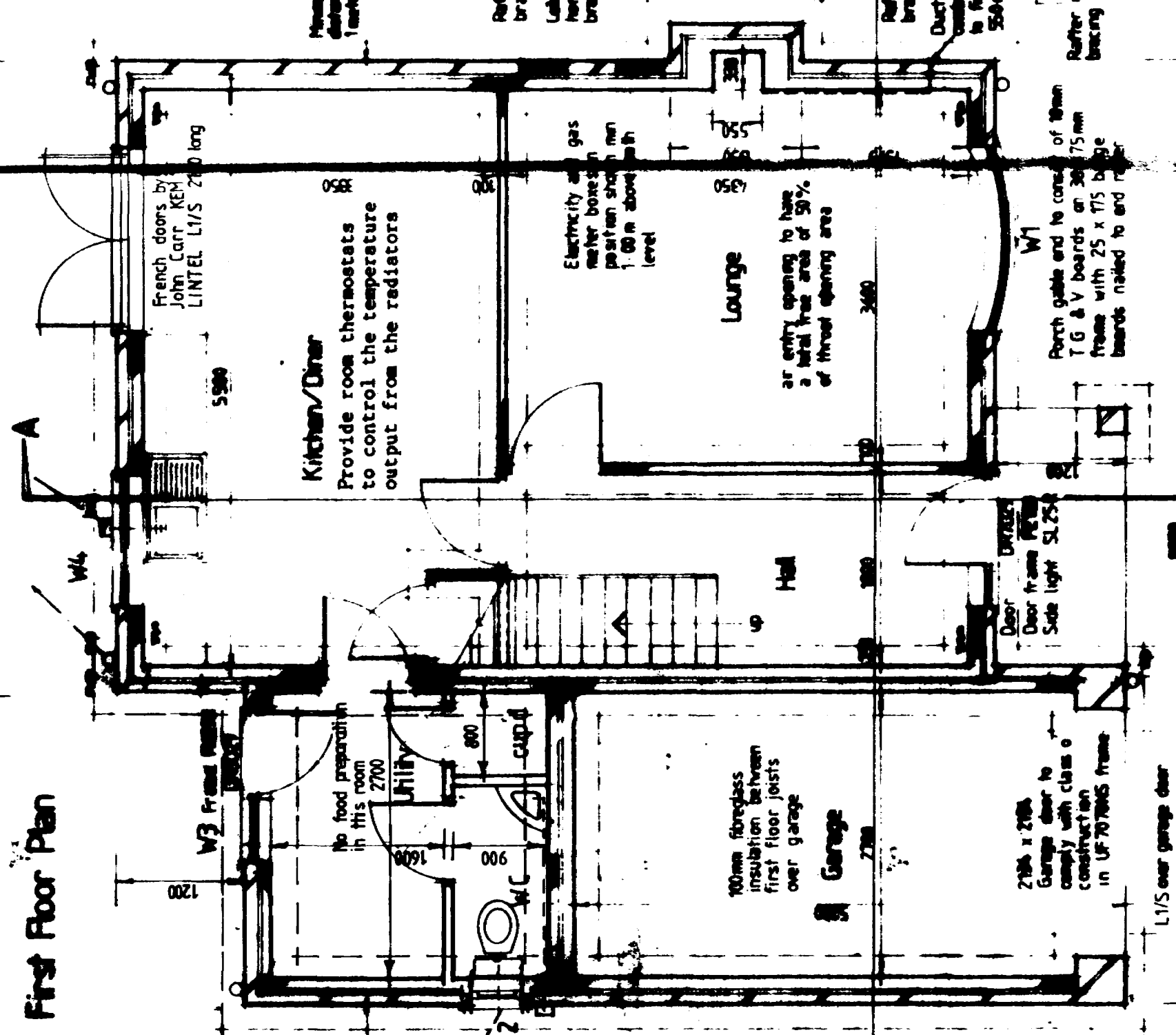
Side Elevation

Rear Elevation

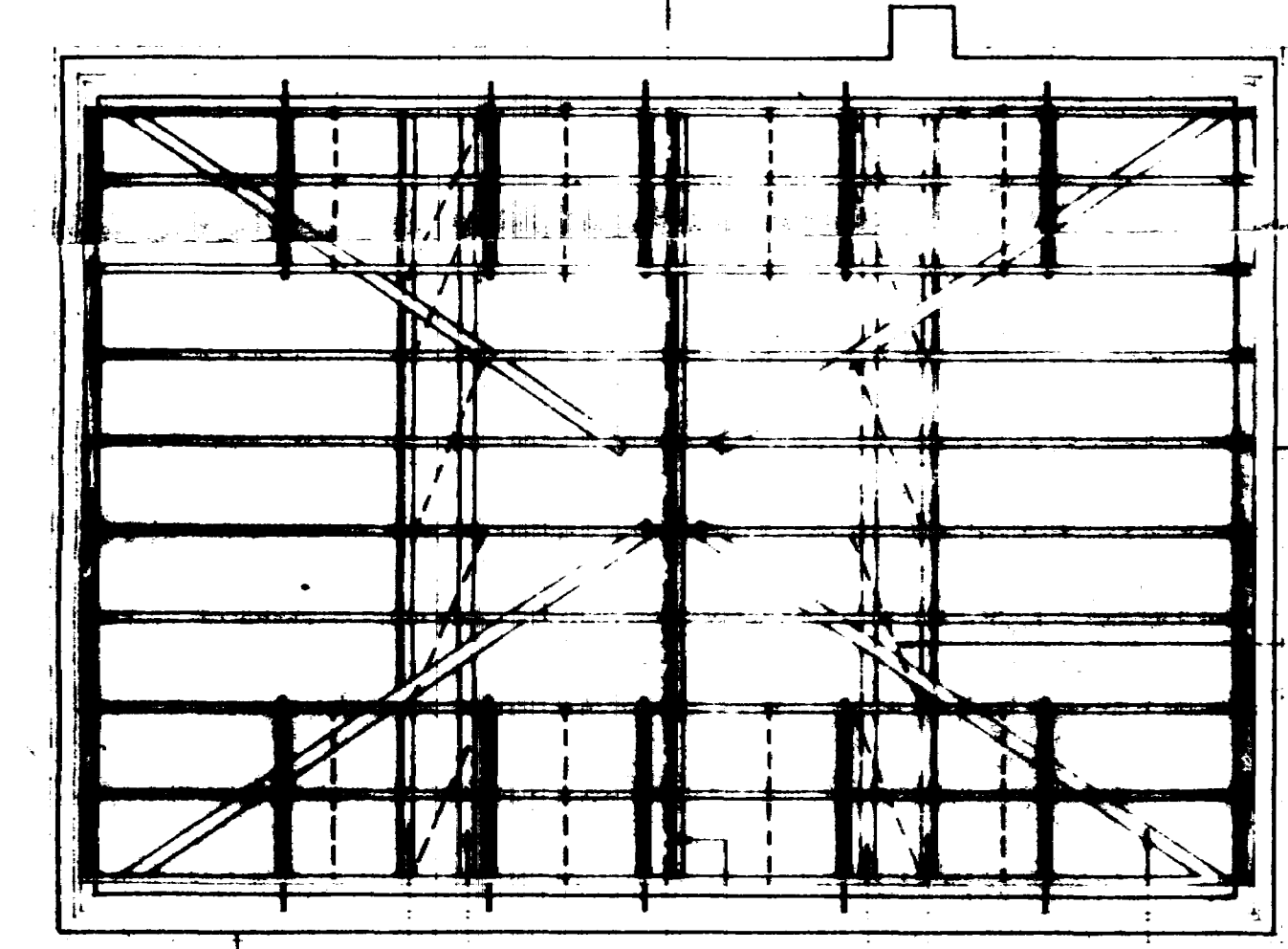
Side Elevation



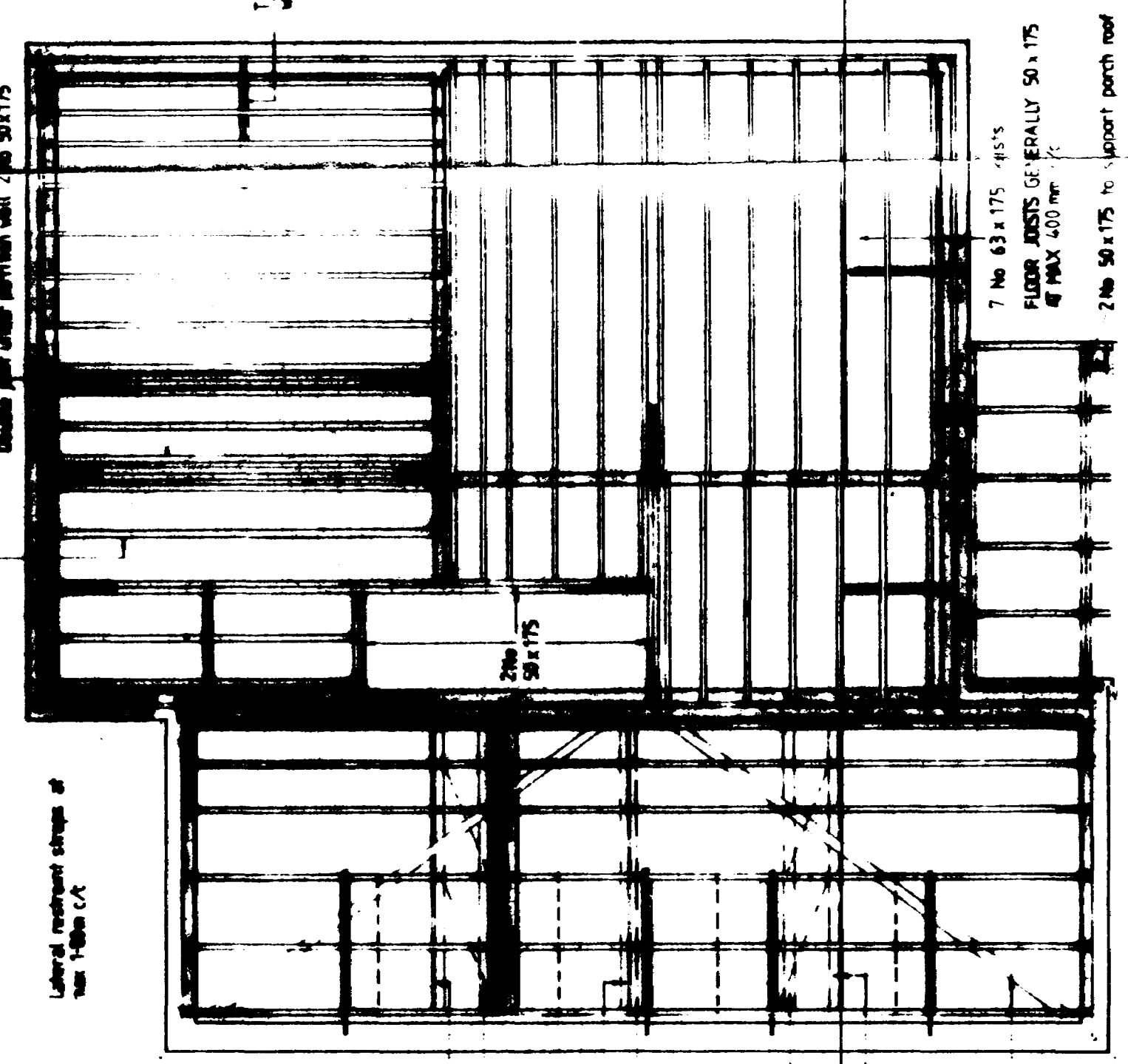
Ground Floor Plan



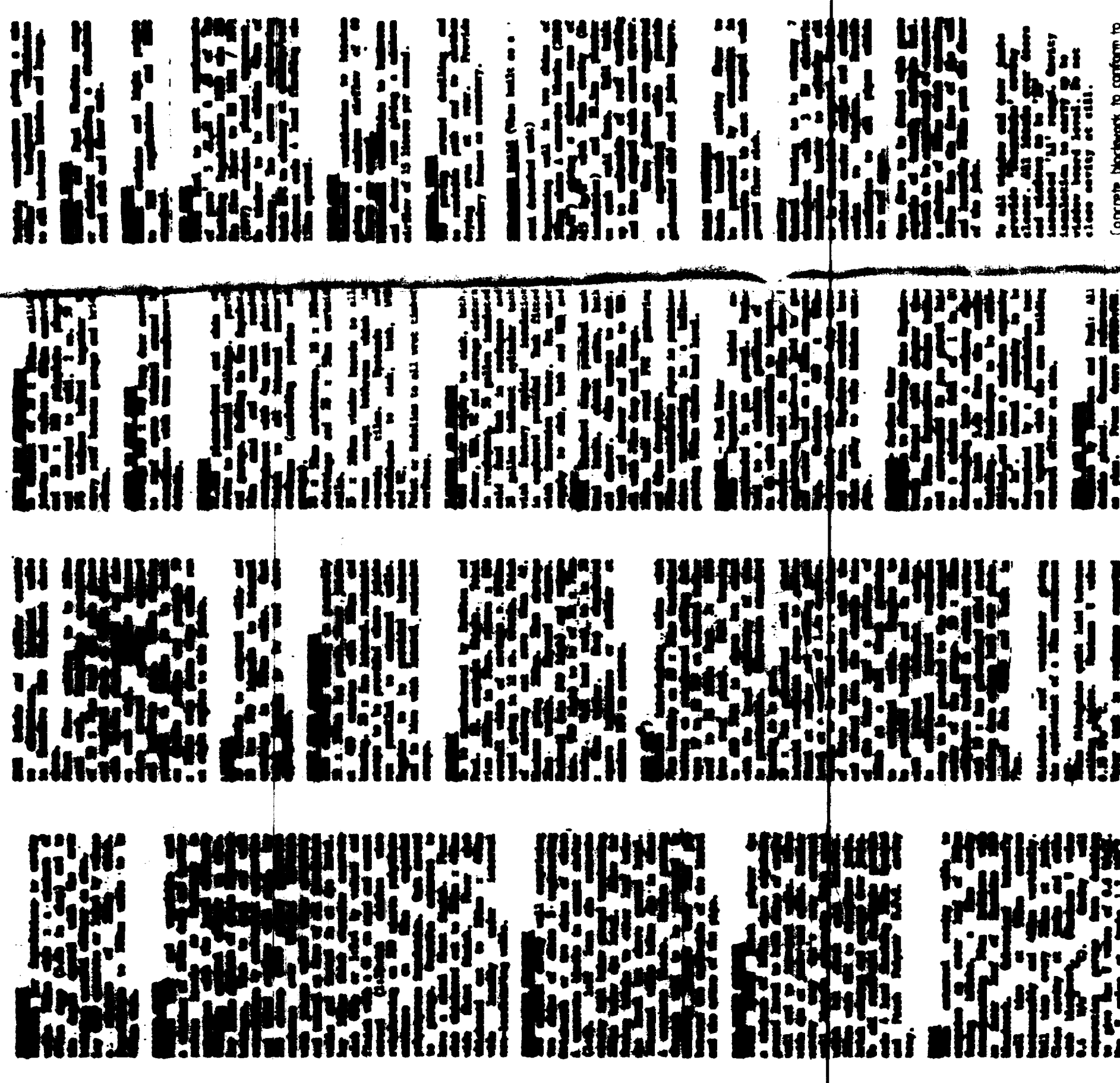
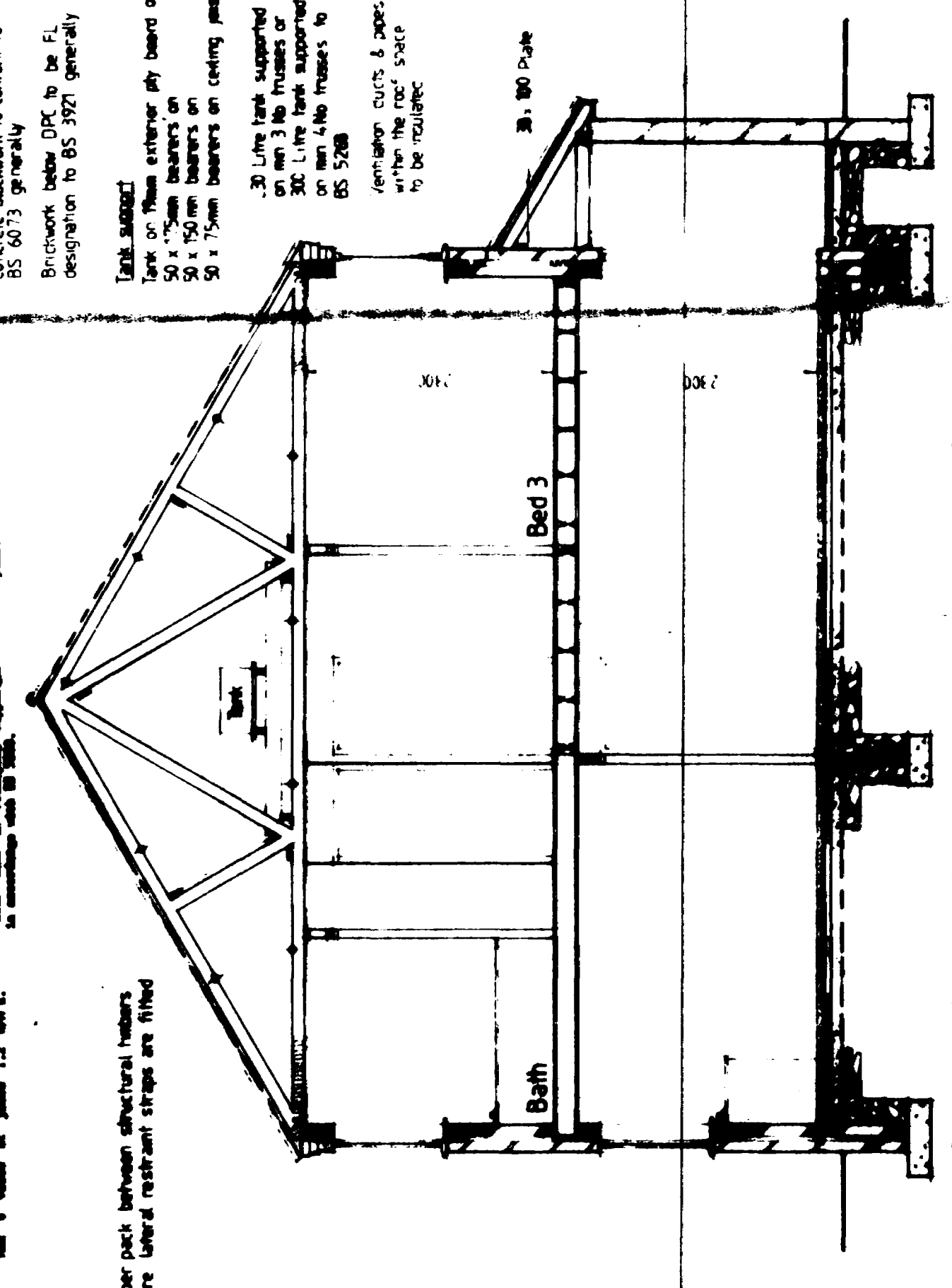
First Floor Plan



Roof Plan



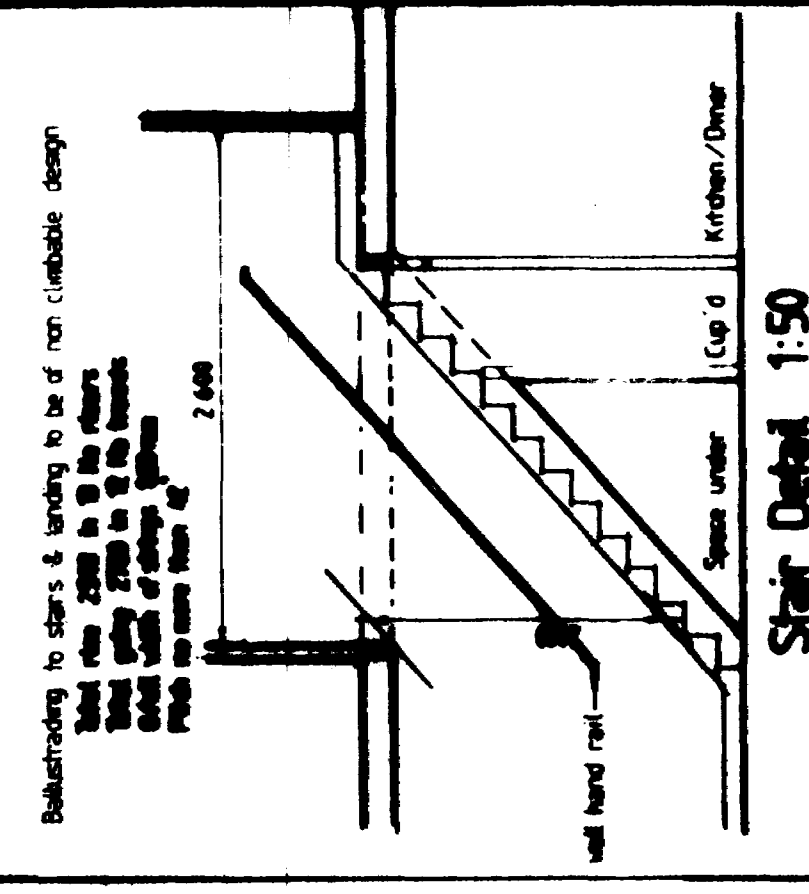
Roof Plan & Floor Joist Plan



Section A-A

WINDOW, LINTEL SCHEDULE			
Window Ref	Lintel Ref	Window Size	Window Schedule
W1	L1	1774 x 1950	1774 x 1950
W2	L2	1774 x 1950	1774 x 1950
W3	L3	1774 x 1950	1774 x 1950
W4	L4	1774 x 1950	1774 x 1950
W5	L5	1774 x 1950	1774 x 1950
W6	L6	1774 x 1950	1774 x 1950
W7	L7	1774 x 1950	1774 x 1950
W8	L8	1774 x 1950	1774 x 1950

All internal openings to have 1G internal lintels
Lintel over front door to be 1G 150mm long



Stair Detail 1:50

PROPOSED ROOF			
Element	Area	U Value	Heat Loss
Exposed walls	15.30	0.45	45.92
Seal-exp. walls	15.30	0.6	9.21
Glazing (155)	14.02	5.7	79.94
Ground floor	42.90	0.45	19.30
Roof	42.43	0.35	15.01
TOTAL			131.71

NOTIONAL ROOF			
Element	Area	U Value	Heat Loss
Exposed walls	102.05	0.45	45.92
Seal-exp. walls	15.36	0.6	9.21
Glazing (155)	14.02	5.7	79.94
Ground floor	42.90	0.45	19.30
Roof	42.90	0.25	10.72
TOTAL			165.09

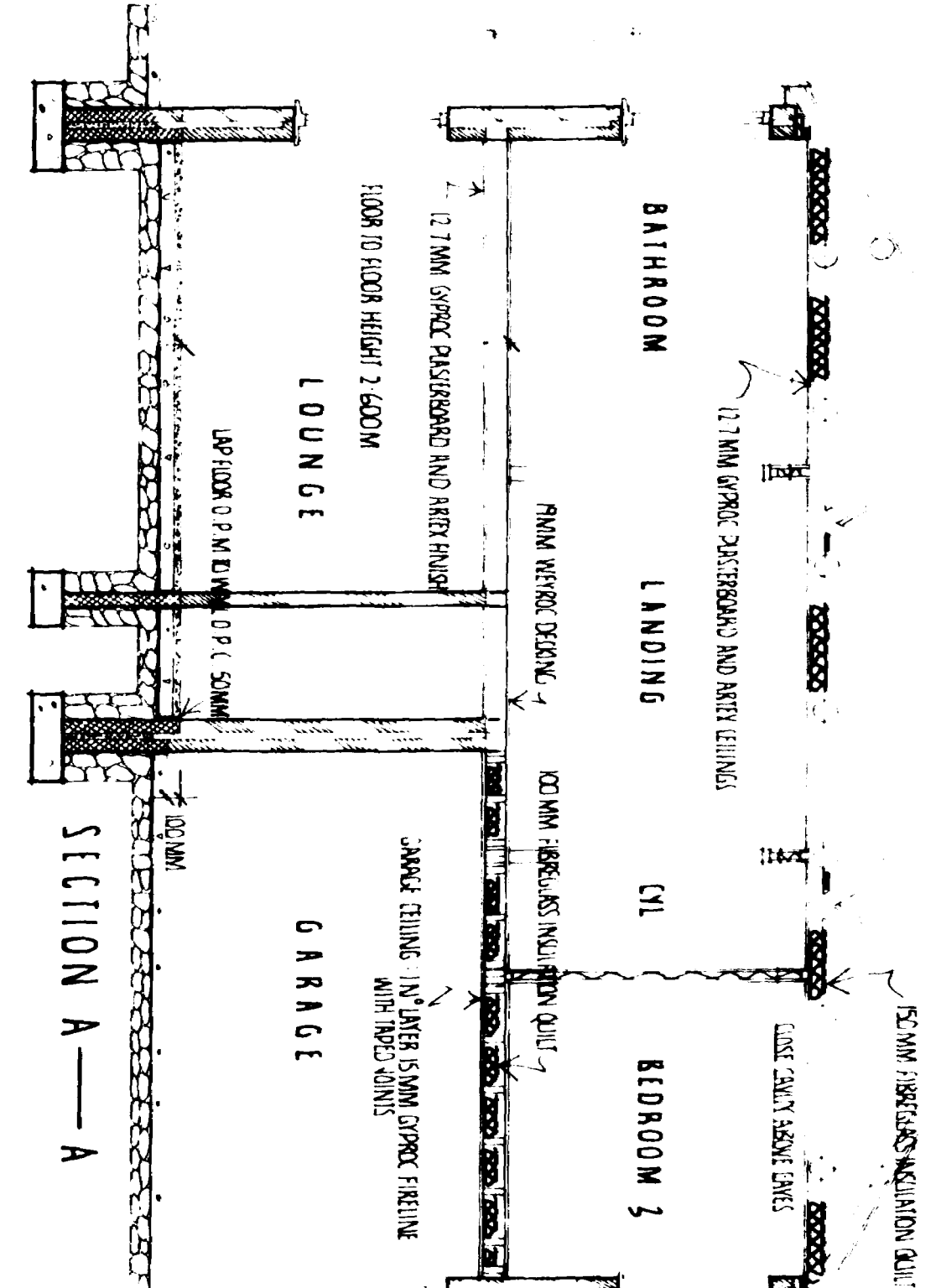
Robert Dunne
22 High Street, Highbury, London, N5 2AB
Telephone: 01-407 21 446/7

PROJECT			
Ref	Description	Date	By
1	Client's brief	15/10/92	RD
2	Architect's brief	16/10/92	RD
3	Structural engineer's brief	17/10/92	RD
4	Structural engineer's report	18/10/92	RD
5	Structural engineer's drawings	19/10/92	RD
6	Structural engineer's specifications	20/10/92	RD
7	Structural engineer's contract	21/10/92	RD
8	Structural engineer's drawings	22/10/92	RD
9	Structural engineer's specifications	23/10/92	RD
10	Structural engineer's contract	24/10/92	RD

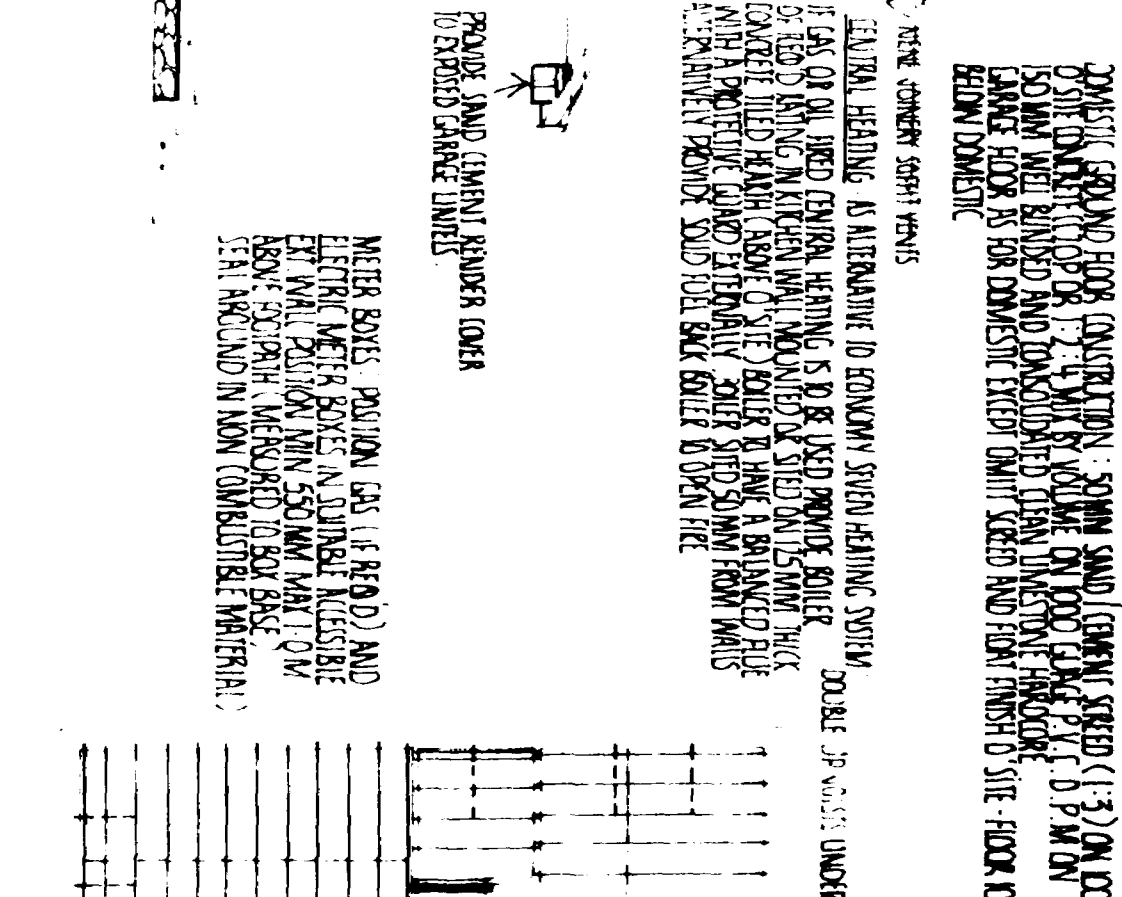
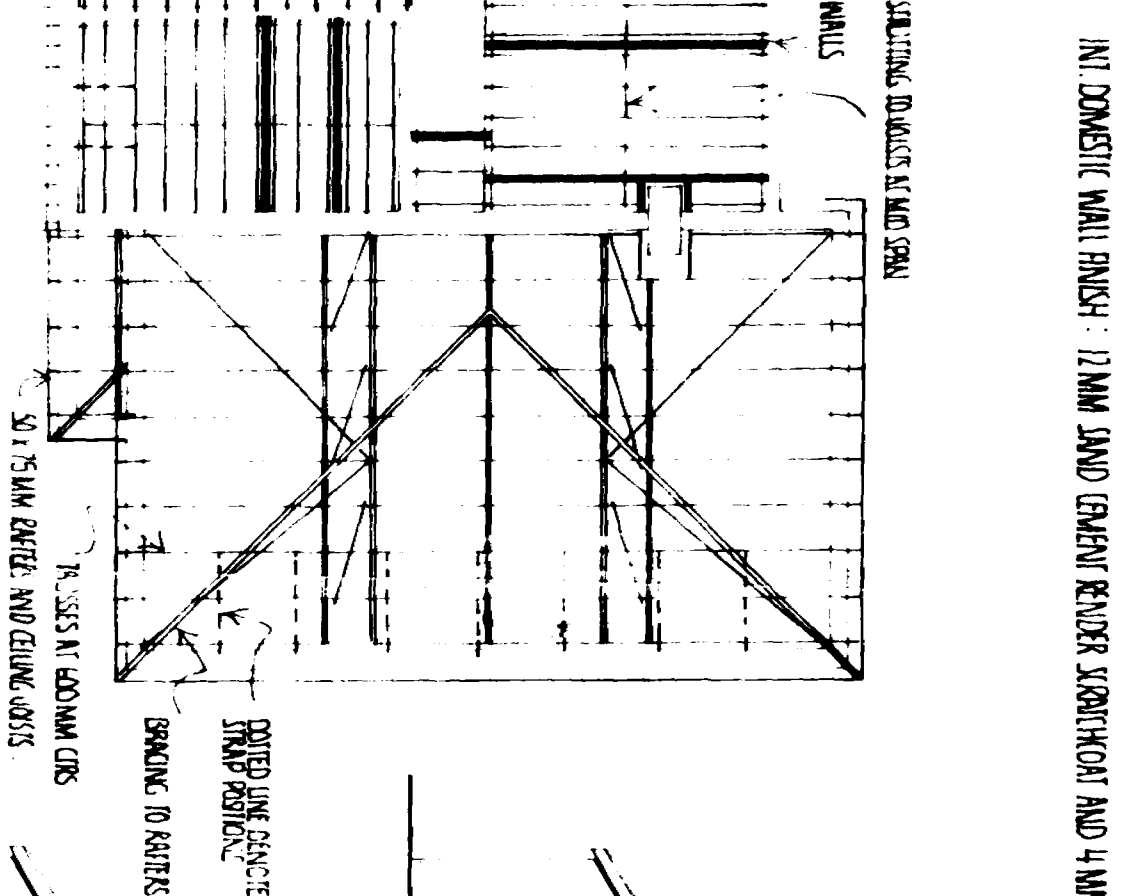
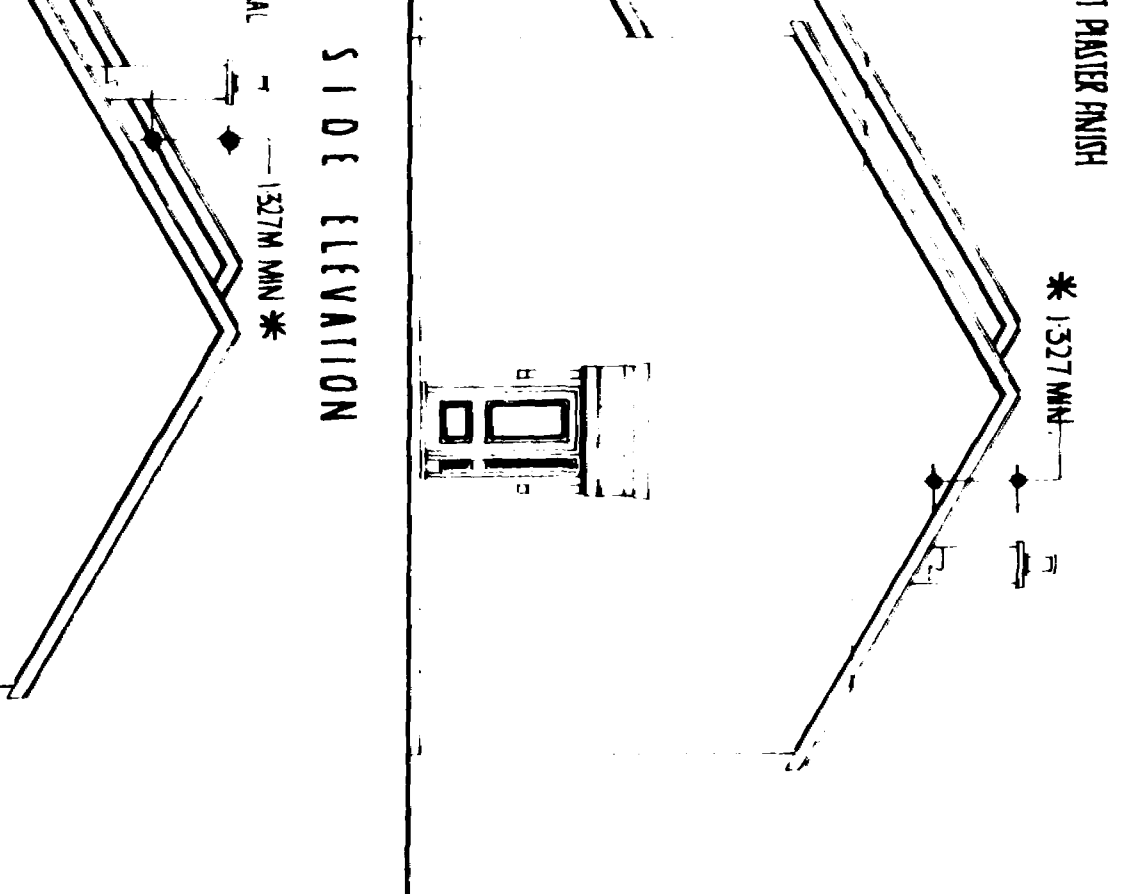
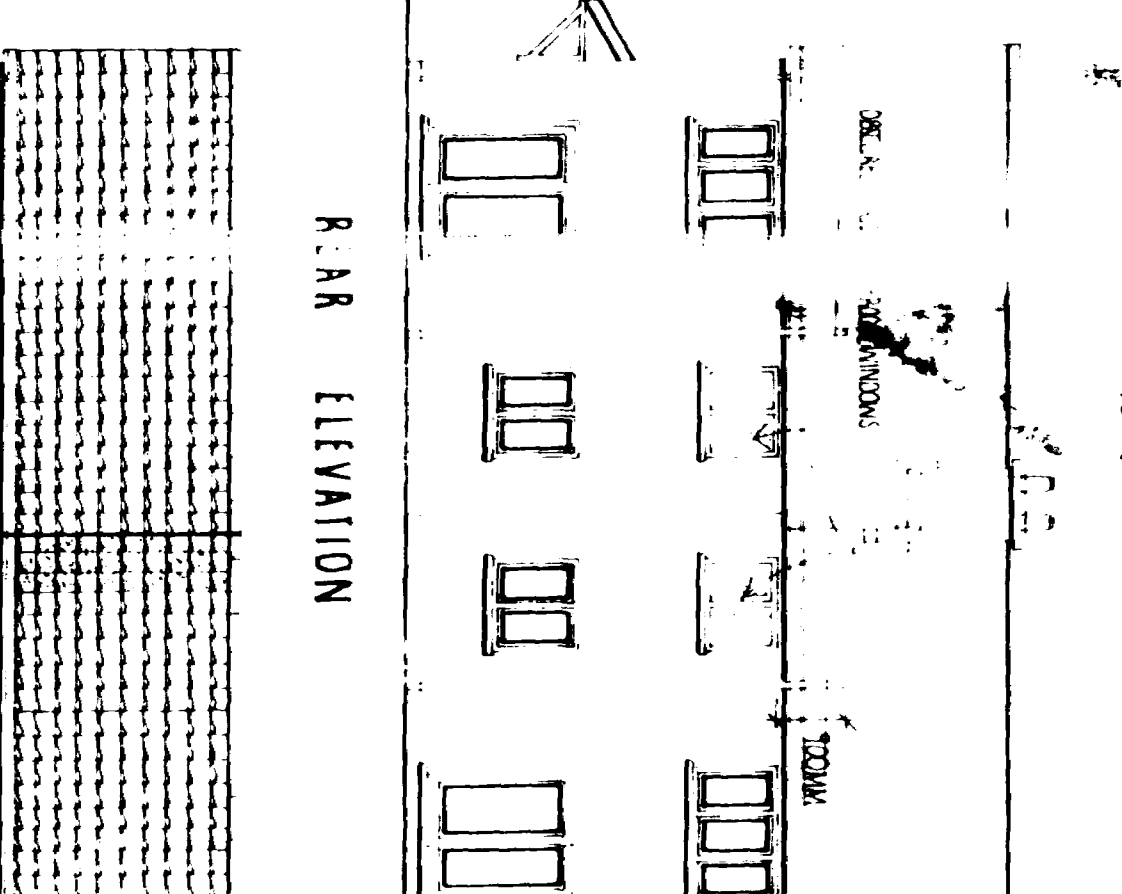
KINGS QUALITY HOME SOUTH WEST
16 MAR 1992
16 MAR 1992
16 MAR 1992

DRAWING			
Ref	Description	Date	By
1	Client's brief	15/10/92	RD
2	Architect's brief	16/10/92	RD
3	Structural engineer's brief	17/10/92	RD
4	Structural engineer's report	18/10/92	RD
5	Structural engineer's drawings	19/10/92	RD
6	Structural engineer's specifications	20/10/92	RD
7	Structural engineer's contract	21/10/92	RD
8	Structural engineer's drawings	22/10/92	RD
9	Structural engineer's specifications	23/10/92	RD
10	Structural engineer's contract	24/10/92	RD

SECTION A - A
30° PITCH
ALTERS RETAINMENT / STAIR PLATFORMS



CONCRETE FLOOR AND ROOF CONSTRUCTION: 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB. 150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB. 150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB.



PREPARED ROOF CONSTRUCTION: 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB. 150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB. 150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB.

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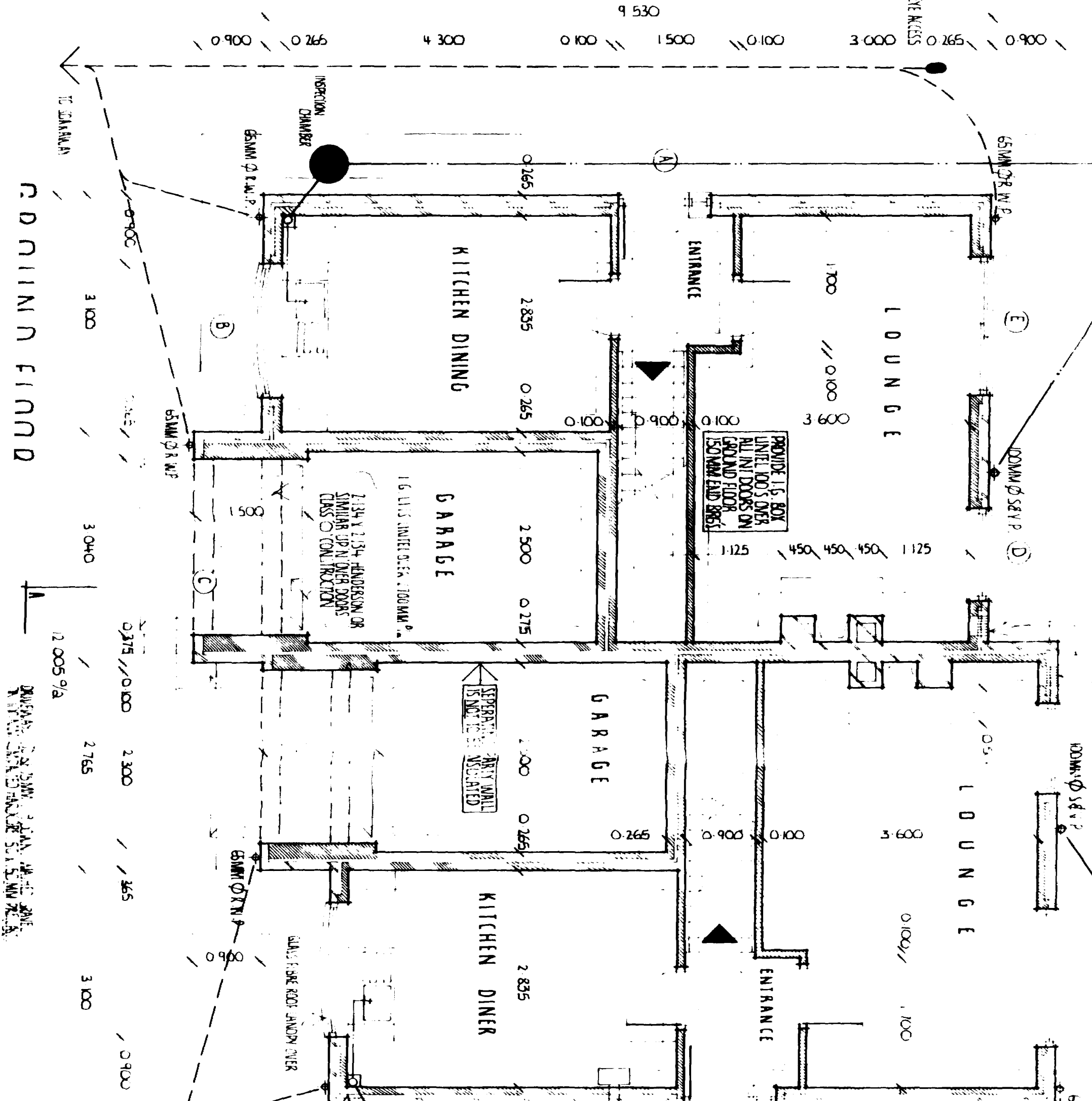
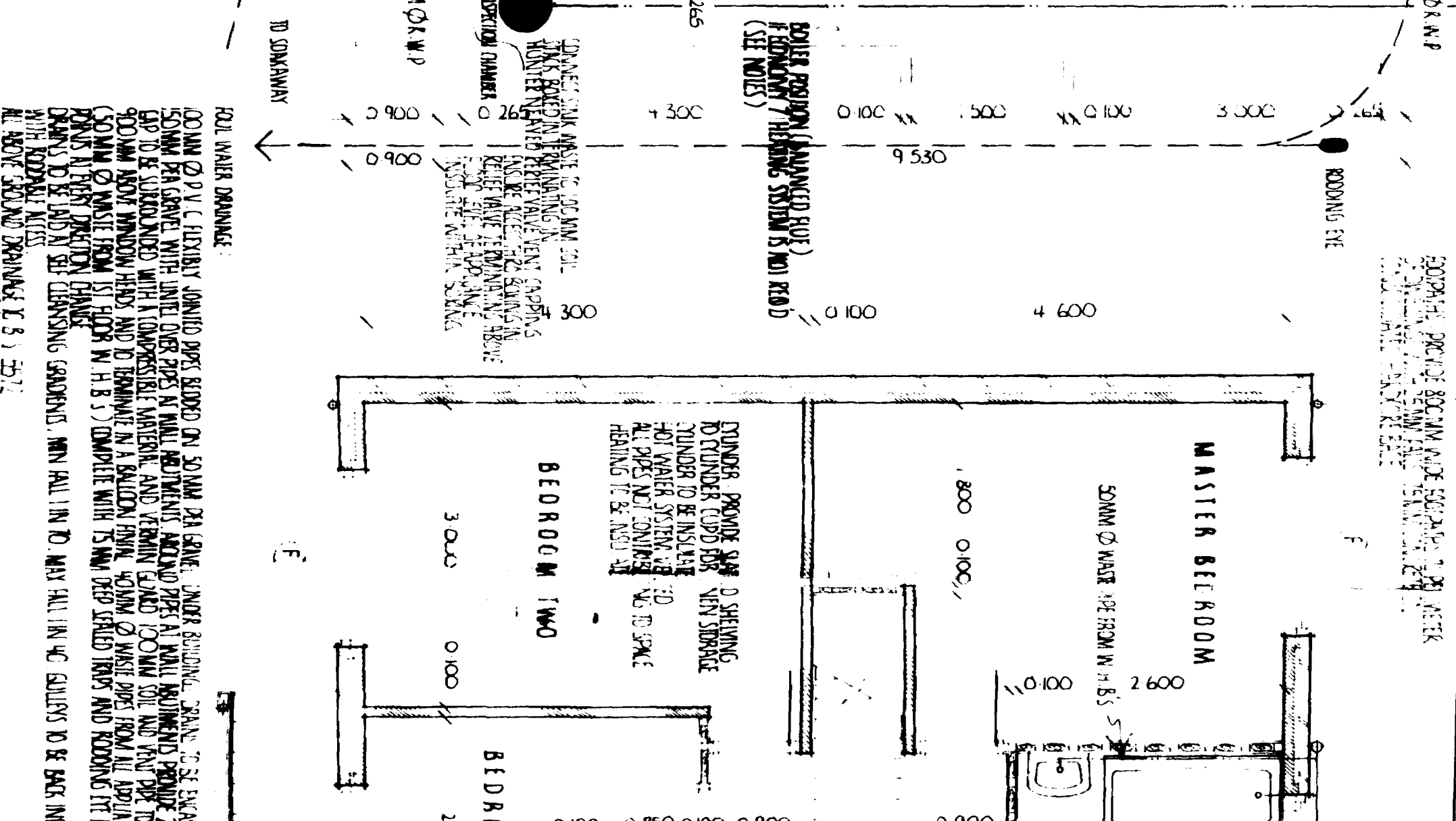
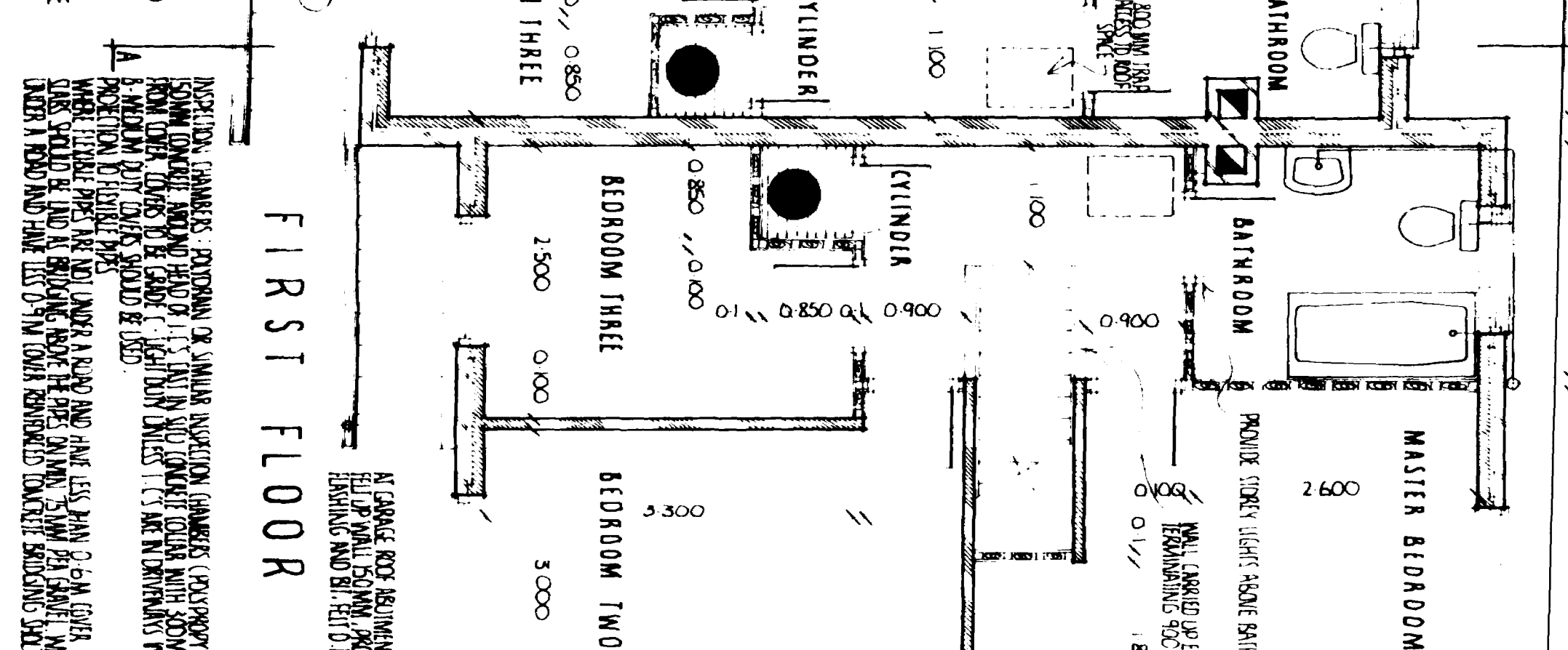
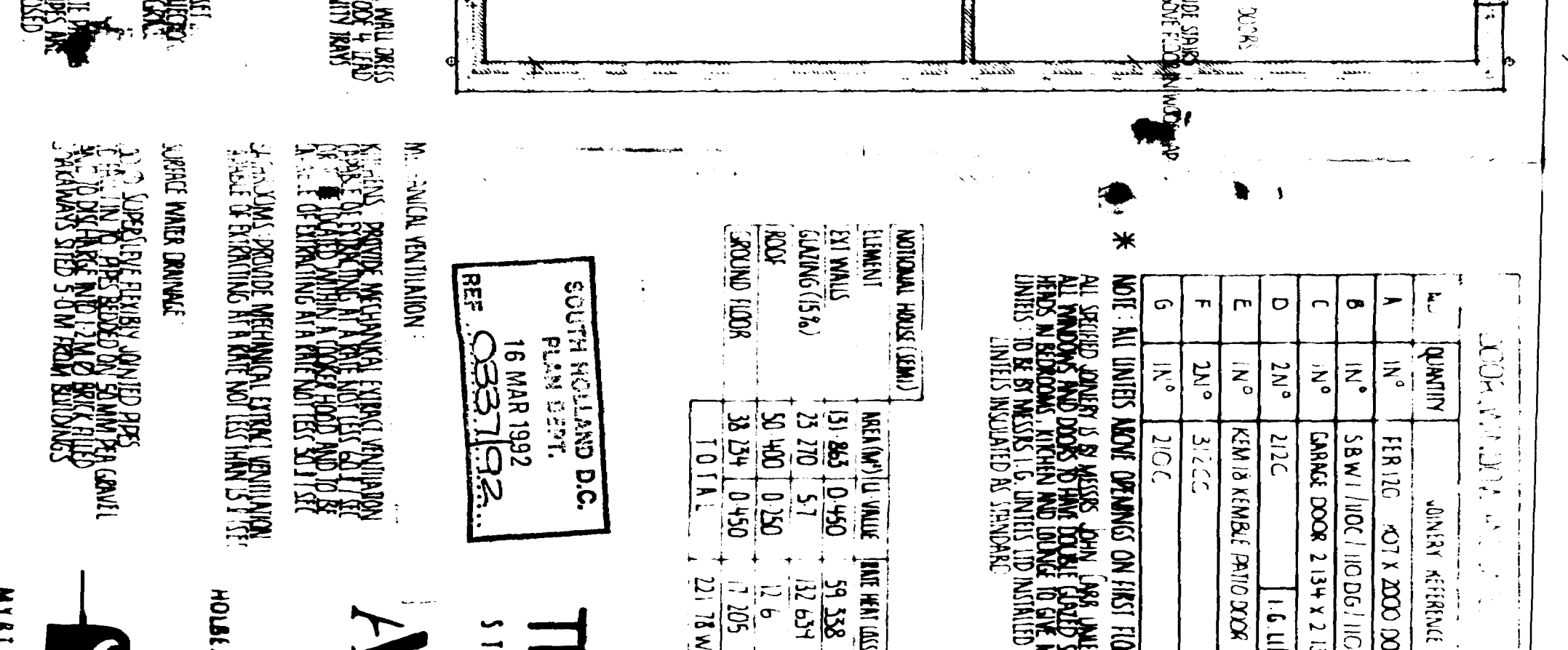
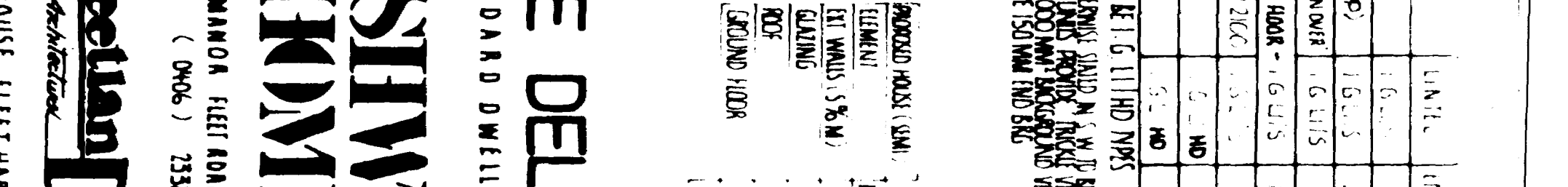
SECTION A - A
30° PITCH
ALTERS RETAINMENT / STAIR PLATFORMS

CONCRETE FLOOR AND ROOF CONSTRUCTION: 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB. 150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB. 150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB.

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QUANTITY	ADDITIONAL REFERENCE	UNIT	EST. PRICE
1	150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB	M ²	150.00
1	150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB	M ²	150.00
1	150MM CONCRETE SLAB WITH 150MM SAND/GRAVEL BED (1:3) ON 100MM CONCRETE SLAB	M ²	150.00

THE DELAMERE STANDARD DWELLING TYPE

ASHWOOD HOMES