FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0506/92 Received:05-MAY-92 Type:FULL

Name: Moulton Harrox
Educational Foundation
c/o Maples & Son
23 New Road
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 5 dwellings with private access road including demolishing of existing cottage
Location : Seas End Road Moulton Seas End
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 two four-bedroomed houses located at the rear on Plots 3 and 4 would be detrimental to the residential amenities of existing frontage development off Seas End Road. Further, the same is considered to be an intrusive form of development when viewed from Seas End Road against the rural backdrop, and as such is, in the opinion of the Local Planning Authority, contrary to Structure Plan Policy 5A.

Notes to Applicant:

The Applicants are informed that the Local Planning Authority may consider favourably a scheme with suitably designed bungalows on Plots 3 and 4 in lieu of the two storey dwellings.

Director of Planning and Building Control Services
10-JUL-92 H13/0506/92

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.

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)

PLANNING APPLICATION

For office use only

Application No. H13/0506/92

Date Registered 05 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MOULTON HARROX EDUCATIONAL FOUNDATION.
C/O MAPLES & SON.
23 NEW ROAD.
SPALDING.
LINCS.

Tel. No. —

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

G. R. MERCHANT.
4 CHAPEL GARDENS
WHAPLODE.
SPALDING.
LINCS.

Tel. No.
(Personal contact name) PETER GUY.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SEAS END ROAD. MOULTON-SEAS-END.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

5 NO - DWELLINGS WITH PRIVATE ACCESS ROAD, INCLUDING DEMOLISHING OF EXISTING COTTAGE.

Please complete

Signed. G. R. Merchant Date. 21:4:92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £550 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 Certificate**

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 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: 5 No.

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

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: SEE PLANS. metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: SEE ATTACHED SCHEDULE OPPOSITE.

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. HOUSE & FARM YARD.

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: SEAS END ROAD.
Will there be –
Individual access(es) ☐
New estate road ✓

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.		→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary. OUTLINE FOR SITE – 413/1174/90.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

	BRICKS	TILES.
PLOT 1.	BUTTERLEY BLABY SANDRINGHAM RED.	SANDTOFT DOUBLE PANTILES DARK BROWN.
PLOT 2.	BUTTERLEY BLABY ELIZABETHAN RED MIX	SANDTOFT DOUBLE PANTILES RED.
PLOT 3.	DITTO	DITTO.
PLOT 4.	BUTTERLEY BLABY SANDRINGHAM RED	SANDTOFT DOUBLE PANTILES RED.
PLOT 5.	BUTTERLEY BLABY ELIZABETHAN RED MIX	SANDTOFT DOUBLE PANTILES DARK BROWN.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

owners.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed J.V. Merchant (~~Applicant~~/Agent) Date 21.4.92

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 J.V. Merchant ~~Applicant~~/Agent) Date 21.4.92

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ **Neighbours** **Other**

Boundaries **Site Features** old outbuildings and dwelling currently upon the site. Frontage hedge - TPO subject of a TPO. Existing access. Residential to N + S.

Inspected by: DMG
date: 27/5

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No .... / Yes .... / No

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE ⇩

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... / Yes .... ⇩

ANY ONE OF ABOVE ⇩

Committee report	Delegation confirmed by Senior Officer
Sub-Committee: SV recommended ..... Est/Ind. recommended.....	.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 14/5 DC 22/5

Publicity : General
Departure
Setting of LB Viz 59 Seas End Rd
65 — " —

Residents (Postal): check that site is wholly inside 93D & that Estate Development is appropriate Case!

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required –
Parish Council
Ward Members
Residents
Advertise
Other

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

ADMIN RECORD SHEET

INITIAL

Submitted fee £ 550

Receipt Issued ..... No. P105

Date First Received 05 MAY 1992

REGISTRATION

REFERENCE H13/0506/92

Cross-Ref R

Date 6/5/92

VALIDATION Date 6/5/92

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

Site area ..... No. of dwellings 5 Floorspace .....

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Agency ☐
Site plans ☐ Incomplete form ☐
Description ☐

S64 Advert required ☐ Expiry date .....

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

Correct fee £ 550 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7-5

Index Sheets 115 OS Nos ..... Grid Ref 533500 197170

Part 1 Parish ARDWICK TR Burial ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade
Inside CBD YES Inside C2 area NO Level crossing ☐ CPO YES
Footpath ☐ Other:

Linked to site ..... Ref 514 Linked to property ..... Ref .....

Planning Records: 1174/48
Earlier apps 1213/1
1409/139

3 Day Records:
Already submitted Ref .....
Requested .....

Inputs completed .....

APPLICATION REFERENCE: H13/0506/92 DATE RECEIVED: 05-MAY-92

APPLICANT: Moulton Harrox Educational Foundation c/o Maples & Son 23 New Road Spalding Lincs

AGENT: G R Merchant 4 Chapel Gardens Whaplode Spalding Lincs PE12 6UG

TYPE: Full

DESCRIPTION: 5 dwellings with private access road including demolishing of existing cottage

LOCATION: Seas End Road Moulton Seas End Spalding Lincs

Parish Council: The Council is unable to support this application. It is felt the density of the proposed development is far too high.

County Highways: Request conditions

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.

PREVIOUS DECISIONS
H13/0010/89 - Outline - Erection of two dwellings - Permitted.
H13/1409/89 - Outline - Erection of eight dwellings - Withdrawn.
H13/1174/90 - Outline - Residential Development (four plots plus renovation of existing house) including details of access - Permitted 4th March 1991.

PLANNING ISSUES

1 The determining issues in this particular case are (a) whether the proposal is an appropriate form of development (b) its likely effect upon the amenity of neighbouring residential property.

2 The site has a frontage of some 36 metres and a depth ranging between 66 and 70 metres approximately. An existing house and associated farmyard are currently located on the site and these would be demolished to make way for the development.

3 Application is for five dwellings in total and consists of the following

Plot 1 - Three bedroom house and garage

Plot 2 - Three bedroom house

Plot 3 - Four bedroom house and garage

Plot 4 - Four bedroom house and garage

Plot 5 - Two bedroom bungalow

4 The two Lime trees fronting the site are the subject of Moulton Seas End Tree Preservation Order Number 1, 1989.

CONCLUSIONS

1 The site already has outline consent for the erection of four dwellings and the retention of the existing dwelling. The proposal is now to demolish the latter and erect five new dwellings and it is therefore considered that no objections can be raised in principle.

2 Further to the above, however, it is my opinion that the submitted scheme is not satisfactory, particularly in relation to Plots 3 and 4. Both have four bedroomed houses located upon them and it is my opinion that development upon these backland plots should be less conspicuous (i.e. bungalows). Further, two storey dwellings such as this located at the rear will, in my judgment, adversely affect the existing residential amenity of neighbouring frontage property to the north and south.

3 No objections are raised to the three bedroomed houses along the sites frontage, since they are more in character with existing development. It should be noted that the dwelling on plot 1 has a bedroom window on its rear elevation but that this is in such a position that any overlooking in respect of the neighbouring property to the north would be oblique.

RECOMMENDATION - Refuse permission.

1 In the opinion of the Local Planning Authority, the two four bedroomed houses located at the rear on Plots 3 and 4 would be detrimental to the residential amenities of existing frontage development off Seas End Road. Further, the same is considered to be an intrusive form of development when viewed from Seas End Road against the rural backdrop, and as such is, in the opinion of the Local Planning Authority, contrary to Structure Plan Policy 5A.

Note

1 The Applicants are informed that the Local Planning Authority may consider favourably a scheme with suitably designed bungalows on plots 3 and 4 in lieu of the two storey dwellings.

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65. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H16/0498/92 Yorkshire Bank Plc	Residential development (two houses - semi-detached) at 11 Commercial Road & 1, 2 & 3 Willow Row Walk, Spalding.
DG H13/0506/92 Moulton Harrox Educational Foundation	5 dwellings with private access road including demolition of existing cottage at Seas End Road, Moulton Seas End.

(Councillor T Bray 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
H02/0018/91 David Wilson Homes Ltd	O.A.	Two dwellings (re-registered as H02/1235/91) at 2A & 2B Barbers Drove, Crowland.

(Pending a site inspection in view of concern regarding access to land to the rear of the application site, and the adequacy of Barbers Drove for the proposed development.)

H16/0407/92 Mr G Elkin & Mrs D E Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

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

H05/0414/92 Ashwood Homes	11 dwellings including private road/estate road access and demolition of existing 3 pairs of houses etc on land off Foxes Lowe Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the development and in view of concern regarding the proximity of the site to the adjoining South Holland Internal Drainage Board premises.)

H16/0451/92 Broadgate Homes	Bungalow including detached single garage at plot 7, Bramble Grange, Woolram Wygate, Spalding.

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

H16/0482/92 Mr M Goulden & Ms V James	Extension to provide additional garage and utility at 5 Birchgrove, Spalding.

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0506/92 Received:05-MAY-92 Type:FULL

Name: Moulton Harrox
Educational Foundation
c/o Maples & Son
23 New Road
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 5 dwellings with private access road including demolishing of existing cottage
Location : Seas End Road Moulton Seas End
Spalding Lincs

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 two four-bedroomed houses located at the rear on Plots 3 and 4 would be detrimental to the residential amenities of existing frontage development off Seas End Road. Further, the same is considered to be an intrusive form of development when viewed from Seas End Road against the rural backdrop, and as such is, in the opinion of the Local Planning Authority, contrary to Structure Plan Policy 5A.

Notes to Applicant:

The Applicants are informed that the Local Planning Authority may consider favourably a scheme with suitably designed bungalows on Plots 3 and 4 in lieu of the two storey dwellings.

Authorised to issue:

08-JUL-92 H13/0506/92 AD...A.....DC...N....
9/7 9/7

N R Midlen

R R Lowther Esq
Clerk to Moulton Parish Council
75 Postland Road
CROWLAND
Peterborough
PE6 0JB

NRM/WL
H13/506/92

22nd July 1992

Dear Sir,

I thank you for your letter of 13th July concerning the planning application for five dwellings at Seas End Road, Moulton Seas End. It was not possible, in this instance, for the Authority to refuse the application simply on density grounds, because the density would have been precisely the same as that permitted by application H13/1174/90 which was approved in March 1991 without any objection on density being received from your Council. This application is for five new dwellings, and included the demolition of the existing dwelling on the site, whilst that application was for four new dwellings, but with the retention of the old house as a fifth dwelling.

The 1990 application actually proposed two bungalows on plots 3 and 4, and the Planning Committee saw no objection to this. Their concern with the latest application however, was that two houses were proposed on these two rear plots, and it was felt that given the frontage nature of development in Seas End, the proposal to have two two storey houses at the back of this plot was going to look out of place, if viewed from say, Pipwell Gate whilst the upper floors of these two houses would overlook the rear of properties immediately to the north and the south of the site.

I would anticipate, if the applicant was prepared to resubmit his proposal with plots 3 and 4 to be occupied by bungalows, it would be sympathetically considered by the Planning Committee.

I hope this letter explains the Authorities attitude satisfactorily.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

Moulton Parish Council

75 Postland Road,
Crowland,
Peterborough PE6 0JB.
Telephone Peterborough (0733) 210404

Clerk of the Council
R. R. Lowther

District Planning Officer,
S. Holland District Council,
Priory Road,
Spalding.

13th July, 1992

Dear Mr Smith,

PLANNING APPLICATION H13/506/92

The councillors representing the Seas End ward on this Council have expressed concern at the reasons for the refusal of this application.

It could have been understood the application being refused on the grounds of high density but considerable perplexity was aroused on the observation that houses would be "detrimental to the residential amenities of existing frontage development" since they would not in fact be overlooking existing development. Furthermore the viewing against the rural backdrop was equally perplexing since there is nothing but open countryside to the rear which could not possibly be observed whether the development be houses or bungalows and in no way it is felt could it be described as "an intrusive form of development".

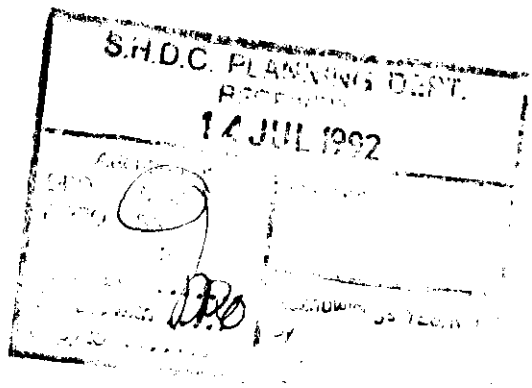
Moulton Seas End is somewhat lacking in the type of residential development this application would provide and other than to reduce the application from five to four houses would, it was felt, have been worthy of approving.

The Council would be grateful to have your observations.

Yours sincerely,

R.R.

Clerk of the Council.



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

(OM

Application no: H13/0506/92 Type: FULL

Applicant: Moulton Harrox
Tel:

Agent: G R Merchant
0406 370853

Description: 5 dwellings with private access road including demolishing of existing cottage
Location: Seas End Road
Moulton Seas End
Spalding
Lincs

Valid date: 05-MAY-92 Terminal date: 30-JUN-92
Target dates: Target Committee: 24-JUN-92
To case officer 10-MAY-92 Report deadline: 10-JUN-92
Inspected by 15-MAY-92
Extra contacts 20-MAY-92 Case Officer:
Report if not clear by 09-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	08-MAY-92	22-MAY-92
Cllr J Clark	0406 370785	08-MAY-92	22-MAY-92
Cllr A E Naylor	0406 370323	08-MAY-92	22-MAY-92
Owner/Occupier 59 Seas End Road		29-MAY-92	12-JUN-92
Owner/Occupier 65	"	"	"

L.C.C. - Obs Attached JE CB 11/5/92

SITE DETAILS

Grid ref: 532200 327170
OS Sheets: 115 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
[illegible]ory Road, Spalding,
[illegible]ncolnshire. PE11 2XE
Telephone: (0775) 761161
Facsimile: (0775) 710220

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0506/92 Type: FULL

C6M

Applicant: Moulton Harrox
Tel:

Agent: G R Merchant
0406 370853

Description: 5 dwellings with private access road including demolishing of existing cottage
Location: Seas End Road
Moulton Seas End
Spalding
Lincs

Valid date: 05-MAY-92
Target dates:
To case officer 10-MAY-92
Inspected by 15-MAY-92
Extra contacts 20-MAY-92
Report if not clear by 09-JUN-92

Terminal date: 30-JUN-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	08-MAY-92	22-MAY-92
Cllr J Clark	0406 370785	08-MAY-92	22-MAY-92
Cllr A E Naylor	0406 370323	08-MAY-92	22-MAY-92

L.C.C – Obs Attached JCS 11/5/92.

SITE DETAILS

Grid ref: 532200 327170
OS Sheets: 115 Parcel:

SOUTH HOLLAND
Internal Drainage Board

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

PLANNING DEPT.
RECEIVED
18 MAY 1992
PG
Your Ref.
Acknowledge YES/NO
By
Date

Please contact: Mr. Staines

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

Our Ref. RS/PA-R/506/92/JAM

Date 14 May 1992

Dear Sirs,

FULL PLANNING APPLICATION - MOULTON HARROX EDUCATIONAL FOUNDATION RESIDENTIAL DEVELOPMENT AT SEAS END ROAD, MOULTON SEAS END

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

No Board's or private watercourses adjoin the site.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

Yours faithfully,

JJ Ebey

ENGINEER TO THE BOARD

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

MOULTON PARISH COUNCIL
9 MAY 1992
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0506/92

Applicant: Moulton Harrox
Educational Foundation
c/o Maples & Son
23 New Road
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 5 dwellings with private access road including demolishing of existing cottage

Location: Seas End Road Moulton Seas End
Spalding Lincs

Type: FULL

Date received: 05-MAY-92

08-MAY-92

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 23-MAY-92. 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
18 MAY 1992

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

FOR PARISH COUNCIL USE ONLY

Comments: The Council is unable to support this application. It is felt the density of the proposed development to be far too high.

Signed: R. L. Lowe Clerk.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0506/92.

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		
	3	2	2	2	7	1

2. Address or location

Sons End Road, Moulton Sons End.

3. Name, classification and number of road

II

4. Date application referred 11-5-92

5. State whether outline, detailed application etc.

FULL.

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

5 Dwellings with Private Access Road (inc Replacement of existing).

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: 11-5-92 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

(1). B15 - - - - (drawing No. M1tEF5. dated April 1992.) - - - 0·6m - - -

(2). The turning space shall be increased in size · by adding 1·m to each of the legs.

(3) Before the dwellings are commenced the private drive shall be laid out as shown on the submitted plans.

Delete as appropriate

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

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

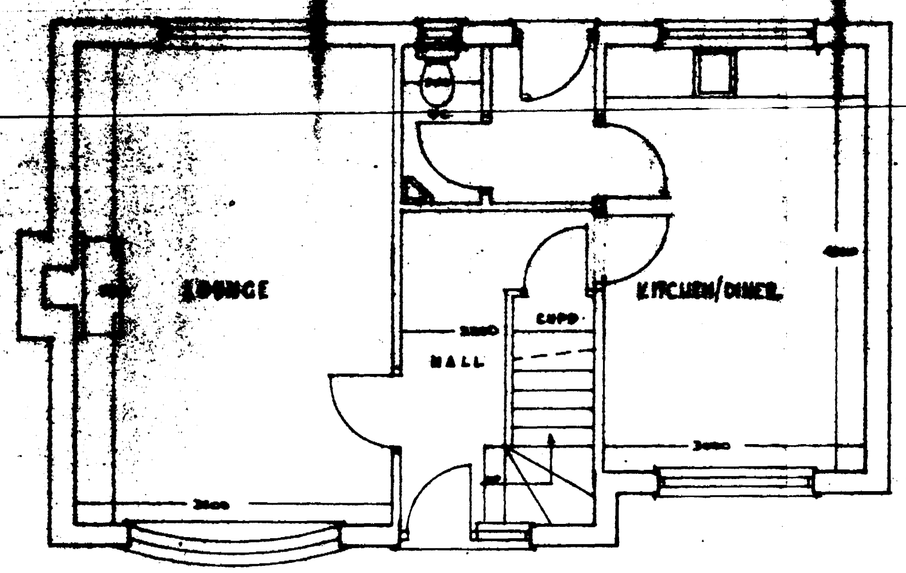
(1) B4

(2) B21

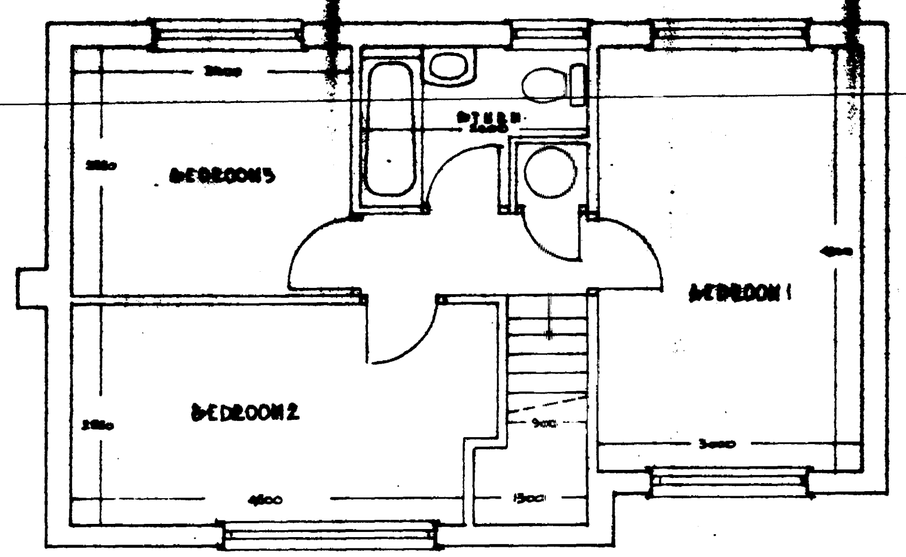
(3) B6

Note: All telegraph poles which require resiting shall be carried out at the applicants expense.

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



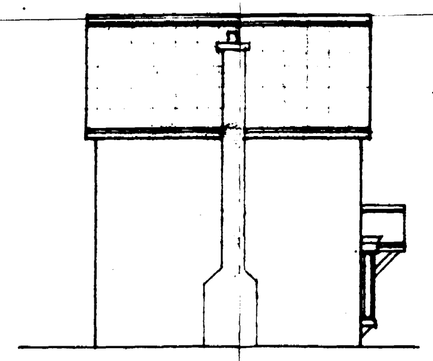
GROUND FLOOR PLAN



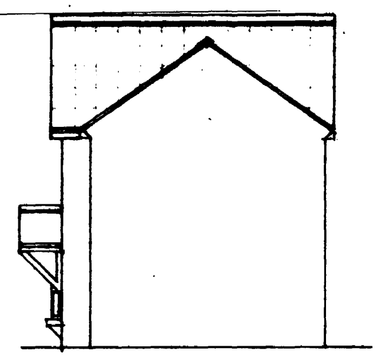
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

SOUTH HOLLAND D.C.
PLANNING
05 MAY 1992
REF H13/0506/92

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:

3 BED DWELLING HOUSE
AT PLOT 2
SEAS END ROAD
WELLTOFT, SEAS END

CLIENT:

MOULTON HARROX EDUCATIONAL FOUNDATION
C/O MASTERS & SON
[illegible]

DRAWING DESCRIPTION: HOUSE DETAILS

DATE	DRAWN
MARCH 1992	
DRWG No MHEF.5/2.	SCALE 1:50 & 1:100

REVISIONS	DES	DATE	SIGN

Street Lighting Columns to L.C.C. Specification S.35/0.89.

SOAKAWAYS to be minimum 5.0 metres from any building and to be 1 cubic metre rubble filled with inlet pipe discharging to centre of soakaway.

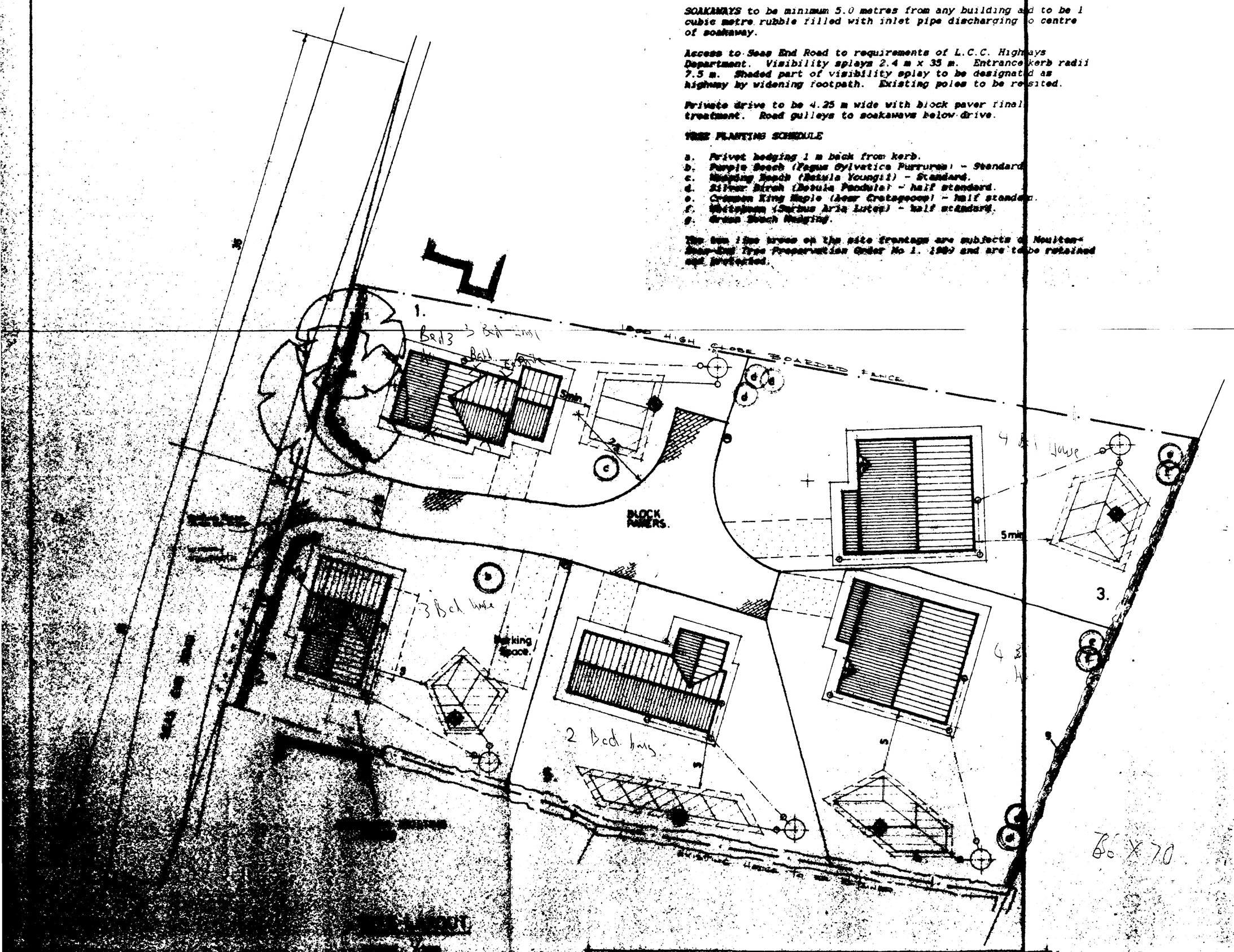
Access to Seas End Road to requirements of L.C.C. Highways Department. Visibility splays 2.4 m x 35 m. Entrance kerb radii 7.5 m. Shaded part of visibility splay to be designated as highway by widening footpath. Existing poles to be re-sited.

Private drive to be 4.25 m wide with block paver final treatment. Road gulleys to soakaways below drive.

TREE PLANTING SCHEDULE

a. Privet hedging 1 m back from kerb.
b. Purple Beech (Fagus Sylvatica Purpurea) - Standard
c. Weeping Beech (Betula Youngii) - Standard.
d. Silver Birch (Betula Pendula) - half standard.
e. Crimson King Maple (Acer Crataegeus) - half standard.
f. Whitebeam (Sorbus Aria Lutes) - half standard.
g. Ornam Beech Hedging.

The two tree trees on the site frontage are subjects of Moulton-Under-Cliff Tree Preservation Order No 1. 1989 and are to be retained and protected.



PLOT 1 - [illegible]
PLOT 2 - [illegible]
PLOT 3 - [illegible]
PLOT 4 - [illegible]
PLOT 5 - [illegible]

SOU... P...
05 MAY 1992
REF. H13/0506/92

SEPTIC TANK
Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck height by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 13 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
[illegible] the results of the percolation test found to be unsatisfactory for septic tank drainage due to ground water conditions shall be deep mound drainage, of 50 cubic metres, upon original capacity or alternatively [illegible]

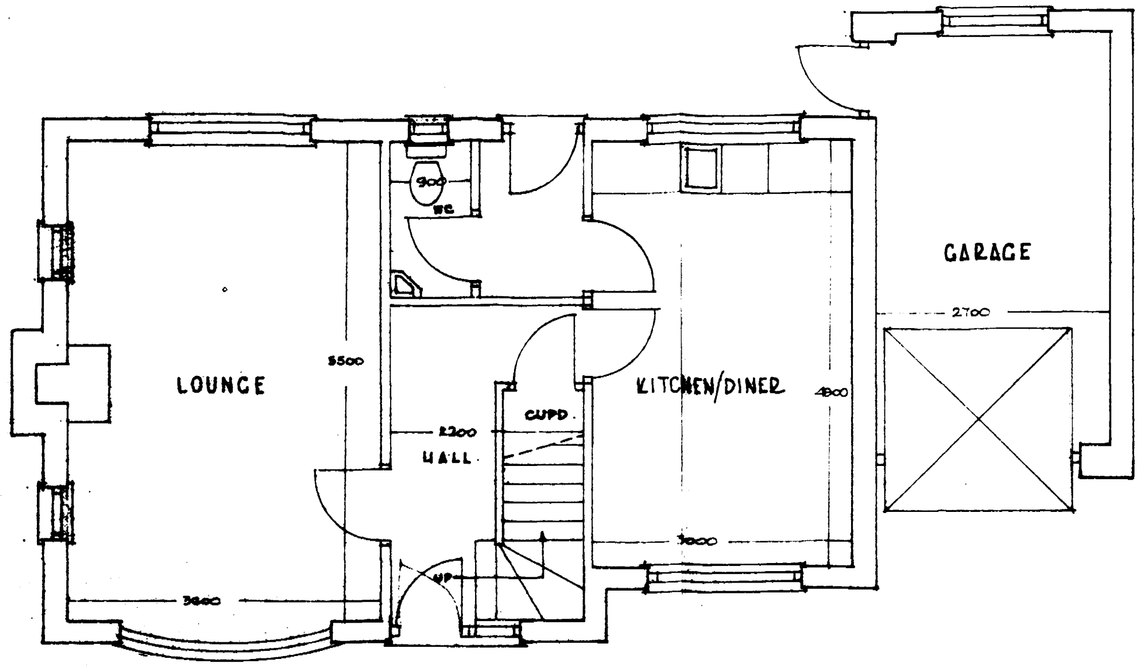
⊕ - POROSITY TEST.



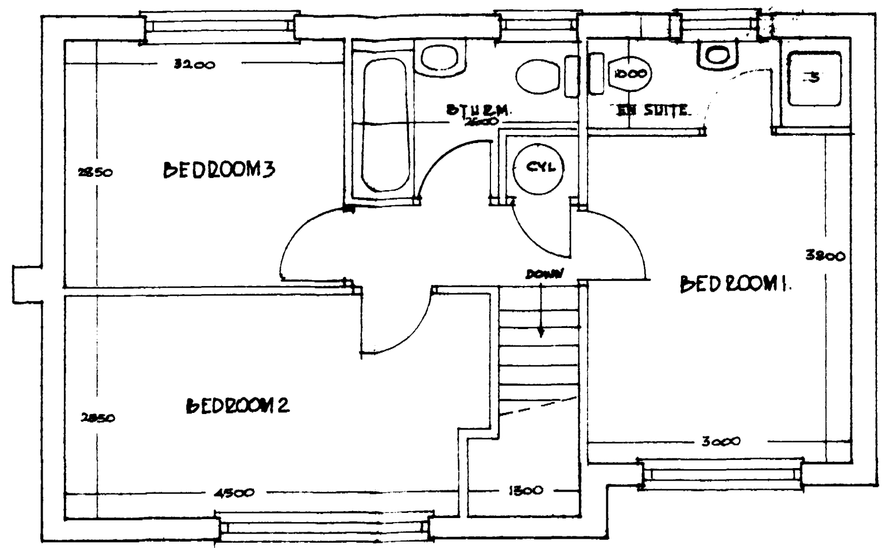
LOCATION PLAN.
NTS.

G. R. MERCHANT
[illegible]
ARCHITECTURAL, STRUCTURAL & CIVIL ENGINEERING CONSULTANTS
[illegible]
PROJECT
[illegible]
CLIENT
[illegible]

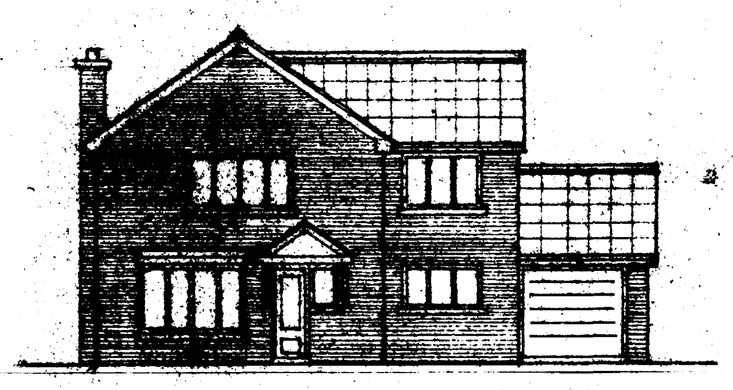
SOUTH KOU... DIST...
PLAN...
05 MAY 1992
REF H13/0506/92



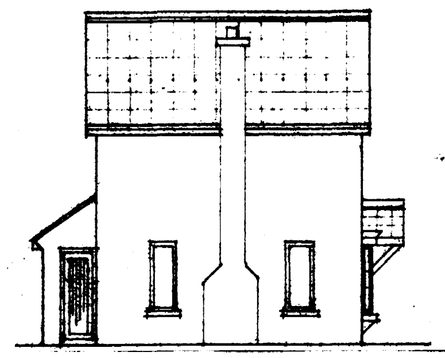
GROUND FLOOR PLAN.



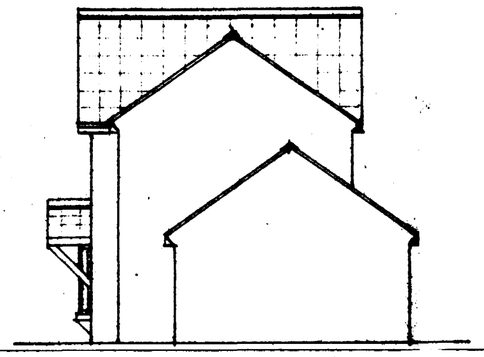
FIRST FLOOR PLAN.



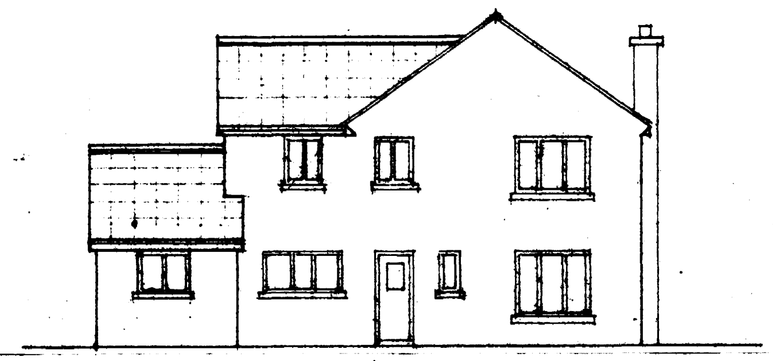
FRONT ELEVATION.



SIDE ELEVATION



SIDE ELEVATION



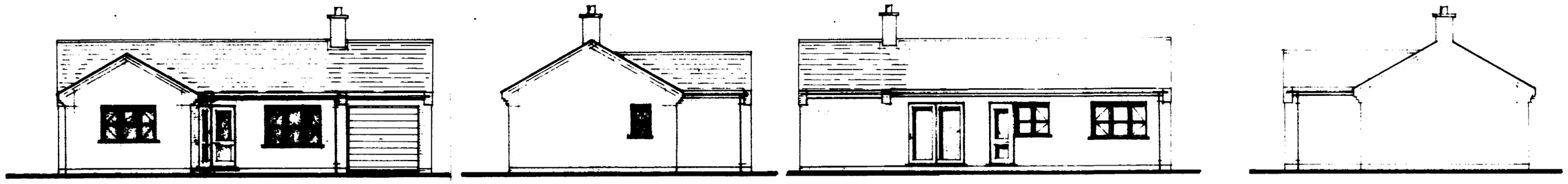
REAR ELEVATION.

G. R. MERCHANT
LENG ABBEY, ROW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 27[illegible].

PROJECT:
3 BEDROOM HOUSE & GARAGE.
PLOT 1.
[illegible] ROAD.
MOULTON - SEAS - END.

CLIENT:
MOULTON HARROX EDUCATIONAL FOUNDATION.
% MAPLES & SON.
25 NEW ROAD.
SPALDING.
LINCS.

SCALE: 1:100 & 1:50
DATE: APRIL 1992.
DRAWING No.: MHEF. 3/1.
REVISIONS:

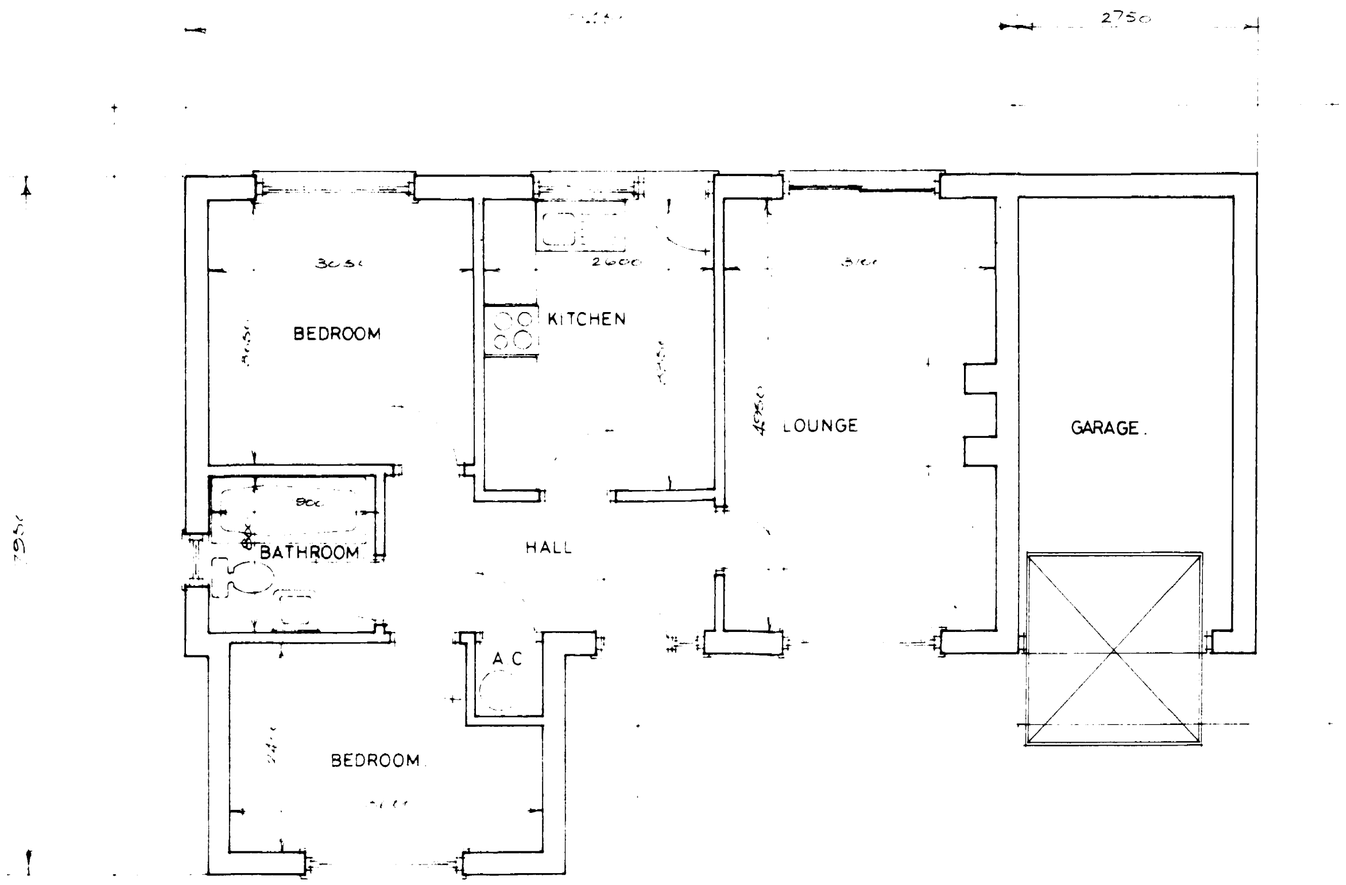


FRONT.

SIDE.

REAR.

SIDE



PLAN.

B.C.
H13/0506/92

G. R. MERCHANT
I.ENG(CEI) FSCET, FAWO.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL. HOLBEACH (0406) 370853

PROJECT
TWO BEDROOM BUNGALOW.
PLOT 5.
SEAS END ROAD.
MOULTON-SEAS-END.

CLIENT
MOULTON HARROX EDUCATIONAL FOUNDATION.
C/O MAPLES & SON
23 NEW ROAD.
SPALDING.
LINCS.

SCALES

DATE
APRIL 1992.