SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0818/92 Received:30-JUL-92 Type:OUTLINE

Name: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Agent: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Description: Erection of two bungalows

Location : Land adj. to 'Lea House' 29 River 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 The site is outside Moulton's Interim Boundary of Development in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to policies 5A, 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (the Countryside and the Rural Economy) and are aimed at the preservation of the character of the countryside, the conservation of agricultural land and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would form a precedent for further similar proposals which would then be difficult to resist.

2 The site is located on the inside of a bend in River Lane where visibility is restricted to the south by the boundary fence of the adjacent property. This visibility cannot be improved as it would involve land not in the ownership of the applicant and not subject to this application. Also, the carriageway fronting this site is only 3.5 metres wide which is inadequate for two vehicles to pass in safety. To allow this proposal would lead to vehicles emerging from the site without adequate visibility, leading to them edging out into the narrow carriageway before seeing any oncoming traffic, to the detriment of highway safety.

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

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

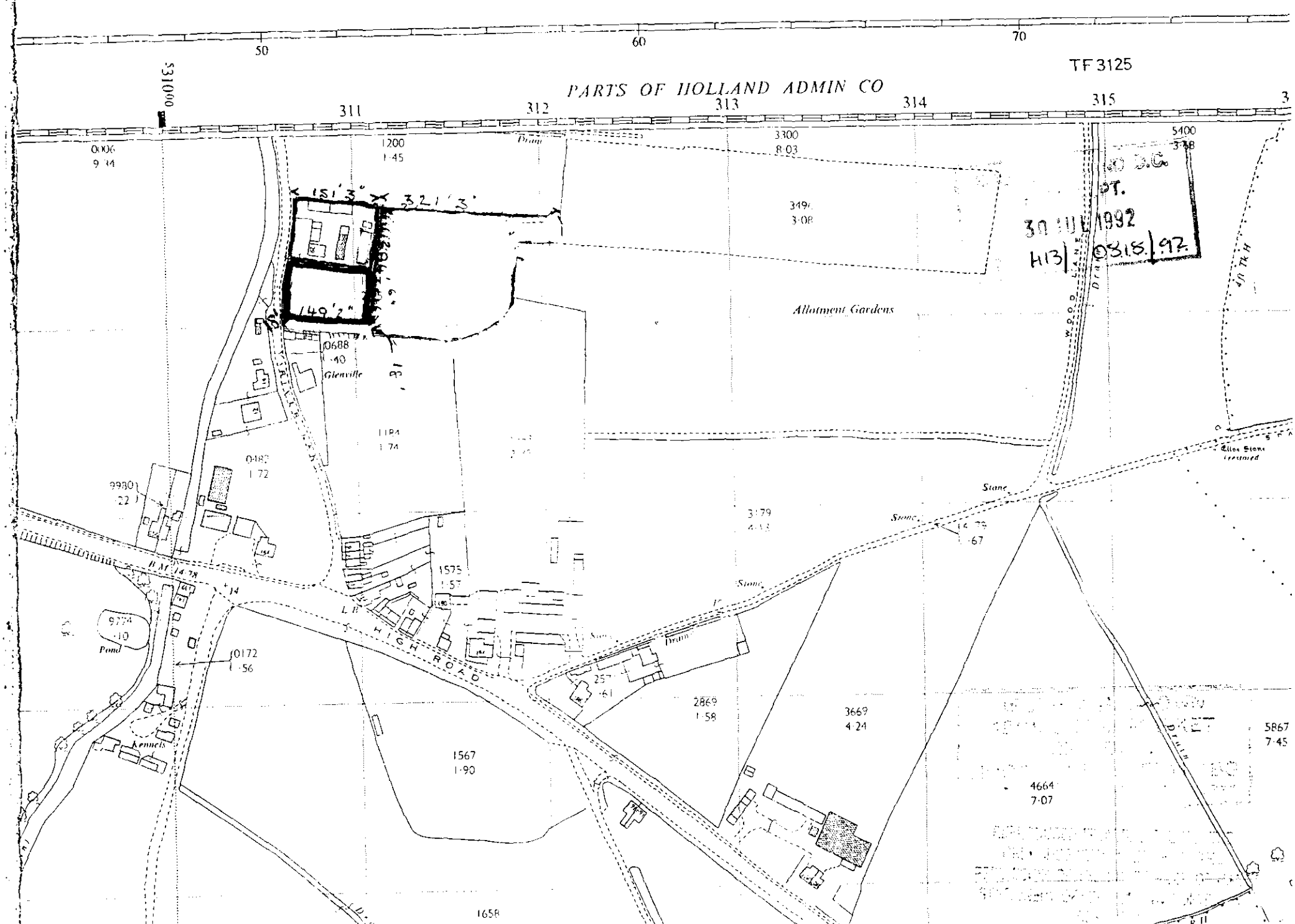
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
21-SEP-92 H13/0818/92

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)


TF 3125
PARTS OF HOLLAND ADMIN CO
Allotment Gardens
Glenville
Pond
Kennels
HIGH ROAD
Drain
Stone
Ellen Stone
Memorial
WOOD LANE
SOUTH
151' 3"
321' 3"
149' 2"
50
60
70
311
312
313
314
315
3100
1567
1·90
2869
1·58
3669
4·24
4664
7·07
5867
7·45
1575
1·57
1658
3300
8·03
3496
3·08
5400
3·38
1200
1·45
0172
1·56
0688
·40
1184
1·74
0480
1·72
9980
·22
9774
·10
257
·61
3179
4·13
14·78
1·67
30 JUL 1992
H13
08.15.92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0818/92

Date Registered 30 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. N.F. BOOR,
"LEA HOUSE",
29 RIVER LANE,
MOULTON,
SPALDING, LINCS
Tel. No. PE12 6NX

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT 'INFILLING DEVELOPEMENT'
OUTLINE PLANNING PERMISSION: TWO PLOTS, FRONTAGE DEVELOPEMENT ON LAND AJACENT TO "LEA HOUSE" 29 RIVER LANE, MOULTON.
PART O.S. 1191.

Please complete

Signed. N.F. Boor

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

Date. 22/7/1992

Previous application No: H13/0601/91

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

2. **TYPE OF APPLICATION**

	(✓)	
This is a **full** application for change of use and/or new building works		**Now complete Parts 3, 4 and 5 and an Ownership Certificate**
or This is an **outline** application	✓	

Please state Site Area 0.15 (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: TWO (BUNGALOWS)

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:
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

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

HORTICULTURE.
FLOWER PRODUCTION.

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: RIVER LANE
Will there be –
Individual access(es) YES
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: TO BE AGREED.
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected: NO
D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	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. AS PER ATTACHED LETTER

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 M Brook (Applicant/Agent) Date 22/4/92

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 M Brook Applicant/Agent) Date 22/4/92

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 .....

LETTER OF SUPPORT FOR PLANNING APPLICATION.
BY: MR. N. F. BOOR.

I consider approval should be given to the attached application for Outline Planning permission by the Planning Department, and the Planning Committee of South Holland District Council because of the following reasons;

1. It is only for the frontage developement, two plots on the east side of River Lane. Part O S No: 1191.
2. Equally important it is 'infilling' only. The application is for the last remaining frontage land abutting the east side of River Lane, situated between No 21 and "Lea House" No 29.
3. If granted the building of two bungalows positioned approx 80 feet from River Lane upon the two plots would give a good or better 'mix' of housing. I would be prepared to accept this as a condition of approval. Planning Permission has been granted for two houses 'infilling developement' between No 13 and No 21 River Lane.
4. Perhaps developement would not take place simaltaneously, of the two plots. When it did they would be of equal sized plots.
5. The removal of the roadside hedge would undoubtedly improve visibility for the part of River Lane passing the frontage. Ipoint out that Moulton Parish Council wrote and requested to Mr. R. Evison, Lincolnshire County Council Area Highways surveyor in July 1980 to view this hedge, which I own; and further Moulton Parish Council offered to pay for its removal. The opportunity has now arisen. Granting planning permmission would ensure removal of this hedge by whoever purchases one or both plots, to gain access onto the sites. Road safety, with the hedge removed would be improved at the same time, which was the concern of the Parish Council at the time.
6. Access. I already have access onto River Lane from the frontage, via an opening in the roadside hedge. It has been there almost since time immemorial.
7. North of Lea House, the last property along River Lane, is open countryside, so I assume this prevents any further developements.

N F Boor

MR. N. F. BOOR.

SOUTH HOLLAND D.C.
PLAN DEPT.
30 JUL 1992
REF H13/0818/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features Currently agricultural machinery barn [illegible] house is [illegible] facing site Road with T[illegible] to south

Inspected by: DMC
date: 2/8

Case Officer Conclusions (issues)

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

Recommended approvals -

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

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

Recommend approval against material objection — Yes ....

- 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 .....

ANY ONE OF ABOVE

Yes ....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
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

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

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 £ NIL

Receipt Issued ..... No. .....

Date First Received 30 JUL 1992

REGISTRATION

REFERENCE H13/0818/92

Cross-Ref N/A

Date 31/7/92

VALIDATION Date 20/8/92

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

Site area 0.14 No. of dwellings 2 Floorspace .....

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☑ Ref H13/0001/91
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 3.8

Index Sheets 167 OS Nos ..... Grid Ref E 331076 N 504110

Ward Lewes Parish CASTLE

Inside IDD NO Inside L2 Area NO

TR Burial ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site ..... Ref 706 Linked to property ..... Ref .....

Planning Records:
Earlier apps (E01/91 withdrawn 4.03.92)

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

Inputs completed 04 AUG 92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0818/92 Received:30-JUL-92 Type:OUTLINE

Name: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Agent: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Description: Erection of two bungalows

Location : Land adj. to 'Lea House' 29 River Lane
Moulton Spalding Lincs

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

1 The site is outside Moulton's Interim Boundary of Development in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to policies 5A, 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (the Countryside and the Rural Economy) and are aimed at the preservation of the character of the countryside, the conservation of agricultural land and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would form a precedent for further similar proposals which would then be difficult to resist.

2 The site is located on the inside of a bend in River Lane where visibility is restricted to the south by the boundary fence of the adjacent property. This visibility cannot be improved as it would involve land not in the ownership of the applicant and not subject to this application. Also, the carriageway fronting this site is only 3.5 metres wide which is inadequate for two vehicles to pass in safety. To allow this proposal would lead to vehicles emerging from the site without adequate visibility, leading to them edging out into the narrow carriageway before seeing any oncoming traffic, to the detriment of highway safety.

Authorised to issue:

17-SEP-92 H13/0818/92

AD..SAN 17/9..DC..A 21/9

PLANNING COMMITTEE - 15th September 1992

PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (continued)

Plan No. and Applicant		Proposal
H02/0600/92 Mr & Mrs Upton		Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton		Siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H23/0743/92 Mr & Mrs T Glowczyk		Extension to dwelling at Bottle & Glass, Whaplode Drove.
H13/0818/92 Mr N F Boor	O.A.	Two bungalows on land adjacent to "Lea House", 29 River Lane, Moulton.

(Councillor C.F. Fisher declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H16/0763/92 The Tanglewood Group		15 sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Little London, Spalding.

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicants (i) a satisfactory scheme to guarantee the future maintenance of the access road and (ii) to improve the design of the development in relation to the business premises to the north in the interests of residential amenity, following which the application be reported to the Plans Sub-Committee for determination.)

(It was also agreed that archaeological interests be notified of the proposed works to the site so that any investigations can take place before development commences.)

APPLICATION REFERENCE: H13/0818/92 DATE RECEIVED: 30-JUL-92

APPLICANT: Mr N F Boor
"Lea House"
29 River Lane
Moulton
Spalding Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 SEP 1992

TYPE: OUTLINE

DESCRIPTION: Erection of two bungalows

LOCATION: Land adj. to "Lea House" 29 River Lane Moulton Spalding

Parish Council: Unable to support this application on the grounds that it is (a) outside Moulton IBD (b) the restricted visibility for vehicular traffic emerging onto River Lane would be detrimental to highway safety. Also draw attention to the fact that there is no truth in the covering letter that the Parish Council agreed to meet the cost of removal of the roadside hedge.

Ward Member: Not supported - narrow road and on bend.

County Highways: Request refusal.

Information from Applicant: (Summarised)

- Only for frontage development.
- Infilling only for the last remaining frontage land abutting the east side of River Lane.
- The building of two bungalows would give a good or better mix of housing.
- Planning permission has already been granted for infilling between numbers 13 and 21 River Lane.
- Plots would be of equal size.
- Removal of roadside hedge would improve visibility for that part of River Lane passing the frontage.
- The Parish Council have requested the County Council to view this hedge and have offered to pay for its removal. The opportunity has therefore arisen to improve road safety.
- I already have access onto River Lane from the frontage via an opening in the roadside hedge.
- North of "Lea House" (the last property along River Lane) is open countryside.

PLANNING POLICIES/DOE ADVICE

Outside IBD
Structure Plan policies 5A,6A and 7A

PREVIOUS DECISIONS

H13/0601/91 - Outline- erection of two bungalows, adjacent Lea House, 29 River Lane - Refused 15th August 1991.

OTHER DECISIONS IN THE LOCALITY

H13/0456/91 - Residential plot in garden on the north of Glenville - Refused - Outside the IBD and highway reasons.
Other permissions for dwellings on River Lane have been granted in recent years; namely, H13/0373/89 for two plots and H13/0723/81 for two plots - all of which are on the same side of River Lane between Glenville and the older cottages near the junction with High Road.
H13/0250/82 - erection of bungalow (plot opposite current site) - Refused 22nd June 1982.

PLANNING ISSUES

1 The determining issues in this particular case are whether the previous reasons for refusal have been sufficiently overcome. That is (a) whether the proposal is considered to be reasonable infilling and (b) is the proposal now acceptable on highway grounds?

2 The site is currently in horticultural/agricultural use and has a frontage of 30 metres and a depth in the region of 46 metres. A hawthorn hedge is currently located along the frontage with River Lane.

CONCLUSIONS

1 Notwithstanding the additional information provided by the applicant and also the previous decisions further to the south, the site is nevertheless outside the IBD on agricultural/horticultural land to the north of the main body of development on River Lane. As previously, it is considered that the size, nature and location of the site within the existing pattern of development is such that it is not a reasonable form of infilling. As such, the policy objection still remains.

2 Notwithstanding that the applicant has offered to remove the existing frontage hedge (which would then be detrimental to the visual amenity of the area), the County Highways Authority still remain of the opinion that the erection of two dwellings on this site would be detrimental to highway safety.

RECOMMENDATION - Refuse permission.

1 SCA The site is outside Moulton's Interim Boundary of Development in an area where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to policies 5A, 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (the Countryside and Rural Economy) and are aimed at the preservation of the character of the countryside, the conservation of agricultural land and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would form a precedent for further similar proposals which would then be difficult to resist.

2 SCB The site is located on the inside of a bend in River Lane where visibility is restricted to the south by the boundary fence of the adjacent property. This visibility cannot be improved as it would involve land not in the ownership of the applicant and not subject to this application. Also, the carriageway fronting this site is only some 3.5 metres wide which is inadequate for two vehicles to pass in safety. To allow this proposal would lead to vehicles emerging from the site without adequate visibility, leading to them edging out into the narrow carriageway before seeing any oncoming traffic, to the detriment of highway safety.

BRIAN ITH 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0818/92 Type: OUTLINE

Applicant: Mr N F Boor
Tel:

Agent: Mr N F Boor

Description: Erection of two bungalows

Location: Land adj. to 'Lea House'
29 River Lane
Moulton
Spalding Lincs

Valid date: 30-JUL-92 Terminal date: 24-SEP-92
Target dates: Target Committee: 15-SEP-92
To case officer 04-AUG-92 Report deadline: 01-SEP-92
Inspected by 09-AUG-92
Extra contacts 14-AUG-92 Case Officer: ✓
Report if not clear by 03-SEP-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1.5 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	04-AUG-92	18-AUG-92
Cllr J Clark	0406 370785	04-AUG-92	18-AUG-92
Cllr A E Naylor	0406 370323	04-AUG-92	18-AUG-92
Site/Press Advert MIN		~~07~~-AUG-92	~~28-AUG-92~~

L C C Obs Attached JR CB 13/8/92 16 SEP 92
plan tabled CB 6/8/92

SITE DETAILS

Grid ref: 531076 324910
OS Sheets: 167 Parcel:

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr N F Boor
is applying to the Council for planning permission for the following:

Reference No: H13/0818/92
Description: Erection of two bungalows

Location: Land adj. to 'Lea House'
29 River Lane
Moulton
Spalding Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours for a period of 21 days beginning with the date shown below.
Any observations should be sent to me, quoting the above reference number also within 21 days of the date shown below.

B Smith
Director of Planning and Building Control Services

Date of Notice:

SOUTH HOLLAND DISTRICT 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

Application no: H13/0818/92

Applicant: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Agent: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Description: Erection of two bungalows

Location: Land adj. to 'Lea House' 29 River Lane
Moulton Spalding Lincs

Type: OUTLINE

Date received: 30-JUL-92

04-AUG-92

Dear Cllr A E Naylor

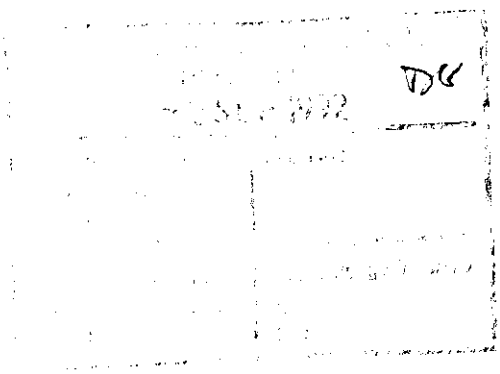
NOTIFICATION TO WARD MEMBER

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 14-AUG-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



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

Not supported — Narrow Rd, and on bend

Signed: A. E. Naylor.

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1992

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-R/818/92/JAM **Your Ref.**

Date 10 August 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - 2 DWELLINGS
LAND ADJ. LEA HOUSE, 29 RIVER LANE, MOULTON

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and prospective purchasers attention.

I understand that foul sewer connections are intended but that roof water disposal arrangements have yet to be finalised. Should soakaways be intended, 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.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing 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:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0818/92.

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	1	0	2	4	9

2. Address or location

ADJ To 'Zen House' 29 Rivex Lane Moulton

3. Name, classification and number of road

UC

4. Date application referred 6 - 8 - 92

5. State whether outline, detailed application etc.

OL

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

Erection of 2 Bungalows

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: 13-8-92 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

Delete as appropriate

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

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

The site is located on the inside of a bend in River Lane where visibility is restricted to the south by the boundary fence of the adjacent property. The visibility cannot be improved as it would involve land not in the ownership of the applicant and not subject to this application.

The carriageway fronting the site is also only some 3.5m wide which is inadequate for two vehicles to pass in safety.

To allow this proposal would lead to vehicles emerging from the site without adequate visibility leading to them edging out into the narrow carriageway to the detriment of highway safety, before seeing any oncoming traffic.

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

0162/25.

B. AN 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
5 AUG 1992
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0818/92

Applicant: Mr N F Boor
'Lea House'
29 River Lane
Moulton
Spalding Lincs

Agent: Mr N F Boor
'Lea House'
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Spalding Lincs

Description: Erection of two bungalows

Location: Land adj. to 'Lea House' 29 River Lane
Moulton Spalding Lincs

Type: OUTLINE

Date received: 30-JUL-92

04-AUG-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 19-AUG-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
14 AUG 1992
DS

Attention of
DPO RPM
DDPO BS
JC AOP
Action by .....
Discussed with .....
Reply to .....

File Nos.

Acknowledge YES/NO
By
Date

FOR PARISH COUNCIL USE ONLY

Comments: The Council is unable to support this application on the grounds that it is :-

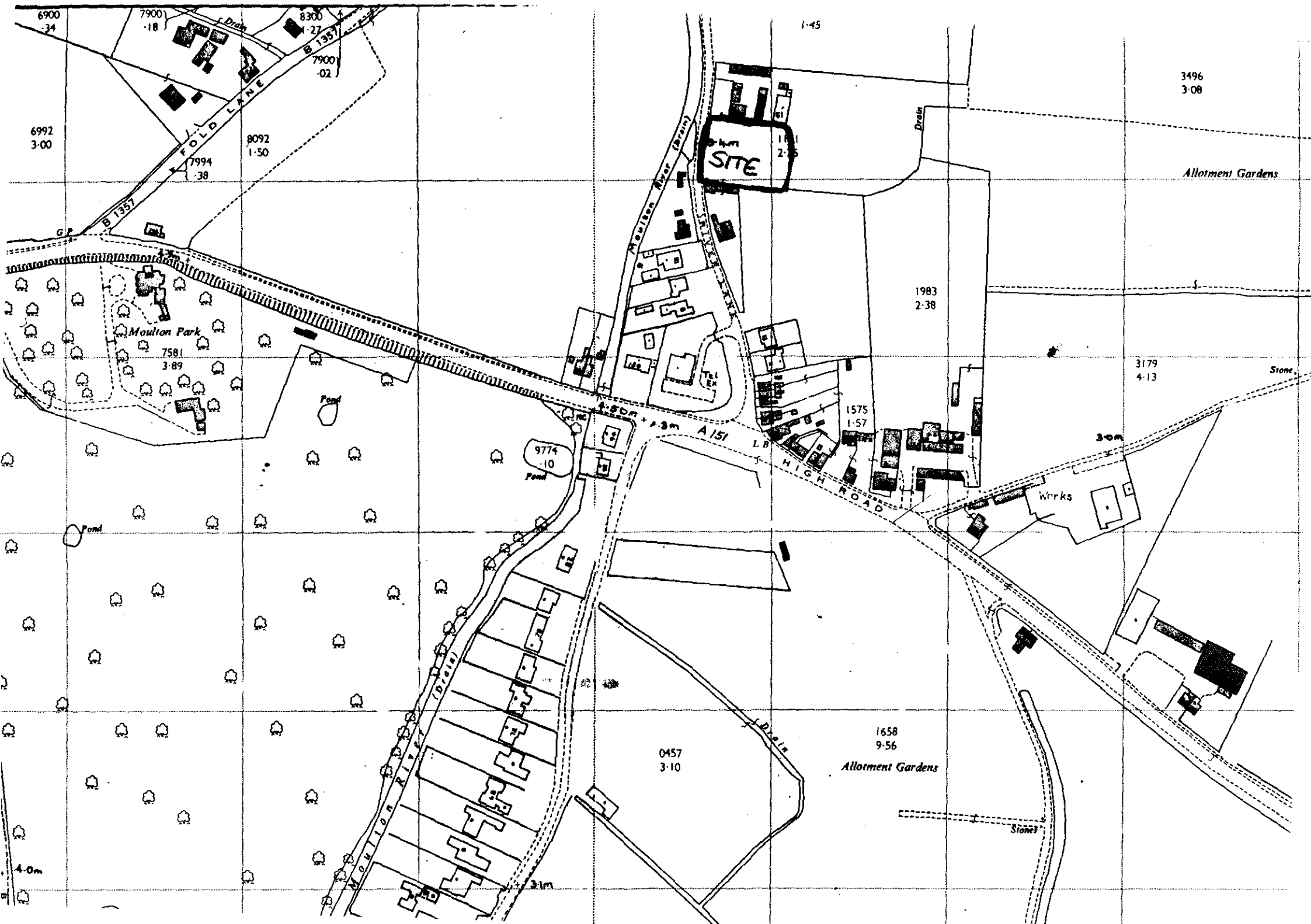
a. outside the Moulton development area

b. the restricted visibility for vehicular traffic emerging on to River Lane would be detrimental to highway safety.

Signed:

11th August, 1992.

I am also asked to draw attention to the fact that there is no truth in the covering letter that the Parish Council agreed to meet the cost of the removal of the roadside hedge.


SITE
Moulton River (Drain)
RIVER LANE
FOLD LANE
B 1357
A 151
LB
HIGH ROAD
Moulton Park
Allotment Gardens
Allotment Gardens
Pond
Pond
Pond
Drain
Drain
Drain
Works
Stone
Stones
6900 ·34
7900 ·18
8300 ·27
7900 ·02
6992 3·00
8092 1·50
7994 ·38
7581 3·89
9774 ·10
1·45
3496 3·08
1983 2·38
1575 1·57
3179 4·13
0457 3·10
1658 9·56
4·0m
3·1m
3·0m