SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0145/92 Received:05-FEB-92 Type:FULL

Name: E J Sneath Esq
Manor House
Money Bridge
Glenside South
Pinchbeck, Spalding, Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: New access 7 metres wide onto Glenside south

Location : Manor House Money Bridge
Glenside South Pinchbeck, Spalding

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

1 The proposed access is located on the inside of a bend in the Class II County Road, Glenside South, where visibility is restricted. Also the road at this point narrows down and the application site is well below the level of the existing carriageway. To allow this proposal would lead to vehicles emerging onto the busy Class II County Road with inadequate vision of oncoming traffic to the detriment of highway safety.

Director of Planning and Building Control Services
31-MAR-92 H14/0145/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0145/92 Received:05-FEB-92 Type:FULL

Name: E J Sneath Esq
Manor House
Money Bridge
Glenside South
Pinchbeck, Spalding, Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: New access 7 metres wide onto Glenside south

Location : Manor House Money Bridge
Glenside South Pinchbeck, Spalding

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

1 The proposed access is located on the inside of a bend in the Class II County Road, Glenside South, where visibility is restricted. Also the road at this point narrows down and the application site is well below the level of the existing carriageway. To allow this proposal would lead to vehicles emerging onto the busy Class II County Road with inadequate vision of oncoming traffic to the detriment of highway safety.

Authorised to issue:

27-MAR-92 H14/0145/92 AD...M....DC...M...
27/3

PLANNING APPLICATION

For office use only

Application No. H14 | 0145 | 92

Date Registered 05 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

E.J. Sneath Esq.,
Manor House,
Money Bridge,
Pinchbeck,
Spalding, Lincs.

Tel. No. 0775 87 219

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

Messrs. R. Longstaff & Co.
5 New Road,
Spalding,
Lincs.

Tel. No. 0775 766766
(Personal contact name) J.J. Allen

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Manor House, Money Bridge, Glenside South, Pinchbeck, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

New access 7 metres wide onto Glenside South.

OFFICE COPY

Please complete

Signed.... R. Longstaff & Co. ....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £ 55
If you consider no fee is payable include a written explanation instead.

Date. 3rd February, 1992

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 [X] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

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

Please state Site Area 0.01 (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	X
B. If new dwellings are proposed, please state how many:	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:	metres
(c) max. width:	metres
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	

5. GENERAL INFORMATION Please complete each section

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

Former Stack Yard Area

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 [X] → If so, name of road: Glenside South
Will there be – Individual access(es) [X] New estate road [ ]

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

In existance

TREES Please tick **one** box

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

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: Soakaway

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

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

D. Foul sewerage will be disposed of to: n/a

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	Yes	→ 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.	No	→ 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.

See Attached Sheet

6. Any Other Information

The purpose of the application is to provide an improved access for Manor House and the adjoining agricultural land and property.

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 ..... (~~Applicant~~/Agent) Date 3rd February, 1992

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.

Owner/Occupier

Signed ..... (~~Applicant~~/Agent) Date 3rd February, 1992

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. P265

Date First Received 05.FEB.2002

REGISTRATION

REFERENCE H14/0145/92.....

Cross-Ref N/A.....

Date 6/2/92

VALIDATION Date.....

Type ...GA1.... Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 55... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...7.2...

Index Sheets .1.3. OS Nos ..... Grid Ref S 31350 339640

Ward ...222... Parish ....PIPERS...

Inside IBD .N.C Inside LP Area..N.D

TR Rural	☐	CA	☐	Grade
TR Bypass	☐	LB	☐	
Level crossing	☐	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref..... Linked to property.....Ref...0140943

Planning Records:
Earlier apps

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

Inputs completed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

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

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED P21 13-2-92 M 13/2

Publicity : General
Departure
Setting of LB Viz

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 :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

Drawing attached to look at this

16-3-92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PM
date: 25-2

Residents notified on site visit: No

Case Officer Conclusions (Issues)

Whilst during S.V. two lorries had to take evasive action at proposed access pt

Evidence of some work already undertaken, 2 Beech trees removed from area of bund. Withdrawn PSR

To some access use & suggests continued removal of hedgerow

Case Officer Recommendations (summary) (decision overleaf)

Confirmed by Case Officer

Reference
Recommended approval

Departure from policy — Yes — No

Future control required — Yes — No

Technical highway objection — Yes — No

Any objection received — No
If yes, is any objection withdrawn — No
Yes

Reasons

Other circumstances against
Committee decision — Yes — Signed by Senior Officer — No
Signed

Reasons — Add or delete:

Recommended refusals

Refusal on adopted policy
grounds or those applied — No — Add item (more than one)
Yes
Add one or delete — Other item — Yes
Signed

Committee
Report
Sign
SO
Date Time recommended

Delegated
confirmed by
Senior Officer

Recommendation/decision report prepared ..... Amended/confirmed .....

SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0145/92

Applicant: E J Sneath Esq
Manor House
Money Bridge
Glenside South
Pinchbeck, Spalding, Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: New access 7 metres wide onto Glenside south

Location: Manor House Money Bridge
Glenside South Pinchbeck, Spalding

Type: FULL

Date received: 05-FEB-92

11-FEB-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 26-FEB-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
14FEB 1992

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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval.

Signed:

W. H Cunningham

Established 1770

LONGSTAFF

Legal & General Appointed Representative
Legal and General is a member of LAUTRO.

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: JJA.SMS Date: 3rd February, 1992

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF. H14/0145/92

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

Dear Sirs,

re: Application for New Access Glenside South, Pinchbeck
Mr. E.J. Sneath

We have pleausre in enclosing four copies of our application together with accompanying plans in respect of the above.

We should be obliged if you would place this before your next Committee Meeting. A cheque in settlement is also enclosed.

Yours faithfully,

R. Longstaff & Co.

encs.

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

222. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

H22/0106/92 Mr & Mrs R W White		Bungalow at 54 Austendyke Road, Weston Hills.

(Councillor J. Clark left the meeting during consideration of the above application.)

H09/0120/92 Mr S Smith		Mast for the attachment of radio amateur aerials at 58 Fairfields, Holbeach.
H14/0145/92 E J Sneath, Esq		Access 7 metres wide onto Glenside South at Manor House, Money Bridge, Glenside South, Pinchbeck.

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

H14/0156/92 Mr B Flynn		Extension to cottage at Walnut Cottage, Mill Green Road, Pinchbeck.
H20/0190/92 R Richardson, Esq	O.A.	Two building plots off existing roadway at Japonica Farm, Chapel Gate, Sutton St James.
H09/0218/92 Mrs B D Eliff		Retention of mobile home without complying with occupancy condition (planning permission H09/0589/81) at "Holmlea", Damgate Road, Holbeach.
H16/1321/91 Tanglewood Ltd		13 no sheltered bungalow dwellings at Tanglewood Nursing Home, off London Road, Little London, Spalding.

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H01/0175/92 Broadgate Builders Ltd	House with double garage on plot off Stonegate, Cowbit.

((i) Pending a site inspection in order to assess the suitability of the site for the proposed development and (ii) for the Director of Planning and Building Control Services to clarify the applicant's proposals for the remainder of the land between the application site and 28 Stonegate, Cowbit.)

H06/0076/92 Manns & Norwich Brewery	Dwelling and garage at Back Lane, Gedney Drove End.

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

H14/0094/92 Mr C Flatters	O.A.	Dwelling at Glenside North, West Pinchbeck.

(Pending a site inspection to enable members to assess if the proposal would be suitable for consideration under the Council's policy and criteria for new dwellings for other local needs.)

BRIAN SM[illegible]H Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0145/92 Type: FULL

Applicant: E J Sneath Esq
Tel: 0775 87219

Agent: Messrs R Longstaff & Co
0775 766766

Description: New access 7 metres wide onto Glenside south

Location: Manor House
Money Bridge
Glenside South
Pinchbeck, Spalding

Valid date:	05-FEB-92	Terminal date:	01-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	10-FEB-92	Report deadline:	11-MAR-92
Inspected by	15-FEB-92		
Extra contacts	20-FEB-92	Case Officer:	
Report if not clear by	11-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Pinchbeck P	0775 723838	11-FEB-92	25-FEB-92	Approve
Cllr T Bray	0775 323794 (Of	11-FEB-92	25-FEB-92	
Cllr Mrs P J Buffham		11-FEB-92	25-FEB-92	

L.C.C. - Ops Attached JE CB 20/2/92
Pinchbeck 13/2/92 CB

APPLICATION REFERENCE: H14/0145/92 DATE RECEIVED: 05 02 92

APPLICANT: E J Sneath Esq
Manor House
Money Bridge
Glenside South
Pinchbeck
Spalding Lincs

AGENT: Messrs R Longstaff
5 New Road
Spalding
Lincs

25 MAR

TYPE: Full

DESCRIPTION: New access 7 metres wide onto Glenside South

LOCATION: Manor House, Money Bridge, Glenside South, Pinchbeck

Parish Council: Recommend approval.

County Highways: Request refusal.

PLANNING POLICIES/DOE ADVICE
PPG13 "Highway Considerations In Development Control."
60 mph limit requires a splay of 215 metres along the major road.

PLANNING ISSUES

1 The proposal is for a new 7 metre wide access to Manor House and adjoining agricultural land and property. It is located on the apex of a bend and visibility is poor especially to the west.

2 An access of this width is capable of taking agricultural machinery which is slow moving. The access in this position would be particularly dangerous because oncoming vehicles would have very little warning of tractors pulling out, especially if travelling from West Pinchbeck. Traffic speeds on this section of road are high.

3 The County Highways Department would prefer to see the existing access which is located further east improved.

CONCLUSIONS

1 On the basis of traffic speeds and the location of the access and the type of vehicle which would use it, I consider the Highways advice to be appropriate.

RECOMMENDATION - Refuse Permission.

The proposed access is located on the inside of a bend in the Class II County Road, Glenside South, where visibility is restricted. Also the road at this point narrows down and the application site is well below the level of the existing carriageway. To allow this proposal would lead to vehicles emerging onto the busy Class II County Road with inadequate vision of oncoming traffic to the detriment of highway safety.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0145/92

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. Address or location

Manor House, Money Bridge, Gosnide South, Pinchbeck.

3. Name, classification and number of road

II

4. Date application referred 13-2-92

5. State whether outline, detailed application etc.

Full.

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

New access 7m wide.

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: 26/2/92 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 proposed access is located on the inside of a bend on the Class II County Road, Colerside South, where visibility is restricted. Also the road at this point narrows down and the application site is well below the level of the existing carriageway.

To allow this proposal would lead to vehicles emerging onto the busy Class II County Road with inadequate vision of oncoming traffic to the detriment of highway safety.

NB/ I would prefer to see the existing access, to the east, improved rather than provide a new access.

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

idge

BM 5·78m

75'

PROPOSED NEW ACCESS 7m WIDE

EXISTING

TRACK

BLOCK PLAN.

Manor House

6359
4·73ha
1·17

4468
5·58ha
1·38

5868
1·04ha
2·59

Money Bridge Congregational Church

Money Bridge House

5761
4·82ha
1·19

El Sub Sta

Brownlow Home

Glen House

PROPOSED NEW ACCESS

Manor House

6359
4·73ha
1·17

BM 5·90m

Pond

Sluice

6350
1·65ha
4·10

Mound

Drain

5344
1·95ha
3·34

4747
1·54ha
·88

4341
6·34ha
1·57

6442
5·50ha
1·36

2840 7·78ha 5·46

3438
6·03ha
1·49

3039
·876ha
4·64

Money Bridge Farm

2533
·502ha
1·24

4725
·655ha
1·62

4525
·227ha
·56

3522
4·715ha
11·65

PINCHBECK C P

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF NH/0145/92

143

APPLICATION FOR NEW ACCESS
E.J. SNEATH.
LOCATION PLAN 1/2500
MANOR HOUSE
MONEY BRIDGE
PINCHBECK

R. Longstaff-Tebb
SPALDING