SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0231/92 Received:13-APR-92 Type:OUTLINE

Name: Mr & Mrs L Chamberlain
Cowbit Farm
Starlode Drove
West Pinchbeck
Spalding Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (four dwellings)

Location : Northgate West Pinchbeck
Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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)

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 A fence 1.8 metres high details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the western boundary of the site before building work is commenced.

Reason: In the interests of the amenities of the area.

5 Before the accesses are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicles to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The southern boundary of the site (apart from at the access points) shall be delineated by a hedge of thorn of a height of at least one metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least one metre.

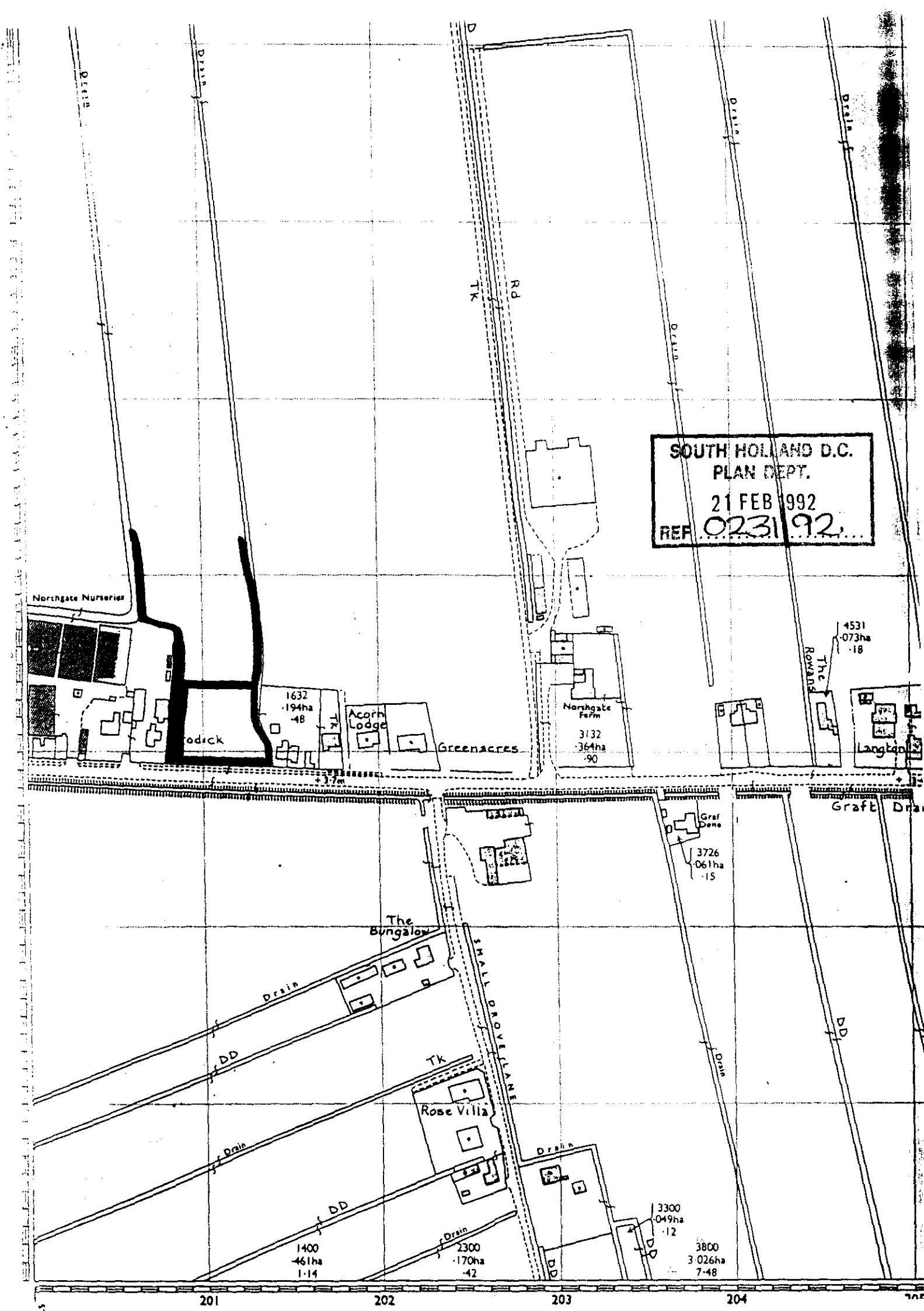
Reason: To safeguard the amenities of the locality.

Notes to Applicant:

The applicants are advised that the final development should pay regard to the rural character of the locality in terms of dwelling number, design and space between dwellings.

Director of Planning and Building Control Services
08-JUN-92 H14/0231/92

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.



SOUTH HOLLAND D.C.
PLAN DEPT.
21 FEB 1992
REF 0231/92/

PLANNING APPLICATION

For office use only

Application No. H14/0231/92

Date Registered 21 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. & Mrs. L. Chamberlain,
Cowbit Farm,
Starlode Drove,
West Pinchbeck,
Spalding,
Tel. No.

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

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

North Gate, West Pinchbeck, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development.

Please complete

Signed ..... Date 21/02/92

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.

Previous application No: H14/1333/91

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 0.26 (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 4

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.

Agricultural

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: North Gate
Will there be –
Individual access(es) ✓
New estate road

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

On site parking

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: Soakaway

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

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.	No	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE 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 21/02/92

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 ..... Applicant/Agent) Date 21/02/92

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

Boundaries

Inspected by: GS
date: 22/4

Neighbours ✓

Other

Site Features Im hawthorn Ledge on frontage
Open to rear. Residential properties
either side. Open to front
Previous refusal

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

Any objection received? No
If yes, is any obj. material? No .... (No)
Yes
Yes ....

[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)

Yes ....

ANY ONE OF ABOVE — Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U 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)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

DC 21/4.

CONSULTATION/PUBLICITY REQUIRED

outside PBD ?

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Blanket

Residents (Delivery):

x2 } HAND DELIVER

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 21 FEB 1992

REGISTRATION

REFERENCE H11/0231/92

Cross-Ref N/A

Date 24/2/92 AB

VALIDATION Date 21/2/92

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

Site area 0.24 No. of dwellings ..... 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 ☐

S&i Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☑ Ref H11/1333/91
– type ☐
Discounted fee ☐ Reason .....

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

Refund £ ..... Issued .....

CONSTRAINTS Date..15.4.

Index Sheets 136 OS Nos ..... Grid Ref 530130 196330

Ward ..... Parish ...PUBECK

Inside IBD ..NO Inside LP area..NO

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

Linked to site.....Ref..468. Linked to property.....Ref.....

Planning Records:
Earlier apps 1333/91

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

Inputs completed.....

231/92 + 1333/91

Pete Lithgow

Client wants the land for one bungalow

He is disabled + needs alot of space to move around

Seems ok to me. Subject to design also needs good landscaping to stop it from looking too small & large

PDM 10-2-95

81 Postland Road
Crowland
Peterborough PE6 0JB

24th January 1995

Fax to B. Smith Esq
Director of Planning

Page 1 of 3

Dear Brian,

Re conversation re Parker development.
Copy of letter to members.

Nigel
Brian Smith and I have discussed this, and conclude that a brief letter should go to all Councillors, in Brian's name. The letter should deal with errors of fact, if there are any, and should remind members of the Audrey Lees advice re commitments.
Pl. arrange a suitable

24/1

Yours sincerely,

B. Alcock
Bryan Alcock

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JAN 1995

DSR can you draft something suitable for DPO
24/1

DAVID PARKER HOMES LTD

Cllr. B. Alcock,
81 Postland Road,
Crowland,
Peterborough,
PE6 0JB.

17th. January 1995.

To The Chairmen, Vice Chairmen, Planning Committee, And Sub-Committee Members Of The South Holland District Council.

Dear Cllr. Alcock,

Please find enclosed a provisional housing scheme of which I would like to develop at Northgate, Pinchbeck West, I appreciate that the land has outline planning permission for frontage development only and that to permit the following would be against the Policy Document for the development of this part of the village. However, the land is close to the village centre and lends itself ideally for the development now proposed, of which I feel is quite unique in design and proportion and takes into account the upgrading of the nearby end terraced house as part of the development.

I accept that yourself as a Planning Committee member and indeed the various Planning Officers are respectfully cautious at moving away from the guidance of the Policy Document but here is a situation of which such a bold decision would be well rewarded in the delight and satisfaction of seeing such a proposal materialize, of which would serve to enhance any town, village or the like that permitted such a development.

The public footpath extends from the nearby village centre by the proposal and nearly up to Small Drove (as plan enclosed). There is also a well maintained grass verge and hawthorn hedge to the full width of the front of the proposal both of which I would wish to remain.

There is no mains sewer to the site and therefore I would propose using a small package treatment plant of which would be situated behind the double garages to Plots 4 and 5 and discharge its treated water (to Anglian Water specification) into the adjacent open dyke.

The treatment plant would be on a maintenance agreement with the residents of the proposed five new houses and upgraded end terraced house, of which would be incorporated in the contract for the purchase of the property.

continued.....

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

Clive Wicks Associates,
Old School House,
36 Boston Road,
Sleaford,
Lincs.
NG34 7EZ.

Mr D Roberts

DJR/JJ H14/0231/92

94575/CW/CKGR

20 Dec 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, NORTHGATE, WEST PINCHBECK.

Further to my letter dated 2nd December 1994, and our more recent meeting in company with Mr Parker, in relation to your sketch proposals for the above site. This is to reiterate the main points of our meeting as follows.

It was explained that in this instance the main consideration related to policy, restricting any development in this locality to frontage development. Nevertheless it was agreed that your sketch scheme had some merit, particularly in relation to the design of the dwellings. Although I was not optimistic for the chances of any application, it was suggested that the Applicant may wish to submit an application based on this scheme, and then test any refusal by appealing to the Secretary of State. Any such submission should however overcome the detailed points of objection raised in my earlier letter.

At the same time, the Applicant could submit a second application relating to the development of plots 1 and 2 in isolation. This would enable site development to commence, pending resolution of the final form of development on the remainder of the outline site.

I hope this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

clive wicks associates

architects · designers · planning consultants

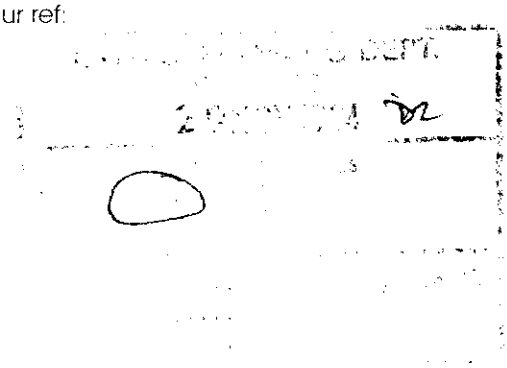
Old School House · 36 Boston Road · Sleaford
Lincolnshire · NG34 7EZ · Tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield), R.I.B.A. Chartered Architect

28 November 1994

Our ref: 94575/CW/CKGR

Your ref:



Mr. B. Smith,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

For the attention of Mr. D. Roberts

Dear Sir,

Residential Devt., Northgate, West Pinchbeck
Application No. H14/0231/92

I have enclosed a copy of drawing Nos. 94575/01 and 02 illustrating our proposals for the above site.

As you can see we have created traditional village elevations with a private road giving access to units at the rear which, with the linked double garages will create a farmyard type character. We are to extend the existing house (unit 6) in a way that enables us to provide a village "back edge of footpath" entrance whilst retaining the existing front boundary hedge.

I believe the scheme truly echoes the advice of the Planning Permission and pays "regard to the rural character of the locality in terms of dwelling number, design and space between dwellings".

It will be our intention to reflect local materials such as red brick and pantile and would welcome your views on whether stain or painted windows are suited to the location.

I will telephone you in the next few days for an informal discussion.

Yours faithfully,

Clive Wicks

Encs.

c.c. D. Parker

MP. confirm SH2000 indicates Frontage Dev-only in this location.

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
-6 MAY 1992 PJ

NRA

National Rivers Authority
Anglian Region

1 May 1992

Our ref.GT/92/1/SH/0136

Dear Sir

PLANNING APPLICATION NO. H14/0231/92
PROPOSED ERECTION OF 4 NO. DWELLINGS AT NORTHGATE, WEST PINCHBECK, SPALDING, BY MR AND MRS CHAMBERLAIN.

With regard to the above-mentioned application received on 1 May 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no further observations other than those contained in my letter dated 9 January 1992 in reply to Planning Application Number H14/1333/91 submitted by Mr and Mrs Chamberlain at the site referred to in the current application.

A copy of the above letter is enclosed for your record and information purposes.

Yours faithfully

R F Morgan
Planning Engineer

cc E.M.D.A.
Willow Lodge
Horseshoe Road
Spalding PE11 3JA

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

9 January 1992

Our ref.GT/91/1/SH/0290 7/Rec

Dear Sir

PLANNING APPLICATION NO. H14/1333/91
PROPOSED RESIDENTIAL DEVELOPMENT AT NORTH GATE, WEST PINCHBECK, BY MR AND MRS L CHAMBERLAIN

With regard to the above-mentioned application received on 20 December 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel. 0522 513100

/contd

NRA

Our ref.91/1/SH/0290

/contd

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

For your information, we enclose a copy of a letter dated 7 January 1992, received from Black Sluice Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

VJC

cc Mr and Mrs L Chamberlain, North Gate, West Pinchbeck.

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PA

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. 91/1/SW/0290 OUR REF. JMH/SH/P/P1 DATE 7 January 1992

Planning Engineer
Anglian Water - NRA
Harvey Street
LINCOLN
LN1 1TF

Dear Sirs

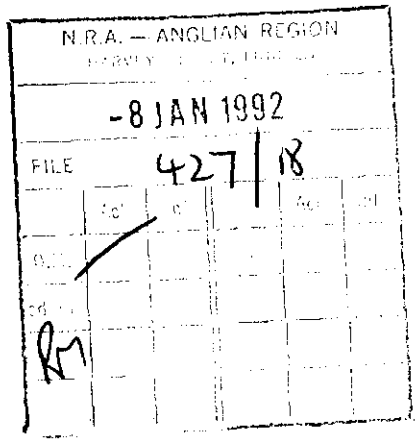
Planning Application No H14/1333/91 - Residential Development at North Gate, West Pinchbeck for Mr & Mrs L Chamberlain

The Board has no observations to make subject to a satisfactory percolation test being carried out if soakaways are used as the method of roof and site surface water disposal.

Yours faithfully

S.M. Hemmings

Engineer to the Board



F.A.O. R Stimson

William H Brown
Sheep Market
Spalding
Lincs

Mr A C Pickering

ACP/JK/H14/0231/92

1 July, 1994

Dear Sir

Residential Development, Northgate, West Pinchbeck

Further to our telephone conversation, I can confirm that the decision issued in respect of H14/0231/92 was less than clear and I therefore rather belatedly enclose a revised copy which more accurately reflects the Planning Committee's decision.

To recap, the applicants agreed to delete reference to the numbers of dwellings (because otherwise a refusal may have been the outcome) and it was on that basis that the Authority decided permission could be granted. Unfortunately the decision document described the development as applied for, rather than as permitted, and the facts of the matter are not obvious from the notice. I can only apologise for not making this more clear, and realise that this may have caused difficulties for you if it had not been detected.

With the number of dwellings not being specified, this does not mean that four dwellings has been denied, merely that four cannot be guaranteed. Much would no doubt depend on the design and I would draw your attention to the advisory note on the decision.

Yours faithfully

A C PICKERING
Principal Administrative Officer

Encl.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0231/92 Received:13-APR-92 Type:OUTLINE

Name: Mr & Mrs L Chamberlain
Cowbit Farm
Starlode Drove
West Pinchbeck
Spalding Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (four dwellings)

Location : Northgate West Pinchbeck
Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 A fence 1.8 metres high details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the western boundary of the site before building work is commenced.

Reason: In the interests of the amenities of the area.

5 Before the accesses are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicles to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The southern boundary of the site (apart from at the access points) shall be delineated by a hedge of thorn of a height of at least one metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least one metre.

Reason: To safeguard the amenities of the locality.

Notes to Applicant:

The applicants are advised that the final development should pay regard to the rural character of the locality in terms of dwelling number, design and space between dwellings.

Authorised to issue:

03-JUN-92 H14/0231/92

AD..N.....DC..N.....
5/6 5/6

416. PLANNING APPLICATIONS (Continued)

(d) **Applications approved subject to Planning Obligations** (Continued)

Plan No. and Applicant		Proposal
H20/0373/92 Dr F M M & Mrs M Pryor	OA	Dwelling and establishment of coppiced woodland and sheep rearing/breeding enterprise at Inley Drove, Fleet Fen.

(To ensure that the proposed dwelling remains tied to the agricultural use of the adjoining 6.9 hectares of land of which it will form an integral part.)

H09/0424/92 A & J Fowler	Proposed dwelling on land off Frostleygate, Fleet.

(To ensure that the proposed dwelling remains tied to the agricultural holding of which it will form an integral part.)

H06/0385/92 Mr & Mrs J Boardman	House and garage in connection with nursery off Old Fendyke Road, Sutton St James.

(To ensure that the dwelling permanently remains part of the agricultural holding of which it forms an integral part and is occupied by the owner, manager or an employee of that holding.)

(It was also agreed that a note would be attached to the planning permission to ensure that any coldstore/refrigeration equipment on site be sited away from the residential properties on Old Fendyke Road.)

H02/0428/92 Mr & Mrs P Tansley	Dwelling in connection with agriculture at The Chase (East of A1073), Crowland.

(To ensure (a) that future storage buildings are located at the adjacent yard in preference to the Low Road site and to link the occupation of the dwelling to the adjoining yard as extended; and (b) to ensure that the existing dwelling and buildings in Low Road are not disposed of separately nor used or occupied separately from each other.)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H11/0169/92 D Sherratt	OA	Four dwellings including details of means of access at rear of 27 and 29 Delph Road, Long Sutton.

(It was also noted that the Department of Transport had indicated that they did not propose to use their powers to direct a refusal of this application.)

H14/0231/92 Mr & Mrs L Chamberlain	O.A.	Residential development (four dwellings) at Northgate, West Pinchbeck.

(It was also noted that the applicants had agreed to delete the reference to the number of dwellings in the application.)

APPLICATION REFERENCE: H14/0231/92 DATE RECEIVED: 13-APR-92

APPLICANT: Mr & Mrs L Chamberlain
Cowbit Farm
Starlode Drove
West Pinchbeck
Spalding Lincs.

AGENT: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

TYPE: Outline

-2 JUN 1992

DESCRIPTION: Residential development (four dwellings)

LOCATION: Northgate West Pinchbeck Spalding

Parish Council: Recommend approval.

County Highways: Request conditions.

Public Objections: Letter received from Maples & Son on behalf of neighbour to west.
- believe land outside I.B.D., not infill.
- 4 properties is overdevelopment, no more than 2.
- have lounge, dining and bedroom window facing site, require screening, no windows in western elevation and minimum distance between properties.
- 6 metre roadway is too narrow, should be 8-10 metres. Likely machinery could damage boundary hedge.
- Septic tanks have been problematic in area, 4 septic tanks and soak-a-ways would undoubtedly cause problems of waterlogging, smell and pollution to dykes.

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

PREVIOUS DECISIONS
H14/1333/91 - Residential Development including siting, means of access and landscaping - Refused.

PLANNING ISSUES
1 This application is in outline for four dwellings on a 50 metre wide site (approximately). The site is within the I.B.D. for West Pinchbeck except the plots are 17.5 metres deeper than the notional 30 metre depth. This depth is to signify frontage development only and the proposed rear boundary line is a continuation of that of a neighbouring property. The extra depth beyond the IBD is not considered to be objectionable.

2 The earlier application divided the site into plots of equal width and was refused on rural character grounds. This application still asks for four plots but no details of how the site will be divided are given. The issue is whether four plots are acceptable. I am not satisfied that four plots

could be acceptable but owing to the site being within the boundary, planning permission for residential development with no reference to numbers is acceptable.

3 The issue relating to septic tanks is a matter for the NRA and Building Control to be satisfied on. The width of the agricultural access road is in my view acceptable, and if damage occurs to property this is a private matter.

RECOMMENDATION - Subject to the applicant agreeing to delete the reference to four dwellings authorise the Director of Planning and Building Control Services to grant permission subject to the following conditions

1 TL2

2 2 SC8 (Details)

3 2 SC27 (Implementation of Planting)

4 3 SC25 (Screening by fences)...1.8m....western.... before building work is commenced.

5 4 B21 (Turning space)...accesses.

6 5 The southern boundary of the site (apart from at the access points) shall be delineated by a hedge of thorn of a height of at least one metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least one metre.

Reasons

1 2 - 3 & 4 Standard

5 4 B21

6 5 To safeguard the amenities of the locality).

Note

7 1 The applicants are advised that the final development should pay regard to the rural character of the locality in terms of dwelling number, design and space between dwellings.

BRIAN TH 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: H14/0231/92 Type: OUTLINE

Applicant: Mr & Mrs L Chamberlain Agent: E. M. D. A.
Tel: 0775 767968

Description: Residential development
(four dwellings)

Location: Northgate
West Pinchbeck
Spalding

Valid date: 13-APR-92 Terminal date: 08-JUN-92
Target dates: Target Committee: 02-JUN-92
To case officer 18-APR-92 Report deadline: 19-MAY-92
Inspected by 23-APR-92
Extra contacts 28-APR-92 Case Officer:
Report if not clear by 18-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .24 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	16-APR-92	30-APR-92
Cllr B Chappell	0775 87 381	16-APR-92	30-APR-92
Owner/Occupier		24 APR	8 MAY 92

L.C.C – Obs Attached jc 23/4/92

SITE DETAILS

Grid ref: 520120 326320
OS Sheets: 126 Parcel:

Maples & Son Solicitors
23 New Road
Spalding
Lincs
PE11 1DH

Mr N R Midlen

NRM/ST/H14/0231/92

SC/LAK

16th June 1992

Dear Sir/Madam,

PLANNING APPLICATION H14/0231/92
RESIDENTIAL DEVELOPMENT AT NORTHGATE, WEST PINCHBECK

In response to your letter of 12th June 92 I can confirm that your letter on behalf of Mr & Mrs D Tipler was received and acknowledged on the 6th May 92.

The above planning application was presented at the 2nd June 92 Planning Committee with your clients objections being summerised in the agenda. The Director of Planning & Building Control Services was, however, authorised to grant planning permission and consequently a decision notice has now been issued.

As agents for the objectors to this planning application you will shortly receive a formal letter notifying you of this decision.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: SC/LAK

Your Ref:

Date 12th June 1992

The District Planning Officer,
South Holland Districy Council,
Council Offices,
Priory Road,
Spalding.

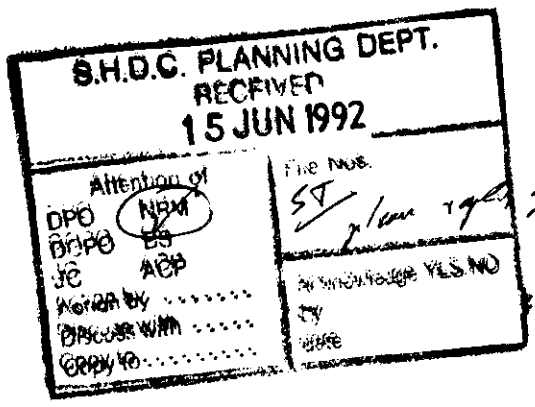
Dear Sirs,

Re. Planning Application Number H14/0231/92
Residential Development at Northgate, West Pinchbeck

We wrote to you on 30th April last regarding the above but do not appear to have received a reply. Could you please confirm that the objection to the above mentione Planning Application will be put before the Planning Committee when they consider the Application.

Yours faithfully,

Maples & Son



This firm is regulated by the Law Society in the conduct of investment business

East Midlands Design Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 91/112

Your Ref: H14/0231/92

Date: 29/05/92

South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re : Residential Development at Northgate, West Pinchbeck.

Further to the above application I confirm that my client has no objection to the number of dwellings specified on the application being removed, in accordance with the Planning Agenda, in order to obtain Outline Planning Permission.

Yours faithfully,

Andrew R. Lowther

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992

I N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0231/92

Applicant: Mr & Mrs L Chamberlain
Cowbit Farm
Starlode Drove
West Pinchbeck
Spalding Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (four dwellings)

Location: Northgate West Pinchbeck
Spalding

Type: OUTLINE

Date received: 13-APR-92

16-APR-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 01-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 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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 MAY 1992
PU

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W. H. Cunningham

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H14/0231/92

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	0	1	2	6	3

2. Address or location

NORTHGATE, WEST PINCHBECK

3. Name, classification and number of road

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

OL.

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

RESIDENTIAL DEVELOPMENT (4 DWELLINGS)

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: 23-4-92. 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) B21 - - - accesses.

Delete as appropriate

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

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

(1) B21

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

BRIAN 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: H14/0231/92

Applicant: Mr & Mrs L Chamberlain
Cowbit Farm
Starlode Drove
West Pinchbeck
Spalding Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (4 dwellings) C.

Location: Northgate
West Pinchbeck
Spalding

Type: OUTLINE

Date received: 21-FEB-92

25-FEB-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Previous outline application H14/1333/91 was for four dwellings and to qualify for a "free go" the new submission needs to be for four dwellings also. Please clarify the position.

Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

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

Copy Sent to:-

Application no: H14/0231/92

Applicant: Mr & Mrs L Chamberlain
Cowbit Farm
Starlode Drove
West Pinchbeck
Spalding Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (four dwellings)

Location: Northgate West Pinchbeck
Spalding

Type: OUTLINE

18-JUN-92

Dear Sir/Madam,

PLANNING APPLICATION

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

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Maples & Son (Agents)
23 New Road
Spalding
Lincs
PE11 1DH

Ref:- SC/LAK (Tipler)

OBJECTION

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
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23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: SC/LAK

Your Ref:

Date: 30th April 1992

The District Planning Office,
South Holland District Council,
Council Offices,
Priory Road,
Spalding.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 MAY 1992

Dear Sirs,

Re. Planning Application
Number : H14/0231/92
Residential Development at Northgate, West Pinchbeck

We are instructed by Mr. and Mrs. D. Tipler the owners of the property immediately to the west of the proposed development referred to above. Our clients have a number of objections to the proposals which can be summarised as follows :-

1. It is believed that the site in question is outside the interim boundary of development for West Pinchbeck and should therefore on the face of it be refused. It can not be said that the area of land is mere infilling nor that it can be using land that is otherwise unusable. There are in our client's view no extenuating circumstances justifing the departure from normal Planning Policies.

2. The proposed development of four properties on the site is considerable overdevelopment and quite out of keeping with the housing along Northgate generally. If any development were to be permitted - and in our client's view it should not - it should be limited to one or at most two properties to be in keeping with the neighbourhood generally.

3. The proposals will have an undue adverse effect on our client's property. There is approximately 12 feet from our client's property to the western boundary of the roadway and our client's lounge window, dining room window and bedroom window all face that way. Should the development be permitted - which in our client's view it should not - there should be stipulations as to screening, nearness of development and a ban on all windows in the western elevation on the western most property.

(Continued Overleaf)

This firm is regulated by the Law Society in the conduct of investment business

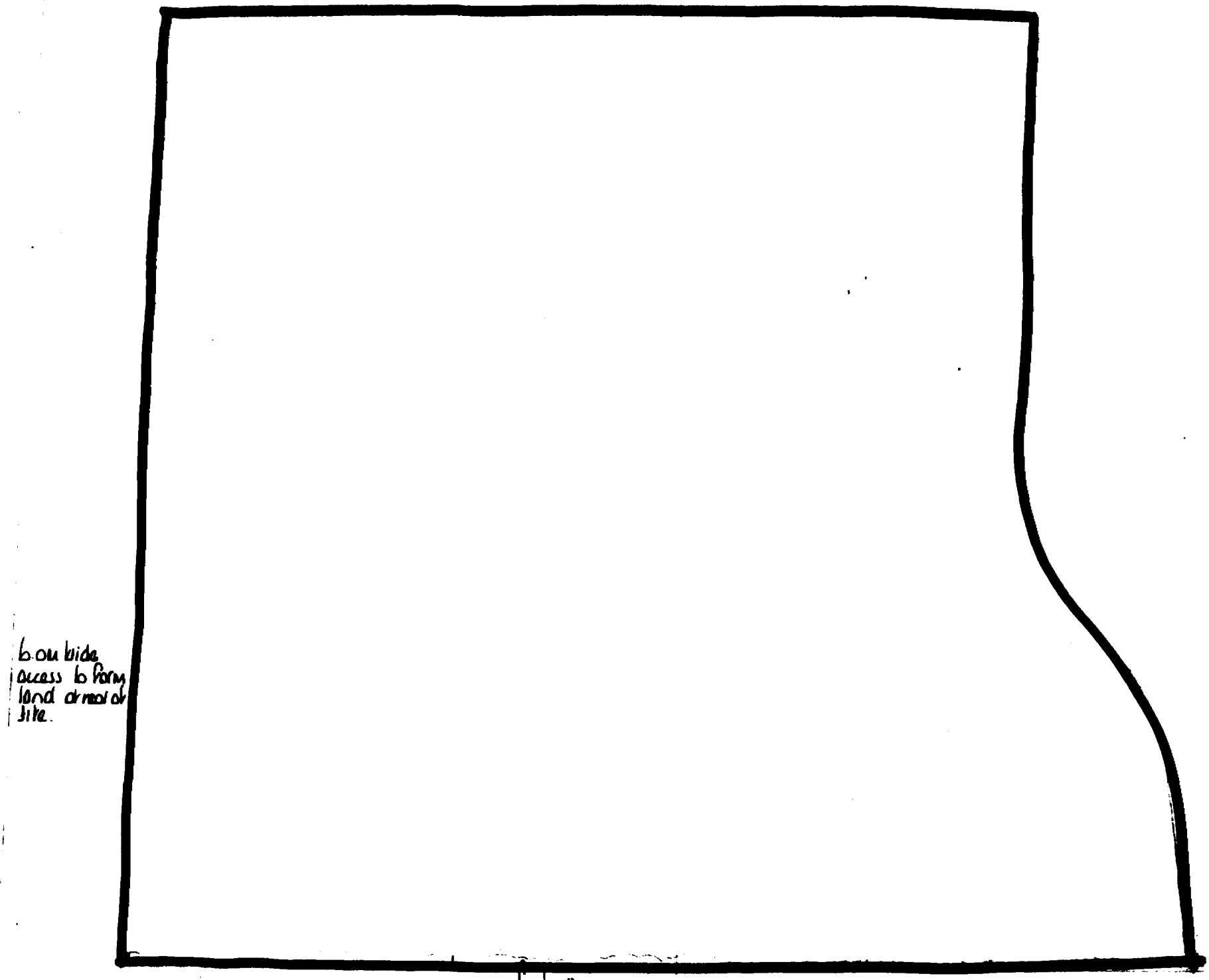
4. Although the plans show a 6 metre roadway in our client's view this is too narrow for modern large farm machinery and it is therefore likely in time that our client's own hedge will be damaged by farm machinery gaining access to the fields. In our client's view the minimum width of the roadway should be 8 metres and preferably 10 metres with a wide display onto Northgate to facilitate access to and from the road.

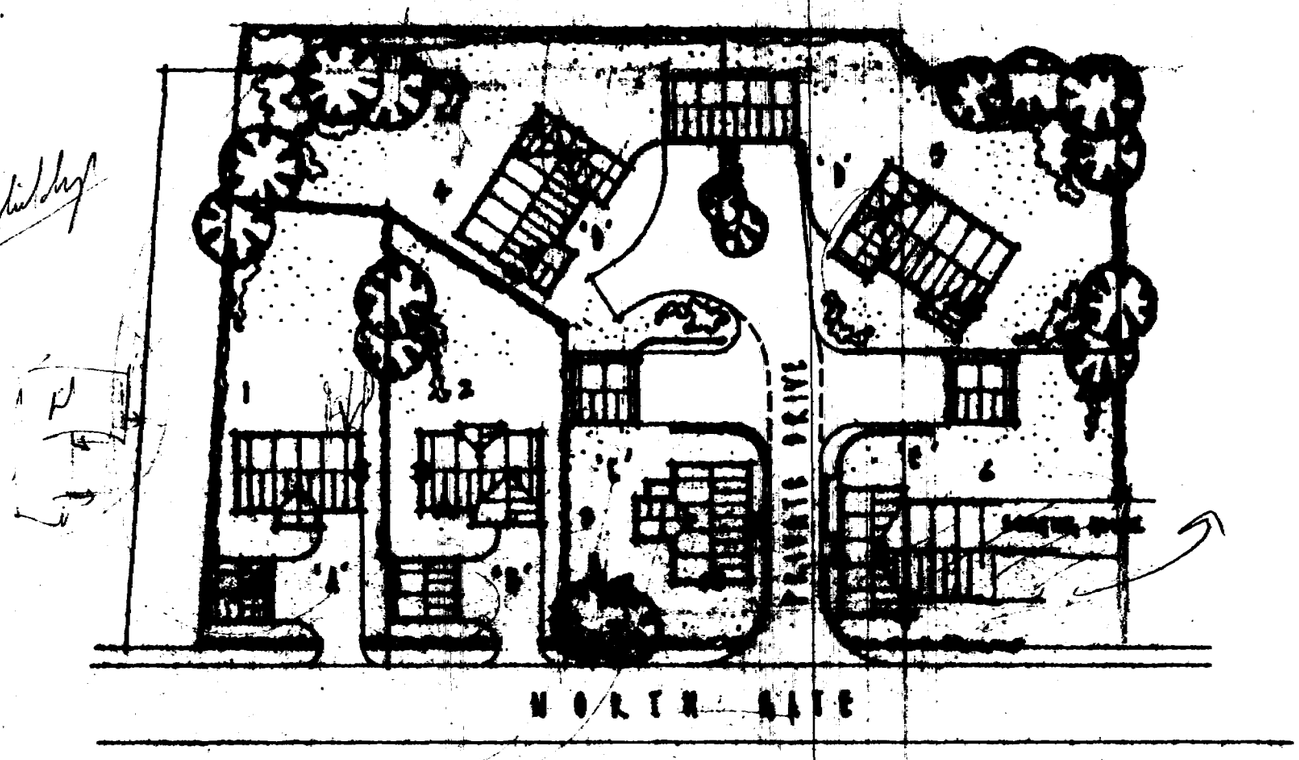
5. There are known to have been problems with the working of septic tanks along Northgate and it is felt that four septic tanks plus soakways in such close proximity would endoubtedly cause problems in the future. Problems of waterlogging, smell and possibly even polution of dykes have been known to occur in these circumstances.

Our clients therefore object to the development in the strongest possible terms and we trust that these views will be made known to your committee.

Yours faithfully,

Naples & Son


47.5m.
6.0m wide access to farm land on east of site.
Footpath
grass verge
59.6m
North Gate



SITE PLAN



STREET ELEVATION

© This drawing is copyright.

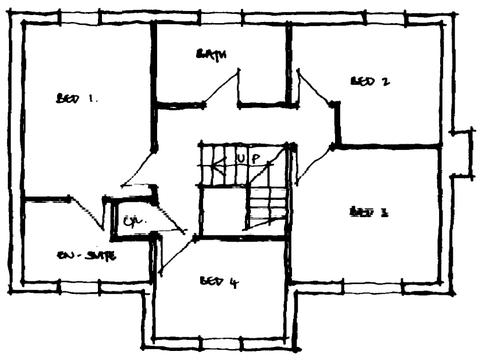
Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project: RESIDENTIAL DEVELOPMENT WEST PINCHBECK	
Dwg.: SITE LAYOUT / STREET ELE.'	
Scale: 1:500 / 1:200	Date: JULY 94
Dwg. no.: 9447S / 01	Rev.

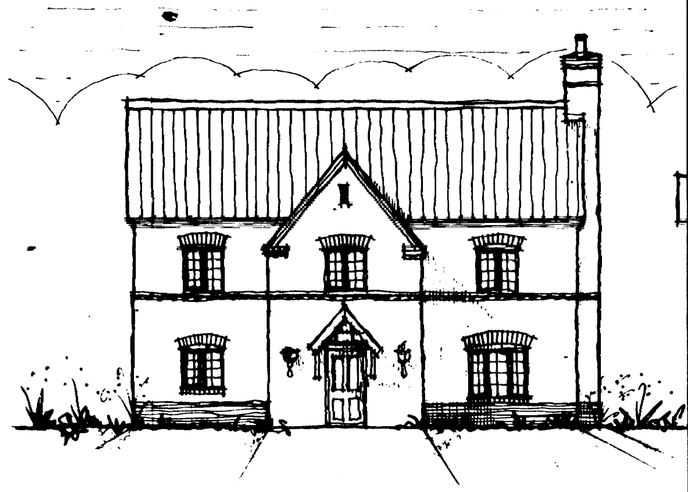
architects · designers · planning consultants

Old School House · 36 Boston Road · Sleaford
Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

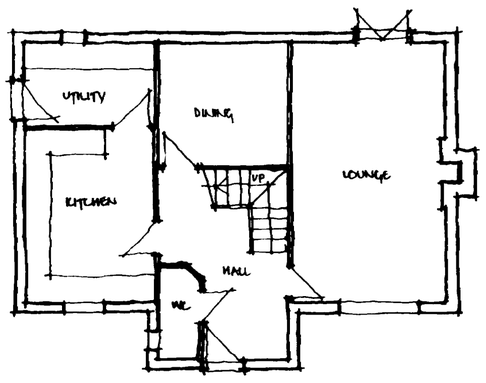
clive wicks associates



FIRST FLOOR PLAN

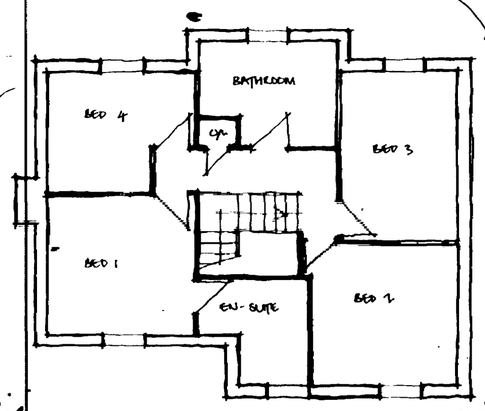


FRONT ELEVATION

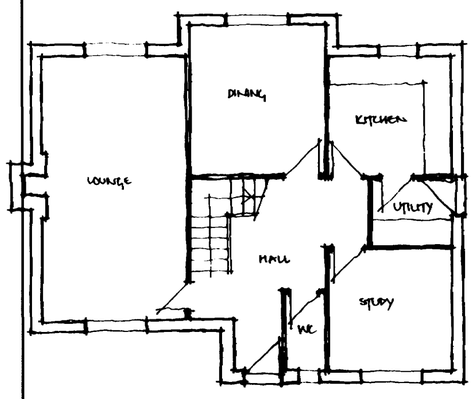


GROUND FLOOR PLAN

DWELLING TYPE 'A'

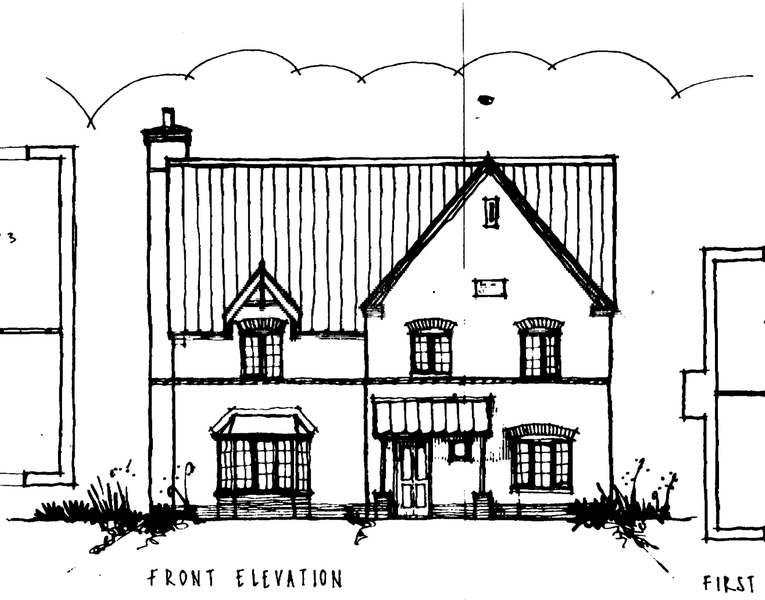


FIRST FLOOR PLAN

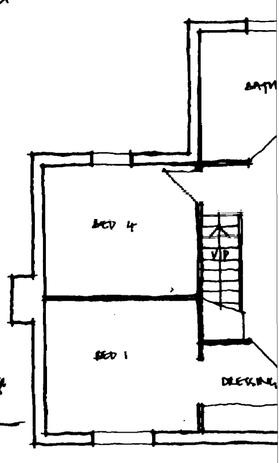


GROUND FLOOR PLAN

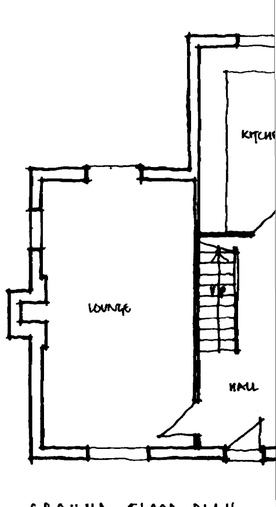
DWELLING TYPE 'B'



FRONT ELEVATION

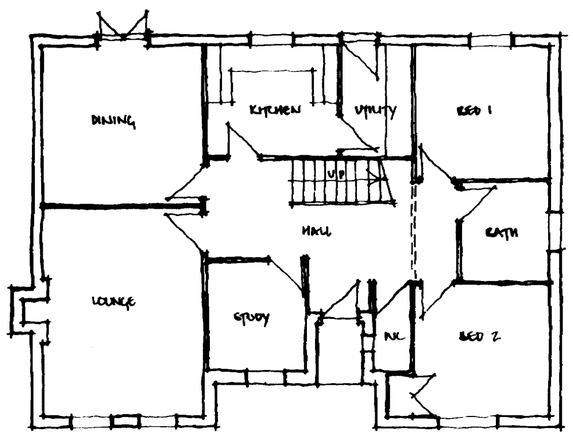


FIRST FLOOR PLAN

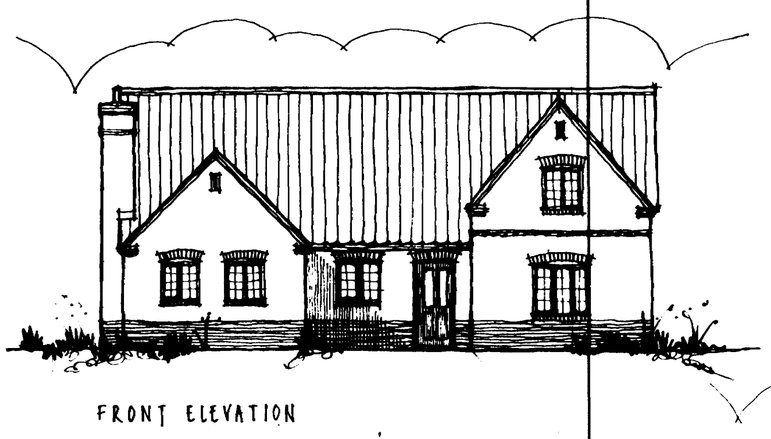


GROUND FLOOR PLAN

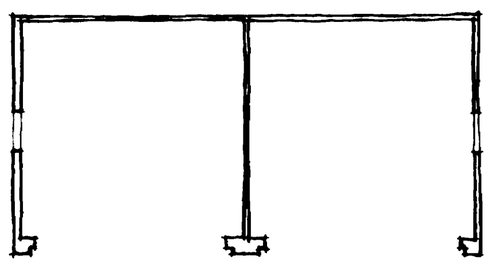
DWELLING TYPE 'C'



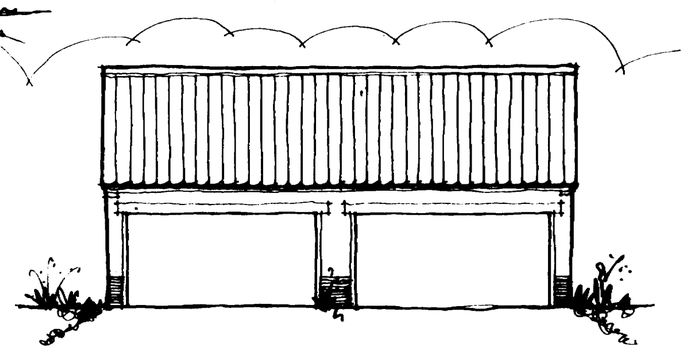
GROUND FLOOR PLAN



FRONT ELEVATION

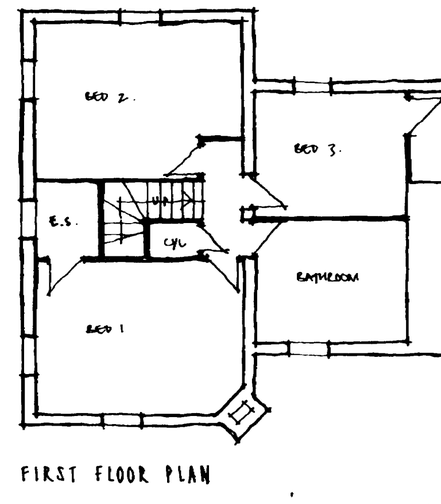


GROUND FLOOR PLAN

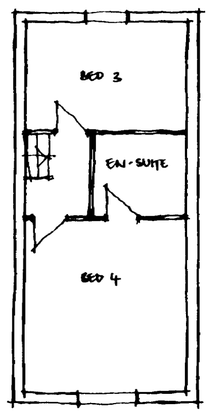


FRONT ELEVATION

GARAGE RANGE (TYPE 'D')



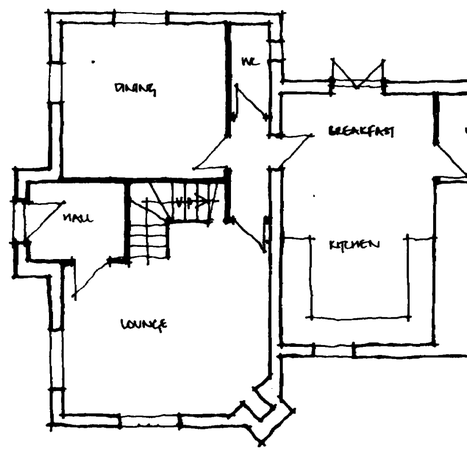
FIRST FLOOR PLAN



FIRST FLOOR PLAN

DWELLING TYPE 'D'

DWELLI



GROUND FLOOR PLAN