APPLICATION NO. : H14/0576/92

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	3
APPLICATION FORM	4-6
CHECK SHEETS AND FRONT FILE SHEET	7-13
ALL OTHER CORRESPONDENCE	14-80
ALL OTHER DRAWINGS	81-99
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	/

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0576/92 Received: 27-MAY-92 Type: FULL

Name: David Parker Homes Ltd
Mill Green Road,
Pinchbeck
Spalding
Lincs

Agent: R Redfern
Archway Cottage
School Lane
Crich
Derbys. DE4 5DF

Description: Erection of 19 houses and 16 flats with access road

Location : Land off Rose lane Pinchbeck
Spalding Lincs

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

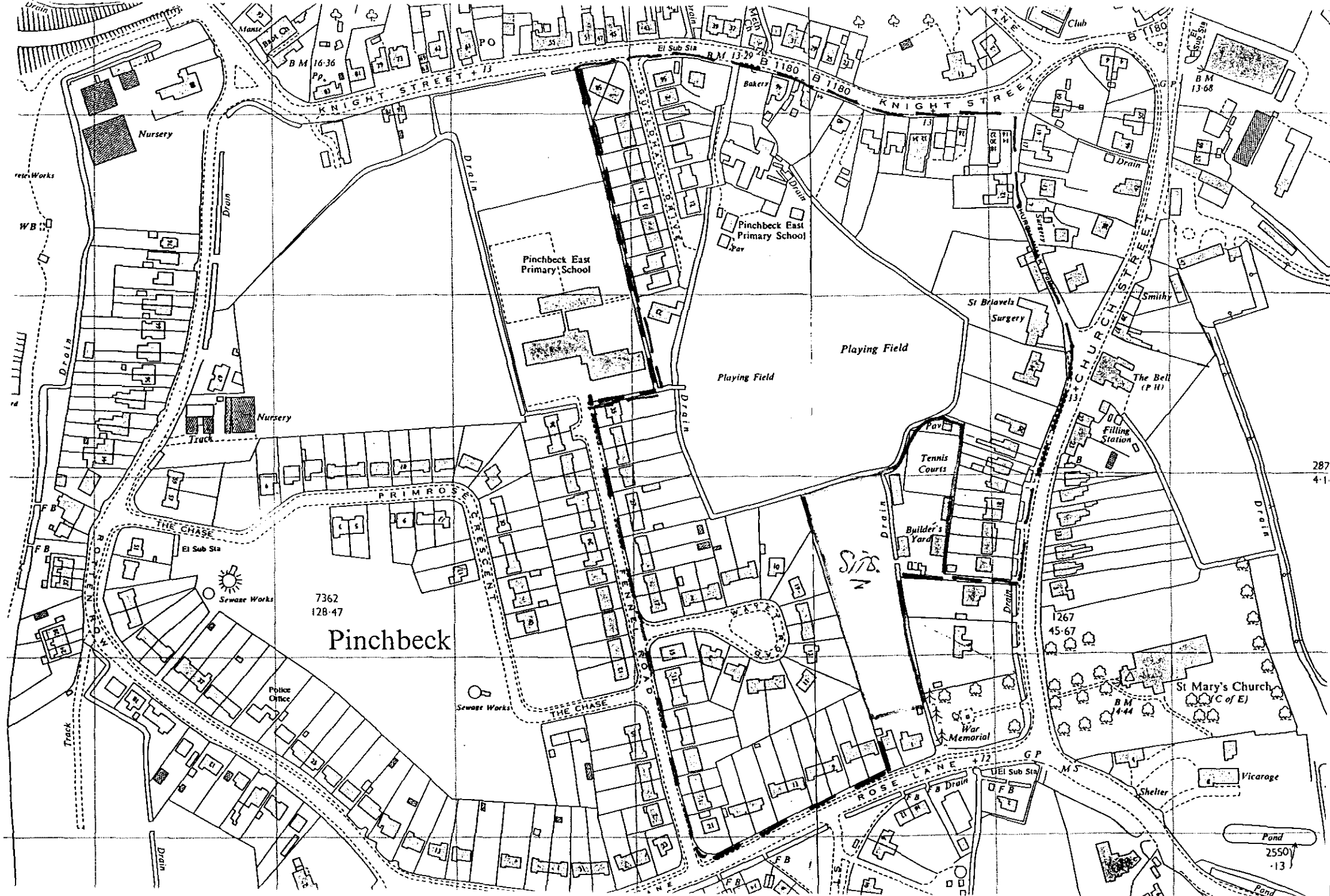
1 In the opinion of the Local Planning Authority the details of the proposed development of the application site as submitted, part of which lies within the Pinchbeck Conservation Area, would if permitted result in an undesirable form of backland development having regard not only to the layout, and alignment of the estate road but also to its proximity to the western boundary of the site and the consequent adverse effect with it has on the arrangement, disposition and density of the proposed dwelling units and areas for car parking resulting in an uncharacteristic form of development in that part of Pinchbeck.

Director of Planning and Building Control Services
29-OCT-92 H14/0576/92

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)



Pinchbeck
Nursery
Nursery
Track
Drain
Manse
Babt Ch
B M 16·36
PO
KNIGHT STREET
El Sub Sta
B M 13·29
B 1180
Bakery
Club
B M 13·68
Pinchbeck East Primary School
Pinchbeck East Primary School
Pav
Playing Field
Playing Field
St Briavels Surgery
Surgery
Smithy
The Bell (P H)
Filling Station
Tennis Courts
Builder's Yard
Pav
CHURCH STREET
PRIMROSE CRESCENT
THE CHASE
El Sub Sta
Sewage Works
Sewage Works
7362
128·47
Police Office
FENNEL ROAD
WAPET ROAD
ROSE LANE
War Memorial
1267
45·67
St Mary's Church (C of E)
B M 14·44
Vicarage
Shelter
Pond
2550
·13
287
4·1

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0576/92

Date Registered 27 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DAVID PARKER HOMES LTD.,
MILL GREEN ROAD,
PINCHBECK,
SPALDING. LINCS.

Tel. No.

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

R. REDFERN,
ARCHWAY COTTAGE,
SCHOOL LANE,
CRICH, DERBYS. DE 4 5DF.

Tel. No. 0773 856482
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF ROSE LANE, PINCHBECK, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 19 HOUSES & 10 FLATS WITH ACCESS ROAD.

Please complete

I attach * ~~Four~~ FIVE copies of all plans
*an ownership certificate (see back page)
*a fee of £3850.00 If you consider no fee is payable include a written explanation instead.

Signed R Redfern pp. DAVID PARKER HOMES LTD. Date 26/5/92 Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 19 HOUSES, 10 FLATS

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

B. Please state size of any new structure:- (a) max. height: 9.00 metres

(b) max. length: 34.50 metres

(c) max. width: 12.50 metres

C. Please state type and colour of materials for facing external walls: TO BE DECIDED

D. Please state type and colour of roofing materials. "

E. Has a survey of the site been undertaken? State Yes or No YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. PART BUILDERS YARD, PART VACANT LAND

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: ROSE LANE
Will there be –
Individual access(es) ☐
New estate road ✓

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

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 SW. SEWER IN ROSE LANE

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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. APPLICANT'S INTEREST

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

OWNER

2. OWNERSHIP OF THE SITE

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

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

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

Signed [signature] (~~Applica~~nt/Agent) Date 26/5/92
PP. DAVID PARKER HOMES LTD

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed [signature] (~~Applica~~nt/Agent) Date 26/5/92
PP. DAVID PARKER HOMES LTD

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, incolnshire.

'ned ..... Date .....

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

APPLICATION REF:

DIRECTIONS

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

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PM 4-6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 129, SPALDING ROAD
1, 5, 7, 10 + 12 ROSE LANE
6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 + 32 Church Street
10, 12, 14, 15, 13, 11 Wayet Road
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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: DR
date: 196

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) 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

No ....

(Reason:

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 3850

Receipt Issued 27 MAY 1992 No. P1210

Date First Received .....

REGISTRATION

REFERENCE ..... 2/6/92 .....

Cross-Ref ... R .....

Date.....

VALIDATION Date.....

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

Site area ..... No. of dwellings ... 35 ... 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 ☐ Site plans ☐ Description ☐

Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees:

Nil fee - previous app ☐ - type ☐ Discounted fee ☐

Ref .....

Reason .....

Correct fee £ 3850 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.... 1-6.

Index Sheets .145. OS Nos ..... Grid Ref 524030 [illegible]

Ward ... Parish ... P'Beck ...

Inside IBD ... YES Inside LP Area ... YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO YES Other:

Grade

mined spotted by DR 19/6.

Linked to site..... Ref. 564.. Linked to property..... Ref.....

Planning Records:
Earlier apps 488/90 951/89 1054/89 1524/89

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

Inputs completed.....

BRIAN SMITH 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: H14/0576/92 Type: FULL

Applicant: David Parker Homes Ltd Agent: R Redfern
Tel: 0773 856482

Description: Erection of 19 houses and 16 flats with access road

Location: Land off Rose lane
Pinchbeck
Spalding
Lincs

Valid date: 27-MAY-92 Terminal date: 22-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 01-JUN-92 Report deadline: 30-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92 Case Officer:
Report if not clear by 01-JUL-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 35 DWE
Category: Newbuild
Listed building:
Conservation Area: PINCHBECK

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	03-JUN-92	17-JUN-92
Cllr T Bray	0775 323794 (Of	03-JUN-92	17-JUN-92
Cllr Mrs P J Buffham		03-JUN-92	17-JUN-92
Owner/Occupier 10 Wayet Road		19-JUN-92	03-JUL-92
Owner/Occupier 11	"	"	"
The Occupier 12	"	"	"
The Occupier 13	"	"	"
The Occupier 14	"	"	"
The Occupier 15	"	"	"
The Occupier 6 Church Street		"	"
The Occupier 8	"	"	"
The Occupier 10	"	"	"
The Occupier 12	"	"	"
The Occupier 14	"	"	"
The Occupier 16	"	"	"
The Occupier 18	"	"	"
The Occupier 20	"	"	"
The Occupier 22	"	"	"

BRIAN SMITH TP MRTPI
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Planning & Building Control Department,
Council Offices,
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Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0576/92 Type: FULL

Applicant: David Parker Homes Ltd
Tel:

Agent: R Redfern
0773 856482

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Report if not clear by 01-JUL-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 35 DWE
Category: Newbuild
Listed building:
Conservation Area: PINCHBECK

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 24 Church Street	19-JUN-92	03-JUL-92
The Occupier 26 "	"	"
The Occupier 28 "	"	"
The Occupier 30 "	"	"
The Occupier 32 "	"	"
The Occupier 1 Rose Lane	"	"
The Occupier 5 "	"	"
The Occupier 7 "	"	"
The Occupier 10 "	"	"
The Occupier 12 "	"	"
The Occupier 129 Spalding Road		
Site/Press Advert CSA	26-JUN-92	17-JUL-92

BRIAN SMITH 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

SITE DETAILS

Grid ref: 524030 325620
OS Sheets: 145 Parcel:

Applicant: David Parker Homes Ltd Agent: R Redfern
Tel: 0773 856482

Description: Erection of 19 houses and
16 flats with access road

Location: Land off Rose lane
Pinchbeck
Spalding
Lincs

Valid date:	27-MAY-92	Terminal date:	22-JUL-92
Target dates:		Target Committee:	14-JUL-92
To case officer	01-JUN-92	Report deadline:	30-JUN-92
Inspected by	06-JUN-92		
Extra contacts	11-JUN-92	Case Officer:	
Report if not clear by	01-JUL-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 35 DWE
Category: Newbuild
Listed building:
Conservation Area: PINCHBECK

CONSULTATIONS CARRIED OUT

	Sent	Expiry

BRIAN SMI Dip TP MRTPI
Director of Pl...ing & 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: H14/0576/92 Type: FULL

Applicant: David Parker Homes Ltd Agent: R Redfern
Tel: 0773 856482

Description: Erection of 19 houses and 16 flats with access road

Location: Land off Rose lane
Pinchbeck
Spalding
Lincs

Valid date: 27-MAY-92 Terminal date: 22-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 01-JUN-92 3-6 Report deadline: 30-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92 Case Officer:
Report if not clear by 01-JUL-92 ~~P J UDY~~ DJR

DEVELOPMENT/CONSTRAINTS

Size: 35 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	03-JUN-92	17-JUN-92
Cllr T Bray	0775 323794 (Of	03-JUN-92	17-JUN-92
Cllr Mrs P J Buffham		03-JUN-92	17-JUN-92

L.C.C - Obs Attached JCB 4/6/92.

SITE DETAILS

Grid ref: 524030 325620
OS Sheets: 145 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0576/92 Received:27-MAY-92 Type:FULL

Name: David Parker Homes Ltd
Mill Green Road,
Pinchbeck
Spalding
Lincs

Agent: R Redfern
Archway Cottage
School Lane
Crich
Derbys. DE4 5DF

Description: Erection of 19 houses and 16 flats with access road

Location : Land off Rose lane Pinchbeck
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the details of the proposed development of the application site as submitted, part of which lies within the Pinchbeck Conservation Area, would if permitted result in an undesirable form of backland development having regard not only to the layout, and alignment of the estate road but also to its proximity to the western boundary of the site and the consequent adverse effect ~~with~~ which it has on the arrangement, disposition and density of the proposed dwelling units and areas for car parking resulting in an uncharacteristic form of development in that part of Pinchbeck.

Authorised to issue:

19-OCT-92 H14/0576/92 AD.....DC.....

APPLICATION REFERENCE: H14/0576/92 DATE RECEIVED: 27/5/92

APPLICANT: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

AGENT: R Redfern
Archway Cottage
School Lane
Crich
Derby DE4 5DF

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 27 OCT 1992

TYPE: FULL

DESCRIPTION: Erection of 19 houses and 16 flats with access road

LOCATION: Land off Rose Lane, Pinchbeck, Spalding

Report

1 The above application was reported to Committee and subsequently deferred for inspection and consideration by the Plans Sub-Committee. The Sub-Committee resolved to refuse permission and instructed that the reasons for refusal be reported back to the main Committee Meeting.

2 Since then discussions have been held with the applicants regarding alternative schemes. These have resulted in the submission of further plans for consideration prior to the submission of a formal application.

3 In view of the past history of the site and the complexity of the issues raised it would be desirable for the Plans Sub-Committee to consider the latest plans prior to their incorporation in a formal re-submission in order that the applicant can be given some indication of how the Authority will view them.

RECOMMENDATION

A In accordance with the previous Sub-Committee resolution the recommended reasons for refusal are as follows:-

In the opinion of the Local Planning Authority the details of the proposed development of the application site as submitted, part of which lies within the Pinchbeck Conservation Area, could if permitted result in an undesirable form of backland development having regard not only to the layout and the alignment of the estate road, but also to its proximity to the western boundary of the site and the consequent adverse effect which it has on the arrangement, disposition and density of the proposed dwelling units and areas for car parking, resulting in an uncharacteristic form of development in that part of Pinchbeck.

B That a report and analysis on the amended plans be proposed for consideration at the Plans Sub-Committee meeting on 9 November 1992 and the applicants thereafter be advised of the Sub-Committee's views.

---

599. PLANNING APPLICATIONS (Continued)

Plan No and Applicant	Proposal
H18/0708/92 S E Warner and Sons	Change of use to coalyard at 309 Bridge Road, Sutton Bridge.

RESOLVED: Subject to (a) the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 requiring (i) the occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coalyard and (ii) the discontinuance of the use of the land at Youngs Row, Sutton Bridge as a coalyard upon commencement of the proposed use of the application site, and (b) receipt of a satisfactory block plan showing the proposed layout of the site and screening arrangements, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation.

DL

H14/0576/92 David Parker Homes Ltd	19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, and a report be submitted to the next meeting formalising the reasons for refusal in line with the Sub-Committee's views.

(Councillor T. Bray declared an indirect interest in the above application, and left the meeting during consideration thereof. Councillor W.D. Skells took the Chair.)

(Councillor C.J.T.H. Brewis left the meeting following consideration of the above application.)

600. FLEET ROAD, HOLBEACH - COMPLAINTS RE ALLEGED UNAUTHORISED ACTIVITIES (592/92)

Further to the above Minute, prior to the meeting the Sub-Committee inspected various properties at Fleet Road, Holbeach following complaints from a neighbouring occupier that unauthorised activities were being carried out at the properties.

RESOLVED:

a) The Director of Planning & Building Control Services' findings that no unauthorised activities were being carried out at the properties the subject of the complaints be endorsed and no further action be taken in this matter; and

b) The complainant be advised accordingly.

601. PLANNING APPLICATIONS

The following applications were determined as indicated following a previous inspection of each site:-

Plan No and Applicant	Proposal
H02/0439/92 Mr G Flecknor	Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

APPLICATION REFERENCE: H14/0576/92 DATE RECEIVED: 27 05 92

APPLICANT: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs

AGENT: R Redfern
Archway Cottage
School Lane
Crich
Derbyshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

TYPE: Full

DESCRIPTION: Erection of 19 houses and 16 flats with access road

LOCATION: Land off Rose Lane, Pinchbeck

Parish Council: Recommend refusal on grounds that the flats are too close to existing dwellings and the occupants will overlook the properties from their first floor elevation. That the whole project is detrimental to the amenities of adjoining dwelling's residents, and finally the proposal is of a far too high density.

Ward Member: I oppose. Although I have no objection to the actual design of the houses and plots I think there are too many proposed for this site. I am concerned about the extra traffic that will be generated in Rose Lane. I am opposed to the development and would prefer to see it as an open amenity site for the people of Pinchbeck. This is unsuitable for so many properties to be packed in on this site.

County Highways: Request conditions, including traffic calming ramp.

Anglian Water: No objections in principle, but advise that there are no surface water sewerage facilities in the vicinity of the proposed development. An alternative method of surface water disposal should, therefore, be considered.

Public Objections: From 6, 8, 10, 18, 20 and 24 Church Street. 11, 12, 13, 14 Wayet Road. 5 Rose Lane & 129 Spalding Road. (Main points summarised).

- Out of character with existing dwellings and Conservation Area.
- Cramped development, excessive density.
- Devaluation, loss of views, and privacy.
- House types are inappropriate, will become slums of the future.
- Additional junction will add to existing dangers. Opposite Church Hall.
- Existing poor junction with Rose Lane / Main Road.
- Existing off street parking problems at busy times. Will be exacerbated.
- Add to danger to children.
- Extra traffic will add to pollution and noise levels.

- Bungalows would be more appropriate.
- No garages available on site, lead to cars being repaired outside.
- Additional boundary fencing needed, especially appropriate fencing to play area and footpath link.
- Play area is too small and is an after thought.
- Site will be used as short cut to sports field; adding to risk of nuisance and vandalism.
- Question need for further first time buyer houses.
- Land could be better used as a health centre/surgery site to serve needs of villagers.
- Preserved trees on site.
- Request site be viewed from adjoining properties.

PREVIOUS DECISIONS

H14/0957/89 - Retirement bungalows and flats - Refused.
H14/1084/89 - Demolition of buildings - Permitted.
H14/1524/89 - Retirement bungalows and flats - Permitted.
H14/0488/90 - New housing - Permitted.

PLANNING ISSUES

1 The principal of residential development and the fundamental requirements for achieving a satisfactory road access to the satisfaction of the County Highway Authority have already been established as a result of both an outline planning permission and a full planning permission granted under H14/1524/89 and H14/0488/90 respectively.

2 The determining issue in respect of the current full application is, therefore, the degree to which the details of this application differ in substance from that already approved and the extent to which those changes are material considerations in considering the grant of permission.

3 The area of the site remains unchanged and the point of access off Rose lane. The major differences are the realignment of the road within the site - it is closer to the western boundary of the site - and an increase from 29 units to 35 units and the fact that all the properties will be two storey. The flats remain virtually in the same location as those within the approved scheme, although the grouping of the units within the body of the site is less distinctive and the communal parking provision is consequently more dispersed.

4 The relative proximity of the development to the curtilages of adjoining properties is most markedly changed in relation to the common boundary with the rear gardens to dwellings off Wayet Road. The gardens will be overlooked more directly, although the new dwelling blocks will be a greater distance away from the boundary so that overall the total distance between the two types of dwelling units will be some 33 metres (107 ft) which includes an existing main rear garden depth of approximately 16 metres (52 ft).

5 Generally space standards for the development are reasonable and all the individual housing units have been provided with minimum rear gardens of some 10 metres (32 ft) in depth.

6 The pedestrian link to Church Street has been retained and the provision of a play area, including the walnut tree, has been marginally enlarged.

7 Although the parking provision ostensibly is in accordance with the standards it is doubtful as to whether it can all be used effectively. Consequently, it is probable that there will need to be a reduction in the number of units to enable a more realistic facility to be provided.

8 The applicant has confirmed that the maintenance responsibilities of the car parking areas and incidental landscaping areas will remain the responsibility of the future residents but it is important that the details as to the arrangements undertakings for that are made available to the Local Planning Authority before permission is granted.

CONCLUSIONS

1 As previously stated the principle of the residential development of the site and the access arrangements have been established.

2 The change from bungalows to two-storey terraced units has increased the number of units and consequently raised the parking requirement, which is more dispersed and questionable in terms of its practical use..

3 The form of the layout is less cohesive and coupled with the parking provision there is a need for amendments including the possibility of achieving a reduction of at least two in the number of units proposed. In addition it may also be appropriate to restrict by condition the permitted development rights of future occupants to ensure that certain space standards around buildings are maintained.

4 The realignment of the road and the provision of some parking on its western side reduces the amount of land available for implementing a landscaping and tree planting scheme. It is important, therefore, that a treatment for that boundary showing the detailed proposals for parking and planting is provided at an enlarged scale before permission is granted.

5 The various objections to the development reiterate several that were previously received, eg, road access, out of character with existing dwellings etc. However, the concerns expressed over the density of the development, the arrangements for car parking, the location of the play area, the potential for overlooking, screening and types of dwellings, ie, first time buyers are all material considerations which have been taken into account in the assessment of the application.

RECOMMENDATION -

A That the details of the application be considered by the Plans Sub-Committee.

B That subject to the views of the Plans Sub-Committee, the Director of Planning and Building Control Services be authorised to grant permission subject to obtaining the applicant's agreement to the making of amendments to the details submitted in accordance with the observations as set out in the report and to resolve satisfactorily the issues which have been identified.

---

587. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Plan No. and Applicant	Proposal
H16/0656/92 Mr & Mrs J E Dickinson	Reserved matters relating to proposed bungalow with detached garage, plot adjacent 108 St Thomas's Road, Spalding.

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

H13/0749/92 Mr M Wilson	Cottage at High Road, Moulton

(Pending a site inspection in order to assess the suitability of the site for the proposal in view of its size.)

(It was also noted that the parish council had now indicated that they did not support the application. The receipt of two late letters of objection was also noted.)

H16/0566/92 W J Mumford & Sons Ltd	O.A.	Fourteen 1 bed apartments including details of siting, design and means of access at 4 Woolram Wygate, Spalding

(Pending a site inspection in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

(The Director of Planning and Building Control Services also reported the receipt of late correspondence from the applicants.)

H14/0660/92 Mr K Robertson	Steel framed M.O.T. workshop at Flemming Road, Pinchbeck.

(Pending a site inspection at the meeting already arranged for the 7th August, 1992 in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

H18/0708/92 S E Warner & Sons	Change of use to coal yard at 309 Bridge Road, Sutton Bridge.

(Pending a site inspection of both the application site and the applicants' existing premises in order to consider the proposal in further detail.)

SV	H14/0576/92 David Parker Homes Ltd	19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

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

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(d) Application Approved Subject to Planning Obligation

Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that only one commercial vehicle is parked on the site, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Ward Member S76/92

CLLR MRS P J BUFFHAM

Firtree House
Northgate
West Pinchbeck
Spalding
Lincs PE11 3TB
Tel 0775 87 464
Fax 0775 87 711

FAX MESSAGE

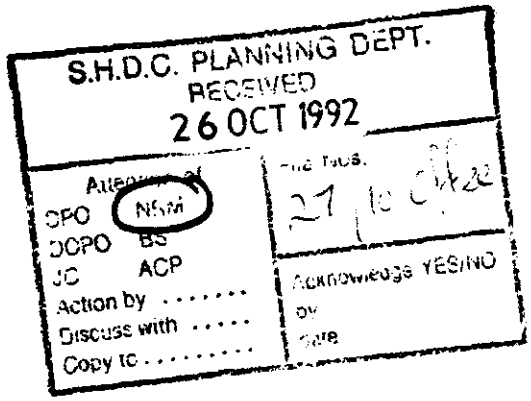
DATE 25/10/92
TO DIRECTOR OF PLANNING SHDC
FAX NO 0775 710772
NO OF SHEETS INCLUDING THIS ONE Two

I regret that I am unable to attend the Planning Committee meeting to be held on 27/10/92 because other committments that evening. I would be grateful if my apologies could be recorded please. I am sending comments appertaining to applications in my ward... in each case the recommendations are supported and I hope my comments will be noted. I have also commented on an out of ward case with which I am familiar ...the Bareham's Lane Quadring application. I'm afraid the objector's point about his property loosing value cuts little ice with me but the rest of the points are very valid and I too hope that permission is refused for the sake of the Lane's residents.

Regards

Pauline Buffham

Cllr. Mrs. P.J. Buffham.



Comments for Planning Committee meeting 27.10.92

Ref H14/1156/91
Noted (with relief!) and I would support a move for non-determination.

Ref H14/ 0753/92
I am happy with both A & B of the Director of Planning's recommendation and would move both parts. My only concern is the closeness of the electricity pylon to the proposed new dwelling; although I am assured that any detrimental effect on health due to the proximity of overhead powerlines has yet to be proved conclusively.
The present corrugated iron bungalow is unsightly and I am pleased that it is proposed that a new dwelling should replace it.I look forward to seeing the admended plans and any suitable proposal will be fully supported by me.

Ref H14/0576/92
In view of the sensitive nature of these plans and the amount of opposition from neighbours in the surrounding properties-they objectors have my total support- the Director of Planning's recommendation has to be accepted and I would so move. I hope to attend the Plans Sub Committee as Ward Member when the revised plans are discussed.

Ref H15/0961/92
Although not in my ward, I know Bareham's Lane and it's traffic problems well.The road is narrow and its' residents ~~already~~ are disturbed by the heavy lorries that already have to use it to reach the farm at the end of the lane and they certainly don't want the further traffic that granting this permission would generate. By the nature of the lane it just couldn't take the extra traffic. I agree with the parish council when they say that the Town Drove / Bareham's Lane is a sub-standard junction... I'd go further and describe it as very dangerous.
I hope the permission is refused as per the D o Planning's recommendation.

Cllr MRS P.J. BUFFHAM

FILE NOTE

H14/0576/92
NRM/JJ

02 Oct 1992

LAND OFF ROSE LANE, PINCHBECK.

Meeting on 1st October 1992 between NRM, JB and DJR and Mr David Parker and Dick Redfern of David Parker Homes Ltd.

Purpose of meeting to discuss amended propsals for land off Rose Lane, Pinchbeck.

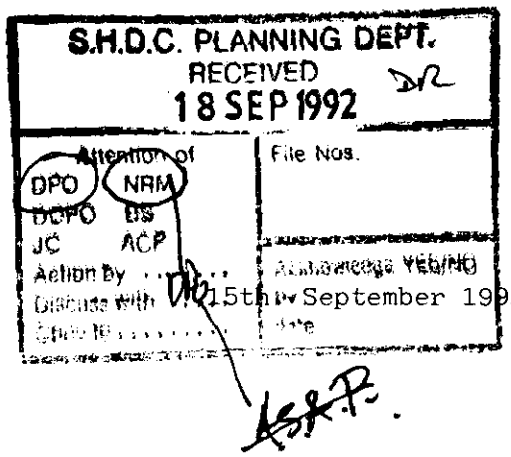
Mr Parker presented his amended proposals, which were designed to ensure that the sitings of the proposed buildings closely followed those of the layout approved under ref: H14/1524/89. He advised that the site coverage was over 2000 square feet less than in the approved scheme.

It was suggested that the position of one block and its associated car parking court might be just opposed to provide a better aspect to people entering the estate, and Parker and Redfern indicated that that had been looked at, and on balance they had gone against it. They undertook to look again at this aspect and one or two other minor matters and it was agreed that they would draw up this plan in colour, and submit it informally with a covering letter asking for views.

In turn, I undertook to try to obtain the informal views of the Committee on the scheme so as Parker would know, with a fair degree of certainty, whether a formal submission would be acceptable or not.

N Midlen
Principal Planning Officer
Development Control

DAVID PARKER HOMES LTD



South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

15th September 1992.

For the attention of Mr. B. Smith.
Chief Planning Officer.

Dear Sir,

Re: Proposed Residential Development Off Rose Lane Pinchbeck (Ex Bray Land) Of Two Blocks Of Eight Two Bedroom Flats And Nineteen Two Bedroom Terraced Houses In Blocks Of Four And Five.

Undoudtably you read the report by John Butler in the Spalding Guardian recently on the planning meeting of the 5th. of August of when the above proposed was considered for planning approval but deferred until a later meeting.

Forgive me for writing but yourcomments suggest that perhaps you were oblivious to our proposal and the fact that we had spent the six months prior to this in consultation with your planning officers of which one meeting involved Mr. Briggs of the Lincolnshire County Council Highways Department (per copy letter and minutes of that meeting enclosed), preparing schemes, four in number in all for the development of the site, surely you saw the final proposal as submitted and provisionally approved by one of your planning officers prior to submission.

To answer your comments in the paper, consider the facts that the two blocks of eight flats and nineteen houses with a total of fifty four parking spaces now proposed will take up 1500 square feet less space on the ground than the two blocks of eight flats and thirteen bungalows with forty one parking spaces, admittedly there is a little more road area on our proposal of which off sets the above gain, although our proposal has footpaths to one side of the road with a grassed service margin to the other as opposed to the approved layout in outline having tarmac footpaths either side of the road giving approximately 2500 square feet of additional grassed area to our proposal.

We agree absolutely that there should be good screening between the new development now proposed and the existing houses and have done our utmost to ensure that this is the case by the positioning of the houses in relation to existing trees and property.

continued.....

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

As the Guardian would suggest some or all of the Councilors and Planning Sub-Committee Members seem painfully unaware of my pre application consultations with your planning department and as such I saw fit to enlighten them on this matter, I have also mentioned the density of the site in relation to others of a similar type that have been given planning permission locally and herewith confirm the following for your reference.

Allison Homes Quadring, two bedroom terraced houses at 20.87 houses per acre, equally Broadgates at Bridge Farm, Mill Green with a similar density, to name two.

The density I am proposing is at 18.00 houses or flats per acre (two bed) i.e. site a little in excess of two acres less access road.

Finally to confirm our meeting of the 23rd. of September 1992, revised time at your office of 2.30p.m.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

DAVID PARKER HOMES LTD

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

3rd. April 1992.

For the attention of Mr. D. Roberts.

Dear Sir,

Re: Proposed Residential Development Off
Rose Lane, Pinchbeck, Ex. Bray Land.

In further reference to our meeting of the 26th. ultimo, I herewith attach Scheme (4) for the Bray land for the Councils further consideration.

Scheme (4) is an upgrade of Scheme (3) and incorporates the ammendments as suggested by yourself and Mr. Briggs at our meeting all as per copy of the minutes of that meeting attached, except that is for the sitting areas to the flats of which have still to be added.

I have had a meeting with Mr. Clive Wicks of Sleaford of whom prepared the plans for the Bray land in the first instance of which was given outline planning permission and of course whose plan so influenced Scheme (4) of our proposals now being put forward, in particular reference to the two blocks of eight flats, and he is prepared to allow ourselves to use these on our development and supply detailed plans etc.

Sincerely hoping that you will be in a position to consider and agree Scheme (4) before Easter, thus enabling ourselves to progress with the submission of detailed plans for approval within the next eight weeks.

I remain,

Yours faithfully,
David Parker Homes Limited,

D.J. PARKER.
DIRECTOR.

Encl:

MEETING WITH MR. D. ROBERTS ASSISTANT PLANNING OFFICER FOR THE SOUTH HOLLAND DISTRICT COUNCIL AND MR. C. BRIGGS SURVEYOR TO THE LINCOLNSHIRE COUNTY COUNCIL HIGHWAYS DEPARTMENT LINCOLN. (26.3.92) REGARDING SCHEME (3) THE BRAY LAND, ROSE LANE, PINCHBECK.

The following are the variations required to Scheme (3) :-

(A) One metre service margin required the full length of the proposed estate road on the west boundary, additional metre gained by moving the west facing block of five houses back by that amount and dispensing with the public footpath at the bottom of the rear gardens (east elevation).

(B) Service margin and parking areas to the west boundary of the road could be in concrete grass blocks but in lieu of earth fill and grass seeding, cavities to blocks could be filled with gravel or grano chips.

(C) Form elongated ramp on the estate road 90 degree corner in brickettes, ramp level with the top of the road kerbs by say three metres long (requested by Mr. Briggs) also shorten the road towards the Cul-De-Sac position and form turning head (as sketch attached) extend service road from the head of the new turning area in brick paviors to serve the block of eight flats and four houses to the right, readjust the block of flats moving same further away from the playing field boundary, provide additional parking areas to the front of the flats similar to the block adjacent to the west boundary.

(D) Delete the two car parking spaces to the rear/right of the west boundary block of flats.
Increase the rear garden depth to the block of four houses that back onto the proposed play area at the expense of the play area, as per line shown.
Connecting public footpath from Church Street onto the development to be returned through the car park area as shown on plan.

Play equipment required for the play area, need to contact Peter Moore of the South Holland District Council Parks Department for exact requirements.

(E) Car parking areas to be tarmac except exact car parking positions these to be in concrete grass blocks with cavities filled with gravel or grano chips, was suggested that we include for some garden sitting areas to the flats on the playing field elevation similar to those shown on the Clive Wicks proposals for the site.

Planners in favour of the boundary hedges and tree planting but suggested the fact that these, in particular the tree plantings and shrubs to the west boundary, (under new Council policy) would have to be maintained by the residents of the development plus all parking areas etc.

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920058

Your ref H14/0576/92

22-JUL-92

Dear Sir,

Proposal : ERECT 19 HOUSES AND 16 FLATS WITH ACCESS ROAD
Location : LAND OFF ROSE LANE, PINCHBECK, SPALDING, LINCS
Applicant: DAVID PARKER HOMES LTD

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

An alternative method of surface water disposal should therefore be considered.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Registered in England No
Registered Office:
Anglian House Ambury R
Huntingdon

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3L

To: South Holland District Council Application Reference H4/0576/92

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	4	0	2	5	6

2. Address or location

Off Rose Lane, Pinchbeck.

3. Name, classification and number of road

UC

4. Date application referred 4 - 6 - 92

5. State whether outline, detailed application etc.

Full.

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

Erection of 19 Houses & 16 Flats.

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: 4/6/92. Signed: R Emerson
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) C2 - - - to be approved

(2) C2(a)

(3) C3

(4) F4

(5) - the traffic calming ramp shall be constructed of block pavors and ~~C~~ in accordance with details to be approved.

(6) C4

Delete as appropriate

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

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

(1) C2

(2) C2(a)

(3) C3

(4) F4

(5) B1

(6) C4

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

PLANNING APPLICATION

FILE COPY

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of PINCHBECK .

Reference No: H14/0576/92
Description: Erection of 19 houses and 16 flats with access road

Location: Land off Rose lane
Pinchbeck
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 17-JUL-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

26-JUN-92

SOUTH HOLLAND DISTRICT COUNCIL

BRIAN SMITH p 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: H14/0576/92

Applicant: David Parker Homes Ltd
Mill Green Road,
Pinchbeck
Spalding
Lincs

Agent: R Redfern
Archway Cottage
School Lane
Crich
Derbys. DE4 5DF

Description: Erection of 19 houses and 16 flats with access road

Location: Land off Rose lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 27-MAY-92

03-JUN-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 18-JUN-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
18 JUN 1992 DR
Attention of
File Nos.
Message YES/NO

FOR PARISH COUNCIL USE ONLY

Comments: Recommend REFUSAL on the grounds that the flats are too close to existing dwellings and the occupants will overlook these properties from their first floor elevation; that the whole project is detrimental to the amenities of adjoining dwellings' residents; and finally the proposal is of a far too high density.

Signed: W. H. Cunningham

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. JH/TF
Your Ref.

This matter is being handled by
John Honnor

15th June, 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUN 1992 DR

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

B. Smith,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

H14/0576/92
19 Houses and 16 Flats, Rose Lane, Pinchbeck
David Parker Homes Ltd.

I refer to the above planning application.

The developers proposals for surface water development have been agreed in principle, subject to a drainage infrastructure improvement charge and I therefore have no objections to this development.

Yours faithfully,

General Manager.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JUN 1992 TX

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0576/92

Applicant: David Parker Homes Ltd
Mill Green Road,
Pinchbeck
Spalding
Lincs

Agent: R Redfern
Archway Cottage
School Lane
Crich
Derbys. DE4 5DF

Description: Erection of 19 houses and 16 flats with access road

Location: Land off Rose lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 27-MAY-92

03-JUN-92

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 13-JUN-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 Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

I request that this application be considered by Planning Committee, because I oppose although I have no objection to the actual design of the houses & flats, I think there are too many proposed for this site. I am concerned about the extra traffic that will be generated in Rose Lane. I am opposed to the development & would prefer to see it as an open amenity site for the people of Pinchbeck. ~~We do not need this~~ This is unsuitable for so many properties to be pushed in ~~in. We are in danger of creating~~ on this site.

Signed: Pauline Buffham (Ward Member)

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Cranbrook Street, Nottingham NG1 1EY by July 24, 1992, quoting the reference EMCM 5065/28/8/TR51/06 and stating the reasons for objections.

JILL PATEMAN,
A Higher Executive Officer in the Department of Transport.

THE SCHEDULE

The A17 Trunk Road in the Parish of Holbeach in the District of South Holland in the County of Lincolnshire from a point 150 metres north-west of its junction with Boston Road for a distance of 640 metres in the north westerly direction.

T0346NL(A)

©WVN 4537 187/507SG26-6

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
SECTION 14(1)

TEMPORARY CLOSURE TO TRAFFIC
SPALDING — HIGH BRIDGE

NOTICE IS HEREBY GIVEN that owing to roadworks the Lincolnshire County Council has made an Order, the effect of which will be to prohibit vehicular traffic from proceeding on High Bridge, Spalding, as from 6 pm Saturday, June 27 to 8 am Monday, June 29 and the same times for the consecutive weekends of July 4 to July 6 and July 11 to July 13, 1992.

The alternative route for traffic affected by the Temporary Order is via:

EASTBOUND: Double Street, Albion Street, West Elloe Bridge and Commercial Road.

WESTBOUND: Churchgate, Cowbit Road, Little London Bridge and London Road.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.
June 11, 1992.

©WVN 4537 187/507SG26-6

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

PLANNING APPLICATIONS

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H14/0576/92 David Parker Homes Ltd FULL
Erection of 19 houses and 16 flats with access road

Land off Rose Lane, Pinchbeck, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH
Director of Planning and Building Control Services

26 June, 1992

SOUTH HOLLAND DISTRICT COUNCIL

2b8368 ©WVN

WANTED

TEN LADY VOLUNTEERS

with a substantial weight problem, to join a *FREE* six week pilot weight loss programme.
Medicals will be necessary.
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Tel. SPALDING 767145
2b8362 ©WVN

8p G
26.6.92.

S.H.D.C. PLANNING
RECEIVED
26 JUN 1992 DR

OBJECTION

20, Church Street,
Pinchbeck.

25.6.92.

Dear Sir,

I can't imagine why you have sent the residents of Church Street the notice re. planning application from David Parker Homes Ltd., ref. H14/0576/92, to build houses and flats (of all things) behind us, spoiling our uninterrupted view of a pleasant outlook, as when I moved her I was told that this was a "Conservation Area", and as such couldn't be built upon. You already know the rest of the street's views on this proposal from the objections we raised when this matter was first put to us.

This proposal will surely be granted, as usual, as one reads weekly of permission being refused or granted, as the case may be; a refusal is given on the grounds that the proposed building does not fit in with the surrounding environment. Nowhere is there such a glaring example of planning permission gone wrong as in the case of the modern monstrosity which was built 3 years ago at No. 38 Church Street - a very ugly house situated between a pleasant Nursing Home and a Listed House, and which sticks out like a sore thumb and which has remained unsold for those 3 years!

Yours faithfully,

Tel. 760544.

20, Church Street,
Pinchbeck,
Spalding, PE11 3UA.

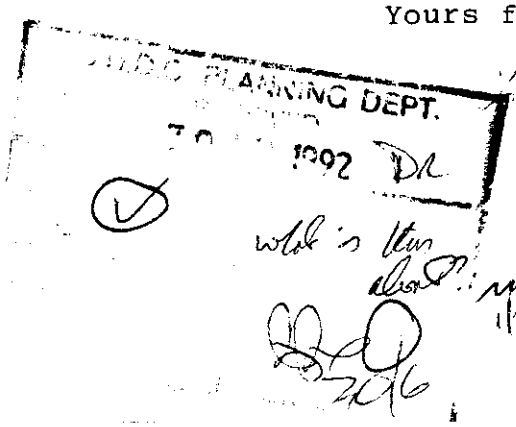
27.6.92.

Dear Sir,

Thank you for such a quick reply to my protest re Planning Application, ref: H14/0576/92, which I don't suppose will have any effect whatsoever, but I am writing to amend the number of the "sore thumb" building in Church Street. I quoted this as No. 38, but it is, in fact, No. 40. Perhaps you will make a note of this error on my part.

With the recession still very much in effect, I would have thought that instead of building houses and flats, it would have been a better idea to have used this land for a decent Health Centre and Doctor's Surgery, the present one now being quite inadequate for the number of residents in this village, and that is the view of other people. Councillor Tom Bray has been campaigning for a much better facility in this direction for some time.

Yours faithfully,



S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUN 1992
DR
Attention of
DPO (NRM)
SOPO DS
JC ACP
Action by
Discuss with
Comment
File Nos.
ST
24/6

OBJECTION

13, WAYET ROAD,
PINCHBECK,
SPALDING,
PE11 3RR

24-6-92

Re. Application No: H14/0576/92
Land of Rose Lane, Pinchbeck

Dear Sir,

It is now obvious that no amount of protest will prevent some development of the above land, therefore any proposed plan must be in the best interests of the future residents, the residents of the dwellings bordering the land, and the village as a whole.

Several factors must be considered.

THE ROAD

1. The junction between Rose Lane and the main road is already very busy, queues of traffic ~~are~~ often further back than proposed entrance.
2. With this <u>high density housing</u> at least thirty five extra cars would be trying to get out, particularly at its most busy time when children are going to school.
3. All this extra traffic would be particularly dangerous to people using the church hall, many of whom are children.
4. The road would simply become an extra parking area for users of the church and church hall causing further hazards.
5. The road could become a short cut for youngsters and some residents to the sports field and through to the village.
6. As existing properties would be open to the road and possible trespass and vandalism, adequate and substancial fences should be erected on our rear boundaries.

Most of these traffic problems would <u>be alleviated by less dense housing</u>.

THE HOUSING.

1. By modern standards this two storey housing on this narrow strip of land is far too dense for such a small area.
2. As the gardens in Wayet Road are relatively short and the proposed houses seem about twelve metres from the boundaries, this would result in total loss of privacy. This would not happen with bungalows.
3. This is a quiet residential area and such dense housing, with parking areas on our boundaries, would lead to considerable noise.
4. All these factors will seriously devalue all bordering properties and are caused mostly <u>by the height and density of the proposed buildings</u>.

5. Starter homes should be in small groups as part of a planned housing area catering for all needs and be part of a community rather than in isolation as these are. These will simply become the slums of the future.
6. As the houses in Rose Lane, Fennell Road area are relatively cheap and come within the range of many first time buyers there is no need for so many starter homes in this [redacted] part of the village.
7. The proposed play area is far too small and obviously put in as an afterthought to make the plan more acceptable.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUL 1992 DR

Attention of	File No.
DPO KRM	
DDPC BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by SF
Copy to	date 10/7

OBJECTION

5 Rose Lane,
Pinchbeck,
Spalding,
Lincs,
PE11 3RN

REF:- Application no. H14/0576/92
LAND OFF ROSE LANE, PINCHBECK

Dear Sir,

After viewing the plans of the proposed site and being greatly affected by them, I feel that it is in my best interest to oppose such a development as the following reasons will explain.

1). At present the whole right hand side of our property has a hedge running down it, which is on the boundary side of the proposed site. After studying the plans it appears that the hedge is going to be removed, but not replaced by an adequate fence. If planning permission goes ahead I feel that a fence should be put up for three reasons:

1). [illegible]

2). [illegible]

3). [illegible] proposed.

4). The [illegible] at the top of Rose Lane is already [illegible], due to the [illegible] which go [illegible] the proposed entrance to the site [illegible] and [illegible] Pinchbeck [illegible] at present [illegible] there is [illegible] the [illegible] is parked [illegible] Rose [illegible] It is [illegible] that [illegible]

lot of traffic parked.

Just recently there have been double yellow lines painted on the left hand side of [illegible] but only as far as the [illegible], but because of parking [illegible] [illegible] [illegible]

CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

Partners:
P. START
C. L. TRIM
P. I. LILL
M. E. HARE (Consultant)

☎ 0775-725664
Fax: 0775-723625
DX 26705 SPALDING

Our Ref: CLT/JC

Your Ref:

1st July 1992

The Director of Planning and
Building Control Services
South Holland District Council
Priory Road
SPALDING Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUL 1992 DR

Dear Sirs,

RE: APPLICATION NO. H14/0576/92
LAND OFF ROSE LANE PINCHBECK SPALDING
APPLICANTS : DAVID PARKER HOMES LTD

We act on behalf of Mr & Mrs K Sanderson of "the Willows" 10 Church Street Pinchbeck Spalding Lincolnshire whose property will stand immediately adjacent to the proposed development by David Parker Homes Limited. The back boundary of our clients property will abut onto a proposed play area and the side boundary onto a proposed emergency footpath access.

Our clients have no objection in principle to the development itself but would wish to be satisfied that the boundary structures to their property would be safe guarded in the event of the development proceeding.

We should like to propose that bearing in mind the use to which the adjacent land is to be put it would be appropriate for a condition to be imposed that in the event of Planning Consent being granted that sufficient substantial vandal proof fencing should be installed on the boundary of the development which abuts onto our clients own property where they presently maintain a privet hedge adjacent to the proposed walkway and a six foot trellis fence abutting onto the play area.

We shall be most obliged if you could ensure that this letter is disclosed in full to the Committee when they come to make their deliberations in the near future.

Yours faithfully,

When calling please ask for M r Trim

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

24 Church St
Punchbeck
1-7-92

Director of Planning & Building
Control Services,
Council offices
Priory Rd.,
Spalding

OBJECTION

Dear Sir,

Planning Application No H14/0576/92

I wish to oppose the above application because I consider the proposed flats are out of character with the Conservation area. The height of the flats means that they would dominate the area and adversely affect existing properties.

Yours faithfully,

J. E. Pattelson (Miss)

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1992
DR

LAND SECURITIES
PROPERTIES LIMITED
QUEBEC HOUSE · 10 RICHMOND ROAD
KINGSTON UPON THAMES · SURREY · KT2 5HL
TELEPHONE 081-546 7433
FAX 081-546 9261

OBJECTION

Your ref: H14/0576/92
Our ref: APL/JF

Director of Planning & Building Control Services
Planning & Building Control Department
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

25 June 1992

Dear Sir

Re: **Proposed Development on Land off Rose Lane, Pichbeck, Spalding, Lincolnshire**

We act on behalf of the freehold owners of premises at 129 Spalding Road, Pinchbeck which is immediately adjacent to the proposed development outlined above.

We have recently received a copy of your letter dated 19th June advising of the Planning Application which is currently being considered and we now wish to advise you of our objection to the proposed development for the following reasons.

1 The proposed development is immediately adjacent to the rear boundary of 129 Spalding Road, Pinchbeck. Proposed car parking facilities will mean that the garden of our premises will suffer a loss of amenity value due to the presence of exhaust fumes and other pollutants.

2 The overall density of the proposed development is out of keeping with the surrounding area and immediately adjacent properties.

3 The proposed development will overlook the garden of our property thereby reducing the privacy which is currently enjoyed by the property.

4 Should the development go ahead we believe that the value of our property will be diminished by its presence for the various reasons outlined above. From April 1993 this may have a bearing on the rateable value of the property under the proposed Council Tax legislation.

We trust that you will take into consideration the views which we have outlined and we believe that, in this instance, planning consent should be refused.

Yours faithfully

A P Lamb

S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUN 1992 DR
Attention of
DPO NHM
DUPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge Yes/No
Date 26/6

DIRECTORS P J HUNT BSc FRICS (CHAIRMAN) I J HENDERSON BSc FRICS (MANAGING DIRECTOR) M R GRIFFITHS FRICS K REDSHAW BSc FRICS J I K MURRAY MA FCA D F HUBBARD FRICS J MAYNARD N W JOHNSON FRICS A R STRANGE FRICS N A C MOORE FCA M A BIRD FRICS R H DeBARR FRICS
ASSISTANT DIRECTORS R D S NEVETT FRICS A M C DOBBIN FO MA FCA G FIELD MSc FRICS R W HESKETT BSc FRICS S M A SHAH BSc FCA J SHENTON BEng FBCS
SECRETARY L A JONES FCIS
REGISTERED IN LONDON NO 961477 REGISTERED OFFICE 5 STRAND LONDON WC2N 5AF

OBJECTION

Greystones
6 Church Street
Pinchbeck
SPALDING
Lincs PE11 3UA

22nd June 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sir

PROPOSED RESIDENTIAL DEVELOPMENT OFF ROSE, LANE, PINCHBECK.

I notice from the Press that you currently have a planning application in for development of the above site, with terraced 'starter' homes and flats. Having visited your offices and examined the plans available, I would comment as follows:-

1. It is an over development of the site.
2. The type of properties are not inkeeping with the surroundings;- bungalows would be more appropriate.
3. No garages are available-with open parking for this level of proposed development it would lead to raised nuisance for neighbouring properties.
4. The number of vehicles entering or leaving the junction with Rose Lane at peak hours would lead to increased traffic congestion.

No doubt my comments will be borne in mind when your Planning Committee considers the application.

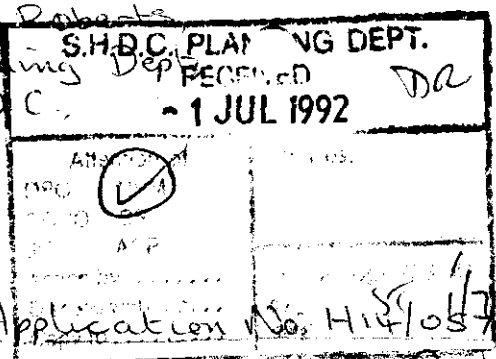
Yours faithfully

D. WATTS

576/92 DR

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUN 1992

MR D. Roberts
Planning Dept
S.H.D.C.



R. Smith,
14, Wayet Rd,
Pinchbeck,
Spalding,
PE11 3RR.

30-6-92.

Re:- Application No. H14/0576/92.
Land at Rosehane, Pinchbeck.

OBJECTION

Dear Sir,

Thank-you for your letter advising me of the intended development at Rose Lane, Pinchbeck.

I hope that before deciding on the proposal you will take the following points into consideration.

While I realise I have no control over where developments are erected I do feel that neighbouring properties should have some say in what happens to their boundaries.

According to the plans a total

P.T.O.

cont/....

of 35 houses and flats are to be erected. Having as I do, directly in view of this land, I feel that there is not sufficient area for such a large development. Houses seem to have been squeezed in rather than placed.

The type of housing also bothers me. They are obviously meant for first time buyers and as such will probably house mainly working couples. This will mean a great deal of traffic fighting to get out on to, and out of, Rosehane, at exactly the time my two youngest children (and many others) are going to St Mary's Playschool and School.

I have three young children and another "on the way", and as such

P.T.O.

Cont/ ...

am also very bothered about the parking to be placed directly behind my house. Apart from the obvious danger of cars and young children, there is also the added concern from pollution. This large volume of cars starting up in the morning and returning again will emit quite a large amount of toxins. Also having no garages or driveways tenents will properbly mechanic on this site. This will not only cause pollution but also a great deal of noise. Surely a car park of this volosity can be more strategically placed away from young children and properties.

I did notice on the plan a proposed "play area", which as far as I can see

P.T.O.

Cont/ ..

has only been added to make the plan more enticing and has no regard for children, as the size of the play area will indicate.

I do not feel that there is any need for <u>further</u> first time buyer houses in this area as the properties in Wayet Rd, Rose Lane etc, are already in their reach. We ourselves were first times buyers only last year, and <u>any</u> development on this site will devalue these properties even further. Also the new "Porchers Gate" development is mainly for first timers.

I invite any councillors, planners etc, to come and view the proposed site to verify these points and talk to residents and hopefully

P.T.O.

Cont/...

reconsider this ~~dot~~ development.
Please do not give in to this proposed plan which to me has been selected for maximum profit and does not consider the environment nor the feelings of present residents on its boundaries.

Thank you for taking time to hear my comments and looking forward to hearing from you on this matter.

I remain,

Yours Faithfully.

~~H. Smith~~. (R. Smith.)

South Holland District Council,
Director of Planning & Building
Control Services,
Council offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

12. Wapt Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3RA.

29th June 1992.

Dear Sir,

Re Application No. H14/0576/92
Applicant: David Parker Homes Ltd.
Description: Erection of 19 houses and 16 flats with access road.
Location: Land off Rea Lane, Pinchbeck, Spalding, Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUL 1992 DC

Thank you for your letter dated 19th June 1992 regarding the above-mentioned planning Application.

I feel that I must re-emphasise the comments made to you in my letter dated 19th December 1989 (under reference H14/1524/89.

There are the proposed development suggests very high density housing, particularly in an area which is not so.

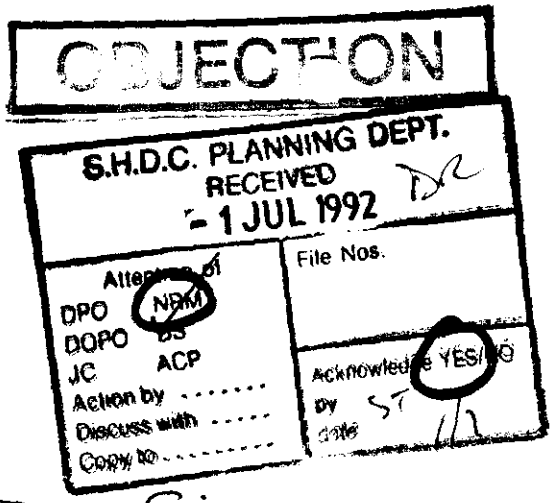
The volume of traffic from an estate of this size would be high, and at a point almost immediately where the no waiting area ceases. The entrance/exit to the estate is very close to the Church Hall, which caters for activities for all age groups, at different times of the day and creates short term traffic problems already.

It is noted from earlier planning applications that this development is seeking even higher numbers than previously sought, i.e. 35 now, against 32 and 25 earlier ones.

It is requested that the planning committee give careful consideration of area (with fine views of the church, and several trees under a preservation order), and not grant an over-densely area of man made structures.

Yours sincerely

G. W. [illegible]



18 CHURCH ST.,
PINCHBECK,
SPALDING,
LINCS
PE11 3UA
28/6/92

Dear Sir,

I have seen the plans for application NO H14/0576/92 and I will keep my comments short.

Overcrowded Future Slum.

Yours Faithfully

D Issitt

(MRS. D. ISSITT)

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUL 1992 DR

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by ST
date 3/7

11 Wayet Rd
Pinchbeck
Spalding Lincs
PE11 3 RR
2 July 92.

Dear Sir,

Planning Application H14/0576/92.

With reference to the above application, the proposed ~~applicat~~ development is completely out of character with the surrounding area and does not agree with information given to residents on the future development of Pinchbeck.

The density of housing proposed is far too high for the area of 2 acres.

As there are no garages there will I believe be opportunities for theft from, and possibly of, vehicles.

There will be problems of access to and from Rose Lane, as the single entrance to the site is close to that of the Church Hall and the amount of traffic using Rose Lane would be increased to the detriment of local residents and other road users.

The plan in your office is misleading, as it does not show existing properties to the West, or on the South side of Rose Lane: admittedly these are shown on the small scale inset map, but the main plan omits them.

The section of the application form referring to trees is left blank.

I object to the proposed development on the above grounds; and my enjoyment of my property and it's value will I believe be reduced by extra noise and traffic at the bottom of my garden.

I note, without comment, that one of the vendors of the site whose garden adjoins it has put his house on the market.

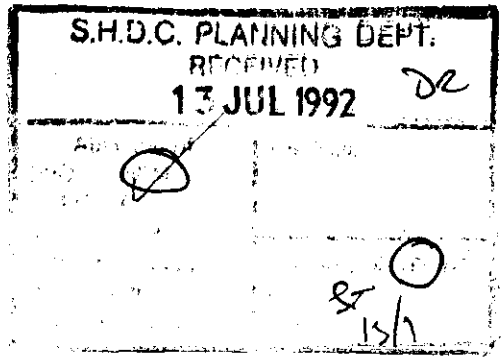
Yours faithfully, H R Jarvis
H.R. JARVIS

B. Smith Esq.
Director of Planning

OBJECTION

8 Church Street
Pinchbeck
SPALDING
Lincs PE11 2AL

10 July 1992



Mr B Smith
Director of Planning and Building Control Services
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Dear Mr Smith

RE: PLANNING APPLICATION NO H14/0576/92

Description: Erection of 19 houses and 16 flats with access road.

Location: Land off Rose Lane, Pinchbeck, Spalding.

I formally object to the above planning application. My reasons are as follows:

1 The proposed high density development is out of keeping with housing in the surrounding area.

2 Two storey buildings as proposed would adversely affect the privacy of surrounding properties.

3 The pedestrian access to the main road adjacent to 8 Church Street is only 3 feet from my house wall and would pose a potential security hazard and noise nuisance as the pedestrian access would be a thoroughfare into the village and to the local public houses. Furthermore, there would also be a loss of privacy as there are two existing ground floor windows in this house wall which overlook the proposed pedestrian access.

4 The proposed children's play area, as sited, has open access to the extremely busy A16 beyond a sharp bend on which numerous motor accidents have taken place over recent years.

5 The play area, as proposed, would also substantially increase noise levels as it is sited in such close proximity to 8 Church Street and again poses a security risk.

6 The lack of integral garaging on the proposed plan will lead to greatly increased noise levels to the surrounding existing properties.

7 The vehicular entrance/exit on to Rose Lane near the junction with the A16 will add to an already congested road at peak periods.

Yours sincerely

MRS J M ADAMS

DAVID PARKER HOMES LTD

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

26th. May 1992.

Dear Sirs,

Re: Proposed Residential Development Off Rose Lane Pinchbeck (Ex Bray Land) Of Two Blocks Of Eight Two Bedroom Flats And Nineteen Two Bedroom Terraced Houses In Blocks Of Four And Five.

I would appreciate if this letter could be read in conjunction with the attached planning application for the above proposed by the various planning officers involved and planning committee.

Having been in consultation with various planning officers for the development of the above site since December last, I feel sure that the plans now attached will reflect the compromise normally sought between developers and planners and subsequently lead to an early approval of the scheme now proposed.

(A) The two blocks of eight flats proposed are almost identical to those approved in outline on the Clive Wicks plan Ref: H14/0488/90 although the roof pitch has been lowered slightly, all windows, positions and sizes, including the siting of the flats on the site are as the Clive Wicks plan.

(B) Both the block of four(terraced two bedroom houses)abutting the play area and the block of five with the rear elevation facing Church Street are to be fitted with a 'Velux' roof light to the rear first floor bedrooms set a a minimum height of 1500mm above the floor to afford additional privacy to the neighbouring houses plus the fact that brickwork to brickwork these are from 35 to 40 metres away and screened by high hedges and trees.
Equally the front of the block of five houses looking towards the rear gardens of say 3/4 houses off Wyate Road are screened by existing trees with further new tree planting planned and screen hedging to be added , again house to house there is a distance of some 35 metres.

(C) Under new Council policy, I understand that the residents of the development are to be made responsible for the maintenance of the car parking areas and trees and hedges etc by legal agreement through the Solicitors at the time of purchase and that such an agreement will include a clause debarring the parking of banger racing cars and the like from parking on the development at any time.

continued.....

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

Obviously a lot of time has been spent in consultation to allow ourselves to put forward with confidence the scheme now proposed and I would simply add as undoubtably you are aware of the need in Pinchbeck for low cost housing particularly the starter type house and flats, thus enabling the younger people to step onto that all important first rung of the property ladder,

I remain,

Yours respectfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

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: H14/0576/92

Applicant: David Parker Homes Ltd
Mill Green Road,
Pinchbeck
Spalding
Lincs

Agent: R Redfern
Archway Cottage
School Lane
Crich
Derbys. DE4 5DF

Description: Erection of 19 houses and 16 flats with access road

Location: Land off Rose lane Pinchbeck
Spalding Lincs

Type: FULL

04-NOV-92

Dear Sir/Madam,

PLANNING APPLICATION

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

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

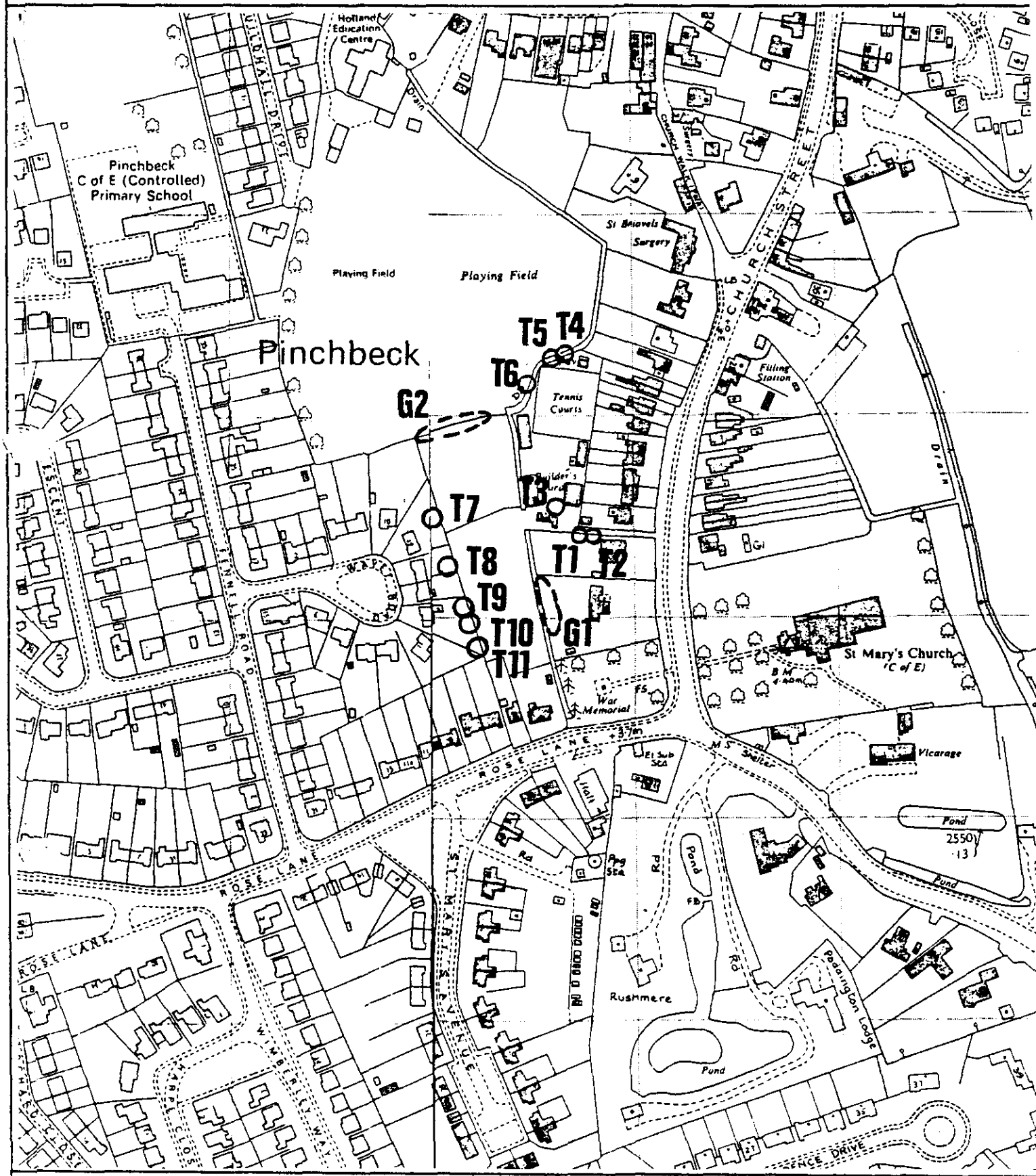
K J Potterton
5 Rose Lane
Pinchbeck
Spalding
Lincs. PE11 3RN

Gusts Solicitors - Ref CLT/JC -
64 Pinchbeck Road,
Spalding,
Lincs.

A P Lamb
Land Securities Prop. Ltd.,
Quebec House,
10 Richmond Road,
Kingston-upon-Thames.
KT2 5HL

J H Portas, 13 Wayet Rd, Pinchbeck.
H R Jarvis, 11 Wayet Rd., Pinchbeck.
R Smith, 14 Wayet Rd, Pinchbeck.
G W Gray, 12 Wayet Rd., Pinchbeck.
Miss J E Patterson, 24 Church St., Pinchbeck.
Ms F F Ringrose 20 Church Street, Pinchbeck.
Mrs D Issitt, 18 Church Street, Pinchbeck
Mrs J M Adams, 8 Church Street, Pinchbeck.
D Watts, 6 Church Street, Pinchbeck.

SOUTH HOLLAND DISTRICT COUNCIL



PINCHBECK TREE PRESERVATION ORDER No. 6 1989

PLAN No.	
SCALE	1:2500
DATE	AUGUST '89
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

FIRST SCHEDULE

Tree Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Rowan	On the northern boundary of the property known as Stoneway, Church Street, Pinchbeck approximately 20 metres east of its north-western corner
T2	Laburnum	On the northern boundary of the property known as Stoneway, Church Street, Pinchbeck approximately 25 metres east of its north-western corner
T3	Walnut	Within the Builder's Yard situated at the rear of Nos. 10, 12, 14, 16 and 18, Church Street, Pinchbeck approximately 10 metres from its southern and eastern boundaries
T4	~~Elder~~ Hawthorn	On the south-eastern curtilage of the playing field bounded by properties in Church Street, Knight Street, Fennell Road and Wayet Road, Pinchbeck approximately 6 metres north of the Tennis Courts situated at the rear of 18 - 28 Church Street, Pinchbeck
T5	Hawthorn	On the south-eastern curtilage of the playing field bounded by properties in Church Street, Knight Street, Fennell Road and Wayet Road, Pinchbeck approximately 3 metres north of the Tennis Courts situated to the rear of 18 - 28 Church Street, Pinchbeck
T6	Willow	On the south eastern curtilage of the playing field bounded by properties in Church Street, Knight Street, Fennell Road and Wayet Road, Pinchbeck approximately 4 metres west of the Tennis Courts situated at the rear of 18 - 28 Church Street, Pinchbeck
T7	Pine	On the north north-western boundary of the property known as 19 Wayet Road, Pinchbeck approximately 15 metres from its most northern point
T8	Silver Birch	In the south eastern corner of the property known as 17 Wayet Road, Pinchbeck
T9	Silver Birch	In the north eastern corner of the property known as 13 Wayet Road, Pinchbeck

DAVID PARKER HOMES LTD

S.H.D.C. PLANNING DEPT.
RECEIVED
18 SEP 1992
Attention of
DPO NRM
DDPO BS
JC ACP
Action By .....
Discuss with ...15th
Copy to .....
File Nos.
Acknowledge YES/NO
September 1992.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

For the attention of Mr. B. Smith.
Chief Planning Officer.

Dear Sir,

Re: Proposed Residential Development Off Rose Lane Pinchbeck (Ex Bray Land) Of Two Blocks Of Eight Two Bedroom Flats And Nineteen Two Bedroom Terraced Houses In Blocks Of Four And Five.

Undoudtably you read the report by John Butler in the Spalding Guardian recently on the planning meeting of the 5th. of August of when the above proposed was considered for planning approval but deferred until a later meeting.

Forgive me for writing but yourcomments suggest that perhaps you were oblivious to our proposal and the fact that we had spent the six months prior to this in consultation with your planning officersof which one meeting involved Mr. Briggs of the Lincolnshire County Council Highways Department (per copy letter and minutes of that meeting enclosed), preparing schemes, four in number in all for the development of the site, surely you saw the final proposal as submitted and provisionally approved by one of your planning officers prior to submission.

To answer your comments in the paper, consider the facts that the two blocks of eight flats and nineteen houses with a total of fifty four parking spaces now proposed will take up 1500 square feet less space on the ground than the two blocks of eight flats and thirteen bungalows with forty one parking spaces, admittedly there is a little more road area on our proposal of which off sets the above gain, although our proposal has footpaths to one side of the road with a grassed service margin to the other as opposed to the approved layout in outline having tarmac footpaths either side of the road giving approximately 2500 square feet of additional grassed area to our proposal.

We agree absolutely that there should be good screening between the new development now proposed and the existing houses and have done our utmost to ensure that this is the case by the positioning of the houses in relation to existing trees and property.

continued.....

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

As the Guardian would suggest some or all of the Councilors and Planning Sub-Committee Members seem painfully unaware of my pre application consultations with your planning department and as such I saw fit to enlighten them on this matter, I have also mentioned the density of the site in relation to others of a similar type that have been given planning permission locally and herewith confirm the following for your reference.

Allison Homes Quadring, two bedroom terraced houses at 20.87 houses per acre, equally Broadgates at Bridge Farm, Mill Green with a similar density, to name two.

The density I am proposing is at 18.00 houses or flats per acre (two bed) i.e. site a little in excess of two acres less access road.

Finally to confirm our meeting of the 23rd. of September 1992, revised time at your office of 2.30p.m.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

DAVID PARKER HOMES LTD

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

12th. October 1992.

To The Chairman, Vice Chairman And
Planning Sub Committee Members.

Dear Sir/Madam,

Re: Proposed Residential Development Off Rose Lane Pinchbeck (Ex Bray Land) Of Two Blocks Of Eight Two Bedroom Flats And Nineteen Two Bedroom Terraced Houses In Blocks Of Two To Five.

In a sincere effort to help overcome the impasse that seems to exist between ourselves as the developers, the planning department and planning sub-committee of the South Holland District Council, I herewith submit my fifth proposal for the development of the above site showing the road layout and two blocks of eight two bedroom flats almost identical to those as originally approved in outline for the development of the site.

The houses now proposed take up approximately 2500 less square feet of actual ground surface thus making the site less cramped than the original approved plan for bungalows and flats, as per the plan overlay demonstrates. Above average off-road car parking spaces have been provided on the layout with many being within the various plot boundaries and thus being included the freehold conveyance of the land to the various house purchaser, the remainder of the car parking spaces associated with the houses and their maintenance will be tied up by legal agreement through the Solicitors at the time of purchase of the various houses.

The flats will be leasehold with ground to include a minimum of 1.50 car parking spaces per flat, broadly with Contracts being exchanged on the following basis :-

A Management Company will be formed with myself as sole Director and Mrs. M.S. Parker as Company Secretary, sixteen in number £1.00 share certificates will be issued with the Director and Secretary each holding one in number certificate, as the flats are sold each purchaser will be issued with a £1.00 share certificate and eventually form their own Management Committee, as the last two flats are sold the Director and Secretary of the Management Company will hand over their share certificates and the freehold of the land to the Management Committee.

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Normally there is a ground rent and external maintenance charge levied on each flat by the Management Company and later the Management Committee of say £30.00 plus £50.00 per annum monies to be used in addition to the maintenance on maintaining the flat gardens trees and car parking areas either by a handyman occupying one of the flats or by an outside contractor. subject to mutual agreement.

The car parking areas to the flats will be marked out as one per flat thus allowing for the remaining eight in number spaces for visitors or second cars.

Initially the play area to the development was proposed to be adjacent to the pedestrian link with Church Street and to include the protected walnut tree within the area, you will note from Scheme (5) that the pedestrian link has been blocked off with the front part of the path being included in one of the adjacent gardens, this move seems to be the wish of the developers and planners alike. The walnut tree has now been included in the rear garden of one of the houses proposed for better protection and the play area formed more central of the development to the betterment and safety of the children.

I have every confidence that the scheme now proposed will not down value the adjacent dwellings or cause serious concern by being overlooked to a small degree as all properties are.

The proposal without doubt is ideal for the site and the bringing up of young families with the primary school just around the corner, the demand in Pinchbeck for such afordable quality homes is a real one and hence I am seeking to cater for such a need.

Respectfully the development now proposed is spacious with a density of sixteen in number properties per acre compared with many allowed recently in the area of a similar type of in excess of twenty in number properties per acre.

My apologies if I have missed any of the major planning issues but I have no wish as indeed yourselves for this letter to go on forever in an effort to answer many of the minor points raised some of which answer themselves and some of which would seem to suggest that non of us should be here at all.

Yours respectfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

DAVID PARKER HOMES LTD

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

22nd. October 1992.

For the attention of Mr. N. Midlen.

Dear Sir,

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Thanking you in anticipation,

I remain,

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D.J. PARKER.
DIRECTOR.

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU Tel: (0775) 722255

Reg. Office: as above Reg. in England No. 1987353 Vat. Reg. No. 425 6963 28 Coy. Sec. M. S. Parker

DAVID PARKER HOMES LTD

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992
Attention of
DPO NHM
DOPO BS
JC ACP
File Nos.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

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I have also enclosed a copy of the O/S sheet for the site showing the school and shop routes from the site red being deleted if agreeable to the Church Street access being blocked off.

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D.J. PARKER.
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Encl:

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DAVID PARKER HOMES LTD

LATE OBS: Offr..... Date.....
S.H.D.C. PLANNING DEPT.
RECEIVED
27 OCT 1992
21/10 after
S76/92

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

22nd. October 1992.

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LATE OBS: Offr..... Date.....
Salient points highlighted

DAVID PARKER HOMES LTD

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992

576/92

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

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D.J. PARKER.
DIRECTOR.

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South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

15th. October 1992.

To The Chairman, Vice Chairman And
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Encl:

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

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 9 NOVEMBER, 1992 (SUB-COMMITTEE)

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: PROPOSED RESIDENTIAL DEVELOPMENT OFF ROSE LANE, PINCHBECK BY DAVID PARKER HOMES LTD.

PURPOSE: **To report upon amended plans following the refusal of planning application ref. H14/0576/92**

1.1 At the Committee Meeting on 27 October, 1992, it was resolved that the Sub-Committee consider amended plans in respect of the above site and advise the applicant of its findings prior to the submission of a fresh application.

1.2 The latest plans again show two blocks of 8 flats and 19 two bedroomed houses. The numbers are the same as the previously refused application but the layout has been amended as follows:-

(i) The road now follows the same alignment as the previously approved outline scheme (ref. H14/1524/89).
(ii) As a consequence, the positions of the houses and parking areas have altered: the two blocks of flats remain as previously approved.
(iii) The parking areas have been rationalised into defined areas more closely related to the dwellings they are intended to serve.
(iv) There is now no direct off-street parking from the main estate road, and some dwellings have been provided with parking spaces within their curtilages.
(v) The play area has been relocated, and increased in size. The new location will, however, necessitate some form of safety barrier alongside the estate road.
(vi) Parking has been provided in excess of the County Highway Authority's standard requirements: the applicant has explained that some Homes will have two spaces with the remainder having 1½ spaces per dwelling.
(vii) The density is approximately 16 dwellings per acre (as previously applied for), but the re-alignment of the road has resulted in less land being taken up by highway surfaces.
(viii) The principles of landscaping have been demonstrated to show hedgerows and defined landscaped areas within the development.
(ix) The applicant has confirmed that a management company will be formed to take over responsibility for maintaining communal and parking area.

(x) The proposed footpath link (over the existing access to Church Street) will be closed off if necessary.

1.3 Initial Observations

The proposal has been assessed against the guidelines recently approved by the Committee with particular reference to the matters referred to under "Site Layout". Generally the amendments have resulted in a 'looser' form of development more in keeping with the village character, and the relationship between the dwellings: parking spaces and internal amenity features are considerably improved.

1.4 The main reservations over the plans relate to the orientation of dwelling nos. 15 to 19, which presently have rear elevations facing onto the estate road and the proximity of some parking areas to the site boundaries. At the present time, however, it has to be recognised that the plans seek only to establish the principles of development and matters of detail including the precise numbers of dwellings can be finalised if the broad principle of the development is found to be acceptable.

1.5 The applicant has produced copies of two letters and requested that these be handed to the Sub-Committee members. A copy of these letters is attached as Appendix A to this report.

1.6 Conclusions

The current proposal represents an improvement on the previously refused scheme and in my opinion would, subject to finalising matters of detail, form the basis of an acceptable submission.

1.7 RECOMMENDATION

a) That the Sub-Committee consider the submitted plans and resolve that its findings and recommendation be forwarded to the applicant.

Background papers:

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

792. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H14/0576/92 David Parker Homes		19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

(It was also agreed that a report and analysis on the amended plans now submitted be considered by the Plans Sub-Committee as an informal submission and the applicants thereafter be advised of the Sub-Committee's views.)

(Councillor T. Bray declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

(Councillor A.J. Biggadike left the meeting following consideration of this application.)

H15/0960/92 Messrs L & G Crosby	O.A.	Two residential dwellings with accesses and provision for passing area along frontage at Buildings & Yard, Barehams Lane, Quadring.
H15/0961/92 Messrs L & G Crosby		Access to agricultural land at Buildings & Yard, Barehams Lane, Quadring.

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H09/0870/92 P Cunnington	O.A.	Extension to factory at Cranmore Lane, Holbeach.

(Pending a site inspection to assess the impact of the proposal on the surrounding area.)

H07/0776/92 Mr M G Thompson	Three-bedroomed bungalow with garage front of "Ersanmine", Hillgate Road, Gedney Hill.

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

H23/1025/92 The Trustees of Whaplode St Catherine Methodist Church	O.A.	Two dwellings and garages at Ravens Bank, Whaplode St Catherine.

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

(The Director of Planning and Building Control Services reported the receipt of a late letter of objection.)

H16/0112/92 B P Nutrition Ltd	Continuation of use of biscuit factory without complying with hours of use limitation (Condition 6 of H16/0663/75) at Woolram Wygate, Spalding.

(To enable a meeting to take place between the applicants, the Chairman and Vice-Chairman of the Committee and appropriate officers in order to discuss the proposal in greater detail.)

DAVID PARKER HOMES LTD

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

22nd. October 1992.

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Encl:

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Normally there is a ground rent and external maintenance charge levied on each flat by the Management Company and later the Management Committee of say £30.00 plus £50.00 per annum monies to be used in addition to the maintenance on maintaining the flat gardens trees and car parking areas either by a handyman occupying one of the flats or by an outside contractor. subject to mutual agreement.

The car parking areas to the flats will be marked out as one per flat thus allowing for the remaining eight in number spaces for visitors or second cars.

Initially the play area to the development was proposed to be adjacent to the pedestrian link with Church Street and to include the protected walnut tree within the area, you will note from Scheme (5) that the pedestrian link has been blocked off with the front part of the path being included in one of the adjacent gardens, this move seems to be the wish of the developers and planners alike. The walnut tree has now been included in the rear garden of one of the houses proposed for better protection and the play area formed more central of the development to the betterment and safety of the children.

I have every confidence that the scheme now proposed will not down value the adjacent dwellings or cause serious concern by being overlooked to a small degree as <u>all</u> properties are.

The proposal without doubt is ideal for the site and the bringing up of young families with the primary school just around the corner, the demand in Pinchbeck for such afordable quality homes is a real one and hence I am seeking to cater for such a need.

Respectfully the development now proposed is spacious with a density of sixteen in number properties per acre compared with many allowed recently in the area of a similar type of in excess of twenty in number properties per acre.

My apologies if I have missed any of the major planning issues but I have no wish as indeed yourselves for this letter to go on forever in an effort to answer many of the minor points raised some of which answer themselves and some of which would seem to suggest that non of us should be here at all.

Yours respectfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

FAO: Mr D Parker,

Mr D Roberts

DJR/JJ H14/576/92

12 Nov 1992

Dear Sir,

ROSE LANE, PINCHBECK: PROPOSED DEVELOPMENT.

This is to confirm that your latest plans were considered by the Council's Plans Sub-Committee meeting on 9th November 1992. It was resolved as follows:

a) The new road layout is considered to be acceptable but the Sub-Committee would prefer to see the pedestrian access to Church Street included in the development;

b) Details of the planting proposals are required;

c) Details of parking provision and traffic calming measures required. The outer parking areas are of particular concern in view of their relationship to adjoining properties;

d) The block comprising plots 15 to 19 requires relocation as does the adjacent parking;

e) The play area to be provided as part of the development needs particular attention, bearing in mind security aspects and the position of the road; and

f) Concern is expressed at the present high density proposed for the development.

Generally speaking the Committee was satisfied that the latest plans were a considerable improvement over the previous submission. As you can see however there are certain areas of concern and before you proceed to a formal submission it may be advisable for us to meet further to clarify these matters. I look forward to hearing from you.

Yours faithfully

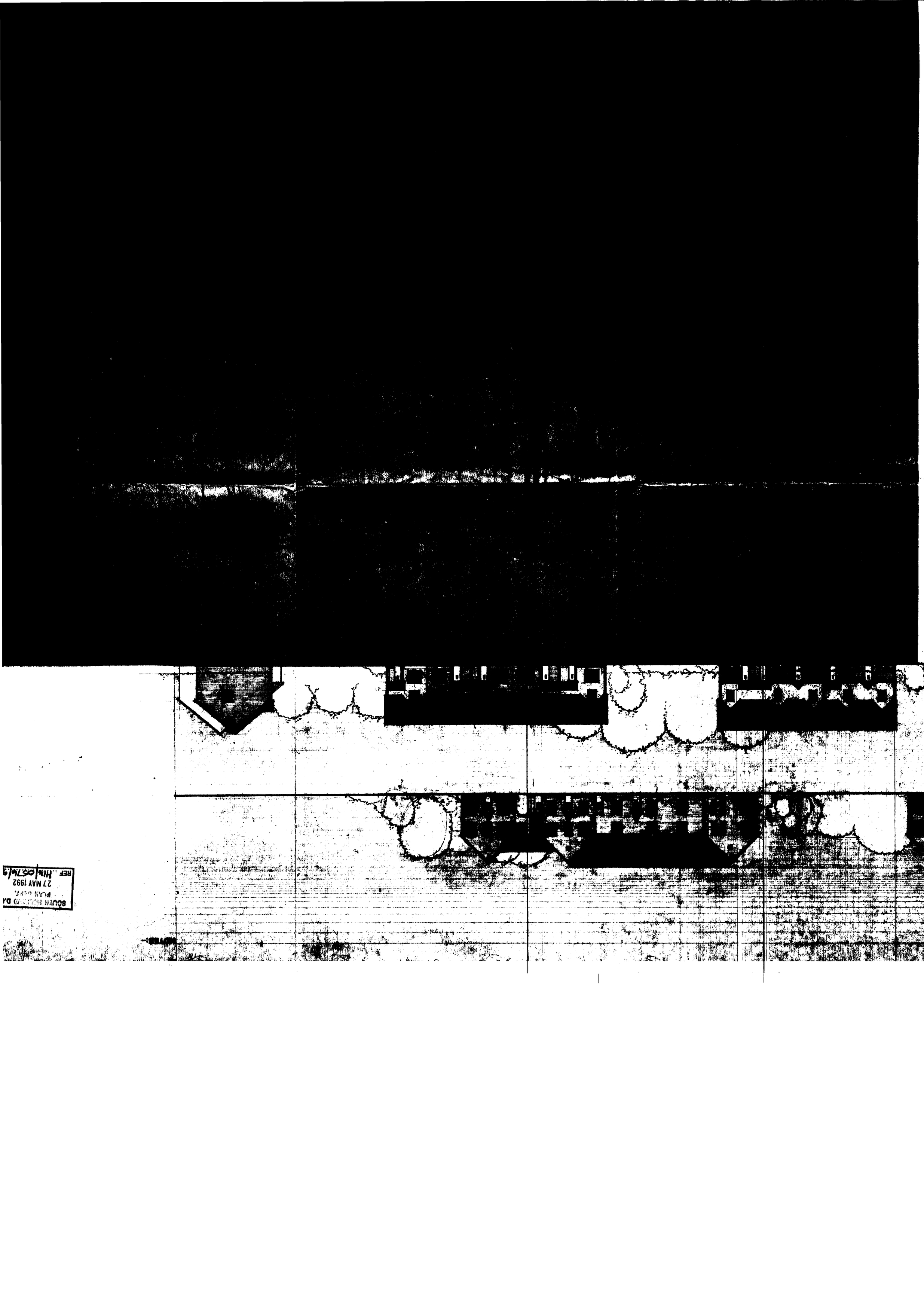
N Midlen
Principal Planning Officer
Development Control

DZ met Applicant + Agent 16/11/92

general chat over what was required.

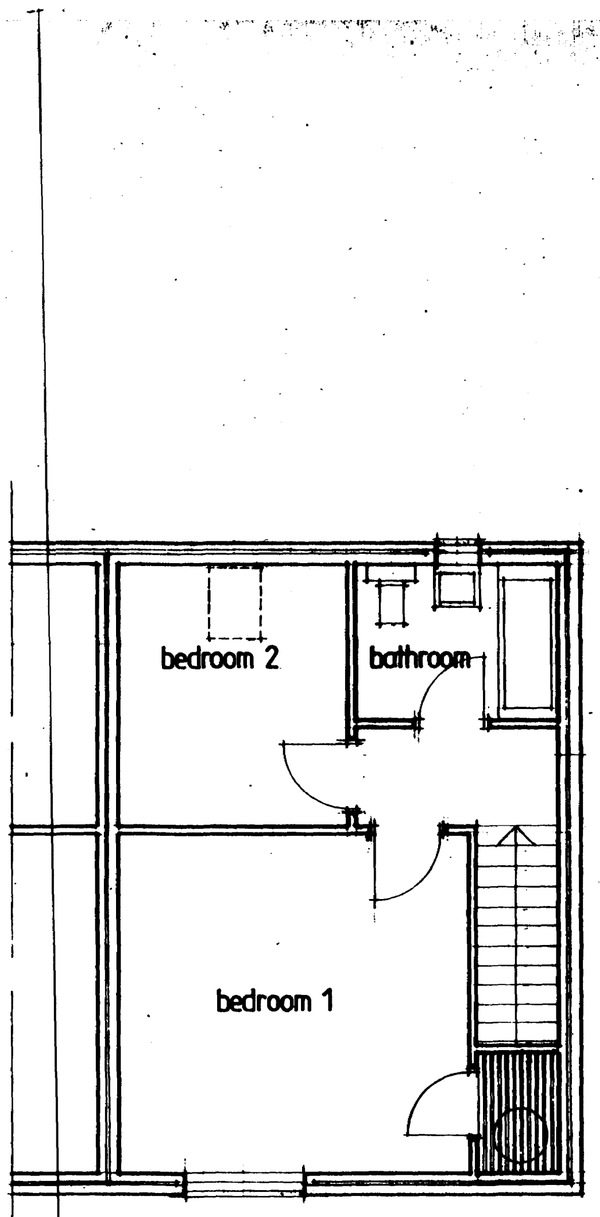
discussed all issues.

Agt Rep would apply formally with full details K.A.P.

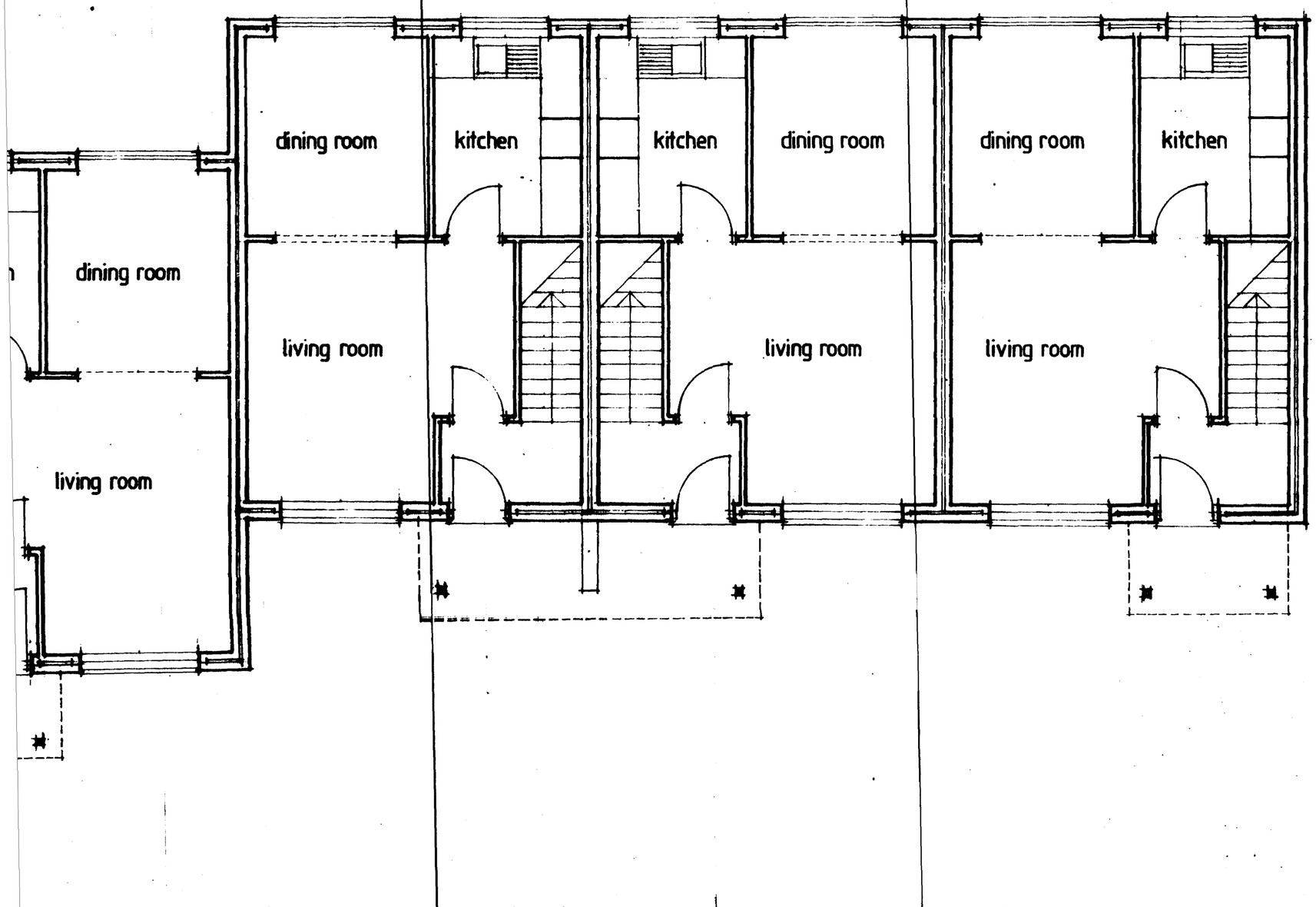


SOUTH [illegible] DA
PLAN CHEC
27 MAY 1992
REF ...Hist0576d.g





part first floor plan



NOTES:-

SOUTH HOLLAN
PLAN
27 MAY 19
REF ... H/105

REVISIONS:-

PROPOSED DEVELOPMENT
OFF ROSE LANE, PINCHBECK, L

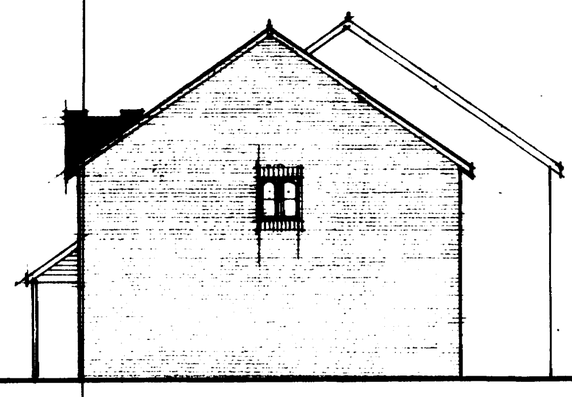
5m WIDE 2 BED HOUSE
Terrace of 5

DAVID PARKER HOMES LTD.
Mill Green Road, Pinchbeck, Sp

SCALES 1:50, 1:100
DRG. NO. DATE Ma



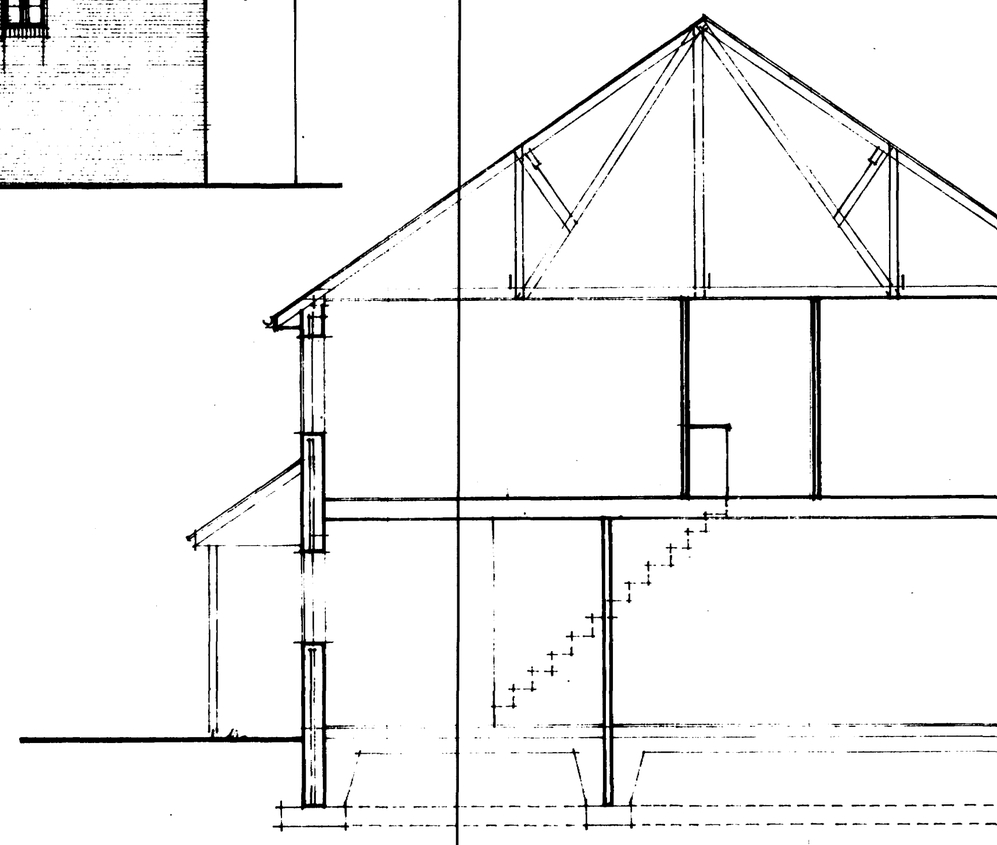
rear elevation



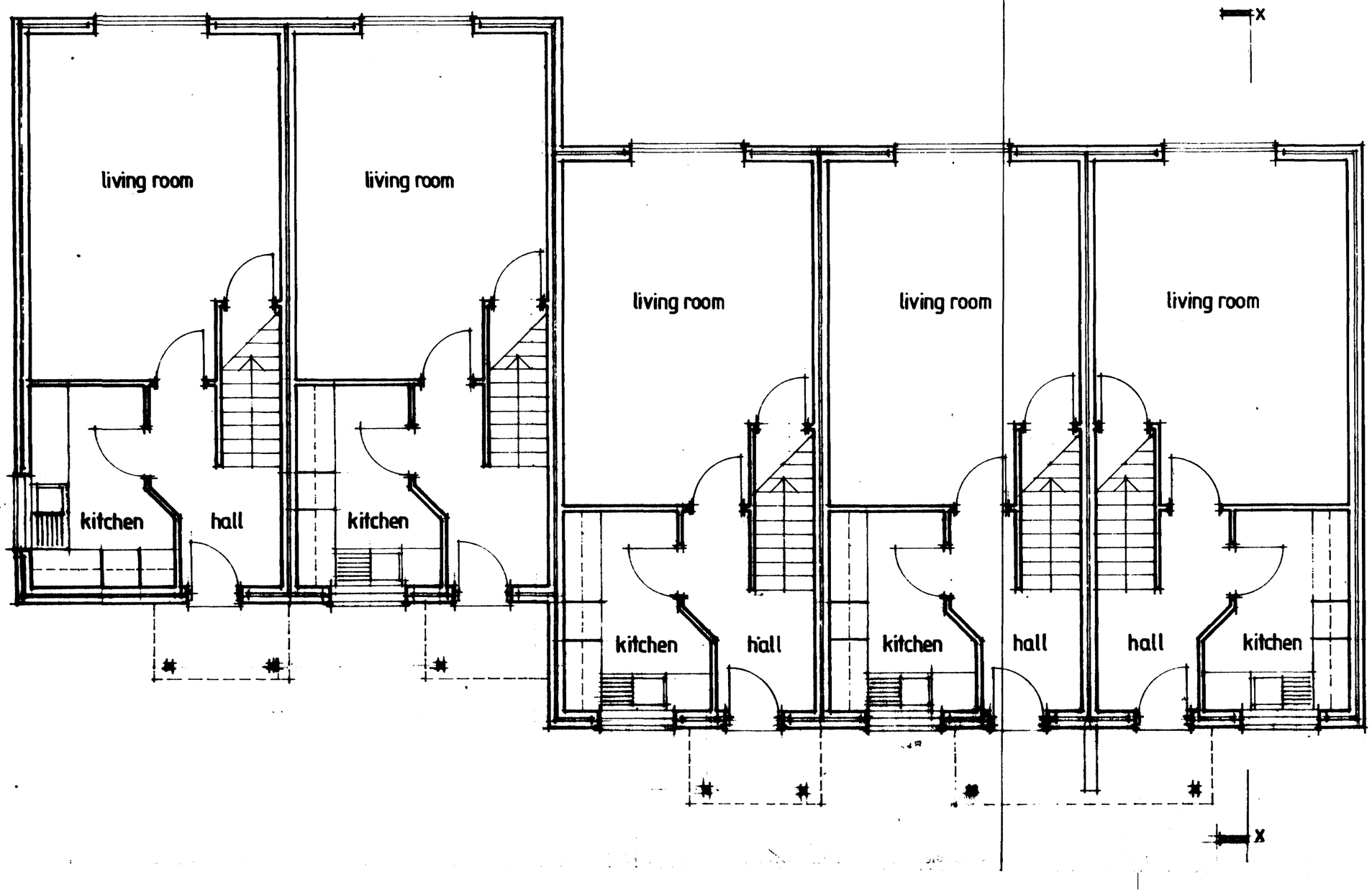
side elevation

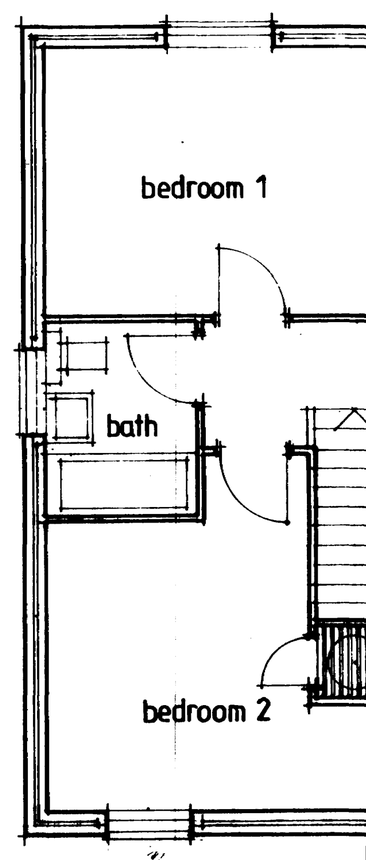


front elevation



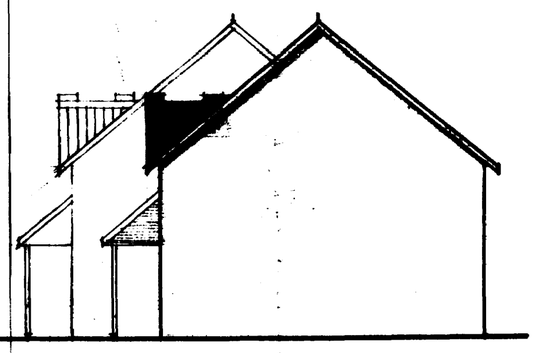
section X-X







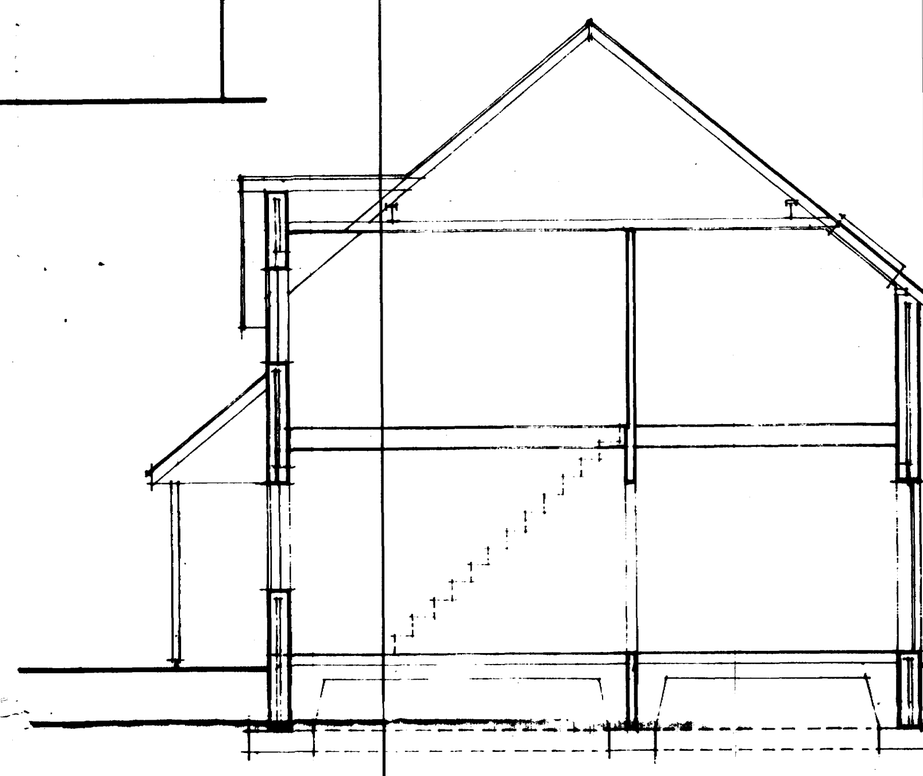
rear elevation



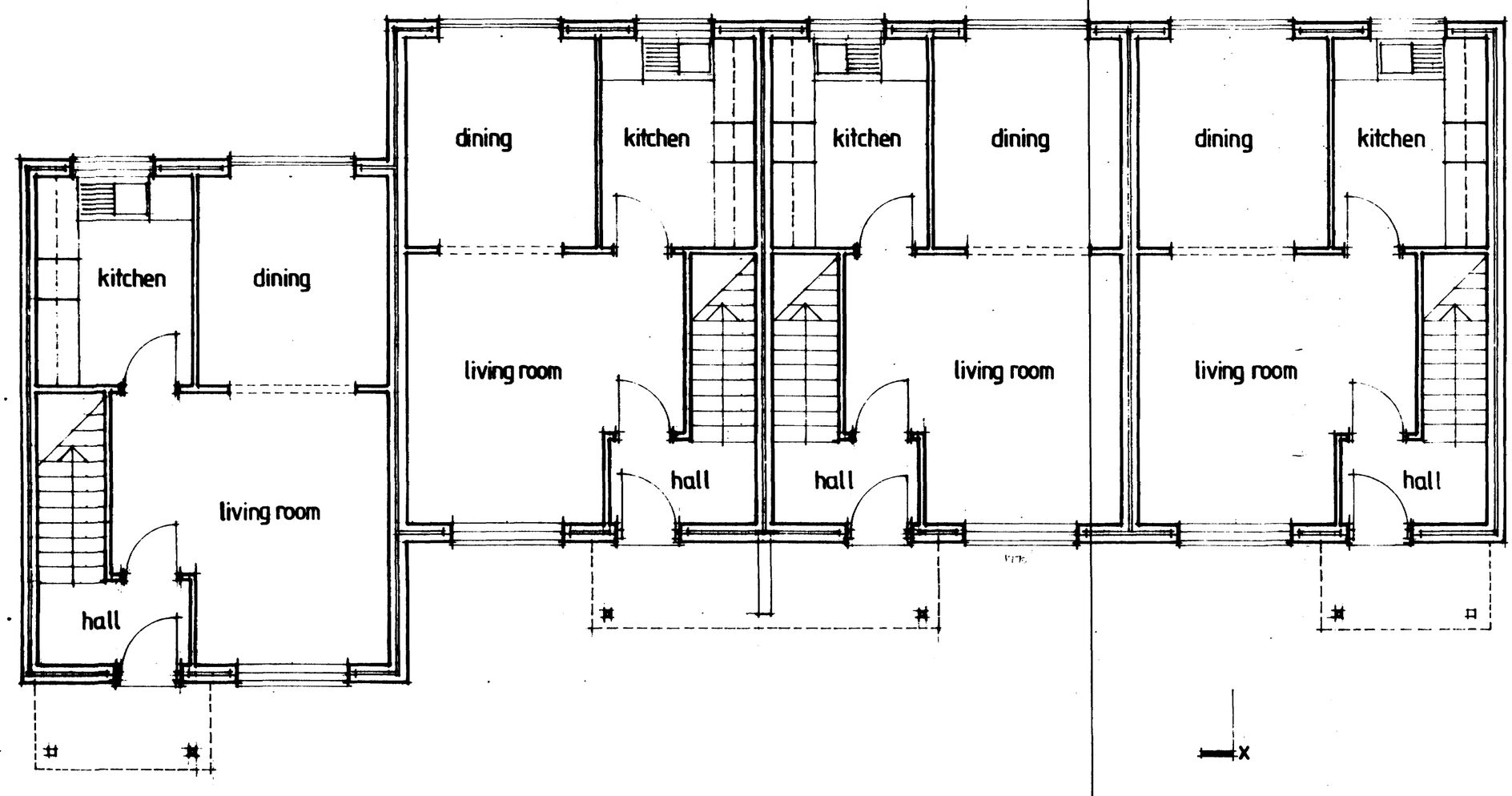
side elevation

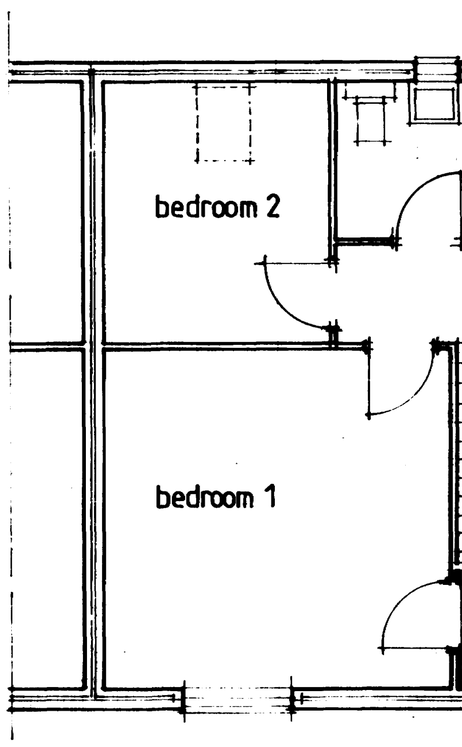


front elevation



section x-x



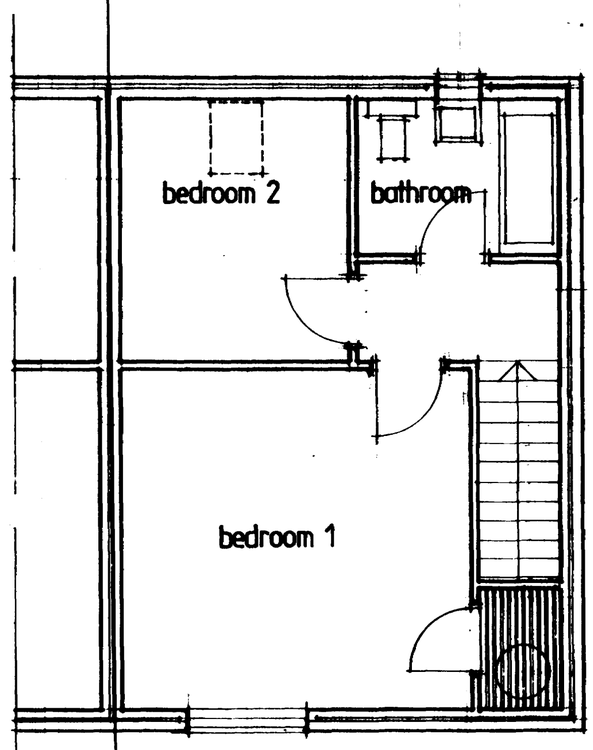




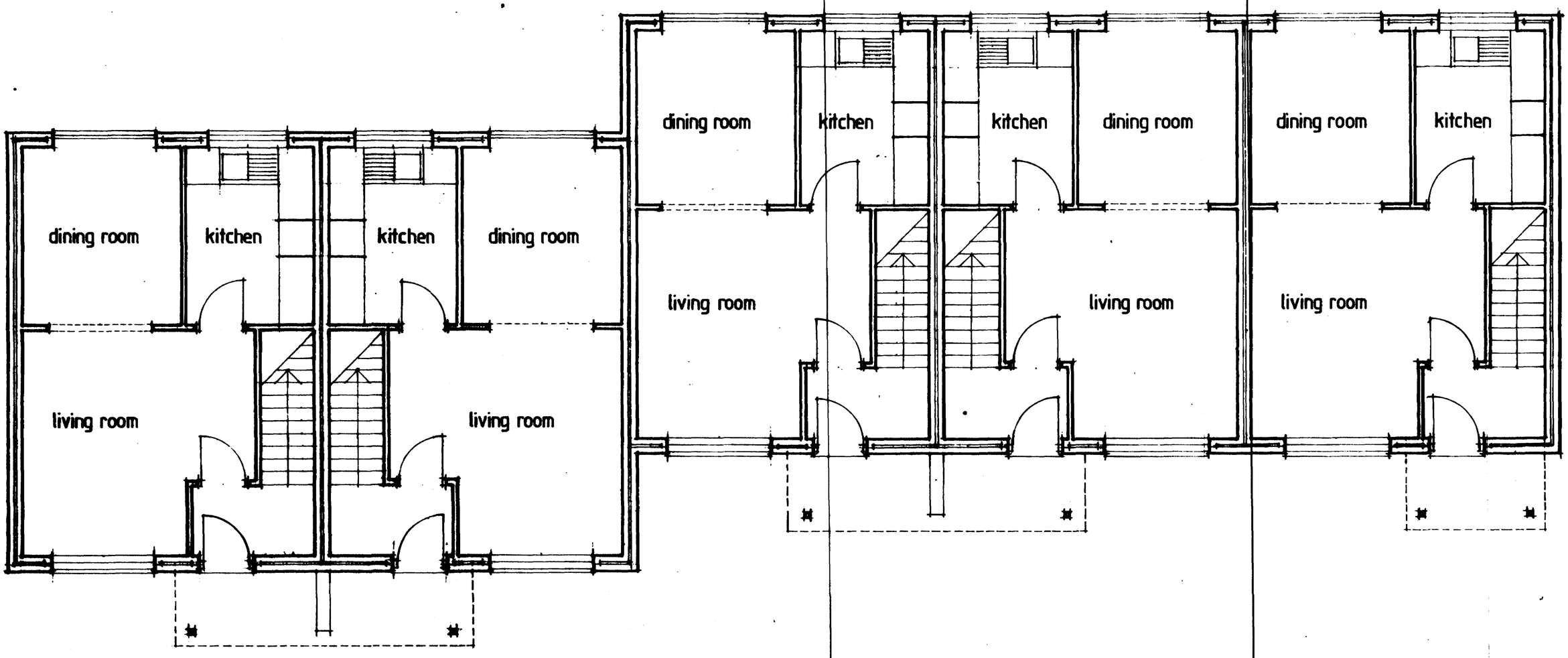
rear elevation



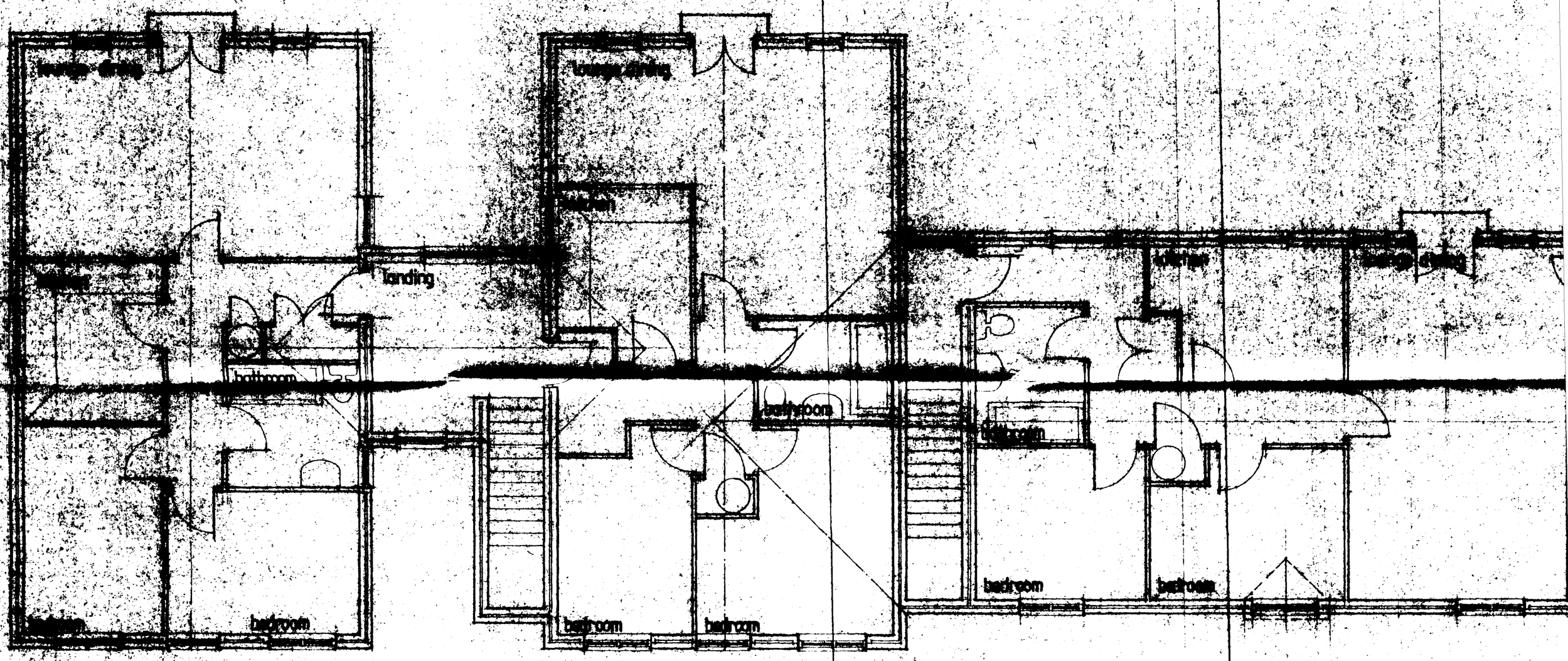
front elevation



part first floor plan



ground floor plan



FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
27 MAY 1992
REF H/405/92

REAR ELEVATION (NORTH)

FRONT ELEVATION (SOUTH)

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Project PROPOSED FLATS
ROSE LANE PINCHBECK

Drwg. ELEVATIONS

Scale 1:50 | Date MAY 92

Drwg. no. 92437 / 03 | Rev.

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

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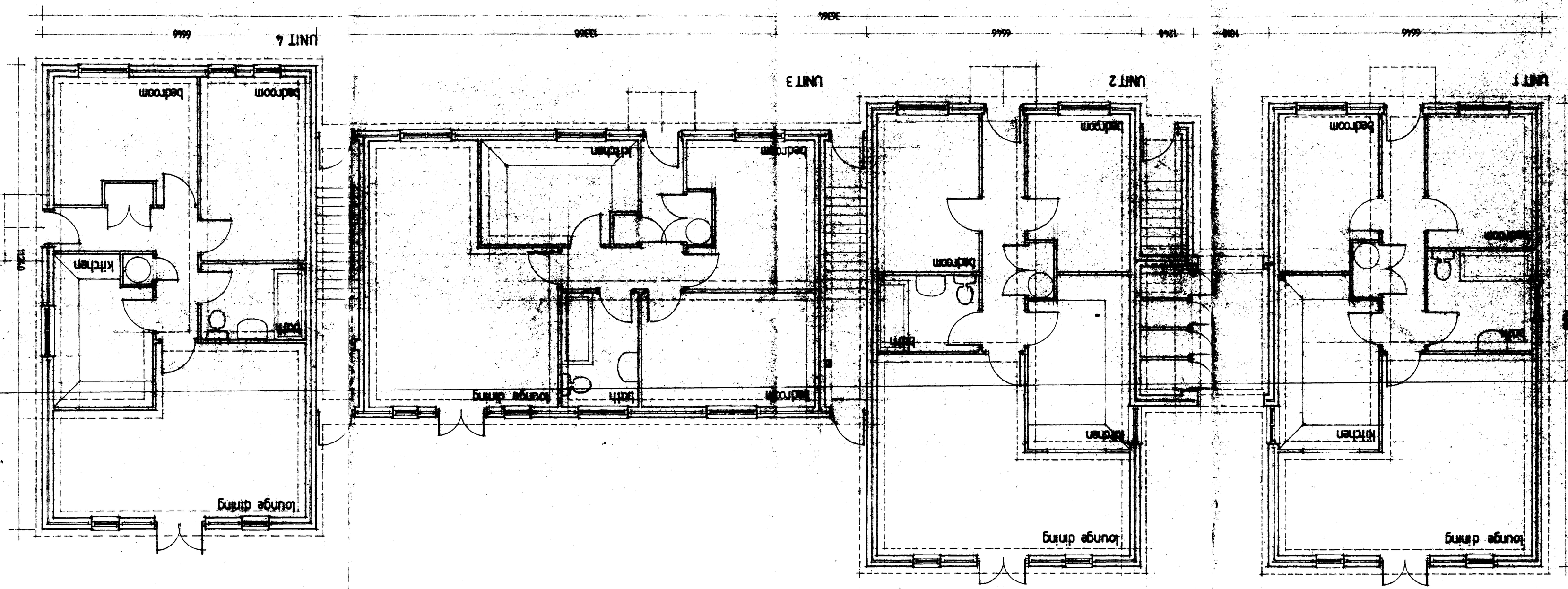
UDO 68148



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Project	PROPOSED FLATS ROSE LANE PINCHBECK
Dwg.	GROUND FLOOR PLANS
Scale	1:50
Date	MAY'92
Dwg. no	92437/01
Rev.	

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Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

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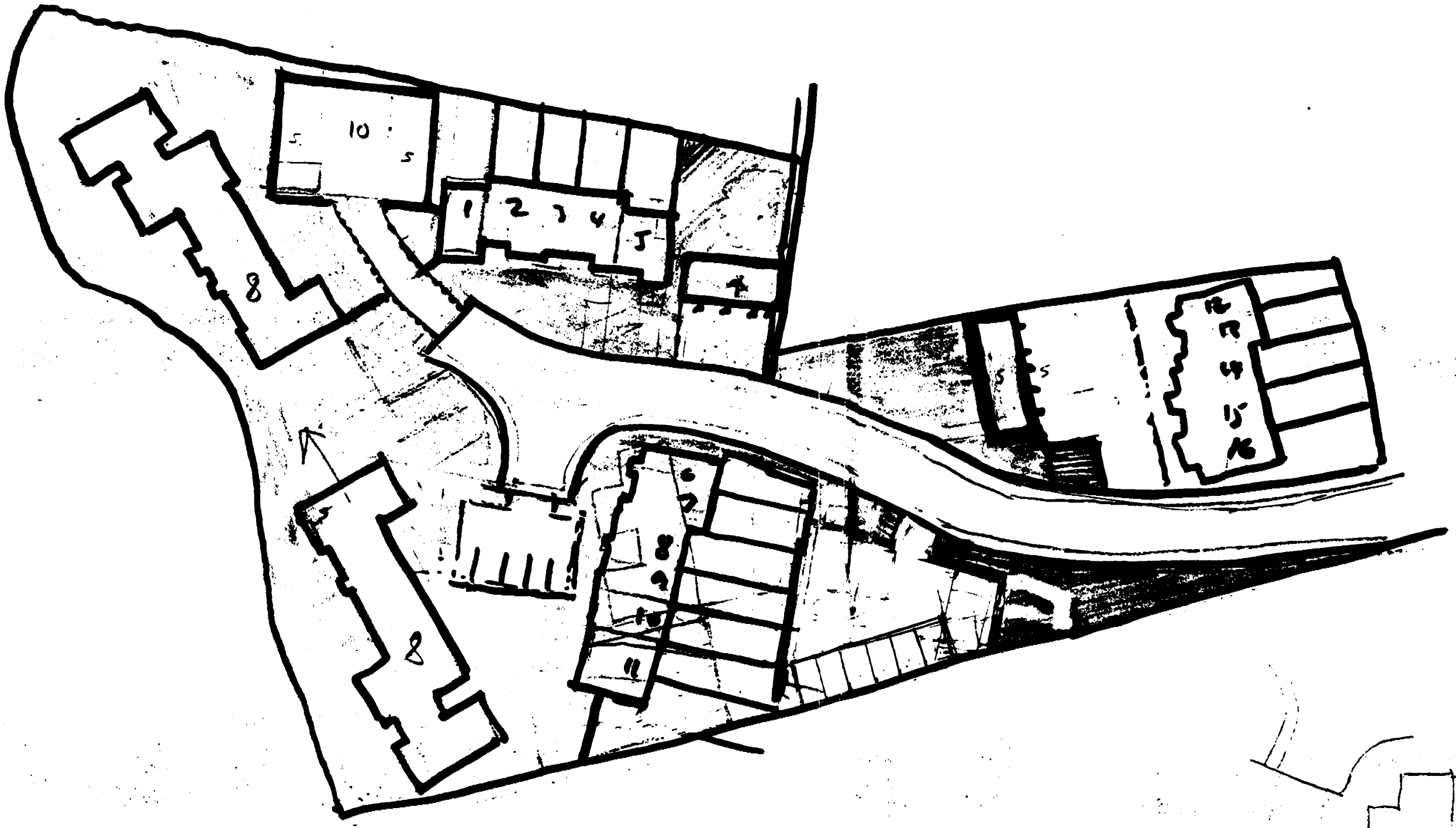
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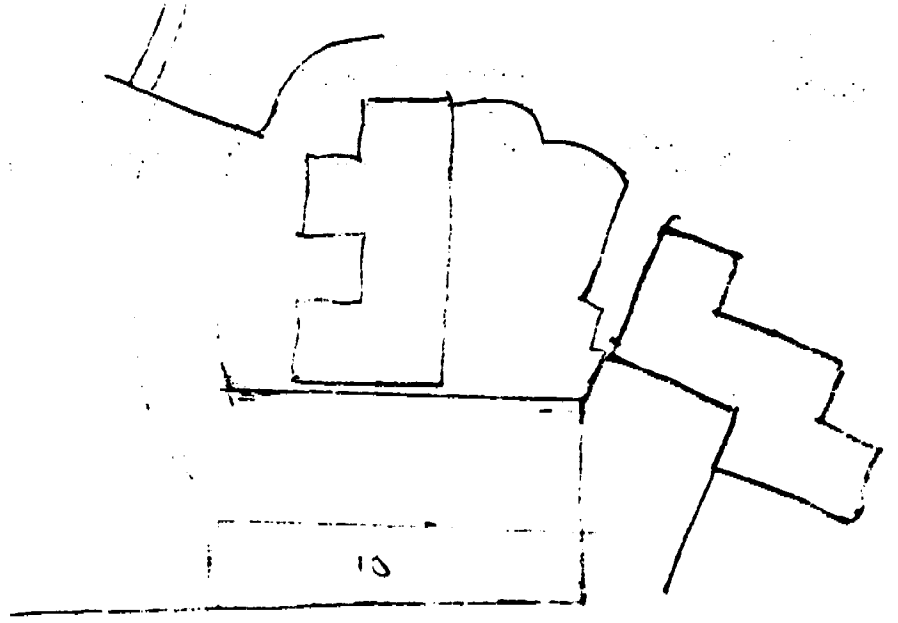

10

rear elevation of houses 13 to 19



elevation to road of flats



elevation to road of houses



rear elevation of houses 15 to 19

REVISIONS:-

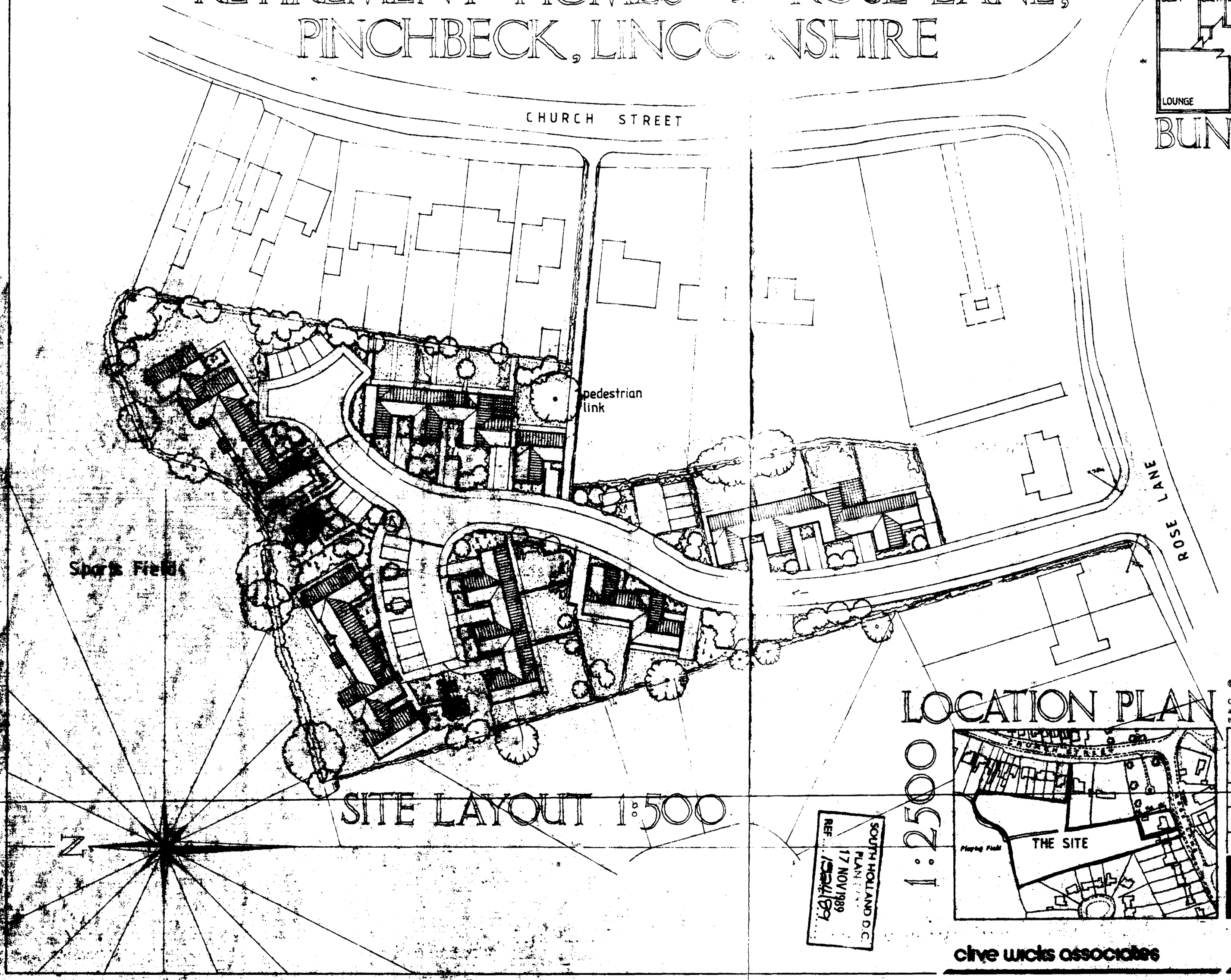
S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992
Plan Nos.
Acknowledge YES/NO

PROPOSED DEVELOPMENT
OFF ROSE LANE. PINCHBECK, LINCS

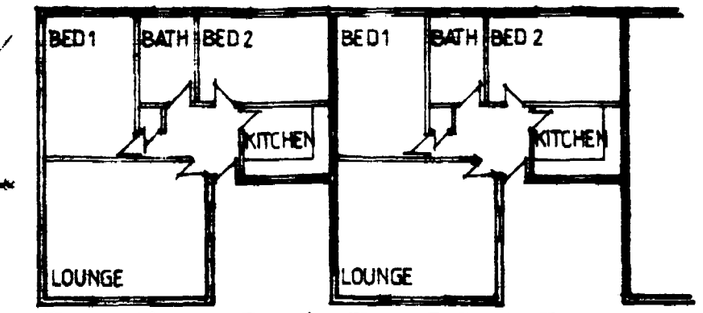
TWO BED HOUSES & FLATS
ELEVATIONS

DAVID PARKER HOMES LTD.
Mill Green Road, Pinchbeck, Spalding

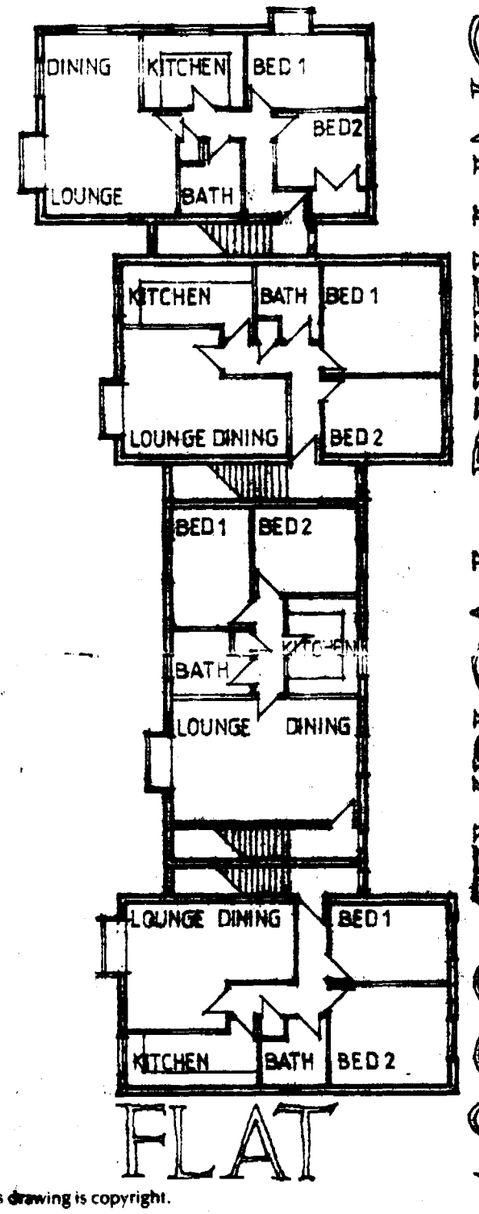
RETIREMENT HOMES OFF ROSE LANE, PINCHBECK, LINCOLNSHIRE



SITE LAYOUT 1:500



BUNGALOW



FLAT

1:200 TYPICAL DWELLING PLANS

LOCATION PLAN

1:2500

SOUTH HOLLAND D.C.
PLAN
17 NOV 1989
REF. 1324/89

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Project RETIREMENT HOMES OFF ROSE LANE PINCHBECK LINCOLNSHIRE		
Drwg. OUTLINE PROPOSALS		
Scale 1:500 1:200 1:2500	Drn. CW	Date JUNE 89
Drwg. no. 89244/01		Rev. A

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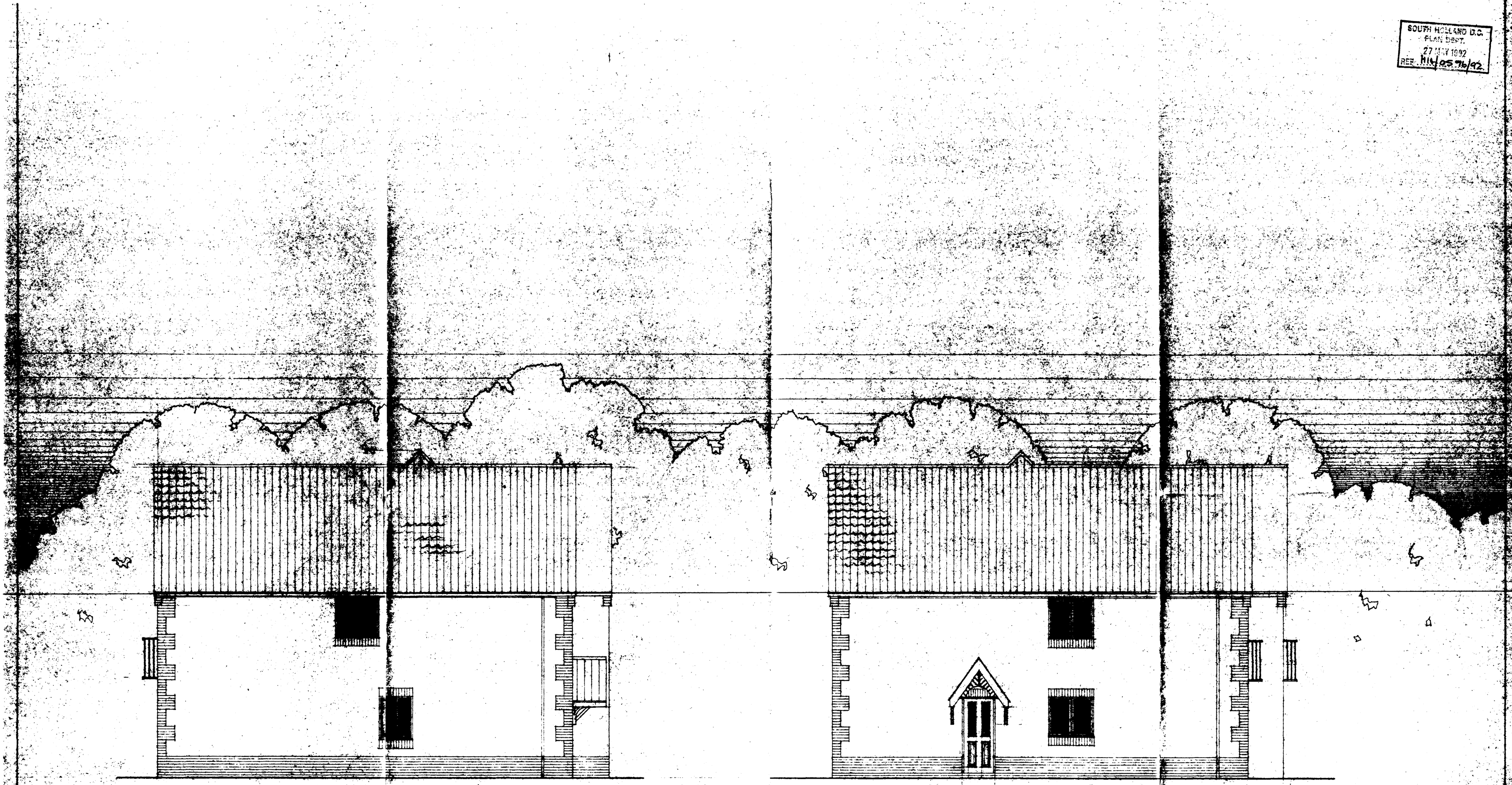
PLAN DEPT.
27 MAY 1992
REF. H14/05 96/92



SIDE ELEVATION (WEST)

SIDE ELEVATION (EAST)

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Project PROPOSED FLATS ROSE LANE PINCHBECK	
Drwg. SIDE ELEVATIONS	
Scale 1:50	Date MAY '92
Drwg. no. 92/37/04	Rev.

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Lincolnshire · NG34 7SZ · Tel: 0529 [illegible]
Fax: 0529 [illegible]

clive wicks associates

CHURCH STREET

ROSE LANE

parking

existing walnut tree

existing cherry tree

playing field

parking

parking

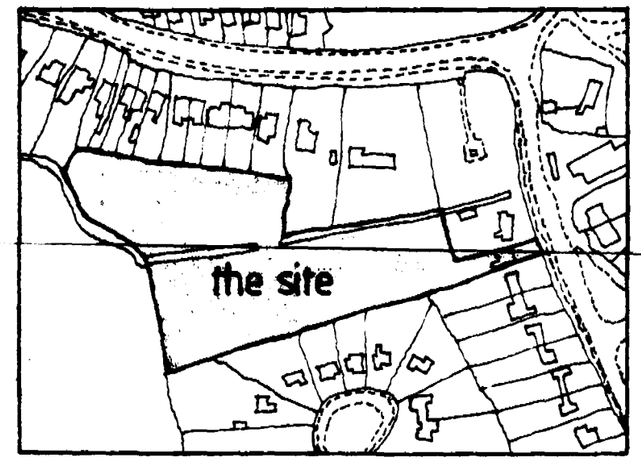
existing trees

parking

existing trees

NORTH

site plan



location plan

REVISIONS:-

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992

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

PROPOSED DEVELOPMENT
OFF ROSE LANE, PINCHBECK, LINCS.

TWO BED HOUSES & FLATS

DAVID PARKER HOMES LTD
Mill Green Road, Pinchbeck, Spalding

SCALES 1·500

DRG. NO.

DATE SEPT.'92

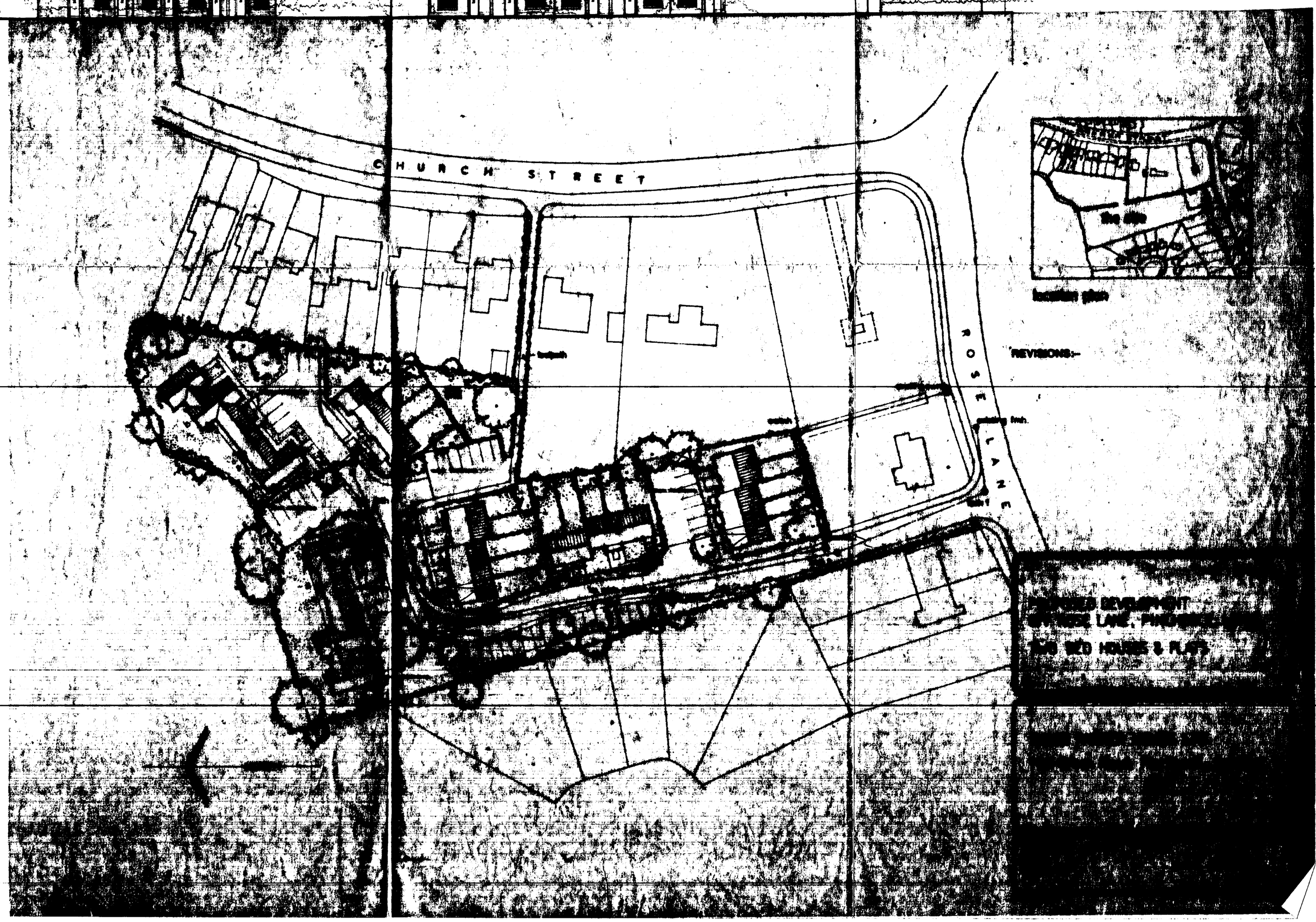
SOUTH HOLLAND D.C.
PLANS DEPT.
27 MAY 1992
REF. H/A/0576/92



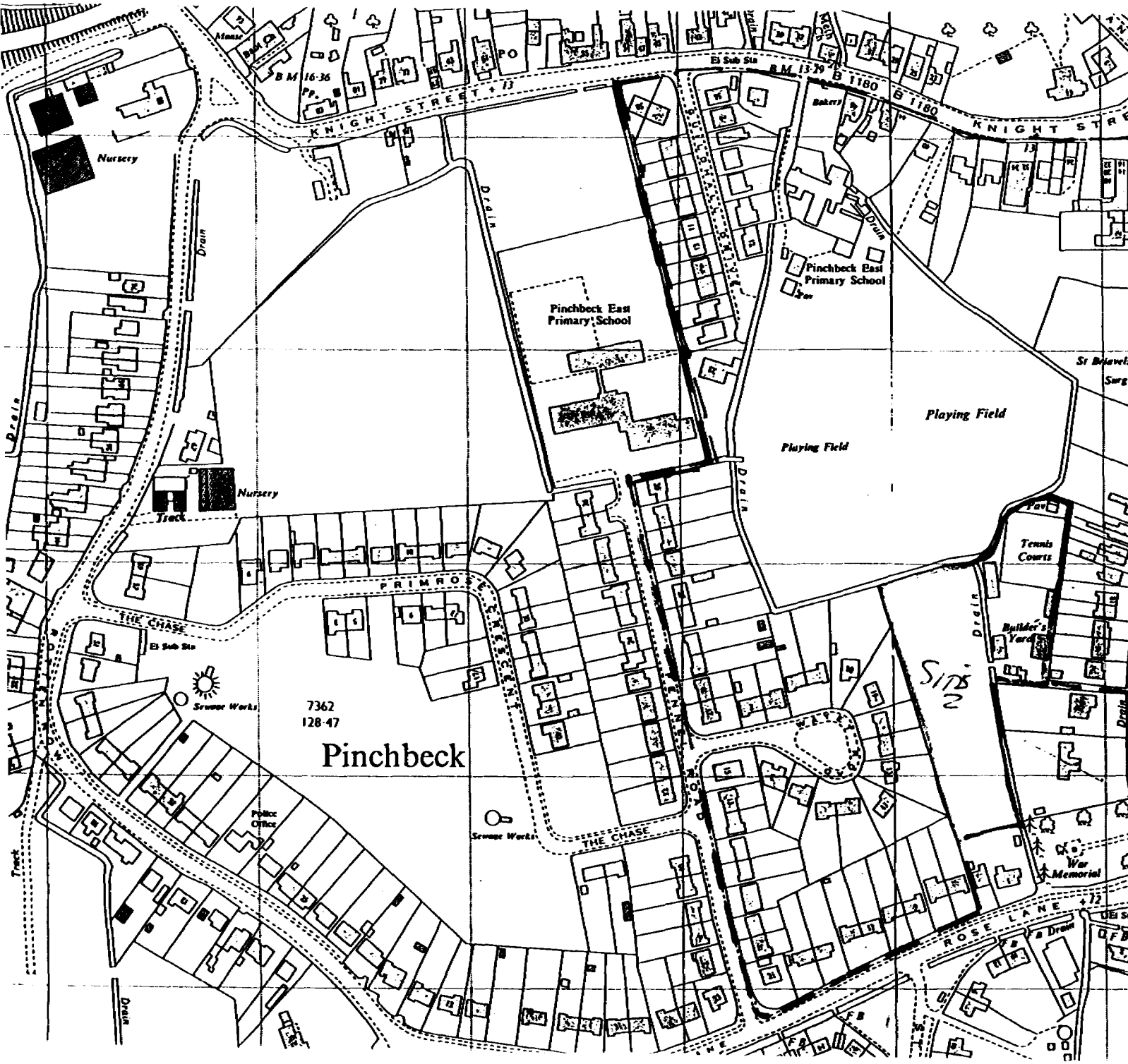
elevation to road of flats



elevation to road of houses



REVISIONS:-



Nursery
KNIGHT STREET
B M 16·36
El Sub Sta
B M 13·29
B 1180
Bakery
Drain
Pinchbeck East Primary School
Playing Field
Nursery
Track
PRIMROSE CRESCENT
THE CHASE
El Sub Sta
Sewage Works
7362
128·47
Pinchbeck
Police Office
Sewage Works
THE CHASE
Tennis Courts
Builder's Yard
War Memorial
ROSE LANE
Track
Drain



elevation to road of flats



elevation to road of houses



rear elevation of houses 15 to 19

NOTES:-

REVISIONS:-

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992
Acknowledge YES/NO

PROPOSED DEVELOPMENT
OFF ROSE LANE. PINCHBECK, LINCS

TWO BED HOUSES & FLATS
ELEVATIONS

DAVID PARKER HOMES LTD.
Mill Green Road, Pinchbeck, Spalding


CHURCH STREET
ROSE LANE
parking
existing walnut tree
existing cherry trees
8no. flats
playing field
parking
parking
play area
existing trees
8no. flats
parking
existing trees
NORTH

site plan



REVISIONS:–

PROPOSED DEVELOPMENT
OFF ROSE LANE, PINCHBECK, LINCS.

TWO BED HOUSES & FLATS

DAVID PARKER HOMES LTD
Mill Green Road, Pinchbeck, Spalding

SCALES 1·500
DRG. NO. **DATE** SEPT. '92

SUMMIT