SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1039/92 Received:02-OCT-92 Type:OUTLINE

Name: Mr M Clark
12 Ladywood Road
Spalding
Lincs

Agent: Mr M Clark
12 Ladywood Road
Spalding
Lincs

Description: One pair semi-detached bungalows

Location : Glenside South Pinchbeck West
Spalding Lincs

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

1 The neighbouring site to the north east is used as an agricultural engineers, and it is considered by the Local Planning Authority that this neighbouring use will result in significant and demonstrable harm to the residential amenities of the plot. Although the site currently has a deemed planning permission for a single dwelling, the Local Planning Authority consider that an increase to two dwellings would be unacceptable as this would double the number of households suffering from the neighbouring property.

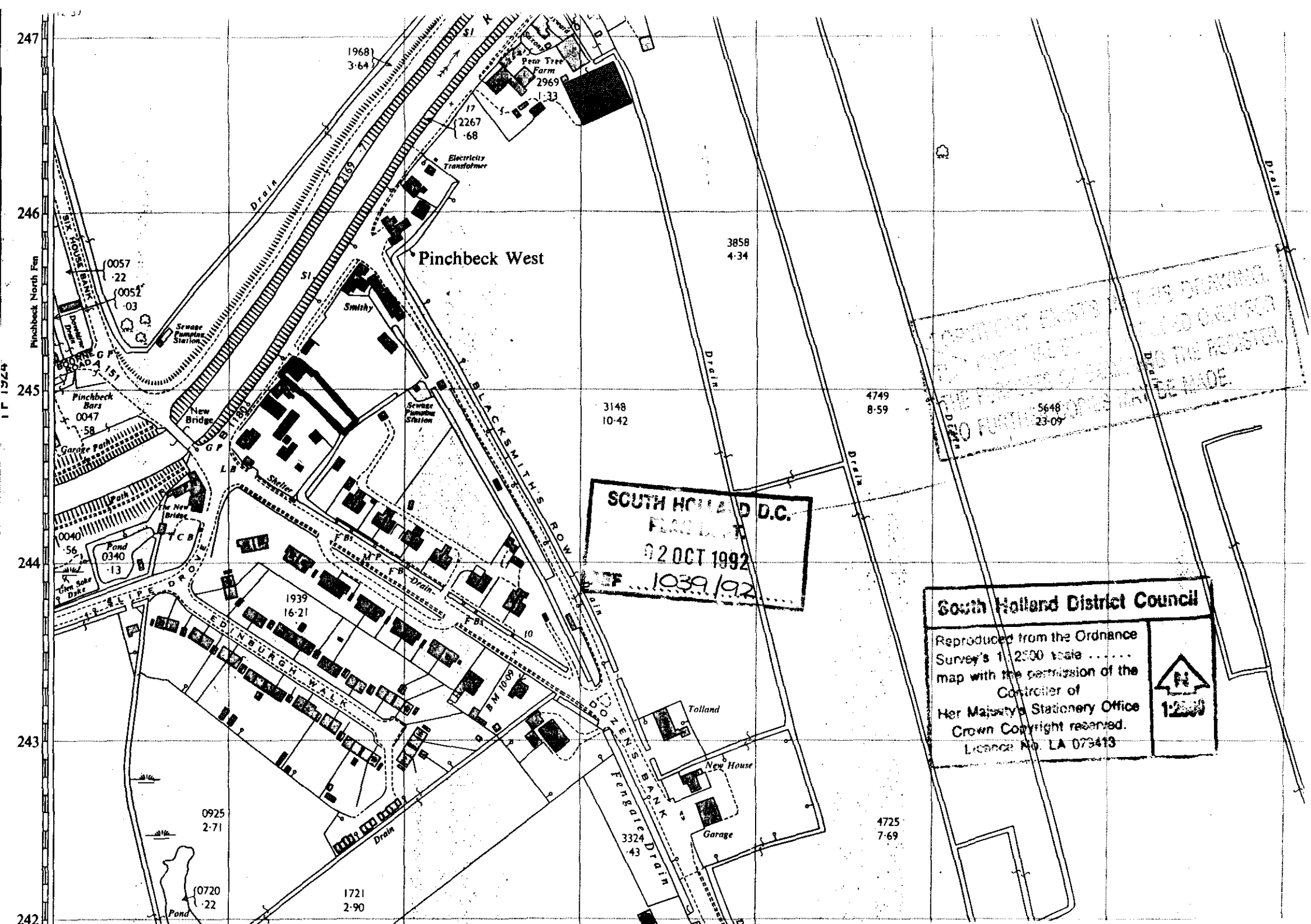
2 The illustrative plans submitted to show how the development might be carried out show that it would be necessary for windows to overlook this neighbouring use, which would increase the likely disturbance, and for one of the dwellings to have no private amenity space. Both these aspects will result in an unacceptable level of residential amenity, and given the shape of the site the Local Planning Authority is not satisfied that two dwellings could be satisfactorily designed and sited in a way to overcome these problems.

Director of Planning and Building Control Services
23-NOV-92 H14/1039/92

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)



SOUTH HOLLAND D.C.
02 OCT 1992
REF. 1039/92

South Holland District Council

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1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1039/92

Date Registered 02 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. M. CLARK
12, LADYWOOD ROAD
SPALDING
Tel. No. 0850 776040

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GLENSIDE SOUTH
PINCHBECK WEST

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ONE PAIR SEMI-DETACHED BUNGALOWS

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

Signed M.D. Clark Date 29/9/92 Previous application No. H14/229/90

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 Certificates**

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 pervious 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 Dwellings	2	If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: sq. metres

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

N/A

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

D. Please state type and colour of roofing materials.

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

5. **GENERAL INFORMATION** Please complete each section

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

BUILDING PLOT

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: GLENRIDE SOUTH
Will there be—
Individual access(es)
New estate road

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

SEE PLAN

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — Soakaway

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

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.

See 606/92

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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).

Prospective Purchaser

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.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

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

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.

Owner's Name: N.C.C.

Address of owner at which notice was served: County Offices Lincoln

State Date notice served: 22/2/22

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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / Agent) Date 22/2/22

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

Pgs 6-10 We told them please in phone that two would be difficult since we objected to LCC for one

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	6-10	09-OCT-92
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....	.....	..... Order No .....
Other:	.....	.....

Case Officer

PM.

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by PM
Date 20-10

Notice posted by PM
Date 20-10

Accuracy

Other The Lorne Hotel, Glenside South, W. Pinchbeck, PE11 3NH. ✓

Neighbours

Minsmere, Dozens Bank, W. Pinchbeck, PE11 3NF

Resident Notices required ✓

Boundaries

Benwenuti, Dozens Bank, W. Pinchbeck, PE11 3NF ✓

Sent 20/10 ✓

Delivered

Case Officer Conclusions

Long narrow site Ag Engineers to left, 3 houses to right check pub also A151. Site level both road level. Boundary to Ag Engineers open, ~~post~~ fences & hedges New Houses and Quite well away from site, The Conservation Officer

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 PAID

Receipt Issued

Date first Rec'd 02 OCT 1992

Registration

Reference H14/1039/92

Cross-Ref N/A

Date 5/10/92

Validation

TYPE OUTLINE.

Earliest permission

Site area 0.055

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110.

Additional
Refund

Receipt Issued

Information

(Newbuild)/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 162

OS No's

Grid ref 520150 334490

Ward N

Parish P'BECK

Inside IBD YES

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 849

Linked to property

Ref

Planning Records:
Earlier apps

606/92
329/90

B Reg Records:
Already submitted – Ref
Request
Requested

- H14/606/92
PDC, J. Chapman + G. Baddeley Saw

Mr Clark on 30-11-92

Septic Tank may be problematic despite NRA comments to L.C.C. because may silt up. Need to see whether Percolation test is OK

Problem nearby + A we serve notice on them keeping a Package Treatment Plant ~~they~~ may be able to link with this.

Request Soil Profile - A Regs

Suggest Drive to side, wall having drive + yard as much as possible. Should provide Space for garage move bungalow as close to rear as possible, turning towards rear. Fence boundary - close Boarded
Suggest he contacts an agent for advice a Soil Percolation test + design of bungalow

If get refused Should appeal

C.C to H14/1039/92

APPLICATION REFERENCE: H14/1039/92 DATE RECEIVED: 2 October 1992

APPLICANT: Mr M Clark
12 Ladywood Road
Spalding
Lincolnshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Outline

DESCRIPTION: One pair semi-detached bungalows

LOCATION: Glenside South, Pinchbeck West, Spalding, Lincolnshire

Parish Council: Recommend refusal. Site is inappropriate, adjoins agricultural engineers business, access is inadequate, it will create tandem development.

County Highways: Requests conditions.

Environmental Services: Dwellings of this design are inappropriate for this sensitive site.

Public Objections: One letter received from "Minsmere", Dozens Bank - summarised:

- Purchased property December 1989, no plans for land at that time, within two months a For Sale sign was erected.

- I am disgusted by plans to put dwellings on the land, I strongly object and if had known when I was purchasing my property I would not have purchased it.

PREVIOUS DECISIONS

H14/0229/90 - Single dwelling, garage and construct a vehicular access - Deemed permission granted.
H14/0606/92 - Erect a single dwelling, garage and construct a vehicular access - Deemed permission granted.

PLANNING ISSUES

1 This site has received planning permission for one dwelling by the County Council granting deemed permission.
The Planning Committee have previously objected to both of these applications.

2 The applicant proposes a single access to a drive which will run along the north eastern boundary of the site. The proposed property is a semi-detached pair of bungalows which are positioned in a tandem orientation, with one bungalow facing Glenside South and the other facing the rear of the site.

3 There is a large agricultural engineers on the site to the north east and there are three properties to the south west, which front onto Glenside South and Dozens Bank. The objector lives in one of the new properties which front Dozens Bank, and will therefore have a view of the proposed dwellings from the rear windows and garden of that property.

4 This Council have objected to the site being granted planning permission, but the decision to grant permission for one dwelling was made by the County Council. However, this Council will be able to influence what form of development finally takes place on the site. Since the site has

permission for one unit, it would be difficult to refuse permission for one unit, unless it was considered that the design of the unit did not take into account the adjoining land use. This planning application is for two units and it is considered that this is totally inappropriate and has not taken into account the neighbouring land use will double the households which are likely to be affected by the adjoining business.

RECOMMENDATION - Refuse Permission.

1 SCA The neighbouring site to the north east is used as an agricultural engineers, and it is considered by the Local Planning Authority that this neighbouring use will result in significant and demonstrable harm to the residential amenities of the plot. Although the site currently has a deemed planning permission for a single dwelling, the Local Planning Authority consider than an increase to two dwellings would be unacceptable as this would double the number of households suffering detriment from the neighbouring property.

2 SCB The illustrative plans submitted to show how the development might be carried out show that it would be necessary for windows to overlook this neighbouring use, which would increase the likely disturbance, and for one of the dwellings to have no private amenity space. Both these aspects will result in an unacceptable level of residential amenity, and given the shape of the site the Local Planning Authority is not satisfied that two dwellings could be satisfactorily designed and sited in a way to overcome these problems.

RIAN 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

COM.

Application no: H14/1039/92 Type: OUTLINE

Applicant: Mr M Clark
Tel: 0850 776040

Agent: Mr M Clark
0850 776040

Description: One pair semi-detached bungalows

Location: Glenside South
Pinchbeck West
Spalding
Lincs

Valid date: 02-OCT-92 Terminal date: 27-NOV-92
Target dates: Target Committee: 18-NOV-92
To case officer 07-OCT-92 Report deadline: 04-NOV-92
Inspected by 12-OCT-92
Extra contacts 17-OCT-92 Case Officer:
Report if not clear by 06-NOV-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	09-OCT-92	23-OCT-92	Refuse
Cllr B Chappell 0775 87 381	09-OCT-92	23-OCT-92	
Dir of Environmental	09-OCT-92	23-OCT-92	
Owner/Occupier "Corner House"	20-OCT-92	10-NOV-92	
Owner/Occupier "Hinsmere"	"	"	
Owner/Occupier "Benwerth"	"	"	
Site/Press Advert MIN	16-OCT-92	06-NOV-92	

L.C.C Obs Attached for OS

SITE DETAILS

Grid ref: 520150 324490
OS Sheets: 162 Parcel:

RIAN 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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1039/92 Type: OUTLINE

Applicant: Mr M Clark
Tel: 0850 776040

Agent: Mr M Clark
0850 776040

Description: One pair semi-detached bungalows

Location: Glenside South
Pinchbeck West
Spalding
Lincs

Valid date: 02-OCT-92 Terminal date: 27-NOV-92
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Report if not clear by 06-NOV-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Neighbour cards

Size: .06 HA
Category: Newbuild
Listed building:
Conservation Area:

---

3 Addresses
DONE
20/10/92

CONSULTATIONS CARRIED OU

Clerk to Pinchbeck P 07
Cllr B Chappell 07
Dir of Environmental
Site/Press Advert MIN

L.C.C. - Obs Attache

V

SITE DETAILS

Grid ref: 520150 324490
OS Sheets: 162 Parcel:

Miss C Philpott
"Minsmere"
Dozens Bank
West Pinchbeck
Spalding
Lincs PE11 3NP

Mr P J Udy

PJU/JP/
E14/1039/92

6 November, 1992

Dear Madam

One Pair of Semi-detached Bungalows, Glenside South, West Pinchbeck, Spalding

I refer to your letter which was received on 23 October, 1992, and respond further to my letter of 28 October, 1992, which was referenced CJT/1611/14 in order to clarify a number of planning points.

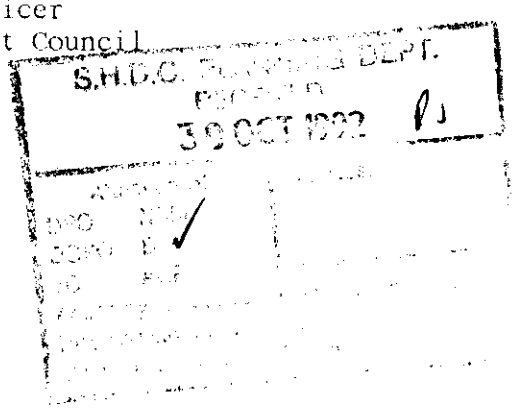
The site on which this application is located has been granted planning permission for one dwelling by Lincolnshire County Council, who own the site. According to my files, it would appear that the County Council were requested to notify adjoining owners and occupiers on the first application, which was received on 26 February, 1990. The second application which was received on 3 June, 1992, shows that the County Council consulted neighbouring residents. Therefore it would seem to me that you were aware of the applications at the time that this Council were being consulted upon them. You direct a number of complaints at this Council, but I hope that you are now aware that it is not this Council who are pushing to develop this land but in fact the County Council.

I trust this clarifies the situation for you and also advise that it is intended at the moment to take this planning application to the Planning Committee on 18 November, 1992. However, at this stage I cannot be certain that it will be placed on that agenda and I suggest that you ring the Department on the 16th or 17th of November, 1992, to enquire whether the application has in fact been placed on the agenda for that Committee Meeting.

Yours faithfully

N R MIDDEN
Principal Planning Officer

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



NRA

National Rivers Authority
Anglian Region

27 October 1992

Our Ref: GT/92/1/SH/0280

Dear Sir

PLANNING APPLICATION NO H14/1039/92
FOR PROPOSED ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS
AT GLENSIDE SOUTH, WEST PINCHBECK BY MR M CLARK

With regard to the above-mentioned application received on 14 October 1992. I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

This site referred to for development is located adjacent to the River Glen a main river under our jurisdiction for land drainage purposes. I shall be grateful if the Developer can therefore be made aware of the NRA Anglian Region's Land Drainage Byelaws which prohibit, without prior approval, the development of any land within a distance of 9 metres horizontally from the foot of any bank of the landward side or, where there is no bank, within 9 metres measured horizontally from the top edge of the batter enclosing the river.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Due to the size of land and number of properties, it is considered that 2no septic tanks and associated soakaway systems may not work adequately. It is recommended that the developmer installs a package treatment plant to serve this development.

cont / .. .. ..

ROGER HYDE
Regional General Manager

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

NRA

Our Ref: GT/92/1/SH/0280

It should operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

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

Yours faithfully

R F Morgan
Planning Engineer

cc: Mr M Clark
12 Ladywood Road
SPALDING
Lincs

MV

OBJECTION

Ref.- H 14/1039/92.

(Glenside South Pinchbeck west)
Spalding
Lincs

Minsmere,
Oozens Bank,
West Pinchbeck,
Spalding
Lincs
PE11 3NF

21st October 1992

...DEPT.
...1992
Copied NRM.

Dear Sir,

I am the occupier of the above property. I purchased the property December 1989. My solicitor had two searches on the above property and the surrounding area. There was no plans for the land to which you are talking about. I had been in the property less than two months when you erected the for sale sign on that land. I am disgusted that you are planning to put dwellings on the land.

Can you explain why I can pay for searches on property, knowing that I will not have dwelling at the end of my land. The facts if known I would differently not purchased my property. I strongly object to what is being proposed.

Yours sincerely
Mrs C. Philpott

C J Toynton

CJT/1611/14

2691/90

28th October 1992

Mrs C Philpott
Minsmere
Dozens Bank
West Pinchbeck
Spalding
Lincs
PE11 3NF

Dear Madam

Minsmere, Dozens Bank, West Pinchbeck - Local Search Number 2691/90

In reply to your letter concerning the results of your Local Search.

I have checked my records and have located a search submitted to this Authority by F.D.D. Lord & Co quoting reference L.Philpott. I am assuming this is the Search your letter refers to.

Authorities are not expected to Search on any other land apart from the requested property unless a specific additional enquiry is requested. Unfortunately, it would appear that your Solicitor did not request this information henceforth we had no reason to look at the wider area.

With regard to your objection to the proposed development reference H'4/1959/92, your comments have been noted and will be taken into account when the application is considered.

Yours faithfully

A C Pickering
Principal Administrative Officer

BR. J 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: H14/1039/92

Applicant: Mr M Clark
12 Ladywood Road
Spalding
Lincs

Agent: Mr M Clark
12 Ladywood Road
Spalding
Lincs

Description: One pair semi-detached bungalows

Location: Glenside South Pinchbeck West
Spalding Lincs

Type: OUTLINE

Date received: 02-OCT-92

09-OCT-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 24-OCT-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

FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal: site is totally inappropriate because it adjoins an agricultural engineer's business which creates noise and will lead to complaints, access is inadequate and it will create tandem development.

Signed: W. H. Cunningham

S.H.D.C. PLANNING DEPT.
RECEIVED
21 OCT 1992
Acknowledged
File Nos.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.10.92

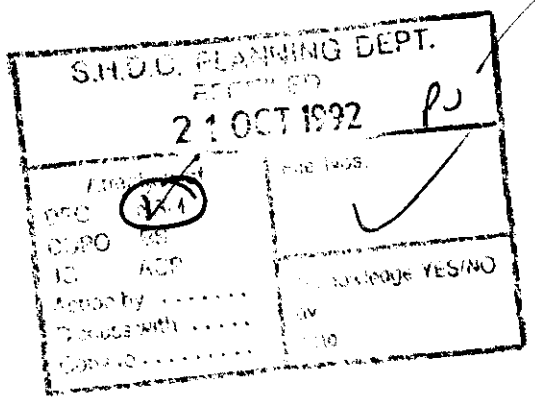
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H14/1039/92
Residential development, West Pinchbeck

I write in response to the above and would confirm I am of the opinion that dwellings of this design are inappropriate for this sensitive site.

Director of Environmental Services



Pete
Please discuss
with me
Dr 22/10

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/1039/92.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Glenside South, West Pinchbeck.

3. Name, classification and number of road

U

4. Date application referred

5. State whether outline, detailed application etc.

OL.

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

One pair semi-detached bungalows

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf~~.

V

Date: 9/10/92. Signed: [signature]
Director of Highways and Planning

849. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Applicant
H20/1037/92 South Holland District Council		Installation of package sewage treatment works and control kiosk at Horsemoor Drove/Jarvis Gate, Sutton St James.
H01/1041/92 Mr B & Mrs L Pearce		House and garage adjacent to 26 Backgate, Cowbit.
H16/1051/92 Mr R Rout		Change of use from residential to residential/taxi business at 27 Goodfellows Road, Spalding.

(Subject to the Director of Planning and Building Control Services being satisfied that the telephone within the property is suitably located to ensure the least possible nuisance to adjoining occupiers.)

H08/1008/92 Mr J M Draper	O.A.	Replacement dwelling at Beck Bank, Gosberton Clough.
H02/1070/92 Mr & Mrs G Barton	O.A.	Two detached bungalows including details of siting and means of access to rear of 78 North Street, Crowland.

(The Director of Planning and Building Control Services reported that late representations had been received from the Lincolnshire & Humberside Historic Buildings Joint Committee.)

(Councillor B Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor T Bray took the Chair during consideration of the application.)

(Councillor B J Davies left the meeting following consideration of the above application.)

H09/1003/92 Mr J Pateman & Mr A Candler		Pair of two-bedroomed dwellings on land fronting Creewood Close, Holbeach.

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

H09/0773/92 Holbeach St Marks New Village Hall Committee	O.A.	Village hall, Recreation Field, Holbeach St Marks.

(Subject to the words "15 minute LAeqT" in condition 6 being amended to read "5 minute LAeqT".)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H06/0904/92 Mr M Thacker		Additional stables and change of use to riding school at Hallgate, Gedney.
H14/1039/92 Mr M Clark	O.A.	One pair of semi-detached bungalows at Glenside South, Pinchbeck West.

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: H14/1039/92

Applicant: Mr M Clark
12 Ladywood Road
Spalding
Lincs

Agent: Mr M Clark
12 Ladywood Road
Spalding
Lincs

Description: One pair semi-detached bungalows

Location: Glenside South Pinchbeck West
Spalding Lincs

Type: OUTLINE

26-NOV-92

Dear Sir/Madam,

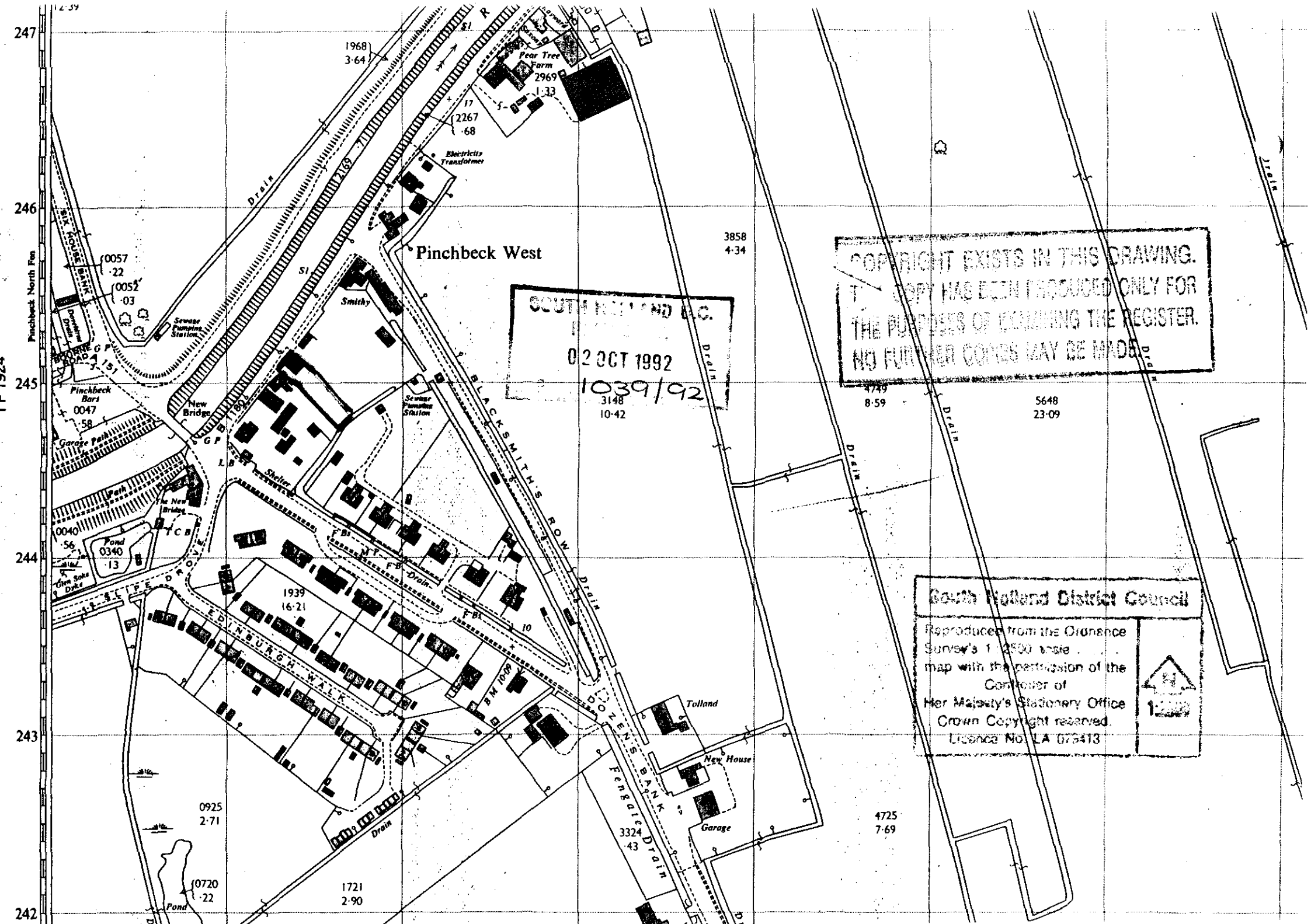
PLANNING APPLICATION

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.

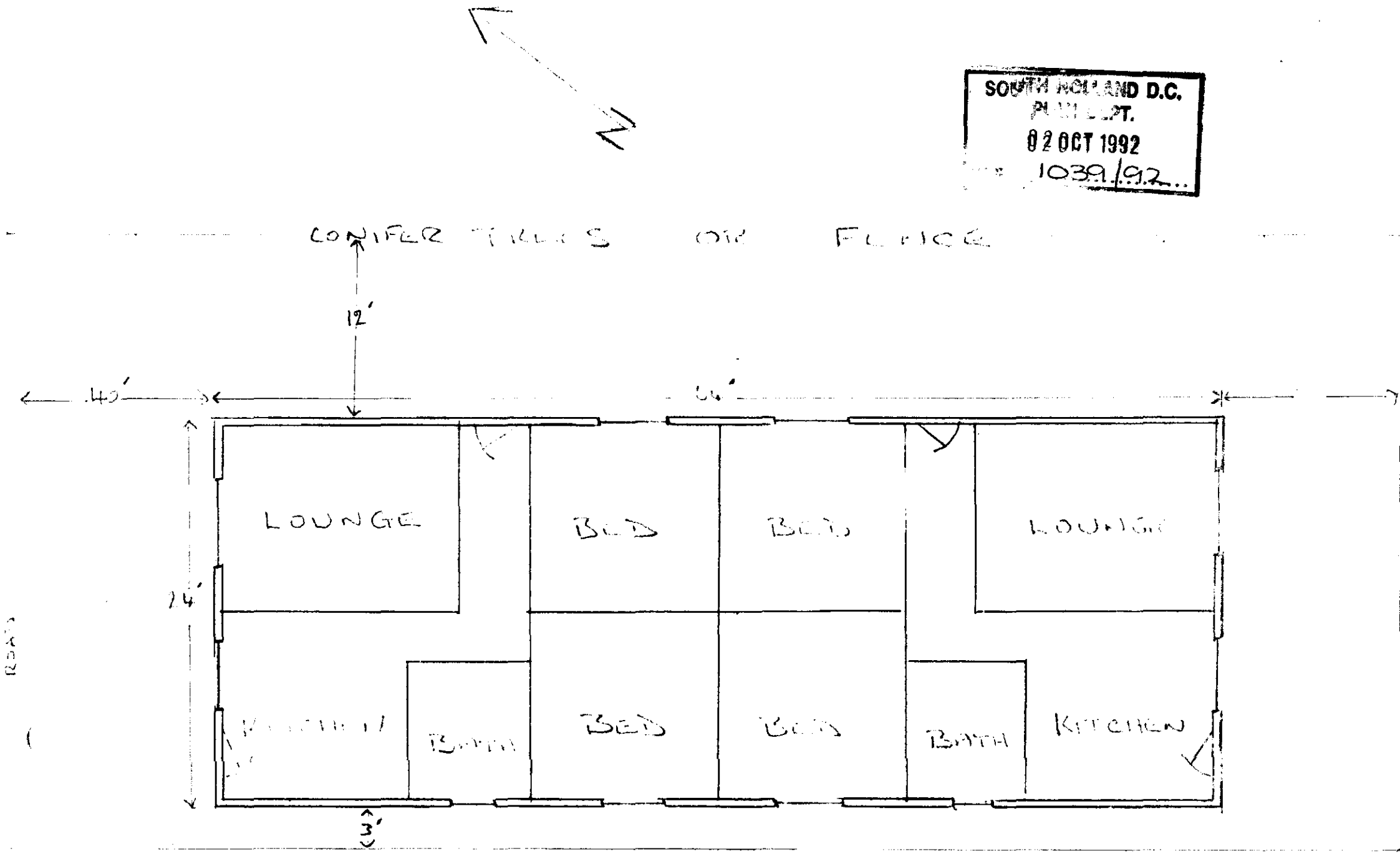
The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mrs C Philpott
Minsmere
Dozens Bank
West Pinchbeck, Spalding
Lincolnshire, PE11 3NF


Pinchbeck West
Pear Tree Farm
Electricity Transformer
Smithy
Sewage Pumping Station
New Bridge
Pinchbeck Bars
Garage Path
Shelter
Pond
Drain
Tolland
New House
Garage
Fengate Drain
Pinchbeck North Fen
SOUTH HOLLAND D.C.
02 OCT 1992
1039/92
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South Holland District Council
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SOUTH ROTLAND D.C.
PLANNING DEPT.
02 OCT 1992
1039/92



SOUTH HOLLAND D.C
PLANNING DEPT.
02 OCT 1992
1039/92

N

CONIFER TREES ON FENCE

12'

44'

LOUNGE

BED

BED

LOUNGE

24'

BATH

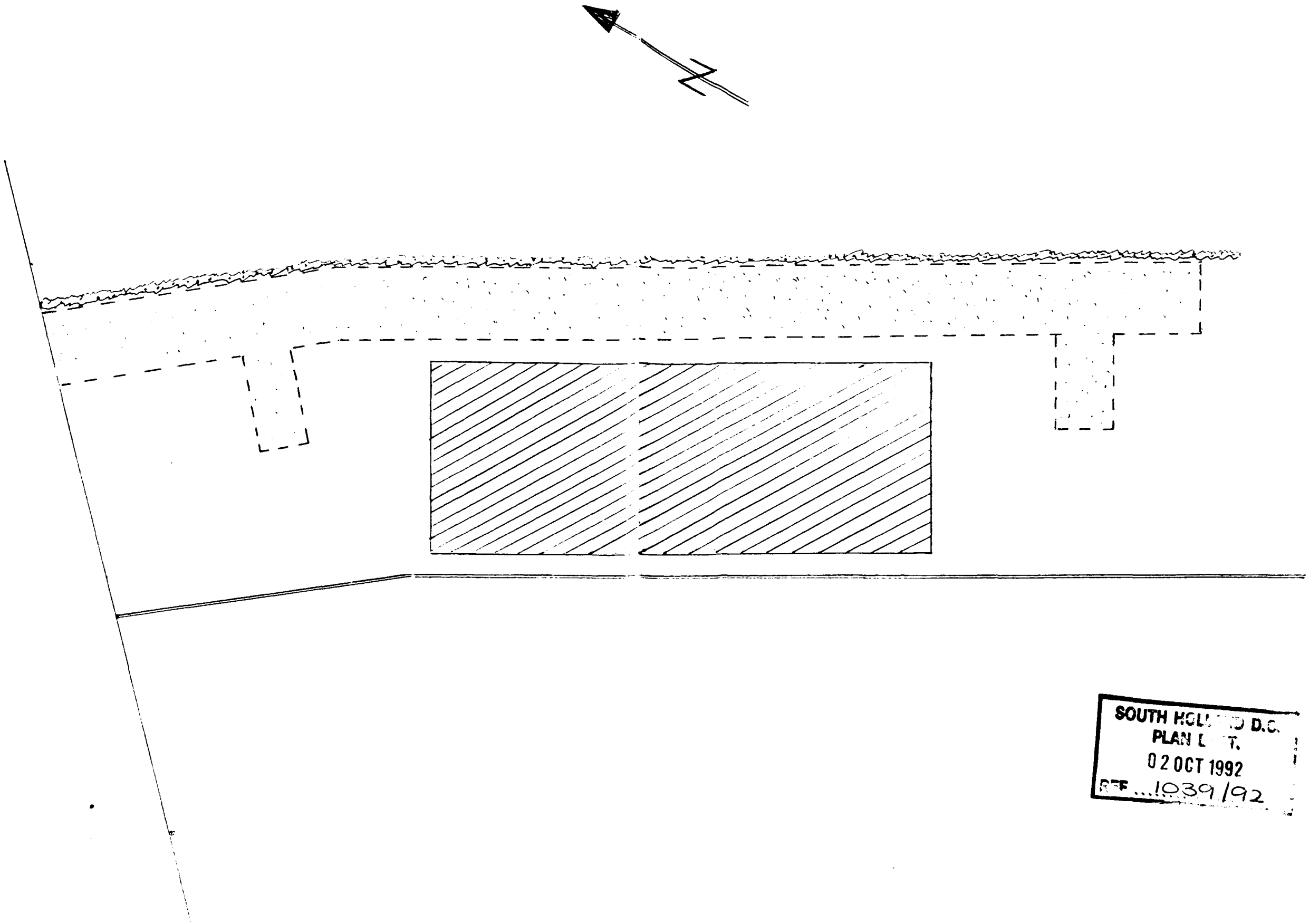
BED

BED

BATH

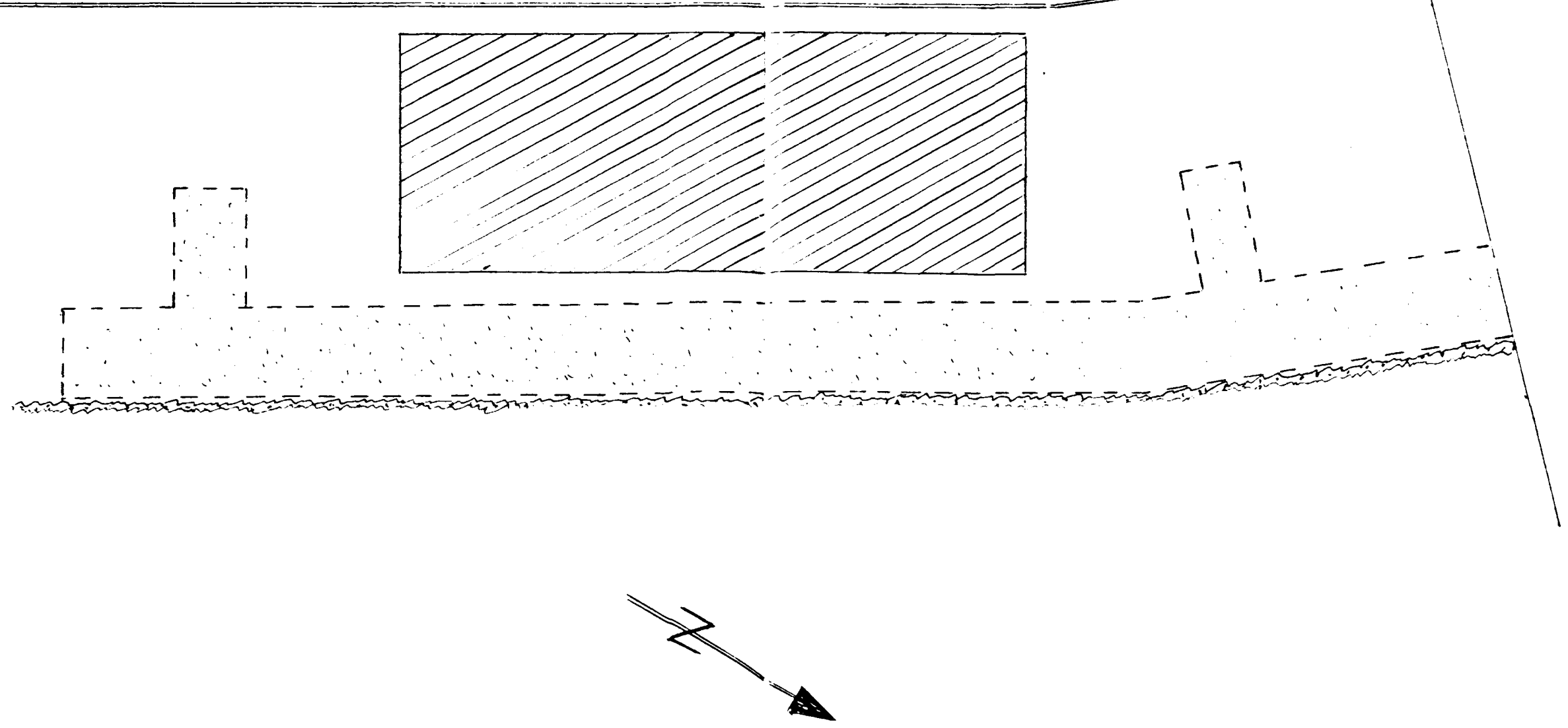
KITCHEN

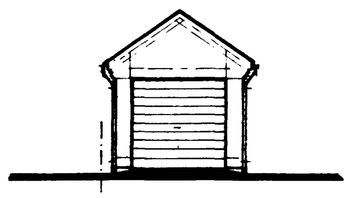
3'



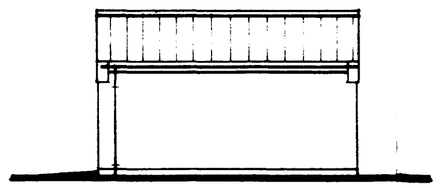
SOUTH HOL[illegible] D.C.
PLAN[illegible]T.
02 OCT 1992
REF ...1039/92

SOUTH HOUSTON D.C.
FILED
02 OCT 1992
TIME 1039/92

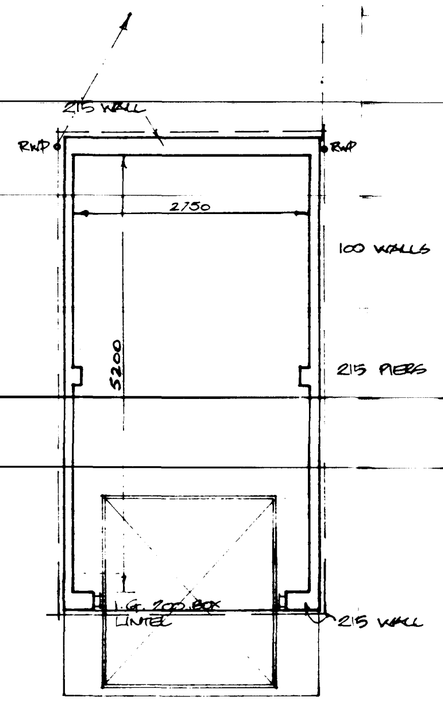




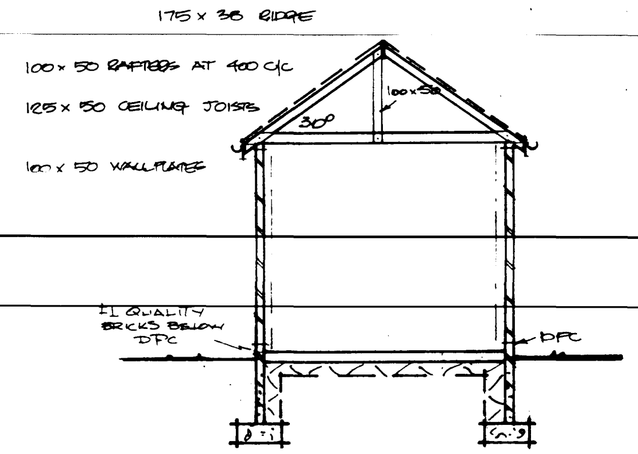
FRONT.



SIDE.



PLAN.



ROOF
Roof covering to be concrete interlocking tiles, SANTOFT DOUBLE PANTILES or similar, fixed strictly in accordance with the manufacturer's instructions, on 38mm x 25mm softwood battens at gauge centres on untearable sarking felt, COROVIN 150 or similar.
Roof timbers to be in G.S. grade softwood to the sizes shown on the drawing.
Lateral restraint straps to be provided at gable ends centrally at ceiling joist level and 450mm down rafter slope on rafters, solid nog below straps. Straps to be patent 30mm x 5mm galvanised mild steel, BATSTRAP or similar.
Anchor straps to be provided to hold down wall plate at 2.0 metre centres and as described, BATSTRAP or similar.
Fascias and barge boards to be in wrot softwood nominal 19mm thickness with 6mm WBP plywood soffit supported with 25mm x 38mm softwood framing.

RAINWATER GOODS
Provide and fix 115mm half round uPVC guttering and 63mm diameter downpipes as ~~shown complete with all couplings, brackets~~ clips, stop ends, outlets bends and adaptors etc and connect to underground drain.

STORMWATER DRAIN
~~Excavate for and lay and backfill~~ 100mm diameter GVC drain as shown from downpipe positions [redacted]. Drain pipes to be bedded and surrounded with 100mm peagravel and have flexible couplings and laid to a fall of 1:70 approx.
[redacted].

LINTELS
Lintels to be I.G. LINTELS of the types ~~shown on the drawing and installed strictly~~ in accordance with the manufacturer's instructions and have a minimum end bearing of 150mm.

JOINERY
All joinery to be as BOULTON & PAUL, or equal, and to the codes indicated. All windows and doors to be complete with ironmongery and matching furniture.
Garage door to be HENDERSON MERLIN MK 2 with treated wooden sub-frame.

WALLS
WALLS TO BE IN CLAY FACING BRICKS TO BS: 3921: 1974. TO THE THICKNESSES AS SHOWN. FLUSH POINTING TO THE INTERNAL FACES, & KEYED STYLE TO THE OUTER FACES.

SOUTH [illegible]
FL[illegible]
14 DEC 1992
APP. 1378/92

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

PROJECT:
SINGLE GARAGE,
GLENSIDE SOUTH.
WEST PINCHBECK.

CLIENT:
M. CLARK.
12 LADYWOOD ROAD.
SPALDING.
LINCS.

SCALES:	DATE:
1/50 & 1/100.	DEC 1992.
G.R.MERCHANT.	DRAWING No.: MC.2.

REVISIONS:

SUMMIT