SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Reserved Matters

Reference: H14/1279/92 Received:14-DEC-92 Type:RESERVED MATTERS

Earlier Permission: H14/1279/92

Name: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed erection of bungalow and garage

Location : Glenside North West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

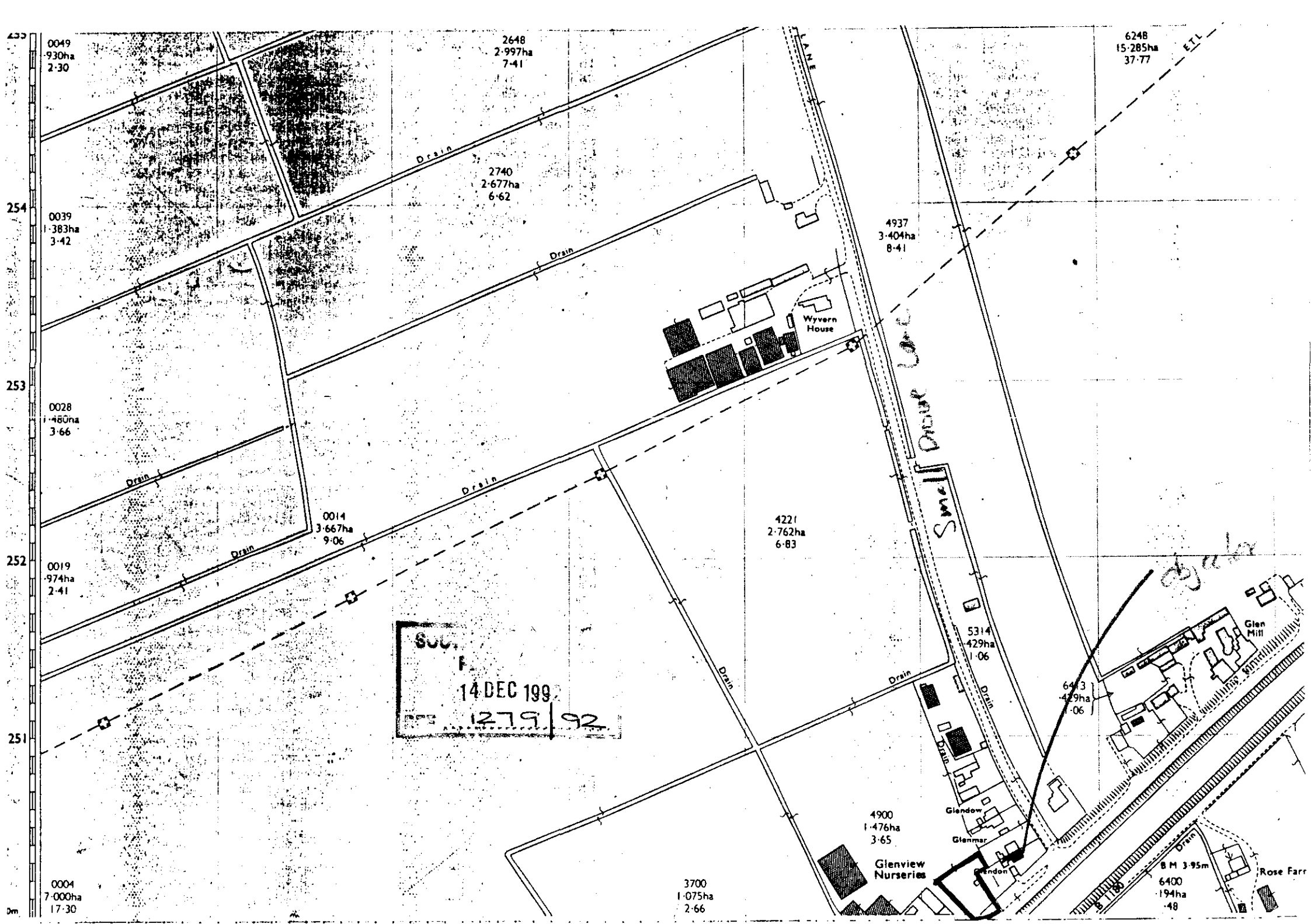
1 In the opinion of the Local Planning Authority the proposal would appear out of character with existing development and detrimental to the visual amenities and rural character of the locality. This is because the bungalow would be between houses and also because the width of the bungalow is only two metres less than the width of the site whereas other dwellings are generally provided with greater side garden widths.

Director of Planning and Building Control Services
19-FEB-93 H14/1279/92

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)


0049
·930ha
2·30
2648
2·997ha
7·41
6248
15·285ha
37·77
ETL
Drain
2740
2·677ha
6·62
0039
1·383ha
3·42
4937
3·404ha
8·41
Wyvern House
0028
1·480ha
3·66
0014
3·667ha
9·06
4221
2·762ha
6·83
0019
·974ha
2·41
5314
·429ha
1·06
Glen Mill
6413
·429ha
1·06
4900
1·476ha
3·65
Glendow
Glenmar
Glenview Nurseries
B M 3·95m
6400
·194ha
·48
Rose Farr
0004
7·000ha
17·30
3700
1·075ha
2·66
14 DEC 199
1279/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1279/92

Date Registered 14 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P. HAMMOND,
25 OAKLEY DRIVE,
SPALDING,
LINCOLNSHIRE

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT, GUENTHORE NORTH, WEST PINCHBECK.
SPALDING, LINCOLNSHIRE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED ERECTION OF BUNGALOW WITH GARAGE

Please complete

Signed. P.S. Hammond

Date. 14. DEC. 92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110:00
If you consider no fee is payable include a written explanation instead.
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. H14/0093/92
B. Please state which reserved matters are dealt with in this application. (1) (2) (3)

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

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

4. 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: 6.00 metres

(b) max. length: 18.60 metres

(c) max. width: 10.10 metres

C. Please state type and colour of materials for facing external walls: RENDERED MIX MANOR MIXED

D. Please state type and colour of roofing materials. SANDTOFT SHIRE PANTILE TERRACOTTA RED

5. GENERAL INFORMATION Please complete each section

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

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:
Will there be --
Individual access(es) ☐
New estate road ☐

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☐

B. The proposal does involve the felling of one of more trees ☐ ➡ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

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	☐	➡ If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public footpath	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices or shopping purposes	☐	➡ 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):

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

Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

Notes for Case Officer .. Rural Character

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

① One-Lacapia-Glendale"
② "Glendon"
③ M R Mathers White Cottage.

Inspected by PJM
Date 22-12

Notice posted by PJM on lamppost to right of Site
Date 22-12

Resident Notices required

Sent | Delivered

15/12 ~~X~~

Case Officer Conclusions

Site lower than road, bounded to SW + N-W boundary recently planted S-E bdy with Gleditsia etc 1.8m plus, neighbours White cottage has 2 windows + door in elevation facing Site Also abuts/overlooks Shed / Off Site boundary 3-4m. Glasshouses to rear, well off road but full width of plot, little rear garden depth

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded 7-1-93

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

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

Acc - OK - minor changes Pito plan not the same ∴ not R.M little rear garden

	Requested	Sent
Extra Publicity:		
Departure ? DR 18/12	Note	_____
Setting of LB	_____	_____
Public Right of Way	_____	_____
Discretionary	_____	_____
Extra Consultations:		
Dept of Transport	_____	_____
Environmental Serv.	_____	_____
LB/Cons. Area - Local	_____	_____
- Local & National	_____	_____
- English Heritage	_____	_____
Consultant Name _____		_____
		Order No ___
Other: Neighbours as before	_____	13/12/88

Case Officer PM Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P3037

Date first Rec'd 14 DEC 1992

Registration

Reference H14 | 1279 | 92

Cross-Ref R

Date 15 | 12 | 92

Validation

TYPE RM

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

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 143

OS No's

Grid ref 5 3320 3 3010

Ward N

Parish PIBECK

Inside IBD NO

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO ✓

Linked to site

Ref 1009

Linked to property

Ref

Planning Records:
Earlier apps

93/79
199/89
916/91
386/79
181/73

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1279/92 Received:14-DEC-92 Type:RESERVED MATTERS

Name: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed erection of bungalow and garage

Location : Glenside North West 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 proposal would appear out of character with existing development and detrimental to the visual amenities and rural character of the locality. This is because the bungalow would be between houses and also because the width of the bungalow is only two metres less than the width of the site whereas other dwellings are generally provided with greater side garden widths.

11-FEB-93 AD check. 11/2

Authorised to issue (inc Delegation)..

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

Can

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1279/92 Type: RESERVED MATTERS

Applicant: Mr P Hammond
Tel:

Agent: L A Building Design
0775 711437

Description: Proposed erection of bungalow and garage

Location: Glenside North
West Pinchbeck
Spalding
Lincs

Valid date: 14-DEC-92
Target dates:
To case officer 21-DEC-92
Inspected by 24-DEC-92
Extra contacts 28-DEC-92
Report if not clear by 18-JAN-93

Terminal date: 08-FEB-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier	18-12-92	1-1-93	according to yellow sheet these have been sent out on 22-12
Owner/Occupier	18-12-92	1-1-93	
M J Flatters	18-12-92	1-1-93	
Clerk to Pinchbeck P 0775 723838	18-DEC-92	01-JAN-93	
Cllr B Chappell 0775 87 381	18-DEC-92	01-JAN-93	Approve
Site/Press Advert MIN	23-DEC-92	13-JAN-93	

L.C.C - Obs Attached JCB 22/12/92.

SITE DETAILS

Grid ref: 520520 325010
OS Sheets: 143 Parcel:

8th FEBRUARY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/1084/92 Messrs Flower Plus Ltd	DJR	Granted. Draw attn to alternative access to rear, and suggest meeting with Dept and Env Health to discuss issue. Conditions to include landscaping, bunding and electrical points.
H09/1127/92 Mr G A Smith	JB	Refused. Highways reasons, adverse impact on character, appearance and integrity.
H09/1145/92 Mr N Ingram	DMG	DPBCS Auth or Refuse. Negotiations to try to achieve outline application, ie excluding numbers, with private access road, otherwise refuse as undesireable backland development.
H14/1213/92 Allison Homes	DJR	Refused as recommended.
H14/1214/92 Allison Homes	DJR	Approved as recommended.
H23/1242/92 E Johnson	DMG	Refused. Copy of Local Need Policy to be attached to notice and note suggesting they contact us if they wish to discuss matter.
H14/1279/92 Mr P Hammond	PJU	Refused as recommended. Lack of space. (File Note Only: It was felt that a separate garage to rear of plot and the plot extended if possible would be a more appropriate proposal.) **Minute shows that applicant to be advised.**
H14/1285/92 David Parker Homes	DJR	DPBCS Auth. Investigate ownership of footpath link to Church Street - not on plans. Footpath requires lighting and proper surfacing. Deny Permitted Development rights on dwellings.

9th Feb 93 Signed_____

L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Mr P J Udy

PJU/LAB
H14/1279/92

17 February 1993

Dear Sir

Proposed Erection of Bungalow and Garage, At Glenside North, West Pinchbeck, Spalding.

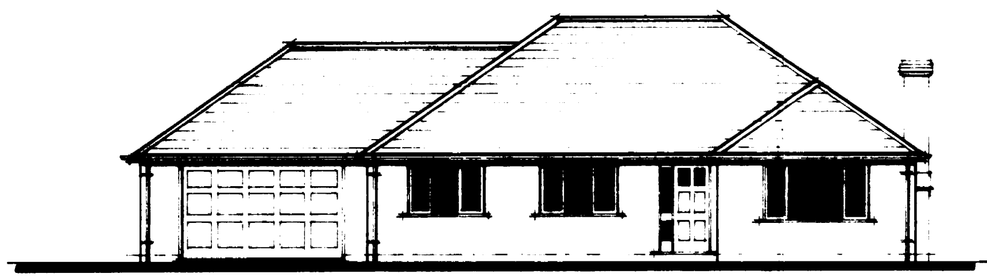
I refer to the above planning application which was considered by the Plans Sub-Committee on the 8 February 1993. It was resolved, after visiting the site, that planning permission should be refused. I enclose the decision notice.

The Sub-Committee also resolved that I should write to you to suggest ways of overcoming the reasons for refusal. It would be beneficial if the width of the bungalow was reduced and a method of doing this would be to detach the garage and replace it to the rear of the site. It would be useful if the plot could be extended to the rear. Alternatively since the plot is surrounded by two storey houses it may be more appropriate to develop this plot with a house which would occupy a smaller floor area and subject to its design help overcome the overdeveloped appearance.

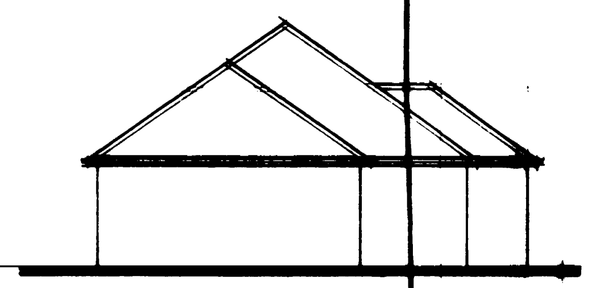
Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

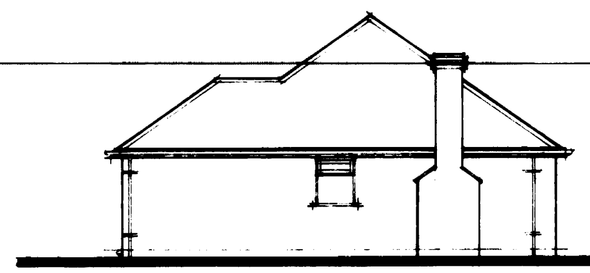
Enc



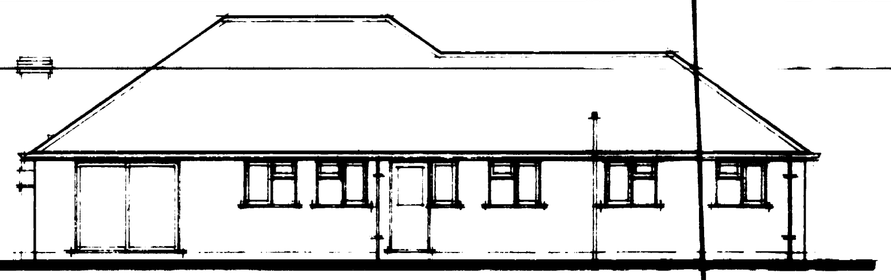
FRONT ELEVATION



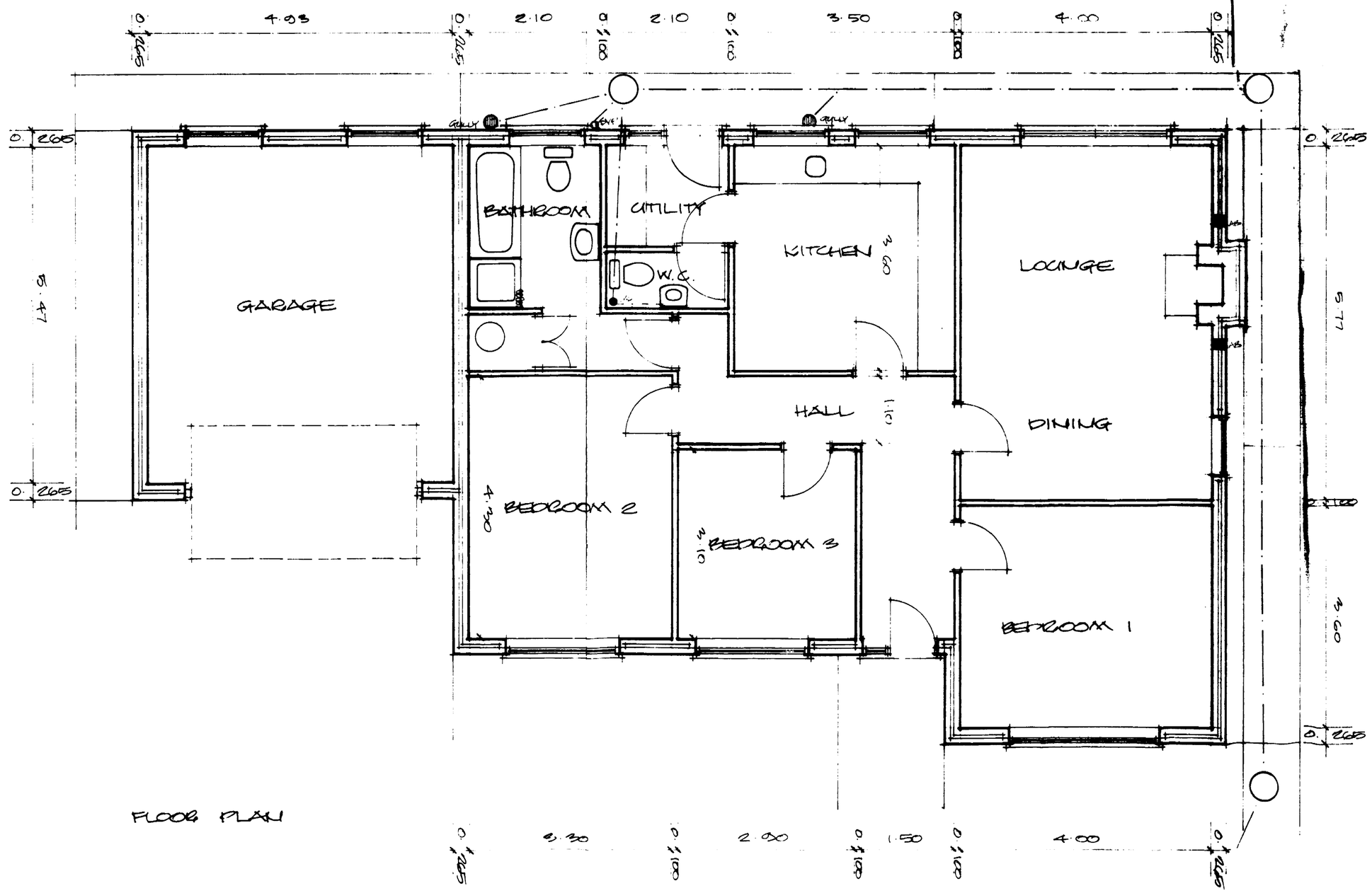
SIDE ELEVATION



SIDE ELEVATION

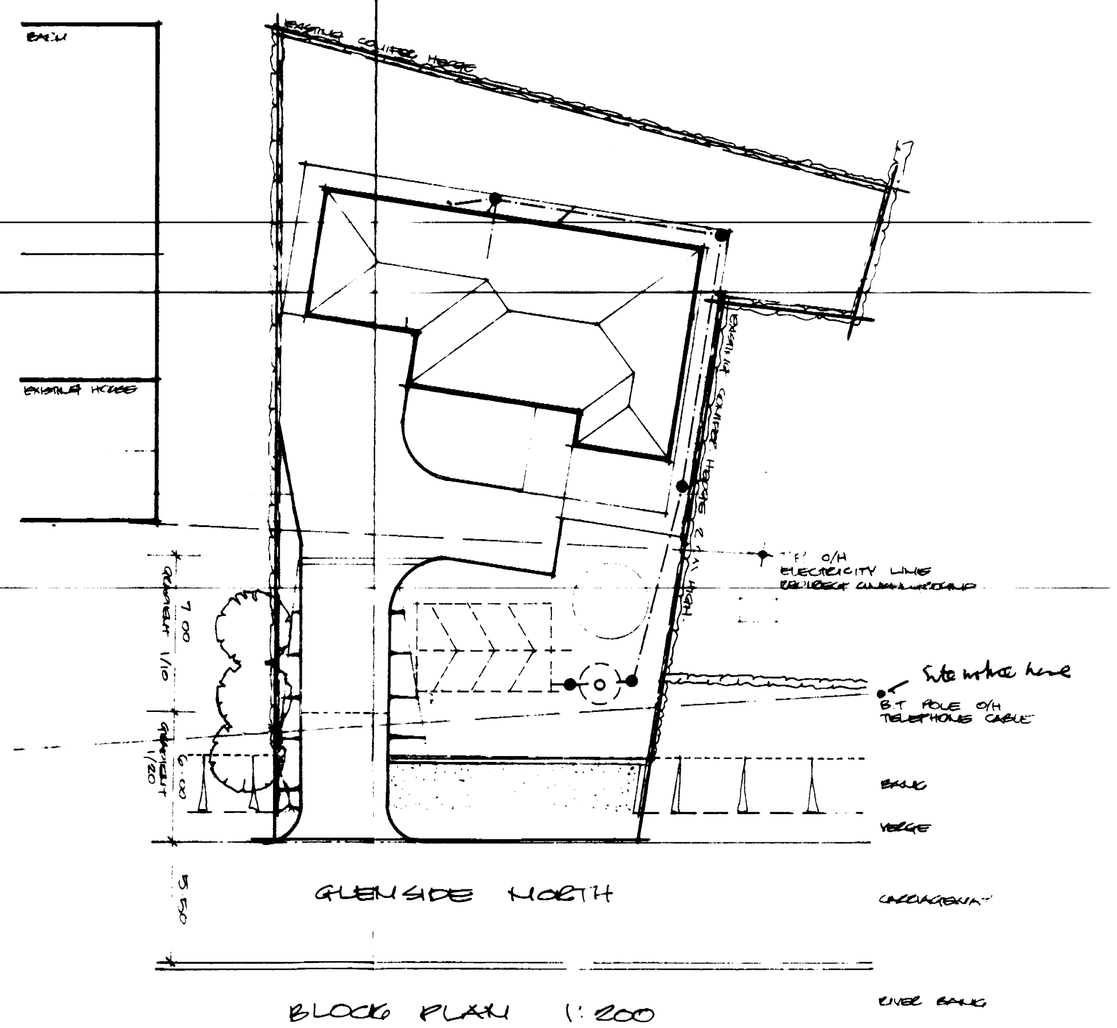


REAR ELEVATION



FLOOR PLAN

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



GLENSIDE NORTH

BLOCK PLAN 1:200

SUB...
F...
14 DEC 1992
REF ...379/92

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED BUNGALOW
WITH GARAGE
GLENSIDE NORTH
WEST PINCHBECK

client
MR P. HAMMOND

drawing
SKETCH

date	scale(s)
JULY 92	1:50 1:100 1:200
job no	drg no

86. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H09/1127/92 Mr G A Smith		Provision of pedestrian access to North Parade through boundary wall at 40 The Hollies, North Parade, Holbeach.

RESOLVED: (a) Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds suggested by the local highway authority and because of the adverse effect on the character and appearance of the development as approved; and (b) the Director of Administration be authorised to take enforcement action under Sections 172/173 of the Town and Country Planning Act 1990 requiring the reinstatement of the wall within a period of six months from the date the notice takes effect, it being considered expedient to issue such a notice in the interests of visual amenity.

H09/1145/92 Mr N Ingram	O.A.	Residential development (5 plots) including means of access, rear of 32 Fishpond Lane, Holbeach.

RESOLVED: (a) The Director of Planning and Building Control Services be authorised to grant outline planning permission for the above development, subject to the applicant agreeing to delete reference to the number of plots from the application; and (b) if the applicant does not agree to the amendment of the application as mentioned at (a) above, the application be refused on the ground that the proposal represents an undesirable form of backland development.

H14/1213/92 Allison Homes	Ten detached bungalows at Horsepit Lane (land to south), Pinchbeck.

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

H14/1214/92 Allison Homes	Five detached bungalows at Horsepit Lane (land to north), Pinchbeck.

RESOLVED: The Director of Planning and Building Control Services be authorised to gran' planning permission in accordance with his recommendation.

H23/1242/92 E Johnson	Three bedroom bungalow and garage at Saltney Gate, Saracens Head.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, but a copy of the Council's advice note on local need be forwarded to the applicant and the applicant be advised that an application submitted in accordance with the local needs policy would be sympathetically considered.

H14/1279/92 Mr P Hammond	Reserved matters relating to a proposed bungalow and garage at Glenside North, West Pinchbeck.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services; and (b) the Director of Planning and Building Control Services advise the applicant on possible ways of overcoming the reason for refusal.

8th FEBRUARY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/1084/92 Messrs Flower Plus Ltd	DJR	Granted. Draw attn to alternative access to rear, and suggest meeting with Dept and Env Health to discuss issue. Conditions to include landscaping, bunding and electrical points.
H09/1127/92 Mr G A Smith	JB	Refused. Highways reasons, adverse impact on character, appearance and integrity.
H09/1145/92 Mr N Ingram	DMG	DPBCS Auth or Refuse. Negotiations to try to achieve outline application, ie excluding numbers, with private access road, otherwise refuse as undesireable backland development.
H14/1213/92 Allison Homes	DJR	Refused as recommended.
H14/1214/92 Allison Homes	DJR	Approved as recommended.
H23/1242/92 E Johnson	DMG	Refused. Copy of Local Need Policy to be attached to notice and note suggesting they contact us if they wish to discuss matter.
H14/1279/92 Mr P Hammond	PJU	Refused as recommended. Lack of space. (File Note Only: It was felt that a separate garage to rear of plot and the plot extended if possible would be a more appropriate proposal.)
H14/1285/92 David Parker Homes	DJR	DPBCS Auth. Investigate ownership of footpath link to Church Street - not on plans. Footpath requires lighting and proper surfacing. Deny Permitted Development rights on dwellings.

9th Feb 93

Signed _____
Principal Planning Officer

55. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H23/1242/92 E Johnson	3 bedroom bungalow and garage at Saltney Gate, Saracens Head.

(Pending a site inspection to assess the suitability of the site for the proposal and for the Director of Planning and Building Control Services to seek further information from the applicant in support of a local need for the development.)

H14/1279/92 Mr P Hammond	Reserved matters relating to a proposed bungalow and garage at Glenside North , West Pinchbeck.

(Pending a site inspection to assess the suitability of the design of the proposed development in this location.)

H14/1285/92 David Parker Homes Ltd	Erect 18 houses and flats with access road on land off Rose Lane, Pinchbeck.

(To enable the application to be considered by the Plans Sub-Committee on 8th February 1993.)

(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 applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that occupation of the dwelling and the warehouse within the site are not separated in the future, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H17/1265/92 Nationwide Building Society	Retention of dwelling without complying with Condition 3 of planning permission SR 259/72 at Morningside, Stockhouse Lane, Surfleet.

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

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

Plan No. and Applicant	Proposal
H12/1173/92 Fenbank Builders	Three bedroomed house at Marriot's Gate, Lutton.
H16/1258/92 Messrs J & A Tyrrell	Provide storage for 5 vehicles and 12 trailers and use of remaining buildings on site for light industry at Lowfields Nursery, Fulney Drove, Low Fulney, Spalding.

APPLICATION REFERENCE: H14/1279/92 DATE RECEIVED: 14-DEC-92

TYPE: Reserved Matters

DESCRIPTION: Proposed erection of bungalow and garage

LOCATION: Glenside North, West Pinchbeck

APPLICANT: Mr P Hammond AGENT: L A Building Design

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Recommendation of refusal.

RECOMMENDATION
Refuse Permission.

In the opinion of the Local Planning Authority the proposal would appear out of character with existing development and detrimental to the visual amenities and rural character of the locality. This is because the bungalow would be between houses and also because the width of the bungalow is only two metres less than the width of the site whereas other dwellings are generally provided with greater side garden widths.

PLANNING ISSUES

1 The main issue is the suitability of the design of the proposed bungalow, for this rural location and the character of development.

2 The bungalow is located between two houses and covers virtually the full width of the site. It is considered therefore that it does not comply with the recently adopted informal design guidelines.

REPRESENTATIONS

Parish Council: Approve.

Public: Letter received from Glendon, Small Drove Lane, West Pinchbeck.

On grounds that there are drainage problems in the locality ad development will worsen situation.

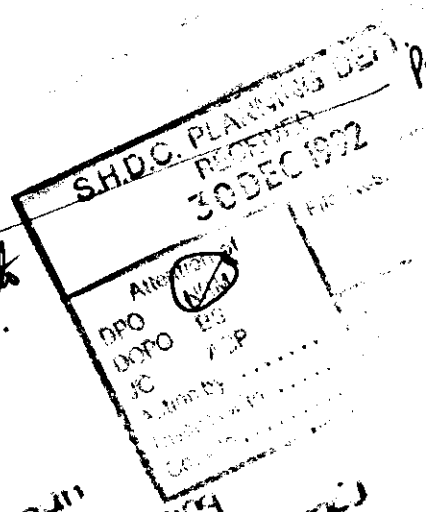
Saw G. Baddeley 6-1-93

Drainage is a B. Regs + NRA matter

Have to be satisfied that site can be adequately drained.

Effect on other land not province of B. Regs.

AJG



Glendon
Small Oak Lane
West Horndean
Spalding
Lincs, PE11 3HL

30/12

29th December 1992

Mr B. Smith
Director of Planning
South Holland District Council
Priory Road
Spalding

Dear Mr Smith,

Re: Planning Application No: H14/1679/92
Applicant: Mr P. Fitzsimmons, 25 Bowley Lane, Spalding.

I am writing in connection with the above
planning application. As the owners of Glendon
Small Oak Lane, this proposed building will
[illegible]

During the past few months, we have experienced severe problems with surface drainage and we feel these problems [illegible] in part been caused by the applicants land. With the existence [illegible] rainwall [illegible] the past [illegible] we have experienced in the past [illegible] [illegible] been [illegible] from the [illegible] [illegible]. Our opinion lies that from the [illegible] and [illegible] all the applicants [illegible] land and [illegible] the applicants [illegible] [illegible] from [illegible] we have been [illegible] [illegible] the result [illegible] [illegible] [illegible] [illegible] [illegible].

We have a [illegible] drainage system. [illegible] emptied [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible].

Incidentally the couple have been actively campaigning against a proposed [illegible] pollution. [The noise of the water would be enough to drive the residents of the area, not just the water.]

Being concerned about these problems he contacted Mr Harwood from the Drainage Board, who visited Carpenters to discuss the problem and methods. Mr Harwood explained that the problem was being aggravated by the opposite bank. It [illegible] was known. It included the suggestion that [illegible] opinion [illegible] would [illegible] with any development on the land [illegible] of a suitable drainage system [illegible] place. He felt the landowner would not be willing to

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: H14/1279/92

Applicant: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed erection of bungalow and garage

Location: Glenside North West Pinchbeck
Spalding Lincs

Type: RESERVED MATTERS

Date received: 14-DEC-92

18-DEC-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 02-JAN-93. 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
22 DEC 1992
PJ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W. H. [illegible]

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H14/1279/92.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	0	5	2	5	0

2. Address or location

GLENSIDE NORTH, WEST PINCHBECK

3. Name, classification and number of road

III

4. Date application referred 22-12-92

5. State whether outline, detailed application etc.

R.M

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

BUNGALOW & GARAGE

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: 22/12/92 Signed: [signature]
Director of Highways and Planning

LA Building Design

55 Hannam Boulevard
Spalding
Lincs. PE11 1LB

Telephone
Spalding
0775 711437

LANDSCAPING PROPOSALS
FOR
NEW BUNGALOW
GLENSIDE NORTH
WEST PINCHBECK
SPALDING

FOR
MR P. HAMMOND

14 DEC 199
REF 1279/92

LANDSCAPING NOTES

PLANT SCHEDULE

TREES/SHRUBS

	Botanical Name	Common Name	Size	Root System
AV.	Alnus Viridis	Green Alder	Light Standard	Root Balled
AG.	Alnus Glutinosa	Common Alder	Light Standard	Root Balled

PLANTING NOTES

All trees to be staked and tied in accordance with South Holland District Council's recommendations.

All transplants to be protected with proprietary uPVC tubes staked into position.

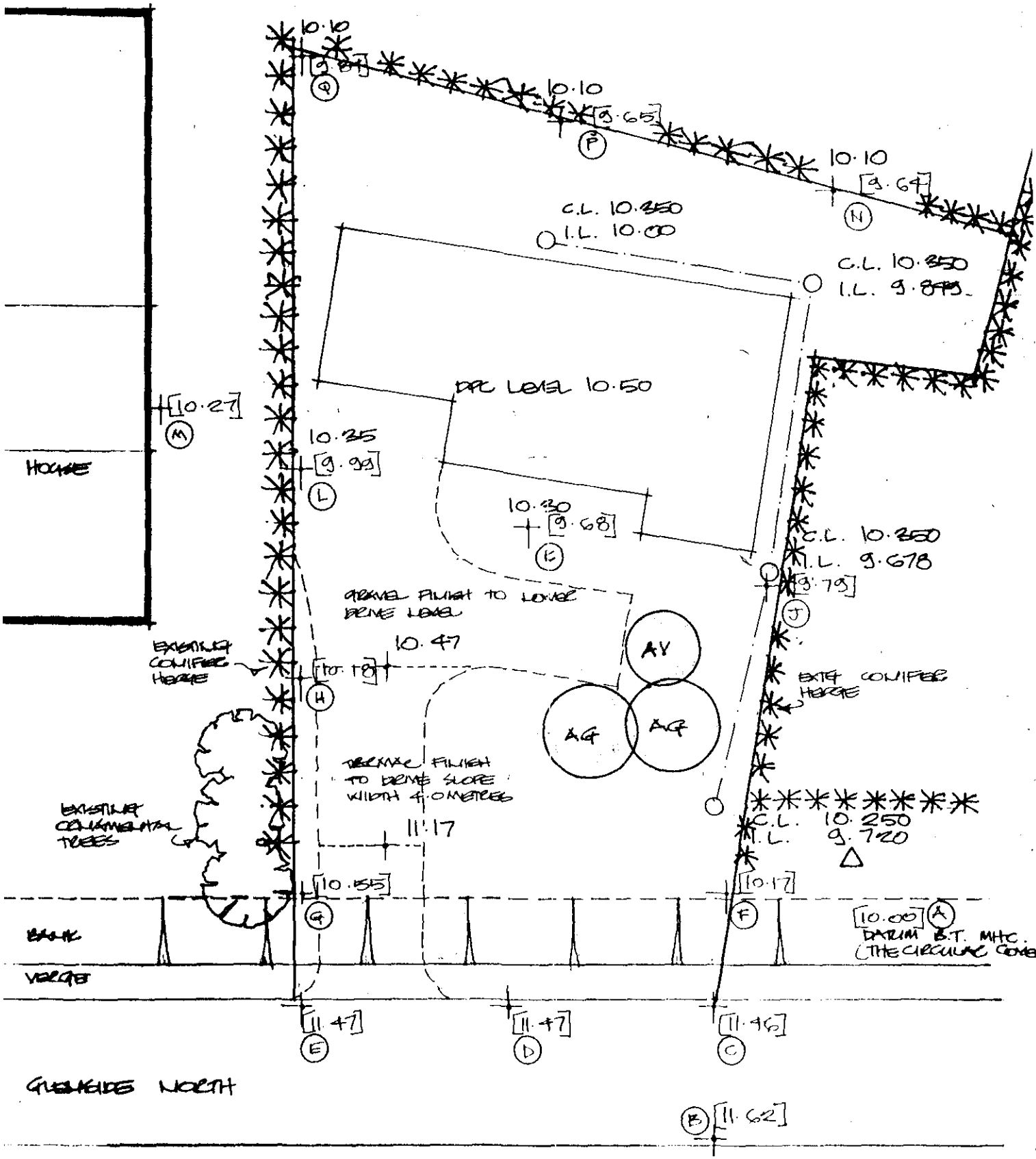
All hedge planting to be protected from weed invasion by a 1 metre wide black polythene mulch mat.

GENERAL NOTES

The site is a typical out of town infill plot already hedged on the flank and rear boundaries. In general the properties in the row have open plan front gardens with single tree or specimen tree planting to soften the visual appearance of the dwelling(s).

The aim, therefore, of this landscape planting scheme is to blend with the neighbouring properties.

PROPOSED LANDSCAPING / SITE LEVELS AND RE GRADING.



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

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Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1279/92

Applicant: Mr P Hammond
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Spalding
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Agent: L A Building Design
55 Hannam Boulevard
Spalding
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PE11 1LB

Description: Proposed erection of bungalow and garage

Location: Glenside North West Pinchbeck
Spalding Lincs

Type: RESERVED MATTERS

23-FEB-93

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 P J Lawson
Glendon
Small Drove Lane
Glenside North, West Pinchbeck
Spalding, Lincs. PE11 3NL

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/1279/92

Town and Country Planning Act 1990

Refusal of Reserved Matters

Reference: H14/1279/92 Received:14-DEC-92 Type:RESERVED MATTERS

Name: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed erection of bungalow and garage

Location : Glenside North West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 In the opinion of the Local Planning Authority the proposal would appear out of character with existing development and detrimental to the visual amenities and rural character of the locality. This is because the bungalow would be between houses and also because the width of the bungalow is only two metres less than the width of the site whereas other dwellings are generally provided with greater side garden widths.

Notes to Applicant:

sgd B SMITH
Director of Planning and Building Control Services

19-FEB-93 H14/1279/92