G.R. MERCHANT LTD
Architectural & Planning Consultants

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REF: 3031-16

RESIDENTIAL DEVELOPMENT
OFF SARAHGATE LANE
QUADRING
SPALDING
LINCS
PE11 4QE

2 NO BUILDING PLOTS

FOR

MR L PARKER



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

REF: 3031-16

RESIDENTIAL DEVELOPMENT
OFF SARAHGATE LANE
QUADRING
SPALDING
LINCS
PE11 4QE

This application is a reapplication due to issues associated with the Land Registry plan for the benefit of Mr L Parker and his family.

PLANNING HISTORY

H15-1025-16 – Outline Planning Permission acquired 29th November 2016 (indicatively for 2 No building plots).

H15-0725-17 – Reserved Matters approval acquired 18th September 2017 (2 No building plots).

Building Regulations applications have been approved, it became apparent at this stage that there was an issue with the Land Registry Plan, which was at odds with the Eastern boundary, which meant that the site was slightly narrower than what was approved.

An advice email was sent to Phil Norman (original Case Officer) asking for the best way forward to solve this issue, his response was as follows:-

"As discussed, given the set of circumstances outlined I would advise submitting a new full Planning Application with the correct red line"

Hence this reapplication.

REAPPLICATION PLANS

3031-16-25A – Site Layout & Location Plan
3031-16-10C – Plot 1 – 3 Bedroom Bungalow Floor Plans & Elevations
3031-16-11D – Plot 2 - 3 Bedroom Bungalow Floor Plans & Elevations

G R Merchant
July 2018

REF: 3031-16

APPENDIX

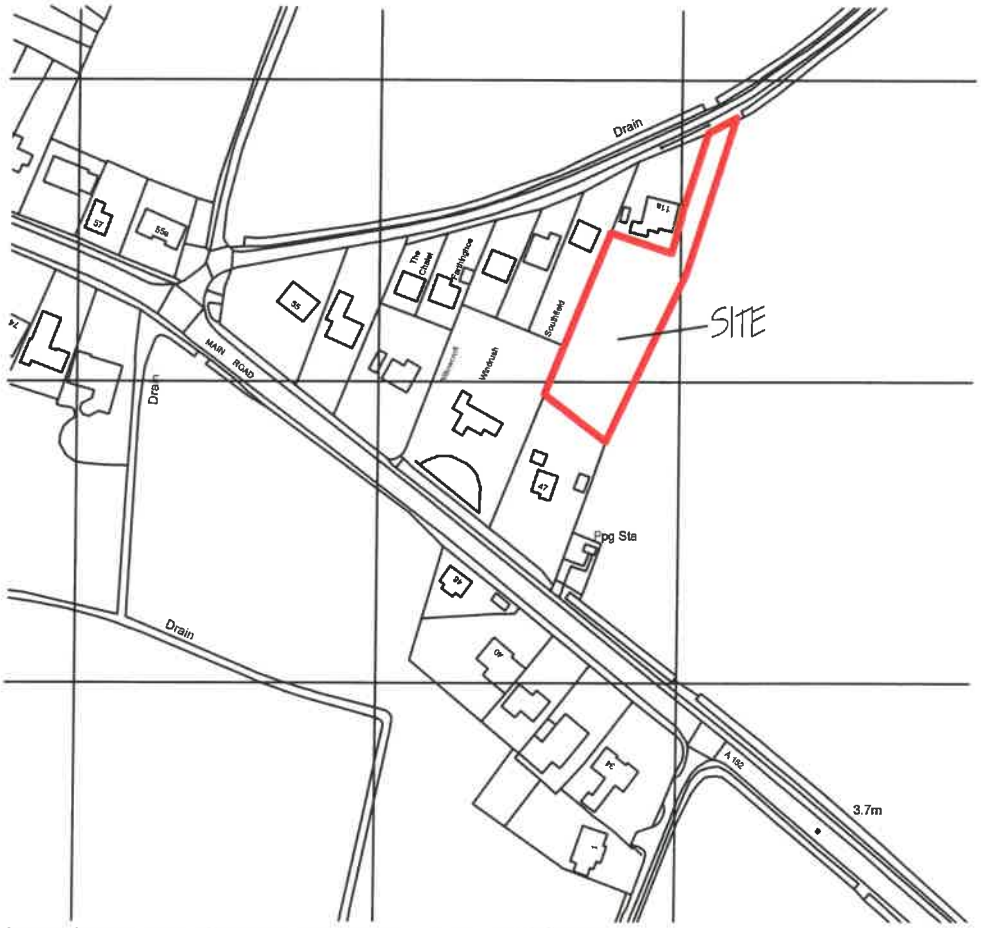
LOCATION PLAN 1/2500

OULTINE PLANNING PERMISSION H15-1025-16

RESERVED MATTERS PERMISSION H15-0725-17

ADVICE AND RESPONSE FROM PHIL NORMAN

LOCATION PLAN 1/2500



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LOCATION PLAN
1/2500

OUTLINE PLANNING PERMISSION H15-1025-16

SOUTH HOLLAND DISTRICT COUNCIL

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H15-1025-16 **Date of Decision:** 29th November 2016

Applicant: Mr L Parker
Ellenden House
Watergate
Quadring
Spalding Lincs
PE11 4QB

Location: Off Sarahgate Lane Quadring Spalding Lincs

Description: Residential development - erection of two dwellings

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg No: 3031-16-01A

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

5 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

6 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by

the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

7 No development shall commence until a scheme for the provision of infrastructure to ensure the availability of water supplies to the Fire Service in the event of an emergency, have been submitted to and approved in writing by the Local Planning Authority. The details as approved, including timings, shall be fully implemented before the development is first brought into use and shall be retained thereafter.

Reason: In the interests of fire safety. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

Lincolnshire Fire and Rescue requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 part B5.

Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RESERVED MATTERS PERMISSION H15-0725-17

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS

Reference: H15-0725-17 **Date of Decision:** 18th September 2017

Applicant: Mr L Parker
Ellenden House
Watergate
Quadring
Spalding Lincs
PE11 4QB

Location: Sarahgate Lane Quadring Spalding Lincs

Description: Residential development - erection of two dwellings (Outline approval H15-1025-16)

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. No's: 3031-16-02, 3031-16-04, 3031-16-10, 3031-16-11, 3031-16-12, 3031-16-20.
External Materials Schedule ref: 3031-16.

Reason: For the avoidance of doubt and in the interests of proper planning.

2 Notwithstanding the submitted information, prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Note: attention should be paid to providing satisfactory screening to the rear and side of

11A Sarahgate.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

3 Before the commencement of the development hereby permitted, full details of the proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Your attention is drawn to the need to discharge pre-commencement conditions on both this and the outline permission (H15-1025-16).

Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

ADVICE AND RESPONSE FROM PHIL NORMAN

Gmail **G R MERCHANT <grmerchant.arch.cons@gmail.com>**

H15-0725-17

1 message

G R MERCHANT <gr.merchant@btconnect.com> 24 May 2018 at 10:12
To: "Norman, Phil" <pnorman@sholland.gov.uk>

Dear Phil,

H15-0725-17 (RESERVED MATTERS)
RESIDENTIAL DEVELOPMENT (2 NO PLOTS)
OFF SARAHGATE LANE, QUADRING

With reference to the above application, which I understand you were the Case Officer, an issue has arisen with the Land Registry for the site.

The boundary on the East of the application site needs to be adjusted, as indicated on the attached Land Registry and our drawing 3031-16-25, is the site is being reduced in width (not increased) are we able to proceed, or will a variation be required.

Your informal opinion would be appreciated, if you require any further information or clarification please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

3031-16-25(PARKER).pdf
1105K

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

H15-0725-17

Norman, Phil <pnorman@sholland.gov.uk> 12 June 2018 at 11:20
To: G R MERCHANT <gr.merchant@btconnect.com>

Hi Bob,

As discussed, given the set of circumstances outlined below I would advise submitting a new full planning application with the correct red line.

Thanks

Phil

Phil Norman BSc (Hons), MSc, MSc, MRTPI | Planning and Building Control Manager | **South Holland District Council**
DDI: 01775 764669
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 24 May 2018 10:13
To: Norman, Phil
Subject: H15-0725-17

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