APPLICATION NO. : .....

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	.....
APPLICATION FORM	3-5
CHECK SHEETS AND FRONT FILE SHEET	6-9
ALL OTHER CORRESPONDENCE	10-45
ALL OTHER DRAWINGS	46-48
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	.....

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0278/94 Received:24-MAR-94 Type:OUTLINE

Name: A R Bennett Esq
158 Broadway
Peterborough
Cambs
PE1 4DG

Agent: ATP Group Partnership
26 Centreway
High Road
Ilford
Essex, IG1 1ND

Description: Erect four two-bedroomed houses and three one-bedroomed houses
Location : 49 St Thomas Road 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 erection of seven dwellings as proposed would result in an over-development of the site out of character with existing buildings to the detriment of the character and appearance of the locality. The development would also seriously affect the privacy, outlook and amenities of existing dwellings and offer an insufficient level of residential amenity to future occupants of the proposed dwellings because of the layout and proximity of access and parking arrangements and restricted private garden areas.

2 The proposed access arrangements would encourage vehicles to reverse in or off the busy Class II County Road, St Thomas's Road, where visibility is restricted due to on-street parking, to the detriment of highway safety. Also, the proposed access to the rear is inadequate in width to allow two vehicles to pass in safety. A vehicle turning into the site when meeting a vehicle emerging from the site would have to stop, wait and possibly reverse out, on St Thomas's Road to the detriment of highway safety. If permitted the proposal would create a long dropped crossing to the detriment of pedestrian safety.

Director of Planning and Building Control Services
15-JUN-94 H16/0278/94

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0278/94

Date Registered 21 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A R BENNETT ESQ

158, BROADWAY
PETERBOROUGH
PE1 4DG

Tel. No.

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

ATP GROUP PARTNERSHIP
26, CENTREWAY HIGH ROAD
ILFORD ESSEX
IG1 1ND
Tel. No. 081-514-3030
(Personal contact name) H SPENCER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

49, ST THOMAS'S ROAD SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 4 NO. 2-BEDROOM AND 3 NO. 1-BEDROOM HOUSES

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00 . . . If you consider no fee is payable include a written explanation instead.

Signed . . . . . Date 17.3.94 . . . . . 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 Certificates**

or This is an **outline** application (✓)

Please state Site Area 0.095 (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. NO

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. NO

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. NO

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

4. A. Please state site area (in all cases)	0.095 hectares
B. If building works are proposed, please state extra floor space to be created:	200.00 sq. metres
C. Please state size of any new structure:- (a) max. height:	SEE DWGS metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	N/A
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	NO

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

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

GROUND FLOOR VETERINARY SURGERY FIRST FLOOR FLAT GARAGES & STORE AT REAR

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: ST THOMAS LS
Will there be— Individual access(es) ✓ New estate road

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

SEE DRAWINGS

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 — MAINS

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

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

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL 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).	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.**
(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 7.3.94

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:
Address of owner at which notice was served: 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 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.

X or

Signed ..... (Applicant / Agent) Date 23.3.94

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.

X

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0278/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

WP Note –
G Group available
G* Group essential (longer expiry)

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DR

Senior Officer Confirmed .....RR..... Date..28/3 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Detached Building - used as Office
Free standing Range of outbuildings to rear + garages

Accuracy :
Neighbours :
Boundaries :
Site Features :

Surrounded by Horses & overlooked from all directions

6' Fence to N. Boundary
5' Hedge to South Boundary
Partial fencing to Rear

Inspected by DZ
Date 30/3

Site Notice posted by DZ
Date
Expiry 30/3

Individual Resident Notices required:

Addresses to be sent to – 47+51 St Thomas's Road
20 Springfield Lawn
31-32-33 34-35-36 Spring St

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE ✓ 8 9/6

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ☑

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 140

Receipt No A4047.

Date first Rec'd 21 MAR 1994

Registration

Reference H16/0278/94

Cross-Ref

Date 22/3

Validation

TYPE OUTLINE

Site area 0.095

No of dwellings

Floorspace

Earlier permission – Ref:

(New) Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 140.

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 201 OS Plots
Grid ref 524480 322380

Ward P Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐

Linked to property Ref 02197783 ☐

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

313/94 Advert
253/85
476/81

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DRAFT DECISION

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0278/94 Received:24-MAR-94 Type:OUTLINE

Name: A R Bennett Esq
158 Broadway
Peterborough
Cambs
PE1 4DG

Agent: ATP Group Partnership
26 Centreway
High Road
Ilford
Essex, IG1 1ND

Description: Erect four two-bedroomed houses and three one-bedroomed houses
Location : 49 St Thomas Road 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 erection of seven dwellings as proposed would result in an over-development of the site out of character with existing buildings to the detriment of the character and appearance of the locality. The development would also seriously affect the privacy, outlook and amenities of existing dwellings and offer an insufficient level of residential amenity to future occupants of the proposed dwellings because of the layout and proximity of access and parking arrangements and restricted private garden areas.

2 The proposed access arrangements would encourage vehicles to reverse in or off the busy Class II County Road, St Thomas's Road, where visibility is restricted due to on-street parking, to the detriment of highway safety. Also, the proposed access to the rear is inadequate in width to allow two vehicles to pass in safety. A vehicle turning into the site when meeting a vehicle emerging from the site would have to stop, wait and possibly reverse out, on St Thomas's Road to the detriment of highway safety. If permitted the proposal would create a long dropped crossing to the detriment of pedestrian safety.

Director of Planning and Building Control Services
10-JUN-94 H16/0278/94

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.

NF 14/6

AP

APPLICATION REFERENCE: H16/0278/94 DATE RECEIVED: 24-MAR-94

TYPE: Outline

DESCRIPTION: Erect four two-bedroomed houses and three one-bedroomed houses

LOCATION: 49 St Thomas Road, Spalding

APPLICANT: A R Bennett Esq AGENT: ATP Group Partnership

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

REASON FOR COMMITTEE CONSIDERATION

Objections received and refusal recommended.

RECOMMENDATION

Refuse permission.

1 SC A *In the opinion of the Local Planning Authority the erection of seven dwellings as proposed would result in an over-development of the site out of character with existing buildings to the detriment of the character and appearance of the locality. The development would also seriously affect the privacy, outlook and amenities of existing dwellings and offer an insufficient level of residential amenity to future occupants of the proposed dwellings because of the layout and proximity of access and parking arrangements and restricted private garden areas.*

2 SC B *The proposed access arrangements would encourage vehicles to reverse in or off the busy Class II County Road, St Thomas's Road, where visibility is restricted due to on-street parking, to the detriment of highway safety. Also, the proposed access to the rear is inadequate in width to allow two vehilces to pass in safety. A vehicle turning into the site when meeting a vehicle emerging from the site would have to stop, wait and possibly reverse out, on St Thomas's Road to the detriment of highway safety. If permitted the proposal would create a long dropped crossing to the detriment of pedestrian safety.*

COMMENTS

1 The site contains a detached dwelling occupied as a vets surgery and a range of garages and outbuildings to the rear. The proposal involves demolishing the existing dwelling and replacing it with two pairs of semi-detached houses on the frontage: and a terrace of three single bedroomed houses to the rear. Site measures 20 m x 45 m (approximately).

2 Development not considered acceptable for reasons stated above.

REPRESENTATIONS

County Highways:	Request refusal.
Ward Member: (Cllr. Hawkins)	Will be detrimental to residents of St Thomas's Road with extra traffic on already very busy street. Also feel it would be out of character with the much older buildings around. Also it would be detrimental to the houses on Spring Street.
Spalding & District Civic Society:	Totally out of keeping with the location and its surrounds. Likely to worsen an already congested traffic situation, especially if only six off road parking spaces are provided.
Cats Protection League:	Do not wish to see building on this site.
Public:	From 32, 35, 36 Spring Street. 39, 41, 43, 45, 47, 51, 53, 59, 66, 68 St Thomas's Road (summarised): - Already busy, congested road, traffic hazard. - Additional traffic will add to problems. - Parking is a problem along road. - Inadequate parking provision shown on plans - proposal will add to parking problems. - Small estate out of character, essentially a road of traditional large family houses. - Loss of light: privacy: value: more noise: disturbance: polution. - Potential Conservation Area. - No need to demolish, perfectly good house. - Create precedent for further similar developments.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0278/94

OUTLINE

Applicant: A R Bennett Esq
Tel:

Agent: ATP Group Partnership
081 514 3030 H Spencer

Description: Erect four two-bedroomed houses and three one-bedroomed houses

Location: 49 St Thomas Road
Spalding
Lincs

Valid date:	24-MAR-94	Terminal date:	19-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	31-MAR-94	Report deadline:	27-APR-94
Inspected by	07-APR-94	Agreed TD Ext:	
Extra contacts	14-APR-94	Case Officer:	
Report if not clear by 28-APR-94		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 47 St Thomas's Rd	31-MAR-94	21-APR-94
The Owner/Occupier, 51 " "	31-MAR-94	21-APR-94
The Owner/Occupier, 20 Spring Gardens.	31-MAR-94	21-APR-94
The Occupier, 31 Spring Street	31-MAR-94	21-APR-94
The Occupier, 32 " "	31-MAR-94	21-APR-94
The Occupier, 33 " "	31-MAR-94	21-APR-94
The Occupier, 34 " "	31-MAR-94	21-APR-94
The Occupier, 35 " "	31-MAR-94	21-APR-94
The Occupier, 36 " "	31-MAR-94	21-APR-94
Site/Press Advert MIN	30-MAR-94	20-APR-94
Cllr G J Hawkins	29-MAR-94	05-APR-94

L C C Ops Attached jo cb 20/4/94
plan letter cb 13/4/94

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

H16/0278/94

OUTLINE

Applicant: A R Bennett Esq
Tel:

Agent: ATP Group Partnership
081 514 3030 H Spencer

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Location: 49 St Thomas Road
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Lincs

Valid date:	24-MAR-94	Terminal date:	19-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	31-MAR-94	Report deadline:	27-APR-94
Inspected by	07-APR-94	Agreed TD Ext:	
Extra contacts	14-APR-94	Case Officer:	
Report if not clear by 28-APR-94		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	30-MAR-94	20-APR-94
Cllr G J Hawkins	29-MAR-94	05-APR-94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/3

To: South Holland District Council

Application Reference H16/0278/94.

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

49 St Thomas Road Spalding.

3. Name, classification and number of road

4. Date application referred 13-4-94

5. State whether outline, detailed application etc.

OL

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

Erection of 4 Two Bed Houses & 3 one Bed Houses.

7. 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:—

Delete as appropriate

~~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: 20-4-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

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

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

The proposed access arrangements would encourage vehicles to reverse on or off the busy Class II County Road, St Thomas's Road, where visibility is restricted due to on-street parking, to the detriment of highway safety.

Also the proposed access to the rear is ~~only~~ inadequate in width to allow 2 vehicles to pass in safety. A vehicle turning into the site when meeting a vehicle emerging from the site would have to stop, wait and possibly reverse out on St Thomas' Road to the detriment of highway safety.

If permitted the proposal would create a long dropped crossing to the detriment of pedestrian safety.

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

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
- 5 APR 1994

Attention of
DPO
PDPO
JC ACP
Action by .....
Enclosure with .....
Copy to .....
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0278/94

Applicant: A R Bennett Esq
158 Broadway
Peterborough
Cambs
PE1 4DG

Agent: ATP Group Partnership
26 Centreway
High Road
Ilford
Essex, IG1 1ND

Description: Erect four two-bedroomed houses and three one-bedroomed houses

Location: 49 St Thomas Road Spalding
Lincs

Type: OUTLINE

Date received: 24-MAR-94

29-MAR-94

Dear Cllr G J Hawkins

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 05-APR-94 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 G J Hawkins
13 Beaufort Drive
Spalding
Lincs
PE11 2YR

I request that this application be considered by Planning Committee, because I think it will be detrimental to the residents of St Thomas Rd, with extra traffic on an already very busy Rd. I also feel it would be out of character with the much older buildings around. Also I feel it would be detrimental to the house on Spring St.

Signed:

G J Hawkins

ATP

GROUP

ATP Group Partnership
26 Centreway
High Road, Ilford
Essex IG1 1ND

Tel: 081 514 3030
Fax: 081 553 2702

Your Ref: H16/0278/94

Our Ref: HS/YM/9353

23rd March 1994

Principal Administrative Officer
South Holland District Council
Planning & Building Control Dept.
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
24 MAR 1994
REF .....

Attention of Karan Lowe

Dear Sirs

RE: 49 ST THOMAS ROAD, SPALDING

Further to our your letter 21st March 1994 we herewith enclose your Form with Part 3 completed.

Yours faithfully

HOWARD SPENCER
for **ATP GROUP PARTNERSHIP**

encl:

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0278/94

Applicant: A R Bennett Esq
158 Broadway
Peterborough
Cambs
PE1 4DG

Agent: ATP Group Partnership
26 Centreway
High Road
Ilford
Essex, IG1 1ND

SOUTH ... REF ... Valid

Description: Erect four two-bedroomed houses and three one-bedroomed houses

Location: 49 St Thomas Road
Spalding
Lincs

Type: OUTLINE

Date received: 21-MAR-94

22-MAR-94

Dear Sir/Madam

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

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

Please sign Part 3 of the ownership certificate.

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

Yours faithfully

Principal Administrative Officer

ATP

GROUP

ATP Group Partnership
26 Centreway
High Road, Ilford
Essex IG1 1ND

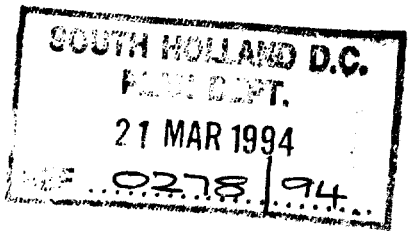
Tel: 081 514 3030
Fax: 081 553 2702

Your ref:

Our ref: HS/SJG/01 9353/B

16th March 1994

Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Attention of Mr Udy

Dear Sirs,

RE: **49 ST THOMAS'S ROAD SPALDING**

We wish to apply for Outline Planning Approval for 4 No. two-bedroom and 3 No. 1-bedroom houses on the above site and enclose 4 No. copies of your application form, 4 No. copies of our drawing Nos. 9353/1, Certificate A, and a cheque in the sum of £140.00 being the planning fee submission.

We further enclose a bound coloured copy of the drawings for your use or presentation for the public consultations.

The proposal is for the erection of two pairs of semi-detached houses in St Thomas's Road with a terrace of 3 No. 1-bedroom chalet type houses to the rear, replacing the existing two-storey stores and garages.

We trust that the enclosed details enable you to understand the principles proposed. However, if you require further information please do not hesitate to contact us.

Yours faithfully,

HOWARD SPENCER
for **ATP GROUP PARTNERSHIP**

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: H16/0278/94

Applicant: A R Bennett Esq
158 Broadway
Peterborough
Cambs
PE1 4DG

Agent: ATP Group Partnership
26 Centreway
High Road
Ilford
Essex, IG1 1ND

Description: Erect four two-bedroomed houses and three one-bedroomed houses
Location: 49 St Thomas Road Spalding
Lincs

Type: OUTLINE

17-JUN-94

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

J R Smith - Secretary
Spalding & District
Civic Society
16 Sheep Market
Spalding, Lincs. PE11 1BE

Mrs J L Possnett, 35 Spring Street
H F Hirel, 36 Spring Street
Mr & Mrs C Ruttley, 45 St Thomas's Road
Gill O' Sullivan, Cats Protection League
D & D Aldridge, 68 St Thomas's Road
G & P Wells, 39 St Thomas's Road
Owner/Occupiers, 41 St Thomas's Road
Mrs C Woodcock, 43 St Thomas's Road
Mr & Mrs Parkin, 55 St Thomas's Road
Mr R, Mr R & Mrs J Benham, 59 St Thomas's R.

D Chapman & C Walker - Chapman
Mrs V Smith, 51 St Thomas's Road
P Rudkin, 32 Spring Street
M C Arnott, 66 St Thomas's Road
T S Barzycki, 53 St Thomas's Road
J R Smith - Secretary, Spalding District Civic Society

SPALDING & DISTRICT CIVIC SOCIETY

c/o 16 Sheep Market,
SPALDING,
Lincs.
PE11 1BE

OBJECTION

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.

19th April, 1993.

Dear Sirs,

re: Planning Application H16/0278/94

We write to oppose the aforementioned Planning Application. The proposed development is totally out of keeping with the location and its surroundings.

In addition, it is likely to worsen an already conjested traffic situation, especially as only six off road car parking spaces are provided.

Yours faithfully,

J.R. SMITH.,
Secretary.

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1994
DC

53 St. Thomas Road
SPALDING
PE11 2XT

OBJECTION

Dear Sir,

Planning Application No. H16/0278/94

With reference to the above application at 49 ST. Thomas Road, Spalding I wish to object to the proposed development of this land. As a local resident I already find difficulty in being able to park my car and any increase in vehicles, which the plan indicates, would further compound the problem. Although I appreciate the plans have allotted parking spaces to the new properties, realistically, these will not be sufficient for this number of houses and the loss of parking on the road itself at the front of the existing property will reduce the number of parking spaces for existing residents.

I also feel that a development of new houses would spoil the whole character of the road and is inappropriate to what is essentially a road of traditional large family houses.

Yours Faithfully

T. S. BARZYCKI

CRAIGFORD HOUSE
66, St Thomas's Road,
Spalding.
PE11 2TT. 10.4.94.

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

The increase of traffic as a result of these houses, would cause further problems for everyone using the road, both residents and other road users, as you will realise this is a busy through route at most times of the day.

Lastly, we feel that a development of new houses would spoil the whole character of the road and consequently our own houses would lose value, despite our own efforts to maintain and care for our homes. Proposals to erect a small estate along the road is inappropriate to what is essentially a road of traditional large family houses - potential conservation area for both the residents and town alike?

Yours faithfully,

M. C. Arnott (ARNOTT)

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994
File Nos.
YES/NO
19/4

59 St Thomas's Road,
Spalding.

15.4.94

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

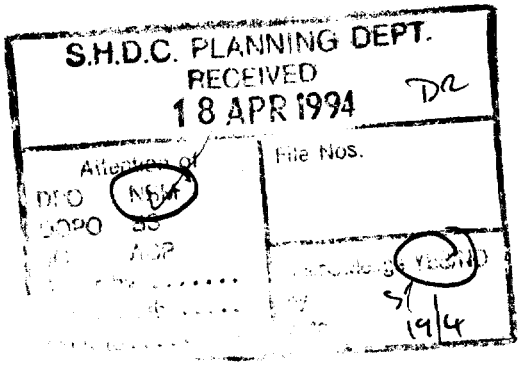
With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

The increase of traffic as a result of these houses, would cause further problems for everyone using the road, both residents and other road users, as you will realise this is a busy through route at most times of the day.

Lastly, we feel that a development of new houses would spoil the whole character of the road and consequently our own houses would lose value, despite our own efforts to maintain and care for our homes. Proposals to erect a small estate along the road is inappropriate to what is essentially a road of traditional large family houses - potential conservation area for both the residents and town alike?

Yours faithfully,

Mrs J. Benham
Mr R.J. Benham
Mr Ryan Benham



55 St Thomas's Road,
Spalding.

15.4.94.

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

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Yours faithfully,

Mr & Mrs M Perkins.
55 St Thomas's Road.
Spalding.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994

19/4

Mrs C.A. Woodcock

43 St Thomas's Road,
Spalding.

10.4.94.

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

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Yours faithfully,

Mrs C.A. Woodcock

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DR

Attention of
DPO NAM
DOPO BS
JC ACP
Action by .....
Progress with .....
Comments .....

File Nos.

Acknowledge YES/NO
ST 19/4

41 St Thomas's Road,
Spalding.

14.4.94.

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

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Yours faithfully,

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DR

Attention of
DPO NFM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 19/4

41 St Thomas's Road,
Spalding.

10/04/94.

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

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Lastly, we feel that a development of new houses would spoil the whole character of the road and consequently our own houses would lose value, despite our own efforts to maintain and care for our homes. Proposals to erect a small estate along the road is inappropriate to what is essentially a road of traditional large family houses - potential conservation area for both the residents and town alike?

Yours faithfully,

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DR

Attached
DPO DPM
DCPO E
File Nos.
Acknowledge YES/NO
Date 19/4

41 St Thomas's Road,
Spalding.

14.4.94

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

The increase of traffic as a result of these houses, would cause further problems for everyone using the road, both residents and other road users, as you will realise this is a busy through route at most times of the day.

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Yours faithfully,

Paul Nichols

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994
DR

File Nos.

YES NO

S1/94

39 St Thomas's Road,
Spalding.

10.4.94

OBJECTION

Dear Sir,

Planning Application No: H16/0278/94

With reference to the planning application at 49 StThomas' s Road, Spalding we wish to object to the proposed development of this land. As residents we already find difficulty in being able to park our vehicles and any increase of vehicles, which the plans indicate, would further compound the problem. Although, we appreciate the plans have allotted parking places, realistically these will be insufficient for this number of houses and the loss of parking on the road itself at the front of the property will decrease parking spaces for existing residents.

The increase of traffic as a result of these houses, would cause further problems for everyone using the road, both residents and other road users, as you will realise this is a busy through route at most times of the day.

Lastly, we feel that a development of new houses would spoil the whole character of the road and consequently our own houses would lose value, despite our own efforts to maintain and care for our homes. Proposals to erect a small estate along the road is inappropriate to what is essentially a road of traditional large family houses - potential conservation area for both the residents and town alike?

Yours faithfully,

G Wells P. Wells

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DL
Plan Nos.
YES/NO
5/19/4

45 St Thomas' Road
Spalding
PE11 2XT

14th April 1994

Planning Department,
South Holland District Council
Priory Road;
SPALDING

OBJECTION

Dear Sir, Re Application H16/0278/94

We wish to register our objections to the proposed planning application by A.R.Bennett to build seven dwellings at 49 St Thomas' Road.

We consider that the erection of a small estate on this site would be totally inappropriate. The proposal to demolish a substantial Edwardian house and replace it with four houses and a further three being built in what is effectively the garden of the property would destroy completely the character of the area. The houses would overlook other properties, invading residents' privacy.

We are concerned that if these plans are passed it may create a precedent in respect of further applications, in that other properties may be demolished and replaced with new developments.

As residents we already find difficulty in parking our vehicles at certain times of the day and any increase in number would only exacerbate the problem. The plans show off-street parking for the four street facing houses which would mean that the existing parking spaces on the road itself would be lost. Six further parking places have been allotted on the site which would increase the traffic entering and exiting St Thomas' Road.

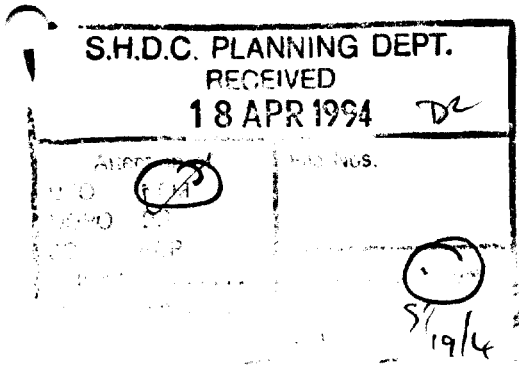
Finally we feel that if this development were to go ahead the whole character of the road would be spoiled and ask that you fully consider all the above points in coming to your decision.

Yours faithfully,

C Ruttley. M Ruttley.

Mr & Mrs C Ruttley.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DC
Action by
Discuss with
Copy to
ACP
18/4



OBJECTION

47 St Thomas's Road,
Spalding
PE 11 2XT
18th April 1994

Dear Mr Roberts

Application No: H16/0278/94

In response to your letter dated 31st March regarding the above planning application, we wish to strongly object to ANY planning permission for the property next door to our house.

We moved to Spalding two years ago as we felt it was a lovely traditional town with houses reflecting the quality of craftsmen of yesteryear. The house we bought was because of its traditional charm and the garden large and private as we spend much of our spare time there gardening and relaxing.

However, we are appalled by the recent planning proposal, especially the one to demolish a perfectly good and sound house of some character. It is beyond belief that your council would even consider such a proposal tAking into account Spalding is a market town (similar to Stamford, from where we had lived) and certainly not an inner city where such plans are made because of the need for high density housing accommodation needs.

It is obvious that there many areas around the town where these plans would be an excellent proposal, if the housing need was the reason.

Lastly, the main reasons for our objection are outlined on a seperate attached page.

Yours sincerely

D J Chapman

Carol Walker-Chapman.

D. J. Chapman & C G Walker-Chapman.

1) The erection of a small estate of seven properties in the middle of what is regarded, as surburban gardens of some size, would effectively be a total intrusion of privacy for the residents. The resulting noise and disturbance of people living there, driving in and out, we regard as inappropriate and unfair on the existing neighbours. The houses would overlook properties which again is an invasion of privacy and could cause aggravation and annoyance by all concerned.

2) The proposal to demolish a substantial Edwardian house, of some character and in good order, would effectively change the character of the area and be a dreadful waste of traditional architecture. Even with the most sympathically designed and constructed new buildings, they would look out of character, mainly because of their size and structure i.e. one house being replaced by seven. We are also concerned that it would create a precedent regarding any further planning applications, in that other properties could be removed and replaced by new developments along the road, as a viable option to acquiring a higher price for their sale.

3) St Thomas's Road is a busy thoroughfare for traffic at most times during the day and already it has been acknowledged by the Local Authority that there is insufficient parking space as it is, consequently a further possible ten vehicles (the plans indicate this number of parking spaces allocated) would further exacerbate the parking problem and pose a higher risk to the traffic using the road, by the exiting and entering of these additional vehicles. The limited space of the proposed parking spaces on the front of the two front houses would prove to be a hazard as the turning space onto a distributory road is quite insufficient.

4) We regard St Thomas's Road and the area to be of a quality which we enjoy and maintain to a high standard. The pride in this area is reflected by its appearance, which can only enhance visitors to Spalding opinion of the town. To erect this 'mini estate' would be disastrous and totally out of keeping with the traditional value of this area. We are hoping to contact the local authority with the wish to the conservation officer inspecting the houses for the purpose of setting up a conservation area.

D S Chapman

Elizabeth Chapman.

Mr & Mrs S.H. Possnett

35 Spring Street,
SPALDING

Lincs PE11 2XG

OBJECTION

Dear Sir,

Application No: H16/0278/94

With reference to the planning application at 49 St Thomas's Road, Spalding, we wish to register our objection to the plans as the proposed erection of houses on this site would cause a loss of privacy and disturbance to ourselves.

This we feel would cause an intrusion into our living conditions and devalue our properties by a considerable amount and we regard this as unjust and unfair.

Yours faithfully,

MRS J.H. POSSNETT

S.H.D.C. PLANNING DEPT.
RECEIVED
15 APR 1994 DR

Attention of
DPO NMM
DCPO BS
JO AOP
Action by .....
Discuss with .....
Copy to .....

File Nos

Acknowledge YES/NO
by ST
date 15/4

32 Spring Street,
SPALDING

13-4-94

OBJECTION

Dear Sir,

Application No: H16/0278/94

With reference to the planning application at 49 St Thomas's Road, Spalding, we wish to register our objection to the plans as the proposed erection of houses on this site would cause a loss of privacy and disturbance to ourselves.

This we feel would cause an intrusion into our living conditions and devalue our properties by a considerable amount and we regard this as unjust and unfair.

Yours faithfully,

P. Ruskin

(PAUL RUSKIN)

S.H.D.C. PLANNING DEPT.
RECEIVED
15 APR 1994 DR

DPO HPO
GDPO BS
IC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
By
Date 13/4

H.F. HIREL
36 Spring Street,
SPALDING

OBJECTION

Dear Sir,

Application No: H16/0278/94

With reference to the planning application at 49 St Thomas's Road, Spalding, we wish to register our objection to the plans as the proposed erection of houses on this site would cause a loss of privacy and disturbance to ourselves.

This we feel would cause an intrusion into our living conditions and devalue our properties by a considerable amount and we regard this as unjust and unfair.

Yours faithfully,

H F Hirel.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1994
Acknowledged YES/NO
by
date

THE CATS PROTECTION LEAGUE

REGISTERED NATIONAL CHARITY NO. 203644

HOLBEACH & DISTRICT GROUP

Replies: 140, London Road, Long Sutton, Spalding, Lincs. PE12 9EE
Tel: Holbeach (0406) 364850

6 April 1994

OBJECTION

Dear Sir

Re: Planning Application - 42, St Thomas' Road, Spalding.

On behalf of the Holbeach and District Cats Protection League, I would like to express concern over the proposed application on the above site. Assuming that the veterinary clinic remains, what happens to the present parking facility at the rear of the building? None of my workers, who use the clinic on a very regular basis, wish to see building on this site and therefore are against the application.

Yours sincerely

Gill O'Sullivan

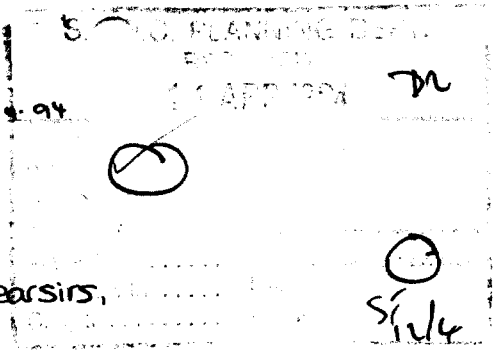
Gill O'Sullivan
Co-ordinator

H16/278/94

DEPT.

DC

SK 8/4



11.4.94

51 St Thomas's Road
Spalding
Lincs.

Dear Sirs,

Re: Planning Application H16/0278/94

OBJECTION

We wish to object ~~to the above proposal on the~~ following grounds:-

1. Our property will be overlooked by the new development. The rear garden is completely private, this being a decisive factor when the property was purchased.
2. Additional noise will be experienced from seven additional households. Noise, disturbance and pollution will be experience during demolition and construction. Our boundary with No 49 is lined with 10 feet tall conifers which may

be damaged.

3. Ten allocated parking spaces at the development is insufficient. Many households have more than one car and there is no provision for visitors parking. Our particular household has two cars and overspill parking from the new development would appear on the road in front of our and other existing properties. Our property has no facilities for a driveway therefore with the additional vehicles from the new development a lottery would result for available spaces.

4. An increase in the volume of the traffic flow to and from the new development is dangerous in view of the fact that St. Thomas's Road is already a narrow, busy thoroughfare.

5. A new modern development would be totally out of character in a road of ~~early~~ properties built in the early 1900's.

6. The amount of natural light entering our property and gardens will be severely decreased. Due to the windows in our particular house being small in size, the amount of light currently entering our property is limited.

Yours faithfully.

P C Smith

MRS. V. C. SMITH

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 APR 1994
DR

68 St Thomass Road,
Spalding
Lincs
PE11 2XT

05.04.94.

Re planning application
S/1/6/94 H1602494
houses in St Thomass Rd..

OBJECTION

Dear Mr Smith,

With reference to the above planning application to the houses in St Thomass Road. My husband and I would like to say we most strongly object to the proposed development St Thomass Road is already a very busy, and congested road particularly in this area. The general traffic is made worse by parking by the local shoppers and Grammar School pupils. The residents of the road have enough difficulty in parking outside their homes already, without adding more "permanent" cars. I appreciate there are

Hoping our feelings will be taken into consideration when the application comes before you.

Yours Sincerely

Daphne and David Aldridge

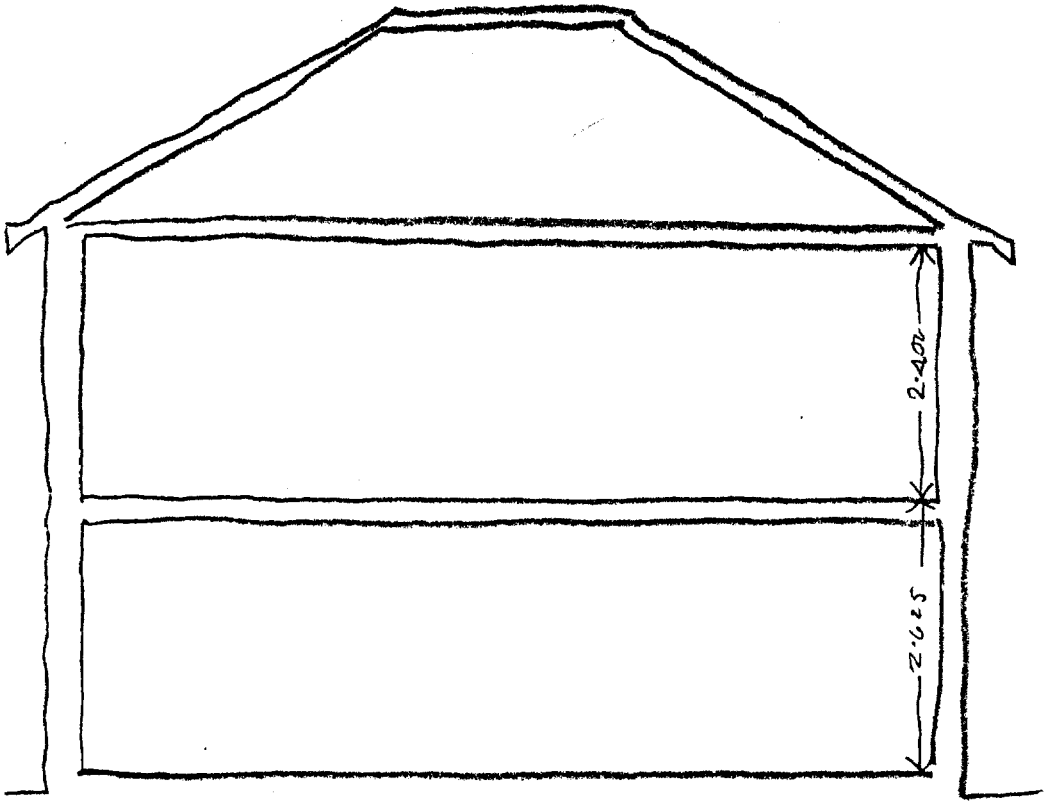
spaces for parking allowed for on the plans, but one must assume that some of the "purchasers" may well have two cars, and no doubt will have visitors who will arrive in cars!

Apart from the traffic hazards increased by the building of these houses I am sure you will agree that to build such a tightly packed cluster of new houses is not really in character with this area of St Thomas Road.

Hoping our feelings will be taken into consideration when the application comes before you.

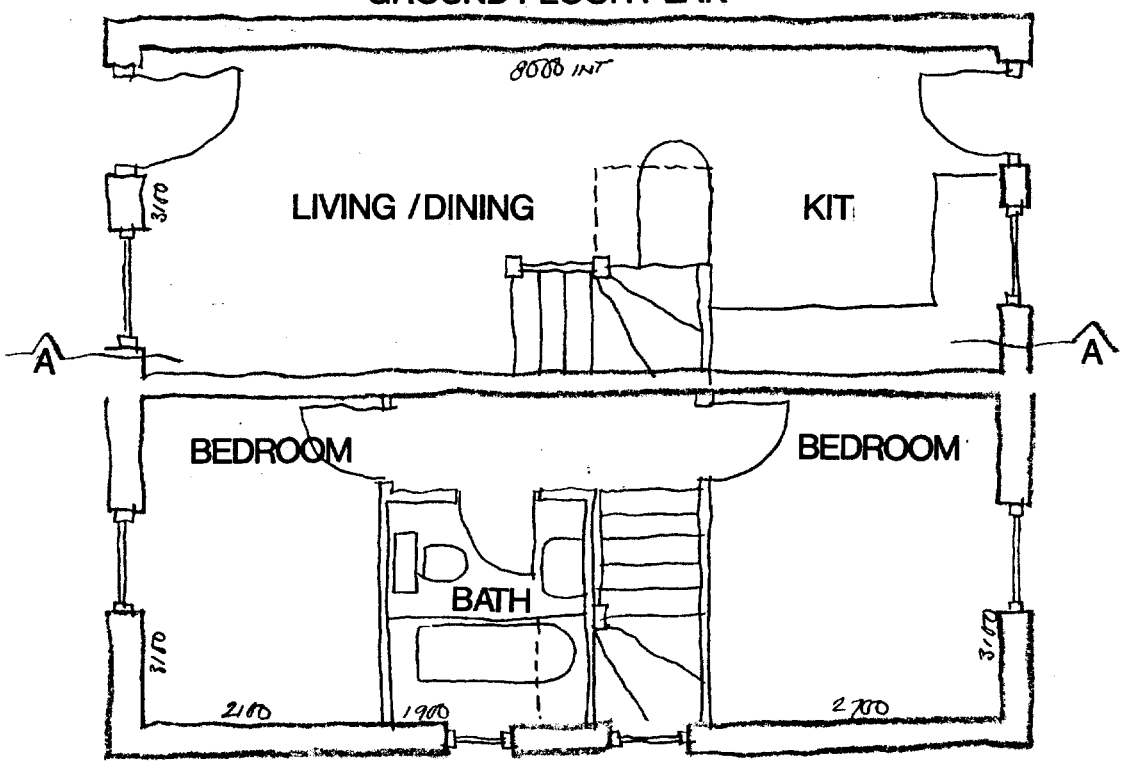
Yours sincerely

Daphne and David Aldridge



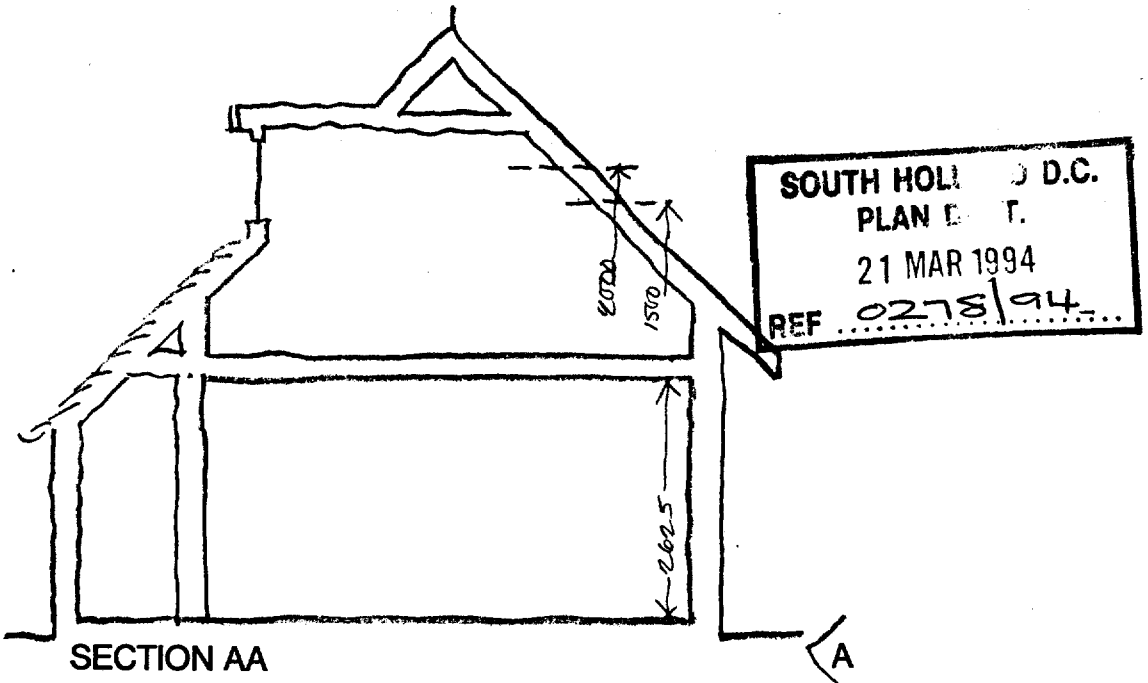
SECTION AA HOUSE TYPE A

GROUND FLOOR PLAN



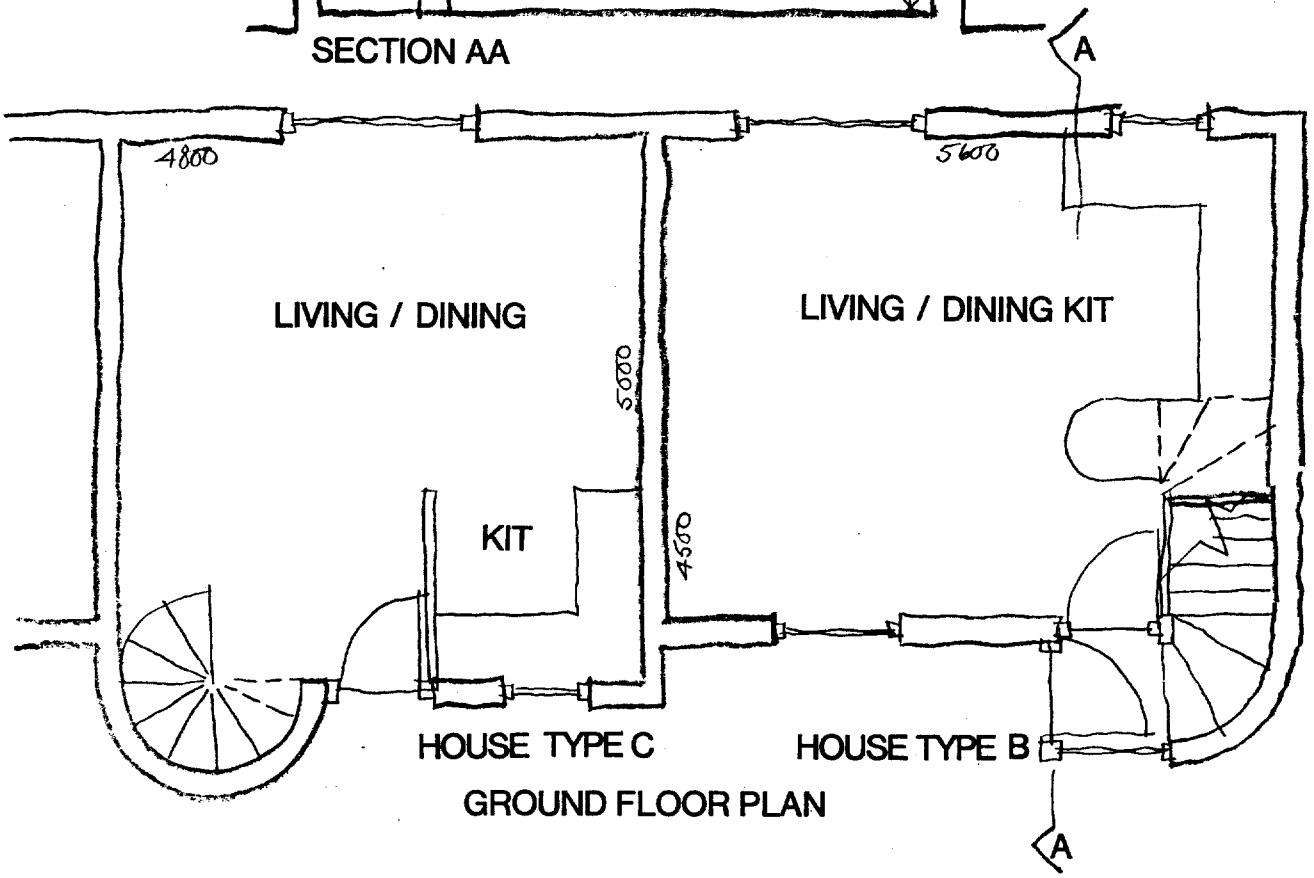
FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
21 MAR 1994
0278/94



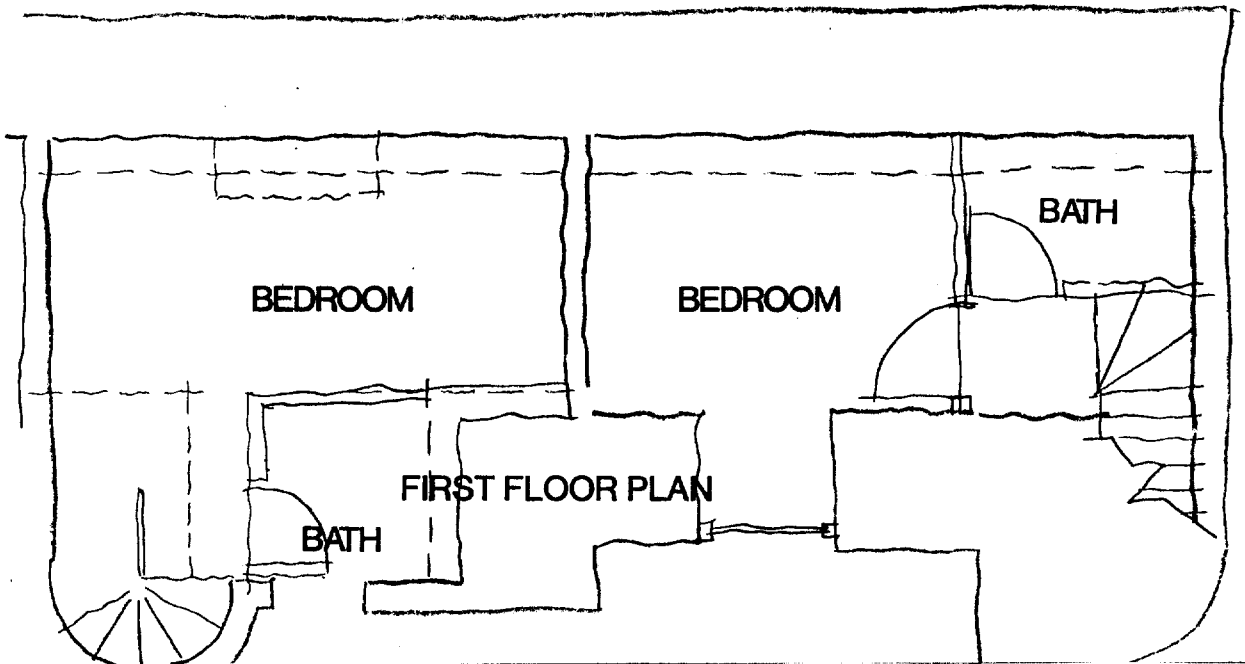
SOUTH HOL D.C.
PLAN T.
21 MAR 1994
REF 0278/94

SECTION AA

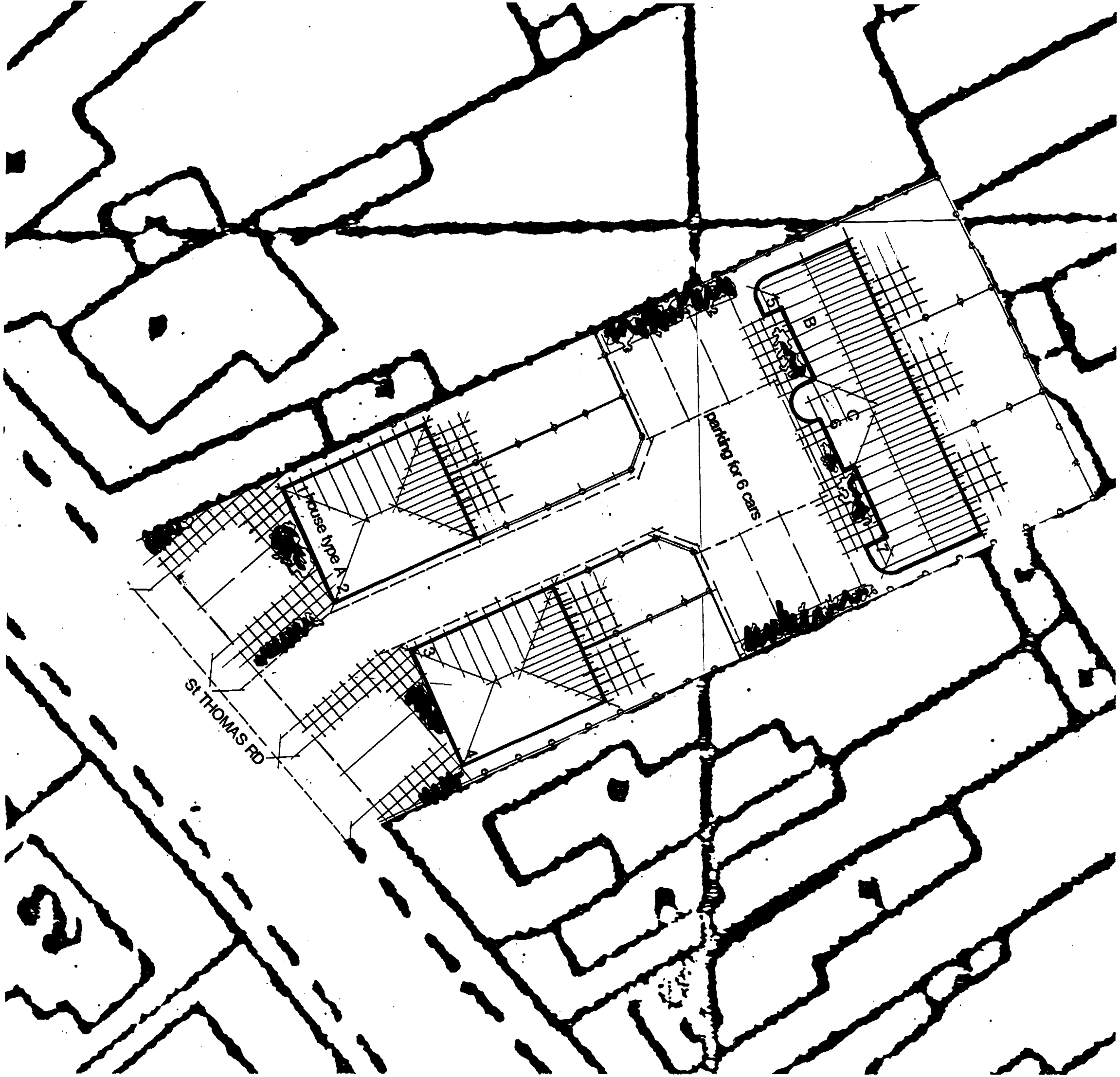


HOUSE TYPE C HOUSE TYPE B

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Do not scale
Report errors and omissions to the Architect
Check all dimensions before fabrication

Revision | Drawn | Chk'd | Date



location plan

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GROUP

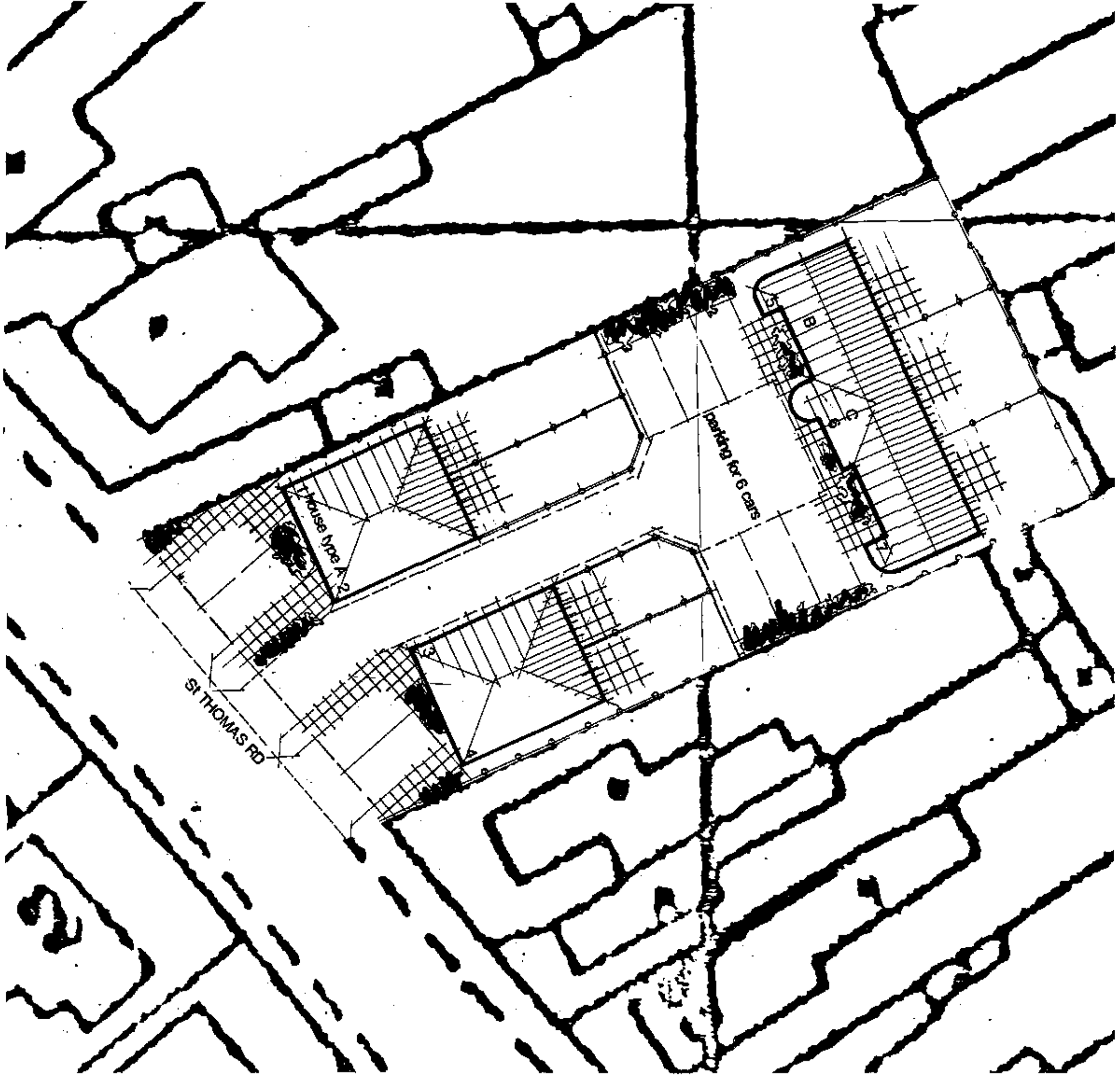
○ Ilford Essex 081 514 3030
○ Billericay Essex 0277 658662

Contract
49 St THOMAS RD SPALDING

Title
1.200 site plan

Scale | Date | Drawn | Checked

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location plan

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9353/1

