FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0365/01

Date Registered 26 MAR 2001

NAME AND ADDRESS OF APPLICANT

MRS M. TURNER
15b PINCHBECK ROAD
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if any - to be dealt by agent)

G.R. MERCHANT
UNIT 4, WRIGHTS MEWS
12A PARK ROAD
HOLBEACH
01406 490300
(Contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

15b PINCHBECK ROAD, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT.

Please complete ... of all plans
... ship certificate (see back page)
... fee is payable
... a written explanation instead.
Previous application No.

Signed J. Merchant Date 21.3.01.

Please tick **one** box and answer ... questions in Part 2

2. TYPE OF APPLICATION

This is a **full** application ... (1) ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application ... ⬇

Please state ... (2)

Please tick any box which ... wish to be considered as part of this application

Siting ... Design ... Maintenance ...

Means of Access ... Landscaping ...

Now complete Parts 3 and ... Ownership Certificate

or This is a **reserved matters** application ... ⬇

Please state Reference ... of outline permission

Please state what reserved matters ... this application

Now complete Part 4 only

or This is an application for **renewal** ... or **continuation** without complying ... ⬇

Please state reference ... permission

Please state Condition ... Number ...

Now complete an Ownership Certificate

or This is an application for **modification** ... ⬇

... permission ... 1990

Please state Reference ... permission

Please state Condition ... Number ...

Please state what ... modification

Now complete ... Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: ONE.
(ii) Other new buildings		
(iii) Alterations or extension		
(iv) Change of use		

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

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

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

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: PINCUBECK ROAD. Will there be – Individual access(es) ✓ / New estate road

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

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 — SOAKAWAYS

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

C. Please state whether a pond 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. -

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick one box and complete B if necessary

A The proposal does not involve any alteration in existing floorspace ☐

B The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Previous total gross floor space sq. m.

Industrial sq. m. Warehousing sq. m.

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site after the development proposed. If you propose to employ staff on the site how many of these employed at present?			
If you are relocating staff from other premises please give details of the premises involved and of the premises affected.			
In the case of industrial development give a description of the process to be carried out and of the end products, and the type of machinery to be installed.			
If the proposal is part of a larger scheme for which planning permission has not yet been sought, please give what information you can about the ultimate development.			
Is the proposal likely to be detrimental to or affect existing uses on or near the site? If so, please explain.	State Yes or No		
Is this a proposal for replacing existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise surplus to needs? If so, please give details of the existing premises and your intentions in respect of those premises.	State Yes or No		
What provision is to be made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show this provision on the plans and indicate the number of parking for operational needs and other purposes.)			
What is the anticipated daily traffic flow to the site during and after completion? (Please indicate all vehicles except those used by individual employees driving to work.)			
What is the method and proposed means of disposal of any waste effluents or trade refuse?			
Will the proposal involve the use or storage of any hazardous substances?	State Yes or No	If yes, you may need to apply for Hazardous Substances Consent	
What provision is to be made for access to premises for the disabled?			

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 J.Mowat (~~Applicant~~ / Agent) Date 21.3.01

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.

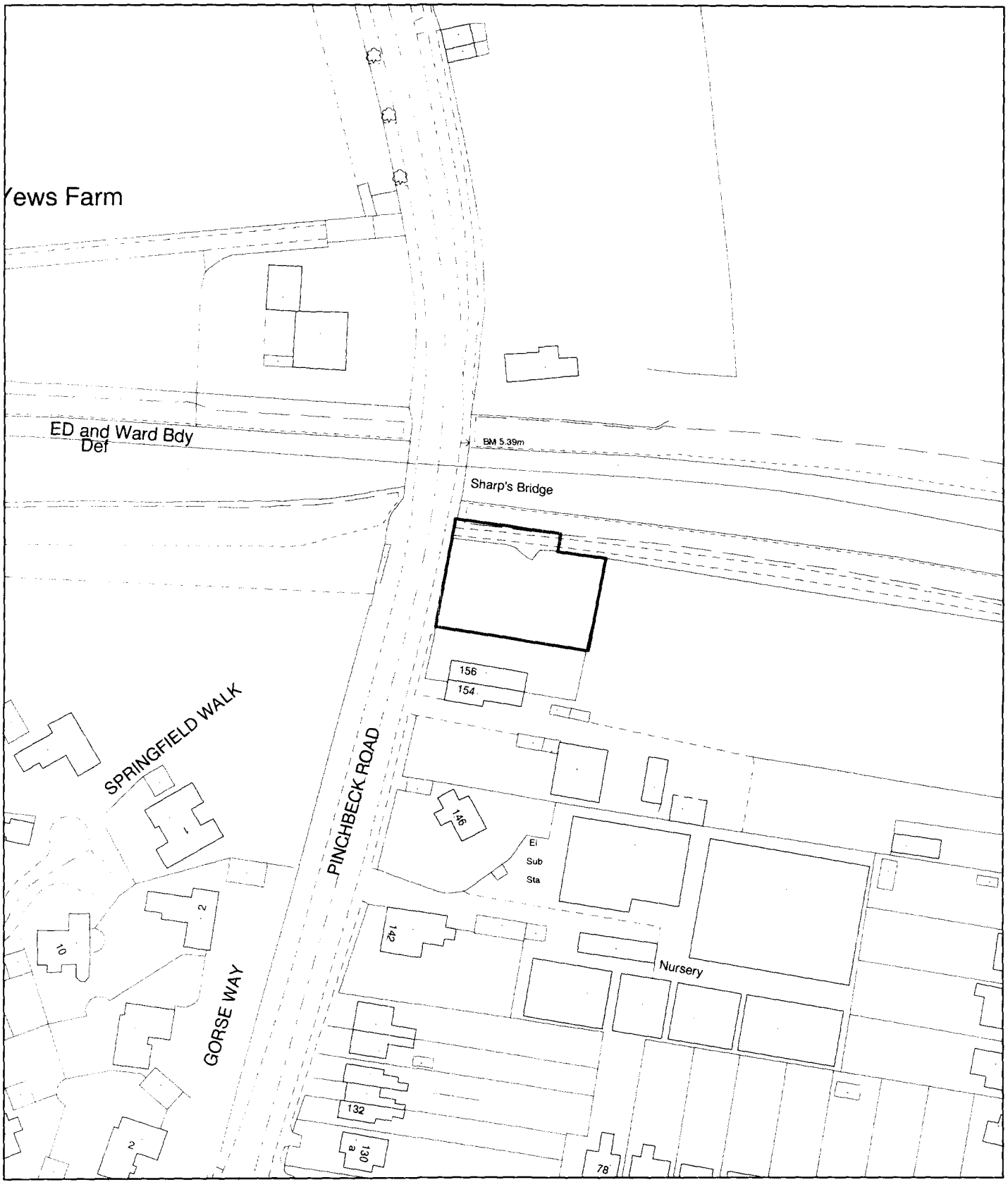
Signed J.Mowat (~~Applicant~~ / Agent) Date 21.3.01

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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



Planning Application Location Plan
Ward Member Notification

H16/0365/01

Scale: 1:1250

Housing and Planning Services Department

Council Offices, Priory Road, Spalding, Lincolnshire

PLEASE DO NOT COPY THIS PLAN
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SALLY WALTHAM
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Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0365/01 Received: 26-MAR-01 Type: OUTLINE

Name: Mrs M Turner
156 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 1 dwelling, including means of access.

Location : 156 Pinchbeck Road Spalding
Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

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 not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) 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.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Adequate space shall be retained at all times within the curtilages of both the existing property, 156 Pinchbeck Road and the proposed dwelling, for the parking and manoeuvring of all vehicles expected to call at the dwellings at any one time.

Reason: To ensure the provision of sufficient off-street parking and to allow residents and visitors to turn their vehicles around so that they may be able to leave and enter the highway in a forward gear, in the interest of highway safety.

The determined plans are:-
Dwg nos. 218/01-01, /01-02 & /01-03 received on 26 Mar 01.

The applicant is advised that the dwelling should be sited so as not to contravene the Welland and Deeping Internal Drainage Boards's by-laws. These require no buildings and unimpeded access within 9 metres of the base of the bank to Vernatts Drain.

Director of Housing and Planning Services
11 JUN 2001

H16/0365/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0365/01 Received: 26-MAR-01 Type: OUTLINE

Name: Mrs M Turner
156 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 1 dwelling, including means of access.

Location : 156 Pinchbeck Road Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) 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.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Adequate space shall be retained at all times within the curtilages of both the existing property, 156 Pinchbeck Road and the proposed dwelling, for the parking and manoeuvring of all vehicles expected to call at the dwellings at any one time.

Reason: To ensure the provision of sufficient off-street parking and to allow residents and visitors to turn their vehicles around so that they may be able to leave and enter the highway in a forward gear, in the interest of highway safety.

The determined plans are:-

218/01-01
" -02
" -03
26/7/01.

The applicant is advised that the dwelling should be sited so as not to contravene the Welland and Deeping Internal Drainage Boards's by-laws. These require no buildings and unimpeded access within 9 metres of the base of the bank to Vernatts Drain.

Director of Housing and Planning Services
06 JUN 2001

H16/0365/01

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H16/0365/01

OUTLINE

Applicant: **Mrs M Turner**
Tel:

Agent: **G R Merchant**
01406 490800

Description: Residential development - 1 dwelling, including means of access.

Case Officer:
D J ROBERTS

Location: **156 Pinchbeck Road**
Spalding
Lincs

VALID DATE: 26-MAR-01

Targets:		
To case office	02-APR-01	
Inspected by	09-APR-01	
Extra contacts	16-APR-01	
Refer outstanding	30-APR-01	

TARGET COMMITTEE 02-MAY-01
Report deadline: 18-APR-01

TERM DATE: 21-MAY-01

Agreed TD Ext:

.08 HA Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert	MIN	~~09~~ 10-APR-01	~~30-APR-01~~ 1 MAY
Cllr P Rex		06-APR-01	27-APR-01

Taken 2 May 2001 Jan Sharp
Highways observations attached [illegible] P. 9 May 2001

DC RECORD SHEET

Registration
Reference H/e/0[illegible]
Cross-reference

Case Officer DR

Directions

Standard Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard Article 3 ☐ Reg 4 ☐ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer _____

No of copies	Details

Further direction authorised by Senior Officer _____

No of copies	Details

Information satisfactory for DC _____

Amended description

Fee validation check: ☐ _____

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations _____

	All	Selected	Viz:		☐
ROW	☐				
T15	☐				
TRA		☐	_____	_____	
ENV		☐	_____	_____	
EA		☐	_____	_____	
DEM	☐				
LB		☐	_____	_____	
			_____	_____	
ARC		☐	_____	_____	
AG		☐	_____		
HAZ		☐	_____	_____	
HSC	☐				
PLA		☐	_____	_____	
			_____	_____	
ADV		☐	_____		
ADJ		☐	_____		
OTHER				_____	

Extra (Case Officer after inspection)
Specify:

Second Stage (after revnlidation)
Reconsult
None ☐
All ☐
Specify

Consult for first time

Residents (Adjacent only)
Addresses :

Deliver/Post

Residents(consult first time)
Addresses :

Deliver/Post

Senior Officer confirmed: DR 5/4

Assess ant

Notes for Case Officer

5 to garden / Paddock
adjoin Appn Semi. Lane
Drain to work
Access on Board - but vis. de-
vacant cottage one water tow.
This could be an interesting - /valuable
contribution to this part of Pinkbeck Rd.
See no problems in principle.

Site Inspection

Accuracy ?
Neighbours ?
Boundaries ?
Features ?

Inspected by DR
Date 10/4
Site Notice posted by GS
Date 10/4
Resident Notices delivered by
Date

Telephone and Visitor Record

Case Officer Conclusions / Report

Recommendation

Approve (or favourable) ☑

Refuse (or adverse) ☐

Signed _____

Date 31/1

Conditions / Reasons

Non-Determination	
Permitted development (or equiv)	☐
Non-development (or equiv)	☐
Withdrawn	☐
Other	☐
Confirmed by Senior Officer	

Referral Prior to Issue	
Dept of Environment (LBC)	☐
Dept of Environment (DEP)	☐

As per 30 May agenda + SPI

NOTES		
Disabled	☐	
Section 106 / 278	☐	
Demolition	☐	
LB Demolition	☐	
Amended Plans	☐	Received
		Drawing nos

Validation Record Sheet

Reference W.6/0307/01

Submitted Fee £ 190 | Fees | Invalid ☐

Receipt No P153995 | Correct fee £ 190 | Nil / discount Reason: | Reminder

Date received 26 MAR 2001 | Fees ☐ | .....

Additional £ | Receipt No | Site plans ☐ | Cancelled

VALID ☑ _____ | Refund £ | Voucher No | Certificate ☐ | .....

Other ☐

Type : OUTLINE

Description : (if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area 0.08

No of dwellings 1

Floorspace

Earlier permission reference

GRID REFERENCE 524639 324199

Building Control records:

Already submitted - Ref

Request needed

N/A

NOTES

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

COUNCILORS
Spalding Castle 2475482 P Rex

Code M

Local Plan - Development Boundaries

DEVB Development Boundary 9598489

Public Footpaths

F15

Planning Historical

DISPLAYFLG
H16/0946/79 12982 524715 324168 0
H16/0229/84 8990 524718 324176 0

Planning Applications1998-2000

DISPLAYFLG
H16/0365/01 950 524639 324199 0

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0365/01

Applicant: Mrs M Turner
156 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 1 dwelling, including means of access.

Location: 156 Pinchbeck Road Spalding
Lincs

Type: OUTLINE

18-JUN-01

Dear Sir/Madam,

PLANNING DECISION

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

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

Mrs S A Waltham

Director of Housing and Planning Services

Mrs J Turner
154 Pinchbeck Road
Spalding
Lincs. PE11 1QN

Application Reference Number: H16/0365/01 **Date Received: 26 Ma[redacted]**

Application Type: Outline

Description: Residential development – 1 dwelling, including means of access

Location: Land adjacent to 156 Pinchbeck Road, Spalding

Applicant: Mrs M Turner Agent: G R Merchant

---

1. REASON FOR COMMITTEE CONSIDERATION

Recommendation of approval contrary to objections received.

2. PROPOSAL

The application is in outline, but includes indicative details to show how a single dwelling could be sited and designed. A new joint access is proposed to serve the site and No. 156.

3. SITE DESCRIPTION

The site is situated immediately to the south of Sharps Bridge, and has approximate dimensions of 22 metres by 35 metres.

4. RELEVANT PLANNING POLICIES

SOUTH HOLLAND DISTRICT COUNCIL
30 MAY 2001

National:
PPG3 – seeks to concentrate new development in urban areas.

Local Plan:
Within Spalding Development Boundary.

Policy E1 - lists a range of general environmental criteria for assessing all developments.

Where the development plan contains relevant policies, Section 54A of the Town and Country Planning Act 1990 requires that a planning application shall be decided in accordance with the plan. This is unless material considerations indicate otherwise.

5. RELEVANT PLANNING HISTORY

No relevant planning history.

6. REPRESENTATIONS

County Highways	Requests conditions.
Welland & Deeping IDB	Indicative position of the dwellings seriously contravenes Boards 9 metre by-law. Ask that this be pointed out if outline permission is granted.

Public

Objections from No. 154 Pinchbeck Road (summarised):

- Object on grounds of proximity of the shared driveway to the brow of Sharps Bridge and possible number of cars using the driveway.
- Road remains fast, making it a dangerous entrance.

7. MATERIAL CONSIDERATIONS

As the site is situated within the Development Boundary for Spalding, there are no objections in principle to its development. The main issues are:

- Acceptability in terms of the character of the area.
- Highway safety.

Character

The site is on the northern outskirts of the town and, given the proximity of the Vernatts Drain, the character of the immediate locality can best be described as semi-rural. Having regard to the prevailing character, a single, suitably designed dwelling, would be an appropriate form of development for this site.

The Drainage Board by-law requirements of no development within 9 metres of the base of the bank can be addressed at 'detailed' stage. There is sufficient space within the site to respect such by-laws.

Highway Safety

Access will be close to Sharps Bridge, which raises the carriageway level and impedes visibility.

The Highways Officer has inspected the site in response to the objector's concerns. He notes that there is sufficient visibility from the point of egress onto the highway for drivers to be able to see vehicles approaching from both directions.

There is, therefore, no justifiable reason for refusal on highway safety grounds.

8. RECOMMENDATION

Grant permission

Conditions:

1. TL2 – Time Limit (Outline).
2. SC8 – Details (exclude (2), access).
3. SC27 – Implementation of Planting.
4. Adequate space shall be retained at all times within the curtilages of both the existing property, 156 Pinchbeck Road and the proposed dwelling, for the parking and manoeuvring of all vehicles expected to call at the dwellings at any one time.
   Reason: To ensure the provision of sufficient off-street parking and to allow residents and visitors to turn their vehicles around so that they may be able to leave and enter the highway in a forward gear, in the interests of highway safety.

Note:

1. The applicant is advised that the dwelling should be sited so as not to contravene the Welland and Deeping Internal Drainage Board's by-laws. These require no buildings and unimpeded access within 9 metres of the base of the bank to Vernatts Drain.

30th MAY 2001 DEVELOPMENT CONTROL COMMITTEE
POST COMMITTEE INSTRUCTIONS

Page No	Application Number/ Applicant	Case Offr	Instructions/ Decision
1	H04/0001/01 Countryside Developments	**PJU**	Approved as originally recommended. Conditions as original report plus extra conditions • No use to commence until scheme of parking to rear submitted, approved and made available. • Details of fixtures/fitting to be retained to be approved (see Cond 9 on page 10 of agenda as a guide).
7	H05/0904/00 South Holland District Council	**DMG**	Grant as recommended. Note 3 (Bats) to be altered to a condition.
11	H06/1375/00 Mr T D Thorogood	**DMG**	Grant as recommended.
14	H05/1413/00 D Brown Ltd	**LS**	Deferred for: • Re-consideration of traffic issues. • Sustainability issues re access. • Negotiations with applicant over existing site ceasing use.
17	H18/0103/01 Swallow Homes	**LS**	Deferred until end of re-consultation period.
22	H09/0159/01 D Rous	**DMG**	Grant as recommended.
25	H12/0194/01 Mr & Mrs Mountain	**LS**	Grant as recommended. Delete Condition 5.
29	H16/0178/01 Alan Ellis Architect	**DJR**	Deferred to allow officers to re-negotiation open space allocation, with the peripheral open spaces being removed.
33	H08/0196/01 Roger Alan England	**PJU**	Grant as recommended.
36	H23/0203/01 S Goodison	**LS**	Grant as recommended. Add watching brief condition.
39	H02/0218/01 Mr Sansom, LPA Receiver	DJR	Recommendations A & B approved as recommended. Amend Reason of Condition 2 on page 41 as follows: Delete: "tows centres". Insert: "town centres".
43	H14/0335/01 J A Dobney	**PJU**	Grant as recommended.
46	H11/0235/01 Broadgate Homes	**DMG**	Grant as recommended.
49	H21/0342/01 Randall Motorsport	**LS**	Grant as recommended.
54	H21/0343/01 Randall Motorsport	**LS**	Grant as recommended.
57	H16/0365/01 Mrs M Turner	**DJR**	Grant as recommended.

59	H22/0371/01 Mr A J Wright	**DMG**	Refused as recommended.
61	H17/ 1/01 Sovereign Homes	**PJU**	Grant as recommended.
63	H18/0421/01 Mr & Mrs Wayman	**DMG**	Grant as recommended.
65	H23/0446/01 Ms Louise Shaw	**DMG**	Refused as recommended.
PO 4	Puddingpoke Lane, Lutton	-	As recommended.

31st May 2001

Signed: .....

Gordon Smith
Development Control Manager

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS and PLANNING DIRECTORATE

INTERIM
FINAL

To: SHDC ..... Council Application Ref H18/0365/01 DR

With reference to this application dated 26 March 2001, relating to the following proposed development

Address or location: LAND ADJ 156 PINCHBECK ROAD SPALDING

National Grid ref: Horizontal 246241 Vertical

Classification/Number of road to which the site gains access. B1356

Date application referred by LPA 2 May 2001 Type of application: Outline/Full/RM/.....

Description of development

RESIDENTIAL DEVELOPMENT - 1 DWELLING, INCLUDING MEANS OF ACCESS

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, that the County Council as local highway authority:-

- ~~☐ Does not wish to restrict the grant of permission.~~
- ☑ Requests that any permission given by the local planning authority shall include the conditions below.
- ~~☐ Requests that the local planning authority refuses the application for the reasons set out below.~~
- ~~☐ Requests that the local planning authority request the applicants to provide additional information as set out below.~~

CONDITIONS (INCLUDING REASONS) / ~~ADDITIONAL INFORMATION REQUIRED / REASONS FOR REFUSAL~~

1. Adequate space shall be retained at all times within the curtilages of both the existing property of 156, Pinchbeck Road and the dwelling hereby permitted, for the parking and manoeuvre of all vehicles expected to call at the dwellings at any one time.

Reason:- To ensure the provision of sufficient off-street parking and to allow residents and visitors to turn their vehicles around so that they may be able to leave and enter the highway in a forward gear, in the interests of highway safety

Note. There is sufficient visibility from the proposed point of access onto the highway for drivers to be able to see vehicles approaching from both directions.

Date: 9 May 2001 Signed: R Wells pp CRS

Continuation ...Yes / No

on behalf of Director of Highways and Planning

Form No HPD/1

Please include H.N. 1.

154 Pinchbeck Road
Spalding, Lincs,
PE11 1QN
01775 723887

OBJECTION
SHDC
27 APR 2001
Housing & Planning
Received

27th April 2001

Dear Mrs. S. Waltham,

Planning Application H16/0365/01

I refer to the above planning application.

I would like to raise an objection to the proposed application, on the grounds of the proximity of the shared driveway to the brow of Sharp's Bridge, and the possible number of cars using the driveway. The road is as fast as it was before the by-pass, making it a dangerous entrance, to both dwelling owners and the public on the highway.

The proposed house is a four-bedroom one, so there is a real possibility of at least two, probably three cars being housed at the proposed dwelling, along with the one car already at No. 156. This means that three or four cars using the shared driveway, coming in at a very dangerous point and pulling out onto a fast road, where although the speed limit is 40 m.p.h., many, many cars do more than this. In the event of No. 156 Pinchbeck Road being sold, (it is a three-bedroom property) then there could be two cars using the driveway from 156 and three from the new dwelling, this is without any visitors.

Yours sincerely,

Judith Turner.

Judith Turner (Mrs)

Mrs S. Waltham,
Planning Services,
Council Offices,
Priory Road,
Spalding.

Welland & Deepings Internal Drainage Board

Deeping House, Welland Terrace, Spalding, Lincs. PE11 2TD.
Tel : (01775) 725861 Fax : (01775) 767689

Clerk to the Board
Mrs Maralyn Robinson

Engineer to the Board
Mr Stan Pywell

Our Ref. SWP/TF/P/S/2

Your Ref.

SHDC
17 APR 2001
Housing & Planning

This matter is being handled by
Stan Pywell

11th April, 2001

Mrs S. Waltham,
Director Housing & Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Dear Madam,

Planning Application No. H16/0365/01
Residential Development (1 Dwelling)
156 Pinchbeck Road, Spalding - Mrs M. Turner

I refer to the above planning application.

The Board's Vernatts Drain bounds the northern side of the site and the Board's byelaws prohibit the erection of structures, fences etc. within 9 metres of the landward toe of the bank. The Vernatts is an important surface water outfall for Deeping Fen and Spalding. The channel is embanked and to safeguard the integrity of the defences and allow their future maintenance no encroachments within the byelaw distance should be allowed.

The indicative position of the shown property would seriously contravene the byelaws and I would ask that this is pointed out if outline planning permission is granted.

Yours faithfully,

Engineer to ~~the~~ Board.

c.c. Mrs M. Turner, 156 Pinchbeck Road, Spalding.

PLANNING APPLICATION

Mrs M Turner
is applying to the Council for planning permission for the following:

Reference No: H16/0365/01
Description: Residential development - 1 dwelling, including means of access.

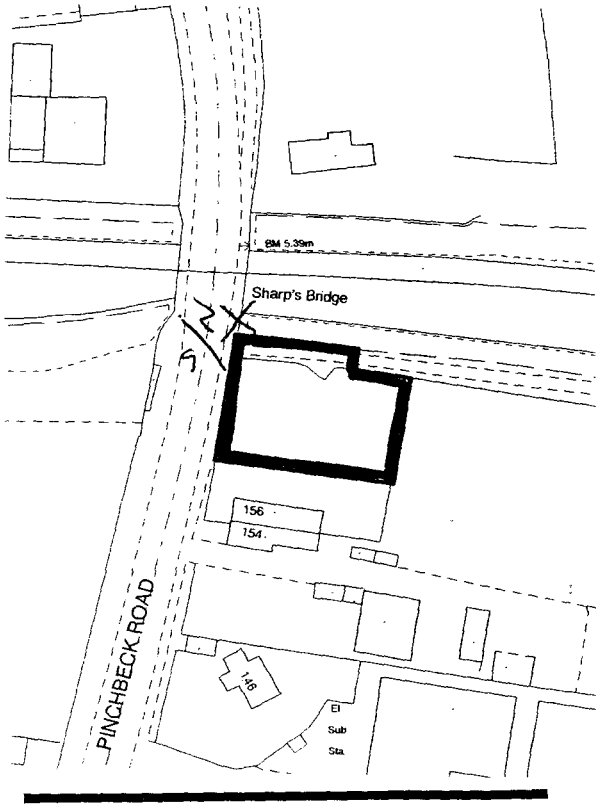
Location: 156 Pinchbeck Road
Spalding
Lincs

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.
They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number .

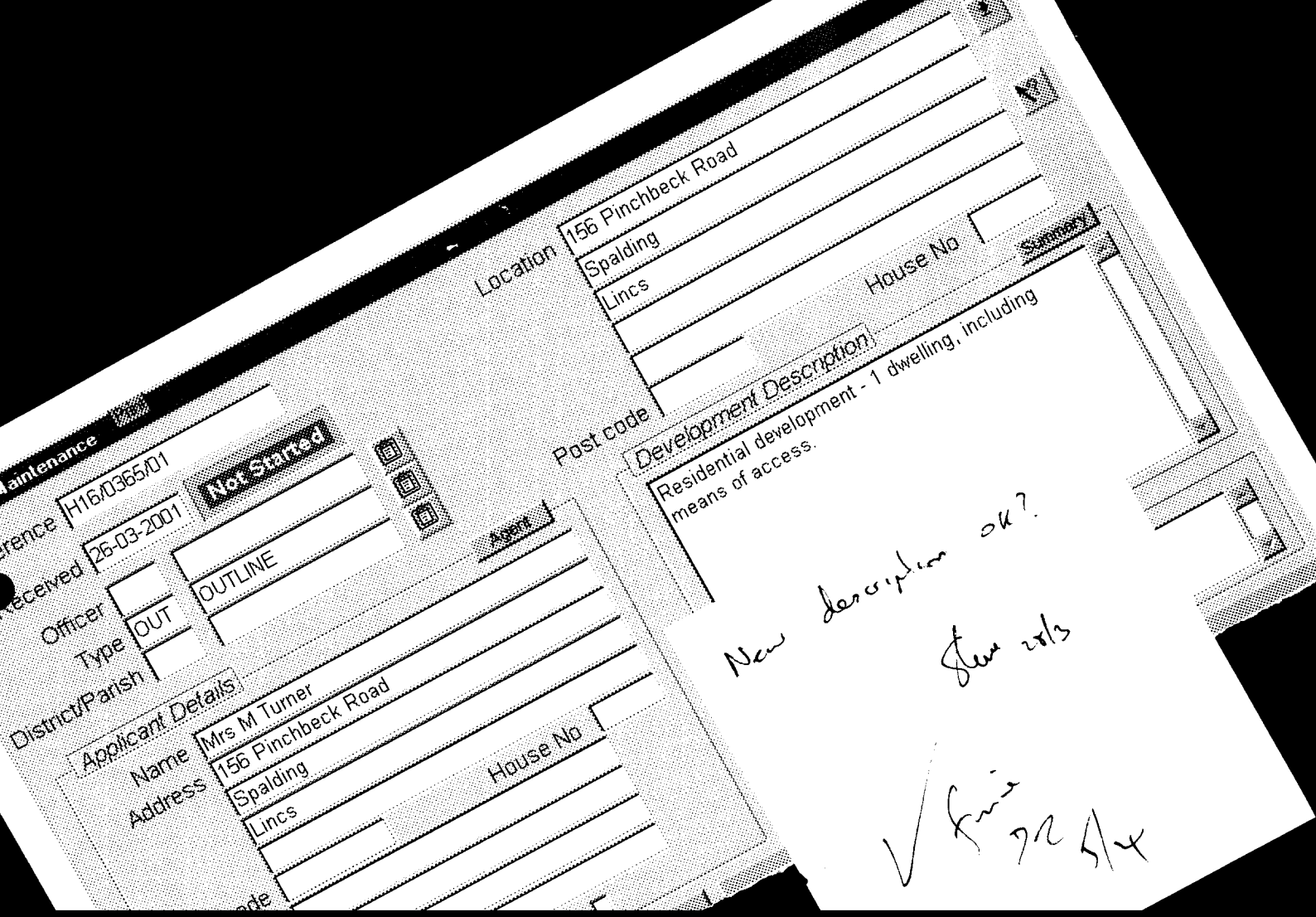
Mrs S A Waltham
Director of Housing and Planning Services

Date of Notice:

10th April 2001



SOUTH HOLLAND DISTRICT COUNCIL


Maintenance
Reference H16/0365/01
Received 26-03-2001
Not Started
Officer
Type OUT
OUTLINE
District/Parish
Applicant Details
Name Mrs M Turner
Address 156 Pinchbeck Road
Spalding
Lincs
House No
Agent
Location 156 Pinchbeck Road
Spalding
Lincs
House No
Post code
Development Description
Residential development - 1 dwelling, including means of access.
New description ok?
Steve 28/3
V Fine 22/5/4

Application Maintenance

Reference H16/0365/01

Received 26-03-2001 Not Started

Officer

Type OUT OUTLINE

District/Parish

Location 156 Pinchbeck Road
Spalding
Lincs

Post code House No

Applicant Details Agent

Name Mrs M Turner

Address 156 Pinchbeck Road
Spalding
Lincs

Post code House No

Telephone

Mobile

Email

Designation

Web Consent Given

Development Description Summary

Residential development - 1 dwelling, including means of access.

New description ok?

Steve 28/3

V fine
JR 5/4

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P15395
Date received : 26-MAR-01

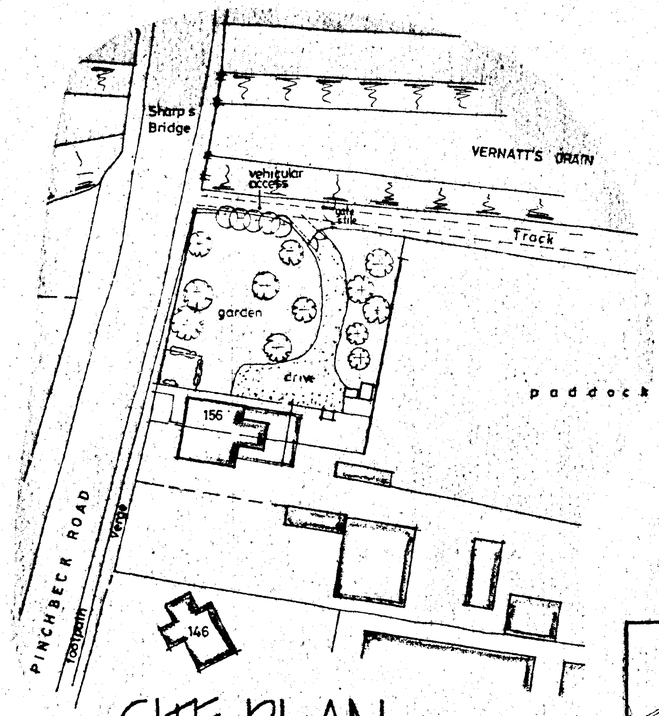
Received from Norwich & Peterborough B S

Address 156 Pinchbeck Road
Spalding

Fee paid	£	190.00
VAT	£	0.00
Total received	£	190.00

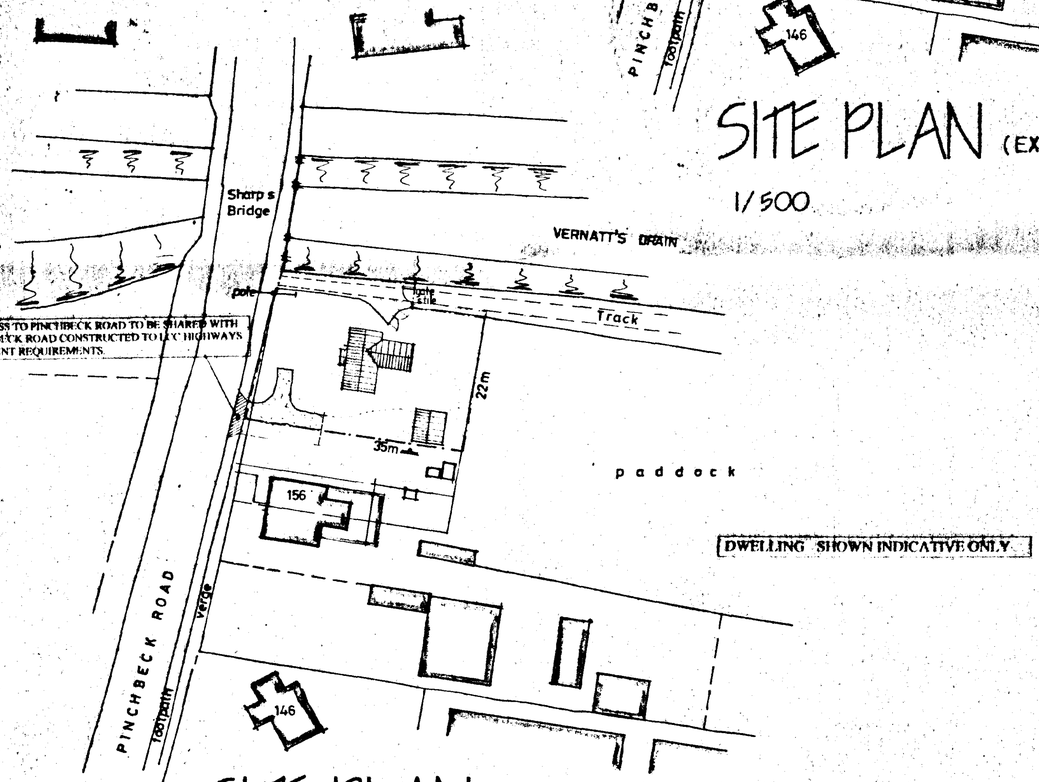
Cash/Cheque : Cheque

Signed..... K Porter (Authorised Collector)



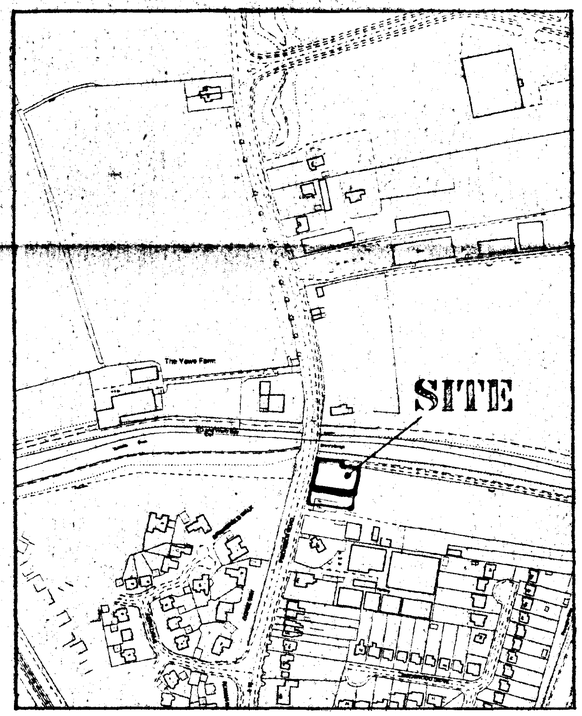
SITE PLAN (EXISTING)

1/500



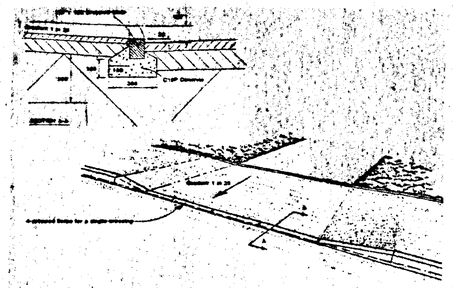
SITE PLAN (PROPOSED)

1/500



LOCATION PLAN

1/2500



DOMESTIC VEHICLE CROSSING
(Flexible Construction)

1 Excavate for as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact using vibrating compaction equipment 180mm finished thickness of non-frost susceptible crushed rock, crushed slag or crushed concrete to Type 1 grading. If CBR values are below 2% an approved Geotextile or an extra 150mm of sub-base will be required.

2 Provide, lay and compact 50mm finished thickness of 20mm nominal size dense bitumen macadam basecourse to BS: 4987 using 100 pen bitumen binder. Void content 2.8%.

3 Provide, lay and compact 25mm finished thickness of 6mm nominal size bitumen macadam wearing course to BS: 4987 using 100 pen bitumen binder. Void content 2.10%.

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All sizes dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G. R. Merchant.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc., to be used fitted and installed etc., in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

G. R. MERCHANT
LENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
18A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 460800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Ms. Co. UK

Project
RESIDENTIAL DEVELOPMENT
156 PINCHBECK ROAD
SPALDING
LINCS

Client
MRS.M.TURNER

Drawing
LOCATION & SITE PLANS

Job Ref	Drawing No
218/01	01
Date	Drawn
MARCH 2001	GRM

Scales
AS INDICATED

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purposes other than that for which it is issued.
The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions existing in the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect on that design amendments may be considered. Site and storage are the responsibility of main contractors to establish specific site conditions before foundation work is undertaken.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAR 2001
Ref: 0365/04