

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0566/92

Received: 22-MAY-92 Type: OUTLINE

Name: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Agent: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Description: Erection of fourteen 1-bed apartments including details
of siting, design and means of access

Location : 4 Woolram Wygate Spalding
Lincs

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

- 1 The proposed access for this development is inadequate in terms of visibility to the north (the traffic approach side). Vehicles emerging from this access would have inadequate sight of oncoming traffic, without looking over neighbouring gardens until they have emerged into the highway safety. Also a large number of the proposed parking spaces will not adequately work therefore reducing the effective spaces below the standard required. It could also lead to vehicles having to reverse out onto Woolram Wygate to the detriment of highway safety.
- 2 The development as proposed would, by virtue of its scale and mass, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental provision of car parking facilities and incidental space around the building. The lack of incidental space around the building also results in the proposal being close to neighbouring properties which would adversely affect the residential amenities which the occupiers of those properties have a reasonable right to enjoy.

Notes to Applicant:

The applicant is advised that a less intensive form of development would be more appropriate on the site.

Director of Planning and Building Control Services
21-SEP-92 H16/0566/92

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0566/92

Received: 22-MAY-92 Type: OUTLINE

Name: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Agent: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Description: Erection of fourteen 1-bed apartments including details
of siting, design and means of access

Location : 4 Woolram Wygate Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 The proposed access for this development is inadequate in terms of visibility to the north (the traffic approach side). Vehicles emerging from this access would have inadequate sight of oncoming traffic, without looking over neighbouring gardens until they have emerged into the highway safety. Also a large number of the proposed parking spaces will not adequately work therefore reducing the effective spaces below the standard required. It could also lead to vehicles having to reverse out onto Woolram Wygate to the detriment of highway safety.
- 2 The development as proposed would, by virtue of its scale and mass, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental provision of car parking facilities and incidental space around the building. The lack of incidental space around the building also results in the proposal being close to neighbouring properties which would adversely affect the residential amenities which the occupiers of those properties have a reasonable right to enjoy.

Notes to Applicant:

The applicant is advised that a less intensive form of development would be more appropriate on the site.

Authorised to issue:

17-SEP-92 H16/0566/92

AD... *AD* ...DC... *AD* ...
21/9

22 JUL 1982

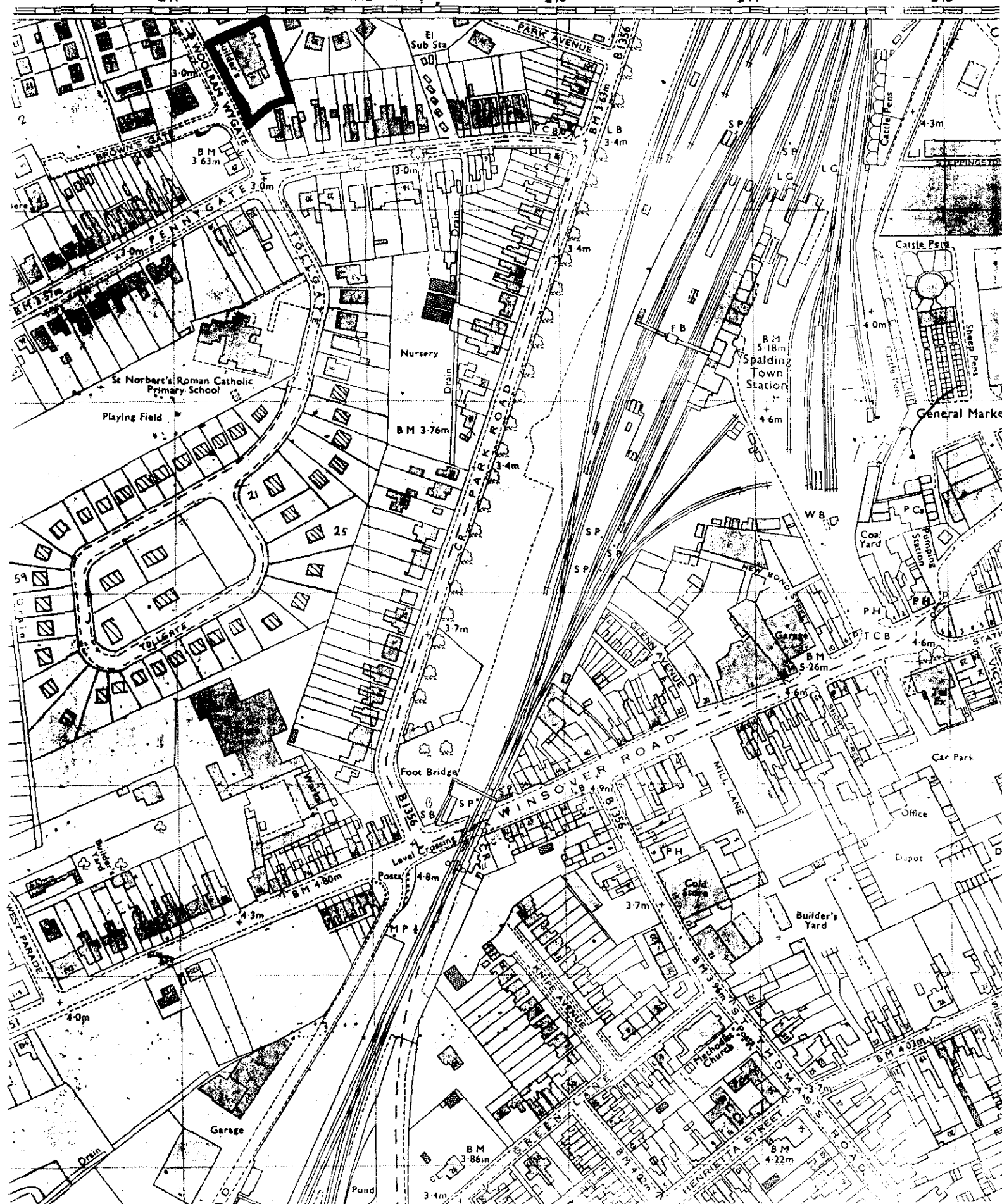
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242

243

244

245



PLANNING APPLICATION

For office use only

Application No. H16/0566/92

Date Registered 22 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

W. J. Mumford & Son Ltd.,
4 Woolram Wygate,
Spalding,
Lincs.
PE11 1NX
Tel. No. 0775 767968

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

4 Woolram Wygate, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development including details of siting,
design and means of access

Please complete

Signed 

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £220.00

If you consider no fee is payable include a written explanation instead.

Date: 20th May 1992

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 worksor This is an **outline** application

(✓)

☐


Now complete Parts
3, 4 and 5 and an
Ownership Certificate

☒


Please state Site Area 0.16 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☒Design ☒External Appearance ☐Means of Access ☒Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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


A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

14 No. one bed apartments.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

sq. metres

(b) max. length:

metres

(c) max. width:

metres

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

metres

D. Please state type and colour of roofing materials.

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

☐5. **GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

Building Contractor's offices and yard

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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: Woolram Wygate

Will there be —

Individual access(es)

☐

New estate road

☐

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

See drawing No.92/42/01

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one of more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

Soakaways

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

N/A

C. Please state whether a land drain will be affected

No

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐**OTHER MATTERS** Please complete

State Yes or No

The proposal is in connection with agriculture

☐

→ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public footpath

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices or shopping purposes

☐

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s):

Is this application related to a previous submission

☐

Application No.:

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

☐

Proposed total gross floorspace sq. m.

Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

Use the notice at the bottom of the page only
when necessary.

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.

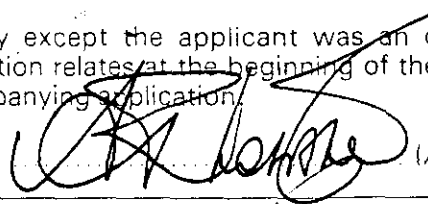
If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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**. You can use the notice at the bottom of the form to send to the owner. (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 20/05/92

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.

State Name and address of owner:

State Date notice served:

Signed

(Applicant/Agent)

Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

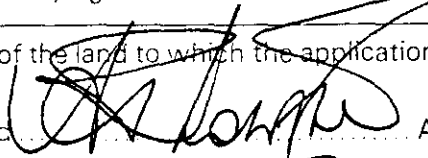
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed



(Applicant/Agent)

Date 20/05/92

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.

State Name and address of tenant:

State Date notice served:

Signed

(Applicant/Agent)

Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed

Date

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council

Application Reference H16/0566/92.

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

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

1. National Grid Reference of a
central point on site

horizontal			vertical		
	2	4	1	2	2

2. Address or location

4 WOOLRANK WY GATE, SPADING

3. Name, classification and number of road

UC

4. Date application referred

4-6-92

5. State whether outline, detailed application etc.

OL

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

ERECTION OF 14 ONE BED APARTMENTS

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:

8-6-92

Signed:

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

Note to Committee

* Subject to the access being sited further south and adequate parking provision I would not object to this proposal.

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposed access for this development is inadequate in terms of visibility to the north (the traffic approach side). Vehicles emerging from this access would have inadequate sight of oncoming traffic, without looking over neighbouring gardens until they have emerged into the highway, to the detriment of highway safety.

Also a large number of the proposed parking spaces will not adequately work therefore reducing the effective spaces below the standard required. It could also lead to vehicles having to reverse out onto Woodman Wygate to the detriment of highway safety.

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

See note above &

BRIAL IITH 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

Cam



Application no: H16/0566/92

Type: OUTLINE

Applicant: W J Mumford & Son Ltd
Tel: 0775 767968

Agent: W J Mumford & Son Ltd
0775 767968

Description: Erection of fourteen 1-bed
apartments including details
of siting, design and means of
access

Location: 4 Woolram Wygate
Spalding
Lincs

Valid date: 22-MAY-92
Target dates:
To case officer 27-MAY-92
Inspected by 01-JUN-92
Extra contacts 06-JUN-92
Report if not clear by 26-JUN-92

Terminal date: 17-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .16 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr C F Fisher 0775 725983	02-JUN-92	16-JUN-92
Cllr Mrs A M Newton 0775 762210	02-JUN-92	16-JUN-92
Cllr R C West 0775 760231 (Of	02-JUN-92	16-JUN-92
Owner/Occupier, 30 Welbeck Drive	17-JUN-92	01-JUL-92
Owner/Occupier, 28 Welbeck Drive	"	"
Owner/Occupier, 26 Welbeck Drive	"	"
Owner/Occupier, 45 Pennygate	"	"
Owner/Occupier, 43 Pennygate	"	"
Owner/Occupier, 6 Woolram Wygate	"	"

L.C.C. - Obs Attached to obs 8/6/92.

BRIAN ITH 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



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Cllr R C West	0775 760231 (Of	02-JUN-92	16-JUN-92

L.C.C. - Ops Attached 8/6/92
plan taken as 4/6/92 J205

SITE DETAILS

Grid ref: 524130 322970
OS Sheets: 201

Parcel:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours *Yes*

Other

Boundaries

Site Features

Inspected by: *PJU*
date: *16-6*

Case Officer Conclusions (issues)

*Site between bungalows + semi detached properties on Pennington
access close to bend in road visibility not good
terraces have little depth to properties to N. of bungalows are no*

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

*Why? parking provides
gap so it doesn't look out of
place*

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Yes

Any objection received?	No ☐
If yes, is any obj. material?	No ☐
☒ Yes	No ☐

No

(Reason:

Other circumstances needing
Committee decision

Yes

☒ Flagged by Senior Officer Signed

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No

☒ Nil fees (not first Submission)
☒ Other info. viz: Signed

Yes

ANY ONE
OF ABOVE

Committee report
Sub-Committee:
SV recommended
Est./Ind. recommended

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

M
9/6

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB viz

Residents (Postal):

6 Wootton Wygate

43,45 Pennygate

26,28,30 Welbeck Drive

Residents (Delivery):

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage LBC I, II*

Setting I, II*

Major CA

Consultant : Name

Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory

Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception

MEETING - C.B., P.J.U., W.S. & A.L. re: 566/92

C Briggs requires visibility of 60 metres, car parking to left manoeuvring space too tight, argument over standard.

Building large and forward of existing, bungalow to one side.

A. Lowther said its size can be reduced slightly to overcome C. Briggs' problem with the manoeuvring space and also colour of bricks would help our concern.

If reduced, roof ridge height, would distort proportion of buildings.

PJU - 19 November, 1992

Annabel Parkinson. 26-2.

Showed her reasons for refusal.

4 plots or fine grain development. don't depths
acceptable.

Parking + overlooking views if go for individual
flat blocks

PSU

APPLICATION REFERENCE: H16/0566/92

DATE RECEIVED: 22-MAY-92

APPLICANT: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date **15 SEP 1992**

TYPE: Outline

DESCRIPTION: Erection of fourteen 1-bed apartments including details of siting design and means of access

LOCATION: 4 Woolram Wygate Spalding Lincs

REPORT

- 1 This application was considered by the Planning Committee on 5 August 1992 along with a letter from the applicant received on 31 July 1992. It was deferred for the Sub-Committee to visit the site following which the application be referred to the Planning Committee for determination.
- 2 The Sub-Committee viewed the site on 17 August 1992 and resolved that the planning Committee be recommended to refuse the application.

RECOMMENDATION - Refuse permission.

- 1 *S/A* The proposed access for this development is inadequate in terms of visibility to the north (the traffic approach side). Vehicles emerging from this access would have inadequate site of oncoming traffic, without looking over neighbouring gardens until they have emerged into the highway, to the detriment of highway safety. Also a large number of the proposed parking spaces will not adequately work therefore reducing the effective spaces below the standard required. It could also lead to vehicles having to reverse out onto Woolram Wygate to the detriment of highway safety.
- 2 *SCE* The development as proposed would, by virtue of its scale and mass, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental space around the building. The lack of incidental space around the building also results in the proposal being close to neighbouring properties which would adversely affect the residential amenities which the occupiers of those properties have a reasonable right to enjoy.

Note *SNA* The applicant is advised that a less intensive form of development would be more appropriate on the site.

PLANS SUB-COMMITTEE - 17th August, 1992

601. PLANNING APPLICATIONS (Continued)

Plan No and Applicant

Proposal

H02/0440/92
Mr G Flecknor

Change of access at Alderlands, Peterborough Road,
Crowland

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

602. ESTATE DEVELOPMENT

The site of the undermentioned application was inspected prior to the meeting and the Sub-Committee informed that the application had to be referred back to the Planning Committee for determination:-

Plan No and Applicant

Proposal

H16/0566/92
W J Mumford & Sons Ltd

Fourteen 1 bed apartments including details of siting,
design and means of access at 4 Woolram Wygate,
Spalding.

RESOLVED: The Planning Committee be recommended to refuse planning permission for the above development, in accordance with the recommendation of the Director of Planning and Building Control Services subject to (a) an additional reason for refusal that in view of its proximity to neighbouring properties the development, if approved, would adversely affect the residential amenities of those properties which the occupiers have a reasonable right to enjoy and (b) a note to the applicant that a less intensive form of development would be more appropriate for the application site.

(End of Minutes).

PLANNING COMMITTEE - 5th August, 1992

587. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Plan No. and Applicant

Proposal

H16/0656/92
Mr & Mrs J E Dickinson

Reserved matters relating to proposed bungalow with detached garage, plot adjacent 108 St Thomas's Road, Spalding.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H13/0749/92
Mr M Wilson

Cottage at High Road, Moulton

(Pending a site inspection in order to assess the suitability of the site for the proposal in view of its size.)

(It was also noted that the parish council had now indicated that they did not support the application. The receipt of two late letters of objection was also noted.)

5/ H16/0566/92
W J Mumford & Sons Ltd

O.A. Fourteen 1 bed apartments including details of siting, design and means of access at 4 Woolram Wygate, Spalding

(Pending a site inspection in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

(The Director of Planning and Building Control Services also reported the receipt of late correspondence from the applicants.)

H14/0660/92
Mr K Robertson

Steel framed M.O.T. workshop at Flemming Road, Pinchbeck.

(Pending a site inspection at the meeting already arranged for the 7th August, 1992 in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

H18/0708/92
S E Warner & Sons

Change of use to coal yard at 309 Bridge Road, Sutton Bridge.

(Pending a site inspection of both the application site and the applicants' existing premises in order to consider the proposal in further detail.)

H14/0576/92
David Parker Homes Ltd

19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

(Pending a site inspection in order to assess the suitability of the site for the proposal).

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(d) Application Approved Subject to Planning Obligation

Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that only one commercial vehicle is parked on the site, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

APPLICANT: W J Mumford & Sons
Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

AGENT:

**SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE**

Date - 5 AUG 1992

TYPE: Outline

DESCRIPTION: Erection of fourteen 1 bed apartments including details of siting, design and means of access

LOCATION: 4 Woolram Wygate, Spalding

County Highways: Request refusal - inadequate access and parking provision to serve the development proposed.

Environmental Services: Would wish to support this proposal.

PLANNING ISSUES

- 1 The site is currently used by the applicant for a builders yard and contains a substantial building. This proposal seeks to change the use of the site, to residential, for 14 one bedroomed units. Although the application is in outline, siting, design and means of access are matters to be considered at this time.
- 2 The area is predominantly a residential area and to remove this use is to be encouraged. However, the proposal is for a large two storey block with access to the extreme north of the site. The County Highways Department are concerned about visibility at the access and the parking arrangement and request refusal.
- 3 The building will be a major structure being 35 m long and being of two storey height. It would therefore be a more significant mass of building in the existing street scene where, notwithstanding the more attractive character and appearance of the proposal, the established character and scale of development (including the existing office building on site) reflect overall a more domestic scale of development.

CONCLUSIONS

- 1 Given the location of the site the access and in particular the visibility requirements are of fundamental importance but are sub-standard as currently proposed.
- 2 The standard of provision for car parking is inadequate and unlikely to work properly in practice. The scale of the development in terms of units to be provided and the relationship of the accommodation to car parking requirements and other space around the building for the incidental enjoyment of any future occupants suggests that the development could if permitted as proposed result in an overdevelopment of the site.

RECOMMENDATION - Refuse Permission.

- 1 The proposed access for this development is inadequate in terms of visibility to the north (the traffic approach side). Vehicles emerging from this access would have inadequate sight of oncoming traffic, without looking over neighbouring gardens until they have emerged into the highway, to the detriment of highway safety. Also a large number of the proposed parking spaces will not adequately work therefore reducing the effective spaces below the standard required. It could also lead to vehicles having to reverse out onto Woolram Wygate to the detriment of highway safety.
 - 2 The development as proposed would, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental space around the building.
-

W J Mumford and Son Limited

Building, Decorating,
Planning Contractors
24 Hr Maintenance

4 Woolram Wygate,
Spalding, Lincs.
PE11 1NX
Telephone (0775) 766222
Fax (0775) 712338

LATE OBS: Offr. P.M. Date 3-8
Salient points highlighted



WS/DEH
30 July 1992

Mr Brian Smith Dip.TP., MRTPI
Director of Planning & Building Services
South Holland District Council
Priory Road
SPALDING. Lincs
PE11 2XE

S.H.D.C. PLANNING DEPT. RECEIVED 31 JUL 1992 (P.O.)	
Attention of DPO NRM DOPO BS JC ACP Action by Discusses With Completed by	File Nos. 5/8 Cttee Acknowledge YES/NO by date

Dear Sir

Re: Planning application H16-0566 - 4 Woolram Wygate

We refer to our application submitted to your Authority under the above reference and due for consideration by committee on 5 August 1992. Having now perused the published agenda and the recommendations so contained we respectfully request that the following submissions be considered by officers with a view to reconsidering the recommendations or alternatively be placed before the committee in support of our application.

We give the following responses to the elements deemed as unsuitable and worthy of rejection.

Access

The site is currently a builders yard with substantial and continuous traffic movement from 7.00am to 6.30pm five days a week whilst twenty-four hour, seven day week movement is experienced.?

The traffic consists of light weight cars and vans through to 38 ton articulated tractor units. The surveyed traffic movement is in excess of one hundred movements per day of which twenty would be of heavy commercial vehicles.

We suggest that a reduction would be noted by the usage from the flats.

Visability

Visability is of a level equal to adjacent properties and not restricted by any structure.

We suggest that the relevance is not supported.

cont/d

also at

Colwyn House,
Eastern Industrial Estate,
Fengate, Peterborough,
Cambs. PE1 5XG.
Telephone (0733) 347470
Fax (0733) 51387



Finance available on request.

A MEMBER OF
MELHAM HOLDINGS LTD

Registered Office:
6 Union Road
Nottingham
NG3 1FH

Registered No. 657626 England

Mr Brian Smith
30 July 1992
page 2/

Parking

The premises are within walking distance of the town centre and not far distant of the parameters for non-consideration of parking facilities.

The flats are designed as one/two person units aimed at newly married or other young persons. The likely load of vehicles in excess of 1.5 per flat being present is extremely unlikely.

Currently the adjacent road is heavily used for all day parking by the company's employees, which would cease.

We suggest that an improvement in parking and the general access to the now busy roadway would be obtained by the change in usage.

Mass of building

The proposed building is only slightly larger than that which exists. The current construction of temporary and tin buildings would be replaced with an aesthetically pleasing building with a pitched roof against the current flat roofs.

We suggest an overall improvement in the appearance of the area would be obtained by the development suggested.

Whilst we accept that financial viability is not a factor for consideration by the committee we would wish the area to return to residential use and for our company to relocate within the industrial designated area of Spalding. To undertake such a move we do have to produce a financially viable scheme which the fourteen flats do.

We also believe that the additional availability of such properties assists in the local provision of units at a cost within the range of the local community.

We request Sir, that our application be reconsidered and that committee approval is recommended for the scheme given the additional submissions contained within this document.

Yours faithfully
W J MUMFORD & SON LIMITED

88 *W. Seaborn*
W Seaborn
Director

also at

Colwyn House,
Eastern Industrial Estate,
Fengate,
Peterborough, Cambs.
PE1 5XG
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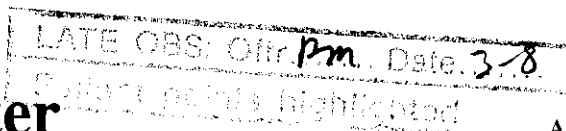


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District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1992

Attention of
Council
rton Tower

5/8

30-JUL-92

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

For further information and guidance on technical and financial aspects, please contact Mr.L. Outram Principal Engineer (Development Liaison) at the above address.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'L. Outram', written over a horizontal line.

Les Outram
Principal Engineer
(Development Liaison)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 25.6.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL

YOUR REF:

Planning Application H16/0566/92
Residential development, Woolram Wygate

I write with reference to the above and would wish to support this proposal.

Shapman
Director of Environmental Services

S.H.D.D. PLANNING DEPT.	
RECEIVED	
26 JUN 1992	
File Nos.	pu
YES/NO	YES/NO

PLANNING COMMITTEE - 15th September 1992

660. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (continued)

Plan No. and Applicant

Proposal

H04/1167/91

O.A. Residential development at Town Dam Lane, Donington.

Mr M S L Rollinson, Mrs J Patrick, Mr A Burton, Mr M R Barnsdale, Mr P Thorley, Mr E R Clay, Messrs Poddingtons

(It was also agreed that an additional note be attached to the permission stating that any development must take into account the density and characteristics of the area in which the site is situated.)

(Councillor M.S.L. Rollinson declared an interest in this application and left the Council Chamber during consideration thereof.)

H16/0280/92
Mr N Thorold

6' fence next to highway at 74 Bourne Road, Spalding.

H14/0689/92
R G Atkinson

Bungalow and garage on site adjacent to 78 Church Street, Pinchbeck.

(It was reported that the letter of objection to the above proposals had been withdrawn.)

H09/0792/92
S G Biggin

O.A. Residential development comprising of 24 units plus office accommodation (renewal of H09/0694/89) at Ex Mattimore House Site, Fleet Street, Holbeach.

H05/0830/92
Mr & Mrs V Zammitt

Change of use from residential to residential and the breeding and kennelling of dogs at Rhinestone Cottage, Foxes Low Road, Holbeach.

(Subject to the deletion of recommended conditions 1 and 5 and to the imposition of an additional condition prohibiting the boarding of dogs on the site.)

H23/0217/92
Mrs B Bolton

Outbuilding to be used for retail saddlery and horse feed premises at The Bungalow, Cobgate, Whaplode.

H11/0804/92
Executors of the Late
Mr R I Wing

O.A. Two detached dwellings adjoining Grasmere, Lime Walk, Long Sutton.

(b) Applications Refused

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

Plan No. and Applicant

Proposal

H16/0566/92
W J Mumford & Son Ltd

O.A. Fourteen 1-bed apartments including details of siting design and means of access at 4 Woolram Wygate, Spalding.

