FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0581/92 Received:28-MAY-92 Type:OUTLINE

Name: Mr & Mrs Wilson
30 Pennygate
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Erection of three dwellings incl. details of siting, means of access and landscaping
Location : Bridge House & adj. land Luck's Bridge 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 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 approval by the Local Planning Authority and no development to which they relate shall be carried out unitl these matters have been approved.
i) Detailed drawings to a scale of not less than 1:100 showing design and external appearance of the buildings, including details of the materials to be used for external walls and roofs.
ii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline omitting these details.

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

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)

approved scheme is implemented satisfactorily.

4 The two northern most plots shall have provision made within the sites to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The southern gable of the southern most dwelling adjacent "Julyn" shall be either blank or have an obscure glazed window which shall be retained in that form in perpetuity.

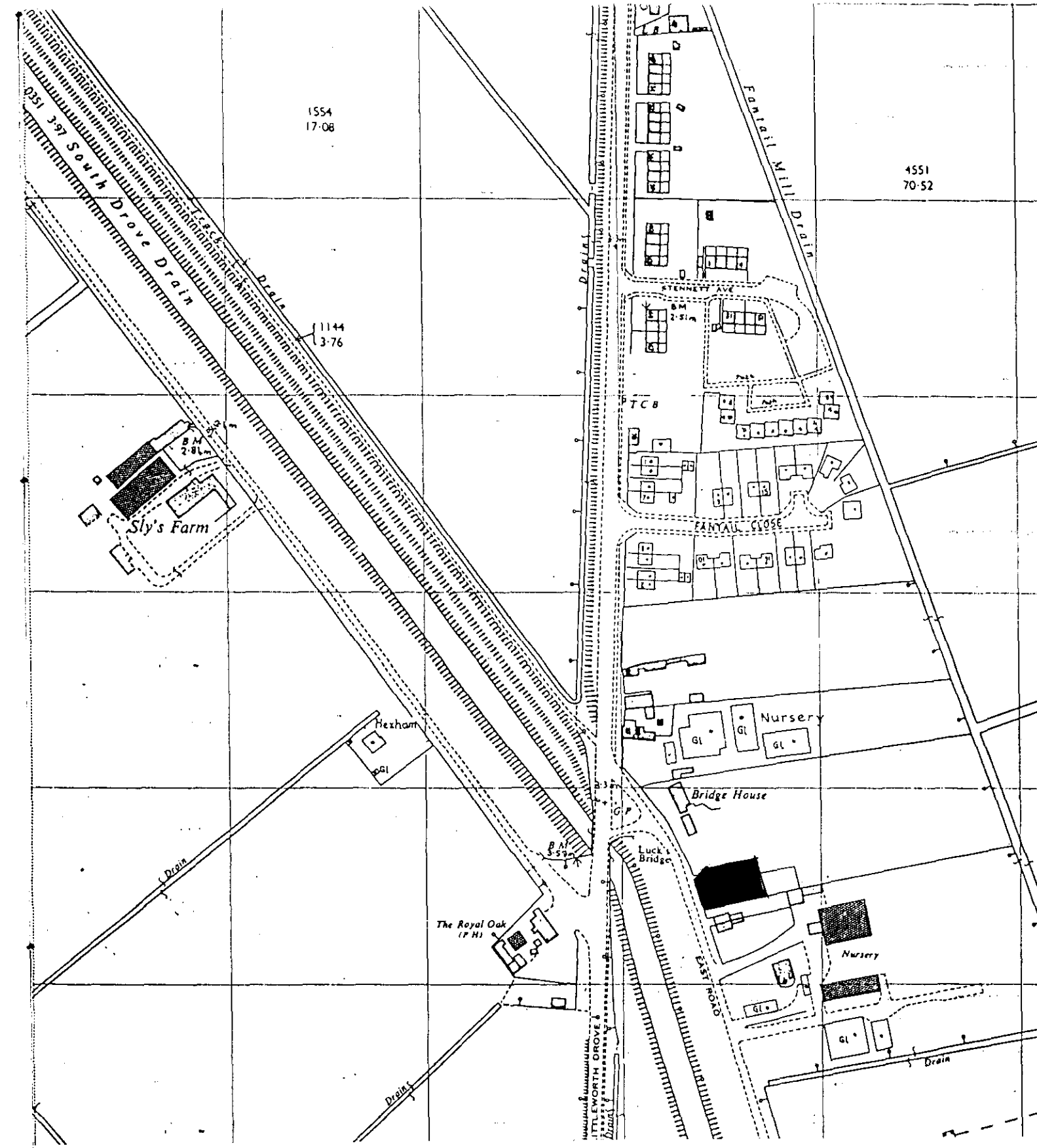
Reason: In the interests of the amenity of the adjacent dwelling.

Notes to Applicant:

Notwithstanding the access shown on the submitted plans, this planning permission does not imply future planning permission for depth development.

Director of Planning and Building Control Services
16-JUL-92 H16/0581/92

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.



SOUTH HOLLAND D.C.
PLAN DEPT.
19 MAY 1994
REF 0493/94

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0581/92

Date Registered 28 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Wilson
~~(C/o Robert Doughty Practice)~~
30 Pearygate
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford Lincolnshire NG34 ORA
Tel. No. 052921 646
(Personal contact name) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Bridge House and adjoining land, Luck's Bridge, Spalding

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of three dwellings inc. details of siting, means of access + landscaping.

Please complete

Signed ..... Date 27 May 1992

I attach *Four copies of all plans
*an ownership certificate (see back page)
*a fee of £330:00 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area 0.23 (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: Three

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

B. Please state size of any new structure:- (a) max. height: Not yet known metres

(b) max. length: Not yet known metres

(c) max. width: Not yet known metres

C. Please state type and colour of materials for facing external walls: Not yet known

D. Please state type and colour of roofing materials. Not yet known

5. GENERAL INFORMATION Please complete each section

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

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: South Drove
Will there be --
Individual access(es) ✓
New estate road ✓

C. What provision will be made for garages or parking within the site? Please refer to plan 217/1/1

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaways

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 if available or Septic Tank

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	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 footpath	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices or shopping 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. ☐ → Date: Consultee(s):

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 THE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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 27 May 1992

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 27 May 1992

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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 .....

Spoke to J.C. OK from Policy Point of view.
See Diane re trees — Inhand Pm 30-6

APPLICATION ASSESSMENT

Diane will TPO trees to remain plus an oak to front of site which has been omitted from Plan. Have ask to prop. Pm 3-7

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJH
date: 16-6.

Case Officer Conclusions (issues)

Decaying house + grounds. Lucksbridge nurses to north, pair of cottages to South. Open field to rear. Many trees on site. Save to remain.

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

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? 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.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

DSH 4-6 Reprints on Here

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 23/6. Du... th
Moors Hare Nursery
Lucks Bridge, Spalding.
Mr+Mrs Collins
Julyn, South Drove, Lucks Bridge spld
Residents (Delivery): Spalding
Ic. Re. Pldg
+ Ic may have ... to part
re. Rir

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 330

Receipt Issued 28 M... No. 12218

Date First Received .....

REGISTRATION

REFERENCE H16/0581/92

Cross-Ref N/A

Date 29/5/92

VALIDATION Date.....

Type OUTLINE Earliest permission date (Cert B) .....

Site area 0.23 No. of dwellings 3 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐
- S65 Advert required ☐ Expiry date .....

Fees:
- Nil fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....
- Correct fee £ 330 Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets 25I.I OS Nos ..... Grid Ref 523330 191716

Part S Parish SURBITON

Inside CBD NO Inside C2 area NO

CA Rural	☐	C1	☐
CA Bypass	☐	C2	☐
Level crossing	☐	CPO	☐
Footpath	☐	Other:	

Grade

Linked to site.....Ref. 570 Linked to property.....Ref.....

Planning Records:
Earlier apps
- 1116/90
- 791/70
- 1893/91
- 1069/90
- 903/89
- 635/88

3 Rec Records:
- Already submitted Ref.....
- Requested .....

Inputs completed.....

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: H16/0581/92 Type: OUTLINE

Applicant: Mr & Mrs Wilson
Tel:

Agent: Robert Doughty
0529 21 646

Description: Erection of three dwellings incl. details of siting, means of access and landscaping

Location: Bridge House & adj. land
Luck's Bridge
Spalding
Lincs

Valid date:	28-MAY-92	Terminal date:	23-JUL-92
Target dates:		Target Committee:	14-JUL-92
To case officer	02-JUN-92	Report deadline:	30-JUN-92
Inspected by	07-JUN-92		
Extra contacts	12-JUN-92	Case Officer:	
Report if not clear by	02-JUL-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .23 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	03-JUN-92	17-JUN-92
Cllr C Evans	03-JUN-92	17-JUN-92
Cllr M C White	03-JUN-92	17-JUN-92
Morris Hare Nursery, Lucks Bridge,	17-JUN-92	01-JUL-92
Mr & Mrs Collins, Julyn', South Drove,	"	"

L.C.C. Obs Attached Lucks Bridge
JC 11/6/92

SITE DETAILS

Grid ref: 523350 319170
OS Sheets: 257 Parcel:

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: H16/0581/92 Type: OUTLINE

Applicant: Mr & Mrs Wilson
Tel:

Agent: Robert Doughty
0529 21 646

Description: Erection of three dwellings incl. details of siting, means of access and landscaping
Location: Bridge House & adj. land
Luck's Bridge
Spalding
Lincs

Valid date: 28-MAY-92
Target dates:
To case officer 02-JUN-92 3-6
Inspected by 07-JUN-92
Extra contacts 12-JUN-92
Report if not clear by 02-JUL-92

Terminal date: 23-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .23 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	03-JUN-92	17-JUN-92
Cllr C Evans	03-JUN-92	17-JUN-92
Cllr M C White	03-JUN-92	17-JUN-92

L-C-C Obs Attached Jo ch 11/6/92
~~Planlaks ch 4/6/92~~

SITE DETAILS

Grid ref: 523350 319170
OS Sheets: 257 Parcel:

Mr & Mrs Collins
"Jolyn" South Drove
Lucks Bridge
Spalding Lincs PE11 3ED

26 Jun 92.

Ref:- H16/0581/92
Planning Application

OBJECTION

Dear Sirs,

Reference the above, we moved to this location for the area as it is we were misinformed about building on the site mentioned.

Now they want to build three dwellings as I see it was one what would have been bad enough.

We will lose all our privacy as I am sure a lot of the trees will come down, we will also be overlooked so as for three dwellings I should think one will be within spitting distance from us (excuse wording)

Peace & quiet will cease in this area as I am sure children would arrive to enjoy us on the river bank frontage.

Yours faithfully

Mr & Mrs Collins

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1992
PU
ACP
ST 29/6

548. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/0515/92 Mrs M Forth	O.A.	Residential development (2 plots) at 12 Wygate Road, Spalding.

(Subject to an additional condition requiring the demolition of the existing bungalow on the site.)

H18/0516/92 ALIH (Farms)	Change of use to general storage - Class B8 at Peterspoint Yard, Sutton Bridge.
H09/0483/92 Mr & Mrs A P Brighton	Replacement dwelling at Neals Gate, Fleet Fen.
H01/0543/92 Mr P F Taylor	Change of use of bag store/garage to Sub Post Office/general retail store at 49 Backgate, Cowbit.

(Subject to the deletion of condition 1.)

H13/0552/92 Mr & Mrs T Crawford	Bungalow with double garage adjacent to 35 Roman Road, Moulton Chapel.
H16/0581/92 Mr & Mrs Wilson	O.A. Three dwellings including details of siting, means of access and landscaping at Bridge House and adjacent land, Luck's Bridge, Spalding.
H09/0592/92 W H Fowler & Sons (Coaches) Ltd	Redevelopment of existing bus depot to give two dwellings with garages at Fleet Street, Holbeach.
H08/0621/92 Mr A Rylott	O.A. Three dwellings and retention of agricultural access at Part OS 218 Siltside, Gosberton Risegate.

(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
H08/0133/92 P R Lindley	Additional stables and bungalow in connection with business at Manor Stables, Cheal Road, Gosberton.
H05/0477/92 Mr A W Boelema and Others	Established Use Certificate for commercial haulage, storage and distribution at "Riverside" (Bloodfold Farm), Ravens Bank, Holbeach St Johns.
H16/0542/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0581/92 Received:28-MAY-92 Type:OUTLINE

Name: Mr & Mrs Wilson
30 Pennygate
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Erection of three dwellings incl. details of siting, means of access and landscaping
Location : Bridge House & adj. land Luck's Bridge Spalding Lincs

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

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 approval by the Local Planning Authority and no development to which they relate shall be carried out unitl these matters have been approved.
i) Detailed drawings to a scale of not less than 1:100 showing design and external appearance of the buildings, including details of the materials to be used for external walls and roofs.
ii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline omitting these details.

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 The two northern most plots shall have provision made within the sites to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The southern ~~gable~~ gable of the southern most dwelling adjacent "Julyn" shall be either blank or have an obscure glazed window which shall be retained in that form in perpetuity.

Reason: In the interests of the amenity of the adjacent dwelling.

Notes to Applicant:

Notwithstanding the access shown on the submitted plans, this planning permission does not imply future planning permission for depth development.

Authorised to issue:

15-JUL-92 H16/0581/92 AD...M.....DC..M.....

17/7.

APPLICATION REFERENCE: H16/0581/92 DATE RECEIVED: 28.5.92

APPLICANT: Mr & Mrs Wilson
30 Pennygate
Spalding
Lincs

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Outline

DESCRIPTION: Erection of three dwellings incl. details of siting, means of access and landscaping

LOCATION: Bridge House and adj. land, Luck's Bridge, Spalding

Ward Member: Is a preliminary application, further development proposed at a later date, proposal should be considered in that context rather than 3 dwellings.

County Highways: Request conditions.

Public Objections: One letter received from "Julyn", South Drove, Lucks Bridge:
- moved to the location for the area as it is, were mis-informed about building on this site.
- want to build 3 dwellings, one before was bad enough.
- will lose privacy, a lot of trees will come down and be overlooked.
- peace and quite will cease in this area.

PLANNING POLICIES/DOE ADVICE
Spalding and Pinchbeck Local Plan Review.
Within New Residential Zoning.
Policy R1.

PREVIOUS DECISIONS
H16/0635/88 - Two residential dwellings and garages - Refused.
H16/0802/89 - One pair of semi-detached starter houses - Refused.
H16/1062/90 - Erection of detached house - Refused.
H16/1116/90 - Replacement dwelling - Granted.
H16/0183/91 - Erection of detached house - Refused.

PLANNING ISSUES
1 This is an outline application for 3 dwellings with details of siting, means of access and landscaping included for consideration at this stage. Design and external appearance are reserved for a further submission.
2 Previous applications have been refused because the site is outside the development boundary for the 1985 Spalding and Pinchbeck Local Plan. However, owing to the stage the 'review' document has reached it can now be considered as a material matter. The site is within the draft development boundary for frontage residential development. Depth

development is excluded. The objectors to this application did not respond to the Local Plan review consultation process.

3 The site has a large number of trees on the site and many will be removed. This will alter the appearance of the site when viewed from the A16 and I do not recommend approval of landscaping at this time so that alterations may be made. However, permission has already been granted for a replacement dwelling which would necessitate tree felling in any event. The objectors point regarding overlooking can be overcome by a condition.

Note to Committee: The agent is sometimes employed as a Consultant by this Council.

RECOMMENDATION - Grant permission

2 1 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which they relate shall be carried out until these matters have been approved.

i) Detailed drawings to a scale of not less than 1:100 showing design and external appearance of the buildings, including details of the materials to be used for external walls and roofs.

ii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

3 2 SC27 - (Implementation of planting)

4 3 The two northernmost plots shall have provision made within the sites to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to leave the highway in forward gear.

5 4 The southern gable of the southernmost dwelling adjacent "Julyn" shall be either blank or have an obscure glazed window which shall be retained in that form in perpetuity.

Reasons

1 The application was submitted in outline omitting these details.

2 Standard

3 B21

4 In the interests of the amenity of the adjacent dwelling.

Note

6 Notwithstanding the access shown on the submitted plans, this planning permission does not imply future planning permission for depth development.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0587/92.

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	3	3	1	9	1

2. Address or location

Bridge House & Land Adj. Lucks Bridge, Spalding

3. Name, classification and number of road

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 3 Dwellings.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b~~ as shown overleaf.

Date: 8/6/92. Signed: Emerson
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

(1) The 2 northernmost plots shall have provision made within the sites, to the satisfaction of the L.P.A. for a motor vehicle to turn to enable it to leave the highway in forward gear

Delete as appropriate

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

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

(1) B21.

Note Any estate road, as shown would require, alteration to the existing junction of South Drove with the A16 and widening of South Drove.

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
11 JUN 1992 PJ
Attention of
DRD NRM
HDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0581/92

Applicant: Mr & Mrs Wilson
30 Pennygate
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of three dwellings incl. details of siting, means of access and landscaping

Location: Bridge House & adj. land Luck's Bridge
Spalding Lincs

Type: OUTLINE

Date received: 28-MAY-92

03-JUN-92

Dear Cllr M C White

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 13-JUN-92 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 M C White
Glocca Morra
60 Fen End Lane
Spalding Lincs
PE12 6AD

I request that this application be considered by Planning Committee, because

THIS APPLICATION IS A PRELIMINARY APPLICATION WITH REGARD TO THIS SITE AND I UNDERSTAND FURTHER DEVELOPMENT IS PROPOSED AT A LATER DATE, AND I FEEL THAT THE PROPOSAL SHOULD BE CONSIDERED IN THIS CONTEXT, RATHER THAN JUST AS THREE DWELLINGS, IN ISOLATION.

Signed: Michael C. White

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Our Reference 217 JRB AKD

27 May 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
28 MAY 1992
REF 0581/92

Dear Sir

MR & MRS WILSON
PROPOSED RESIDENTIAL DEVELOPMENT, LUCK'S BRIDGE

Please find enclosed our outline planning application for the above site.

The site comprises of three dwellings detailed within the development plan and additionally shows the proposed landscaping scheme.

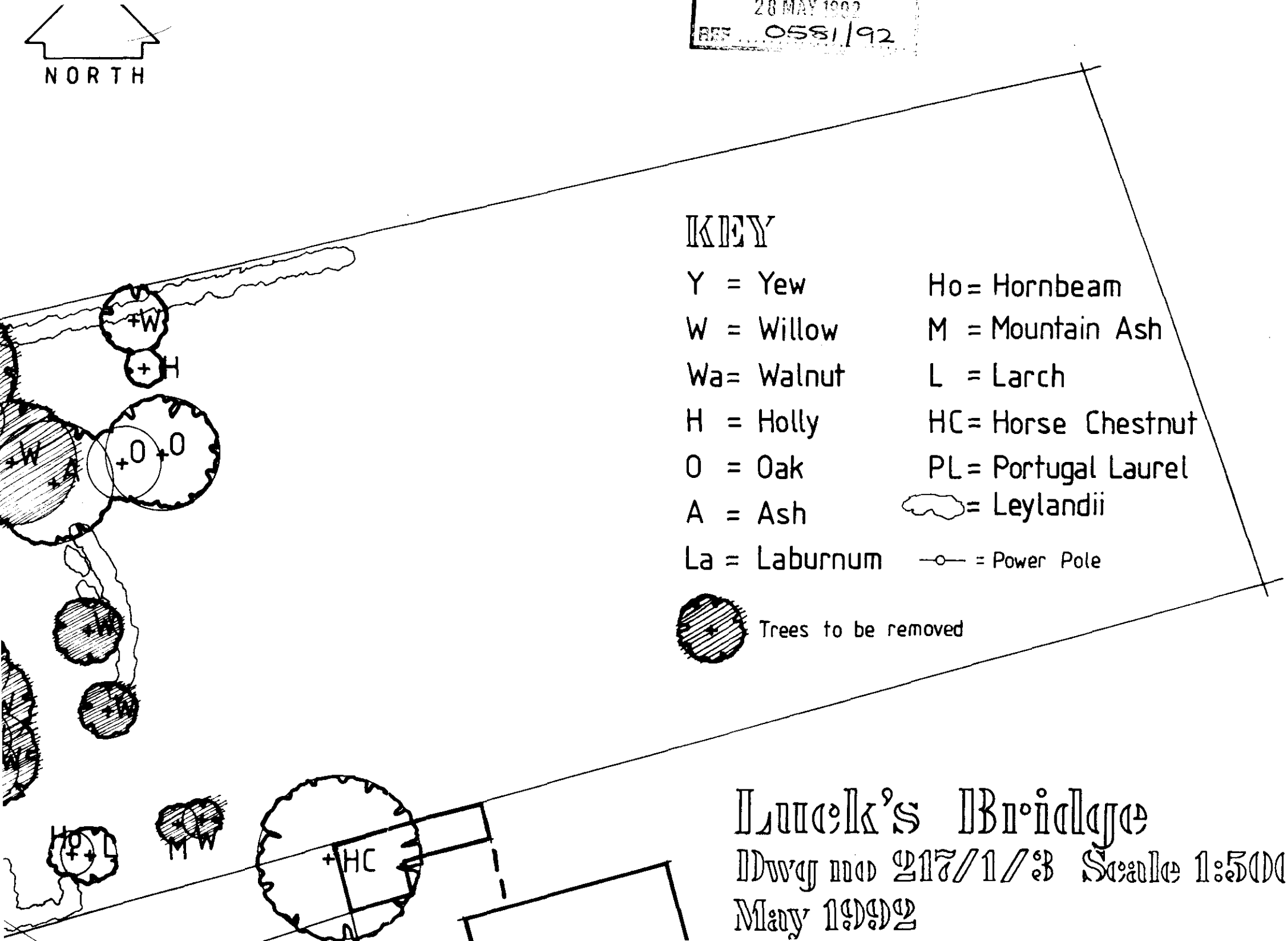
If you require any further information please do no hesitate to contact us.

Yours faithfully

James R Blakey

28 MAY 1992
REF ...0581/92

NORTH



KEY

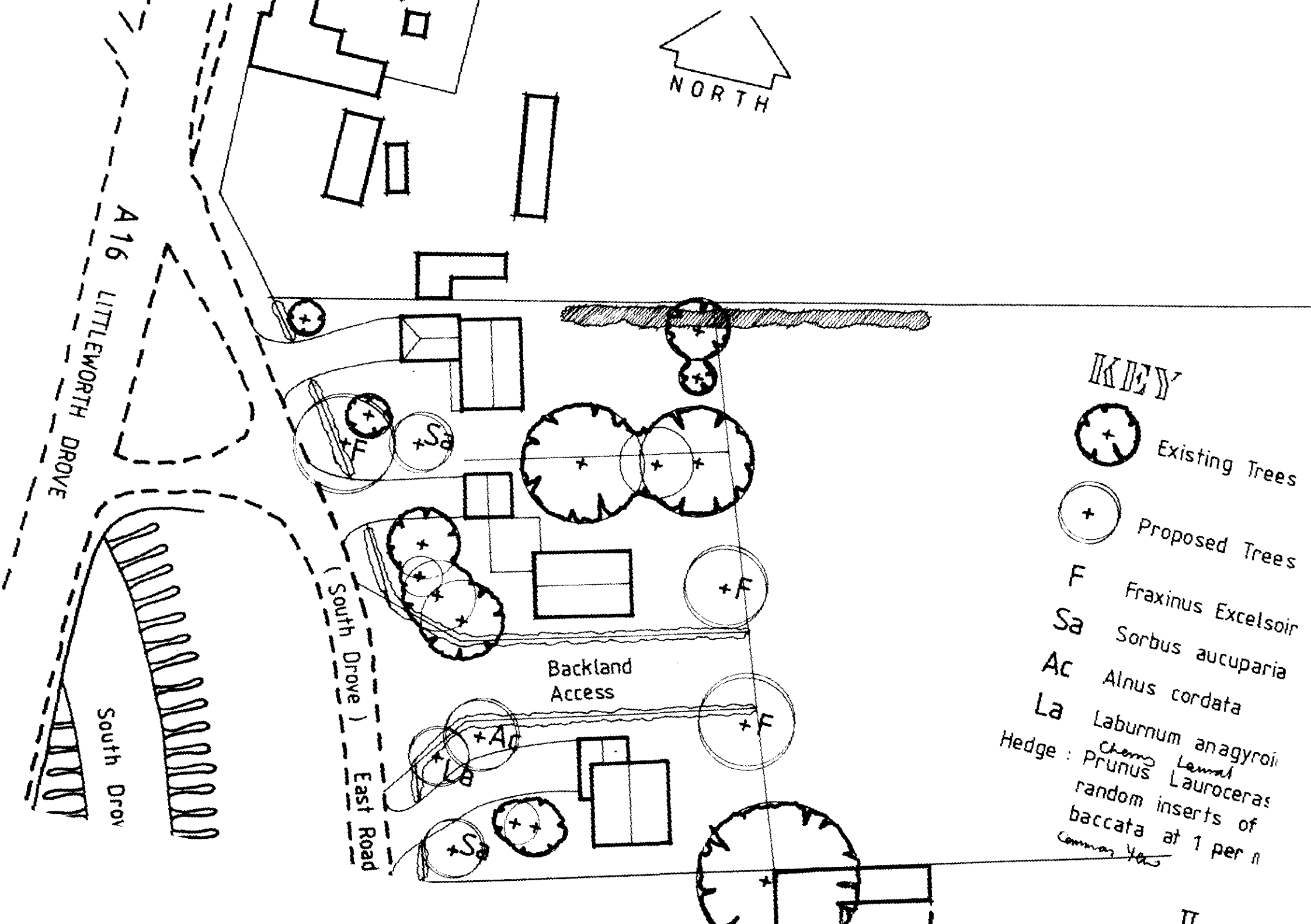
Y = Yew	Ho = Hornbeam
W = Willow	M = Mountain Ash
Wa = Walnut	L = Larch
H = Holly	HC = Horse Chestnut
O = Oak	PL = Portugal Laurel
A = Ash	= Leylandii
La = Laburnum	= Power Pole

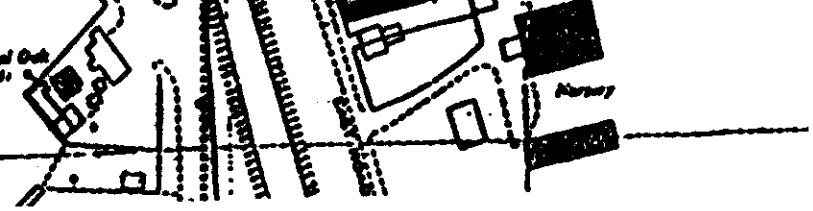
Trees to be removed

Lucik's Bridge

Dwg no 217/1/3 Scale 1:500

May 1992


NORTH
A16 LITTLEWORTH DROVE
South Drov
(South Drove)
East Road
Backland
Access
+Sa
+Ac
+F
KEY
Existing Trees
Proposed Trees
F Fraxinus Excelsoir
Sa Sorbus aucuparia
Ac Alnus cordata
La Laburnum anagyroi
Hedge : Prunus Lauroceras
random inserts of
baccata at 1 per



DCATION PLAN

1:2500 Crown Copyright Reserved

NORTH

28 MAY 1992

0581/92

Backland Access

Lucek's Bridge

Dwg no 217/1/1 Scale 1:500

May 1992

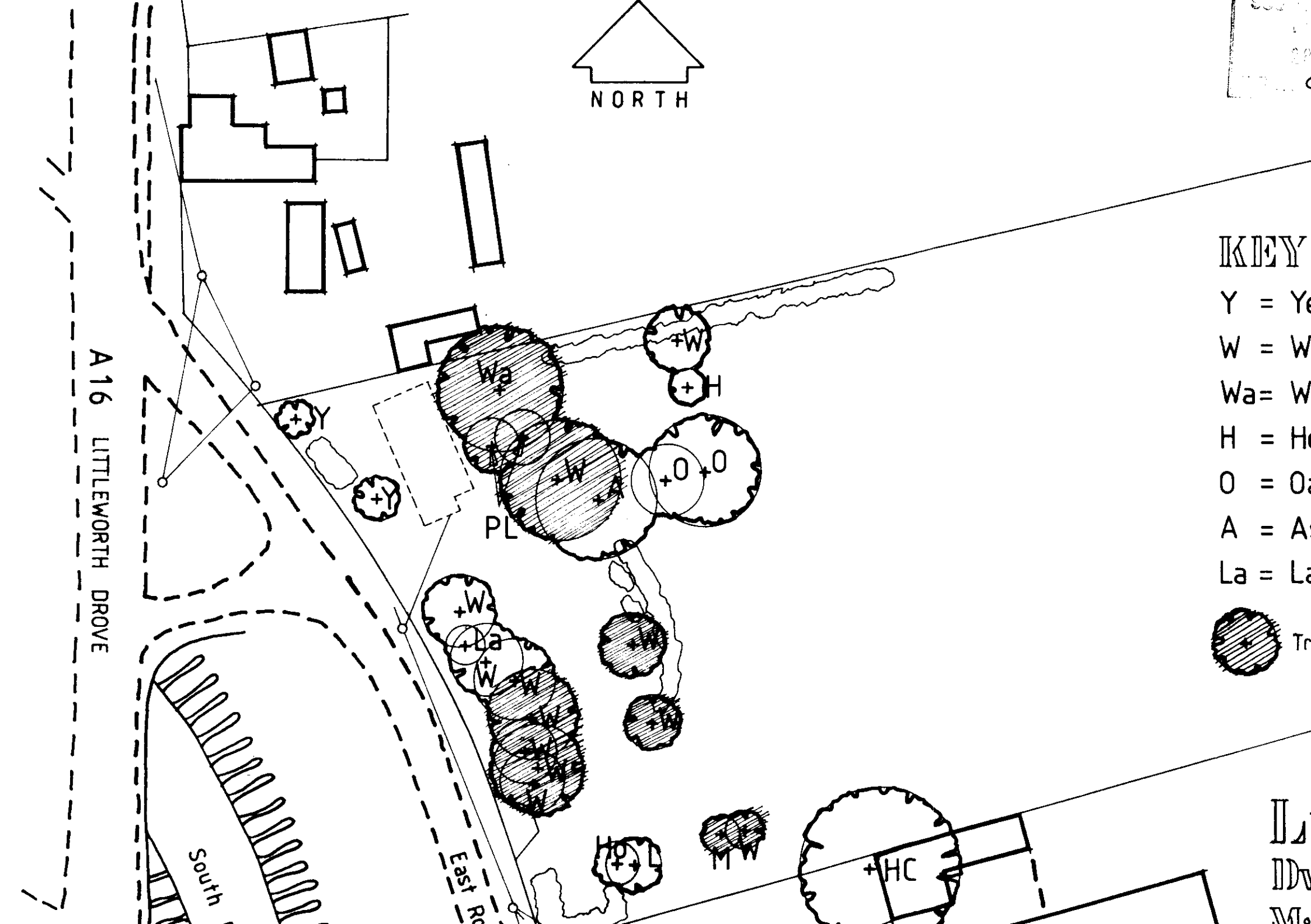
Planning Application

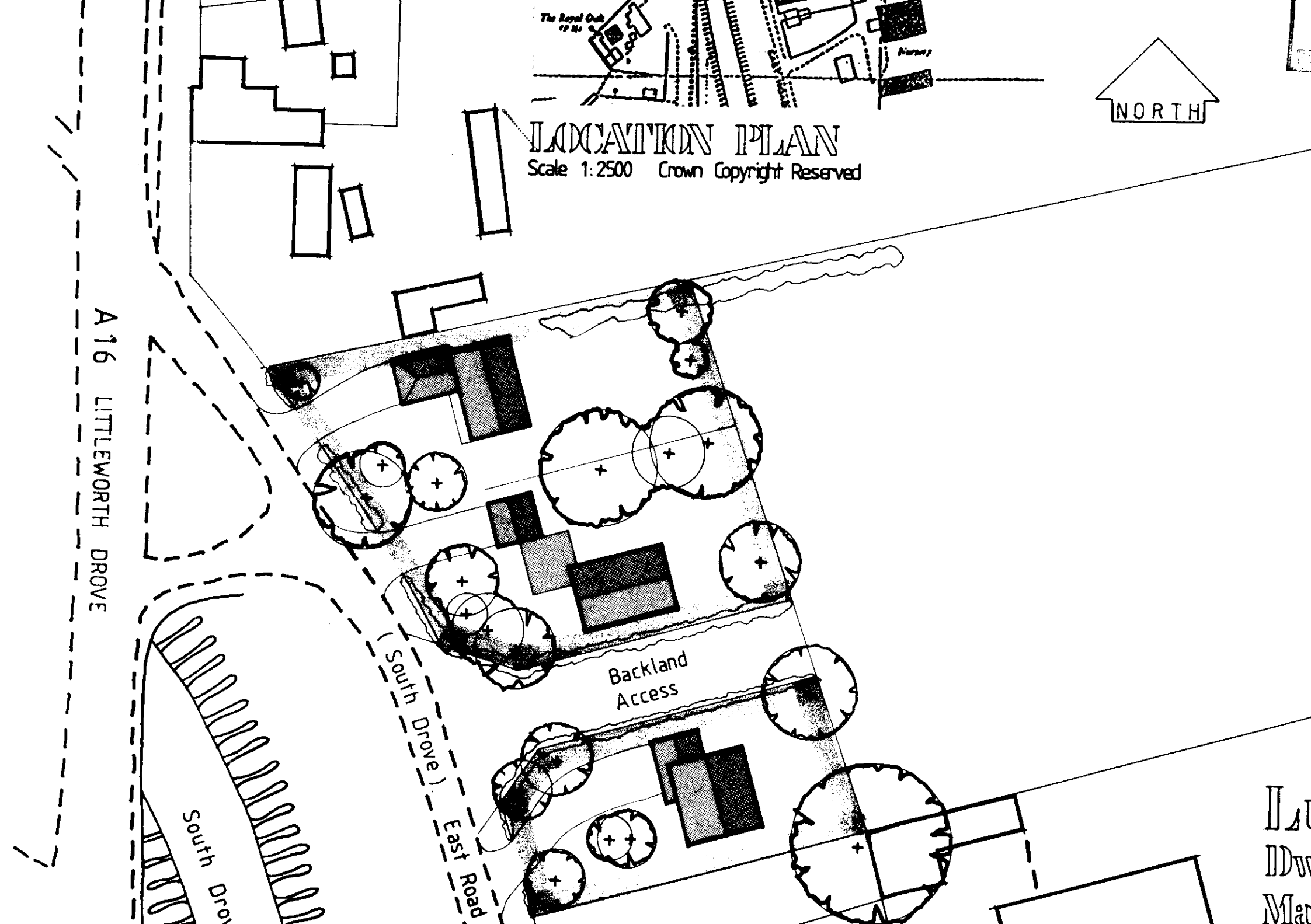
Proposed Tree Removal

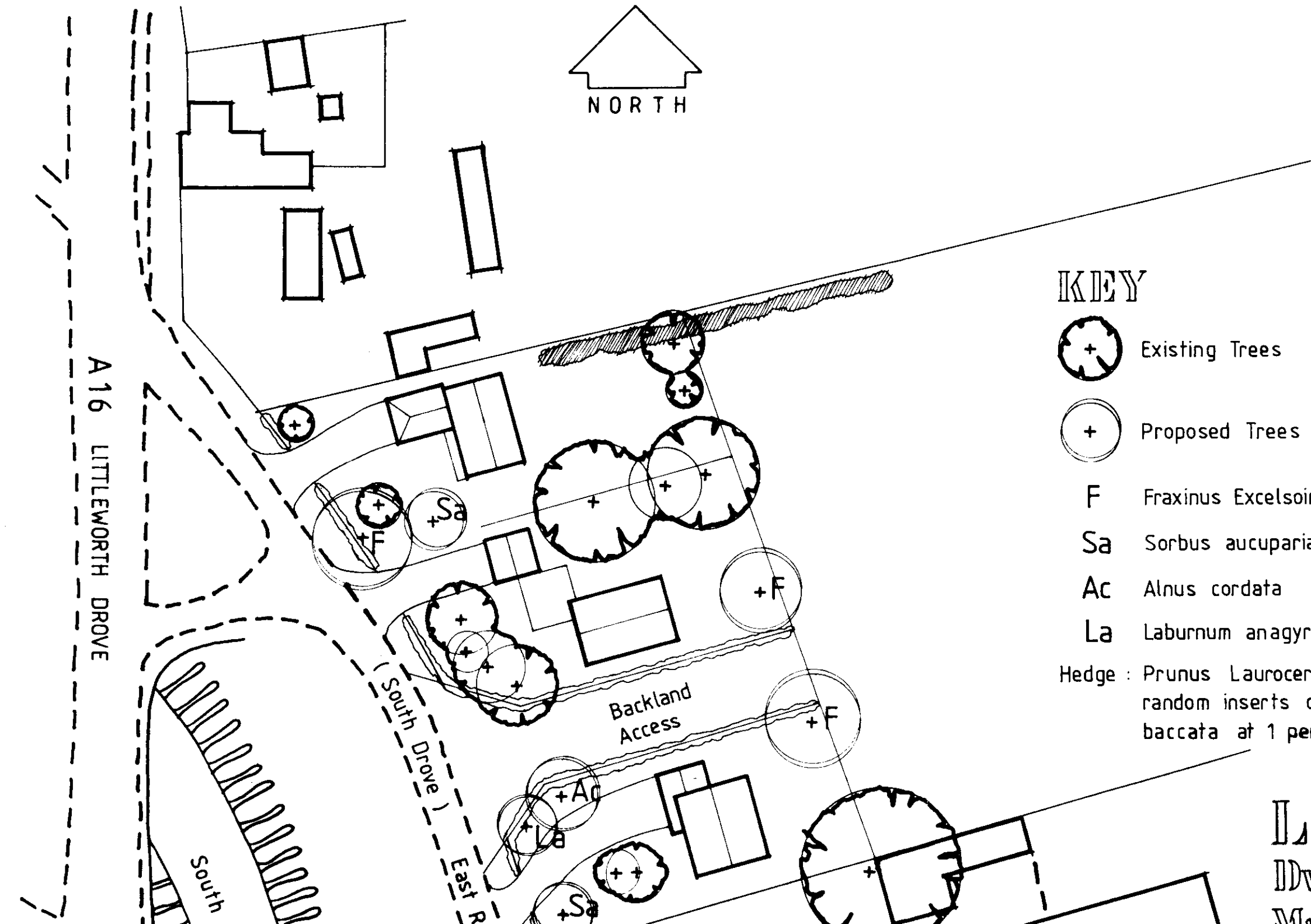
Scale 1:250

Proposed Removal of Trees at Applicant's Home
Mrs Rachel Dimmock
Wittlemorth Farm
Wittlemorth Drove
Deeping St James
Peterborough
PE6 8NT

Agent
Mr Jonathan Lee
32 High Street, Helpston, Peterborough
PE6 7DQ (01733) 252 484


NORTH
A16 LITTLEWORTH DROVE
South
East
PL
KEY
Y = Ye
W = W
Wa= W
H = He
O = Oa
A = As
La = La
Tr
HC


LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved
NORTH
A16 LITTLEWORTH DROVE
South Drove
East Road
(South Drove)
Backland Access


NORTH
A16 LITTLEWORTH DROVE
South Drove
East R
Backland Access
+Sa
+F
+F
+F
+Ac
+La
+Sa
KEY
Existing Trees
Proposed Trees
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Ac Alnus cordata
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Hedge : Prunus Laurocer
random inserts
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