

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H16/0653/92

Received: 26-JUN-92 Type: OUTLINE

Name: Mr G H Whitwell  
Agricultural & Motor Engr  
Burr Lane  
Fen End  
Spalding Lincs

Agent: S G Cutforth  
23 Langwith Drive  
Holbeach  
Spalding  
Lincs PE12 7HQ

Description: Detached bungalow with garage access

Location : Burr Lane Fen End  
Spalding

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy R3 of the Spalding and Pinchbeck Local Plan 1985. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services  
28-AUG-92 H16/0653/92

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.

H16/653/92

4200  
3-68

Cowbit Wash

OBJECTOR

15 SITE

glasshouses

Fen End

12/83 refused  
7/1/83 refused

Burr Lodge

Store

Store

0500  
4-50

1400  
3-26

2500  
9-57

4600  
68-03

# PLANNING APPLICATION

## For office use only

Application No. H16/0653/92

Date Registered

15 JUN 1992

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

G.H. WHITWELL  
 AGRICULTURAL & MOTOR ENGINEER  
 BURR LANE SPALDING LINES  
 Tel. No. 464805

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

SG COTFORTH  
 23 LANGWITH DRIVE  
 HOBBEACH SPALDING LINES  
 Tel. No. 0406 23696  
 (Personal contact name)

OFFICE COPY

PE 124HQ

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

BURR LANE FEN END SPALDING LINES

Please complete in block letters

### DESCRIPTION OF PROPOSED DEVELOPMENT

DETACHED BUNGALOW WITH GARAGE ACCESS

GRID REF  
 524360  
 380520

Please complete

I attach \* Four copies of all plans

\*an ownership certificate (see back page)

\*a fee of £110.00

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

Previous application No:

Signed...

Date...

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

Please state Site Area

(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

Now complete Parts  
 3, 4 and 5 and 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

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |

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

ONE

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:  
(b) max. length:  
(c) max. width:

sq. metres  
metres  
metres  
metres

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

D. Please state type and colour of roofing materials.

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

YES

## 5. GENERAL INFORMATION Please complete each section

### EXISTING USES

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

LAST USE ARABLE  
NOT BEEN FARMED SINCE 1983

### 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

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

☐☒

If so, name of road: Burr Lane  
Will there be —  
Individual access(es) ☐  
New estate road ☐

|    |
|----|
| I  |
| NO |

### 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

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |

→ If so, please show details on plans

### DRAINAGE Please complete

- A. Please state how surface water will be disposed of  
B. For estate developments, please state how highway surface water will be disposed of  
C. Please state whether a land drain will be affected  
D. Foul sewerage will be disposed of to:

TO SOAKAWAYS  
NO

Mains sewer

☒

Cesspool

☐

Septic tank

☐

### OTHER MATTERS Please complete

The proposal is in connection with agriculture

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

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.

Is this application related to a previous submission

State Yes or No

|     |
|-----|
| YES |
| NO  |
| NO  |
| NO  |
| NO  |

→ If so, please give details in Part 6

→ If so, please complete Part 7

☐

→ Date:

Consultee(s):

☐

Application No.:

## 6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

SEE ATTACHED LETTER

Tele : 0406 22996

23, Langwith Drive,  
Holbeach,  
Spalding,  
Lincs. PE12 7BA.

26th May 1992.

Dear Sir,

re : Detached Bungalow and Vehicular Access  
Burr Lane, Fen End, Spalding, Lincs.

The applicant, Mr. G.H. Whitwell, was granted permission to erect a detached bungalow with agricultural and motor engineers workshop approximately 16 years ago.

He has a son almost 21 years of age who has been employed in the engineering business for several years, and who is shortly to become a partner. The son is living at home, is hoping to be married in the near future, and will require accommodation.

Mr. G.H. Whitwell has owned this plot of land for some years, he is not in the best of health, mainly eyesight, and needs to have his son near to the business for both security and emergency, night call-out.

He is finding in the present recession that it is increasingly difficult to keep the business viable, without having the additional burden of having to purchase a plot of land, probably not in a suitable position.

Both Mr. G.H. Whitwell and his son are local people who came from Sutton St. Edmund, and they supply a service to the community, with some agricultural connection.

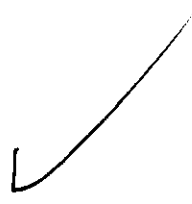
With the closing-down of so many small businesses in the district, I trust that you and your Committee will consider this application as a special need and give it your favourable consideration.

Yours faithfully,



S.G. CUTFORTH.

B. Smith, Esq., MRTPI,  
District Planning Officer,  
South Holland District Council,  
Council Offices,  
Priory Road,  
Spalding,  
Lincs. PE11 2XQ.



# 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 10<sup>th</sup> JUNE 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

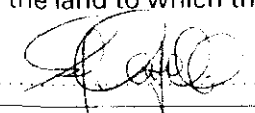
If the land is not in agricultural use, complete Certificate 1.

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 10<sup>th</sup> JUNE 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.

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

Signed .....

Date .....

# 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

Mr J. Pettit

C/O W & W H Pettit

Cowbit Road

Sf. PB11 2RD.

Residents (Postal):

Burr Lodge

Burr Lodge ✓ DONE

Spalding 9/7 ddb

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 .....

# APPLICATION ASSESSMENT

## Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: *PJH*  
date: *7-7*

## Case Officer Conclusions (issues)

*Overgrown area of land to extreme East of site applicants land. Row of glasshouses continues eastwards from here*

## Case Officer Recommendations (summary) (details overleaf)

*GRANT*  
*REFUSE*

## Recommended approvals -

Departure from policy

Yes ----

No ----

Ward member request

Yes ----

No ----

Recommend approval against material objection

Yes ----

|                               |                                         |
|-------------------------------|-----------------------------------------|
| Any objection received?       | No <input type="checkbox"/>             |
| If yes, is any obj. material? | No <input type="checkbox"/>             |
|                               | Yes <input checked="" type="checkbox"/> |

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) | Yes <input checked="" type="checkbox"/> |
|---------------------------------|-----------------------------------------|

Yes ----

ANY ONE OF ABOVE

|                  |              |
|------------------|--------------|
| Other info. fee: | Signed ..... |
|------------------|--------------|

|                            |
|----------------------------|
| Committee report           |
| Sub-Committee:             |
| SV recommended .....       |
| Est/Lnd. recommended ..... |

|                                        |
|----------------------------------------|
| Delegation confirmed by Senior Officer |
| .....                                  |

Recommendation/draft report produced .....



APPLICANT: Mr G H Whitwell  
Agricultural & Motor  
Engineer  
Burr Lane  
Fen End  
Spalding  
Lincs

AGENT: S G Cutforth  
23 Langwith Drive  
Holbeach  
Spalding  
Lincs

TYPE: Outline

SOUTH HOLLAND DISTRICT COUNCIL  
REPORT TO PLANNING COMMITTEE  
Date 26 AUG 1992

DESCRIPTION: Detached bungalow with garage access

LOCATION: Burr Lane, Fen End, Spalding

Ward Member: Site is outside the current IDB.

County Highways: Request conditions.

Public Consultations: One letter received from W & W H Pettit, Cowbit Road, Spalding.

- Our site is becoming boxed in.
- Suppliers experience difficulty in locating us.
- Nature of plant maintenance creates noise and we run risk of new residents restricting activity.
- Much of noise based equipment east of our site. No other direction to go.

Information From Applicant:

Mr G H Whitwell granted permission for bungalow and agricultural and motor engineers workshop approximately 16 years ago.

- Son, almost 21, employed in business, shortly to become partner, and hoping to be married in near future. Requires accommodation.
- Mr G H Whitwell not in best of health, mainly eyesight, son needs to be near business for security and emergency night call out.
- Difficult to keep business viable without having to buy plot of land. He owns this land.
- Local people, some agricultural connection, many small businesses closing down, trust will consider application favourably.

PLANNING POLICIES/DOE ADVICE

Spalding and Pinchbeck Local Plan 1985 Policy R3.

Structure Plan Policy 7A.

Outside proposed boundary in Local Plan Review document.

### PREVIOUS DECISIONS

H16/0037/75 - Dwelling and Agricultural Engineers Workshop - Outline - Granted. (Mr Whitwell).  
H16/0707/75 - Bungalow - Full - Granted. (Mr Whitwell).  
H16/0708/75 - Agricultural Engineers Workshop - Full - Granted. (Mr Whitwell).  
H16/0664/76 - Dwelling and Produce Merchants Yard and Warehouse - Outline - Refused - Appeal Dismissed. (Mr Fowler).  
H16/1140/76 - Vehicle Testing Building - Refused. (Mr Whitwell).  
H16/0788/77 - Dwelling - Refused. (Mr Wilson).  
H16/0215/79 - Access Roadway - Granted. (W & W H Pettit).  
H16/0508/79 - Extension To Workshop - Granted. (Mr Whitwell).  
H16/1233/79 - Joinery Workshop - Refused. (Mr Burwell).  
H16/0012/83 - Dwelling And Access - Outline - Refused. (Mr Whitwell).  
H16/0701/83 - Bungalow And Garage - Outline - Refused. (Mr Whitwell).

### PLANNING ISSUES

- 1 The plot is outside the development boundary for Spalding in the 1985 Local Plan. The site is also outside the boundary in the reviewed Local Plan.
- 2 The site is 14 metres wide and 48 metres deep. It will be 45 metres away from the workshop and will be separated from it by an access road to land at the rear and a piece of open ground. Glasshouses are located to the East and a large house is opposite.
- 3 It is considered that the applicants link with agriculture is too tenuous to justify a dwelling on an agricultural need. The plot cannot be considered infill. The applicant claims a local need but there is a dwelling adjacent the workshop which could be vacated by the father if he has failing eyesight to provide the security and emergency cover required if the son moved in. The applicant has also had two earlier refusals on this site.

### CONCLUSIONS

- 1 It is not considered that there is sufficient justification to override the established planning policies.

---

### RECOMMENDATION - Refuse Permission.

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy R3 of the Spalding and Pinchbeck Local Plan 1985. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

---

**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

*Cam*



Application no: H16/0653/92

Type: OUTLINE

Applicant: Mr G H Whitwell  
Tel: 0775 767805

Agent: S G Cutforth  
0406 23696

Description: Detached bungalow with  
garage access

Location: Burr Lane  
Fen End  
Spalding

|                        |           |                   |           |
|------------------------|-----------|-------------------|-----------|
| Valid date:            | 26-JUN-92 | Terminal date:    | 21-AUG-92 |
| Target dates:          |           | Target Committee: | 05-AUG-92 |
| To case officer        | 01-JUL-92 | Report deadline:  | 22-JUL-92 |
| Inspected by           | 06-JUL-92 |                   |           |
| Extra contacts         | 11-JUL-92 | Case Officer:     |           |
| Report if not clear by | 31-JUL-92 | P J UDY           |           |

#### DEVELOPMENT/CONSTRAINTS

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

#### CONSULTATIONS CARRIED OUT

|                                            | Sent      | Expiry    |
|--------------------------------------------|-----------|-----------|
| Cllr B J Davies                            | 30-JUN-92 | 14-JUL-92 |
| Cllr C Evans                               | 30-JUN-92 | 14-JUL-92 |
| Cllr M C White                             | 30-JUN-92 | 14-JUL-92 |
| Owner/Occupier Burr Lodge Burr Lane        | 09-JUL-92 | 23-JUL-92 |
| Mr J Pettit c/o W & WH Pettit, Cowbit Road | "         | "         |

*L.C.C. - Cllr Attached to J.C.C. 2/7/92*

*Obect*

#### SITE DETAILS

Grid ref: 524360 320500  
OS Sheets: 239

Parcel:

**BRIAN SMITH** Dip TP MRTPI  
Director of Planning & Building Control Services  
Planning & Building Control Department,  
Council Offices,  
Priory Road, Spalding,  
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*Com*



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Valid date: 26-JUN-92

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To case officer 01-JUL-92

Report deadline: 22-JUL-92

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Extra contacts 11-JUL-92

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#### DEVELOPMENT/CONSTRAINTS

Size: .1 HA

Category: Newbuild

Listed building:

Conservation Area:

#### CONSULTATIONS CARRIED OUT

|                 | Sent      | Expiry    |
|-----------------|-----------|-----------|
| Cllr B J Davies | 30-JUN-92 | 14-JUL-92 |
| Cllr C Evans    | 30-JUN-92 | 14-JUL-92 |
| Cllr M C White  | 30-JUN-92 | 14-JUL-92 |

*See also Attached JECS 2/7/92*

*attached 18p*

#### SITE DETAILS

Grid ref: 524360 320500

OS Sheets: 239

Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 3.8.92

OUR REF: JC/SS/PC

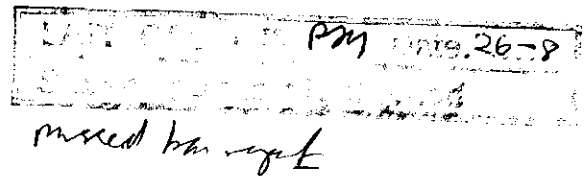
TO: DIRECTOR OF PLANNING & BUILDING  
CONTROL

YOUR REF:

Planning Application H16/0653/92  
Bungalow, Burr Lane, Spalding

I write with reference to the above and would confirm that there appears to be an agricultural machinery business located to the north of the proposed site and if you are mindful to grant permission then I would suggest that the bungalow is appropriately designed and screened to the north and west.

*Shapman*  
Director of Environmental Services



|                                                                           |                                                    |
|---------------------------------------------------------------------------|----------------------------------------------------|
| S.H.D.C. PLANNING DEPT.                                                   |                                                    |
| RECEIVED                                                                  |                                                    |
| - 3 AUG 1992                                                              |                                                    |
| Attention of<br>DPO<br>DOPD<br>JC<br>Action by<br>Discuss with<br>Copy to | File Nos.<br><br>Acknowledged YES/NO<br>by<br>date |

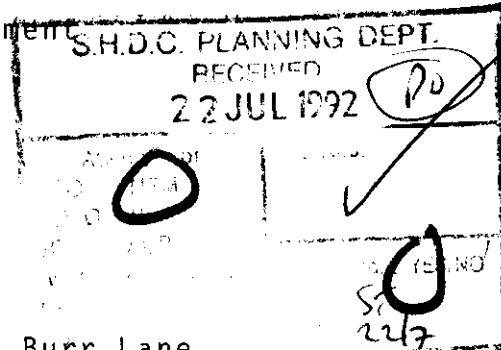


W. & W.H.

**PETTIT**

COWBIT ROAD • SPALDING • Lincs PE12 6AB  
Telephone: Spalding 0775 722674 Fax: 0775 713046

South Holland District Council  
Planning & Building Control Department  
Council Offices  
Priory Road  
Spalding  
Lincs: PE11 2XE



21st July 1992

For the attention of Mr. B Smith

Re: Application No H16/0653/92 - Burr Lane

Dear Sir,

Without Prejudice

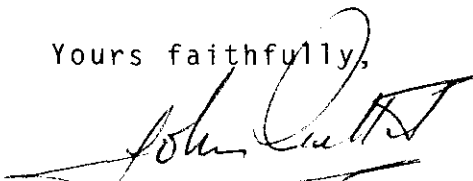
Our grounds for objection to the proposal are based on very basic facts.

Our site is gradually but most certainly being "boxed in" and in as much as our suppliers experience difficulty in locating us at the moment the prospects for the future look bleak.

We would also mention that the very nature of plant maintenance creates some noise and we run the risk of new near residents restricting our long established activities (as others not far from us have already experienced).

Much of the noise based equipment has been moved to the east of our site and now leave no other direction to go.

Yours faithfully,

  
J Pettit

**BRIAN SMITH** Dip TP MRTPI  
Director of Planning & Building Control Services  
Planning & Building Control Department,  
Council Offices,  
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Application no: H16/0653/92

Applicant: Mr G H Whitwell  
Agricultural & Motor Engr  
Burr Lane  
Fen End  
Spalding Lincs

Agent: S G Cutforth  
23 Langwith Drive  
Holbeach  
Spalding  
Lincs PE12 7HQ

Description: Detached bungalow with garage access

Location: Burr Lane Fen End  
Spalding

Type: OUTLINE

Date received: 26-JUN-92

30-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 10-JUL-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 SITE IS OUTSIDE THE  
CURRENT I.B.D.

Signed:

Michael C. White

|                         |                   |                                     |
|-------------------------|-------------------|-------------------------------------|
| S.H.D.C. PLANNING DEPT. |                   |                                     |
| RECEIVED                |                   |                                     |
| 7 JUL 1992              |                   |                                     |
| Attention of            | File No.          |                                     |
| DDO                     | PPA1              | <input checked="" type="checkbox"/> |
| DDPO                    | BA                |                                     |
| JC                      | ACD               |                                     |
| Action by               | Authorised Yes/No |                                     |
| Discussed with          | by                |                                     |
| Copy to                 | file              |                                     |

# SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,  
Foxes Lowe Road,  
Holbeach,  
Spalding, Lincs.  
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PA-A/653/92/JAM

Dear Sir,

|                                                                                                              |                                                       |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>- 1 JUL 1992                                                          |                                                       |
| Attention of<br>DPO NRM<br>DOPO BS<br>JC Your Ref.<br>Action by .....<br>Discuss with .....<br>Copy to ..... | File Nos.<br><br><br>Acknowledge YES/NO<br>by<br>date |

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 25 June 1992

OUTLINE PLANNING APPLICATION - MR. G.H. WHITWELL  
DWELLING AT BURR LANE, FEN END, SPALDING

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

S.G. Cutforth, Esq.,  
23 Langwith Drive,  
Holbeach, Spalding, Lincs.

Yours faithfully,

*J J Ehey*  
ENGINEER TO THE BOARD

LINCOLNSHIRE COUNTY COUNCIL  
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application  
Reference

H16/0653/92

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 | 6 | 3 | 2        | 0 | 5 |

2. Address or location

BURR LANE TEN END, SPADINE

3. Name, classification and number of road

4. Date application referred

2-7-92

5. State whether outline, detailed application etc.

02



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

BUNGALOW WITH ACCESS

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:

2-7-92

Signed:

[Signature]  
Director of Highways and Planning

CHUB 32096

23 LANGWITH DRIVE  
HONBEACH  
SPALDING  
HINES

PE 12 YHQ  
25/June/92

AMENDED PRANS

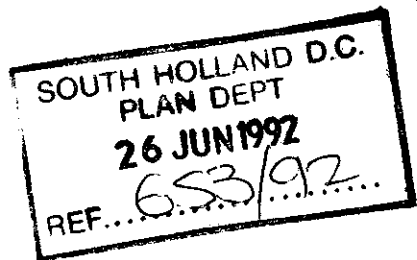
Dear Mrs Maxwell

Further to your  
letter of 10<sup>th</sup> inst I attach amended  
plans including 50% reduction  
in the proposed rate  
hoping this is satisfactory

Yours Sincerely

Stew

S G CUTFORTH



AN 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



Application no: H16/0653/92

Applicant: Mr G H Whitwell  
Agricultural & Motor Engr  
Burr Lane  
Fen End  
Spalding Lincs

Agent: S G Cutforth  
23 Langwith Drive  
Holbeach  
Spalding  
Lincs PE12 7HQ

Description: Detached bungalow with  
garage access

Location: Burr Lane  
Fen End  
Spalding



Type: OUTLINE

Date received: 15-JUN-92

16-JUN-92

Dear Sir/Madam

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

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

✓ A further fee of £110 is required ( The site appears to be 0.13 hectares)

Please return the additional copy of this letter with your reply.

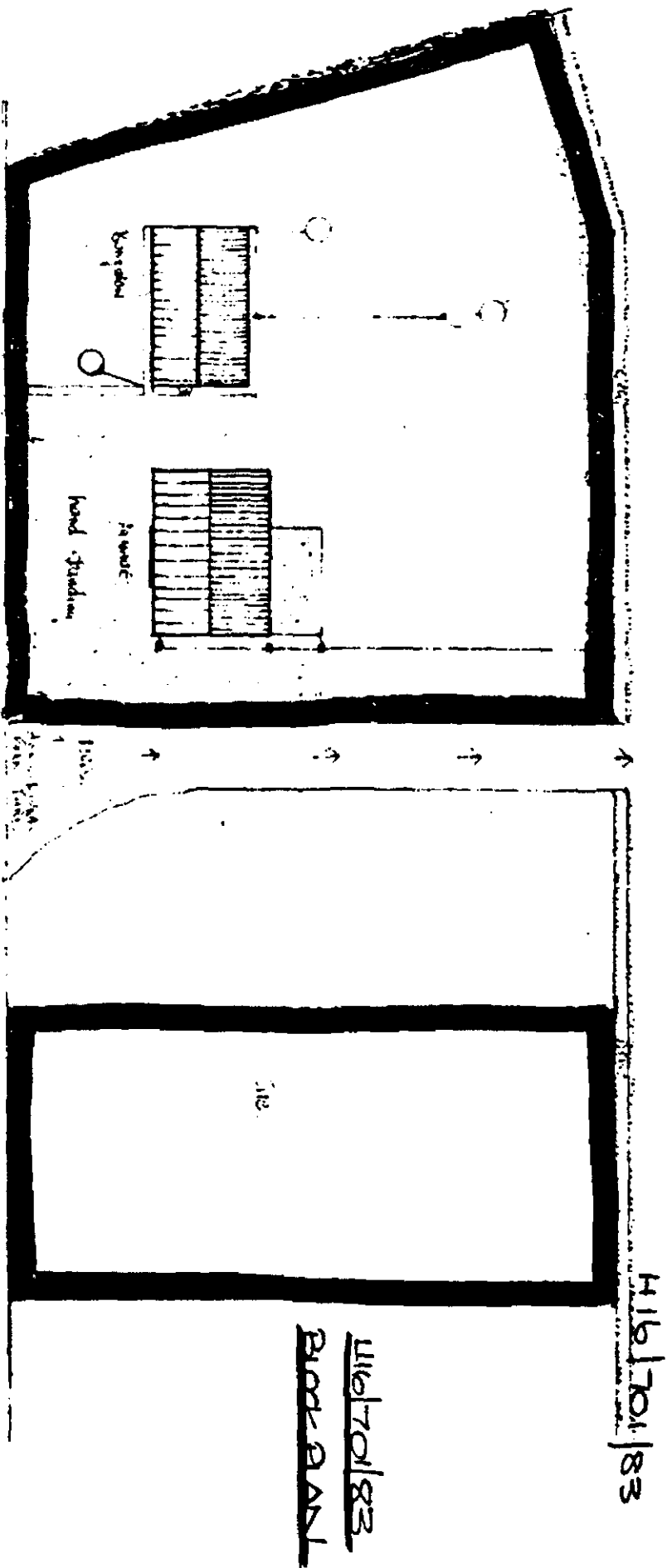
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.

If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

  
Principal Administrative Officer

G. H. WHITWELL. BURR LANE FEN END SPALDING.



black plan. scale 1/500

PLANNING COMMITTEE - 26th August, 1992

604. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

| <u>Plan No. and Applicant</u>    | <u>Proposal</u>                                                                                                     |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------|
| H16/0664/92<br>Mr I D Gathercole | Change of use of part of dwellinghouse<br>(1 room only) for operating taxi business,<br>89 Hereward Road, Spalding. |

(For a temporary period of one year subject to the Director of Planning and Building Control Services being satisfied with the location of the telephone or with measures taken to alleviate the noise nuisance thereof.)

(It was also agreed that Condition 2 would be amended to read "no taxi business shall operate from the site on Sundays and Bank Holidays".)

|                                                      |                                               |
|------------------------------------------------------|-----------------------------------------------|
| H06/0700/92<br>Executors of Mr E K<br>Wright (Dec'd) | O.A. One dwelling at Roman Bank, Gedney Dyke. |
|------------------------------------------------------|-----------------------------------------------|

(It was also agreed that a note be attached to the planning permission drawing attention to the fact that the design of the property would need to take into account the established character and local vernacular of village housing in Gedney Dyke.)

(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:-

| <u>Plan No. and Applicant</u> | <u>Proposal</u>                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| H16/0639/92<br>Mr T E Bates   | O.A. Residential development (three dwellings)<br>at River Bank, Spalding. |

(It was also agreed that reasons for refusal would be amended to reflect the fact that the siting of two dwellings adjacent to adjoining general industrial buildings is unacceptable rather than just car manufacturing premises.)

|                                |                                                                             |
|--------------------------------|-----------------------------------------------------------------------------|
| H16/0653/92<br>Mr G H Whitwell | O.A. Detached bungalow with garage access,<br>Burr Lane, Fen End, Spalding. |
| H23/0728/92<br>Mr F Drury      | O.A. Two residential building plots at<br>Millgate, Whaplode St. Catherine. |
| H16/0733/92<br>Mr E Andrew     | Pair of dwellings adjacent to the<br>Chestnuts, Horseshoe Road, Spalding.   |

(The Director of Planning and Building Control Services reported a request from the applicant's agent for the application to be deferred for negotiation to take place with officers.)

(Councillor C.F. Fisher left the meeting following consideration of this application.)

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H16/0653/92

Received: 26-JUN-92 Type: OUTLINE

Name: Mr G H Whitwell  
Agricultural & Motor Engr  
Burr Lane  
Fen End  
Spalding Lincs

Agent: S G Cutforth  
23 Langwith Drive  
Holbeach  
Spalding  
Lincs PE12 7HQ

Description: Detached bungalow with garage access

Location : Burr Lane Fen End  
Spalding

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy R3 of the Spalding and Pinchbeck Local Plan 1985. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Authorised to issue:

27-AUG-92

H16/0653/92

AD...*AP*.....DC...*AP*....

28/8