SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0763/92 Received:03-AUG-92 Type:FULL

Name: The Tanglewood Group
Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Assoc.
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home
Location : Tanglewood Nursing Home London Road Little London 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 development would result in a cramped form of development close to the south western boundary of the site where an existing tall leylandii hedge (not under the control of the applicants) would cause an unacceptable reduction in light to the rear elevations of the units, and where because of the presence of gaps in this boundary hedging there would be significant overlooking from a neighbouring house. These would significantly reduce the amenities of the units.

Notes to Applicant:

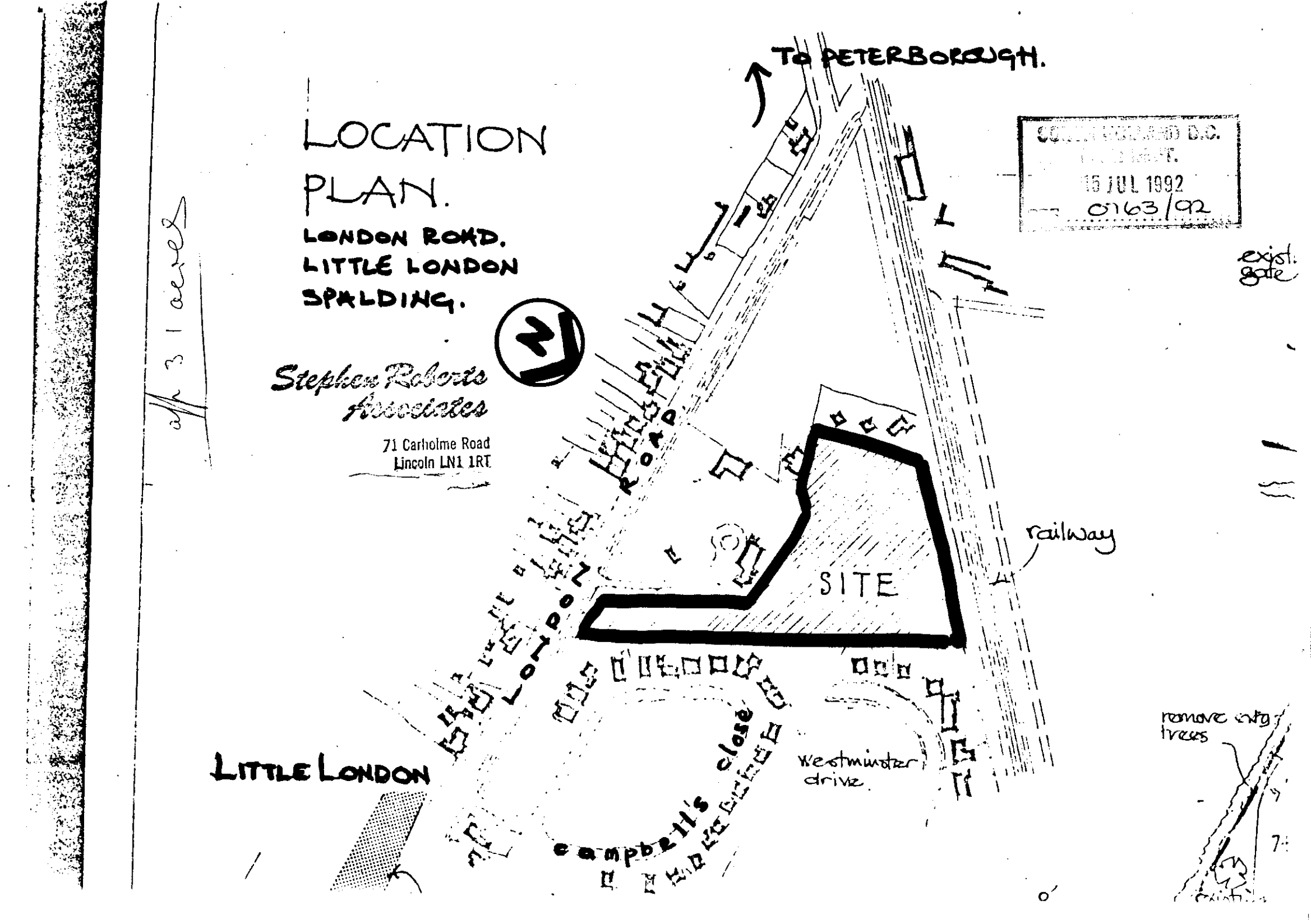
It is suggested that discussions are held with the Local Planning Authority on this proposal prior to a further application being submitted.

Director of Planning and Building Control Services
02-OCT-92 H16/0763/92

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.

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)


LOCATION PLAN.
LONDON ROAD.
LITTLE LONDON
SPALDING.
Stephen Roberts Associates
71 Carholme Road
Lincoln LN1 1RT
To PETERBOROUGH.
SITE
railway
LITTLE LONDON
Campbell's close
Westminster drive
existing gate
remove existing trees
15 JUL 1992
0163/92

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP. 1

Application for permission to develop land etc.

Town and Country Planning Act 1990

3

~~Four~~ *completed copies of this form and plans should be sent to the District Council*

	For official use only
Application no.	H16/0763/92
Date received	15 JUL 1992
Grid reference	

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name THE TANGLEWOOD GROUP

Address LOUTH ROAD
HORNCASTLE, LINCOLNSHIRE

Postcode LN9 6EN Tel. No.

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name STEPHEN ROBERTS ASSOCIATES

Address 71 CARHOLME ROAD
LINCOLN

Postcode LN1 1RT Tel. No. 0522 513300

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known): TANGLEWOOD NURSING HOME, LONDON ROAD, LITTLE LONDON SPALDING, LINCOLNSHIRE

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser: OWNER

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: ERECTION OF 15 NO SHELTERED BUNGALOW UNITS IN ASSOCIATION WITH ADJACENT NURSING HOME

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: YES, ADJACENT NURSING HOME

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: –

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	NO ▶	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission	NO ▶	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO ▶	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land — VACANT AWAITING DEVELOPMENT

(ii) If vacant, the last previous use including the date when the use was discontinued — N/A

5. Additional Information

(a) State whether the proposal involves: —

		State Yes or No
(i) Construction of a new access to a highway	vehicular	NO
	pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	NO
	pedestrian	NO
(iii) The crossing of a ditch or other water course		NO

(b) State whether the proposal involves: —

(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats	YES	15 NO SHELTERED BUNGALOWS
(ii) Alteration or extension	NO	
(iii) Change of use	NO	

(c) Size of any new structure: —

(a) height

(b) length — SEE DWELLING TYPE PROPOSALS DRAWING

(c) width

(d) Type and colour of materials for facing external walls — TO MATCH NURSING HOME

(e) Type and colour of roofing materials — TO MATCH NURSING HOME

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — SEE SITE LAYOUT PLAN

(g)	Is the application for industrial, office, warehousing, storage or shopping purposes?	NO	If yes, complete Part 2 of this form
(h)	Is the application in connection with agriculture?	NO	If yes, give brief details on page 4
(i)	Does the proposal affect a listed building?	NO	
(j)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their positions on plan
(k)	(i) How will surface water be disposed of? — TO EXISTING S/W SYSTEM (ii) How will foul sewage be dealt with? — TO EXISTING F/W SYSTEM		Continue on page 4 if necessary
(l)	Does the proposal affect a land drain?	NO	If yes, indicate positions on plan
(m)	Has the site been disturbed, filled or otherwise contaminated?	NO	If yes, please supply details (on separate sheet)

6. Plans

List of drawings and plans submitted with the application

91373T/- - SITE LOCATION PLAN
91443T/04 - SITE LAYOUT PLAN
91443T/03 - SHELTERED BUNGALOWS PROPOSALS

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed ..... STEPHEN ROBERTS ASSOCIATES

***On behalf of** ..... THE TANGLEWOOD GROUP
(insert applicants name if signed by an agent)

Date ..... 13 JULY 1992

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 66 of the Town and Country Planning Act 1990 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant was an owner *(a)* of any part of the land to which the *application relates at the beginning of the period of 20 days before the date of the accompanying *application

* 2. None of the land to which the *application relates constitutes or forms part of an agricultural holding:

or

* 2. I have / The appellant has ... *myself / himself ... *application / appeal ... *application / appeal ...

Name of Tenant(s)	Address	Date of Service of Notice

Signed ..... STEPHEN ROBERTS ASSOCIATES

***On behalf of** ..... THE TANGLEWOOD GROUP
(insert applicants name if signed by an agent)

Date ..... 13 JULY 1992

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

SEE ATTACHED SHEET.

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

THE TANGLEWOOD GROUP
SHELTERED BUNGALOWS, LONDON ROAD, LITTL LONDON, SPALDING

Prescribed fee calculation:-

Resubmission within 12 months.

Application no H6/1321/91 for 13 no sheltered bungalows with appropriate prescribed fee.

Additional 2 no units on current application, therefore additional prescribed fee payable = 2 x £110.00/unit = £220.00 cheque attached.

SJR/CAC
Stephen Roberts Associates
13 July 1992

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

Art 7 (Outlines)

RM Checklist:	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

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

CONSULTATION/PUBLICITY REQUIRED PM 8-8 Consult as before. This doesn't involve ~~[illegible]~~ previous probs.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): DZ 6/8

May need to Consult Duchess in addition to noted.

Residents (Delivery):

Consults : Dept of Transport ✓ DONE 10/8 dAB
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 .....

Mr Newmarket phoned 13-8 explained application should be withdrawn letter because notice not made to land

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJY
date: 12-8.

Suggested to A.C.P. that ought to keep new app invalid so can discuss with them the new proposal so they do not pay more money. PM 28-9

Case Officer Conclusions (issues)

Large area of land faces (1:8m) in bandage. Also left with 2 - 5m tall wall to Mayfair Drive. Some bungalows are close to Mayfair Drive

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 — Any objection received? No / If yes, is any obj. material? Yes / No — Yes ---- / 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 ---- / Yes ----

Fee (not first Submission)

ANY ONE OF ABOVE

Other info. req:
Signed .....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. P2433

Date First Received 15 JUL 1992

REGISTRATION

REFERENCE H16/0763/92

Cross-Ref ..... R

Date 16/7/92

VALIDATION Date 20/7/92

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

Site area ..... No. of dwellings 15 Floorspace .....

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

Earlier permission ref .....

PM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 1650 Additional £ 1430 Receipt no. P1489

Refund £ ..... Issued .....

CONSTRAINTS Date 17.7

Index Sheets 219 OS Nos ..... Grid Ref S 523750 I 181250

Part S Parish SPALDING

Inside IDB YES Inside L2 area YES

TR Burrel	/	C1	—
TR Bypass	/	C3	— Grade
Level crossing	/	C20	YES
Footpath	/	Other:	

Linked to site ..... Ref 679 Linked to property ..... Ref .....

Planning Records:

Earlier apps
70/86 ✓
174/88 ✓

1391/91 ✓
392/91 ✓
1017/91 ✓
1111/91 ✓

1401/80 ✓
1014/82 ✓
698/83 ✓

Neg Records:

Already submitted Ref .....

Requested ..... 8 dwellings refused

" refused

Inputs completed 04/08/92

BRIAN SMITH D P 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: H16/0763/92 Type: FULL

Applicant: The Tanglewood Group
Tel:

Agent: Stephen Roberts Assoc.
0522 513300

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home

Location: Tanglewood Nursing Home
London Road
Little London
Spalding Lincs

Valid date:	03-AUG-92	Terminal date:	28-SEP-92
Target dates:		Target Committee:	15-SEP-92
To case officer	08-AUG-92	Report deadline:	01-SEP-92
Inspected by	13-AUG-92		
Extra contacts	18-AUG-92	Case Officer:	
Report if not clear by	07-SEP-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 15 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Mr B Holmes			
Cllr B J Davies	04-AUG-92	18-AUG-92	
Cllr C Evans	04-AUG-92	18-AUG-92	
Cllr M C White	04-AUG-92	18-AUG-92	
Department of Transp 0602 476121	10-AUG-92	24-AUG-92	
Owner/Occupier 76 London Road	20-AUG-92	10-SEP-92	
Owner/Occupier 76A London Road	"	"	
Owner/Occupier 8 Mayfair Drive	14-AUG-92	14-AUG-92	? 4-Sept 92
Owner/Occupier 10 Mayfair Drive	"	"	object
Owner/Occupier 12 Mayfair Drive	"	"	object.
Site/Press Advert MAJ	18-AUG-92	08-SEP-92	

BRIAN SMITH L 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

Do cards + letter to Case Officer

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0763/92 Type: FULL

Applicant: The Tanglewood Group Agent: Stephen Roberts Assoc.
Tel: 0522 513300

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Department of Transp 0602 476121	10-AUG-92	24-AUG-92
Site/Press Advert MAJ	07-AUG-92	28-AUG-92

SITE DETAILS

Grid ref: 523750 321250
OS Sheets: 219 Parcel:

BRIAN SMITH [illegible]/P 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: H16/0763/92 Type: FULL

Applicant: The Tanglewood Group
Tel:

Agent: Stephen Roberts Assoc.
0522 513300

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home

Location: Tanglewood Nursing Home
London Road
Little London
Spalding Lincs

Valid date: 03-AUG-92
Target dates:
To case officer 08-AUG-92
Inspected by 13-AUG-92
Extra contacts 18-AUG-92
Report if not clear by 07-SEP-92

Terminal date: 28-SEP-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 15 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	04-AUG-92	18-AUG-92
Cllr C Evans	04-AUG-92	18-AUG-92
Cllr M C White	04-AUG-92	18-AUG-92
Site/Press Advert MAJ	07-AUG-92	28-AUG-92

L C C - No Comments — Trunk Road jh 06 6/8/92

SITE DETAILS

Grid ref: 523750 321250
OS Sheets: 219 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0763/92 Received:03-AUG-92 Type:FULL

Name: The Tanglewood Group
Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Assoc.
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home
Location : Tanglewood Nursing Home London Road Little London Spalding Lincs

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

1 The proposed development would result in a cramped form of development close to the south western boundary of the site where an existing tall leylandii hedge (not under the control of the applicants) would cause an unacceptable reduction in light to the rear elevations of the units, and where because of the presence of gaps in this boundary hedging there would be significant overlooking from a neighbouring house. These would significantly reduce the amenities of the units.

Notes to Applicant:

It is suggested that discussions are held with the Local Planning Authority on this proposal prior to a further application being submitted.

Authorised to issue:

28-SEP-92 H16/0763/92 AD...AM....DC.....
28/9 30/9

APPLICATION REFERENCE: H16/0763/92 DATE RECEIVED: 03-AUG-92

APPLICANT: The Tanglewood Group
Louth Road
Horncastle
Lincs
LN9 6EN

AGENT: Stephen Roberts
Associates
7.1 Carholme Road
Lincoln
LN1 1RT

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

TYPE: Full

DESCRIPTION: Erection of 15 Sheltered bungalow units in association with adjacent nursing home

LOCATION: Tanglewood Nursing Home, London Road, Little London, Spalding, Lincs.

Dept. of Transport: No response within time limit.

Public Objections: One letter from No 8 Mayfair Drive and one letter received from 10 and 12 Mayfair Drive jointly.

- please refer to earlier objections
- number of bungalows now increased
- bungalows 6, 7, 8, 10 and 11 close to southern boundary.
- 9 metre margin on western margin should be continued around or No 6 - 12 should be replaced by a block of 3 only. Starting at the present position of no 9.
- Part of one bungalow will be 2 metres from boundary with my property
- have planning permission for extension which will be 9 feet from proposed buildings
- already endured 9 months of noise, dust, bonfires and building so close would make it worse
- should complete what have permission for before entertaining further changes

The previous objections raised for H16/1321/91 are reproduced below.

Public Objections:

- 6 letters received: two from 19 Campbells Close; 22 Westminster Drive, 8, 10, 12 Mayfair Drive:-
- Against 3 bungalows to rear of our property.
- Extra traffic onto A16.
- Overlooked, erosion of privacy.
- Cramped, will not be room for a rabbit hutch.
- Plenty of scope elsewhere property.
- 66 bedrooms plus 10 bungalows is enough.
- Too much open land built on.
- Land to nursing home should be free of

bungalows and landscaped..
- Bungalows 3 & 4 too close to boundary.
- Lack of suitable fencing on southern boundary.
- Extra noise and lighting in evening and over night.
- We recently received permission for an extension
- Plans changed quickly, previously garden area and pond for residents.
- Is there a problem with future subsidence.

PREVIOUS DECISIONS

H16/1401/80 - Residential Development - Granted.
H16/0070/86 - 60 bedroomed Nursing Home - Granted.
H16/1744/88 - Residential Development - Granted.
H16/0392/91 - Erection of 66 bedroomed Nursing Home - Granted.
H16/1017/91 - Condition Compliance (materials and fencing) for H16/0392/91
H16/1111/91 - Condition Compliance (landscaping) for H16/0392/91.
H16/1321/91 - Erection of 13 sheltered bungalow dwellings - Refused (development will result in two of the bungalows being overlooked by surrounding development and the erection of three bungalows on the driveway will appear cramped and detract from the amenities of the otherwise spacious site).

PLANNING ISSUES

1 The determining issue is whether the current proposal is an appropriate form of development for the site having regard to the constraints upon development which were reflected in the previous refusal of permission albeit for 10 units only.

2 The units 7 - 12 are very close to the boundaries of the site at a distance between 2 and 7 metres. Units 13 - 15 are approx 3.5 metres from the boundary. These elevations are for bedrooms and bathrooms.

3 It is considered that this distance is generally insufficient resulting in there being little light, owing to some very tall leylandii on part of the boundary which are not under the control of the applicants. Also at a more open part of the south western boundary an adjoining dwelling in Mayfair Drive which has planning permission for an extension, has clear views onto the rear elevations from an existing 2nd floor window. This would be perpetuated if the extension is built, and the distance between the two properties would be reduced.

RECOMMENDATION - Refuse permission.

1 The proposed development would result in a cramped form of development close to the south western boundary of the site where an existing tall leylandii hedge (not under the control of the applicants) would cause an unacceptable reduction in light to the rear elevations of the units, and where because of the presence of gaps in this boundary hedging there would be significant overlooking from a neighbouring house. These would significantly reduce the amenities of the units.

PLANNING COMMITTEE - 15th September 1992

PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (continued)

Plan No. and Applicant		Proposal
H02/0600/92 Mr & Mrs Upton		Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton		Siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H23/0743/92 Mr & Mrs T Glowczyk		Extension to dwelling at Bottle & Glass, Whaplode Drove.
H13/0818/92 Mr N F Boor	O.A.	Two bungalows on land adjacent to "Lea House", 29 River Lane, Moulton.

(Councillor C.F. Fisher declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H16/0763/92 The Tanglewood Group		15 sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Little London, Spalding.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicants (i) a satisfactory scheme to guarantee the future maintenance of the access road and (ii) to improve the design of the development in relation to the business premises to the north in the interests of residential amenity, following which the application be reported to the Plans Sub-Committee for determination.)

(It was also agreed that archaeological interests be notified of the proposed works to the site so that any investigations can take place before development commences.)

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
25 AUG 1992

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

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

Our ref SH/920080

Your ref H16/0763/92

19-AUG-92

Dear Sir,

Proposal : ERECTION OF 15 SHELTERED BUNGALOWS
Location : TANGLEWOOD NURSING HOME, LONDON RD, LITTLE LONDON, SPALDING
Applicant: THE TANGLEWOOD GROUP

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer, which is 10 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

An alternative method of surface water disposal should therefore be considered.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

CONT....

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

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Stephen Roberts Associates

Architects •• Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

For the Attention of Mr P J Udy

Your ref: H16/0763/92

Our ref: SJR/CAC

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

19 August 1992

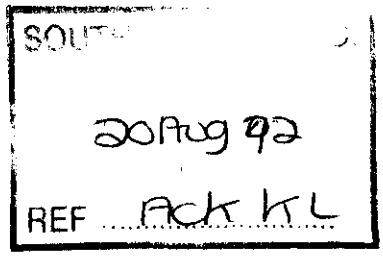
Dear Sir

Current Planning Application - Tanglewood
Proposed Sheltered Bungalows, London Road, Spalding

Please find enclosed two copies of a perspective view, drawing no 91443S/05, of part of the above proposals, which may be of assistance to your Committee Members during the formal determination of the above application.

Yours faithfully





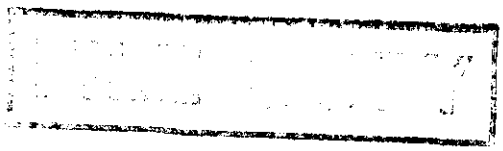
Stephen Roberts Associates

Encs

S J Roberts
Dip Arch Leics RIBA

R P Bird
MBIAT MCSD

PLANNING APPLICATION



Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that The Tanglewood Group
is applying to the Council for planning permission for the following:

Reference No: H16/0763/92
Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home

Location: Tanglewood Nursing Home
London Road
Little London
Spalding Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 08-SEP-92
Any observations should be sent to me by 08-SEP-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

18-AUG-92

SOUTH HOLLAND DISTRICT COUNCIL

8p 9
7.8.92.



Spalding team up for a game. (H2203/21)

ler sports!

SPALDING Castle Sports Complex staff are making sure children are occupied for at least two days each week during the summer holidays.

They are hosting multi-activity days every Tuesday and Thursday in various towns and villages in the area from 10.30am to 4pm for eight to 14-year-olds.

The playscheme will visit Spalding, Long Sutton, Holbeach, Donington, Sutton St Edmund, Crowland, Sutton Bridge, Sutton St James, Whaplode, Gedney Hill, Gosberton over the holiday period.

We caught youngsters enjoying themselves at Spalding and Holbeach.

The fun at Holbeach Community Centre included football and rounders supervised by Gary Wright.

Children can take part in a range of activities also including tennis, basketball, badminton, short tennis, bouncy castle, table tennis and swimming.

Youngsters just need to bring themselves, a packed lunch, sportswear and swimming gear for an action-packed time!

They can even watch videos free, board games free and play table football during a supervised lunch session.

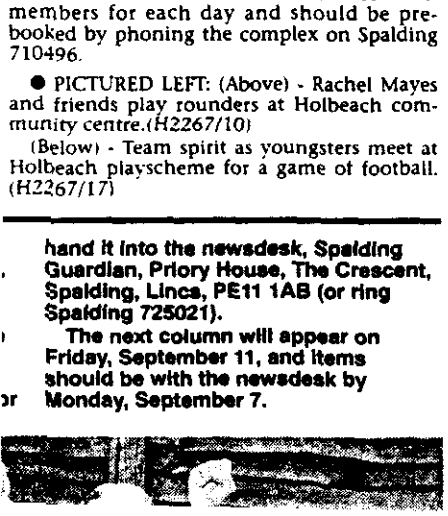
Places are £3 for members or £3.50 for non-members for each day and should be pre-booked by phoning the complex on Spalding 710496.

● PICTURED LEFT: (Above) - Rachel Mayes and friends play rounders at Holbeach community centre.(H2267/10)

(Below) - Team spirit as youngsters meet at Holbeach playscheme for a game of football. (H2267/17)

hand it into the newsdesk, Spalding Guardian, Priory House, The Crescent, Spalding, Lincs, PE11 1AB (or ring Spalding 725021).

The next column will appear on Friday, September 11, and items should be with the newsdesk by Monday, September 7.



PUBLIC NOTICES

NOTICE IS HEREBY GIVEN that application has been made to the Council *in respect of the following proposals:*

H16/0763/92

The Tanglewood Group FULL
Erection of 15 sheltered bungalow units in association with adjacent nursing home.
Tanglewood Nursing Home,
London Road, Little London,
Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Develop-ment Plan.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environ-ment as *a building of special architectural or* historic interest, and/or affect the character of a Conservation Area.

H11/0813/92

Long Sutton Athletic FC FULL
Extension to existing *grandstand.*
London Road, Long Sutton,
Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Depart-ment, Priory Road, *Spalding, during normal office hours. Any* comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH,
Director of Planning & Building Control Services.
August 7, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

7fcWVN 5002

EMPLOYMENT AGENCIES ACT 1973
(Section 2 (1)(a)(i))
NOTICE OF APPLICATION FOR A LICENCE

THIS IS to give notice of an intention to apply *to the Secretary of State for Employment* for a licence to carry on an employment agency and employment business which would trade under *the name of The Place, 82 Westlode Street,* Spalding, Lincs PE11 2AE.

The licence would cover the following types of employment: Agricultural, constructional and domestic.

If you wish to object to the grant of a licence you should write to the Department of Employment at Employment Licensing Office, 14th Floor, Cumberland House, 200 Broad Street, Birmingham B15 1PQ within 14 days of this notice. Anyone wishing to object on the grounds of planning or environmental matters should write also to South Holland District Council, Priory Road, Spalding, Lincs.

DENISE P. ASHBOURNE
(Proprietor).

The Place, 82 Westlode Street,
Spalding, Lincs PE11 2AE.

D. P. ASHBOURNE.

Danedyke,
Deeping St Nicholas PE11 3BJ.

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC WESTON — BEGGARS BUSH LANE

NOTICE IS HEREBY GIVEN that owing to the reconstruction works the Lincolnshire County Council has made an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on Beggars Bush Lane, Weston, commencing August 10, 1992, for a period of two weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for affected traffic is via A151, Delgate Bank and vice-versa.

J. EMMERSON
Director of Highways and Planning
Lincolnshire County Council

7f7105

FARM & GARDEN

SHEDS for sale from £149 delivered. All tongue and groove shiplap timber. Also summer houses available. Tel 0406 25032.

BIG ROLL BALING
with New Holland Net Wrap Baler
STRAW CHOPPING
TRUSSING
BALING
W. & W. H. PETTIT
Spalding
Tel. 722674
10eE WVN 1141

FOR QUICK SALE
2 Polytunnels 58' x 18'
1 Polytunnel 54' x 18'
1 Howard Gem 206 Rotavator
1 Merry Tiller Rotavator
Quantity Chrysthent Wire & Stakes
Plastic Flower Buckets
Black Deep Trays
Rexel Flower Box Staplers
Brush Seed Drill
Quantity of Glass, 2' x 18"
ALL AS NEW, MUST BE SOLD. OPEN TO OFFERS
Tel: 0406 362156 after 3.30pm
7f7104 EWVN

SHOW PINKS
IN TEN VARIETIES FOR CUT FLOWERS
D. W. PANTER & SON
Tel: Holbeach 370212
5h3000 EWVN

COMBINE HARVESTING
FLAT LIFTING
DRAGGING
DISCING
PLOUGHING & DRILLING
No job too small

ORDERS NOW BEING TAKEN FOR LETTUCE AND BRASSICA PLANTS
D. BARTON
Hillgate Nurseries
Terrington St Clement
Tel: (0553) 828351
5h3000 EWVN

For PLOUGHING & STUBBLE

763/92

Please redate site notice ✓ DONE 14/8 ✓

Also some neighbour consults needed for:—

8, 10, 12 Mayfair Drive, Spalding ✓ } DONE 14/8 ✓

76 + 76A London Road Spalding ✓ }

Notes & POR

Rename S106 to tie to main unit.

What is purpose of units.

'Nursing' usually element of care

- how does it relate to nursing home do they have/ expect care coordinator

Are they for rent or freehold.

DPBCS

Stephen Roberts Associates

Architects ·· Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

S.H.D.C. PLANNING DEPT.
24 JUL 1992

Principal Administrative Officer
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Your ref: H16/0763/92

Our ref: SJR/CAC

S. HOLLAND D.C. — SECRETARY'S DEPT.
RECEIVED
24 JUL 1992
PASSED TO RGB | FILE No. | INITIALS

22 July 1992

Dear Sir

Sheltered Bungalow Proposals,
Tanglewood Ltd, London Road, Little London, Spalding

Further to your correspondence dated 21 July 1992, with reference to the attached leaflet, not enclosed, we write to enquire how this current proposal 'substantially differs' from the earlier application.

On checking the 'Exemption from fees', copy attached, we note that our Client should be entitled to a free submission, with of course the exception of the 2 no additional units for which the additional fee has been submitted.

We should be pleased to receive your clarification of this point.

We also confirm, as requested, that car parking spaces 7, 8, 9, 24, and 25 are additional spaces provided relating to the current application.

Yours faithfully

A Roberts

Stephen Roberts Associates

Enc

S J Roberts
Dip Arch Leics RIBA

R P Bird
MBIAT MCSD

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: H16/0763/92

Applicant: The Tanglewood Group
Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Assoc.
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home

SOUTH [illegible] D.C.
PLAN[illegible]T
03 AUG 1992
REF .....

Location: Tanglewood Nursing Home
London Road
Little London
Spalding Lincs

Type: FULL

Date received: 15-JUL-92

21-JUL-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 full fee is required for the submitted application since the proposal substantially differs from the earlier application (see attached leaflet).
Confirmation is required as to whether car space Nos. 24, 25, 7, 8 & 9 are additional spaces relating to this application.

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

Stephen Roberts Associates

Architects •• Interior Designers

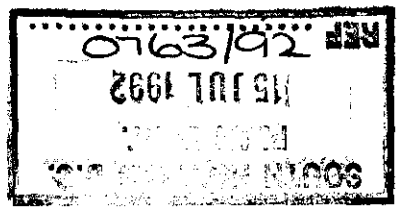
71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

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

Your ref:

Our ref: SJR/CAC

13 July 1992



Dear Sir

Proposed Sheltered Bungalows, Tanglewood, Little London, Spalding

Please find enclosed copies of our formal planning application relating to the above proposals.

Should you require clarification of any items or any additional information, please do not hesitate to contact the writer.

Yours faithfully

Stephen Roberts Associates

Encs

S J Roberts
Dip Arch Leics RIBA

R P Bird
MBIAT MCSD

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: H16/0763/92

Applicant: The Tanglewood Group
Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Assoc.
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home
Location: Tanglewood Nursing Home London Road Little London Spalding Lincs

Type: FULL

06-OCT-92

Dear Sir/Madam,

PLANNING APPLICATION

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

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY SENT TO:-

Mr B Holmes
8 Mayfair Drive
Little London
Spalding
Lincs. PE11 2UG

Owner/occupier
12 Mayfair Drive
Little London
Spalding
Lincs PE11 2UG

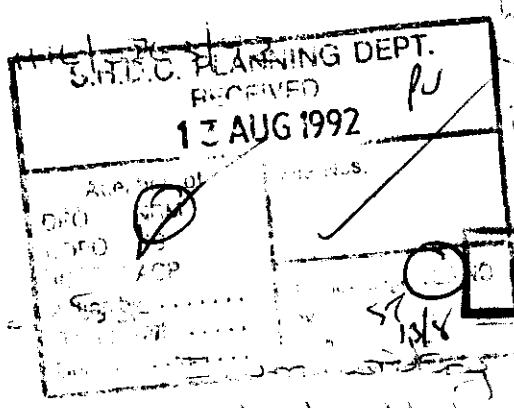
C J Lowis
10 Mayfair Drive
Spalding
Lincs

9 Maxwell Drive

[illegible]

[illegible] 12.8.92

Ref. [illegible]



OBJECTION

Dear [illegible]

[illegible] in connection with the latest application by the Tanglewood Group to build fifteen bungalows adjacent to their new nursing home in Shelving. Having submitted comments regarding their last application, may I request that the same be afforded to the case of this application.

I would like point out that the proposal means that part of one bungalow will be a maximum of two metres from my property boundary, and when the extension

is a mayfair Disco (licensing consent already approved) is completed, the buildings will be only nine feet apart! Is this necessary?

As the Tanglewood Circle change their minds so frequently, before the original plans should be completed and delivered before entertaining further changes!

Another fact is before consideration is that we have already endured nine months of noise, dust and confines in what is a residential area, and building a disco would only make it worse.

Yours faithfully,

D.H. Jones

(Richard Homes)

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: H16/0763/92

Applicant: The Tanglewood Group
Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Assoc.
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 15 sheltered bungalow units in association with adjacent nursing home

SOUTH HOLLAND D.C.
PLANNING
03 AUG 1992
REF.....

Location: Tanglewood Nursing Home
London Road
Little London
Spalding Lincs

Type: FULL

Date received: 15-JUL-92

21-JUL-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:

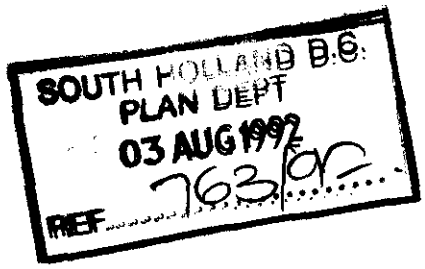
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Confirmation is required as to whether car space Nos. 24, 25, 7, 8 & 9 are additional spaces relating to this application.

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



Mrs A Maxwell

Stephen Roberts Associates
Architects
71 Carholme Road
Lincoln
LN1 1RT

AEM/WL/H16/0763/92

SJR/CAC

28th July 1992

Dear Sirs,

Sheltered Bungalow Proposals
Tanglewood Ltd., London Road, Little London, Spalding

I acknowledge receipt of your letter of 22nd July relating to the above and confirm that a full fee is required for this application.

The change from five pairs to five blocks of three dwellings changes the character of the proposal and in addition some small additional areas of land have been included.

Yours faithfully,

A C Pickering
Principal Administrative Officer

Stephen Roberts Associates

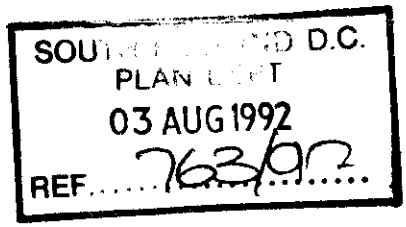
Architects · · Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Your ref:

Our ref: SJR/DAH



31 July 1992

Dear Sirs

Proposed Sheltered Bungalows
Tanglewood, London Road, Spalding Ref H16/0763/92

Further to your recent correspondence please find enclosed a further cheque for prescribed fees as requested in the sum of £1430.00

For clarity the payments made are as follows:-

Previous payment £220

Attached payment £1430

Total Due 15x£110=£1650

Yours faithfully

Stephen Roberts Associates

Enc.

S J Roberts
Dip Arch Leics RIBA

R P Bird
MBIAT MCSD

S.H.D.C. PLANNING DEPT.
RECEIVED
21 AUG 1992 PJ

Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 21/8

12 Mayfair Drive
Spalding
Lincs
18th August

Ref: Planning Application
H16/0763/92.

OBJECTION

Dear Sir,

Please refer to our previous objections to the earlier version of this plan.

The proposed number of bungalows has now been increased in the same area and our principal objection to the close proximity of bungalows 6, 7, 8 10 & 11 to the southern boundary still obtains. If it is felt necessary to group the bungalows round the perimeter of the site then we feel that the 9m. margin on the western boundary should be maintained all round or Nos 6–12 should be replaced by a block of three only, starting at the present position of No 9.

Yours faithfully,

C. J. Lewis
10 Mayfair Dr.

J. Williamson
12 Mayfair Drive

OFFICE USE ONLY

To D.C. 20/4/11

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... KL	

Liaison with Building Control	Outside parameters	☑	Confirmed .....
	Referred to case officer	.....	Officer ..... MD .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... KL	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

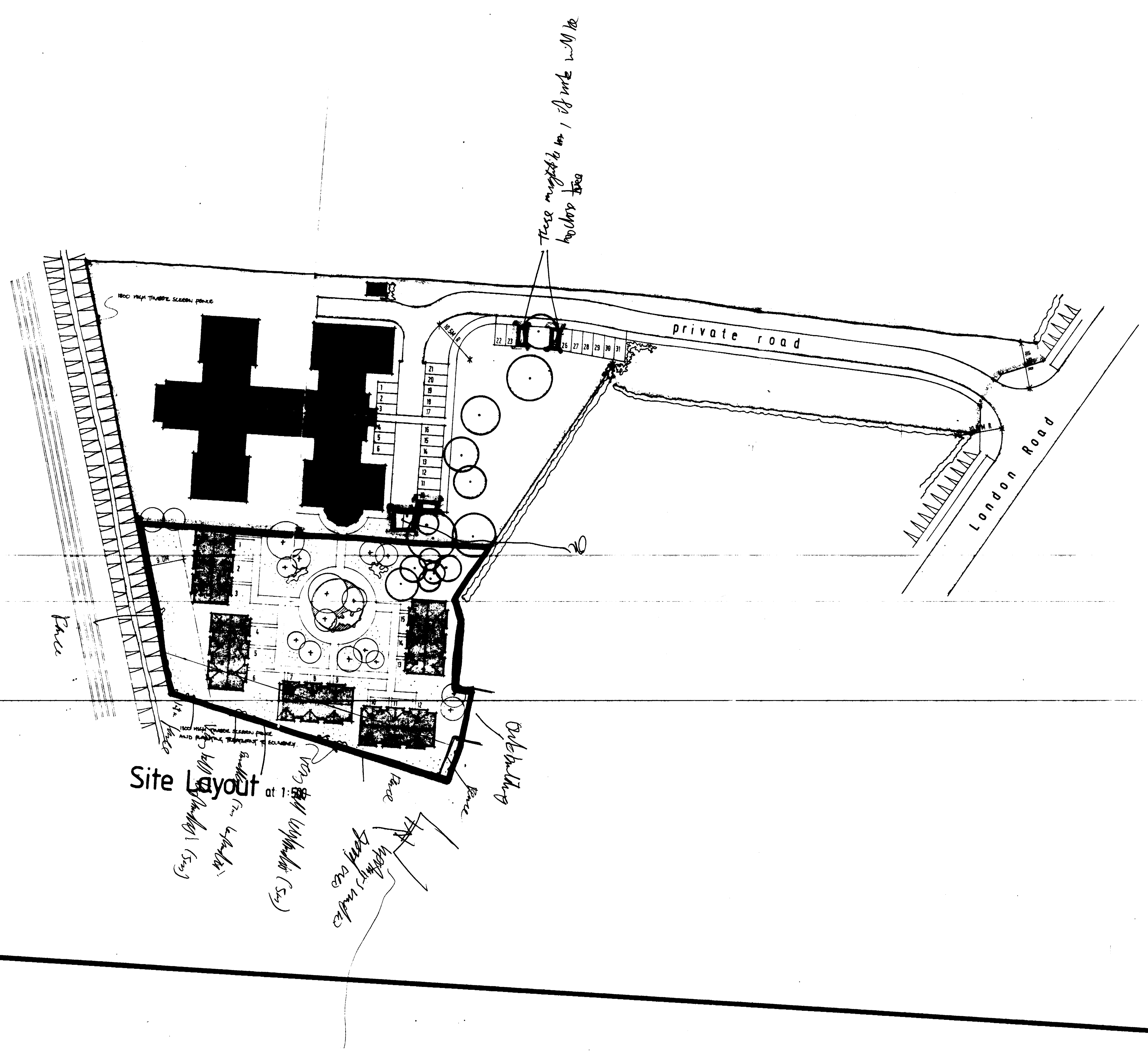
Details of fee required

Details accepted, if different:

Notes: 1 copy to recpt

Signed: .....

Date: .....



Site Layout at 1:500

specification notes.

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

client	Shelbourn Developments
project	Sheltered Bungalows
site location	London Road, Spalding
drawing	Proposed Site Layout
scale	1:500
date	July 92
drawing number	91443/S/04
revisions	

copyright reserved

... D.C. ... JUL 1992 0763/92

Stephen Roberts Associates
Architects .. Interior Designers
71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

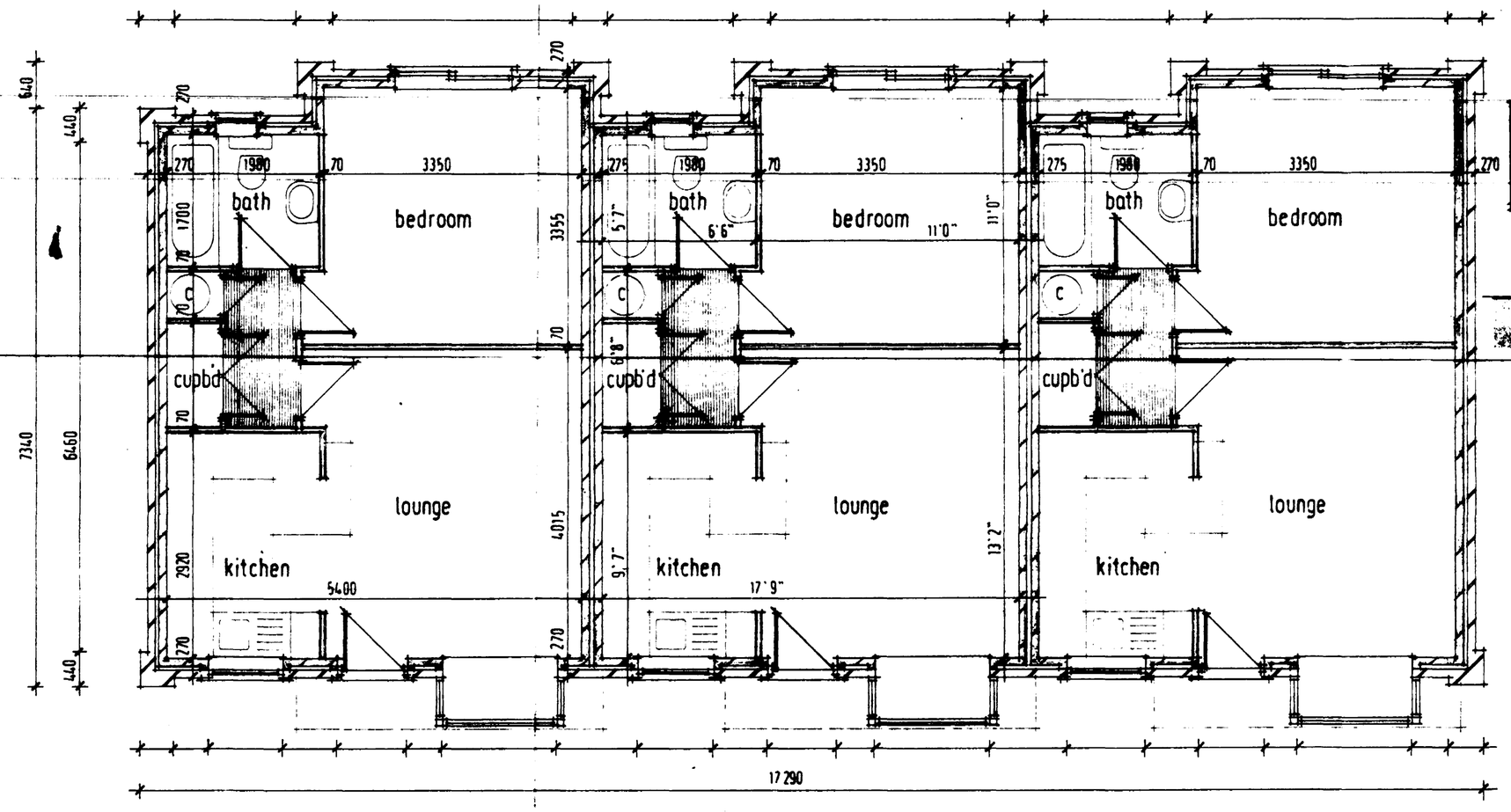
specification notes.



Front Elevation

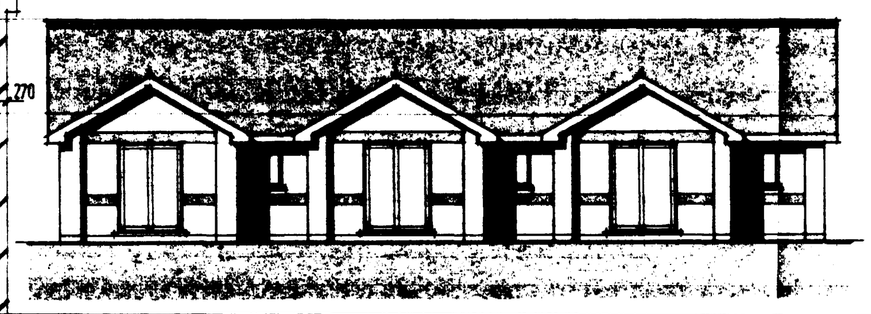
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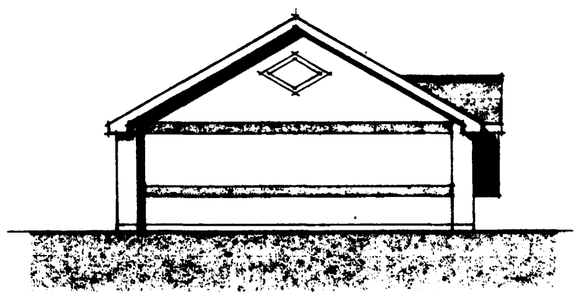


Ground Floor Plan

square footage - one bungalow 416.9ft^2 approx'.



Rear Elevation



Side

Shelbourn Developments

Sheltered Bungalows	project
London Road, Spalding	site location
Proposals	drawing
1:50 / 1:100	scale
July 92	date
91443/S/03	drawing number
	revisions

0763/92

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Stephen Roberts Associates
Architects ·· Interior Designers
71 Carholme Road Lincoln LN1 1RT Tel 0522 513300



specification notes.

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Tanglewood. — client

Sheltered Bungalows. — project

London Road, Spalding — site location

Perspective. — drawing

N.A. — scale

August 1992 — date

91443/S/05 — drawing number

revisions

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Stephen Roberts Associates
Architects .. Interior Designers
71 Carholme Road Lincoln LN1 1RT Tel 0522 513300