FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0854/02 Received: 23-JUL-02 Type: FULL

Name: D'Arcy International Ltd
130 London Road
Boston
Lincs
PE21 7HB

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 6 care cottages and associated car parking

Location : Tanglewood Cedar Falls
London Road Spalding

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

1 The proposed development will result in overlooking from first floor bedroom windows onto a row of bungalows located in Campbells Close. The landing windows will also have limited views into 76a London Road. The parking area is not overlooked by the development and the lack of surveillance may encourage crime. The development will also be an overdevelopment of this part of the site and detract from the amenities of this otherwise spacious site. It is therefore considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan 1998 which requires development to maintain the amenities of adjacent land users and residents, to be in keeping with the general character of the area and reduce the potential for crime and/or vandalism.

The determined plans are:
1:1250 site location plan, dwg. Nos. 02/039/D/01A and 91443/S/07C received 23 July 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Levisons

Head of Planning & Development
11 SEP 2002

H16/0854/02

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

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Lincolnshire
PE11 2XE

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H16/0854/02 Received: 23-JUL-02 Type: FULL

Name: D'Arcy International Ltd
130 London Road
Boston
Lincs
PE21 7HB

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 6 care cottages and associated car parking

Location : Tanglewood Cedar Falls
London Road Spalding

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The proposed development will result in overlooking from first floor bedroom windows onto a row of bungalows located in Campbells Close. The landing windows will also have limited views into 76a London Road. The parking area is not overlooked by the development and the lack of surveillance may encourage crime. The development will also be an overdevelopment of this part of the site and detract from the amenities of this otherwise spacious site. It is therefore considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan 1998 which requires development to maintain the amenities of adjacent land users and residents, to be in keeping with the general character of the area and reduce the potential for crime and/or vandalism.

The determined plans are:
1:1250 site location plan, dwg. Nos. 02/039/D/01 and 91443/S/07 received 23 July 2002.

Director of Customer Services
04 SEP 2002

H16/0854/02

Pan 6/9

T. 9/9

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1321/91 Received:30-JAN-92 Type:FULL

Name: Tanglewood Ltd
Louth Road
Horncastle
Lincs

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln

Description: Erection of 13 no. sheltered bungalow dwellings

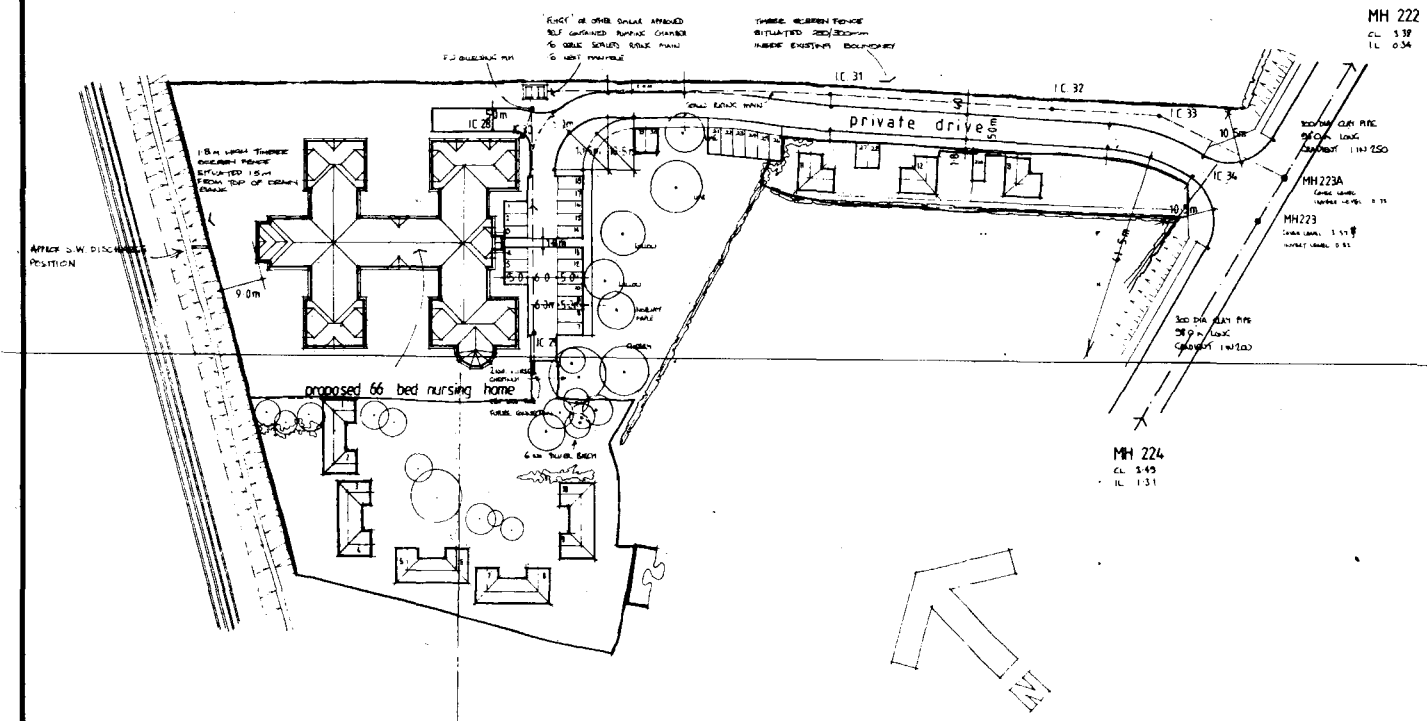
Location : Tanglewood Nursing Home Land Off London Road
Little London Spalding Lincs

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

1 The proposed development 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.

Authorised to issue:

27-MAR-92 H16/1321/91 AD..A.....DC..A.....
2)/3



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 (Lincolnshire) Ltd client

Nursing Home · Spalding project

Land Off London Rd · Little London · Spalding site location

Proposed Site Layout drawing

1:500 scale

March 1991 date

91373 · T · 01 drawing number

SOUTH... P... 5 FEB 92

REF 1321/91

Rev C 24 September 91 Layout of nursing home altered as per revisions
A. TIMBER SCREEN FENCE INDICATED 4 OCT 1991
B PORTIONS OF TIMBER SCREEN FENCES SHOWN 25 OCT '91
C. UNITS 1 TO 3 SHOWN ... Plan
D. ATTACH S.W. DISCHARGE LOCATION 22 JAN '92
E. ... BOUNDARY ... 5/2/92

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This Dwg. To Be Read In Conjunction With
Dwg. Nos. 91373 T·01 & 07 To 16 Inclusive

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

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:

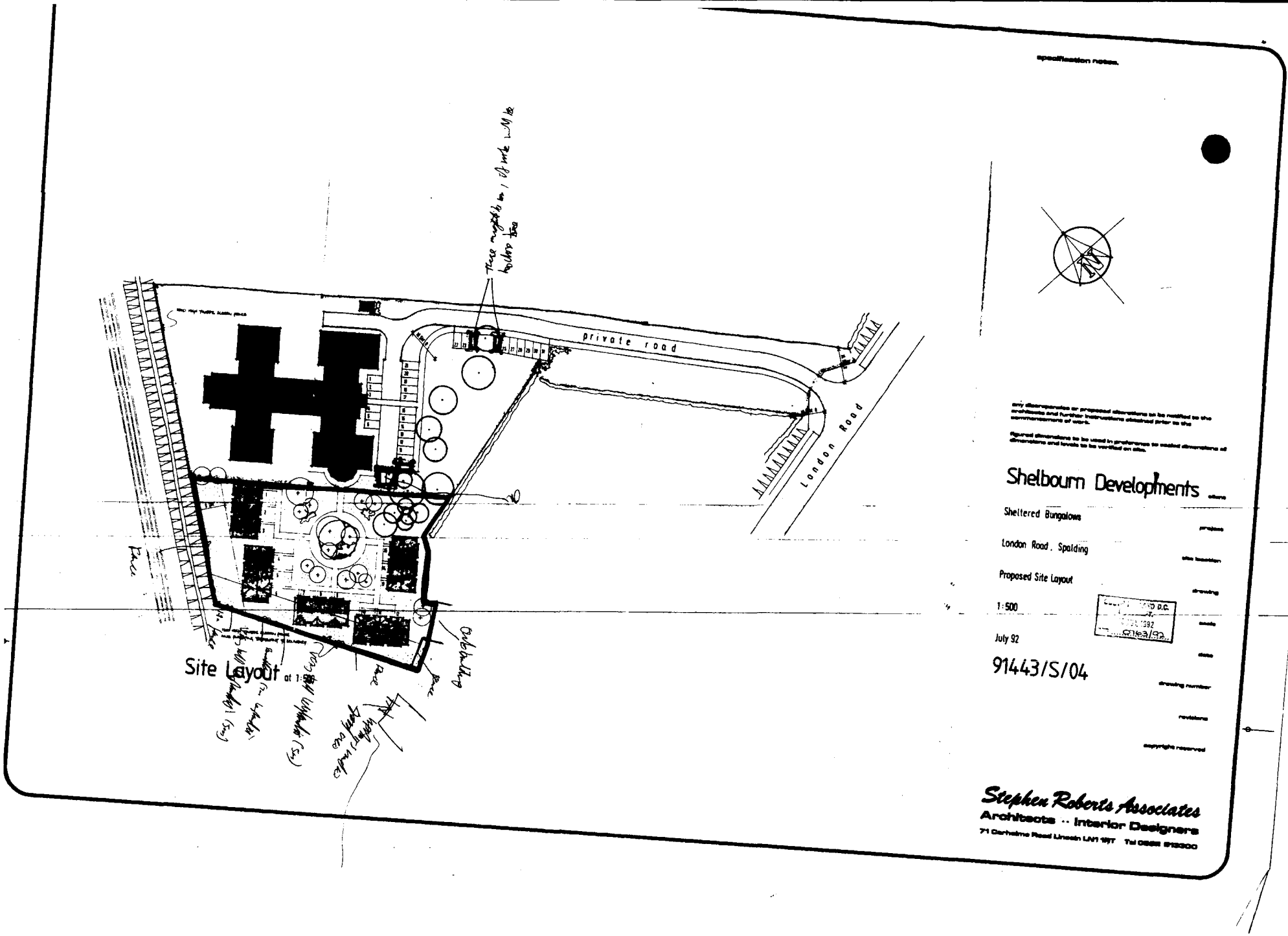
It is suggested that discussions are held with the Local Planning Authority on this proposal prior to a further application being submitted.

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)



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 and levels to be verified on site.

Shelbourn Developments

Sheltered Bungalows

London Road. Spalding

Proposed Site Layout

1:500

July 92

91443/S/04

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Stephen Roberts Associates
Architects .. Interior Designers
71 Derholme Road Lincoln LN1 1RT Tel 0522 512300

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1045/92 Received:05-OCT-92 Type:FULL

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

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

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

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 occupancy of the sheltered bungalows shall be restricted to residents over the age of 60 who are receiving care from the adjoining nursing home.

Reason: The bungalows are too small and have insufficient private residential amenity space for them to be occupied by young families. The parking provision would also be inadequate if the units were available for general residential use.

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)

SOUTH HOLLAND DISTRICT COUNCIL

5 Prior to development being commenced, all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1.2 metres high consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts at minimum 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when development is completed and building work ceases.

Reason: To safeguard the trees during the development.

6 Under no circumstances shall any material, machinery, tools, fuel etc be stored, nor any builders huts and the like of temporary/permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are necessitated passing within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall there be a machine dig within the fenced area.

Reason: To safeguard the trees during the development.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter and amended plan (refereence 91443/S/07A), received by the Local Planning Authority on the 20 November 1992.

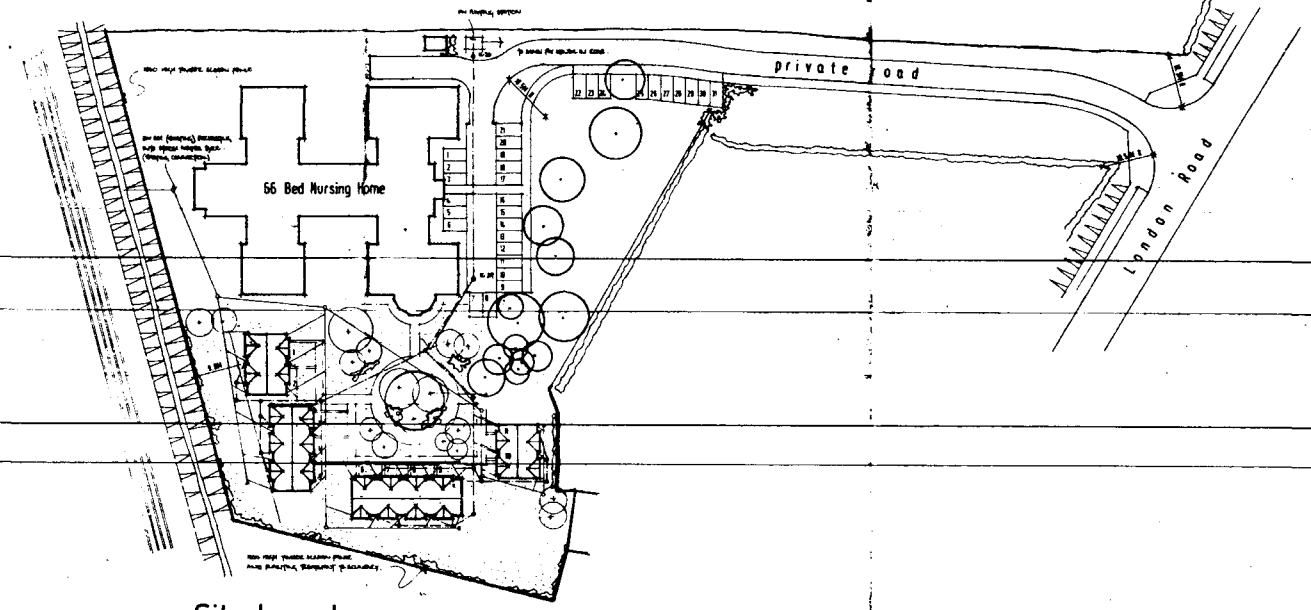
Director of Planning and Building Control Services
27-NOV-92 H16/1045/92

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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)

specification notes.



Site Layout at 1:500

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.

Sheltered Bungalows

London Road, Spalding

Proposed Site Layout

1:500

Sept 92

91443/S/07 A

A - re-siting of bungalows - adjoining plots for revised application

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SOUTH HOLLAND D.C. PLANNING 2 DEC 1992 REC'D

AMENDED PLAN
Ref.

Stephen Roberts Associates
Architects .. Interior Designers
71 Carholme Road Lincoln LN1 1RT Tel 0522 512300

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0563/93 Received:28-JUN-93 Type:FULL

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

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of three sheltered bungalows (Plots 9A, 10 & 11)

Location : Tanglewood Nursing Home London Road
Little London Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 occupancy of the sheltered bungalows shall be restricted to residents over the age of 60 who are receiving care from the adjoining nursing home.

Reason: The bungalows are too small and have insufficient private residential amenity space for them to be occupied by young families. The parking provision would also be inadequate if the units were available for general residential use.

5 Prior to development being commenced, all trees being retained on the site

SOUTH HOLLAND DISTRICT COUNCIL

located to the north east of Unit 11 shall be fenced off at least 1 metre beyond the spread of the trees by means of a fence a minimum 1.2 metres high, consisting of Chestnut paling firmly secured top and bottom to line wires fixed to fencing posts at a minimum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when development is completed and building work ceases.

Reason: To safeguard the trees during the development.

6 Under no circumstances shall any material, machinery, tools, fuel, etc, be stored, nor any builders huts and the like of temporary/permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are necessitated within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall there be a machine dig within the fenced area.

Reason: To safeguard the trees during the development.

This permission is granted in accordance with the application submitted as revised by plan ref: 91443/S/10A received by the Local Planning Authority on 13 July, 1993.

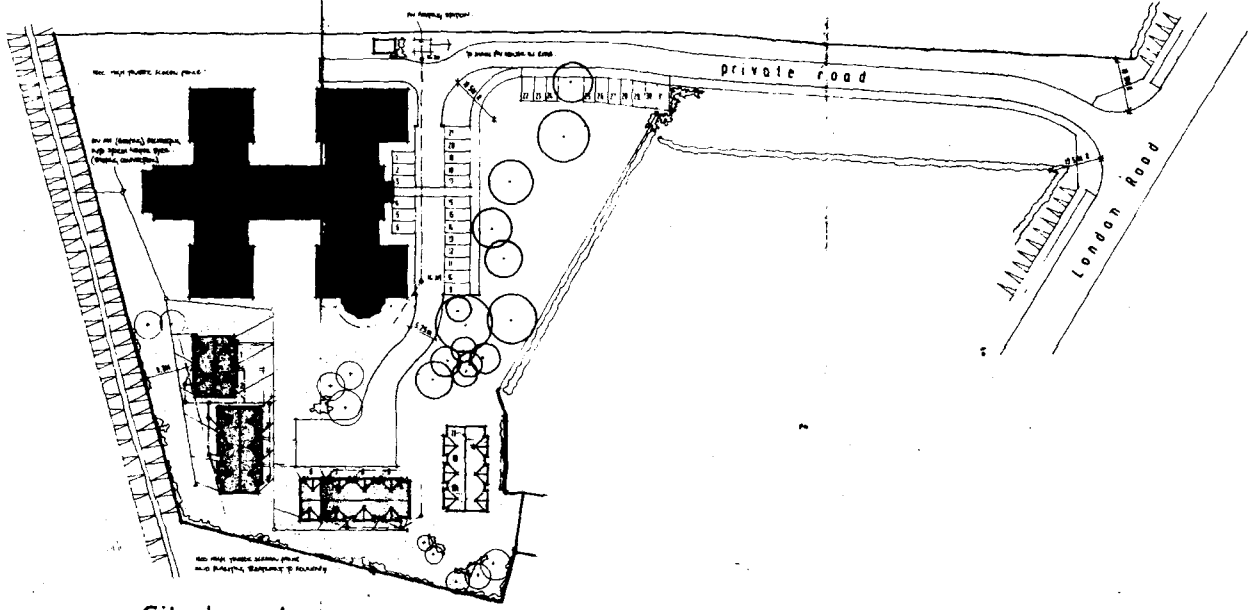
Director of Planning and Building Control Services
12-AUG-93 H16/0563/93

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BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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specification notes.



Site Layout at 1:500

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Tanglewood.

Sheltered Bungalows

London Road, Spalding

Proposed Site Layout

1:500

June 93

91443/S/10.

A [illegible] PLAN

PRE-

SOUTH HOLLAND D.C.
PLAN DEPT
13 JAN 1993
REF S63/93

copyright reserved

Stephen Roberts Associates
Architects · Interior Designers
71 Carholme Road Lincoln LN1 1RT Tel 0522 873300