

From: [joe clayton](#)
To: [Meachen, Tracey](#)
Subject: Re: general enquiry
Date: 28 November 2017 10:48:48

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Good Morning Tracey,

I chased up the parking issue with the applicant and I can confirm that the land is on a completely separate lease to number 8 and as such any residents parking on the land is doing so illegally. The applicant has issued a notice to all of the residents within number 8 and they will no longer be parking there.

Did you get chance to go down to site and compare my drawings to whats on site?

Kind Regards,

Joe

From: Meachen, Tracey <TMeachen@sholland.gov.uk>
Sent: 20 November 2017 15:14
To: 'joe clayton'
Subject: RE: general enquiry

Thanks for clarifying Joe. I did think the cars parked in the back belonged to residents within the HMO.

Regards

Tracey Meachen | Planning Officer | **South Holland District Council**
DDI: 01775 764607 |
www.sholland.gov.uk

From: joe clayton [mailto:joeclayton_91@hotmail.co.uk]
Sent: 20 November 2017 15:12
To: Meachen, Tracey
Subject: Re: general enquiry

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Hi Tracey,

Thanks for this. In relation to the parking we would be looking at 2 car parking spaces for the proposed dwelling as the target market would be family's. Even with its proximity to the town center I dont think it would appeal to a typical family without the parking.

No. 8 Spring gardens is owned by the applicant as a HMO as you have highlighted however no existing parking is provided for this dwelling and none is proposed as part of the new dwelling. The parking would remain along spring gardens as it is now.

Kind Regards,

Joe

From: Meachen, Tracey <TMeachen@sholland.gov.uk>

Sent: 20 November 2017 14:44

To: joeclayton_91@hotmail.co.uk

Subject: FW: general enquiry

Hi Joe,

Further information in respect of the driveway issue which you may find useful.

Regards

Tracey Meachen | Planning Officer | **South Holland District Council**

DDI: 01775 764607 |

www.sholland.gov.uk

From: Jon Sharpe [<mailto:Jon.Sharpe@lincolnshire.gov.uk>]

Sent: 20 November 2017 14:41

To: Meachen, Tracey

Subject: RE: general enquiry

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I think if the two neighbours are not in agreement, it is a refusal on the grounds of adverse impact upon residential amenity.

We might have a case for requesting refusal on highway grounds depending upon precisely what is submitted as an Application.

This is however a town centre location and the Applicants may submit a proposal that includes no car parking for the proposed development or the host dwelling.

Without a policy prescribing minimum car parking space provision, we would be hard pressed to sustain a reason for refusal on severity grounds.

Jon.

From: Meachen, Tracey [<mailto:TMeachen@sholland.gov.uk>]

Sent: 20 November 2017 14:06
To: Jon Sharpe
Subject: RE: general enquiry

Many thanks Jon. That will be very helpful.

Actually, this case is where number 9 already has a driveway, and the developer is of the opinion that they have taken more land than they should. There is no agreement to anything, so this will end up being a boundary dispute. The frontage property is a HMO, and the plans show driveway access to the proposed house to the rear, but shows no parking for the existing property to the front. With the parking issues along Spring Gardens, this looks problematic to me.

Regards

Tracey Meachen | Planning Officer | **South Holland District Council**
DDI: 01775 764607 |
www.sholland.gov.uk

From: Jon Sharpe [<mailto:Jon.Sharpe@lincolnshire.gov.uk>]
Sent: 20 November 2017 13:39
To: Meachen, Tracey
Subject: RE: general enquiry

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The recommendation is that the driveway should be a minimum of 4.1 metres for the first ten metres Tracey.

This is to allow an inbound driver to pass another car that may be emerging from the private driveway at the same time so that the inbound driver does not have to reverse back out into the highway.

This is an unusual case as the existing arrangement looks to involve neighbours mutually sharing each other's driveway. That arrangement might not remain if one of the neighbours wanted to create a tandem plot against the wishes of the other neighbour.

I think if we were to agree to this, we would need to see evidence of both owners being in agreement.

Jon.

From: Meachen, Tracey [<mailto:TMeachen@sholland.gov.uk>]
Sent: 20 November 2017 12:45
To: Jon Sharpe
Subject: general enquiry

Hi Jon,

I am just writing to ask if there is a minimum driveway width for dwellings built as backland development? I have an application in Spring Gardens where the side driveways are narrow, and

the applicant wishes to build behind number 8. One driveway belongs to number 8 and the other to number 9. I understand the driveways are private, but they do provide access onto Spring Gardens.

Many thanks for your time.

Regards

Tracey Meachen | Planning Officer | **South Holland District Council**

DDI: 01775 764607 |

www.sholland.gov.uk

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