SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1247/92 Received:01-DEC-92 Type:OUTLINE

Name: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Agent: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Description: Residential Development (14 one-bed apartments), including details of siting, design and means of access
Location : 4 Woolram Wygate Spalding

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

1 The development as proposed would, by virtue of its scale and mass, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental space around the building also results in the proposal being close to neighbouring properties which would adversely affect the residential amenities which the occupiers of those properties have a reasonable right to enjoy.

2 The visibility from the proposed access is only 2.4 metres x 28 metres (as confirmed by the applicant) which is well below the standards recommended in Planning Policy Guidance Note 13. If permitted, this will lead to vehicles emerging onto Woolram Wygate, which is used as a short cut by many vehicles, with inadequate vision of oncoming traffic, to the detriment of highway safety. Traffic approaching from the north from around the bend in Woolram Wygate would have little advanced warning of emerging vehicles. The fact that visibility increases when overlooking adjacent properties cannot be considered as no control can be exerted over such properties and in the future trees/hedges/fences could be erected which removes this extra visibility. With regard to the existing traffic, many of the commercial vehicles access/egress at the southern end of the site where visibility is improved leaving only a few cars emerging at the northern end.

3 The Local Planning Authority's parking requirements for 14 one bed flats is 19, which incorporates 5 for visitors. The proposal does not meet this requirement which would therefore encourage on street parking, removing the benefits referred to by the applicant. Also the majority of the spaces will not work satisfactory ie cars cannot easily enter and leave them without numerous movements. This will lead to either (a) many of the spaces being unused, leaving cars to park on Woolram Wygate to the detriment of highway safety or (b) cars having to reverse all the way out of the site reducing visibility still further, to the detriment of highway safety.

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)

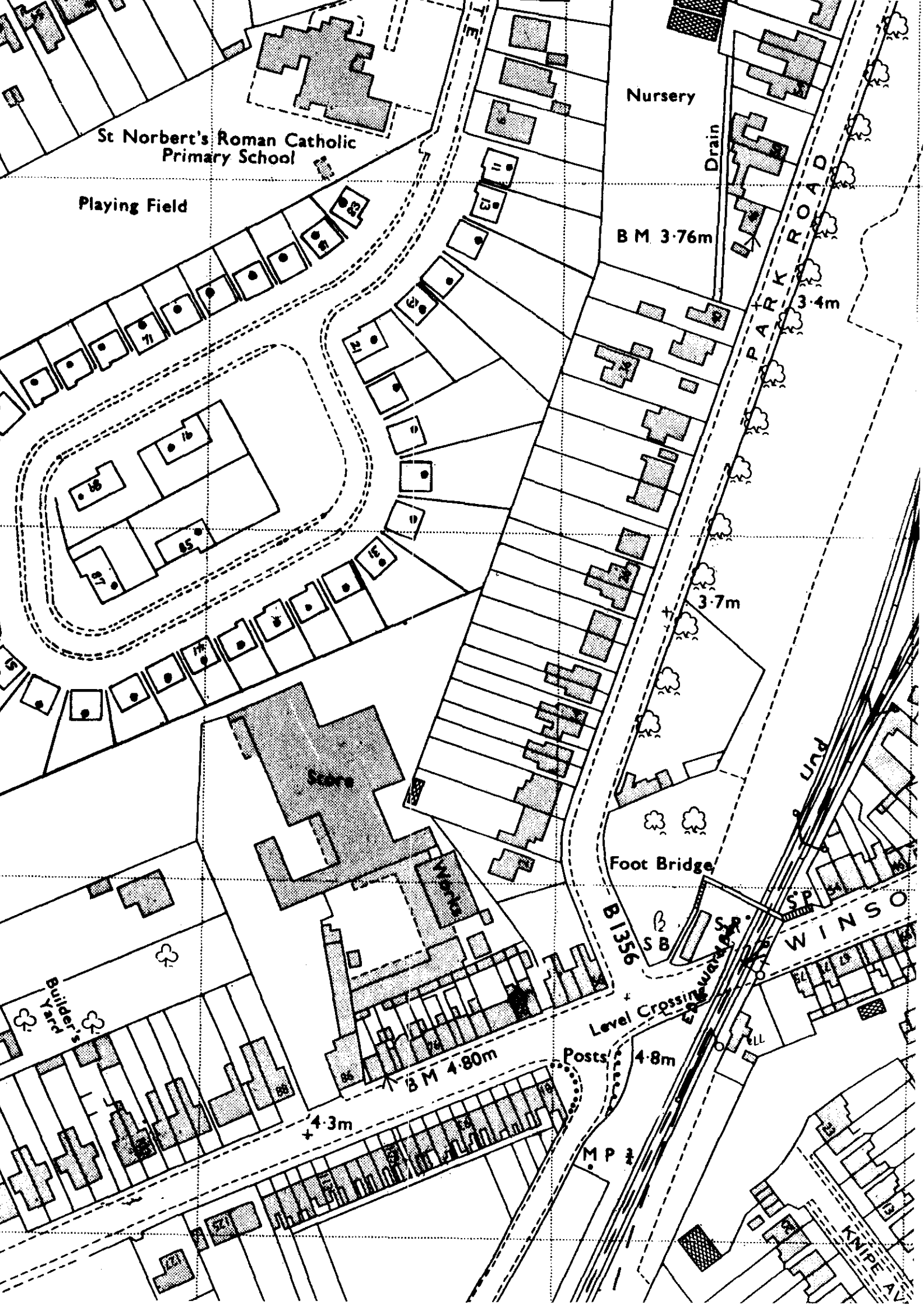
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
01-FEB-93 H16/1247/92

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)


St Norbert's Roman Catholic Primary School
Playing Field
Nursery
Drain
B M 3·76m
PARK ROAD
3·4m
3·7m
Store
Foot Bridge
B1356
Builder's Yard
B M 4·80m
4·3m
Level Crossing
Posts
4·8m
M P
WINSO
KNIPE


PARK
LINCOLN WAY
CATHEDRAL DRIVE
ARNHEM DRIVE
PARK LANE
PARK AVENUE
El Sub Sta
Sewage Pp Sta
South Field House

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 ✓ Scale drawing ___ Highway S/W ___ Agric appraisal ___

Other ___

Precise details, for non-standard direction: Is this Full or O/L. No Box ticked at 9.2. 3/12/92 Confirmed by telephone - letter to follow

Senior Officer authorised: ___ 7/12 Sent: ___

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: ___

Further direction: Precise details:

Amended description:

New valid date: ___

Consultation/Publicity Required

PSM 4-12 Reqstd comments in letter the plans appear the same

	Requested	Sent
Extra Publicity:		
Departure	___	___
Setting of LB	___	___
Public Right of Way	___	___
Discretionary	___	___
Extra Consultations:		
Dept of Transport	___	___
Environmental Serv.	___	___
LB/Cons. Area - Local	___	___
- Local & National	___	___
- English Heritage	___	___
Consultant Name ___	___	___ Order No ___
Other: Neighbours as before	___	09-DEC-92

Case Officer **Recorded on board:**

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Nos 26, 28, 30 Welbeck Drive
43, 45 Pennygate
6 Woodrum Wygate ✓ DONE SENT 09-DEC-92

Inspected by PJM
Date 15-12

Notice posted by PJM
Date 15-12

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Large chute building; Dutches Yard
Bungalow to north; Semi-detached cottages to South, having exhibit to rear. Existing building about 2 building line. The cottages have no windows which could overlook the site. Single storey wing right boundary

RECOMMENDATION

Bungalow has 4 windows + door facing site nearby
Have 3 to 5ft

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 01 DEC 1992

Registration

Reference H16|1247|92

Cross-Ref N|A

Date 02-DEC-92 DAS

Validation

TYPE OUTLINE

Site area 0.16

Earliest permission

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app S66/92
Type

Discounted fee

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 201

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD ~~SPA~~ YES

Inside LP area YES

Linked to site

Ref 990

Linked to property

Ref

Planning Records:
Earlier apps S66/92 ✓

B Reg Records:
Already submitted - Ref
Request
Requested

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1247/92

Date Registered 01 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

W.J.Mumford & Son Ltd.,
4 Woolram Wygate,
Spalding,
Lincs.
PE11 1NX
Tel. No. 0775 766222

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

4 Woolram Wygate, Spalding, Lincs. PE11 1NX

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development including details of siting, design & means of access

Please complete

Signed. ..... Date. 22/11/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee or resubmission If you consider no fee is payable include a written explanation instead.
Previous application No: H16/0556/92

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area 0.16 (Hectares)

Please tick any box where you are including details which you wish to be considered as part of this application.

Siting [✓] Design [✓] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 14No. one bed apartments

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.
Building Contractors office and yard

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road [ ]

or

B. There will be a new or altered access to a public road [✓] → If so, name of road: Woolram Wygate
Will there be –
Individual access(es) [ ]
New estate road [ ]

C. What provision will be made for garages or parking within the site?
see dwg No. 92/42/01/A

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]
B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	→ Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

W J Mumford and Son Limited

Building, Decorating,
Plumbing Contractors
24 hour Maintenance

4 Woolram Wygate,
Spalding, Lincs.
PE11 1NX
Telephone (0775) 766222
Fax (0775) 712338

MUMFORD

WS/DEH
27 November 1992

South Holland District Council
Priory Road
Spalding.Lincs

Dear Sirs

Re: Planning Application - Re-submission H17/0556/92

We hereby submit a revised application following discussions with the planning officer and County highways officer in order to assess their views on the matters referred to in the original rejection. We request that this letter of submission form part of our application and that our submission be considered not only from a construction view point, but also in consideration of the enhancement of the residential area as a whole.

It is our wish to proceed by agreement and to that end we seek discussion and amendment rather than rejection. We offer the following in response to the points raised at the recent meeting.

The overall width of the building has been reduced sufficiently to ensure that the car parking facilities at the north of the site comply with the requirements of the Highway Authority thus providing the number of car parking spaces as required by the standards and consequently overcoming the alleged problem of vehicles reversing on to Woolram Wygate.

The visibility of the access to the north of the site is some 28.0m (92'0") without looking over neighbouring gardens and considerably further by looking over. This distance does not comply with the Highway Authority's requirements but we consider it to be unreasonable to refuse the application on these grounds as MUMFORD have been here for twenty plus years with vehicles entering and leaving the site continually all day five days a week during which time no incidents have occurred. Highways safety would, in fact, be improved as no vehicles would be parked along this length of Woolram Wygate.

cont./d

also at

Colwyn House,
Eastern Industrial Estate,
Fengate, Peterborough,
Cambs. PE1 5XG.
Telephone (0733) 347470
Fax (0733) 51387

Finance available on request.

A MEMBER OF
MELHAM HOLDINGS LTD

Registered Office:
6 Union Road
Nottingham
NG3 1FH
Registered No. 657626 England

The visual mass of the building, the height of which is little more than an Allison type house, can be influenced by the colour of the materials proposed. If it were to be constructed in a dark brick then the building would be very prominent, if built using a light brick, this along with the panels of render, would reduce the overall appearance of the building and the visual impact would be considerably lessened.

An example of this is the Council offices in Priory Road where the correct choice of brick, render and tiles has reduced the overall impact of the building. We are prepared to consider the views of the Council on this matter.

Adequate provision of open space exists at the rear of the development for the use of the occupiers of the flats.

The properties to the south of the site, fronting on to Pennygate. have been considered during the design of the proposal and thus ensure that no windows to habitable rooms overlook them. A hip roof has also been used to prevent a mass of domineering brick gable overpowering the gardens. These gardens will not be cast in shade by the proposal due to the aspect of the sun.

We believe that the redevelopment of the area will provide a building in line with the residential area, an enhancement of the area for the residents and also an improvement in the access to the proposed town plan development by removal of vehicles from road side parking.

With conclusion of landscaping and the maturing of the building we believe it will form an accepted and not overpowering element. The development will offer desperately needed accommodation for specific categories of individuals and young married couples.

We seek the support of the officers and the committee in endorsing our application for the benefit of the community at large.

Yours faithfully
W J MUMFORD & SON LIMITED

W Seaborn
General Manager

also at
Colwyn House,
Eastern Industrial Estate,
Fengate,
Peterborough, Cambs.
PE1 5XG
Telephone: (0733) 347470
Fax: (0733) 51387

Finance available on request.

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MELHAM HOLDINGS LTD

Registered Office:
6 Union Road
Nottingham
NG3 1FH

Registered No: 657626 England

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 (e.g. owner, prospective purchaser)	Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant/Agent) Date 22/11/92

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 22/11/92

Certificate 2

The applicant has given the required not ce to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

Annabel Parkinson. 26-2.

Showed her reasons for refusal.

4 plots or nice gain development. doubt depths acceptable.

Parking + overlooking issues if go for individual flat blocks

PJH

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1247/92 Received:01-DEC-92 Type:OUTLINE

Name: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Agent: W J Mumford & Son Ltd
4 Woolram Wygate
Spalding
Lincs
PE11 1NX

Description: Residential Development (14 one-bed apartments), including details of siting, design and means of access
Location : 4 Woolram Wygate Spalding

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

1 The development as proposed would, by virtue of its scale and mass, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental space around the building also results in the proposal being close to neighbouring properties which would adversely affect the residential amenities which the occupiers of those properties have a reasonable right to enjoy.

2 The visibility from the proposed access is only 2.4 metres x 28 metres (as confirmed by the applicant) which is well below the standards recommended in Planning Policy Guidance Note 13. If permitted, this will lead to vehicles emerging onto Woolram Wygate, which is used as a short cut by many vehicles, with inadequate vision of oncoming traffic, to the detriment of highway safety. Traffic approaching from the north from around the bend in Woolram Wygate would have little advanced warning of emerging vehicles. The fact that visibility increases when overlooking adjacent properties cannot be considered as no control can be exerted over such properties and in the future trees/hedges/fences could be erected which removes this extra visibility. With regard to the existing traffic, many of the commercial vehicles access/egress at the southern end of the site where visibility is improved leaving only a few cars emerging at the northern end.

3 The Local Planning Authority's parking requirements for 14 one bed flats is 19, which incorporates 5 for visitors. The proposal does not meet this requirement which would therefore encourage on street parking, removing the benefits referred to by the applicant. Also the majority of the spaces will not work satisfactory ie cars cannot easily enter and leave them without numerous movements. This will lead to either (a) many of the spaces being unused, leaving cars to park on Woolram Wygate to the detriment of highway safety or (b) cars having to reverse all the way out of the site reducing visibility still further, to the detriment of highway safety.

28-JAN-93

AD check.....29/1....

Authorised to issue (inc Delegation).....

APPLICATION REFERENCE: H16/1247/92 DATE RECEIVED: 01-DEC-92

TYPE: Outline

DESCRIPTION: Residential development (14 one-bed apartments), including details of siting, design and means of access.

LOCATION: 4 Woolram Wygate, Spalding.

APPLICANT: W J Mumford & Son Ltd AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Request for refusal.

RECOMMENDATION
Refuse Permission.

1 The development as proposed would, by virtue of its scale and mass, if permitted, result in an overdevelopment of the site thus creating an inadequate provision of car parking facilities and incidental provision of car parking facilities and incidental space around the building also results in the proposal being close to neighbouring properties which would adversely affect the residential amenities which the occupiers of those properties have a reasonable right to enjoy.

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PLANNING ISSUES

1 A resubmission of a previously refused application. Minor changes of detail to try to overcome highway objections, but Highways Department still dissatisfied.

2 Applicants argue that dominance of building can be overcome by choice of materials. This is accepted to a point but building still larger and closer to road than present building.

3 Proposal insufficiently altered to overcome previous reasons for refusal.

REPRESENTATIONS

County Highways: Requests refusal.

Applicant:

- Overall width of building reduced to ensure car parking spaces to Highway Authority requirements, overcomes alleged problem of reversing onto road.
- Visibility to north does not comply with standard but unreasonable to refuse on this ground because applicants operated from site for 20 years without accidents. Highway safety improved by removal of on street parking.
- Mass of building can be overcome by use of materials, light bricks and render panels (eg Council Offices).
- Adequate open space provided.
- Properties in Pennygate not overlooked by habitable rooms, hipped roof to reduce mass, gardens not shaded owing to aspect of sun.
- Proposal will enhance the area and provide much needed accommodation.

BRIAN SI I 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: H16/1247/92 Type: OUTLINE

Applicant: W J Mumford & Son Ltd
Tel: 0775 766222

Agent: W J Mumford & Son Ltd
0775 766222

Description: Residential Development (14 one-bed apartments), including details of siting, design and means of access
Location: 4 Woolram Wygate
Spalding

Valid date:	01-DEC-92	Terminal date:	26-JAN-93
Target dates:		Target Committee:	26-JAN-93
To case officer	08-DEC-92	Report deadline:	12-JAN-93
Inspected by	11-DEC-92		
Extra contacts	15-DEC-92	Case Officer:	
Report if not clear by	05-JAN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 14 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier 26 Welbeck Drive		09-DEC-92	30-DEC-92
Owner/Occupier 28 " "		"	"
Owner/Occupier 30 " "		"	"
Owner/Occupier 43 Pennygate		"	"
Owner/Occupier 45 " "		"	"
Owner/Occupier 6 Woolram Wygate		"	"
Cllr C F Fisher	0775 725983	09-DEC-92	23-DEC-92
Cllr Mrs A M Newton	0775 762210	09-DEC-92	23-DEC-92
Cllr R C West	0775 760231 (Of	09-DEC-92	23-DEC-92
Site/Press Advert MIN		15-DEC-92	05-JAN-93

L C C Obs Attached
plan taken ch 16/12/92 JC 17/12/92.

BRIAN SM 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

SITE DETAILS

Grid ref: 524130 322970
OS Sheets: 201 Parcel:

Applicant: W J Mumford & Son Ltd
Tel: 0775 766222

Agent: W J Mumford & Son Ltd
0775 766222

Description: Residential Development (14 one-bed apartments), including details of siting, design and means of access
Location: 4 Woolram Wygate
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Report if not clear by 05-JAN-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 14 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

Anglian Water

Anglian Water Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

LATE OBS: Off. P.M. Date. 21-1
Salient points highlighted

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

Our ref SH/920136

Your ref H16/1247/92

13-JAN-93

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : 4 WOOLRAM WYGATE, SPALDING
Applicant: W J MUMFORD & SON LIMITED

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.

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

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

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

Les Outram
Acting Customer Services Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JAN 1993 PO
Attention of
DPO NPM
DDPO BS
JC AGP
File Nos
Action by
Doc. sent with
Copies to

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

MEETING [redacted] - C.B., P.J.U., W.S. & A.L. re: 566/92

C Briggs requires visibility of 60 metres/car parking to left manoeuvring space too tight, argument over standard.

Building large and forward of existing, bungalow to one side.

A. Lowther said its size can be reduced slightly to overcome C. Briggs' problem with the manoeuvring space and also colour of bricks would help our concern.

If reduced, roof ridge height, would distort proportion of buildings.

PJU - 19 November, 1992

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4 Woolram Wygate,
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Fax (0775) 712338

MUMFORD

WS/DEH
17 December 1992

South Holland District Council
Planning and Building Control Dept.
Council Offices
Priory Road
Spalding.Lincs
PE11 2XE

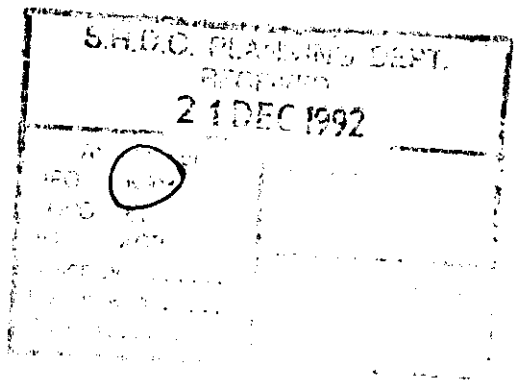
Dear Sirs

Re: H16/1247/92

We confirm that our re-submitted application is for outline approval at this time.

Yours faithfully
W J MUMFORD & SON LIMITED

W Seaborn
General Manager



also at
Peterborough, Cambs.
Tel: (0733) 347470 Fax: (0733) 51387
Sleaford, Lincs.
Tel. (0529) 415257 (24 hr.) Fax: (0529) 415258
Huntingdon, Cambs.
Tel. (0480) 43115 (24 hr.) Fax: (0480) 431277

Registered House-Builder

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Nottingham,
NG3 1FH.
Registered No. 657626 England

M U M F O R D

CHRISTMAS AND NEW YEAR

We are pleased to confirm that during the forthcoming holiday break MUMFORD will operate a full maintenance service.

The offices will close at 3.30pm on WEDNESDAY, 23 DECEMBER 1992 and re-open on MONDAY, 4 JANUARY 1993.

During the closed period you are requested to contact your normal office telephone number. This will automatically transfer your call to our duty officer. In severe emergencies or the rare occasion of the transfer not connecting, we have enclosed our officers home telephone numbers. We would ask that these are not employed until the office number has been tried.

We hope that the Christmas period will be quiet and without the need of emergencies, however should the need arise do not hesitate to contact us.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/1247/92.

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. Address or location

A NORTHAM WYNDE, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 10-12-92

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT — 14 ONE BED APARTMENTS

7. Delete as appropriate

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

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

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

(c.) Requests that the ocal 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: 11-12-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

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

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

I request the proposal be refused for the following highway reasons —

(1) The visibility from the proposed access is only 2.4m x 28m (as confirmed by the applicant) which is well below the standards recommended in PPG 13. If permitted, this will lead to vehicles emerging onto Woolsaw Wygate, which is used as a short cut by many vehicles, with inadequate vision of oncoming traffic, to the detriment of highway safety. Traffic approaching from the north from around the bend in Woolsaw Wygate would have little advanced warning of emerging vehicles.

The fact that visibility increases when overlooking adjacent properties cannot be

Note:— use continuation sheet(s) as necessary.

cont'd.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C.

Planning Reference H16/1247/92

The following are my observations upon the enquiry under the reference quoted above:—

Cont'd -

- - - considered as no control can be exerted over such properties and in the future trees/hedges/fences could be erected which removes this extra visibility.

With regard to the existing traffic, many of the commercial vehicles access/egress at the southern end of the site where visibility is improved leaving only ~~one or two~~ a few cars emerging at the northern end.

(2) The parking requirements for 44 one bed flats is 19, which incorporates 5 for visitors. The proposal does not meet this requirement ~~Also~~ which would discourage on street parking, removing the benefits referred to by the applicant.

Also the majority of the spaces will not work satisfactorily as cars cannot easily enter and leave them without numerous movements. This will lead to either (a) - many of the spaces being unused, leaving cars to park on Northern Wyde to the detriment of highway safety or:-

(b) cars having to reverse all the way out of the site ~~or~~ the reducing visibility still further, to the detriment of highway safety.

Date 11-12-92

Signed [signature] Director of Highways and Planning

W J Mumford and Son Limited

Building, Decorating,
Plumbing Contractors
24 hour Maintenance

4 Woolram Wygate,
Spalding, Lincs.
PE11 1NX
Telephone (0775) 766222
Fax (0775) 712338

WS/DEH
26 November 1992

South Holland District Council
Council Offices
Priory Road
Spalding. Lincs

Dear Sirs

Re: Re-submission of H16/0566/92

We refer to our re-submission and submit that no fee is appropriate on the basis that the original rejections were of a minor nature and could have been overcome by consultation which we had sought as a policy.

Yours faithfully
W J MUMFORD & SON LIMITED

W Seaborn
General Manager

encs.

S.H.D.C. PLANNING DEPT.
RECEIVED
01 DEC 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
1247/92
Acknowledge YES/NO
by
date

also at

Colwyn House,
Eastern Industrial Estate,
Fengate, Peterborough,
Cambs. PE1 5XG.
Telephone (0733) 347470
Fax (0733) 51387

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NG3 1FH
Registered No. 657626 England

55. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H12/0881/91 D J Mountain		Retention of dwelling without restricted occupancy condition (H12/0649/86) at Lutton Gowts, Long Sutton.

(Subject to the words "and immediate family" beng inserted between the words "own" and "continuing" on line 4 of recommendation B.)

H06/1085/92 N Parnell		Change of use to storage of scrap metal and provision of vehicular access at Dawsmere Road, Gedney Drove End.
H16/1247/92 W J Mumford & Son Ltd	O.A.	Residential development (14 one-bed apartments), including details of siting, design and means of access at 4 Woolram Wygate, Spalding.

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

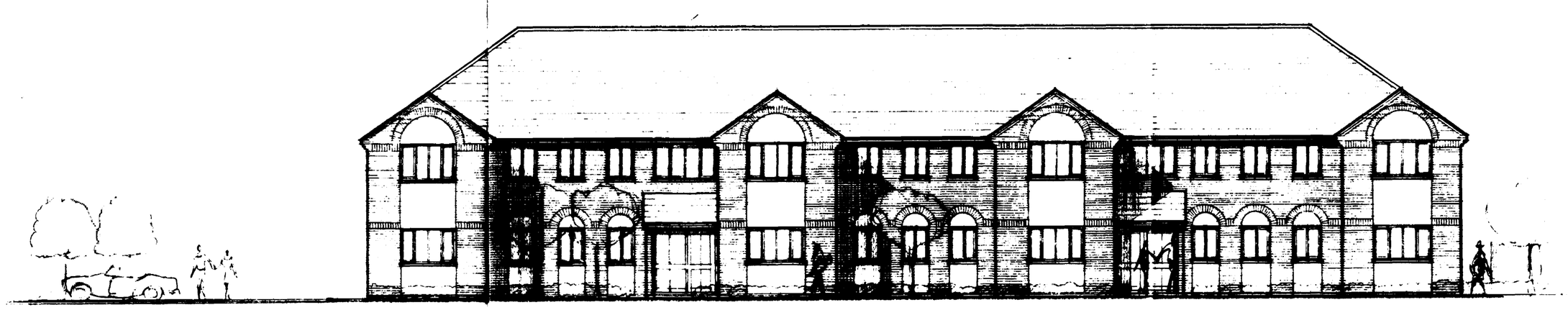
H08/1248/92 Mr G P Meads		Three bungalows with detached garage rear of 17-19 Quadring Road, Gosberton.
H18/1250/92 Mr A F Garner		Siting of mobile home at 187 Bridge Road, Sutton Bridge.
H06/1251/92 Mr & Mrs Edgley		Detached bungalow and garage with vehicular access at Watkins Lane, Gedney Drove End.

(The Director of Planning and Building Control Services reported receipt of an objection from the Parish Council.)

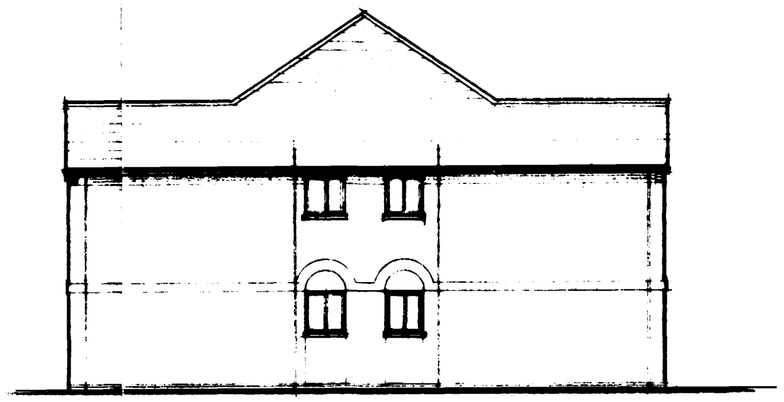
H16/1261/92 Dentone Builders	O.A.	Temporary change of use to part of approved building plot as secure compound for building equipment at part OS 4494, Plot 1, 195 Bourne Road, Spalding.
H16/1027/92 Fine Arts Developments Plc		Conversion of existing warehousing to three retail units with car parking and service access.

(The Director of Planning and Building Control Services reported upon advice from Counsel in connection with the above application which was refused for the following reasons:

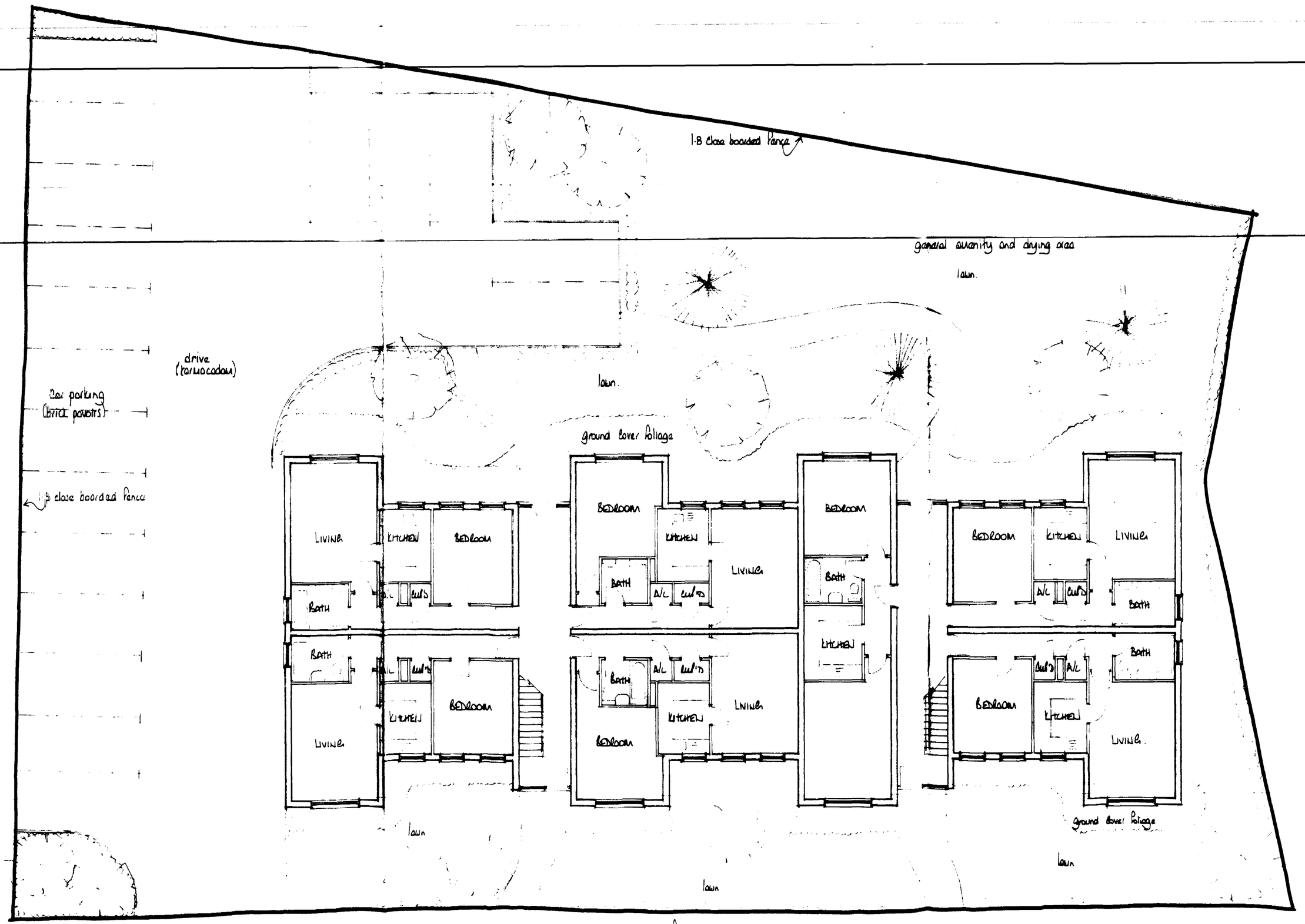
(i) The proposed development is of a scale that goes beyond the needs of the locality and the local environment and as such is contrary to Structure Plan Policy 13 and its proposed modification, and contrary to Policy S4 of the Spalding and Pinchbeck Local Plan and proposed Policy STC3 of its review. In the opinion of the Local Planning Authority the applicants have not produced convincing material considerations to demonstrate why the said policies should not prevail.



west - east similar.



south - north similar.



plan

A	Nov. 92	Fenceline extended to achieve parking requirements
	Date	Revisions

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MUMFORD

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Telephone (0775) 766222
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Client
W. J. MUMFORD & SON LTD

Job Title
RESIDENTIAL DEVELOPMENT AT
4 WOOLRAM WYGATE
SPALDING
LINCS

Drawing Title
PLAN & ELEVATIONS

D.C.
01 DEC 1992
1247/92

Scale 1:100

Date NOV 92 | Drawn by AL

Drg No