

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17/0013/94

Received: 07-JAN-94 Type: OUTLINE

Name: Exors. of E M Skells Deceased
c/o Mrs J Needham
71 Station Road
Surfleet
Spalding Lincs

Agent: Brown & Co
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Description: Residential development

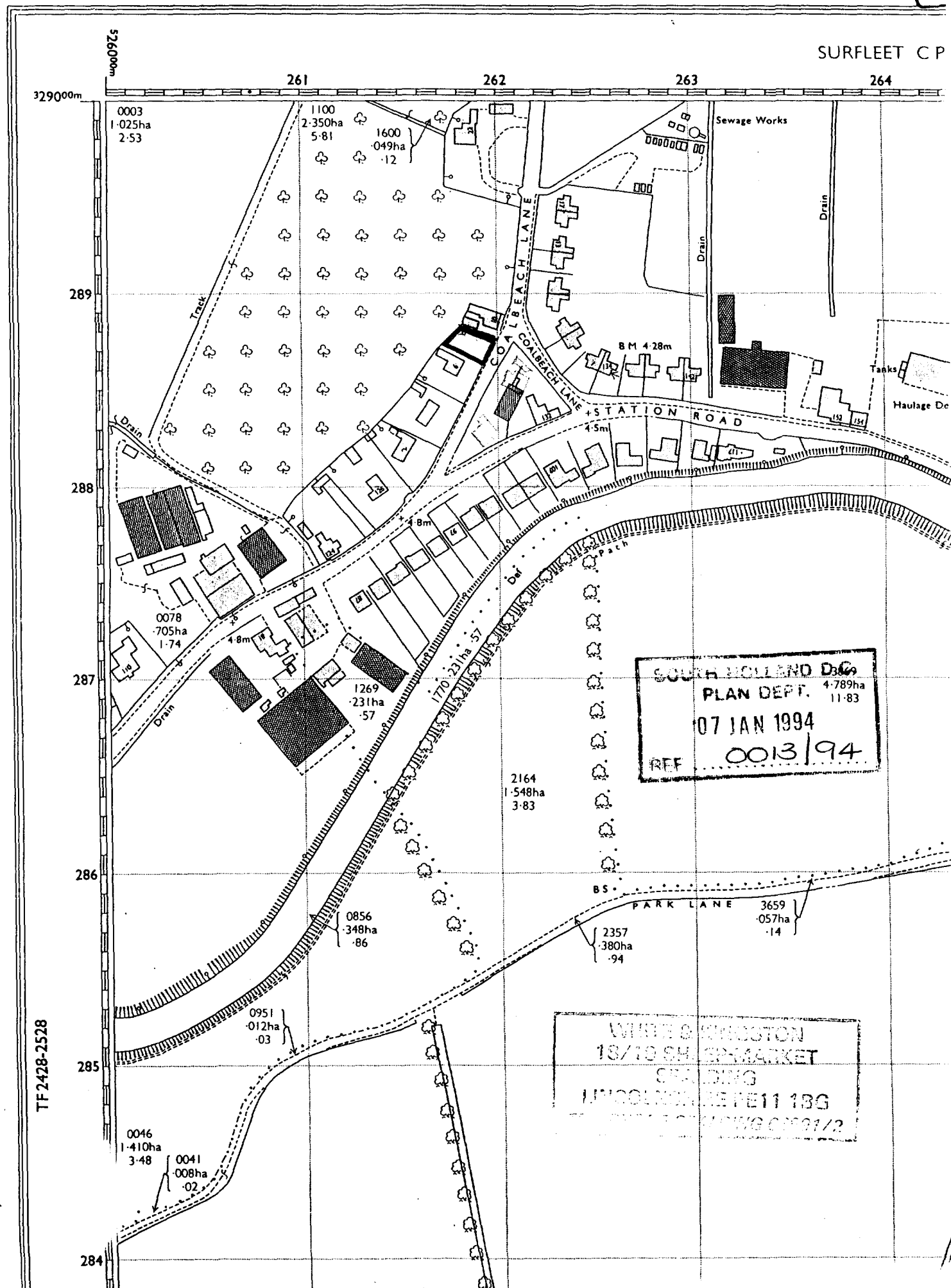
Location : Adj. 10 Coalbeach Lane Surfleet
Spalding Lincs

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

- 1 In the opinion of the Local Planning Authority, and notwithstanding the previous granting of planning permissions on this site which have now lapsed, the proposal will result in the existing dwelling being deprived of any open space since the proposed new curtilage is almost all built upon. This would result in a loss of residential amenity to the detriment of the occupiers of the house and also change the character of the area so that it would appear overdeveloped.

Director of Planning and Building Control Services
25-MAR-94 H17/0013/94

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.



PLANNING APPLICATION

For office use only

Application No.

H17/0013/94

Date Registered

07 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Exors of E.M. Skells Deceased,
c/o Mrs. J. Needham,
71 Station Road,
Surfleet,
Spalding,
Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Brown & Co.,

18/19 Sheep Market,

Spalding,

Lincs. PE11 1BG

Tel. No. (0775) 722321

(Personal contact name) S.G.P. Kingston

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot adjacent to 10 Coalbeach Lane, Surfleet, Spalding, Lincs.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development (single dwelling)

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00

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

Signed

Date

6th January, 1994

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

☒

Please state Site Area .03 (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 Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many:

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

metres

metres

metres

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

E. Please state type and colour of roofing materials.

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

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Garden ground to No. 10
Coalbeach Lane

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

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

☐

or

B. There will be a new or altered access to a public road

☒

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

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

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 or more trees

☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

Existing surface water drainage/
soakaway

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐

⇒ If so, please give details in Part 6

☐☐☐☐

⇒ If so, please complete Part 7

☐

Date:

Consultee(s)

☐

Application No.

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

Continue on separate sheet if necessary.

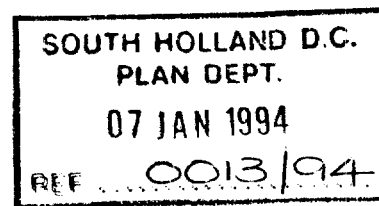
See separate sheet.

PLANNING APPLICATION

Exors of E.M. Skells Deceased
c/o Mrs. J. Needham, 71 Station Road, Surfleet, Spalding, Lincs.

ANY OTHER INFORMATION:

The site, measuring approximately 47ft. x 72ft. 6ins. at present forms the side garden to No. 10 and thus the erection of a single dwelling would be infilling within the current Boundary of Development.



OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

Owner

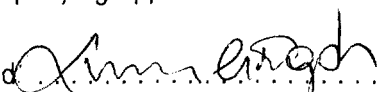
2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (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 6/1/94

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.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

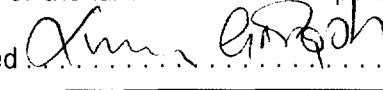
3. AGRICULTURAL HOLDINGS CERTIFICATE

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

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 6.1.94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda ✓ \$ 24/3

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *Pm* Date *14-2*

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

① TL2

② Sc 8

③ Sc 27

④ Sc 22 building brought to use

Coz Meech Lane

⑤ B 3

Southern ...

Reason B1

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

✓

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LOCATION ASSESSMENT

Notes r Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

O.A g 27-10-88 expires 27-10-93
Pm g 26-1-90 expires 26-1-92

Inspected by Pm
Date 18-1

Site Notice posted by Pm
Date 18-1
Expiry

Lamp post
in part of bungalow
No. 6

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date

Conversation with

Conclusion

Case Officer Conclusions

Grassed area between house + bungalow.
New house opposite.
field/orchard to rear.

House has garage stone to boundary.

bungalow slightly off boundary, higher than
site, has one large large window ~~with~~ +
small window (toilet room) looking into site

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Reg4 -

☐☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐☐Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated☐Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐None
identified
initially

p24 12-1-94

RECONSULTS
(revalidated)

All

☐

Publicity: >>

Consultations:

Departure
 Setting of LB
 Public Right of Way
 Discretionary

County
 E Heritage
 Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
 TRA D/Transp A18
 B Rail

WP Note -
 G Group available
 G* Group essential
 (longer expiry)

Environment/ Env Services
 Drainage NRA
 WAT IDB
 Env Assess

☐ G ENV (See separate sheet)

Conservation LB Demolish G* DEM
 Archaeology G ARC Specify:
 Eng Heritage
 Consultant
 Other

Order No:
 Specify:

Hazards HSC Group G* HAZ
 Specific
 Other PLA

Specify:
 Specify:

Press
 PC
 WM
 Residents

Case Officer: P4
 Senior Officer Confirmed 72

Date..13/1

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3706

Date first Rec'd 07 JUL 1994

Registration

Reference H17/0013/94

Cross-Ref /

Date 10/1

Validation

TYPE OUTLINE

Site area 0.03

No of dwellings

Floorspace

Earlier permission - Ref:

New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Residential Development

Invalid

Site plans
Certificate

☐

Fee

Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £ 120

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 96 OS Plots

Grid ref 52810 3 28970

Ward 6 Parish SURFLEET

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site

Ref 1923

Linked to property

Ref

Dist Bound

Other:

Planning Records:

Earlier apps

1989/89

1989/89

B Reg Records:

Already submitted - Ref:

Request needed

Requested

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H17/0013/94

Received: 07-JAN-94 Type: OUTLINE

Name: Exors. of E M Skells Deceased

Agent: Brown & Co

c/o Mrs J Needham

18/19 Sheep Market

71 Station Road

Spalding

Surfleet

Lincs

Spalding Lincs

PE11 1BG

Description: Residential development

Location : Adj. 10 Coalbeach Lane Surfleet
Spalding Lincs

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

- 1 In the opinion of the Local Planning Authority, and notwithstanding the previous granting of planning permissions on this site which have now lapsed, the proposal will result in the existing dwelling being deprived of any open space since the proposed new curtilage is almost all built upon. open. This would result in a loss of residential amenity to the detriment of the occupiers of the house and also change the character of the area so that it would appear overdeveloped.

24-MAR-94

AD check... 24/3.....

Authorised to issue (inc Delegation)....

APPLICATION REFERENCE: H17/0013/94 DATE RECEIVED: 07-JAN-94

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Adjacent 10 Coalbeach Lane, Surfleet

APPLICANT: Exors. of E M Skells AGENT: Brown and Co
Deceased

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

In the opinion of the Local Planning Authority, and not withstanding the previous granting of planning permissions on this site which have now lapsed, the proposal will result in the existing dwelling being deprived of any open space since the proposed new curtilage is almost all built upon. This would result in a loss of residential amenity to the detriment of the occupiers of the house and also change the character of the area so that it would appear overdeveloped.

COMMENTS

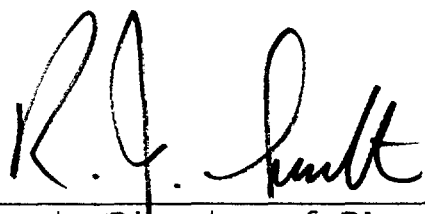
- 1 This site has previously received outline permission and reserved matters approval for the erection of a bungalow. This application is to renew the outline planning permission.
 - 2 The site is the side garden of the property known as 10 Coalbeach Lane, Surfleet and its development will result in the existing dwelling and its garage occupying the vast majority of its new curtilage.
 - 3 The permission lapsed on the 27 October 1993 and so there is the opportunity to re-assess the application. New policies on rural character have recently been adopted and on the basis of these it is considered that the previous decisions should be reversed.
-

21st MARCH 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

<u>Application Number/ Applicant</u>	<u>Case Offr</u>	<u>Instructions/ Decision</u>
H05/0689/93 Temples Transport	JB	Deferred. Require suitable draft legal agreement with owner of land at Fleet Hargate with carefull consideration being given to timing of cease of use and vacation of premises. Members accept that the removal of haulage yard gives sufficient environmental gain to outweigh planning policy and have indicated their clear preference for residential development on the village site and general support for the new green-field site development as detailed in latest scheme.
H13/1093/93 D G M Properties Ltd	JB	Refused as recommended. (N.B. Any new proposal to re-position the dwelling on the site must be a new application.)
H21/1115/93 B D Groves Transport	JB	Refused as recommended.
H17/0013/94 Exors of E M Skells	PJU	Refused as recommended. (N.B. Sub-Cttee did not rule out possibility of a suitably designed dwelling on the site i.e full application, in view of planning limits history)
H09/0123/94 Mr & Mrs Goodley	DMG	Grant contrary to recommendation and subject to appropriate conditions. Members regarded development as suitable, infilling.

24th March 1994

Signed:


Deputy Director of Planning
and Building Control Services

PLANNING COMMITTEE - 8th March 1994

136. PLANNING APPLICATIONS

(b) Applications Refused (Continued)

(It was also agreed that the Director of Planning and Building Control Services invite the applicant to discuss the development possibilities for the site.)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H14/0033/94 Mr J G Sneath	Convert and extend stables building to residential accommodation at Money Bridge, West Pinchbeck.
H23/0046/94 Mr C Mitchell	O.A. Dwelling at 51 Roman Bank, Saracens Head.
H08/0101/94 G P Meads	Bungalow and garage at rear of 15-19 Quadring Road, Gosberton.

(c) Applications Deferred

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H03/0637/93 Mr P Coupland	Construction of kart racing track including ancillary buildings, landscaping and access requirements at Welland Bank, Deeping St Nicholas.

(To enable officers to make arrangements for members of the Planning Committee to visit a similar kart racing track in operation at Kimbolton, near Huntingdon and to inspect the application site.)

(It was resolved that the application should be determined subsequently by the Planning Committee and that the Director of Planning and Building Control Services report should include appropriate conditions which might be imposed if the Committee were minded to grant planning permission.)

(Councillor J T Davis left the meeting after consideration of this application.)

H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard, including means of access on land off Fleet road, Fleet.
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(Pending site inspections of the applicants existing and this proposed site to assess the suitability of the current proposal.)

H13/1093/93 DGM Properties Ltd	Bungalow and garage at Plot 2, The Sidings, off Station Road, Moulton.
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(Pending a site inspection to assess the suitability of the site of the proposal.)

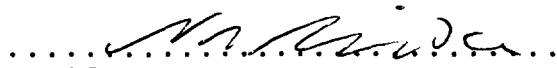
H17/0013/94 Exors of E M Skells Deceased	O.A. Residential development adjacent 10 Coalbeach Lane, Surfleet.
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08th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H03/0637/93 Mr P Coupland	DJR	Deferred to allow Cttee Members to visit Kimbolton Kart Track, possibly in April, before inspecting site. Application to be determined by full cttee. Meeting arranged for Fri 11 Mar between DPBCS/DDPBCS/NRM/Case Offr & Env Svcs to discuss matter. Specialist advice to be sought with a view to requirements for achieving creativity as well as acoustic protective measures. A New, less detailed, report required with more emphasis on visual information. Policy on restoration of land to be considered.
15	H05/0689/93 Temples Transport	JB	Deferred for site visit as recommended.
20	H06/1085/93 Messrs R & D Wright	JB	Grant as recommended.
22	H16/1092/93 Mrs J E Sampson	DMG	Grant as recommended.
24	H13/1093/93 DGM Properties	JB	Deferred for site visit.
25	H06/1118/93 Mr & Mrs C Warboys	JB	Refused as recommended.
27	H16/1123/93 E Loveridge esq	DMG	DPBCS Auth to Refuse as recommended.
29	H11/1126/93 Mr & Mrs Clifton	DMG	DPBCS Auth subject to sect 106 obligation.
32	H08/1192/93 St Gilbert and St Hugh's Church	PJU	Refused as recommended. Amend line 4 of refusal reason to read "development as submitted".
34	H08/1204/93 Mr B Ibbotson	PJU	Refused as recommended.
35	H02/1205/93 Mr P Staniforth	PJU	Refused as recommended. Case Officer to offer meeting if required.
37	H17/0013/94 L.C.C.	PJU	Deferred for site visit.
38	H09/0017/94 Mr R Stokes	DMG	Grant as recommended.
39	H14/0033/94 Mr J G Sneath	PJU	Refused as recommended.
41	H19/0043/94 Mr & Mrs Markillie	DMG	Deferred. Check ownership of existing access. Additional photo highlighting restricted visibility required.

42	H17/0044/94	PJU	Grant as recommended.
	Mrs M. Daniels		
44	H23/0046/94	DMG	Refused as recommended.
	Mr C Mitchell		
46	H16/0052/94	DJR	Grant as recommended.
	S.H.D.C.		
47	H08/0058/94	PJU	Deferred for site visit.
	Rigbolt Farms Ltd		Meeting to be held with applicant before arranging site visit to discuss future of barns.
48	H16/0068/94	DMG	DPBCS auth subject to exchange of houses for Kings Quality Homes bungalows within the overall layout of plot.
50	H09/0077/94	DMG	Grant as recommended.
	Kings Quality Homes		
51	H18/0093/94	DMG	Grant as recommended.
	Regalbourne Ltd		
53	H08/0101/94	PJU	Refused as recommended.
	G P Meads		
55	H16/0109/94	DJR	Grant subject to DoE approval as recommended.
	British Rail		
57	H09/0123/94	DMG	Deferred for site visit.
	Mr & Mrs Goodley		

09th Mar 94

Signed:
N Midlen
Principal Planning Officer

BRIAN SMITH L.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



H17/0013/94

OUTLINE

Applicant: Exors. of E M Skells Deceased Agent: Brown & Co
Tel: 0775 722321

Description: Residential development

Location: Adj. 10 Coalbeach Lane
Surfleet
Spalding
Lincs

Valid date:	07-JAN-94	Terminal date:	04-MAR-94
Target dates:		Target Committee:	16-FEB-94
To case officer	14-JAN-94	Report deadline:	02-FEB-94
Inspected by	21-JAN-94	Agreed TD Ext:	
Extra contacts	28-JAN-94	Case Officer:	
Report if not clear by	11-FEB-94	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .03 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	13-JAN-94	08-FEB-94
Clerk to Surfleet PC 0775 85 319	14-JAN-94	28-JAN-94 <i>ch</i>
Cllr J A Dobney	14-JAN-94	21-JAN-94 <i>ch</i>

SITE RECORD

Grid ref: 526170 328870
OS Sheet: 96 Parcel:

666 On Attached jrcb 20/1/94

DJR wants this to go to cte
PM 16-2

Town and Country Planning Act etc

DRAFT DECISION

Reference: H17/0013/94

Received: 07-JAN-94 Type: OUTLINE

Name: Exors. of E M Skells Deceased
c/o Mrs J Needham
71 Station Road
Surfleet
Spalding Lincs

Agent: Brown & Co
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Description: ~~Residential development~~ *Erection of dwelling*

Location : Adj. 10 Coalbeach Lane Surfleet
Spalding Lincs

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

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 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 Before ~~any building is brought into use~~ ^{the dwelling is occupied}, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is ~~brought into use~~. ^{occupied}.

Reason: In the interests of the amenities of the area.

- 5 The vehicular access shall be formed at the southern end of the site's frontage to Coalbeach Lane.

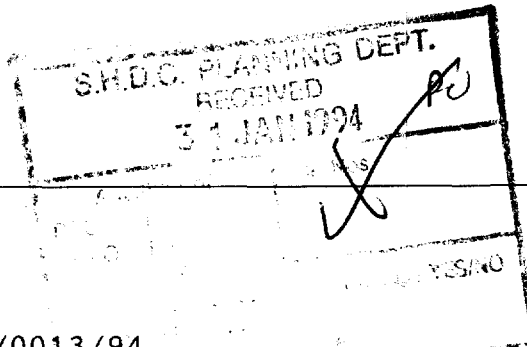
Reason: In the interests of road safety.

14-FEB-94

AD check....*AP 15/2*.....

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Office
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H17/0013/94

Applicant: Exors. of E M Skells Deceased Agent: Brown & Co
c/o Mrs J Needham 18/19 Sheep Market
71 Station Road Spalding
Surfleet Lincs
Spalding Lincs PE11 1BG

Description: Residential development

Location: Adj. 10 Coalbeach Lane Surfleet
Spalding Lincs

Type: OUTLINE

Date received: 07-JAN-94

14-JAN-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 28-JAN-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Surfleet PC
Hungate Lane
Surfleet
Spalding Lincs
PE11 4BW

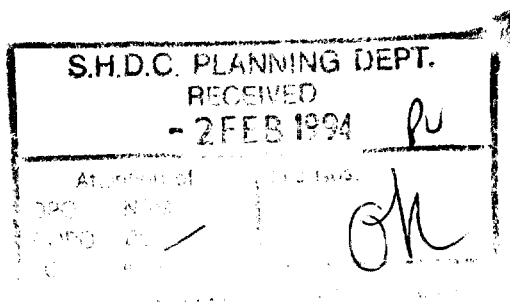
FOR PARISH COUNCIL USE ONLY

Comments: ① OK within
development area.
② OK.

~~Signed:~~

③ No objection.

Sorry it is past 28.01.94 - slight delay in
passing this round from our member of
planning sub-committee to another.
29.01.94 J. Richardson - Clerk.



P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/940021
Your ref **SH**
H17/0013/94

31 January 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential Development
Location : Plot adjacent to 10 Coalbeach Lane, Surfleet, Spalding
Applicant: Exors of E.M. Skells Deceased, C/O Mrs J Needham

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 public surface water facilities in the vicinity of the proposed development.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

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

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

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

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

cont'd



2

31 January 1994

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'P. Laws', is written over a faint rectangular stamp.

Philip Laws
Customer Services Manager

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Ayrshire District Council

Application
Reference

H17/0013/94

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

ADJ 10 COMBEACH LANE, SURFLEET

3. Name, classification and number of road

UC

4. Date application referred

13 - 1 - 94

5. State whether outline, detailed application etc.

OR

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

RESIDENTIAL - SINGLE DWELLING

- 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 local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf.~~

Date:

13-1-94

Signed:

James B
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

(i) B3

Northern

Coalbrook Lane

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(i) B1

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Office,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H17/0013/94

Applicant: Exors. of E M Skells Deceased Agent: Brown & Co
 c/o Mrs J Needham 18/19 Sheep Market
 71 Station Road Spalding
 Surfleet Lincs
 Spalding Lincs PE11 1BG

Description: Residential development

Location: Adj. 10 Coalbeach Lane Surfleet
 Spalding Lincs

Type: OUTLINE

Date received: 07-JAN-94

14-JAN-94

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases,
please let me know by 21-JAN-94 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

all o.k.

I request that this application be
considered by Planning Committee,
because

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 JAN 1994	
Attention of	
DPO NRM	
DOPO BS	
JC ACP	
Action by	
Discuss with	
Copy to	

Signed: *[Signature]*

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3706
Date received : 07-JAN-94

Received from

J W & G M Needham

Address

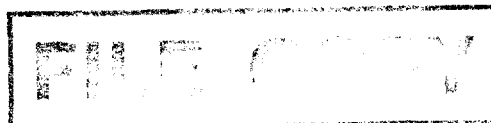
71 Station Road
Surfleet
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....*K. Lowe*....
(Authorised Collector)



PLANS SUB-COMMITTEE - 21st March, 1994

165. PLANNING APPLICATIONS (Continued)

(The Director of Planning and Building Control Services reported that further late correspondence had been received from the applicant's agent in relation to the above application.)

Plan No. & Applicant

Proposal

H17/0013/94
Exors of E M Skells

O.A. Residential development adjacent 10
Coalbeach Lane, Surfleet.

RESOLVED: Planning permission be refused for the above proposal in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor J.A. Dobney left the meeting following consideration of this item.)

H09/0123/94
Mr J & Mrs B Goodley

O.A. Dwelling at Washway Road, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning & Building Control Services, subject to appropriate conditions on the basis that the development is regarded as infilling.

(Councillor J R Pearl requested that it be recorded that he only spoke and voted in respect of applications at which he had attended the site inspections.)

(O.A. denotes outline application.)

(End of Minutes)