SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Outline Planning Permission

Reference: H17/0044/94 Received:12-JAN-94 Type:OUTLINE

Name: Mrs M C P Daniels
Cuckoo Lane Farm
Surfleet
Spalding
Lincs

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location : Surfleet Road Surfleet
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 No development shall take place on site until the Spalding by-pass is opened to traffic and Surfleet Road is de-trunked.

Reason: The proposed development would be detrimental to the safety of the trunk road traffic. Once de-trunked the volume of the traffic will be reduced.

5 Access to the proposed plot shall only be via the existing field access which shall, prior to the commencement of the dwellings be improved in width and level by the developer in accordance with details to be approved by the Local Planning Authority.

Reason: To ensure vehicles can enter and leave the site safely.

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

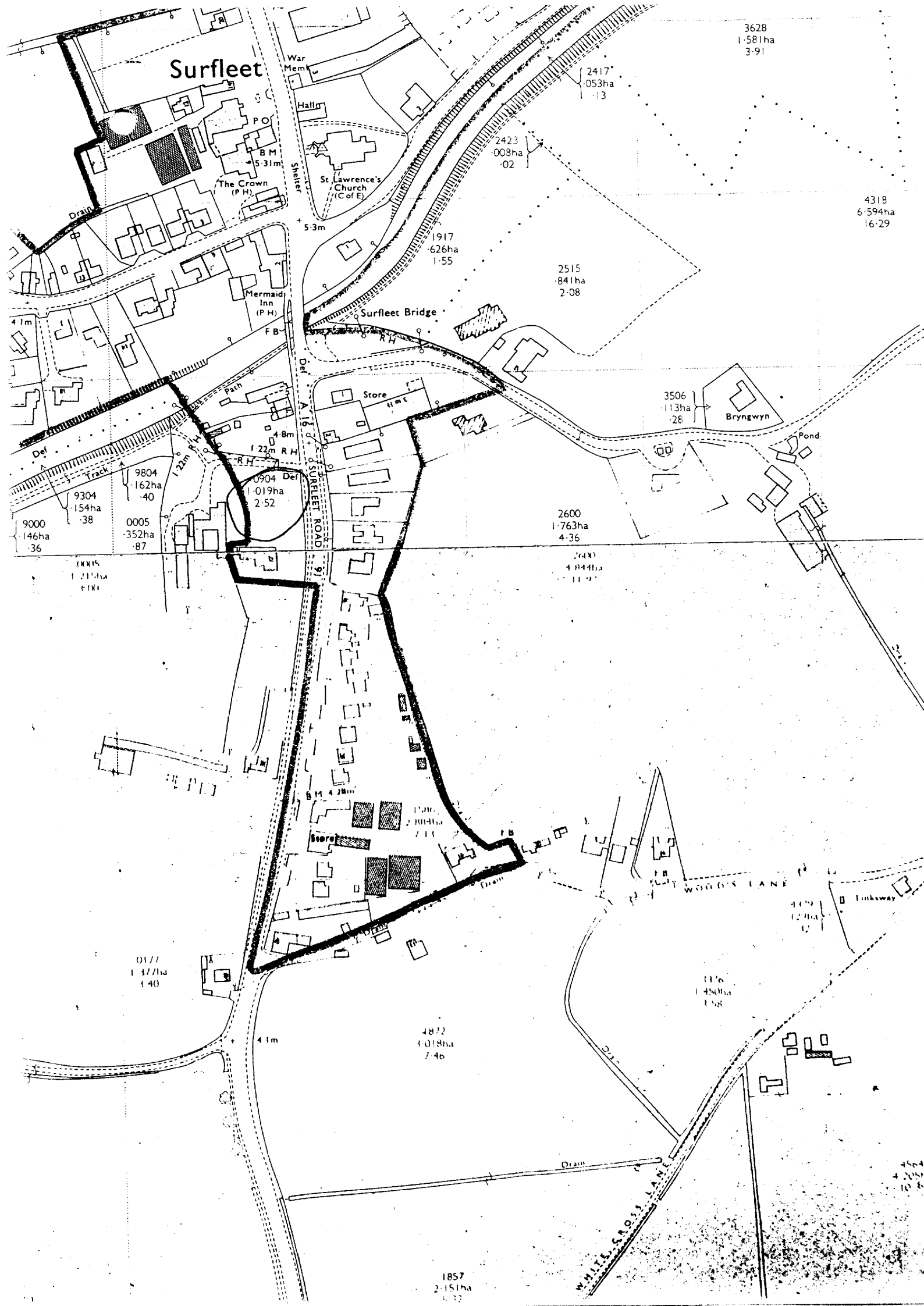
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Director of Planning and Building Control Services
15-MAR-94 H17/0044/94

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.

**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)


Surfleet
War Memh
Hall
P O
B M 5·31m
The Crown (P H)
Shelter
St Lawrence's Church (C of E)
Drain
5·3m
Mermaid Inn (P H)
F B
Def
Path
Track
4·1m
4·8m
1·22m R H
Surfleet Bridge
R H
A 16
SURFLEET ROAD
Store
11 m c
Bryngwyn
Pond
3628
1·581ha
3·91
2417
·053ha
·13
2423
·008ha
·02
4318
6·594ha
16·29
1917
·626ha
1·55
2515
·841ha
2·08
3506
·113ha
·28
9804
·162ha
·40
9304
·154ha
·38
9000
·146ha
·36
0005
·352ha
·87
0904
1·019ha
2·52
2600
1·763ha
4·36
B M 4·7m
Store
F B
WOOD'S LANE
Linkaway
0177
1·377ha
1·40
4872
3·018ha
7·46
4·1m
Drain
WHITE'S CROSS LANE
1857
2·151ha

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H17|0044|94

Date Registered 12 JAN 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mrs. M.C.P. Daniels
Cuckoo Lane Farm,
SURFLEET,
Spalding

Tel. No.

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

Building Design and Plans
A. ROFFE - 1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 0775 - 723680

Tel. No.
(Personal contact name)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Surfleet Road, SURFLEET

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Residential Development

Please complete

Signed A. Roffe

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £245.00. If you consider no fee is payable include a written explanation instead.

Date 11th January 1994

Previous application No.

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 Certificates**

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

Please state Site Area 0.17 (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.<br>B. Please state which reserved matters are dealt with in this application.<br>**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<br>B. Please state Condition Number referred to<br>**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 pervious permission<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**Now complete an Ownership Certificate.** | |

## TYPE OF DEVELOPMENT

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

| | | |
|---|---|---|
| (i) New Dwellings | ✓ | If so, how many: 2 |
| (ii) Other new building(s) | | |
| (iii) Alterations or extension | | |
| (iv) Change of use | ✓ | |

| | |
|---|---|
| 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: | metres |
| (b) max. length: | metres |
| (c) max. width: | 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.

Agricultural

**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: Sutfleet Road
Will there be—
Individual access(es) ✓
New estate road

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

garage / drive

**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 — soakaway

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

C. Please state whether a land drain will be affected — No

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

**PLEASE COMPLETE IN ALL CASES**

| | 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 right of way | No | |
| The proposal is known to affect contaminated or filled land | No | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial 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. | | ➡ Date: Consultee(s) |
| Is this application related to a previous submission? | | ➡ Application No. |

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

# A. ROFFE

**BUILDING DESIGN AND PLANS**

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680



SOUTH HOLLAND D.C.
PLAN DEPT.
12 JAN 1994
REF 0044/94


11th January 1994

Dear Sirs,

Development of Land
Surfleet Road, SURFLEET.

Further to recent conversations with Mr P. Udy, I now enclose the following documents for your attention :-

4 sets - application forms.
1:2500 location plans
1:500 site plans
application fee of £ 240 - 00

The applicant also owns the adjoining farmland edged blue ( but not number 17, known as "Newlands"), and the site is an infil piece of land between residential properties, giving access to the land at the rear. The frontage is not farmed as it is too inconvenient, but left and the vegetation cut occasionally.

The intention is to develope it for building, and because of the curve of the highway, it is proposed to utilise the existing vehicular crossing to provide a private joint access to the garages and field as shown on the 1:500 plan. An added bonus with this would be that field traffic will be less likely to deposit mud onto the highway.

The visibility splay shown, is that obtainable as observed on site, and in view of the speed restriction and future detrunking of the road, it is hoped that this will be acceptable.

We trust you look favourably on the proposal,

Yours faithfully

A. Roffe.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

| 1. **APPLICANT'S INTEREST**<br>Please state interest in site (e.g. owner, prosp. purchaser)<br>(Please remember to indicate on the location plan any other land under your controll. | 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 A. Roffe (~~Applicant~~ / Agent) Date 11/1/14

**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 A. Roffe (~~Applicant~~ / Agent) Date 11/1/14

**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 .....

# DC INSTRUCTION SHEET

APPLICATION REF: H17/0044/94

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

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

PDM 17-1 mostly immat IBP

RECONSULTS (revalidated) ☐

| | Publicity: >> | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... G ROW |
| Discretionary | ..... | | |

All ☐

Press
PC
WM
Residents

Extra Consultations:

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

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer**: PM

Senior Officer Confirmed ..... Date.....17/1 Recorded DC....

## APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 26-1

Site Notice posted by PDM
Date
Expiry 26-1

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

---

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

---

Case Officer Conclusions

large site, Trees to road frontage.
House to prohibit site with 4 windows looking onto site. Small brick between house & site. Post, rail & wire fence BKO 4 trees.
Large bungalow to SW/ East side hedge to side of drive with both bungalow, else fence. 1.8 – 2m
Bungalows opposite

## RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ..... ✓ 8/10/3

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

**Case Officer**

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 240

Receipt No P3732

Date first Rec'd 12 [illegible] 1994

## Registration

Reference H17/0044/94

Cross-Ref /

Date 13-JAN-94 JAC

## Validation

TYPE OUTLINE

Site area 0.17
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 240
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 99 OS Plots
Grid ref 5[illegible] 3[illegible]

Ward U Parish [illegible]

Inside IBD NO ? 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 1939 ☐
Dist Bound

Linked to property Ref ☐
Other:

Planning Records:
Earlier apps

C.U.4/50
C.134/87
C.413/87

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H17/0044/94 Received:12-JAN-94 Type:OUTLINE

Name: Mrs M C P Daniels
Cuckoo Lane Farm
Surfleet
Spalding
Lincs

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location : Surfleet Road Surfleet
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 No development shall take place on site until the Spalding by-pass is opened to traffic and Surfleet Road is de-trunked.

Reason: The proposed development would be detrimental to the safety of the trunk road traffic. Once de-trunked the volume of the traffic will be reduced.

5 Access to the proposed plot shall only be via the existing field access which shall, prior to the commencement of the dwellings be improved in width and level by the developer in accordance with details to be approved by the Local Planning Authority.

Reason: To ensure vehicles can enter and leave the site safely.

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

11-MAR-94 AD check...AH 14/3....

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

APPLICATION REFERENCE: H17/0044/94 DATE RECEIVED: 12-JAN-94

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Surfleet Road, Surfleet.

APPLICANT: Mrs M C P Daniels AGENT: A Roffe

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REASON FOR COMMITTEE CONSIDERATION

Objections received.

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

RECOMMENDATION

*Grant Permission subject to conditions.*

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COMMENTS

1 The site is located within the Boundary for Development for Surfleet. The development of the site is therefore acceptable in principle.

2 The Department of Transport have requested refusal owing to visibility being poor and because it would result in further turning manoeuvres across the trunk road. However, they have stated that the by-pass is under construction and due for completion in mid 1995 (although this is subject to change). Lincolnshire County Council have suggested conditions the first of which is that no development shall commence until such time as the by-pass is open and the existing A16 is de-trunked.

3 The proposal is to develop the site as two plots with a shared access on the existing field access located on the northern side of the site. It is considered that the site can satisfactorily be developed as two plots.

REPRESENTATIONS

| | |
|---|---|
| Parish Council: | No objections subject to access as per letter it has been a mess too long. |
| Ward Member: | Poor access, after road is de-trunked. |
| Dept. of Transport: | Provide reasons for refusal owing to visibility and the fact that the road is currently a trunk road but state that it will be de-trunked when the by-pass completed which should be in mid 1995. |

County Highways: Request conditions that no development occurring before the road is de-trunked.

Applicant: Summarised
- Own adjoining farmland edged blue and not 17 Surfleet Road, known as Newlands.
- Site is infill.
- Intention is to develop for building and because of curve of highway propose to utilise existing vehicular crossing to provide private joint access to garages and field.
- Field traffic less likely to deposit mud on the highway.
- Visibility splay shown is that obtained as observed on site and in view of speed restriction and future de-trunking of road is hoped will be acceptable.

---

(1) TL2

SCHEDULE OF CONDITIONS

1 SC8 - (Details).

2 SC27 - (Implementation of Planting).

3 No development shall take place on site until the Spalding By-pass is opened to traffic and Surfleet Road is de-trunked.
Reason: The proposed development would be detrimental to the safety of the trunk road traffic. Once de-trunked the volume of the traffic will be reduced.

4 Access to the proposed plot shall only be via the existing field access which shall, prior to the commencement of the dwellings be improved in width and level by the developer in accordance with details to be approved by the Local Planning Authority.
Reason: To ensure vehicles can enter and leave the site safely.

5 B21 - (Turning Space).

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Mr & Mrs M C P Daniels,
Cuckoo Lane Farm,
Surfleet,
Spalding,
Lincs.

Mr P Udy

PJU/JJ H17/0044/94

16 May 1995

Dear Sir and Madam,

RESIDENTIAL DEVELOPMENT, SURFLEET ROAD, SURFLEET.

I write further to your meeting with my Planning Assistant on the 15th May 1995.

Discussions have taken place with the representative of the Lincolnshire County Council Highways Department who advises that the drive should be 4.5 metres wide. The first 5 metres of the drive should be constructed with a hard surface such as tarmac, concrete or brick paviors. The remainder of the drive can be gravelled. However, from a planning point of view in order to reduce noise to the bungalow on the northern side and the dwelling which will be constructed immediately beside the proposed drive it would be better if the whole of the drive was constructed of a hard surface.

Yours faithfully

N Midlen
Development Control Manager

**BRIAN SMITH** Dip TP MRTPI
Direct Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

Cam

SOUTH HOLLAND DISTRICT COUNCIL

# H17/0044/94

OUTLINE

Applicant: Mrs M C P Daniels
Tel:

Agent: A Roffe
0775 723680

Description: Residential development

Location: Surfleet Road
Surfleet
Spalding
Lincs

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Valid date: 12-JAN-94
Target dates:
To case officer 19-JAN-94
Inspected by 26-JAN-94
Extra contacts 02-FEB-94
Report if not clear by 16-FEB-94

Terminal date: 09-MAR-94
Target Committee: 08-MAR-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer:
P J UDY

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DEVELOPMENT/CONSTRAINTS

Size: .17 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry | |
|---|---|---|---|
| SURFLEET PC | 18-JAN | 01-FEB | |
| Cllr Dobney | 18-JAN | 25 JAN | Poor access |
| DOT | 18 JAN | 01-FEB | |
| Site/Press Advert MIN | ~~18~~ 26-JAN-94 | ~~08~~ 16-FEB-94 | |

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SITE RECORD

Grid ref: 525080 328040
OS Sheet: 95 Parcel:

L.C.C. - No Comments - Tank Land Jr CS 26/1/94
Obs Attached Jr CS 27.1.94

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEPHONE 0602 476121 Ext. 455
FAX 0602 799743
GTN 6202

Your Ref: H17/0094/94

Our Ref: EMRT F 25/280

Date: 17th February 1994

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2EX
**For the attention of** P. J. Udy Esq

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1994
PJ

Dear Sir

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
**CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS**
**PLANNING APPLICATION** FOR RESIDENTIAL DEVELOPMENT AT O.S. PLOT 0909 SURFLEET ROAD, SURFLEET
A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

I refer to the outline application dated 18 January 1994 in respect of the above mentioned development. As you are aware the Department is not issuing directions under Article 14 of the GDO in respect of trunk roads controlled by 30 mph and 40 mph speed limits, however, I would be grateful if you would accept the following advice under Article 18 procedure.

The development proposed would be likely to conflict with trunk road traffic interests and therefore I suggest that you consider refusing the application for the reasons stated:-

1) The proposed residential development if permitted would intensify the use of the existing substandard vehicular access and would result in the creation of additional traffic movements in and out of the site access.
2) Vehicles crossing and recrossing the trunk road carriageway (albeit low in number) particularly right turning manoeuvres into the site, would create danger, obstruction and interference to the free and safe flow of through traffic on the trunk road.
3) The site lies to the north of a right hand bend in the trunk road A16 and to the south of a girder bridge over the River Glen and visibility is substandard in both directions along the trunk road from a point 4.5m back along the centre line of the existing vehicular access from the trunk road carriageway edge, in particular the southern (right) direction from the existing access
4) These factors are all detrimental and contrary to the interests of highway safety.

NOTE:- There would be no objections to the development, once the length of road in question is detrunked. The A16 Spalding - Sutterton Bypass is currently under construction with completion expected in Summer 1995, but this could be subject to change.

I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council

**BRIAN SMITH** Dip TP MRTPI
D. r of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994
PJ

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H17/0044/94

Applicant: Mrs M C P Daniels
Cuckoo Lane Farm
Surfleet
Spalding
Lincs

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location: Surfleet Road Surfleet
Spalding Lincs

Type: OUTLINE

Date received: 12-JAN-94

18-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 01-FEB-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
110 Station Road
Surfleet
Spalding Lincs
PE11 4DB

FOR PARISH COUNCIL USE ONLY

Comments:

(1) No objection - subject to access as per letter.

(2) No objection.

(3) No objection - it has been a

next the long.

~~Signed:~~

J. Robinson. 29.01.94.
Clerk to P.C.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H, B

To: South Holland District Council Application Reference H17/0044/94.

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 | 5 | 0 | 2 | 8 | 0 |

2. Address or location

Surfleet Road, Surfleet

3. Name, classification and number of road

T.R

4. Date application referred 20-1-94

5. State whether outline, detailed application etc.

OL.

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

Residential

Comments supplied subject to detailing of A16

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: 27/1/94 Signed: [signature] Director of Highways and Planning

IDITIONS:—

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

(1)

(2) Access to the proposed plots shall only be via the existing field access which shall, prior to the commencement of the dwellings be improved in width and level in accordance with details to be approved.

(1) No development shall take place on site until the Spalding By Pass is opened to traffic and Surfleet Road is de-trunked

(3) B21

Delete as appropriate

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

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

(1) The proposed development would be detrimental to the safety of the Trunk Road traffic. Once de-trunked the volume of traffic will be reduced

(2) B6

(3) B21.

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

**BRIAN SMITH** Dip TP MRTPI
Dire 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: H17/0044/94

Applicant: Mrs M C P Daniels
Cuckoo Lane Farm
Surfleet
Spalding
Lincs

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location: Surfleet Road Surfleet
Spalding Lincs

Type: OUTLINE

Date received: 12-JAN-94

18-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 25-JAN-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

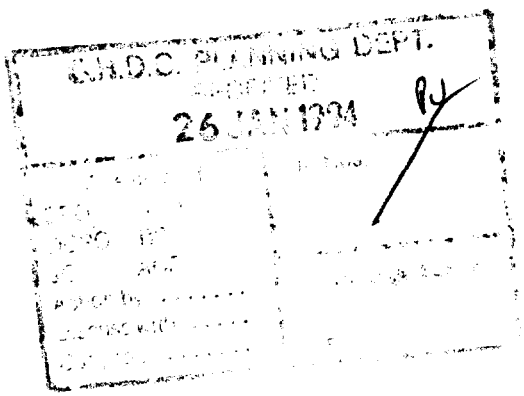
Yours faithfully
B SMITH
Director of Planning and Building Control Services

After Road is to be Trunked

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

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

Poor Access




Signed: J A Dobney

BRI[illegible]SMITH Dip TP MRTPI
Direc[illegible] 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3732
Date received : 12-JAN-94

Received from

Mr B H Daniels

Address

Cuckoo Lane Farm
Surfleet
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 240.00 |
| VAT | £ | 0.00 |
| Total received | £ | 240.00 |

Cash/Cheque : Cheque

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

Mr Shore.

Wants drive to front. OK subject to good planting between it + road. Suggest speaks to C.B

H + B on plots. Suggest they are swapped over so House next to House to South. + Bungalow to North adjacent access drive

Needs to be gap between both properties so doesn't look cramped.

5m Hardsurface to access + 4½m wide

PJH 17-5

136. PLANNING APPLICATIONS

(a) Applications Granted (Continued)

| Plan No. & Applicant | | Proposal |
|---|---|---|
| H09/0017/94<br>Mr R Stokes | | Glasshouse at Holbeach Drove Gate, Holbeach Drove. |
| H17/0044/94<br>Mrs M C P Daniels | O.A. | Residential development at Surfleet Road, Surfleet. |
| H16/0052/94<br>South Holland District Council | | Satellite dish at Council Offices, Priory Road, Spalding. |
| H09/0077/94<br>Kings Quality Homes | | Two dwellings at Roman Bank, Holbeach Bank. |
| H18/0093/94<br>Regalbourne Ltd | | Residential development (Substitute dwelling types on Plots 550, 569, 574-5) at Falklands Road, Sutton Bridge. |

(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:-

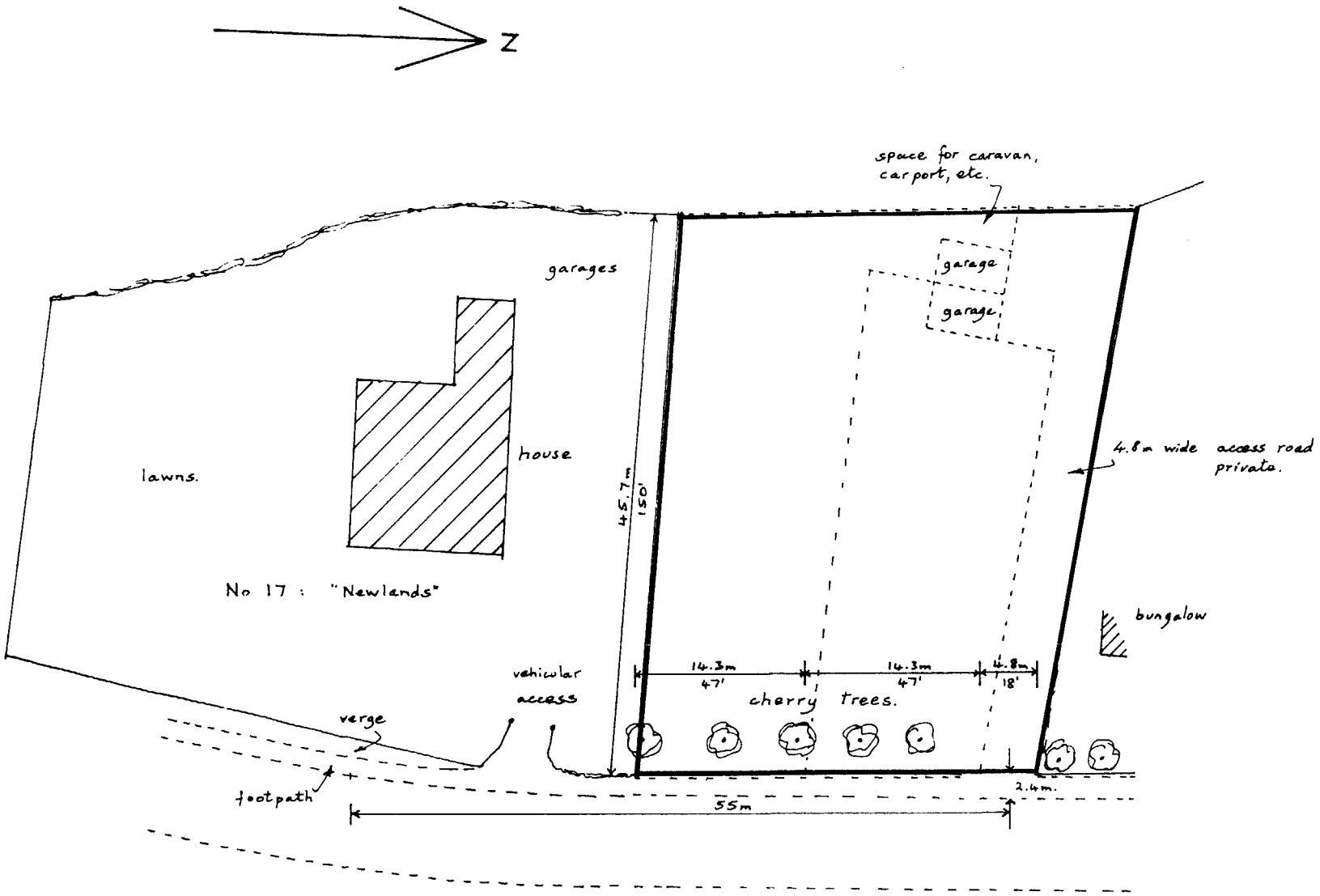
| Plan No. and Applicant | | Proposal |
|---|---|---|
| H06/1118/93<br>Mr & Mrs C J Warboys | | Retention of dwelling without complying with agricultural occupancy restriction at Rydal, Ryefield Lane, Holbeach Fen. |

(Councillors C F Fisher and B A Paul left the meeting following consideration of the above application.)

| | | |
|---|---|---|
| H08/1192/93<br>The Vicar, Church Wardens & Parochial Church Council of St Gilbert & St Hugh's Church | O.A. | Residential development on land adjoining St Gilbert and St Hugh Church, Clough Road, Gosberton Risegate. |

(Subject to the reason for refusal being amended to indicate that the development as presented would result in a conflict between the amenities of future occupiers of the dwellings on the site and the commercial activities on the haulage site to the east.)

| | | |
|---|---|---|
| H08/1204/93<br>Mr B Ibbotson | O.A. | Two dwellings and demolition of existing at 9 Quadring Road, Gosberton. |
| H02/1205/93<br>Mr P Staniforth | | Bungalow and garage at Thorney Road, Crowland. |




Site Layout 1:500

4E m
Gael.
1st S had

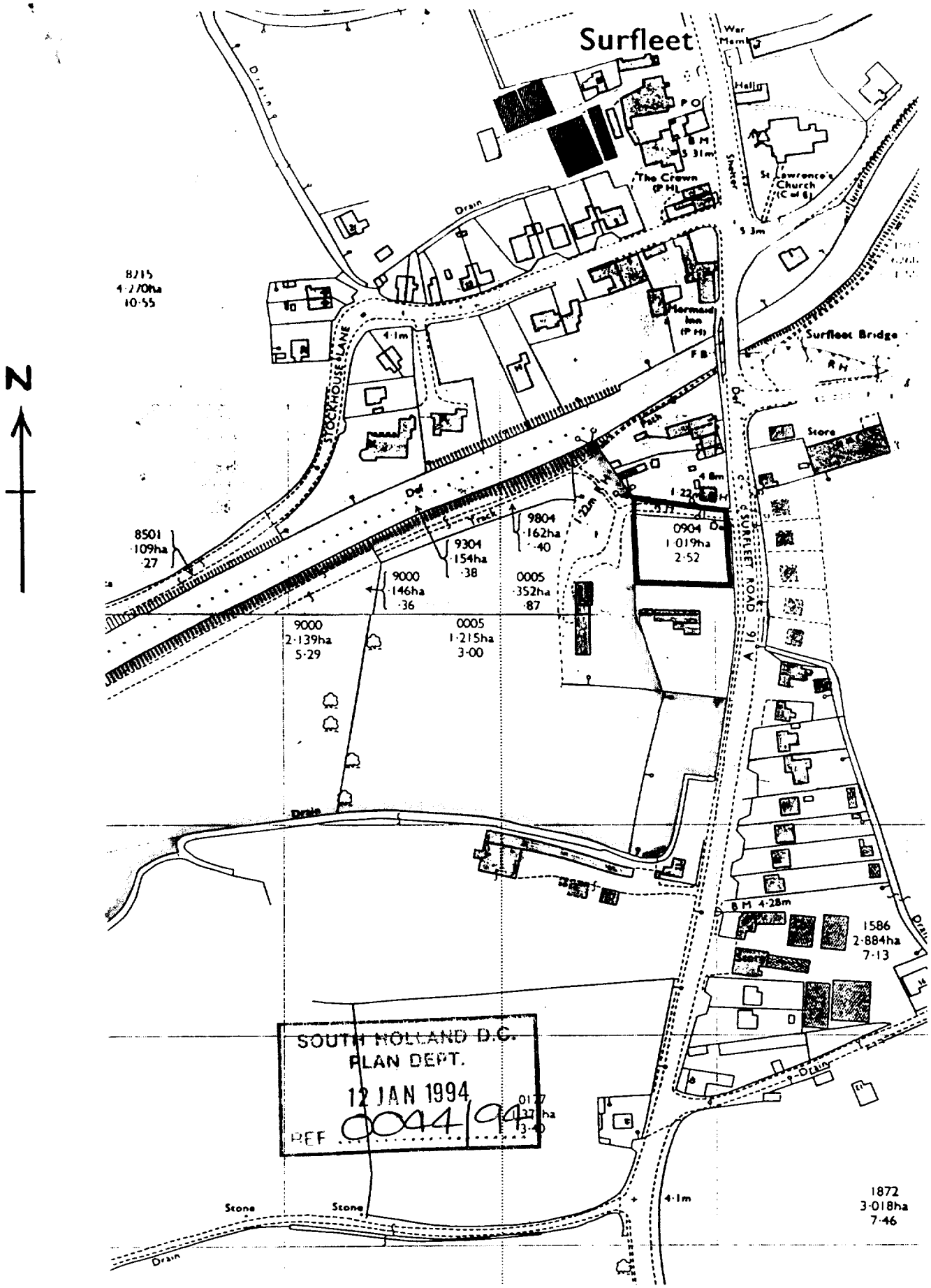
Development of land
Surfleet Road, SURFLEET.
Mr and Mrs. B. H. Daniels.

Plan ref. 9401

Jan '94.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JAN 1994
REF 0044/94

Building Design and Plans
A. ROFFE - 1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 0775 - 723680




N

LOCATION 1:2500

O.S. Map ref TF 2527/2528
Crown Copyright Reserved.

Development of land,
Surfleet Road, SURFLEET
Mr. and Mrs. B. H. Daniels.

Building Design and Plans

A. ROFFE - 1, Green Lane,
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Tel: 0775 - 723680

# A. ROFFE

**BUILDING DESIGN AND PLANS**

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680


SOUTH HOLLAND D.C.
PLAN DEPT.
12 JAN 1994
REF 0044/94

11th January 1994

Dear Sirs,

Development of Land
Surfleet Road, SURFLEET.

Further to recent conversations with Mr P. Udy, I now enclose the following documents for your attention :-

4 sets - application forms,
1:2500 location plans
1:500 site plans
application fee of £ 240 - 00

The applicant also owns the adjoining farmland edged blue ( but not number 17, known as "Newlands"), and the site is an infil piece of land between residential properties, giving access to the land at the rear. The frontage is not farmed as it is too inconvenient, but left and the vegetation cut occasionally.

The intention is to develope it for building, and because of the curve of the highway, it is proposed to utilise the existing vehicular crossing to provide a private joint access to the garages and field as shown on the 1:500 plan. An added bonus with this, would be that field traffic will be less likely to deposit mud onto the highway.

The visibility splay shown, is that obtainable as observed on site, and in view of the speed restriction and future detrunking of the road, it is hoped that this will be acceptable.

We trust you look favourably on the proposal,

Yours faithfully

A. Roffe.

# A. ROFFE

**BUILDING DESIGN AND PLANS**

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680



SOUTH HOLLAND D.C.
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12 JAN 1994
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A. Roffe.

# A. [illegible]OFFE

Mr & Mrs M C P Daniels,
Cuckoo Lane Farm,
Surfleet,
Spalding,
Lincs.

Mr P Udy

PJU/JJ H17/0044/94

16 May 1995

Dear Sir and Madam,

**RESIDENTIAL DEVELOPMENT, SURFLEET ROAD, SURFLEET.**

I write further to your meeting with my Planning Assistant on the 15th May 1995.

Discussions have taken place with the representative of the Lincolnshire County Council Highways Department who advises that the drive should be 4.5 metres wide. The first 5 metres of the drive should be constructed with a hard surface such as tarmac, concrete or brick paviors. The remainder of the drive can be gravelled. However, from a planning point of view in order to reduce noise to the bungalow on the northern side and the dwelling which will be constructed immediately beside the proposed drive it would be better if the whole of the drive was constructed of a hard surface.

Yours faithfully

N Midlen
Development Control Manager

Mr & Mrs M C P Daniels,
Cuckoo Lane Farm,
Surfleet,
Spalding,
Lincs.

Mr P Ody

PJO/JJ S17/0044/94

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