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**From:** Lewis Smith <l.smith@rdc-landplan.co.uk>  
**Sent:** 28 October 2021 06:46  
**To:** Polly Harris-Gorf; \_planningadvice  
**Cc:** Sharon Lammiman  
**Subject:** AMENDMENT 1 - H17-0898-21 The Mermaid Inn  
**Attachments:** We sent you safe versions of your files; 1447-1\_PL\_GA03\_A.pdf; 1447-1\_PL\_GA05.pdf; 1447-1\_PL\_SP01\_B.pdf; Lean\_to.png; SHDC\_Planning\_Amendment\_Form\_.pdf

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Dear Polly  
Further to our recent discussion, I have now had the opportunity to review the points and would advise the following.

**Relationship between 'Byways', 10 Stockhouse Lane and the garage to proposed plot 7.**

Planning permission was granted in 2002 for a carport on the eastern (the application side) of this dwelling and this lean-to structure essentially fills the gap between the dwelling and its side boundary which is a 1.8m close boarded fence. The plans submitted with that application indicate that at ground floor there is a kitchen, dining area and lounge (the latter being an extension). There are three ground floor windows facing our application site. One window into the dining area is essentially 'under' the car port and will therefore will hardly notice the proposed garage on our site and the other two windows won't be impacted on by our proposed garage and there are two further windows into this room facing Stockhouse Lane. We have, however, changed the design to include a mono pitch roof partly so the design follows the more contemporary design on the houses they relate to and secondly, to reduce any perceived impact on 10 Stockhouse Lane. The materials have also been changed to reflect those used on the proposed houses. I have also attached a photograph of the side elevation of 10 Stockhouse Lane to demonstrate the point.

**Refuse collection**

We are keen to avoid the obvious design constraints of running an adoptable road through the site simply to provide a kerbside collection option for refuse for plots 6 and 7. On the basis that the family homes will need somewhere to store rubbish in between collection days, we have shown a collection place within the garden of plot 6 and 7 together with details of the structure where the bins can be stored. The carry distance from these points to the refuse collection points for all properties that we have shown adjacent to Stockhouse Lane, is in the order of 34m and is, in my opinion, within the spirit of the guidelines for carry distances. I have attached the amended details together with the Planning Amendment Form. Whilst writing, I can confirm that the replacement tree annotated on our drawing is indeed to replace the TPO that was removed to the west of the main building.

I'll drop you a separate note regarding archaeology.

Kind regards

Lewis

**Lewis Smith MRTPI**  
Town Planning Director

**rdc**  
Robert Doughty  
Consultancy

32 High Street, Helpringham,  
Sleaford, Lincolnshire NG34 0RA  
Tel: [01529 421646](tel:01529421646)  
Email: [admin@rdc-landplan.co.uk](mailto:admin@rdc-landplan.co.uk)  
Web: [www.rdc-landplan.co.uk](http://www.rdc-landplan.co.uk)



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**From:** Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>  
**Sent:** 20 October 2021 09:09  
**To:** Lewis Smith <l.smith@rdc-landplan.co.uk>  
**Cc:** Sharon Lammiman <s.lammiman@rdc-landplan.co.uk>  
**Subject:** H17-0898-21 The Mermaid Inn

Good morning Lewis

Further to our meeting earlier this week, as you will be submitting revisions, and the close for the November planning committee is next Tuesday, I am now going to aim for the December committee instead. This will give time for you to submit revisions and for a reconsultation to be undertaken.

The December committee is to be held on 15 December and will enable you to be in attendance, as you are not available for the November date.

My report needs to be completed by 30 November, so can you send the revisions to me in the next week or so.

Can you also agree to an extension of time until 21 December so that the application can be determined within an agreed timescale.

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council

DDI: 01775 764504

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