APPLICATION NO. : H18/0468/92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/0468/92 Received:11-JUN-92 Type:OUTLINE

Name: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

Location : Rear of 121 Bridge Road Sutton Bridge
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.

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)

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 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.

5 Access to the site shall be available at all times via the right of way.

Reason: To ensure satisfactory access to the site at all times, in the interest of highway safety.

6 Before development commences details of screening along the site's eastern, southern and northern boundaries, including details of type, positions and heights, 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 dwelling hereby permitted is occupied.

Reason: In the interests of the amenities of the locality and also to safeguard the amenities of the dwelling.

7 The dwelling shall be double glazed in accordance with details to be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be put into effect before the occupation of the dwelling.

Reason: To safeguard the amenities of the dwelling.

8 The dwelling shall be single storey only.

Reason: In the interest of the amenities of the locality.

Notes to Applicant:

The dwelling should be sited and designed to reflect its relationship with the existing commercial garage immediately to the south east. As such, noise sensitive rooms should be sited away from this boundary.

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)

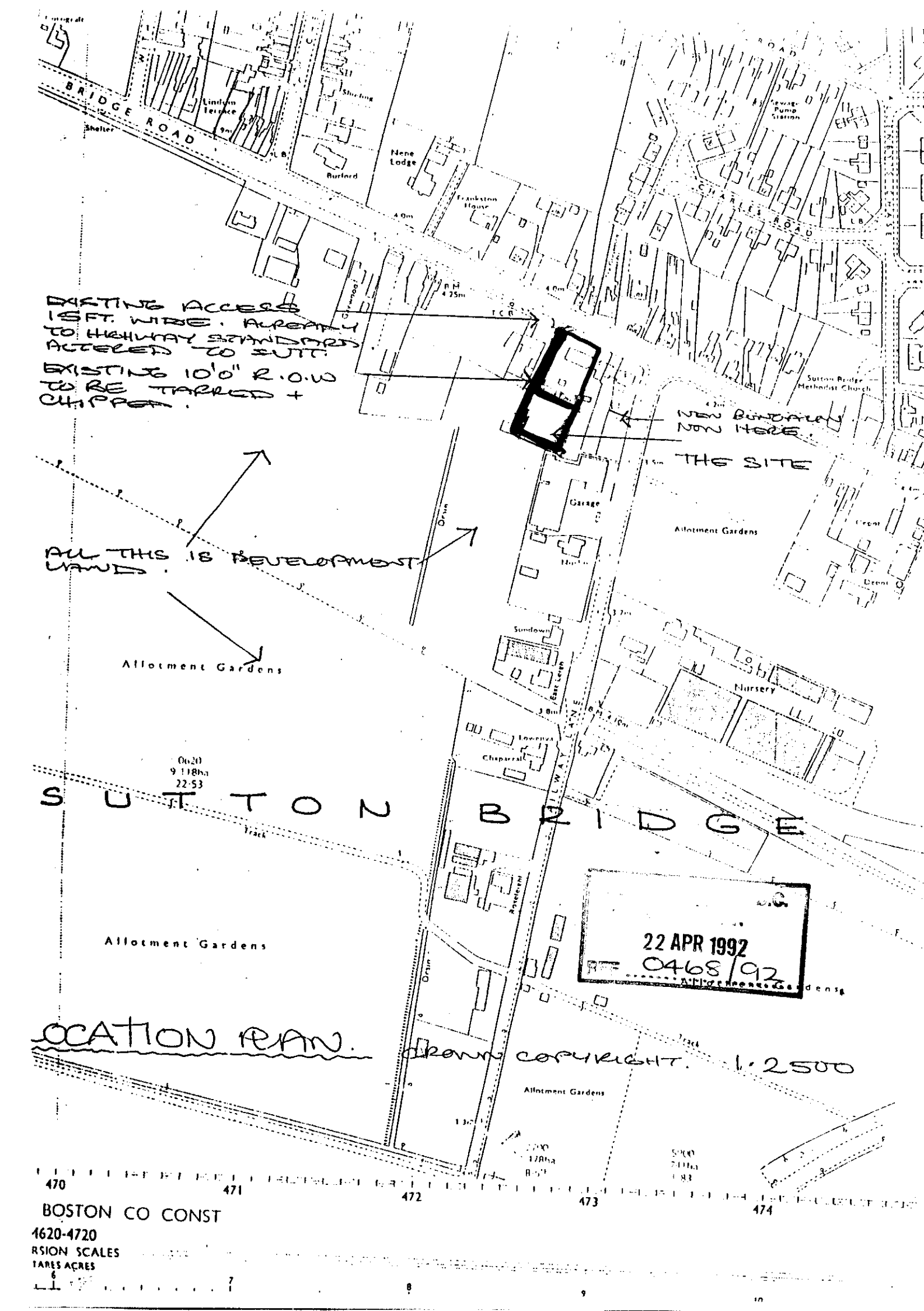
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
16-JUL-92 H18/0468/92

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)



BOSTON CO CONST

1620-4720

RSION SCALES

TARES ACRES

PLANNING APPLICATION

For office use only

Application No. H18/0468/92

Date Registered 22 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. A.A HAYES
121, BRIDGE ROAD,
SUTTON BRIDGE,
SPALDING,
LINCS PE12 9SG
Tel. No. 0406 350557

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

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF BUNGALOW ON LAND TO REAR OF 121, BRIDGE ROAD, SUTTON BRIDGE, SPALDING, LINCS

Please complete

Signed: [signature] Date: 8.4.92

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £11.00 If you consider no fee is payable include a written explanation instead.

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 Certificate
or	This is an **outline** application	✓	↴

Please state Site Area < 1 (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) [✓] AT DETAILED STAGE

(ii) Alterations or extension [ ]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: 1

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

Garden adjacent 121 Bridge Rd.

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 [✓] Unless conditioned by LCC.

or

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

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

Garage intended

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. N/A → 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 ACCOMPANYING LETTER

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Owner of Land

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 8.4.92

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 A Hayes Applicant/~~Agent~~) Date 8.4.92

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.

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

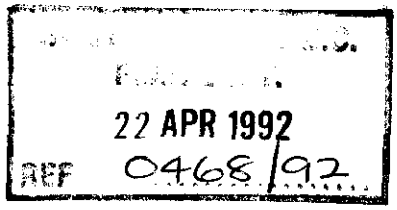
Proposed development at

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 .....



121, BRIDGE ROAD,
SUTTON BRIDGE,
SPALDING,
LINCOLNSHIRE.

Tel: Holbeach 350557.

April 7th, 1992.

Dear Sirs,

Re: Planning application for dwelling at above address.

I am enclosing my application for the outline permission for the erection of a bungalow to the rear of my property, at 121, Bridge Road, Sutton Bridge.

I am well aware that the site has been the subject of a recent refusal of outline consent for the erection of two dwellings. Having attended meeting with both an officer of the District Council's Planning Department, and on site with Mr. Chris Briggs of the Lincolnshire County Council Highways department, I believe that a single bungalow may well overcome the objections to the earlier proposal.

The County Council have withdrawn highway objections, Mr Briggs tells me, and will be happy to agree to the proposal if the District raise no objections.

One of the matters which was instrumental in the refusal was the proximity of the second dwelling to the garage premises which lie off Railway Lane, and to the east of the site.

I would be happy that any matters with regard to siting, etc, and screening, to overcome that objection, be reserved by the District Council to themselves for consideration at reserved matters stage with a full application.

Should you require any further information, please let me know. I will be happy to accede to any reasonable conditions which the Planning Committee may see fit to attach to any permission.

I look forward to your favourable consideration, and thank you in advance for any trouble which this application may put you to.

Yours sincerely,

A A Hayes

(A. Hayes)

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. 8194

Date First Received 22 APR 1992

REGISTRATION

REFERENCE H18/0468/92

Cross-Ref N/A

Date 23/4/92

VALIDATION Date 24/4/92

Type OUTLINE Earliest permission date (Cert B) .....

Site area 0.13 No. of dwellings 1 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 220 Additional £ 110 Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 24.4.92

Index Sheets 231 OS Nos ..... Grid Ref 547800 191430

Ward KL Parish SUTTON TR Rural ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade
Inside CBD YES Inside C2 area YES Level crossing ☐ T20 ☐
Footpath ☐ Other:

Linked to site ..... Ref 529 Linked to property ..... Ref .....

Planning Records:
Earlier apps

S129/91
DC 91

3 Reg Records:
Already submitted Ref .....
Requested .....

Inputs completed .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features Currently garden/ agricultural. Regular ground boundaries. Existing access. ~~Garden~~ Garden to E - House to N. Garage to SE.

Inspected by: MG.
date: 27/5.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer, Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/0468/92 Received:11-JUN-92 Type:OUTLINE

Name: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

Location : Rear of 121 Bridge Road Sutton Bridge
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 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.

5 Access to the site shall be available at all times via the right of way.

Reason: To ensure satisfactory access to the site at all times, in the interest of highway safety.

6 Before development commences details of screening along the site's eastern, southern and northern boundaries, including details of type, positions and heights, 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 dwelling hereby permitted is occupied.

Reason: In the interests of the amenities of the locality and also to safeguard the amenities of the dwelling.

7 The dwelling shall be double glazed in accordance with details to be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be put into effect before the occupation of the dwelling.

Reason: To safeguard the amenities of the dwelling.

8 The dwelling shall be single storey only.

Reason: In the interest of the amenities of the locality.

Notes to Applicant:

The dwelling should be sited and designed to reflect its relationship with the existing commercial garage immediately to the south east. As such, noise sensitive rooms should be sited away from this boundary.

Authorised to issue:

15-JUL-92 H18/0468/92 AD.....DC.....

17/7.

APPLICATION REFERENCE: H18/0468/92 DATE RECEIVED: 11-JUN-92

APPLICANT: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Outline

DESCRIPTION: Erection of bungalow

LOCATION: Rear of 121 Bridge Road Sutton Bridge Spalding Lincs

Parish Council: Recommend a site visit. Objections should be noted and neighbours informed. Conditions may be required.

Ward Member: Request that considered by Planning Committee because of neighbours concern and the garage at the bottom end of the site.

County Highways: Request conditions.

Environmental Services: Reiterate my previous concerns regarding the proximity of the adjacent general industrial garage premises, giving rise to complaints of noise and odour. The garage workshop now includes a spray booth closest to this boundary, this being relocated from the rear following the previous residential consent. In the circumstances would not wish to support the application.

Public Objections: Received from owner/occupiers of Leesons Garage and 119 Bridge Road (summarised)

- Is it advisable to build houses so close to industrial premises where our working hours often have to go beyond those of an average person?
- Above is essential to maintain good breakdown and recovery service, and to maintain vehicles.
- How long will it be before outsiders complain regarding noise and other hazards from industrial premises that have been established since 1938. With all the land allocated for development in Sutton Bridge, is it necessary to develop so close to industrial premises?
- It would be a different situation if Mr Hayes was intending to build one bungalow for personal use.
- Owner of 119 objects to the site being used for building at all. It runs along his garden

and is too close and would overlook his property. Would considerably reduce his sense of privacy.
- Blockage of present view.
- Have interrupted view into my bedroom.
- My dogs sleep in runs in my garden and they may disturb neighbours.
- Very close to very busy garage workshop.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
Long Sutton and Sutton Bridge Local Plan Policy H2.
PPG3, 1992 (Housing).

PREVIOUS DECISIONS
H18/0549/91 - Outline - Erection of two bungalows off private road - Refused.
H18/0807/91 - Outline - Erection of two dwellings including details of means of access - Refused. Reasons (1) undesirable backland development. (2) Intensification of use of an existing private drive with inadequate visibility to the west. (3) Unacceptable relationship with commercial garage to the south east.

PLANNING ISSUES
1 The determining issue in this particular case is whether the circumstances of this application differ to such an extent as to justify an alternative decision to the previous refusal (H18/0807/91).
2 The site is currently garden area associated with 121 Bridge Road. Its dimensions have now been reduced from that of the previous application and are now 29 metres by 28 metres approximately excluding the private drive (as opposed to 29 metres by 35 metres previously). The number of dwellings has also been reduced from two to one.
3 The private drive is not owned by the applicant, but he has a right of way over it.
4 Existing frontage development is located to the north and the commercial garage to the south east (which has a general industrial use). Planning permission has recently been granted for development on land to the south west (H18/0105/90).

CONCLUSIONS
1 It is my opinion that one single storey dwelling could be satisfactorily accommodated upon the site without materially affecting the residential amenity of neighbouring property.
2 The County Highways Authority have raised no objections to a single dwelling subject to a condition requiring turning facilities within the site.
3 The main point of concern in respect of the application is the relationship of the site to Leesons garage to the south east. In respect of this matter, it is noted that residential development has recently been granted for development on land to the south west (H18/0105/90). It is proposed to erect semi detached houses in the corner closest to the garage and no screen other than the existing wire fence is to be erected. Given this fact, it is my opinion that it would be unreasonable to refuse permission for the present proposal, but it would nevertheless be prudent to impose conditions relating to screening, double glazing, design of the dwelling, etc.
4 I have considered the representations made by the owner/occupier of no. 119 but consider that they are not of

sufficient magnitude as to justify the refusal of a suitably screened bungalow upon this site.

RECOMMENDATION - Grant permission.

1 TL2
1 SC8 (Details)
2 SC27 (Implementation of planting).
3 B21 (Turning space).
4 Access to the site shall be available at all times via the right of way.
5 Before development commences details of screening along the site's eastern, southern and northern boundaries, including details of type, positions and heights, 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 dwelling hereby permitted is occupied.
6 The dwelling shall be double glazed in accordance with details to be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be put into effect before the occupation of the dwelling.
7 The dwelling shall be single storey only.

Reasons

1-2 Standard
3 B21
4 To ensure satisfactory access to the site at all times, in the interest of highway safety.
5 In the interests of the amenities of the locality and also to safeguard the amenities of the dwelling.
6 To safeguard the amenities of the dwelling.
7 In the interest of the amenities of the locality.

Note

1 The dwelling should be sited and designed to reflect its relationship with the existing commercial garage immediately to the south east. As such, noise sensitive rooms should be sited away from this boundary.

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

SOUTH HOLLAND DISTRICT COUNCIL

C JM

Application no: H18/0468/92 Type: OUTLINE

Applicant: Mr A A Hayes
Tel: 0406 350557

Agent: Mr A A Hayes
0406 350557

Description: Erection of bungalow

Location: Rear of 121 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date: 11-JUN-92 Terminal date: 06-AUG-92
Target dates: Target Committee: 24-JUN-92
To case officer 16-JUN-92 Report deadline: 10-JUN-92
Inspected by 21-JUN-92
Extra contacts 26-JUN-92 Case Officer:
Report if not clear by 16-JUL-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		12-JUN-92	26-JUN-92
A.L.I.H (Farms) Ltd, Estate Office Peterspoint		"	"
Owner/Occupier, 117 Bridge Road		12-JUN-92	26-JUN-92
M J Reid, 119 Bridge Road		"	"
Leesons Garage Railway Lane		"	"
Cllr C J T H Brewis	0406 350818	12-JUN-92	26-JUN-92
Cllr D Dewsberry	0406 350947 (Of	12-JUN-92	26-JUN-92

C.C.C - Obs Attached Jc 26 21/5/92

SITE DETAILS

Grid ref: 547260 321430
OS Sheets: 231 Parcel:

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

COM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92 Type: OUTLINE

Applicant: Mr A A Hayes
Tel: 0406 350557

Agent: Mr A A Hayes
0406 350557

Description: Erection of bungalow

Location: Rear of 121 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date: 13-MAY-92 Terminal date: 08-JUL-92
Target dates: Target Committee: 24-JUN-92
To case officer 18-MAY-92 Report deadline: 10-JUN-92
Inspected by 23-MAY-92
Extra contacts 28-MAY-92 Case Officer:
Report if not clear by 17-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		14-MAY-92	28-MAY-92
Cllr D A Tennant		14-MAY-92	28-MAY-92
Cllr E J Clarey	0406 363141	14-MAY-92	28-MAY-92
Cllr M D Booth	0406 350034	14-MAY-92	28-MAY-92
Leesons Garage Railway Lane		29-MAY-92	12-JUN-92
The Occupier 117 Bridge Road		"	"
The Occupier 119 "		"	"

SITE DETAILS

Grid ref: 547260 321430
OS Sheets: 231 Parcel:

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92 Type: OUTLINE

Applicant: Mr A A Hayes
Tel: 0406 350557

Agent: Mr A A Hayes
0406 350557

Description: Erection of bungalow

Location: Rear of 121 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date: 13-MAY-92
Target dates:
To case officer 18-MAY-92
Inspected by 23-MAY-92
Extra contacts 28-MAY-92
Report if not clear by 17-JUN-92

Terminal date: 08-JUL-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		14-MAY-92	28-MAY-92
Cllr D A Tennant		14-MAY-92	28-MAY-92
Cllr E J Clarey	0406 363141	14-MAY-92	28-MAY-92
Cllr M D Booth	0406 350034	14-MAY-92	28-MAY-92

L.C.C - Obs Attached jtcb 21/5/92 - pl drawings

SITE DETAILS

Grid ref: 547260 321430
OS Sheets: 231 Parcel:

FOR PLANNING.

14 MAY 1992

16 JUN 1992

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92

Applicant: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

Location: Rear of 121 Bridge Road Sutton Bridge
Spalding Lincs

Type: OUTLINE

Date received: 13-MAY-92

14-MAY-92

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 29-MAY-92. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992

The Parish Council would have no objection, subject to there being no possible future problems in relation to the nearby garage. They would wish the garage to be consulted, and if permission were to be granted, would want great care to be taken over siting and screening. The Garage owner has considerable reservations about this.

Signed:

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92

Applicant: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

Location: Rear of 121 Bridge Road Sutton Bridge
Spalding Lincs

Type: OUTLINE

Date received: 11-JUN-92

12-JUN-92

Dear Cllr D Dewsberry

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 22-JUN-92 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 D Dewsberry
248 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SH

I request that this application be considered by Planning Committee, because of neighbours concern and the garage at the bottom end of the site.

Signed: D Dewsberry

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JUN 1992 DG

Attention of	File Nos.
DPO NPM DDPO BS JC ACP Action by ..... Discuss with ..... Copy to.....	Acknowledge YES/NO by date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 1.6.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

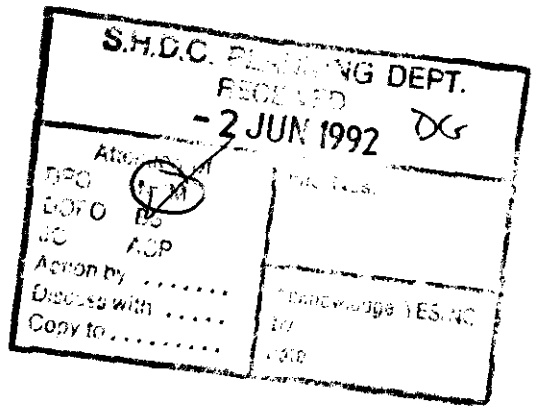
Planning Application H18/0468/92
Residential Development, 121 Bridge Road, Sutton Bridge

I write with reference to the above and would reiterate my previous concerns regarding the proximity of the adjacent general industrial garage premises giving rise to complaints of noise and odour.

The garage workshop now includes a spraybooth closest to this boundary, this being relocated from the rear following the previous residential consent.

In the circumstances I would not wish to support the application.

Director of Environmental Services



F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

AP. .CATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

DMG 19/5 - DM 22/5

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB

Residents (Postal):
117, 119 Bridge Rd.
Leasons Garage, Railway Lane
ALH (Farms) Ltd, Estate Office, Peterspark, Sutton Bridge

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/~~unsatisfactory~~ Signed .....D.M.Gel.....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

LIMITED CC
467249

CUSTOMERS' CARS DRIVEN BY
OUR STAFF AND STORED
AT OWNERS' RISK

LEESON'S GARAGE LTD.

SALES SERVICE

Railway Lane, SUTTON BRIDGE
SPALDING, LINCS. PE12 9UY

Telephone: Holbeach 350273
„ 350439
Fax 0406 351 600

Directors: A. Cooper
J. A. Cooper

District Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding.

27th May, 1992.

Dear Sir,

I understand from a member of your planning office who called today that a new application has been made regarding development by Mr. A. Hayes for residential property next to our garage.

Will you please consider all our comments made in our previous letters when this application is being considered.

Yours faithfully,

A Cooper

Mr. A. Cooper
Director.

468/92

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H18/0468/92.

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		
	4	7	2	2	1	4

2. Address or location

Rear of 121 Bridge Road, Sutton Bridge.

3. Name, classification and number of road

U4

4. Date application referred 21-5-92

5. State whether outline, detailed application etc.

OL.

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

Erection of Bungalow.

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: 21-5-92 Signed: [signature]
Director of Highways and Planning

BRIAN TH 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

0406 351223

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92

Applicant: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

SOUTH HOLLAND D.C.
PLAN DEPT
11 JUN 1992
REF.....

Location: Rear of 121 Bridge Road
Sutton Bridge
Spalding
Lincs

Type: OUTLINE

Date received: 22-APR-92

03-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

I am led to believe that A.L.I.H. (Farms) Ltd own the driveway. If this is the case then the enclosed ownership certificate will need to be completed and the notice at the bottom served upon them.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

D M Gedney

Principal Planning Officer

ENCLOSED.

FOR PLANNING.

14 MAY 1992

BR...N 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92

Applicant: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

Location: Rear of 121 Bridge Road Sutton Bridge
Spalding Lincs

Type: OUTLINE

Date received: 13-MAY-92

14-MAY-92

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 29-MAY-92. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992

The Parish Council would have no objection, subject to there being no possible future problems in relation to the nearby garage. They would wish the garage to be consulted, and if permission were to be granted, would want great care to be taken over siting and screening. The Garage owner has considerable reservations about this.

Signed:

PLANNING DEPT.
- 8 MAY 1992
IN
Acknowledge YES/NO
By
Date

DPC

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-H/468/92/JAM **Your Ref.** **Date** 5 May 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING
REAR OF 121 BRIDGE ROAD, SUTTON BRIDGE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and the attention of prospective purchasers.

No Board's or private watercourses adjoin the site.

I understand a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Due consideration should also be given to ensuring that surface water run-off from the access driveway does not embarrass neighbouring property.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebey.

ENGINEER TO THE BOARD

Mr. A.A. Hayes,
121 Bridge Road,
Sutton Bridge,
Spalding, Lincs.
PE12 9SG

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0468/92

Applicant: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Agent: Mr A A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs PE12 9SG

Description: Erection of bungalow

Location: Rear of 121 Bridge Road
Sutton Bridge
Spalding
Lincs

Type: OUTLINE

Date received: 22-APR-92

24-APR-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

A further fee of £110 is required. (The site area appears to be 0.13 hectares).

Please return the extra copy of this letter with your reply.

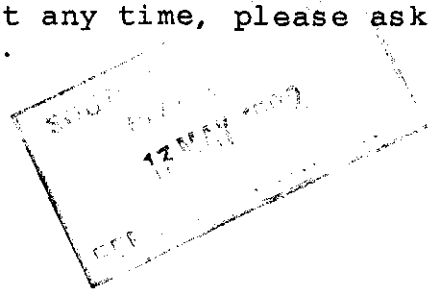
Agreed — Site reduced to 0.1 hectare

A A Hayes 13/5/92

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer



S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1992
Acknowledge YES/NO
date

OBJECTION

119 Bridge Road
Sutton Bridge
Spalding
Lincs. PE12 9SG
Friday 26.6.92.

Dear Mr. Smith,

re: Planning Application No H18/ 0468/92. Applicant: A Hayes 121 Bridge

I phoned Mr Gedney this morning explaining that I thought the deadline for observations on the above application was the 30th June, and that therefore I would try to hand deliver this letter. That was not possible. However, Mr Gedney assured me that an observation arriving a little late by post would still count in your considerations.

My objections to the above application remain the same as they were to the previous applications for two bungelows on this site (H18/0549/91 and H18/0807/91) and they are as follows:

1) The proposed bungelow will be too close to my garden, which runs along the entire site. This will certainly affect my sense of privacy. The open aspect to the west of my garden was one of the main reasons for me buying this house in the first place. A screened bungelow would close off that aspect. And if the screening were not sufficiently high, or was at a later date, grubbed up, I would be very conscious indeed of a bungelow and its residents.

2) My rear bedroom window is set low to the floor, and it seems to me that the proposed bungelow would have an uninterrupted view directly into my bedroom. Again, an'intrusion' I would be very conscious of. It has been suggested by Mr. Hayes's former agent in this matter, that my pear tree to the rear of my property, would act as a screen between window and bungelow. This is false. I look down directly onto the site. Apart from that, when pruned, it is a small tree. It will be pruned this autumn. And anyway, for about seven months of the year the tree is bare of leaves.

3) My dog's runs are in the garden. They sleep out in their kennels. Ever since I had the misfortune to be burgled (at a previous house) I have trained my dogs to bark at any strange noise. This job they perform very well - especially if anyone tries to get to the rear of Leeson's Garage at night. My concern is that, inevitably, sounds would come from a bungelow which would certainly alert the dogs. I could easily therefore find myself in dispute with potential neighbours, another factor which I would be continuously aware of.

4) A general point. Leeson's garage has a very busy workshop. Hammering and banging often till after 10p.m.. Not a problem for the residents of 115-121 Bridge Road because we are far enough away. But the proposed bungelow would be very close indeed to the workshop. Life could be very miserable for its residents - or Mr Cooper. The site is just unsuitable as a residential building site. In view of the potential upset and aggravation for those it would affect, it seems to me that to grant this application would be like offering a hostage to fortune - it would be putting in store a possible dispute we would all hope would not occur, but which we all know might. I cannot help but think that it would be sheer folly to take that risk.

Yours sincerely,

Michael Reid.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 14th July, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. J.A. Dobney	Mr. J.R. Pearl
Mr. T. Barker	Mr. J. Goodley	Mr. M.S.L. Rollinson
Mr. C.J.T.H. Brewis	Mrs. E.O.Hall-Patch	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mr N.P.Judge, MBE	Mr. T.G.M. Tyler
Mr. J. Clark	Mr A.E. Naylor	Mr. R.C. West
Mr. B.J. Davies	Mr. B.A. Paul	Mr. M.C. White
Mr. E.N. Davies		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors N.I. Capes, R.C.P. Cowan and G. Teale.

547. MINUTES

The Minutes of the meeting held on 24th June, 1992 were signed by the Chairman as a correct record.

548. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H20/0225/92 Sutton St James Village Hall Committee		Village hall off Chapelgate, Sutton St. James.
H18/0468/92 Mr A A Hayes	OA	Bungalow at rear of 121 Bridge Road, Sutton Bridge.
H18/0492/92 J Hill		Alterations to existing building (Windows and Doors) at Chillerstrips, Tyvan Cottage, King John Bank, Walpole-St-Andrew.

(It was also agreed that a report be submitted to a future meeting regarding activities currently being undertaken on the site which are being investigated.)

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUN 1992 DG
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
File Nos.
S 12/6

119 Bridge Rd.
Sutton Bridge
Spalding
Lincs PE12 9SG

11 June 92.

Dear Mr Smith.

re: Application N° H18/0468/92. MR. A. Hayes. 121 Bridge Rd.

This application differs from Mr Hayes's previous two applications [N°s H18/0549/91 and H18/0807/91] in that he now proposes a single bungalow.

My original objections did not concern the number of proposed bungalows [see my letters dated 17.7.91 and 18.9.91] but expressed my objections to the site being used for building at all. The site runs along my garden, is too close to and would overlook my property, and would considerably reduce my sense of privacy.

I understand from Mr Godney that this current application is invalid on the grounds that Mr Hayes may not own the means of access to the site, and that his application will have to be resubmitted. I would be very grateful therefore if you could notify me if and when Mr Hayes does resubmit his application.

Yours sincerely

M. J. Reid.