APPLICATION NO. : H18.0713.92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0713/92 Received:24-JUL-92 Type:FULL

Name: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 2 detached and 2 pairs of semi-detached bungalows
Location : Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The emergency access shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the occupation of the dwellings hereby approved.

Reason: In the interests of highway safety and residential amenity.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be erected to the

satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.

Reason: In the interests of residential amenity.

6 Before the occupation of the dwellings approved, the screen fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

7 Notwithstanding the provisions of Class A of the Town and Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.

Reason: In the interests of residential amenity.

8 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

10 Double glazing shall be installed to noise sensitive rooms as per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).

Reason: In the interests of residential amenity.

11 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory form of development in terms of drainage.

12 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.

Reason: In the interests of visual amenity and because full details have not been submitted with the application.

13 Before the occupation of any of the dwellings hereby approved, the existing buildings on the site shall be removed.

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity.

Notes to Applicant:

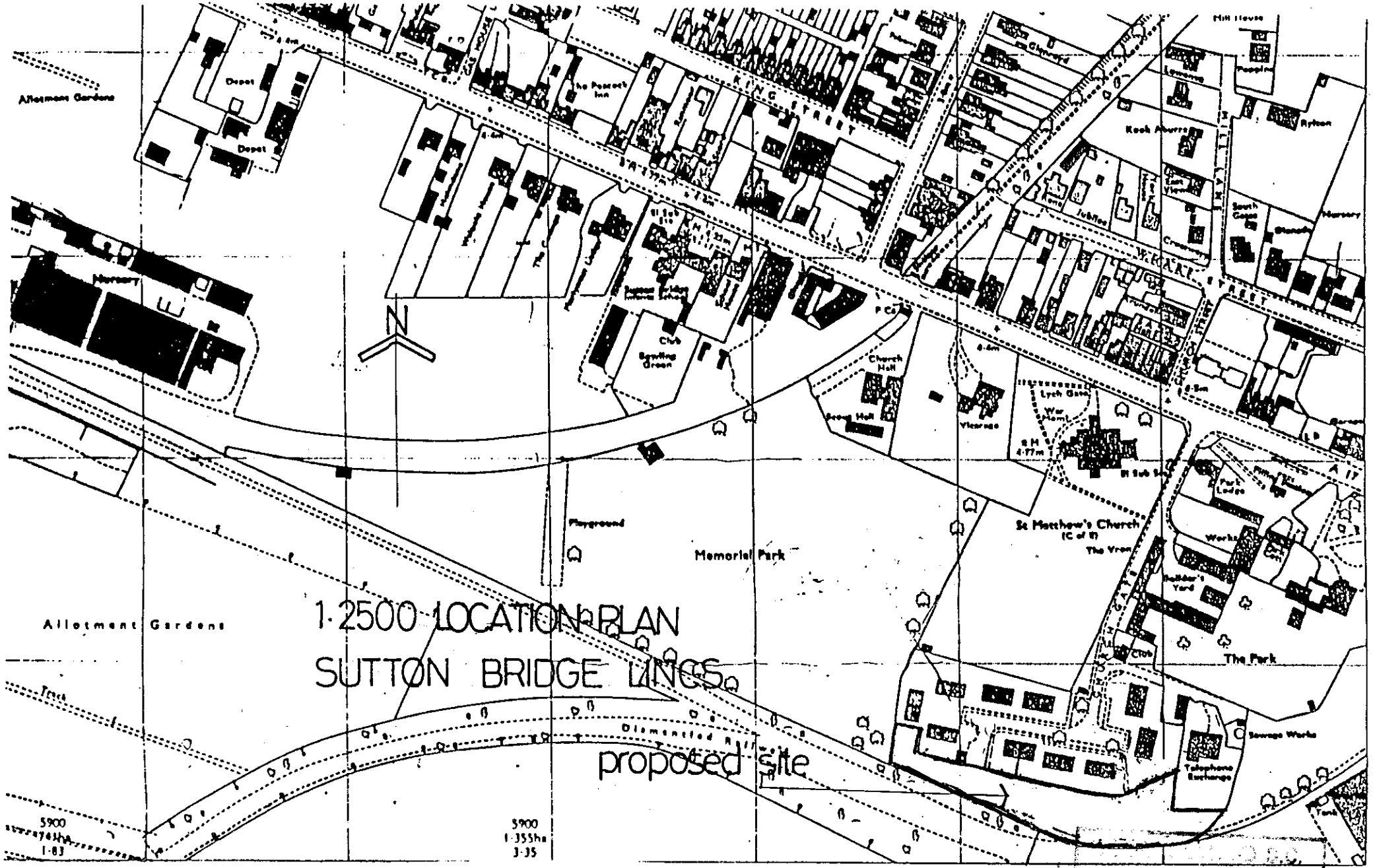
This permission is granted in accordance with the application submitted as revised by the letter and drawing 490148/02/A and 490148/03 received by the Planning Authority on 11 December, 1992.

Director of Planning and Building Control Services
21-DEC-92 H18/0713/92

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)



1·2500 LOCATION PLAN
SUTTON BRIDGE LINCS.

0713/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/0713/92

Date Registered [illegible]1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Lincolnshire Rural Housing Association
1. West End
Spilsby
Lincs.

Tel. No. 0790/54219

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

NCHA Ltd Architects
12/14 Pelham Road, Sherwood Rise
Nottingham
NG5 1AP

Tel. No. 0602-624244
(Personal contact name) Mr I. Broomhall

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Vacant land off Church Gate Road off the A17 near Sutton Bridge, Lincolnshire, see location plan

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of 8no 2 bedroomed bungalows;
1no terraced block of 3; 2no semi-detached blocks, 1no detached block

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £880.00 *If you consider no fee is payable include a written explanation instead.*

Signed. I.M. Broomhall Date. 26/6/92

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 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 8no bungalows

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: not applicable sq. metres

B. Please state size of any new structure:- (a) max. height: 6M. to ridge metres
(b) max. length: 24M terraced block of 3 metres
(c) max. width: 9M inc. bin store metres

C. Please state type and colour of materials for facing external walls: Red facing brick to be agreed

D. Please state type and colour of roofing materials. Norfolk conc. Pantile, colour to be agreed.

E. Has a survey of the site been undertaken? State Yes or No: YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.
Vacant land owned by South Holland District Council

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:
Will there be — Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site? New car park at one end of site See Drgs.

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: Mains

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

C. Please state whether a land drain will be affected: Unknown

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.		→ Date: Consultee(s): Outline Application
Is this application related to a previous submission	Yes	→ Application No.: H18/0684/90

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

Continue on separate sheet if necessary.

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).

Prospective Purchaser

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 ~~26/6/92~~

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:
South Holland District Council
Estates Dept.

State Date notice served: 26/6/92

Signed Ian Broomhall (Applicant/Agent) Date 26/6/92

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 Ian Broomhall Applicant/Agent) Date 26/6/92

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 .....

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

APPLICATION 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:

CONSULTATION/PUBLICITY REQUIRED DMC 8/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
9, 10, 11, 4 & 5 Gate ✓ done 20/7
Church

Residents (Delivery):

Consults : Dept of Transport
Env Health → CONSULT. ✓ DONE 15/7 DMC
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 .....

Further direction: | Precise details

Amended description:

Reconsultations required -
Parish Council ✓ → RE-CONSULT. } (Amended plans received) (done)
Ward Members ✓ →
Residents ✓ (As above)
Advertise
Other

New valid date 17/7/7..... Re-Registered ✓ (done)
Ack/Reception ..... (done)

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf) GRANT
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
(Reason:

No ----

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 ----

Nil fees (not first Submission)

Yes ----

ANY ONE OF ABOVE

Other info. re:
Signed .....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 880

Receipt Issued ..... No. P136

Date First Received 29 JUN 1992

REGISTRATION

REFERENCE H18/0713/92

Cross-Ref R

Date 30/6/92

VALIDATION Date 29/6/92

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

Site area ..... No. of dwellings 8 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 ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 880 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 1.7.92

Index Sheets 231 OS Nos ..... Grid Ref 547800 321030

Ward N Parish Sutton Bridge

Inside IDB Yes. Inside LP Area Yes.

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐ Grade
Level crossing	☐	TPO	
Footpath	☐	Other:	

Linked to site ..... Ref 646 Linked to property ..... Ref .....

Planning Records:
Earlier apps 684/90

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

Inputs completed .....

FILE COPY

Lincolnshire Rural Housing
Association Ltd,
Markime House,
Poole's Lane,
Spilsby,
Lincs.
PE23 5EY.

Mr D Gedney

SAW/NRM/JJ
H18/0713/92

25 September 1996

FAO: P A Raynes

Dear Sir/Madam,

PROPOSED ADDITIONAL PARKING FACILITIES, FLINT GATE DEVELOPMENT, SUTTON BRIDGE.

I write further to your letter received on 9th September 1996.

It is my opinion that the additional parking facilities proposed require planning permission. I therefore enclose the relevant forms for you to complete and return in respect thereof.

It is noted that two of the spaces would involve the removal of a number of trees which formed part of the approved landscaping scheme. Provision should preferably be made for these elsewhere therefore.

I hope the above information is of assistance.

Yours faithfully

N Midlen
Development Control Manager

LINCOLNSHIRE RURAL HOUSING ASSOCIATION LIMITED

MARKIME HOUSE , POOLE'S LANE, SPILSBY, LINCS PE23 5EY
☎ (01790) 754219 Fax (01790) 754508

Director Of Housing & Planning Services
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE.

04.September 1996

Att Of Mr D.Gedney Re **Flint Gate Development- Sutton Bridge**

Further to our telephone conversation,please find attached the improvements proposed under permitted development for your perusal.

The Association has been concerned for some time regarding the damage to vehicles and the disability's of some of our tenants.

The Association is considering the provision of parking nearer their property.

Prior to a feasibility study being carried out,are there any problems regarding planning?

Should our proposals be acceptable,could you please advise on your procedure and any costs that may be involved.

Thanking you for assistance in this matter

Yours sincerely

P.A.Raynes.

P.A.Raynes
Technical Officer.

NFHA Member

A Non-Profit Making Organisation for the Provision of Housing
Registered with the Housing Corporation under the Housing Associations Act 1985 (Reg No L3698)
Registered with the Industrial and Provident Societies Act 1965 (Reg No 25276R)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/0713/92 Received:24-JUL-92 Type:FULL

Name: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of ~~4 pairs of~~ 2 detached and 2 pairs of semi-detached bungalows ~~(8 dwellings)~~

Location : Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The emergency access shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the occupation of the dwellings hereby approved.

Reason: In the interests of highway safety and residential amenity.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be erected to the

satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.

Reason: In the interests of residential amenity.

6 Before the occupation of the dwellings approved, the screen fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

7 Notwithstanding the provisions of Class A of the Town and Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.

Reason: In the interests of residential amenity.

8 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

10 Double glazing shall be installed to noise sensitive rooms as per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).

Reason: In the interests of residential amenity.

11 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory form of development in terms of drainage.

12 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.

Reason: In the interests of visual amenity and because full details have not been submitted with the application.

13 Before the occupation of any of the dwellings hereby approved, the existing buildings on the site shall be removed.

Reason: In the interests of visual amenity.

+ SN1 Letter and Drawing 490148/02/A and 490148/03 Received by LPA 11 Dec 92.

18-DEC-92 H18/0713/92

Authorised to issue:

AD.. 18/12 .....DC.... 21/12. DLBCS

PLANNING COMMITTEE - 17th June, 1980.

765. PLANNING APPLICATIONS (cont.)

Plan No. and Applicant	Proposal (O.A. denotes outline application only)
H 16/1261/79/11 Hereward Nurseries Limited	O.A. Residential development off St. John's Road, Spalding.
(Clarification of site.)	
H 9/289/80/3 Mr. & Mrs. K.A. Fidler	Erection of house and garage Wood Lane, Holbeach.

(To enable Planning Officer to investigate if planning permission has been issued for use of business on this site.)

(n) Tree Preservation Order

The Secretary be authorised to make a Tree Preservation Order under the provisions of Sections 60 and 61 of the Town and Country Planning Act 1971 in respect of the tree situated at the entrance of the site of application number H 2/462/80, such Order to be confirmed as an unopposed Order if no objections are received.

NOTES

1. Councillor B. Chappell declared his interest in application H 14/606/80 and remained in the meeting during its consideration.

2. Councillors N.P. Judge and H. Marshall asked that their names be recorded as having voted against the decision to approve application H 20/523/80.

3. It was agreed that the policy guidelines recommended by the Planning Officer in connection with applications H 2/185/80, H 2/297/80 and H 2/462/80 be considered at the next appropriate meeting of the Committee.

4. In granting planning permission under reference H 4/376/80 it was agreed that standard condition 51 should be amended to enable the premises to be used between the hours of 8.0 a.m. and 8.0 p.m. on Mondays - Saturdays inclusive.

766. PLANS SUB-COMMITTEE - 17TH JUNE, 1980

RESOLVED: The Minutes of the meeting of the Plans Sub-Committee held on 17th June, 1980, a copy of which is attached as Appendix II to these Minutes, be received.

767. SPECIAL MEETING

RESOLVED: A Special meeting of the Committee be held on 8th July, 1980, commencing at 6.30 p.m., to consider the Planning Officer's report on development in the open countryside including the use of the agricultural habitation condition and residential development in the smaller settlements.

5, 6, 7, 10	IN THE INTERESTS OF RESIDENTIAL AMENITY
8	F 4
9	B 21
11	TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT IN TERMS OF DRAINAGE
12	IN THE INTERESTS OF VISUAL AMENITY AND BECAUSE FULL DETAILS HAVE NOT BEEN SUBMITTED WITH THE APPLICATION

APPROVE AS PER AMENDED ~~PLAN~~ PLAN & LETTER RECEIVED ON 11/12/92

1. STANDARD TIME CONDITION

2. SCA THE ~~APPROVED AREA AND~~ EMERGENCY ACCESS SHALL BE LAID OUT AND SURFACED TO THE SATISFACTION OF THE LPA BEFORE THE OCCUPATION OF THE DWELLINGS HEREBY APPROVED

~~3~~ SC21 - (landscaping scheme).

~~4~~ SC27 - (implementation of planting).

~~5~~ Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be SCB erected to the satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.

~~6~~ Before the occupation of the dwellings approved, the screen SCC fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.

~~7~~ Notwithstanding the provisions of Class A of the Town and SCD Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.

~~8~~ F4 - (parking in accordance with plan).

~~9~~ B22 - (access and turning space to accord with application).

~~10~~ Double glazing shall be installed to noise sensitive rooms as SCE per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).

~~11~~ No development shall commence on site until arrangements have SCF been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

~~12~~ Before the commencement of the development hereby approved, full SCG details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.

~~13~~ Before the occupation of any of the dwellings hereby approved, SCH the existing buildings on the site shall be removed.

Reasons

1 ~~In the interests of residential amenity~~. STANDARD

2 In the interests of ~~visual amenity~~. HIGHWAY SAFETY AND RESIDENTIAL AMENITY

3 & 4, } IN THE INTERESTS OF VISUAL AMENITY

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: H18/0713/92 Type: FULL

Applicant: Lincolnshire Rural Housing
Tel: 0790 54219

Agent: NCHA Ltd (Architects)
0602 624244

Description: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Valid date: 24-JUL-92
Target dates:
To case officer 29-JUL-92
Inspected by 03-AUG-92
Extra contacts 08-AUG-92
Report if not clear by 28-AUG-92

Terminal date: 18-SEP-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer:
~~D M GEDNEY~~ S. Hallam

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton Bridge	06-OCT-92	20-OCT-92	
Cllr C J T H Brewis 0406 350818	06-OCT-92	20-OCT-92	
Cllr D Dewsberry 0406 350947 (Of	06-OCT-92	20-OCT-92	
Dir of Environmental	06-OCT-92	20-OCT-92	
The Occupier, 4 Church Gate, SB	"	"	Amended plan rec'd.
The Occupier, 5 " " "	"	"	
The Occupier, 6 " " "	"	"	
The Occupier, 7 " " "	"	"	
The Occupier, 8 " " "	"	"	
The Occupier, 9 " " "	"	"	
The Occupier, 10 " " "	"	"	
The Occupier, 11 " " "	"	"	
The Occupier, 12 " " "	"	"	

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Priory Road, Spalding,
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Telephone: (0775) 761161
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Spalding
Lincs

Valid date: 24-JUL-92 Terminal date: 18-SEP-92
Target dates: Target Committee: 05-AUG-92
To case officer 29-JUL-92 Report deadline: 22-JUL-92
Inspected by 03-AUG-92
Extra contacts 08-AUG-92 Case Officer:
Report if not clear by 28-AUG-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton Bridge	27-JUL-92	10-AUG-92	Amended plan & description
Cllr C J T H Brewis 0406 350818	27-JUL-92	10-AUG-92	
Cllr D Dewsberry 0406 350947 (Of	27-JUL-92	10-AUG-92	
Owner/Occupier, 6 Church Gate, SB	27-JUL 92	10-AUG-92	
Owner/Occupier, 7 Church Gate, SB	"	"	
Owner/Occupier, 8 Church Gate, SB	"	"	
Owner/Occupier, 12 Church Gate, SB	"	"	
Owner/Occupier, 11 Church Gate, SB	"	"	Amended plan & description
Owner/Occupier, 10 Church Gate, SB	"	"	
Owner/Occupier, 9 Church Gate, SB	"	"	
Owner/Occupier, 5 Church Gate, SB	"	"	
Owner/Occupier, 4 Church Gate, SB	"	"	
Dir of Environmental	27-JUL-92	10-AUG-92	

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: H18/0713/92 Type: FULL

Applicant: Lincolnshire Rural Housing Agent: NCHA Ltd (Architects)
Tel: 0790 54219 0602 624244

Description: Erection of 8 two bed bungalows, one terraced block of 3, two semi-detached blocks, one detached block
Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Valid date: 17-JUL-92 Terminal date: 11-SEP-92
Target dates: Target Committee: 05-AUG-92
To case officer 22-JUL-92 Report deadline: 22-JUL-92
Inspected by 27-JUL-92
Extra contacts 01-AUG-92 Case Officer:
Report if not clear by 21-AUG-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Owner/Occupier, 9 Church Gate, S. Bridge		20 JUL-92	03-AUG-92	
Owner/Occupier, 10 Church Gate,	"	"	"	
Owner/Occupier, 11 Church Gate,	"	"	"	
Owner/Occupier, 4 Church Gate,	"	"	"	
Owner/Occupier, 5 Church Gate,	"	"	"	
Clerk to Sutton Bridge		20-JUL-92	03-AUG-92	Amended plans
Cllr C J T H Brewis	0406 350818	20-JUL-92	03-AUG-92	
Cllr D Dewsberry	0406 350947 (Of	20-JUL-92	03-AUG-92	
Dir of Environmental		15-JUL-92	29-JUL-92	

L.C.C - Obs Attached Jc6 22/7/92

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0713/92 Type: FULL

Applicant: Lincolnshire Rural Housing Agent: NCHA Ltd (Architects)
Tel: 0790 54219 0602 624244

Description: Erection of 8 two bed bungalows, one terraced block of 3, two semi-detached blocks, one detached block
Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Valid date:	07-JUL-92	Terminal date:	01-SEP-92
Target dates:		Target Committee:	05-AUG-92
To case officer	12-JUL-92	Report deadline:	22-JUL-92
Inspected by	17-JUL-92		
Extra contacts	22-JUL-92	Case Officer:	
Report if not clear by	11-AUG-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		08-JUL-92	22-JUL-92
Cllr C J T H Brewis	0406 350818	08-JUL-92	22-JUL-92
Cllr D Dewsberry	0406 350947 (Of	08-JUL-92	22-JUL-92
Dir of Environmental		15-JUL-92	29-JUL-92

SITE DETAILS

Grid ref: 547800 321030
OS Sheets: 231 Parcel:

BRIAN SMITH Dip TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0713/92 Type: FULL

Applicant: Lincolnshire Rural Housing Agent: NCHA Ltd (Architects)
Tel: 0790 54219 0602 624244

Description: Erection of 8 two bed bungalows, one terraced block of 3, two semi-detached blocks, one detached block
Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Valid date:	07-JUL-92	Terminal date:	01-SEP-92
Target dates:		Target Committee:	05-AUG-92
To case officer	12-JUL-92	Report deadline:	22-JUL-92
Inspected by	17-JUL-92		
Extra contacts	22-JUL-92	Case Officer:	
Report if not clear by	11-AUG-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		08-JUL-92	22-JUL-92
Cllr C J T H Brewis	0406 350818	08-JUL-92	22-JUL-92
Cllr D Dewsberry	0406 350947 (Of	08-JUL-92	22-JUL-92

SITE DETAILS

Grid ref: 547800 321030
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: H18/0713/92 Type: FULL

Applicant: Lincolnshire Rural Housing
Tel: 0790 54219

Agent: NCHA Ltd (Architects)
0602 624244

Description: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Valid date: 24-JUL-92
Target dates:
To case officer 29-JUL-92
Inspected by 03-AUG-92
Extra contacts 08-AUG-92
Report if not clear by 28-AUG-92

Terminal date: 18-SEP-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer: ~~D M GEDNEY~~ J. Blacklock

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		06-OCT-92	20-OCT-92
Cllr C J T H Brewis	0406 350818	06-OCT-92	20-OCT-92
Cllr D Dewsberry	0406 350947 (Of	06-OCT-92	20-OCT-92
Dir of Environmental		06-OCT-92	20-OCT-92
The Occupier, 4 Church Gate		05-OCT-92	29-OCT-92
The Occupier, 5 Church Gate		"	"
The Occupier, 6 Church Gate		"	"
The Occupier, 7 Church Gate		"	"
The Occupier, 8 Church Gate		"	"
The Occupier, 9 Church Gate		"	"
The Occupier, 10 Church Gate		"	"
The Occupier, 11 Church Gate		"	"
The Occupier, 12 Church Gate		"	"

849. PLANNING APPLICATIONS (Continued)

(c) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in respect of the following proposals in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H18/0713/92 Lincolnshire Rural Housing Association		Four pairs of semi-detached bungalows (eight dwellings) on land off Churchgate Road, off A17, near Sutton Bridge.

(Subject to (i) the layout of the proposed development being amended to ensure easy access by emergency services to all properties; and (ii) the word "west" in line 2 of condition 1 being amended to read "east".)

H05/0808/92 Ashwood Homes		Residential development plot nos 12-37 inclusive on land off Foxes Low Road, Holbeach.

(Subject to (i) the Director of Planning and Building Control Services negotiating with the applicants the provision of an adequate play area; (ii) the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure the provision of the play area in accordance with the details to be agreed; and (iii) the Director of Planning and Building Control Services negotiating with the applicants the provision of suitable street lighting.)

H16/1045/92 The Tanglewood Group		Twelve sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Spalding.
H05/1108/92 Ashwood Homes		Low brick wall and fitting of an iron pedestrian gate, panels and railings, and electronically operated vehicular gates on land off Foxes Low Road, Holbeach.

(Subject to the Director of Planning and Building Control Services being satisfied that emergency services have adequate access to the development.)

(The Director of Planning and Building Control Services reported that the observations of the Parish Council had now been received in support of the development.)

H12/0198/92 Dayfield Properties Ltd	O.A.	Two dwellings on land south of Jolly Crispin Public House, Lutton.

(Subject to (i) the access being relocated at the southern end of the site; and (ii) satisfactory arrangements for future maintenance of the amenity area.)

APPLICATION REFERENCE: H18/0713/92 DATE RECEIVED: 24 July 1992

APPLICANT: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

AGENT: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Full

DESCRIPTION: Erection of four pairs of semi-detached bungalows (eight dwellings)

LOCATION: Land off Churchgate Road, off A17, near Sutton Bridge

REPORT

This application was reported to Committee on the 26 August 1992 (Minute 604) when it was resolved that the site be inspected by the Sub-Committee prior to its determination by Planning Committee on the 15 September 1992.

On the 15 September 1992 the Planning Committee resolved (Minute 660) that subject to satisfactory negotiations with the applicants to secure amendments to the proposed layout and a suitable planting scheme in lieu of a 5 metre high screen along the western boundary of the application site, the Director of Planning and Building Control Services be authorised to grant planning permission.

CONCLUSIONS

1 Negotiations have taken place with the applicant to secure an improved layout and these have resulted in:
   (a) The deletion of two units. The number of units envisaged is now six, previously it had been eight.
   (b) The arrangement of those units in the form of four semi-detached and two detached bungalows.
   (c) The more central location of the car park (seven car parking spaces with five of the units to the east of it and one to the west).
   (d) A sizeable area at the eastern end of the site of landscaping/tree planting in lieu of the screening proposed on the Metalair site. Thus, the screening on the Metalair site would be dispensed with.
   (e) The adoption of double glazed windows with secondary glazing on the front bedrooms of bungalows 5 and 6.

2 However, the Parish Council have objected to the revised plans on the following grounds:
   (a) Too many dwellings are proposed for this site and are not aligned in a satisfactory manner to allow any form of vehicular access. This latter point is deemed to be absolutely necessary for any tenants residing on this site.
   (b) The existing tenants have requested that a high partition fence is erected to protect the privacy of the back of their bungalows, they do not want their bedroom windows overlooked. Council wish to make it clear that this point must be respected.
   (c) Council wish to repeat that a more suitable layout could be applied to this site namely, that the new properties could be re-aligned to allow the access mentioned in (a) above.

(d) The screening for the Metalair Factory (H18/0803/92), must be fully erected before any of the new tenants are given occupancy.

3 The Parish Council's reservations concerning the numbers and access are noted. The layout is by no means ideal. However given the configuration of the site, the layout of the proposed development is most practicable and the number of units is by no means excessive in terms of the overall site area. The County Surveyor has no objection to the revised access and parking arrangements, but they will be a considerable distance from some of the dwellings. There is insufficient room to provide a direct access to all of the dwellings, but the parking could be made more central by 'handing' it with plot 2.

4 With regard to privacy, a 1.8 metre close boarded fence will be erected along the common boundary with the existing bungalows.

5 With regard to fencing on the Metalair site (application H18/0803/92) refers, such fencing is superfluous in view of the resiting of the eastern most units (now some 24 metres) from the boundary of the washing facility on the Metalair site) and the extent of landscaping/tree planting now envisaged.

RECOMMENDATION - Planning Permission be granted, subject to the following conditions:

1 The submission and approval of a revised plan relocating the parking area further to the west, prior to development commencing on site.

2 SC21 - (landscaping scheme).

3 SC27 - (implementation of planting).

4 Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be erected to the satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.

5 Before the occupation of the dwellings approved, the screen fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.

6 Notwithstanding the provisions of Class A of the Town and Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.

7 F4 - (parking in accordance with plan).

8 B22 - (access and turning space to accord with application).

9 Double glazing shall be installed to noise sensitive rooms as per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).

10 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

11 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.

12 Before the occupation of any of the dwellings hereby approved, the existing buildings on the site shall be removed.

Reasons

1 In the interests of residential amenity.

2 In the interests of visual amenity.

3	In the interests of visual amenity.
4	In the interests of residential amenity.
5	In the interests of residential amenity.
6	In the interests of residential amenity.
7	F4.
8	B21.
9	In the interests of residential amenity.
10	To ensure a satisfactory form of development in terms of drainage.
11	In the interests of visual amenity and because full details were not submitted with the application.
12	In the interests of visual amenity.

APPLICATION REFERENCE: H18/0713/92 DATE RECEIVED: 07 07 92

APPLICANT: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincolnshire

AGENT: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 SEP 1992

TYPE: Full

DESCRIPTION: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

LOCATION: Land off Churchgate Road, Off A17 near Sutton Bridge

Parish Council: Not in agreement:
- too many dwellings and not aligned to allow access;
- existing tenants wish for fence to protect privacy should be respected;
- more suitable layout could be achieved;
- screening should be erected before occupancy

Ward Member: In view of the proposed density, access arrangements and proximity to industrial site, request site inspection.

County Highways: Request conditions.

Environmental Services: The revised layout with enhanced screening, glazing and areas away from the Metalair boundary should provide the optimum scheme for mitigating the impact of the industrial activities and the bypass.

Anglian Water Authority: No objection in principle; foul and surface water can be accommodated off site.

PLANNING POLICIES/DOE ADVICE
Long Sutton and Sutton Bridge Local Plan.
Inside IBD.

PREVIOUS DECISIONS
H18/0684/90 - Residential Development - conditional permission requiring screening and double glazing and including a note that the development should be low density and preferably single storey having regard to the sites proximity to existing industry and the A17 by-pass.

PLANNING ISSUES
1 The determining issues, given the existence of the deemed permission for residential development, are as follows:-
(a) Whether the proposed development is of intrinsic merit in design terms.
(b) Whether sufficient precautions have been taken to minimise detriment from industrial noise and disturbance and that emanating from the bypass.
(c) Whether the amenities of adjacent residential property have been adequately safeguarded.
(d) Whether the health of the trees adjacent to the southern boundary have been safeguarded.

2 The site is currently grassed and is located to the rear of existing elderly persons bungalows, which are Council owned. Access to the site would be via an area which is currently used for parking/garaging.

3 The Metalair premises are located to the east of the site. A belt of trees are located immediately to the south on the dismantled railway and the new Sutton Bridge bypass is located a further 100 metres approximately to the south.

4 The land to the south between the dismantled railway line and the bypass currently has had outline permission for light industrial and warehousing use (H18/0390/88).

CONCLUSIONS

1 Notwithstanding that the semi-detached bungalows, which would be constructed in red brick with orange pantiled roofs, are sited so as to take maximum advantage of the shape of the site whilst allowing for required landscaping and car parking, nevertheless the unusual shape and location of the site in close proximity to an industrial wash down area strongly suggests that a lower density of development eg. six units would allow for a better arrangement and increased distance from the potential nuisance.

2 However, additional precautions are envisaged for the vehicle washdown facility on the Metalair site close to the boundary with the site in respect of which there is a clear risk of unacceptable disturbance from noise and overspray. These precautions, which involve the provision of screening on the Metailair site are the subject of planning application H18/0803/92 which is also reported on this agenda. It should be noted at this point that the proposed screen which is 22 metres long and some 5 metres high will be approximately 11 metres from the nearest pair of bungalows. The Director of Environmental Services comments presuppose the implementation of these additional precautions.

3 With regard to the trees to the south of the site, the bungalows have been sited to be beyond the existing canopy spread. This, the health of the trees - an important factor given their function as screening and in respect of the bypass and any future industrial development on the intervening land - will not be jeopardised.

4 With respect to noise insulation, all the bungalows will be double glazed. Indeed, some will have triple glazing in the bedroom windows. Their low profile will also assist in minimising the impact of noise. all the bungalows will benefit from the planting of a tree belt adjacent to the common boundary with Metalair but within the site.

5 By way of conclusion the combination of the shape of the site coupled with its proximity to both by-pass, existing dwellings and the industrial wash-down facility including the proposed screen emphasise the need to secure amended proposals and in my opinion this can probably be achieved by a reduction from four pairs of units to three thus creating the opportunity to achieve enhanced space around the dwellings and the possibility of excluding from the residential curtilage the area of land immediately adjacent to the wash-down facility thus negating the need for a 5 metre high screen, which if erected as proposed, may prevent some spray and noise but would create a very oppressive environment at that part of the site.

6 Following discussions with the Chief Housing Officer and with the applicant's agent amended proposals have been requested and it is hoped they will be available for the Committee meeting. In the circumstances I believe it would be appropriate for the site to be inspected by the Plans Sub-Committee with a view to determining the application at your subsequent meeting on the 15 September. This would assist the applicants making a start on the development for completion by February 1993.

RECOMMENDATION

A That before the application is determined the site be inspected by the Plans Sub-Committee.

B That subject to the recommendations of the Plans Sub-Committee and the receipt of satisfactory amended plans the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:-

1 SC21 - (Landscaping Scheme).
2 SC27 - (Implementation of Planting).
3 Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be erected to the satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.
4 Before the occupation of the dwellings approved, the screen fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.
5 Notwithstanding the provisions of Class A of the Town and Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.
6 F4 - (Parking In Accordance With Plan).
7 B22 - (Access and Turning Space To Accord With Application).
8 Double glazing shall be installed to noise sensitive rooms as per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).
9 Before the occupation of any of the dwellings hereby approved, the screening as may be approved under planning permission H18/0803/92 shall be erected to the satisfaction of the Local Planning Authority.
10 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.
11 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.
12 Before the occupation of any of the dwellings hereby approved, the existing buildings on the site shall be removed.

Reasons

1 In the interests of visual amenity.
2 In the interests of visual amenity.
3 In the interests of residential amenity.
4 In the interests of residential amenity.
5 In the interests of residential amenity.

6 F4.
7 B21.
8 In the interests of residential amenity.
9 In the interests of residential amenity and to define the terms of the permission.
10 To ensure a satisfactory form of development in terms of drainage.
11 In the interests of visual amenity and because full details were not submitted with the application.
12 In the interests of visual amenity.

Note
It should be noted that subject to the views of the Plans Sub-Committee and the content of an amended layout plan the requirements for Condition 9 may need to be varied.

ADDENDUM

It was resolved by the Committee on the 26 August 1992 that the site should be inspected by the Sub-Committee and its recommendation reported back to the Committee for decision.

RECOMMENDATION

To consider verbal report of Sub-Committee's recommendation.

J Blacklock

JB/SAH H18/0713/92

Mr I Broomhall
N.C.H.A. Limited
Architects
12-14 Pelham Road
Sherwood Rise
Nottingham NG5 1AP

23 November 1992

Dear Sir

Residential Development - Land Off Church Gate Road, Sutton Bridge, Spalding, Lincs

I write to advise you that at its meeting on 18 November 1992 the Planning Committee resolved that further negotiations should be undertaken to secure a better relationship of access and car parking for the proposed six units of accommodation. The Committee was particularly concerned that there should be access for emergency vehicles to as many of the units as possible.

Accordingly, I enclose a plan with a suggested layout and I would be obliged if you would contact my officer, Mr Blacklock, to discuss it and any further amendments which may be necessary.

Yours faithfully

p.p. N R Midlen
Principal Planning Officer (Development Control)

Enc.

8/12/92 Spoke to Mr Broomhall

Agreed :- Emergency access with no turning area
Patio doors to replace large doors.
Plans to follow

FILE NOTE

H18/713/92
NRM/JJ

11 Nov 1992

LAND OFF CHURCH GATE ROAD, OFF A17 NEAR SUTTON BRIDGE, SPALDING.

Phone conversation 11.30am with Mr Broomhall of N.C.H.A.

I advised Mr Broomhall that in view of the opposition from the Parish Council, the report would have to go back to Committee. It seemed to me that the Parish Council's concern about vehicular access could be partly accommodated by "handing" the car park and plot 2 to make the car park more central. I was minded to recommend permission with a condition to that effect, and asked him if he foresaw any problems. He did not.

N Midlen
Principal Planning Officer
Development Control

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

NB: Amended plans received - please note amended description

Application no: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

Location: Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

Type: FULL

Date received: 24-JUL-92

27-JUL-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 11-AUG-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: The Parish Council cannot accept this plan as submitted please see attached notes.

Signed: J Hammerton. Clerk.

14th August '92.

S.H.D.C. PLANNING DEPT.
21 OCT 1992

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867

14th August 1992

Mr D M Gedney
Planning and Building Control Services.
South Holland Disrict Council.

Dear Mr Gedney,

Re: H18/0713/92. Lincolnshire Rural Housing Association.

The Parish Council have carefully reviewed this Planning Application and its associated amendments and have carried out several site visits and discussed the implications of this development with existing tenants.

The Parish Council wish to specifically state that they are not in agreement with this submission for the following reasons:

a) Too many dwellings are proposed for this site and are not aligned in a satisfactory manner to allow any form of vehicular access. This latter point is deemed to be absolutely necessary for any tenants residing on this site.

b) The existing tenants have requested that a high partition fence is erected to protect the privacy of the back of their bungalows, they do not want their bedroom windows overlooked. Council wish to make it clear that this point must be respected.

c) Council wish to repeat that a more suitable layout could be applied to this site namely, that the new properties could be re-aligned to allow the access mentioned in (a) above.

d) The screening for the Metalair Factory, (H18/0803/92), must be fully erected before any of the new tenants are given occupancy.

The Parish Council wish it understood that these points are the observations they wish to formally present on this matter.

Signed.

H. Summerton.
Clerk.

Enclosure.

S.H.D.C. PLANNING DEPT.
21 OCT 1992

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pi Road, Spalding,
Lincolnshire. PE11 2XE

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

7 OCT 1992

SOUTH HOLLAND DISTRICT COUNCIL

Amended plans received

Application no: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

Location: Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

Type: FULL

Date received: 24-JUL-92

06-OCT-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 21-OCT-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:
1. This plan does still not show an access road which is considered absolutely essential.
2. Please see attached comments supplied by Parish Council earlier. (14/8)

Signed: A Summerton - Clerk.

S.H.D.C. PLANNING DEPT.
21 OCT 1992 JS

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 9.10.92

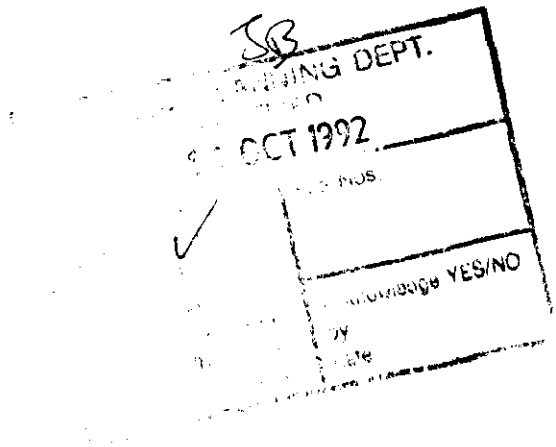
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H18/0713/92
Bungalow, Churchgate, Sutton Bridge

I write in response to the revised layout and would recommend that the bedrooms to units 5 and 6 are secondary glazed and the screening of the garden of No. 5 is at least 1.8m close boarded fence in accordance with the previous specification.

Director of Environmental Services



Appeal — As per plans subcommittee
resolution of 7/9/92

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J Blackleck SHDC

Planning Reference 11/0783/92.

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

Church Gate Road, Sutton Bridge

I refer to the amended plan.

There is no provision for visitor parking in this layout which will lead to parking either on the public highway or the access to the car park to the inconvenience of other residents

12/10/92. TELECON WITH CHRIS BERRIS — AGREED CAR PARKING WAS SUFFICIENT ON UNDERSTANDING PROPOSED UNITS WERE FOR OCCUPATION BY ELDERLY

Date 8/10/92

Signed ..... Director of Highways and Planning

N.C.H.A. Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Mr J Blacklock

JB/LAB
H18/0713/92
IB/JP

23 September 1992

F.A.O. Mr Broomhall.

Dear Sir

Erection Of 8 Bungalows, Land Off Church Gate Road, Sutton Bridge, Lincs - Lincs Rural Housing Association.

I refer to your meeting with my officer Mr J Blacklock, in connection with the above.

At its meeting on 15 September 1992 the Planning Committee resolved that the Sub-Committee's recommendation be adopted that planning permission be granted subject to satisfactory negotiations to secure amendments to the proposed layout and a suitable planting scheme in lieu of a 5 metre high screen along the western boundary of the site.

In view of your discussions with my officer a propos this resolution and would be pleased to receive amended plans providing for the following:-

(a) A reduction in the numbers to 6.
(b) Additional tree planting and landscaping at the eastern end of the site.
(c) A more central location of the car park.
(d) A footpath along the northern boundary of the site wide enough to accommodate the disabled in wheelchairs.
(e) The siting of two detached bungalows at the western end of the site.

Yours faithfully

pp N R Midlen
Principal Planning Officer
Development Control

N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 – FAX 0602 691568

LATE OBS: Offr. ..... Date. 4/9/92
Salient points highlighted

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 SEP 1992

File Nos.

IB/JP

3 September 1992

7/9 s/cttee
+ 15/9 cttee

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

For the attention of Mr Blacklock - Planning Officer

Dear Sir

Planning Application No. H18/0713/92
Erection of 4 pairs of semi-detached bungalows on land off Church Gate, Sutton Bridge, Lincs.

I refer to your telephone conversation with myself on 2.9.92 in connection with the above.

I now wish to confirm that I have considered various options to relocate the carpark at the above in order to facilitate shorter access for the tenants. It is my considered opinion that it is not feasible to move the carpark as the access road that would be required to the relocated carpark, would significantly shorten the width of an already narrow site, which would render the site unsuitable for development. I would confirm that wild area adjacent the carpark is not large enough to accommodate a building plot.

Yours faithfully

Ian Broomhall

Ian Broomhall M.B.I.A.T.

LATE OBS: Offr. ... Date. 23/8.
Salient points highlighted

SG.

S.H.D.C. PLANNING DEPT.
24 AUG 1992
Action by ...
DPC ...
DDPO ...
JC ...
Action by .....
Discuss with .....
Copy to .....
File No. 26/8
Acknowledge YES/NO
By
Date

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL DATE: 21.8.92

YOUR REF:

FROM: DIRECTOR OF HOUSING & PROPERTY SERVICES OUR REF: SAW/CMT

Application Reference: H18/0713/92
Land off Churchgate, Sutton Bridge.

With reference to our conversations on this application I write to confirm several points:

1. The scheme is being funded through an SCA allocation under the DoE Rural Programme. The SCA must be taken up by March 1993 otherwise any spend in 1993/94 has to come from the Council's capital programme. As you know I believe Nottingham Community HA should have moved more quickly on this application in order to allow sufficient time for any problems with the site to be overcome and I have made my views clear to them. Nevertheless we are faced with the situation as it stands and any undue delay in any respect from here-on-in may jeopardise the scheme.

2. The scheme will still be viable with six bungalows but is not likely to be viable with six units and the screen.

3. Fencing - the issue of fencing has been discussed at a meeting between the Housing Manager and all tenants whose bungalows have boundaries adjacent to the application site since we were anxious to seek their views on the development particularly the issues of fencing. His notes are attached. Paragraphs 3 and 7 are relevant to the fencing. As a result of the consultation provision has been made in the conveyance as follows: two metre high maintenance free fencing along the boundaries with 4 - 10 ~~Chapelgate~~ Churchgate and 1m high chain link fencing along the boundary with 11-13 Churchgate. The tenants of 11 - 13 Churchgate are particularly anxious not to have high close-boarded fencing which they feel will make them feel confined. They do wish to look over this area, including the car parking, and particularly the area which is to be landscaped. I hope the Sub-Committee will take their views into account.

4. Access - just a general comment, this scheme is not unlike the LRHA scheme at Holbeach St. Marks.

S A Walther

Director of Housing & Property Services.

NOTES OF A MEETING WITH TENANTS AT CHURCHGATE, SUTTON BRIDGE. AM. 1-7-92

A meeting was convened at the Wardens home at which all tenants affected by the proposed development were invited to attend.

1. Outlined why the development was proposed and provided tenants with NCHA original proposals for layout. Advised that the plans available were those that formed the basis for initial discussion and were indicative only and did not constitute the final proposal.

2. Invited comments from tenants. All accepted that it was desirable to build properties for rent. Some reservations were expressed about the tenants who would take up residence. I gave assurance that the dwellings were intended to accommodate elderly persons and that we would expect all lettings to be made to the elderly. Did however, point out that should demand from the elderly subside, it was possible that younger persons may take up tenancies and that letting of properties were a matter for the Housing Association to determine. However, the Council do have nomination rights.

   In conclusion advised that we did not envisage the character of the Churchgate area would change as a result of development and that it will remain essentially an area of predominantly elderly persons.

3. Advised tenants that we were particularly interested in their views regarding boundaries to the development, in particular those that affected them. Some difference of opinion arose on the matter of fencing. Tenants of 4 and 5, Churchgate were particularly concerned about the use of timber fencing and the need to apply preservatives which may affect their crops. They preferred some form of maintenance free fencing and had no firm opinion about a required height. The tenant of 10, Churchgate stated that both his home and number 8 had bedrooms which backed onto the development and he wished to maintain as much privacy as possible. He requested that a close boarded 2m fence be erected. Advised that the style of fencing would need to be similar and general agreement was made in that the fencing should be of a close boarded type in a material that was maintenance free.

4. Tenant of number 10, sought assurance that no footpath would be constructed that encroached on his garden. Assured him that the plans he had seen included a footpath. However, this had been an assumption by NCHA and was not within the area to be conveyed to the Housing Association.

5. Discussed the footpath proposed between number 4 and 5; there was no objection, both tenants agree to the loss of a small area of garden. Tenant of number 5 was concerned about his clothes post and asked if it would be resited. Advised that we would inform H. A. of this requirement.

6. Those attending appeared quite happy about being given opportunity to comment and were satisfied with the outcome.

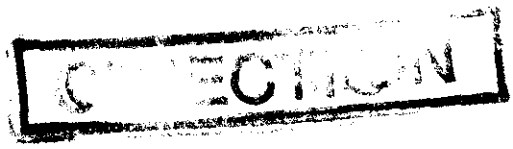
7. Three tenants were unable to attend due to problems with mobility and they were individually visited and advised. Tenants of 11, 12, and 13, Churchgate requested that if a landscaped area is to be provided that they have 1m high chain link fence to the boundary of their garden and if feasible, a pathway be constructed linking Churchgate with the area. Agreed this would be explored with the Housing Association.

G. Turner,
HOUSING MANAGER.

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867



14th August 1992

Mr D M Gedney
Planning and Building Control Services.
South Holland Disrict Council.

Dear Mr Gedney,

Re: H18/0713/92. Lincolnshire Rural Housing Association.

The Parish Council have carefully reviewed this Planning Application and its associated amendments and have carried out several site visits and discussed the implications of this development with existing tenants.

The Parish Council wish to specifically state that they are not in agreement with this submission for the following reasons:

a) Too many dwellings are proposed for this site and are not aligned in a satisfactory manner to allow any form of vehicular access. This latter point is deemed to be absolutely necessary for any tenants residing on this site.

b) The existing tenants have requested that a high partition fence is erected to protect the privacy of the back of their bungalows, they do not want their bedroom windows overlooked. Council wish to make it clear that this point must be respected.

c) Council wish to repeat that a more suitable layout could be applied to this site namely, that the new properties could be re-aligned to allow the access mentioned in (a) above.

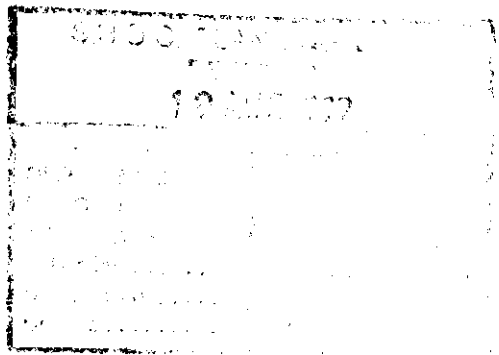
d) The screening for the Metalair Factory, (H18/0803/92), must be fully erected before any of the new tenants are given occupancy.

The Parish Council wish it understood that these points are the observations they wish to formally present on this matter.

Signed.

H. Summerton.
Clerk.

Enclosure.



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

NB: Amended plans received
please note amended
description

Application no: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

Location: Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

Type: FULL

Date received: 24-JUL-92

27-JUL-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 11-AUG-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:
The Parish Council cannot accept
this plan as submitted please
see attached notes.

Signed: A Hammerton. Clerk
14th August '92.

15/9/92.

Discussion with Mr Brownhill

(1) Advised of current situation re à vis Committee.

(2) Agreed :-

(a) Reduction of number to six

(b) Additional tree planting at eastern end.

(c) More central location of car park.

(d) Path link wide enough to accomodate disabled / wheelchairs / stretchers.

(e) Water hydrant link detailed — one on either side of car park.

(3). Agreed reference back to Committee by 26/10/92.

17/8/92

TELECON WITH Mr BROOMHALL :-

(A) INFORMED HIM APPLICATIONS H18/0713/92 AND H18/0903/92 ON COMMITTEE AGENDA WITH RECOMMENDATIONS OF APPROVAL

(B) INFORMED HIM WE ANTICIPATED OPPOSITION IN COMMITTEE + LIKELY RESOLUTION TO INSPECT SITE.

(C) AGREED :-

(1) Mr BROOMHALL TO SUBMIT LAYOUT FOR 6 DWELLINGS WITH AND WITHOUT SCREEN TAKEN INTO ACCOUNT

(2) COVERING LETTER INDICATING WHETHER 6 WAS FEASIBLE

AND ADDRESSING ISSUE OF
CONVENIENCE OF PROPOSED
CAR PARKING FOR RESIDENTS.

(3) PLAN & LETTER TO BE
DISPATCHED ASAP

JMB -

Anglian Water Services Ltd.

PUSWA 3

TO

* DISTRICT COUNCIL
* EASTERN GAS
* EASTERN ELECTRICITY
* BRITISH TELECOM
* OTHER –

FROM

SOUTH HOLLAND DISTRICT COUNCIL
SOUTH HOLLAND HALL

ANGLIAN WATER SERVICES LTD.
SLEAFORD AREA ENGINEERING SERVICES,
WESTGATE HOUSE
WESTGATE, SLEAFORD
LINCS. NG34 7RB

PUSWA 1950: Sections 6(1), 26(2) and 3(3), 6(5), 26(2) Proviso)

Anglian Water Job No./Ref. No. ..... Highway Authority Ref. No. .....

Place ..... Map Ref. .....

Nature of Work .....

*Plan and section sent to Highway Authority with Section 3 Notice on ..... 19 .....

*We intend to begin NORMAL (Section 6 (1) and 26 (2) works on ..... 19 .....

*We have begun EMERGENCY (Section 3 (3), 6 (5) and 26 (2) (Proviso) works for the following reasons: .....

.....

Date ..... Signed ..... *Delete as appropriate

8.89/G8

ALLOTT & LOMAX
Consulting Engineers

REPORT ON SITE INVESTIGATION

WORKS CARRIED OUT AT CHURCH GATE,

SUTTON BRIDGE, LINCOLNSHIRE

FOR

NCHA

S.H.D.C. PLANNING DEPT.
RECEIVED
11 AUG 1992 JS
Attention of
DPO MPM JB
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
.....
.....

INDEX

1 General Description

2 Previous Development

3 Field Work

4 Findings

5 Trees

6 Drainage

7 General

8 Conclusions and Recommendations

Appendix A - Trial pit logs

Appendix B - Site Plan

1 General Description

The proposed development comprises 8 No dwellings comprising semi detached bungalows. The site, which has been used for livestock grazing in the recent past lies between an existing bungalow development to the north with light industrial site and the main A17 Trunk road to the south. The site is generally flat.

2 Previous Development

There is no evidence to suggest that the site has been developed in the past however the southern boundary follows the probable northern extremity of the old railway station (now demolished).

3 Field Work

The site investigation comprised 4 No trial pits excavated by JCB. Trial pits were located, having regard for the proposed positioning of dwellings.

4 Findings

Trial pit findings were consistent throughout the site and as indicated in trial pit logs soils consisted of topsoil averaging 200mm thick overlying a 600mm thick layer of compact silty sand containing some organic matter, overlying light brown loose to medium dense slightly silty sand.

An existing soakaway was encountered in TP3, this comprised a circular brick perimeter wall filled with rubble, some scrap metal was present.

5 Trees

The site is bounded to the south by an uncultivated margin containing a number of semi mature trees mainly common ash and sycamore with heights in the range of 10-15m. Mature trees (approx 30m high) lie in the SE corner of the site.

6 Drainage

An investigation of the existing surface water drain present in the SE of the site revealed the drain to be completely silted up with no flow visible. The invert levels of foul sewers in Church Gate would appear to sufficiently low to allow extension of the current system to serve the proposed development.

7 General

Tenants on the estate adjacent to the site, have suggested that the disposal of surface water from hard areas is somewhat inadequate with even short periods of rain resulting in ponding on estate roads.

Comments were also made to the effect that the surface water drain referred to in 4 above may have been damaged during demolition of the railway station which previously existed to the south of the site in the area presently occupied by Metalair Ltd.

8 Conclusions and Recommendations

The soils encountered in trial pits are not susceptible to significant volume changes due to variation in moisture content, and therefore this aspect can be discounted in foundation design. We would recommend that traditional strip footings are employed founded in the loose to medium dense slightly silty sand at approximately 750mm below ground level. It is anticipated that the safe bearing pressure available will be in the order of 50-75 kN/m^2.

The distance from the bungalows to the trees as shown on the layout plan provided are such that damage to tree roots during construction should be minimal and root pressure on foundations or substructure from further growth of semi mature trees, does not give cause for concern.

The design of foundations should generally be carried out in accordance with NHBC recommendations.

We would advise that further investigation of the surface water drainage system should be carried out especially if it was the intention to discharge surface water to the manhole referred to in Section 4.

Report prepared by .....

Approved by .....

Date 27.7.92

SJB/5R/62084A

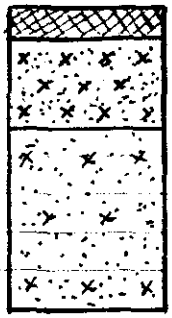
Appendix A

ALLOTT & LOMAX CONSULTING ENGINEERS

JOB No 62084A.
SHEET/SKETCH No TP 01.
BY JJB DATE July 92. CHECKED

BUNGALOW DEVELOPEMENT CHURCH GATE SUTTON BRIDGE
TRIAL PIT LOGS. N.C.H.A.

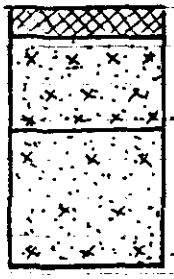
TP 1



TOPSOIL.
COMPACT SILTY SAND.

LOOSE/MEDIUM DENSE SLIGHTLY SILTY SAND (LIGHT BROWN)

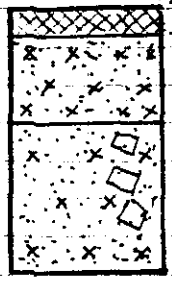
TP 2



TOPSOIL
COMPACT SILTY SAND

LOOSE/MEDIUM DENSE SLIGHTLY SILTY SAND (LIGHT BROWN).

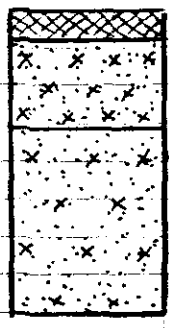
TP 3.



TOPSOIL
COMPACT SILTY SAND

LOOSE/MEDIUM DENSE SLIGHTLY SILTY SAND (LIGHT BROWN) BRICK & CONCRETE RUBBLE SOME SCRAP METAL (SOAKAWAY)

TP 4.

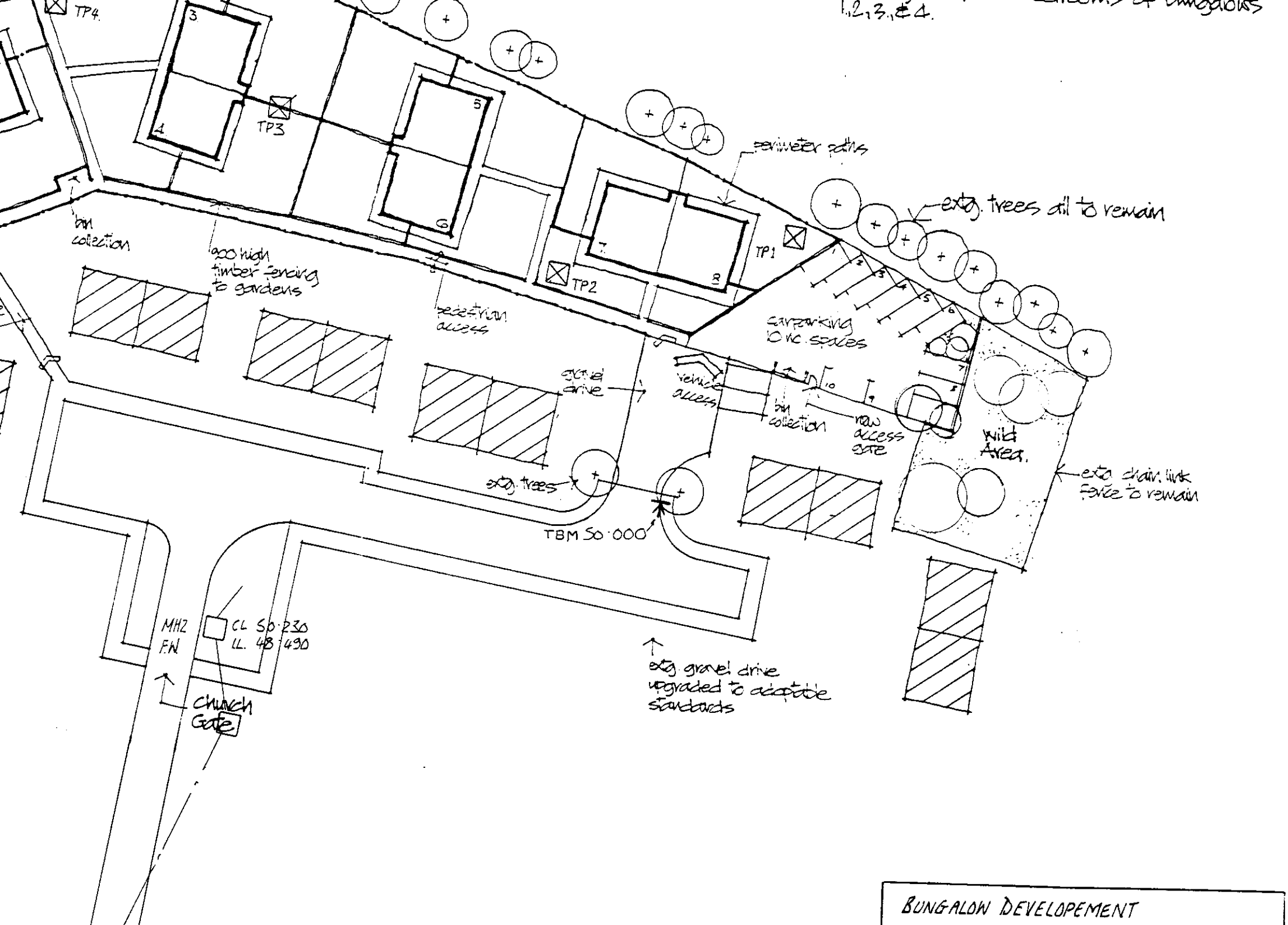


TOPSOIL
COMPACT SILTY SAND

LOOSE/MEDIUM DENSE SLIGHTLY SILTY SAND (LIGHT BROWN).

NOTE: TRIAL PITS REMAINED DRY THROUGHOUT.

Appendix B



BUNGALOW DEVELOPEMENT

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/920075

Your ref H18/0713/92

06-AUG-92

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

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : OFF CHURCH GATE ROAD, OFF THE A17 NEAR SUTTON BRIDGE, LINCS
Applicant: LINCOLNSHIRE RURAL HOUSING ASSOCIATION

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public foul sewer, which is 50 metres from the proposed site and the surface water can be accomodated in the existing surface water sewer, which is 200 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

Yours faithfully,

M. Galey

Les Outram
Principal Engineer
(Development Liaison)

MP

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1992

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

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

3/8/92

Spoke to Mr Jerry Turner (Agents - NCHA Ltd)

Advised him :-

- @ 1/200 scale plan being taken as application plan but site not coloured red.
- @ 1/500 plan enclosed coloured red also being used.

Remarks

- Overlaying of footprint of buildings between these two plans - 1/200 plan showed garden, 1/500 plan did not.

Mr Turner to notify the -

- but I pointed out I agreed not least it as an amendment for public consultation purposes.

Mr Jones asked me for my views on application — I said I wasn't very happy (layout too cramped) but agreed to recommending approval with usual caveats — confirmed senior officers in Authority.

3/8/92 Faxed folder Chigwell to Mark at revised layout.

FROM NOTTM COMMUNITY HOUSING ASSOCIATION LTD 07.22.1992 12:32

... ... LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS

TEL 0602 624244 - FAX 0602 691568

S.H.D.C. PLANNING DEPT.
22 JUL 1992
IB

FACSIMILE COVER SHEET

DATE:- 22nd July 1992

TO:- South Holland District Council Planning & Building Control Dept

FAX NUMBER:- 0775/ 710772

F.A.O.:- Mr. D. Roberts Senior Planner.

FROM:- Mr. I. Broomhall

(FAX NUMBER 0602 - 691568)

NUMBER OF PAGES:- 03 (INCLUDING COVER SHEET)

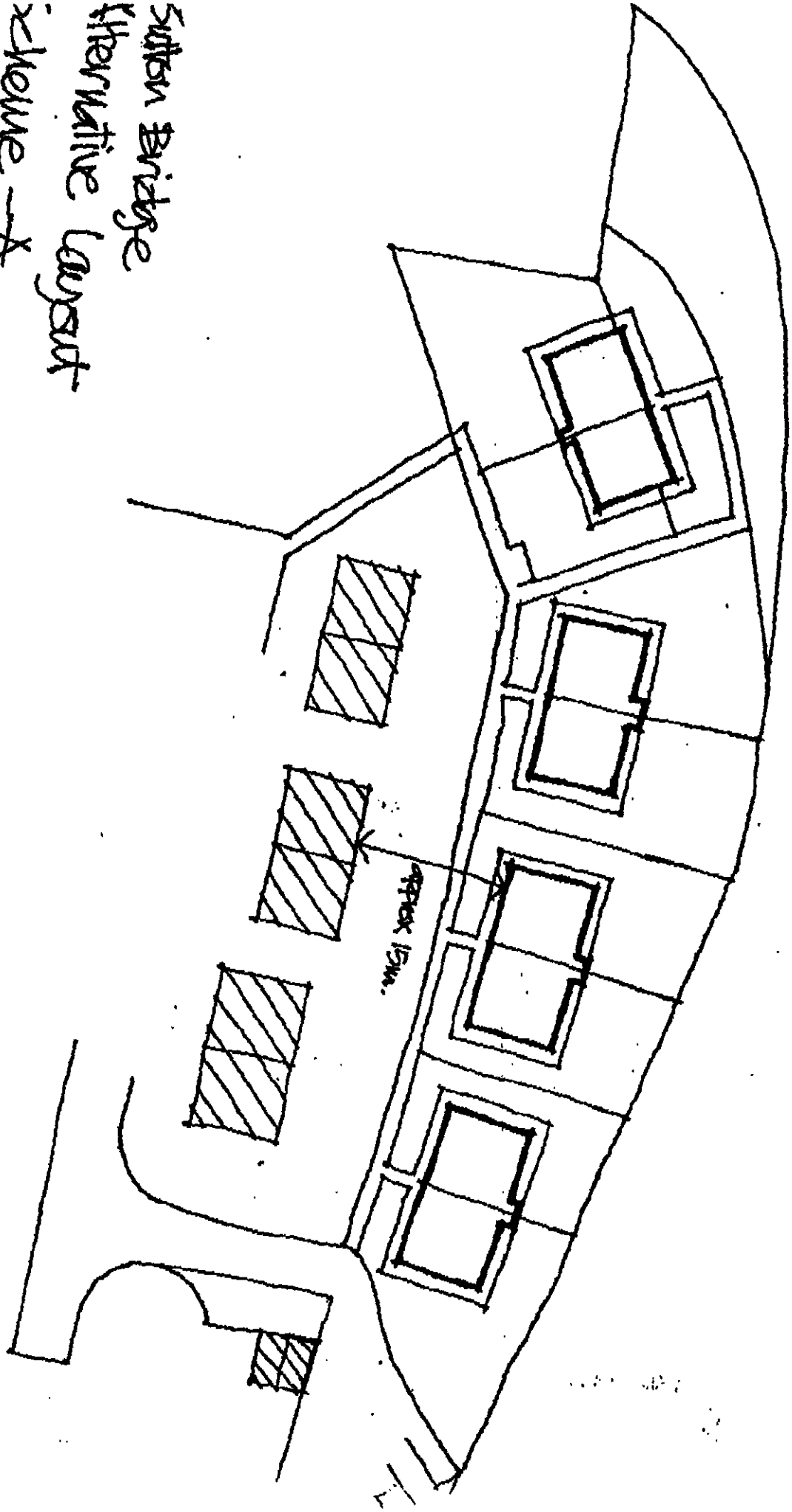
COVERING MESSAGE:-

Sutton Bridge

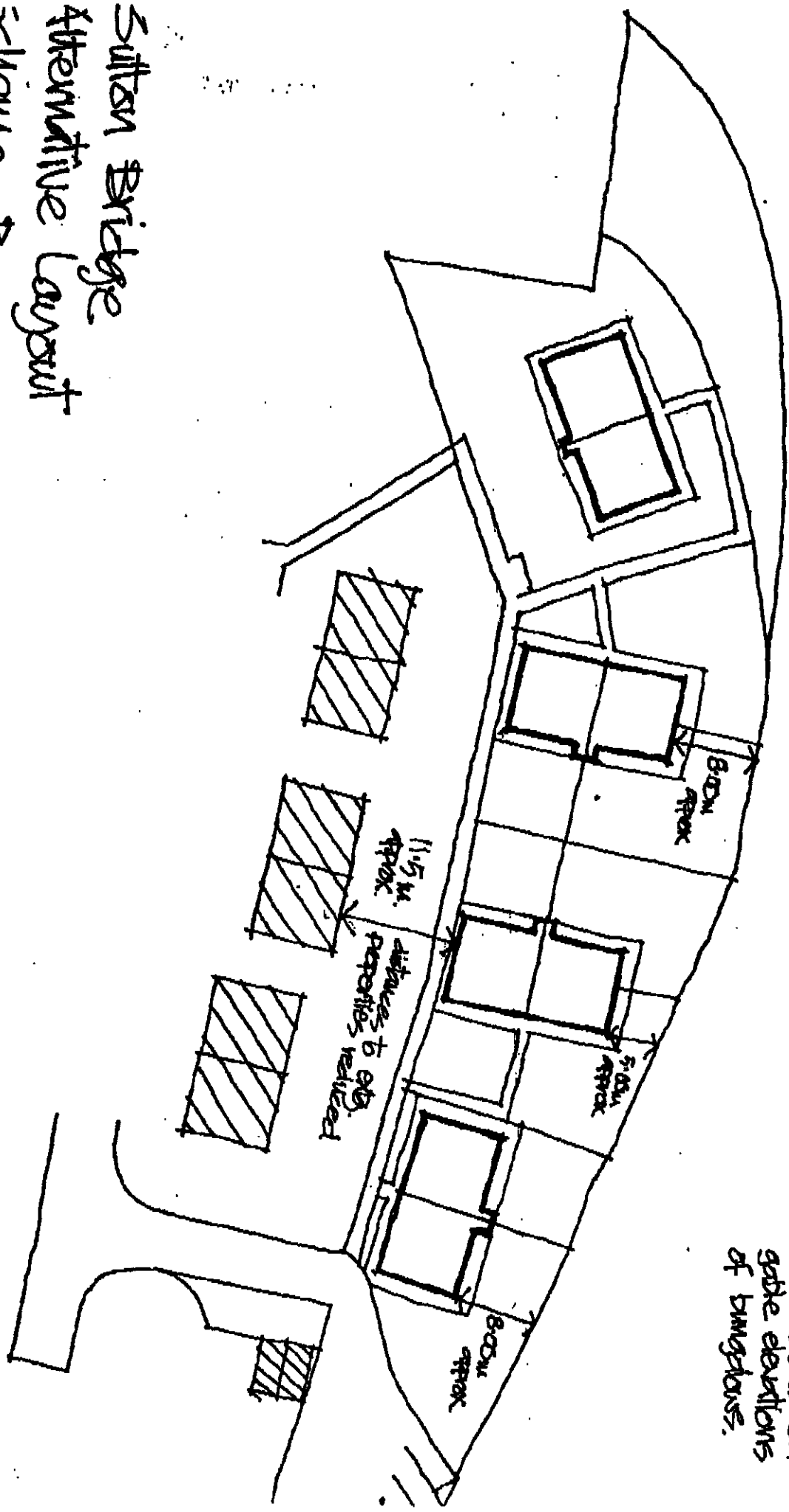
Further to our telephone conversation today I enclose alternative layouts for the above for your comments and discussion with Mr. Blacklock.

Registered under the Industrial and Provident Societies Act, 1965 Registered No. 20514R

Sutton Bridge
Alternative Layout
Scheme - X.



Sutton Bridge
Alternative Layout
Scheme - B.



Note *
No windows on gable elevations of bungalows.

END*

22/7/92

Discussion with Mr Broomhall.

Discussed revised scheme which had been faxed through by Mr Broomhall following receipt of my letter of 21/7/92.

I stated scheme A unacceptable.

Agreed :-

(a) Scheme B acceptable subject to units 7 & 8 facing 45° from rear elevations of existing bungalows opposite.

(b) Units 3 & 5 to be 8m and 5m from southern boundary respectively.

(c) Boundary treatment — wattle fencing & hedging & southern boundary — to be determined by a condition.

Agreed plans to be submitted A.S.A.P.

J.M. Hooker.

... LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS

TEL 0602 624244 - FAX 0602 691568

FACSIMILE COVER SHEET

DATE:- 22nd July 1992

TO:- South Holland District Council Planning & Building Control Dept

FAX NUMBER:- 0775/ 710772

F.A.O.:- Mr. D. Roberts Senior Planner.

FROM:- Mr. I. Broomhall

(FAX NUMBER 0602 - 691568)

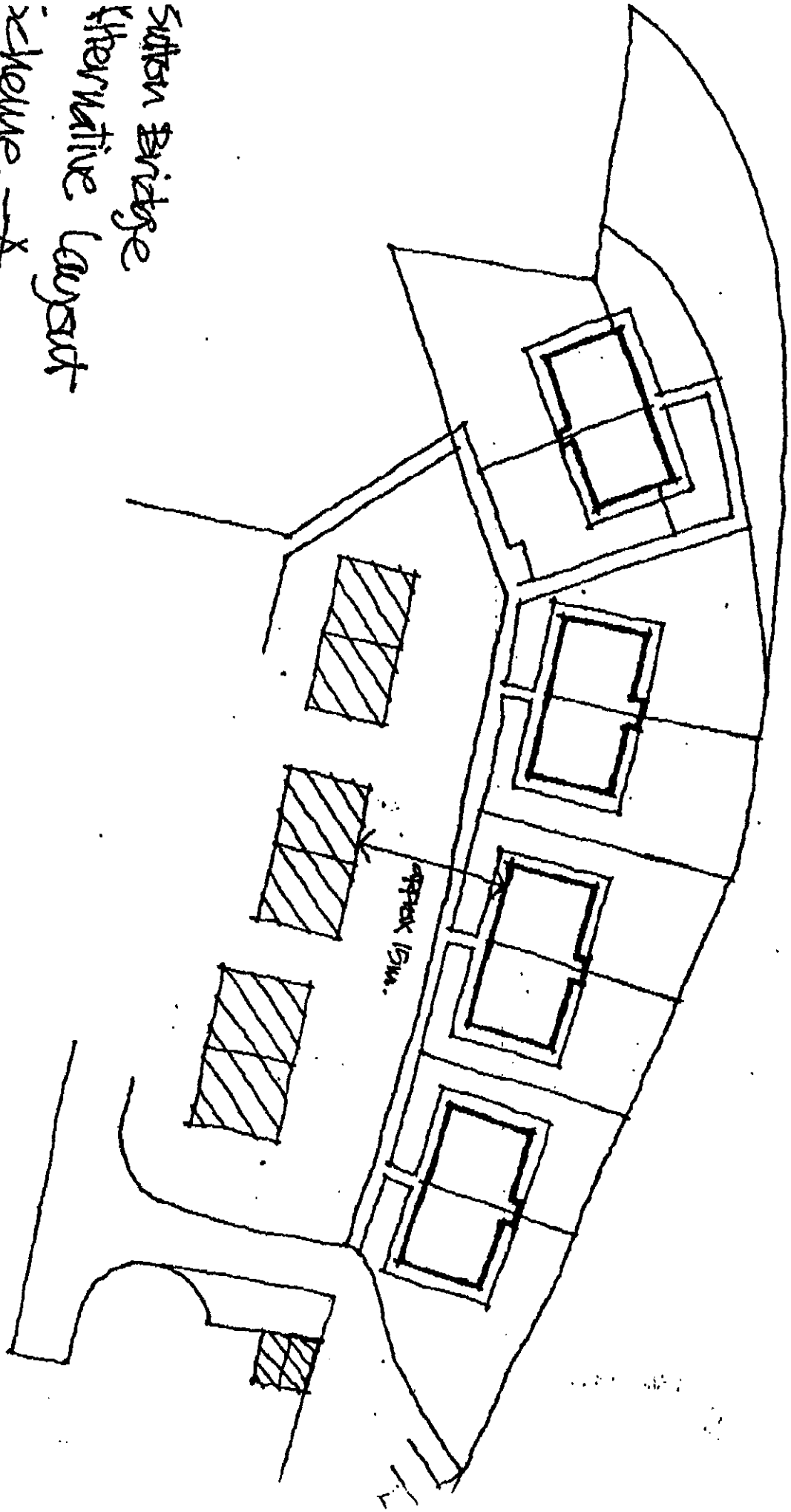
NUMBER OF PAGES:- 03 (INCLUDING COVER SHEET)

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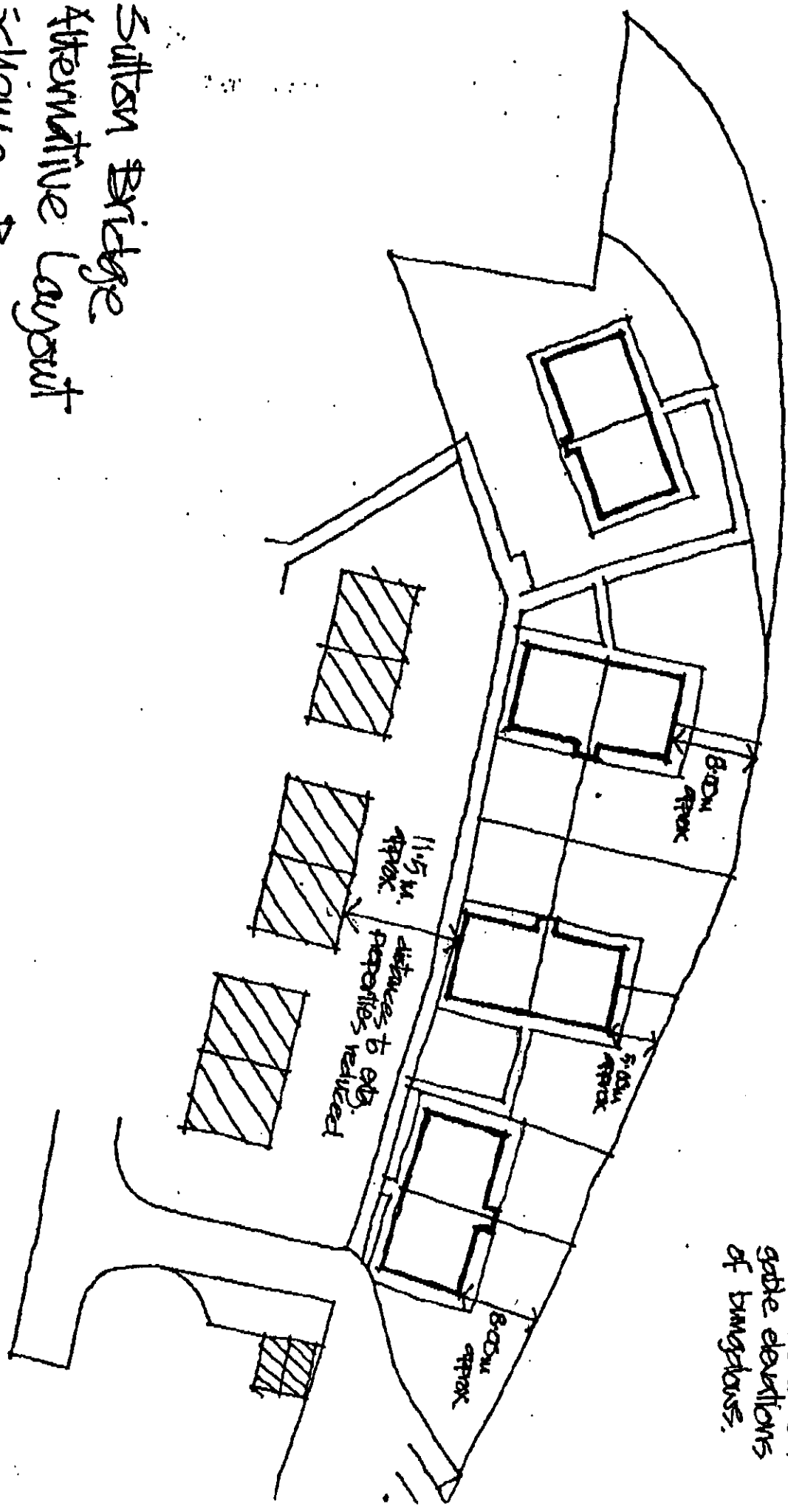
Sutton Bridge.

Further to our telephone conversation today I enclose alternative layouts for the above for your comments and discussion with Mr. Bucklock.

Sutton Bridge
Alternative Layout
Scheme - X.



Sutton Bridge
Alternative Layout
Scheme B



Note *
No windows on gable elevations of bungalows.

END

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Housing and Property Services

REF: JAB/WL/H18/0713/92

DATE: 21st July 1992

SUBJECT: Erection of 8 semi-detached Bungalows - Land off Church Road Sutton Bridge, Spalding, Lincs

I have had discussions with Agents for the above, proposed development and as a result, I have received amended plans, revising the access arrangements and clarifying the description of the development.

A crucial issue, and as yet unresolved, is that of the proximity of some of the proposed units of accommodation to trees which are located adjacent to the southern boundary of the site. Appended is a letter to the Agents on this matter which I thought it best you should have sight of.

The Agents are suggesting that a Structural Engineer's report may assist in overcoming possible problems concerning the proposed proximity of these units to the trees but I have my doubts as to whether this will be any more than a palliative.

I would add that I am surprised this issue has not been addressed earlier by the Agents as I know that in pre-application discussions the constraint posed by the trees was drawn to their attention.

I appreciate your concern that the application should go to the Planning Committee in August and obviously I will use my best endeavours to ensure that it does.

Clearly, however, I am in the hands of the Agents, to some extent, if they have not resolved an issue which should have been attended to more closely given the best endeavours of my department, particularly in suggesting to the agents that a survey of the trees in question should be made as a preliminary to drawing up a FINAL layout of the scheme.

Director of Planning and Building Control Services

John

Could you phone Mr. Broomhall re. the Housing Trust application at Sutton Bridge. (0602-624244)

He wants to discuss alternative layouts etc. to overcome problem with trees.

DR
Am/22/7.

John: Please discuss before phoning Dave in recent time: DC.

DCS.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H18/0713/92.

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	3	2	1	0

2. Address or location

Church Gate Road, Sutton Bridge

3. Name, classification and number of road

4. Date application referred 9-7-92

5. State whether outline, detailed application etc.

Full

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

8 : Two Bed Bungalows, One Terraced Block of 3, Two Semi Attached Blocks, one Detached

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: 22-7-92. Signed: P Emerson
Director of Highways and Planning

CONDITIONS: –

Delete as appropriate

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

(ii) For other applications

(1) F4

(2) B22 – – amended plan (rec'd 17/7/92).

Delete as appropriate

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

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

(1) F4

(2) B21

Note: I consider that some of the proposed dwellings are too remote from the road and parking areas. However due to the need for these dwellings I am prepared to accept this layout in this instance

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

21/7/92.

Spoke to Dean Fairhead - confirmed that :-

(a) There are no TPO on trees adjacent to Sutton Boundary.

(b) Sutton Bridge P.C. do not object that the said trees be protected.

Dean Fairhead said she had taken approval from Mr Brownhill concerning omission on specifying the species for the 'belt' in front of Natural air conditioning facility.
I said landscaping condition would cover this issue.

Requested that Dean look at the site & assess individual value of the trees with the proposed layout in mind.

Fairhead

J A Blacklock

JAB/WL/H18/0713/92

IB/JF

21st July 1992

Mr I Broomhall
NCHA Ltd
Architects
12-14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Dear Sir,

Erection of 8 semi-detached Bungalows - Land off Church Gate Road, Sutton Bridge, Spalding, Lincs.

Thank you for your letters of 15th and 16th July 1992 and enclosed plans in respect of the above.

With regard to the penultimate paragraph of your letter of 16th July 1992, I note your comments concerning the proximity of the proposed bungalows to the existing trees.

However, I feel I must reserve my Department's position on this matter. I have my doubts that whatever remedial or preventive measures are envisaged, the proposed units numbers 3,5 and 8 are too close to the trees for them to be truly effective. Such measuers are unlikely to overcome problems of overshadowing quite apart from the issue of ~~the~~ visual incongruity. Neither would work to trim back or lop these trees be considered to be acceptable as they not only form a visual amenity but perform a vital function in reducing perceived noise levels from the By-Pass.

I would ask you, therefore, to give the layout further consideration as a precautionary measure, particularly if your client is anxious to secure Committee approval for the scheme in August.

I would add that in pre-application discussions the issue of the constraint posed by the trees was drawn to your attention and in

Cont'd..

particular the likely effect which this constraint would have on the number of dwellings it was possible to satisfactorily locate on the site.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 15.7.92

OUR REF : JC/JMC/PC

TO : DIRECTOR OF PLANNING SERVICES YOUR REF :

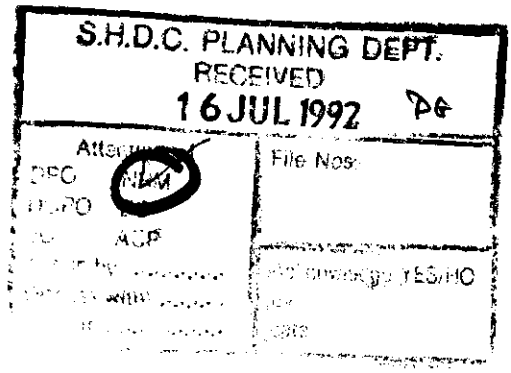
Planning Application H18/0713/92
Bungalows, Church Gate, Sutton Bridge

The revised layout with enhanced screening, glazing and areas away from the Metalair boundary should provide the optimum scheme for mitigating the impact of the industrial activities and the bypass.

I understand that the extent of screening necessary to prevent overspray from the washdown activities is presently being assessed and I would therefore suggest that this and the associated landscaping, i.e. tree planting is conditioned.

I trust this information is of assistance to you.

pp Director of Environmental Services



15/7/92.

File Note

Spoke to Mr Ian Broome-Hall representing Agents.
Mr Broome-Hall explained that Jonny Foord had advised him to contact me to clarify points at issue & determine whether meeting arranged for 21/7/92 was strictly necessary.

points discussed :—

(a) Description of development did not accord with this. Mr Broome Hall conceded this.

(b) Boundary Zodiac — Mr Broome Hall said indeed was not true line of boundary on western side. Boundary as shown on plan was correct.

(c) Works to Hammerhead — Mr Broome Hall said no works had envisaged : Notation on plan a mistake

(d) Screening of new boundary of existing residential properties — Mr Broome Hall conceded screening was necessary.

(e) Gravel Drive — this was to be made up and Mr Broome Hall accepted it showed be

included within application site. Licence footpath shown on for (eastern) side of existing bungalow to be included within site.

(f). Access — I pointed out access here on unsatisfactory relationship to existing garages + problems of visibility on egress from garages + proposed car park. Mr Boone-Hall was uncertain as to exact position of garages but conceded these caused been problem

(g). Trees — I expressed concern at close relationship of trees on southern boundary to proposed units 3, 5, 7 and 8. I stressed it was important these should remain as visual (and sound) fences: Mr Boone Hall indicated he appreciated my concern and said structural engineers were looking into problem of foundations of these units

(f). Washdown facility — Mr Boone Hall said a 6'm high polycarbonate wall was envisaged + application would be submitted next week. I stated application should be accompanied by letter from Metalair stating they were agreeable to this facility being provided on this land.

(a) Urgency of application determination — Mr Browne Hall explained background to application returned need for determination by August 26th.

(b) Consultation — I explained that P.C. had already returned application because of eminent description of development. I also explained that I didn't want to consult neighbouring property occupiers until details of application correct and complete. Mr Browne Hall said he fully understood this point.

Agreed :—

(a) Description to be amended to erection of 8 two bed bungalows;

(b) Site Area to be amended to include good access & footpath

(c) Reference to work on Homeland to be deleted on plan

(d) Mr Browne Hall to re-assess position re access & relationship to adjoining garage and proceed with relationship to Trees.

(e) Meeting for 21/7/92 not necessary — but date meeting could be necessary re points mentioned at (d).

16/7/92 ADVISED MR TURNER (AGENTS) TODAY MEETING ON 21/7/92 NOT NECESSARY — ONE LATER MIGHT BE REQUIRED.

J S Flanders

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

9 JUL 1992

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 8 two bed bungalows, one terraced block of 3, two semi-detached blocks, one detached block

Location: Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

Type: FULL

Date received: 07-JUL-92

08-JUL-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 23-JUL-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:
1. Description and plans are not in agreement the Parish Council therefore cannot decide on this matter.
2. The PC require further information and new plans.

Signed: J. Hammerton Clerk.
13 July '92

60/7/92

CHURCHGATE, SUTTON BRIDGE

? RELATIONSHIP RE CONDITIONS IN RESPECT OF PROSPECTIVE APPLICATION FOR WASHDOWN SCREEN. (GRAMPIAN CONDITION?)

? RELATIONSHIP OF GARAGES TO PROPOSED VEHICULAR ACCESS — PARKING IN FRONT OF THESE EXISTING GARAGES COULD OBSTRUCT ACCESS

? RELATIONSHIP OF PROPOSED UNITS 7+8 TO EXISTING BUNGALOWS (9+10).

? PRIVACY ALONG REAR BOUNDARY OF EXISTING BUNGALOWS FRONTING CHURCH GATE. AT PRESENT THERE IS ONLY A WIRE MESH/CONCRETE POST FENCE.

EXISTING SCREEN ADJACENT TO WASHDOWN PLANT IS LOW BRICK PLINTH WALL WITH RAILINGS 6' HIGH.

? PROXIMITY OF UNITS 5+3 TO EXISTING SEMI-MATURE (ASH?) TREES. ON OTHER SIDE OF BOUNDARY FENCE.

? NEED TO UPGRADE HAMMERHEAD.

? NEED TO INCLUDE HAMMERHEAD IN APPLICATION SITE AND SERVE SECTION 66 NOTICE(S)

? DESCRIPTION OF DEVELOPMENT.

NOTIFY 9, 10, 11, 4 + 5 CHURCHGATE.

? INDENT ON SOUTHERN BOUNDARY OF SITE

EXISTING BREEZE BLOCK SCREEN AROUND WASHING AREA OF METAMARK — SOME 8' HIGH

? NOISE LEVELS FROM INDUSTRIAL PREMISES TO EAST OF SITE

6/7/91. PHONED MR TURNER — NCHA LTD — NOT AVAILABLE. MR TURNER WILL RING ON MONDAY.

15/7/91. RANG MR TURNER — NOT IN.

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: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 8 two bed bungalows, one terraced block of 3, two semi-detached blocks, one detached block

Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Date received: 29-JUN-92

SOUTH ... C.
PLAN ... EPT
... 92
REF .....
2-JUL-92

Dear Sir/Madam

BUILDING REGULATIONS

In case you have not already checked with Building Control Services, you are reminded that the proposal is one which may require a submission under the Building Regulations in addition to the planning application which you have submitted.

Appropriate forms can be obtained from this office, and if you have any doubts regarding submission of details please contact Building Control for further advice.

Any planning permission which you may receive should not be taken as authority under the Building Regulations to commence work.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Telephone: Nottingham (0602) 622531
Fax: (0602) 691568

Director : ANDREW MALONE

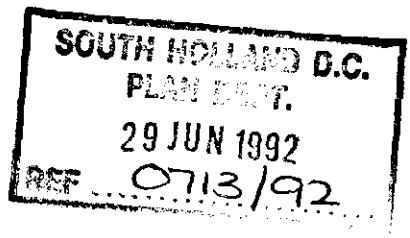
Nottingham Community Housing Association Limited

12/14 PELHAM ROAD
SHERWOOD RISE
NOTTINGHAM NG5 1AP

GBT/JP

26th June, 1992.

Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.



Dear Sir,

RE: LAND AT CHURCH STREET SUTTON BRIDGE

Further to our recent discussions with officers at South Holland District Council please find attached documentation in support of our detailed planning application in respect of the proposals for the above site. I would comment as follows.

On the 9th July, 1990 South Holland District Council granted outline planning permission for residential use on the site, based on a site layout plan prepared by South Holland District Council providing 8 x 2 bedroomed bungalows. The planning permission reference is H18/0684/90.

In March of 1992 South Holland District Council Housing Department were advised they would receive a supplementary credit approval to their HIP to provide 8 bungalows for the elderly on the above site in keeping with the outline planning consent. The supplementary credit approval was approved on the basis of housing need, where South Holland District Council referred to their waiting list for the village and responded with according property for rent.

In accordance with supplementary credit rules, the scheme will be developed by a registered housing association where South Holland provide the necessary grant input to ensure affdordable rented housing. NCHA Ltd have been appointed as Development Agent to act on behalf of Lincs Rural Housing Association the Association who has worked in partnership with South Holland Housing Department to secure the funding. Whilst NCHA Ltd will see the scheme through the development process it is Lincs Rural Housing Association who will own, manage and maintain the properties once they are completed.

A member of the
National Federation of Housing Associations
and a Registered Charity

Registered under the Industrial and Provident Societies Act, 1965 *Registered No. 20614R*

It is important to note, this scheme was carried by South Holland District Council Housing Department, responding to identified housing needs in the village of Sutton Bridge. In partnership, South Holland District Council and Lincs Rural Housing Association have received a capital grant in the form of supplementary credit approval in the sum of £204512 to develop the scheme. The number of units and initial layout were prepared by South Holland District Council and an outline consent was issued.

The scheme, subject of this application provides the same number of units on a slightly diffferent layout, to reflect the actual site availability and conditions. Access to the site will be taken by extending Church Street and making up the existing gravel track to an adoptable road standard, but it should be noted it is intended the roadway will remain private.

With regard to boundary treatment the Association propose hawthorne hedging to the southern boundary, where the boundary closest to Metal Aire will be specified in accordance with Environmental Health Officers recommendations.

As detailed above the properties will be developed for rent, where, Lincs Rural Housing Association will let the units on assurred tenancies at affordable rents. The Associations tenants do not have the right to buy, as such the Association will have an on-going management and maintenance repsonsibility on this scheme, thereby ensuring the properties boundaries etc are kept in good repair.

With regard to timescale the Association are required to complete building works for the scheme before the end of February 1993 we are therefore looking to secure all necessary consents as soon as possible.

I trust the above details the background to the project and establishes our poposals and intentions but should you require any further information please do not hesitate to contact me.

Yours faithfully,

GARY TURNER
Development Manager.

0713/92

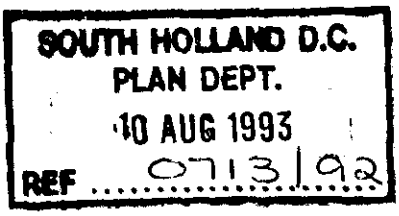
N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 – FAX 0602 691568

Our ref: JM/MR/0906

6 august 1993

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



For the attention of Mr Blacklock

Dear Sir

Bungalow Development at Sutton Bridge, Lins.

I refer tothe Planning Approval for the above, your ref. H18/0601/93.

I now wish to confirm that it is the intention for a disabled wheelchair tenant to occupy the detatched bungalow referred to as bungalow no.2 on the Layout drawings.

The entrance porch approaching the front door is at present 910mm wide. This needs to be increased to 1200mm wide. Consequently there will be a very minor modification to the front elevational treatment of this bungalow.

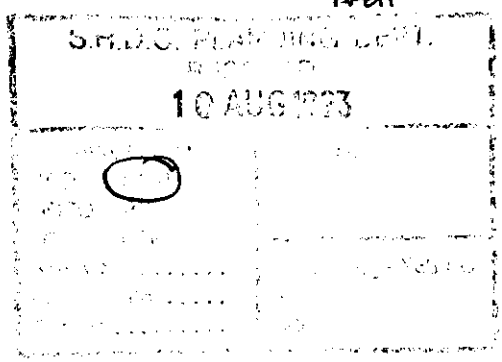
I would now be pleased to receive your approval to this matter.

Yours faithfully

Ian Broomhall.

Ian Broomhall M.B.I.A.T.

Amdt



PLANNING AMENDMENT RECORD SHEET

Validation:	Inadequate/Inappropriate		
	Valid as Amendment	☑	Valid Date Confirmed:

Liaison with Building Control	Outside parameters		Confirmed
	Referred to case officer		
	Amended plans/application received		
	New application needed		
	New application requested		.....

DC Assessment

		Senior Officer	Case Officer	
Post	Immaterial	☐	☐	
	New Application needed	☐	☐	
	Confirmed:	.....	.....	
Current	Amendment in principle?	Yes/No	Yes/No	Checklist
	Same desc/char?	Yes/No	Yes/No	BC Liaison?
	Initiated by LPA?		Yes/No	Consults or Publicity?
	Dev objectives paramount?	Yes/No		Site inspect?
	Authorised to proceed	.....		
	Rejected:	.....		
Details accepted, if different from original application:				Sites/ Properties updated .....

NOTES

617. PLANNING APPLICATIONS

The sites of the undermentioned applications were inspected prior to the meeting, and the Sub-Committee informed that the applications had to be referred back to the Planning Committee for determination:-

Plan No. and Applicant	Proposal
H02/0600/92 Mr & Mrs Upton	Two bungalows with detached garages at rear of 78 North Street, Crowland.

RESOLVED: The Planning Committee be recommended to refuse planning permission for the above development contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that the proposal, if permitted, would result in an overdevelopment of the site which would be out of character with that part of Crowland. It was also agreed to include a note to the applicant that a less intensive form of development would be more appropriate for the application site.

(Councillor B. Alcock declared an indirect interest in the above application and left the meeting room during consideration thereof and Councillor N.P. Judge took the Chair in his absence.)

H02/0603/92 Mr & Mrs Upton	Siting of residential caravan for use during construction of proposed bungalows at rear of 78 North Street, Crowland.

RESOLVED: The Planning Committee be recommended to refuse planning permission for the above development contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that the caravan would no longer be required in the event that planning permission was refused for planning application reference H02/0600/92 as recommended by the Plans Sub-Committee.

(Councillor B. Alcock declared an indirect interest in the above application and left the meeting room during consideration thereof and Councillor N.P. Judge took the Chair in his absence.)

H18/0713/92 Lincolnshire Rural Housing Association	Four pairs of semi-detached bungalows (8 dwellings) on land off Churchgate Road, off A17 near Sutton Bridge.

RESOLVED: The Planning Committee be recommended to authorise the Director of Planning and Building Control Services to grant planning permission for the above development subject to satisfactory negotiations with the applicants to secure amendments to the proposed layout, and a suitable planting scheme in lieu of a 5 metre high screen along the western boundary of the application site.

H18/0803/92 Metalair Ltd	Protective screen to lorry wash down area at Metalair Limited, Sutton Bridge.

RESOLVED: The Planning Committee be recommended to defer consideration of this application, pending determination of application reference H18/0713/92.

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

NB: Amended plans received - please note amended description

Application no: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

Location: Land off Church Gate Road Off A17 near Sutton Bridge Spalding Lincs

Type: FULL

Date received: 24-JUL-92

27-JUL-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 11-AUG-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 his 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: The Parish Council cannot accept this plan as submitted please see attached notes.

Signed: A Summerton. Clerk.
14th August '92.

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867

14th August 1992

Mr D M Gedney
Planning and Building Control Services.
South Holland Disrict Council.

Dear Mr Gedney,

Re: H18/0713/92. Lincolnshire Rural Housing Association.

The Parish Council have carefully reviewed this Planning Application and its associated amendments and have carried out several site visits and discussed the implications of this development with existing tenants.

The Parish Council wish to specifically state that they are not in agreement with this submission for the following reasons:

a) Too many dwellings are proposed for this site and are not aligned in a satisfactory manner to allow any form of vehicular access. This latter point is deemed to be absolutely necessary for any tenants residing on this site.

b) The existing tenants have requested that a high partition fence is erected to protect the privacy of the back of their bungalows, they do not want their bedroom windows overlooked. Council wish to make it clear that this point must be respected.

c) Council wish to repeat that a more suitable layout could be applied to this site namely, that the new properties could be re-aligned to allow the access mentioned in (a) above.

d) The screening for the Metalair Factory, (H18/0803/92), must be fully erected before any of the new tenants are given occupancy.

The Parish Council wish it understood that these points are the observations they wish to formally present on this matter.

Signed.

H. Summerton.
Clerk.

Enclosure.

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H18/0713/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H18/0601/93 Received:24-JUN-93 Type:CONDITION COMPLIANCE

Name: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: N. C. H. A. Ltd
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Brick and tile details

Location : Land at Churchgate Road Off A17
Sutton Bridge Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

19-JUL-93 H18/0601/93

660. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended, where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H14/0666/92 Mr & Mrs A Norris		Detached house and garage and temporary caravan at Northgate, West Pinchbeck.

(Subject also to an additional condition requiring the submission of details of the position of the caravan.)

H18/0713/92 Lincolnshire Rural Housing Association		4 pairs of semi-detached bungalows (8 dwellings) on land off Churchgate Road, Off A17 near Sutton Bridge.

(Subject to satisfactory negotiations with the applicants to secure amendments to the proposed layout and a suitable planting scheme in lieu of a 5m high screen along the western boundary of the application site, in accordance with the recommendations of the Plans Sub-Committee following an inspection of the site on 7th September, 1992.)

H02/0755/92 Mr P Tansley	O.A.	Residential development including details of means of access at O.S. 2881, Cloot Drove, Crowland.

(Subject to the applicants first entering into a Section 278 Agreement with the Highways Authority in the same terms as that entered into in respect of application reference H21/1021/91 and to the imposition of an additional condition ensuring that the layout enables access to be provided to the land to the south.)

(f) **Non-determinations**

The undermentioned applications be not determined as it has not been possible to secure completion of the required Planning Obligations under the provisions of section 106 of the Town and Country Planning Act 1990:-

Plan No. and Applicant		Proposal
H16/1027/91 Mr & Mrs R A Brown		House in conjunction with existing agricultural holding at Mallard Road, Low Fulney, Spalding
H08/1230/91 Mr & Mrs N Lowrie		Shed for the repairs/servicing of caravans (registered as H08/0293/91) at 155 Westhorpe Road, Gosberton.
H08/1253/91 Mr M Chambers	O.A.	Dwelling (registered as H08/0744/91) at Chaintoft Lane, Quadring.
H08/1265/91 Mr M Chambers		Storage building and siting of temporary mobile home (registered as HO8/0758/91) at Chaintoft Lane, Quadring.

604. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H17/0696/92 SAW and Co.	2 bedroom house in Stockhouse Lane, Surfleet.

(Pending a site inspection in order to assess the suitability of the property proposed for the site.)

H13/0722/92 Mr T Bycraft	Retention of mobile home, without restriction of occupancy condition, 'Jena' Oxcroft Bank, Moulton Chapel.

(Pending a site inspection to consider the nature of the site and its suitability for this development.)

H18/0713/92 Lincolnshire Rural Housing Association	4 pairs of semi-detached bungalows (8 dwellings) on land off Churchgate Road, off A17 near Sutton Bridge.

(To enable the site to be inspected by the Plans Sub-Committee prior to determination by the Planning Committee on 15th September 1992.)

(Councillor Mrs A M Newton left the meeting during consideration of the above application.)

H18/0803/92 Metalair Ltd.	Protective screen to lorry wash down area at Metalair Ltd. Sutton Bridge.

(To enable the site to be inspected by the Plans Sub-Committee prior to determination by the Planning Committee on 15th September 1992.)

(It was also agreed that in the last line of condition B(1) the word "attenuator" should be substituted for the word "deflector".)

(d) **Applications Approved Subject to Planning Obligations**

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permissions for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H22/0669/92 Mr R L Biggs	New chalet bungalow and double garage at Delgate Farm, Foote's Drove, Weston Hills.

(To ensure that the proposed dwelling remains tied to the farm unit of which it will form an integral part.)

(Subject also to satisfactory discussions between the Director of Planning and Building Control Services and the applicants concerning discontinuance of use of the grainstore and dryer at Fairview Farm, to the applicants agreeing to the resiting of the dwelling closer to the farm headquarters of Delgate Farm, and the development of the intervening area of land as a commercial woodland.)

APPLICATION REFERENCE: H18/0713/92 DATE RECEIVED: 07 07 92

APPLICANT: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

AGENT: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date

TYPE: Full

DESCRIPTION: Erection of 4 pairs of semi-detached bungalows (8 dwellings)

LOCATION: Land off Churchgate Road, Off A17 near Sutton Bridge

Parish Council: Not in agreement:
- too many dwellings and not aligned to allow access;
- existing tenants wish for fence to protect privacy should be respected;
- more suitable layout could be achieved;
- screening should be erected before occupancy

Ward Member: In view of the proposed density, access arrangements and proximity to industrial site, request site inspection.

County Highways: Request conditions.

Environmental Services: The revised layout with enhanced screening, glazing and areas away from the Metalair boundary should provide the optimum scheme for mitigating the impact of the industrial activities and the bypass.

Anglian Water Authority: No objection in principle : foul and surface water can be accommodated off site.

PLANNING POLICIES/DOE ADVICE
Long Sutton and Sutton Bridge Local Plan.
Inside IBD.

PREVIOUS DECISIONS
H18/0684/90 - Residential Development - conditional permission requiring screening and double glazing and including a note that the development should be low density and preferably single storey having regard to the sites proximity to existing industry and the A17 by-pass.

PLANNING ISSUES
1 The determining issues, given the existence of the deemed permission for residential development, are as follows:-

(A) Whether the proposed development is of intrinsic merit in design terms.

(B) Whether sufficient precautions have been taken to minimise detriment from industrial noise and disturbance and that emanating from the bypass.
(C) Whether the amenities of adjacent residential property have been adequately safeguarded.
(D) Whether the health of the trees adjacent to the southern boundary have been safeguarded.

2 The site is currently grassed and is located to the rear of existing elderly persons bungalows, which are Council owned. Access to the site would be via an area which is currently used for parking/garaging.

3 The Metalair premises are located to the east of the site. A belt of trees are located immediately to the south on the dismantled railway and the new Sutton Bridge bypass is located a further 100 metres approximately to the south.

4 The land to the south between the dismantled railway line and the bypass currently has had outline permission for light industrial and warehousing use (H18/0390/88).

CONCLUSIONS

1 Notwithstanding that the semi-detached bungalows, which would be constructed in red brick with orange pantiled roofs, are sited so as to take maximum advantage of the shape of the site whilst allowing for required landscaping and car parking, nevertheless the unusual shape and location of the site in close proximity to an industrial wash down area strongly suggests that a lower density of development eg. six units would allow for a better arrangement and increased distance from the potential nuisance.

2 However, additional precautions are envisaged for the vehicle washdown facility on the Metalair site close to the boundary with the site in respect of which there is a clear risk of unacceptable disturbance from noise and overspray. These precautions, which involve the provision of screening on the Metailair site are the subject of planning application H18/0803/92 which is also reported on this agenda. It should be noted at this point that the proposed screen which is 22 metres long and some 5 metres high will be approximately 11 metres from the nearest pair of bungalows. The Director of Environmental Services comments presuppose the implementation of these additional precautions.

3 With regard to the trees to the south of the site, the bungalows have been sited to be beyond the existing canopy spread. This, the health of the trees - an important factor given their function as screening and ~~as a noise buffer~~ in respect of the bypass and any future industrial development on the intervening land - will not be jeopardised.

4 With respect to noise insulation, all the bungalows will be double glazed. Indeed, some will have triple glazing in the bedroom windows. Their low profile will also assist in minimising the impact of noise. all the bungalows will benefit from the planting of a tree belt adjacent to the common boundary with Metalair but within the site.

5 By way of conclusion the combination of the shape of the site coupled with its proximity to both by-pass, existing dwellings and the industrial wash-down facility including the proposed screen emphasise the need to secure amended proposals and in my opinion this can probably be achieved by a reduction from four pairs of units to three thus creating the opportunity to

achieve enhanced space around the dwellings and the possibility of excluding from the residential curtilage the area of land immediately adjacent to the wash-down facility thus negating the need for a 5 metre high screen, which if erected as proposed, may prevent some spray and noise but would create a very oppressive environment at that part of the site.

6 Following discussions with the Chief Housing Officer and with the applicant's agent amended proposals have been requested and it is hoped they will be available for the Committee meeting. In the circumstances I believe it would be appropriate for the site to be inspected by the Plans Sub-Committee with a view to determining the application at your subsequent meeting on the 15 September. This would assist the applicants making a start on the development for completion by February 1993.

RECOMMENDATION

A That before the application is determined the site be inspected by the Plans Sub-Committee.

B That subject to the recommendations of the Plans Sub-Committee and the receipt of satisfactory amended plans the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:-

1 SC21 - (Landscaping Scheme).
2 SC27 - (Implementation of Planting).
3 Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be erected to the satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.
4 Before the occupation of the dwellings approved, the screen fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.
5 Notwithstanding the provisions of Class A of the Town and Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.
6 F4 - (Parking In Accordance With Plan).
7 B22 - (Access and Turning Space To Accord With Application).
8 Double glazing shall be installed to noise sensitive rooms as per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).
9 Before the occupation of any of the dwellings hereby approved, the screening as may be approved under planning permission H18/0803/92 shall be erected to the satisfaction of the Local Planning Authority.
10 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.
11 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.
12 Before the occupation of any of the dwellings hereby approved, the existing buildings on the site shall be removed.

100

Reasons

1 In the interests of visual amenity.
2 In the interests of visual amenity.
3 In the interests of residential amenity.
4 In the interests of residential amenity.
5 In the interests of residential amenity.
6 F4.
7 B21.
8 In the interests of residential amenity.
9 In the interests of residential amenity and to define the terms of the permission.
10 To ensure a satisfactory form of development in terms of drainage.
11 In the interests of visual amenity and because full details were not submitted with the application.
12 In the interests of visual amenity.

Note

It should be noted that subject to the views of the Plans Sub-Committee and the content of an amended layout plan the requirements for Condition 9 may need to be varied.

Invalid

* Please complete the enclosed forms quoting the correct application number which is HIS/0713/92

* ~~Two copies of the amended~~ of a drawing

* Two copies of a plan showing the amendment.

elephone: Nottingham (0602) 622531
ax: (0602) 691568

irector : ANDREW MALONE

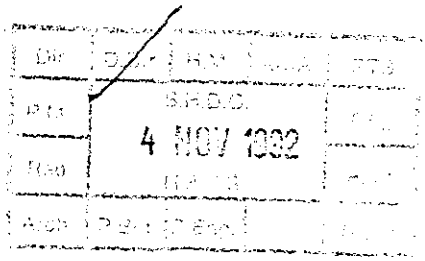
Nottingham Community Housing Association Limited

12/14 PELHAM ROAD
SHERWOOD RISE
NOTTINGHAM NG5 1AP

GBT/JP

3rd November, 1992.

Mrs S Waltham,
Director of Housing,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.



Dear Mrs Waltham,

RE; SUTTON BRIDGE

You will be aware NCHA Ltd and our consultants have been involved in fairly protracted discussions with the Planning Officer dealing with the above scheme, where the scheme proposal has been revised a number of times.

However, despite our numerous revisions the scheme has still not received a planning consent, although it has been resolved the planning officer can determine the application under delegated powers.

The Associations current scheme proposal has sought to take on board all the comments raised by the Planning Officer and Committee where ;

a. The number of units is reduced to 6.

b. The scheme is distanced from the Metalaire boundary.

c. The car parking is placed as centrally as possible.

and yet, on the 28.10.92 the Planning Officer commented he may choose to refer the application back to Committee because of the objection raised by the Parish Council with regard to the siting of the car parking spaces. Mr Blacklock has confirmed it is within his power to approve the application inspite of the Parish Councils comments, and on this basis, given the length and detail of the negotiation between NCHA architects and the planning lepartment, NCHA Ltd consider the Planning Officer should exercise his power to approve he application.

A member of the
National Federation of Housing Associations

ed under the Industrial and Provident Societies Act 1965 Registered No 20614?

In short, given the constraints on the site, there is little else we can do to achieve the number of units whilst accommodating as far as possible the Planning Officers comments.

I would be grateful to receive your thoughts on this matter and would welcome any action you can take to encourage a decision.

Yours sincerely,

GARY TURNER
Development Manager.

N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 – FAX 0602 691568

IB/SAC

10 December 1992

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Mr J Blacklock
Planning & Building Control Dept

Dear Sir

BUNGALOW DEVELOPMENT - LAND OFF CHURCH GATE ROAD SUTTON BRIDGE, SPALDING, LINCS:

I refer to your letter dated 23/11/92 and your subsequent telephone conversation with myself on 8/12/92 in connection with the Planning application for the above.

I now enclose 2 copies of the revised layout incorporating emergency vehicle access to all bungalows at the eastern end of the site. The low post and rail fence could collapse if driven over by a fire engine.

I also enclose copies of the detailed drawings for the bungalows which now incorporate patio doors in lieu of the glazed door and window to the rear lounges.

I trust that these changes will be acceptable to the Director of Planning and that you will now be in a position to authorise full Planning Approval.

Your early response would be appreciated.

Yours faithfully

SOUTH HOLLAND D.C.
PLANNING
11 DEC 1992
ACK HL
REF 7/13/92

Ian Broomhall

Ian Broomhall M.B.I.A.T

Encs

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867

16th July 1993

Director of Planning and Builindg Control Services.
South Holland District Council.
Priory Road,
Spalding. Lincs.
PE11 2XE.

Dear Sir,

RE: H18/0713/92. LINCS HOUSING PROJECT. CHURCHGATE. SUTTON BRDIGE.

I have been instructed by the Parish council to inform you that residents living close to this development have expressed concern over the stakes which have been placed to indicate the development of this site.

Evidently their location indicates the removal of certain well established trees. Council should like to point out with respect that they hope this not to be the case as these trees have a preservation order.

Council would welcome your attention to this particular matter.

Yours sincerely,

H Summerton
Clerk.

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1993 KW
Attention of
DPO NHM
DOPO
JC ADP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
date

Mr B Summerton
Clerk to Sutton Bridge Parish Council
"Mount Cervin"
69 Lowgate
Sutton
Spalding
Lincolnshire
PE12 9HP

J Blackler

18/02/93 PIS

18 February 19[illegible]

Dear Sir

Housing Development - Churchgate, Sutton Bridge

Thank you for your letter, dated 12 February 1993, in connection with the above.

I would advise you that both this Authority and the Lincolnshire County Council are satisfied that the emergency access can adequately serve the purpose for which it was designed : vehicles such as ambulances could readily gain access and egress without undue difficulty.

As to the surfacing of access, it is envisaged that perforated concrete blocks will be provided through which grass will be able to grow, thus enabling the access to be more effectively integrated, visually, into the approved development.

I trust these comments will be of assistance.

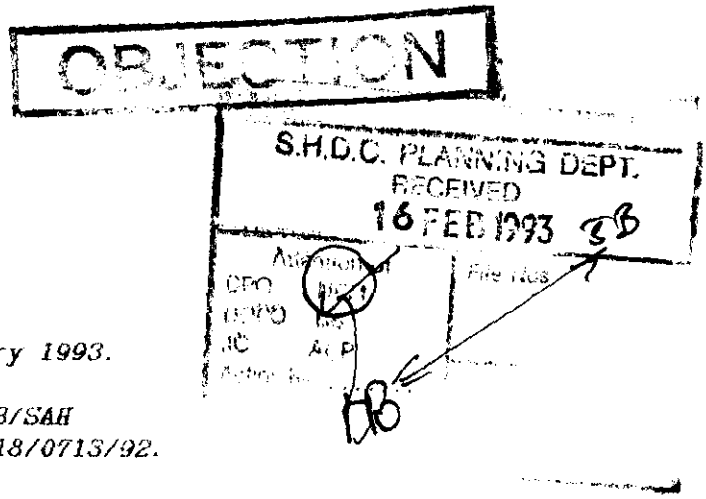
Yours faithfully

M R Midlen
Principal Planning Officer
(Development Control)

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867



12th February 1993.

Your ref: JB/SAH
H18/0713/92.

Mr J Blacklock.
Planning and Building Control Dept.
South Holland District Council.

Dear Sir,

RE: ABOVE APPLICATION FOR LINCS RURAL HOUSING DEVELOPMENT AT CHURCHGATE, SUTTON BRIDGE.

As you are aware the Parish Council have on many occasions expressed their concern over the design layout of the above development.

Following a recent meeting of the Parish Council I have been instructed to write to you once again. This time expressing concern over the positioning of the access road, required for the use of emergency services to the proposed residences and also to seek defintion of the type of material to be used on its surface.

Yours faithfuylly,

H. Summerton.
Clerk.

Cheers

Any comments?

Check with Shirland Fenning Circle ambulances can access the emergency access. Materials as shown on drawing

17/2/93

CHANGE TO GRASSCRETE OR EQUIVALENT MONO SLABS.

J Blacklock

JB/SAH
H18/0713/92

Mr H Summerton
The Clerk
Sutton Bridge Parish Council
Mount Cervin
64 Lowgate
Lutton
Spalding
Lincs PE12 9HP

27 January 1993

Dear Sir

Planning Permission H18/0713/92 - Erection of Two Detached and Two Pairs of Semi-Detached Bungalows, Land Off Church Gate Road, Sutton Bridge - Lincolnshire Rural Housing Association

Thank you for your letter dated 18 January 1993 in connection with the above.

Your Council's comments of 14 August 1992 were reported to the Planning Committee and as a result, in part, of those representations the applicant was persuaded to amend the layout by reducing the number of dwellings involved and providing an emergency access. The position and layout of the car parking area was also changed

For your information I enclose a copy of the relevant Committee report and Minute for your information.

In the circumstances, I consider full consideration has been given to your Council's views and in balancing all the factors involved, I would submit that an appropriate form of development has been provided for.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Encs.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock SHDC

Planning Reference 11.18.7.13/92

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

Church Gate Road, Sutton Bridge

As you are aware non of this new development is to be adopted by the Highway Authority. I ~~can~~ have no objection to the emergency access although I would suggest you consult the Fire Brigade * as I understand they are not keen on "collapsable" fences or posts.

* No reference to Fire Brigade — agreed with C. Briggs. JB.

Date 17/12/92

Signed ..... Director of Highways and Planning

Mr H Summerton BA,
Clerk to Sutton Bridge
Parish Council,
64 Lowgate,
Sutton,
Spalding,
Lincs.
PE12 0HP.

Mr K Woods

KW/JJ H18/0713/92

28th July 1993

Dear Sir,

PLANNING APPLICATION H18/0713/92 - LINCOLNSHIRE RURAL HOUSING ASSOCIATION DEVELOPMENT, OFF CHURCHGATE, SUTTON BRIDGE.

I refer to your letter received on the 21st July 1993 expressing concern that the location of the proposed dwellings, now that they have been pegged out, are likely to interfere with well established trees on the site which you believe are subject of a Tree Preservation Order.

The site has been inspected by the Planning Enforcement Officer, and firstly, may I point out that no trees on this site are subject to Tree Preservation Orders.

The position of the dwellings on site as shown by the pegging out is in accordance with the approved plans.

The site will of course be subject of inspections by the Councils Building Control Section particularly at the setting out stage and any deviations in the positions of the dwellings from the proposed plans will be detected at that time.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867

18th January 1993.

Mr D M Gedney
Planning and Building Control Services.
South Holland District Council.

Dear Mr Gedney,

Re : H18/0713/92. LINCOLNSHIRE RURAL HOUSING ASSOCIATION.

The granting of Planning Permission in respect of the above notified to us on the 5th January 1993 was read to the Parish Council at their recent Planning Meeting.

There is still great concern over this matter and I would respectfully refer you to our letter of the 14th August 1992, a copy of which is enclosed. One of the principal concerns is the availability of access for emergency vehicles to all dwellings, there are also other matters that are causing Council concern on this site.

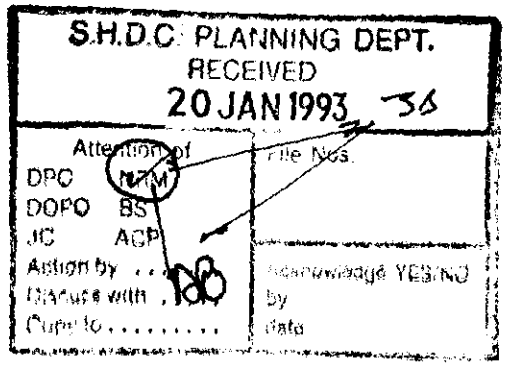
We would appreciate your comment.

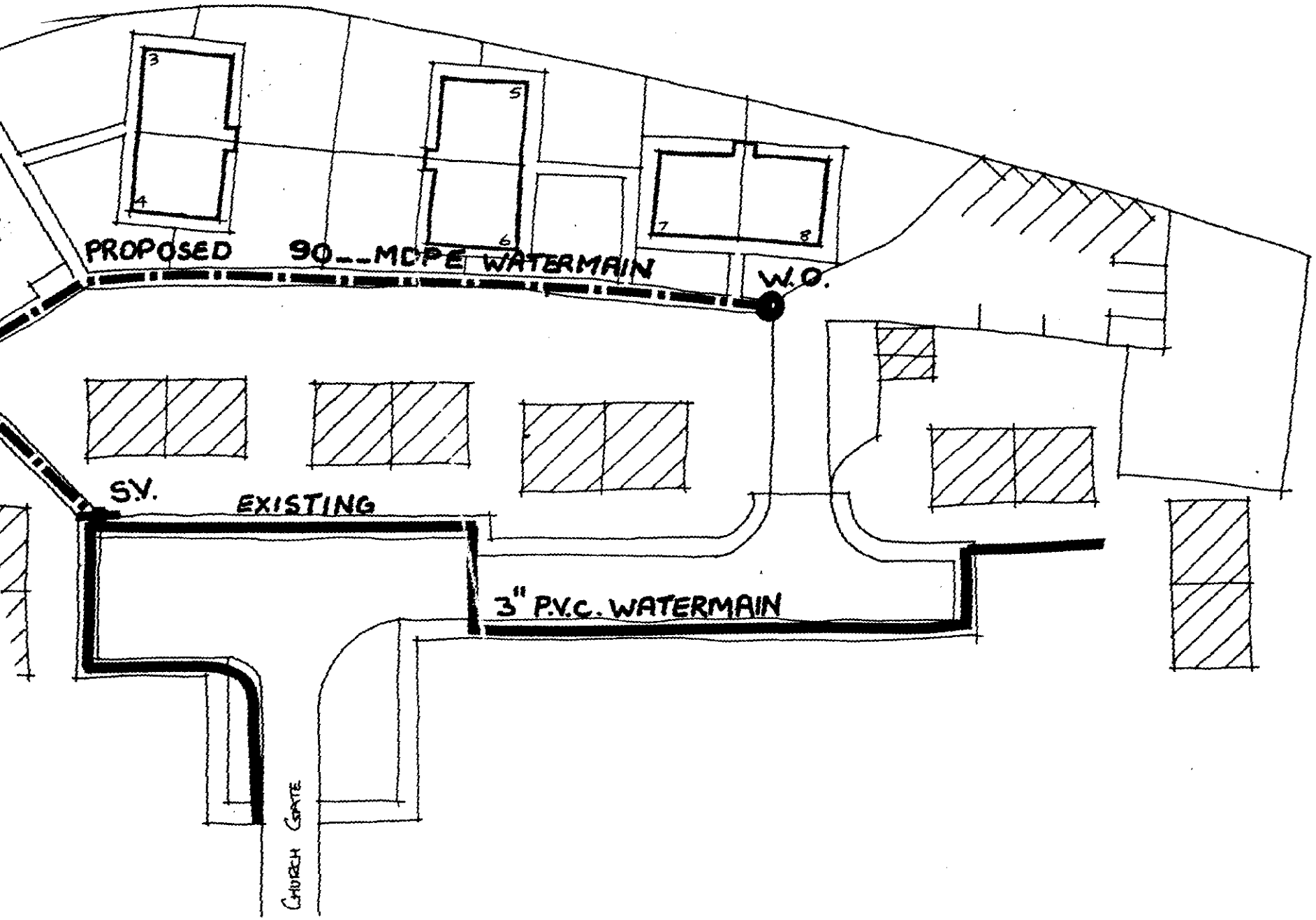
Yours sincerely,

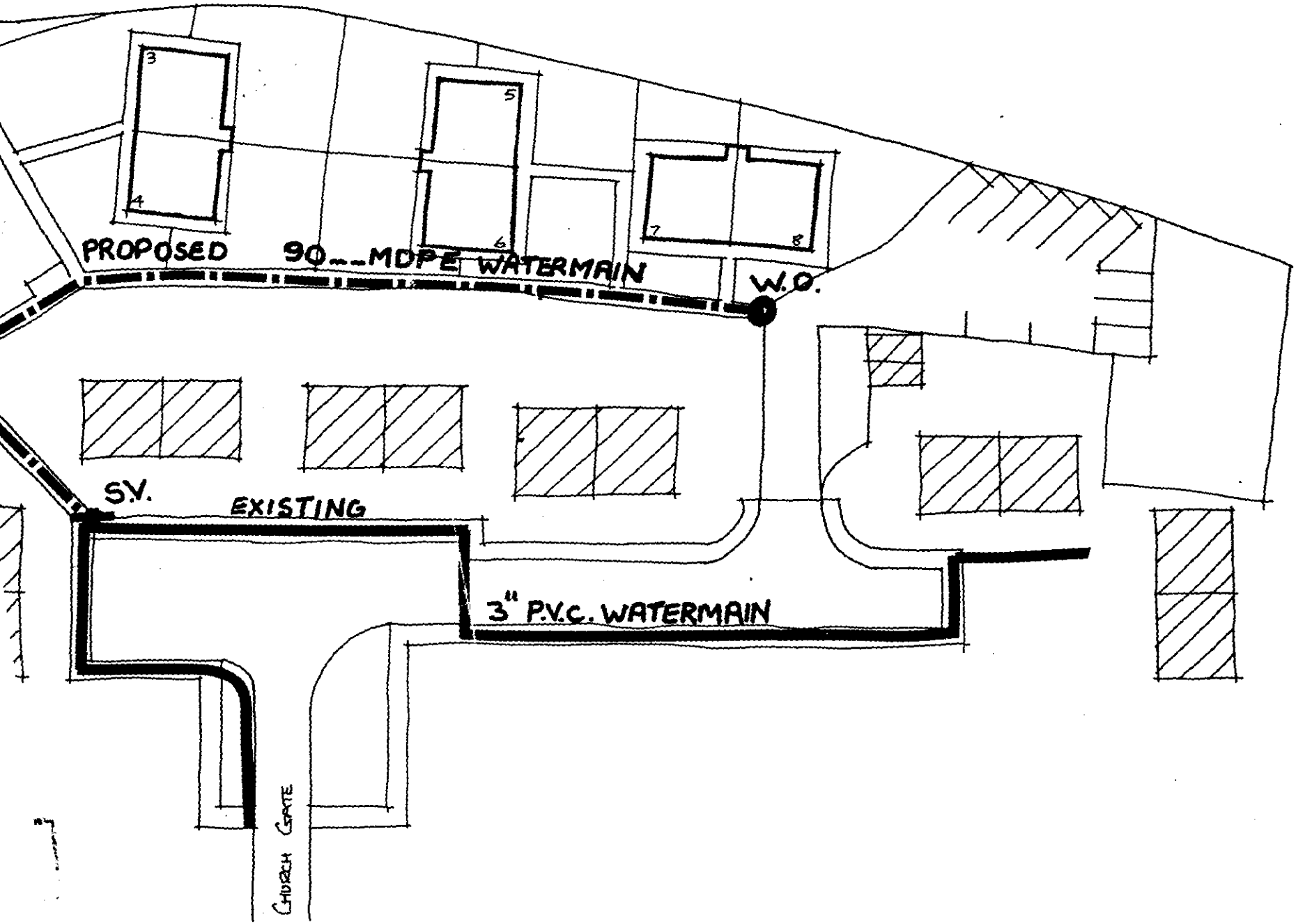
H. Summerton.

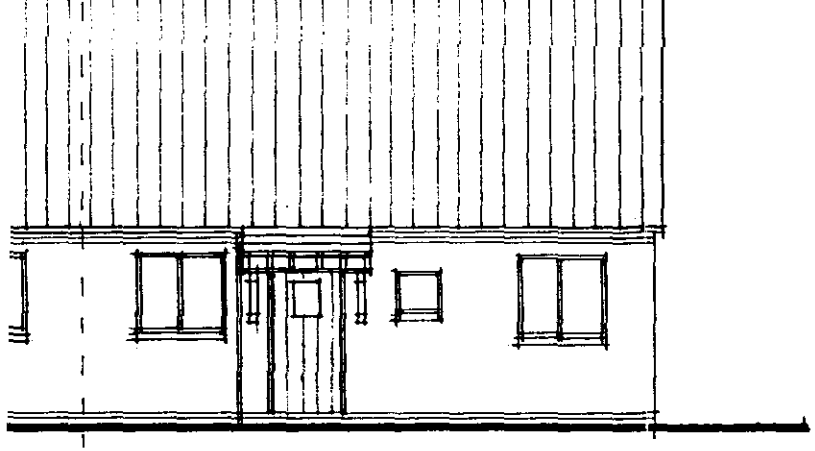
Clerk.

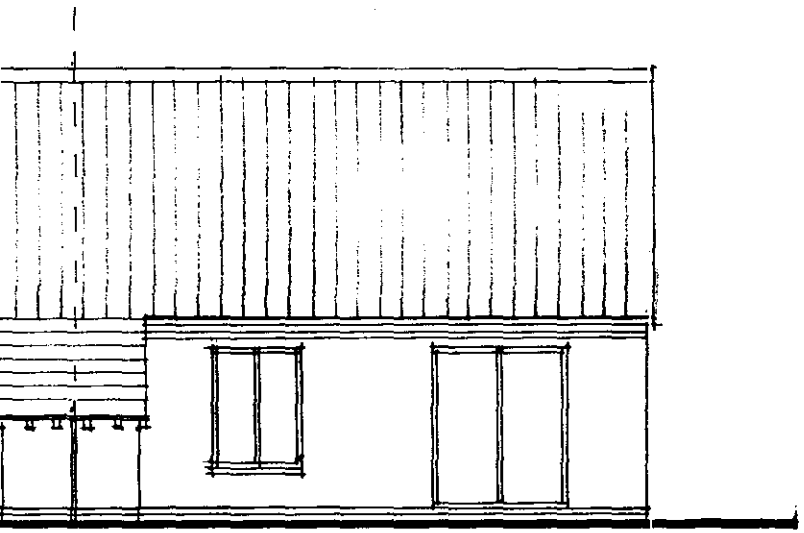
Enclosure.

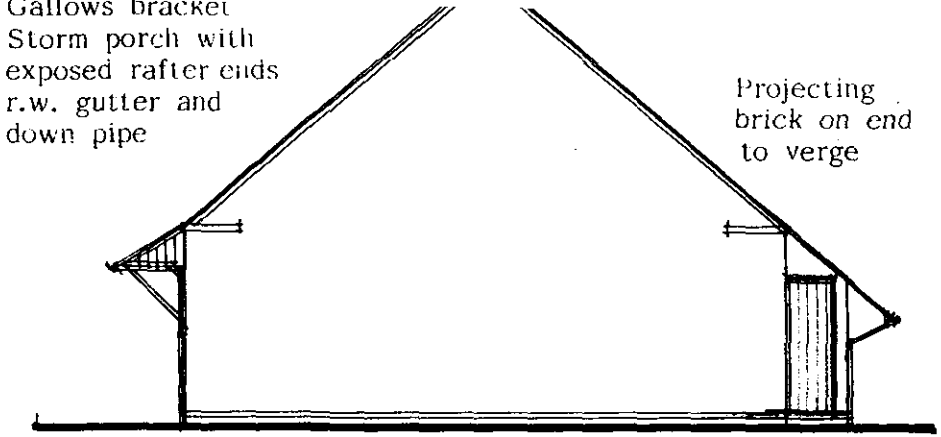



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8
PROPOSED 90--MDPE WATERMAIN
W.O.
S.V.
EXISTING
3" P.V.C. WATERMAIN
CHURCH GATE

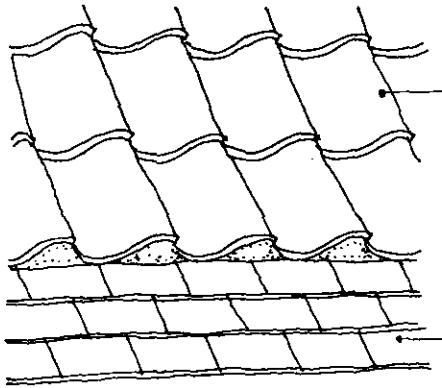

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PROPOSED 90 mm MDPE WATERMAIN
W.O.
S.V.
EXISTING
3" P.V.C. WATERMAIN
CHURCH GATE

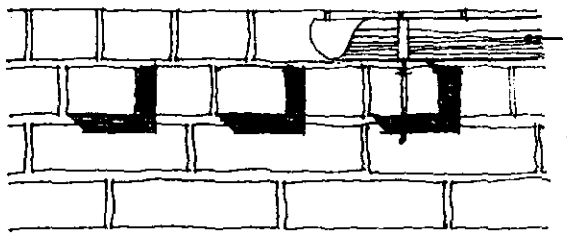




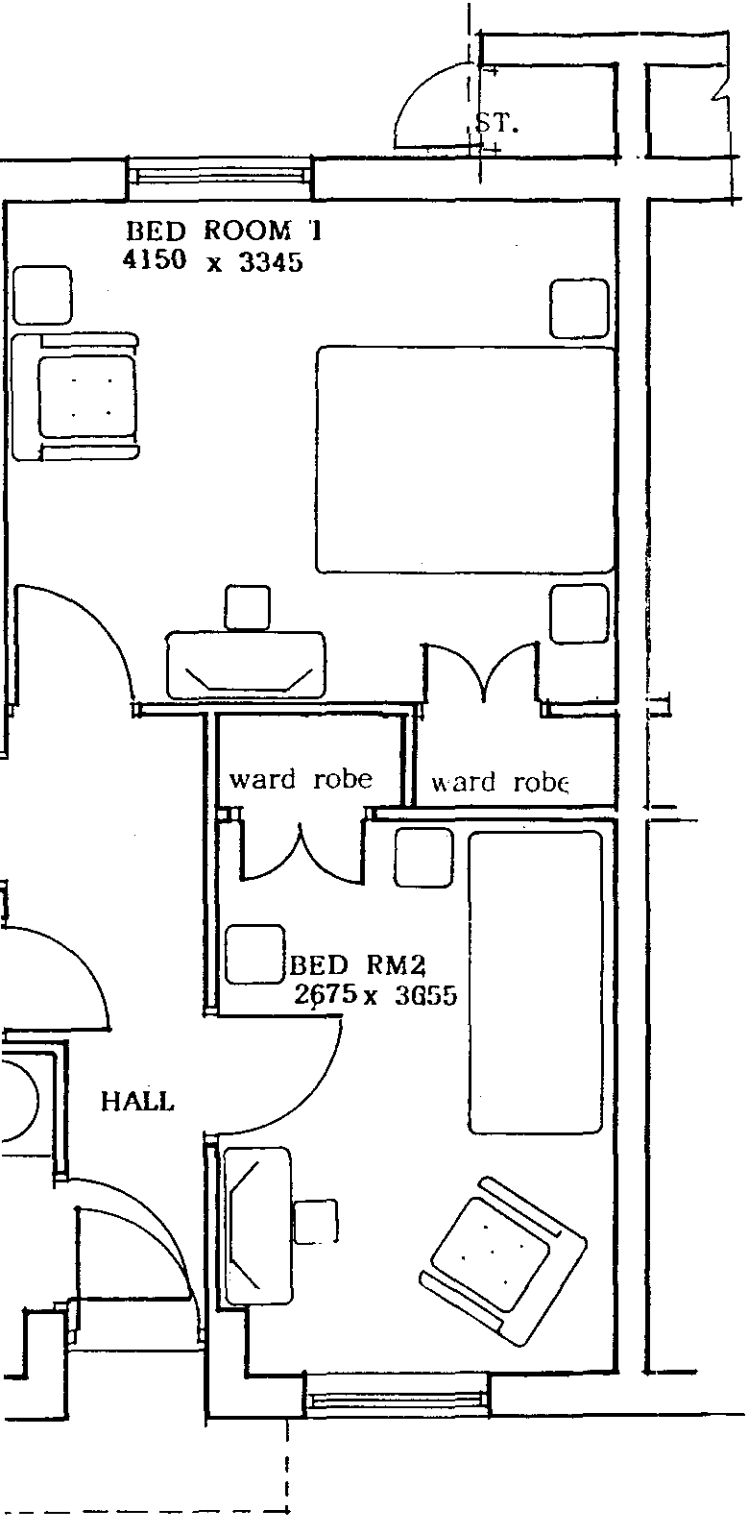


SIDE ELEVATION



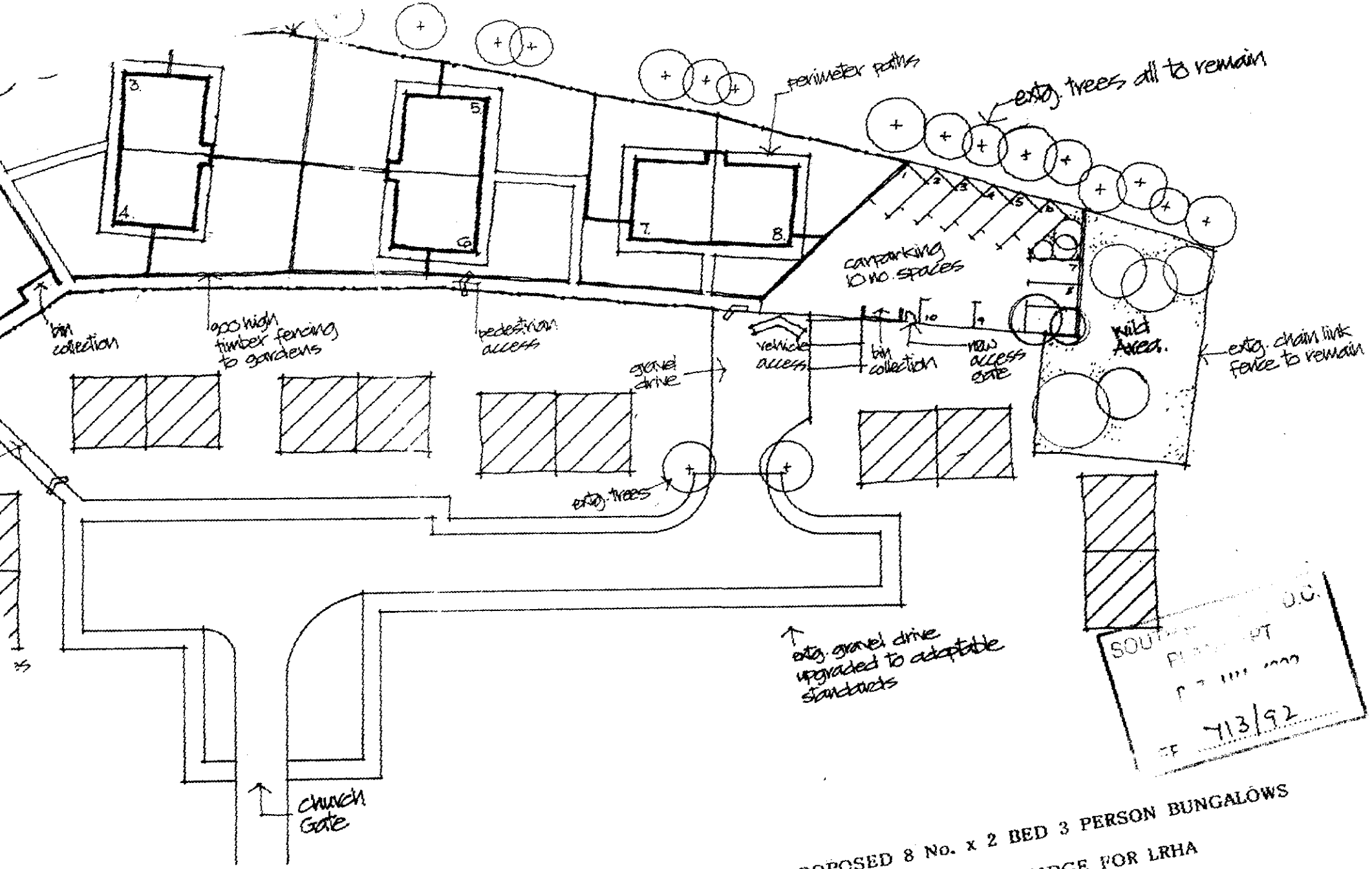


HOUSING DEVELOPMENT AT SUTTON BRIDGE FOR LRHA
1.100 ELEVATIONS

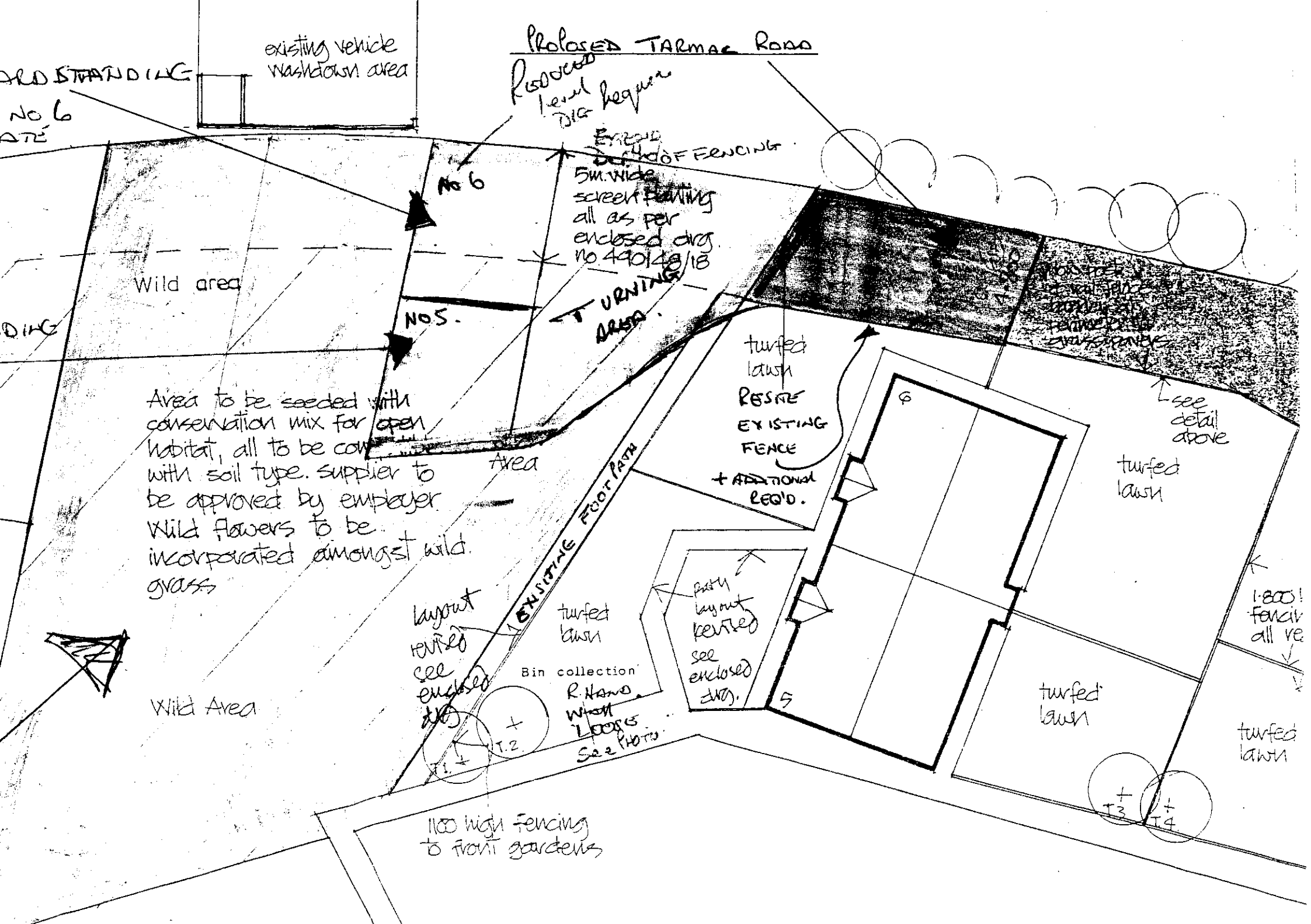


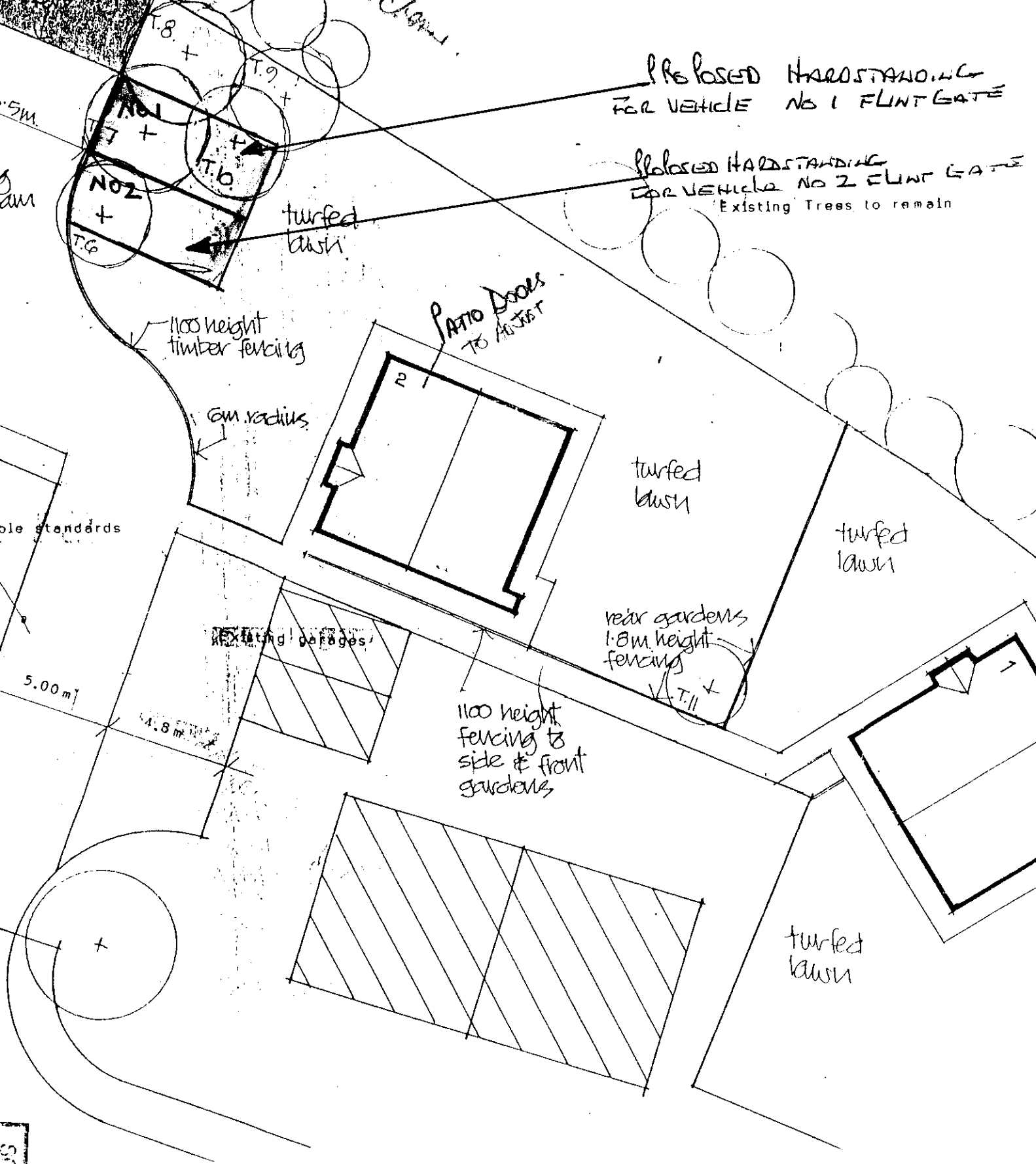
D.C.
1992
9713/92

HOUSING DEVELOPMENT AT SUTTON BRIDGE FOR LRHA



PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
SCHEME AT SUTTON BRIDGE FOR LRHA


existing vehicle washdown area
PROPOSED TARMAC ROAD
Proposed level dig required
No 6
5m. wide screen planting all as per enclosed drg. no 490148/18
TURNING AREA.
NO 5.
Wild area
Area to be seeded with conservation mix for open habitat, all to be com with soil type. supplier to be approved by employer Wild flowers to be incorporated amongst wild grass
Wild Area
turfed lawn
RESITE EXISTING FENCE + ADDITIONAL REQ'D.
see detail above
turfed lawn
EXISTING FOOT PATH
layout revised see enclosed drg.
turfed lawn
Bin collection R. Hand Wheel Loose See Photo
path layout revised see enclosed drg.
turfed lawn
turfed lawn
turfed lawn
1·800 fencir all re
1100 high fencing to front gardens
T1
T2
T3
T4
6
5


Proposed Hardstanding for Vehicle No 1 Flint Gate
Proposed Hardstanding for Vehicle No 2 Flint Gate
Existing Trees to remain
T.8
T.9
T.7
T.6
No1
No2
T.6
turfed lawn
1100 height timber fencing
Patio Doors to Adjoin
2
6m radius
turfed lawn
turfed lawn
rear gardens 1.8m height fencing
T.11
1100 height fencing to side & front gardens
Existing garages
5.00m
1.8m
turfed lawn
1

PLANNING AMENDMENT

For office use only

Application No. H/0/0713/92

Date registered 16 JUL 1992

Case Officer DG

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. 12/9/17

Validation	Adequate detail Acknowledged	☐ ..... HTL	Confirmed .....
Liaison with Building Control	Outside parameters	☐ HTL	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested *(incorporating fee position)*	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

Signed: ..... Date: .....

PLANNING AMENDMENT

For office use only

Application No. H18/0713/92

Date registered 17 JUL 1992

Case Officer J.B

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. ...19.1.17...

Validation	Adequate detail Acknowledged	☐ ...KL... KL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy & reply

Signed: .....

Date: .....

PLANNING AMENDMENT

For office use only

Application No. H18/713/92

Date registered 24 JUL 1992

Case Officer J.B.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

Latest Amended plans received. 24.7.92

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Consultations etc. carried out on plans + 2 bed bungalow revised plan dated 16.7.92

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. ....24/7/97..

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... HTL	
		HTL	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

Signed: .....

Date: .....

PLANNING AMENDMENT

Date.....

Salient points highlighted

For office use only

Application No. 1-119/0713/92

Date registered 19 AUG 1992

Case Officer JS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

AMENDED PLAN

Ref.

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. 19/8/94

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....
Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: .....

Date: .....

PLANNING AMENDMENT

For office use only

Application No. H18/713/90

Date registered 23 SEP 1992

Case Officer SD

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. ....23/9/92....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		....KTL....	
		KL	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to recpt

Signed: .....

Date: .....

PLANNING AMENDMENT

For office use only

Application No. H18/713/92

Date registered 11 DEC 1992

Case Officer T.S

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

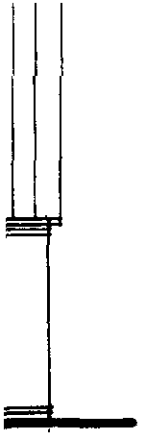
State details of amendments proposed

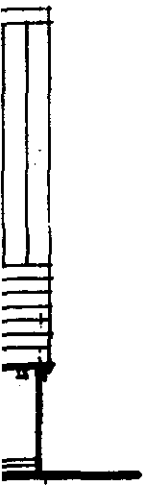
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

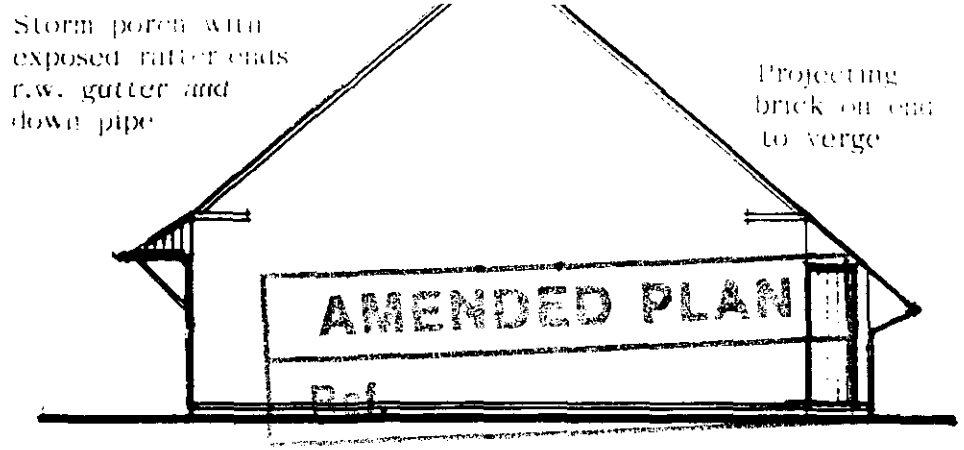
State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

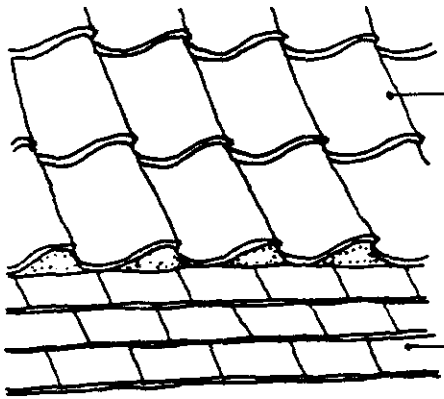


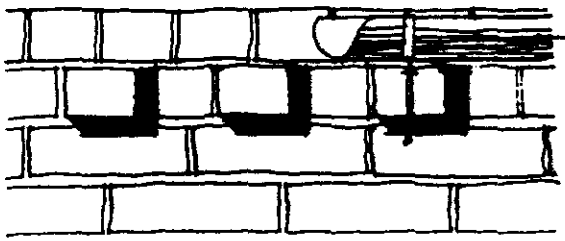




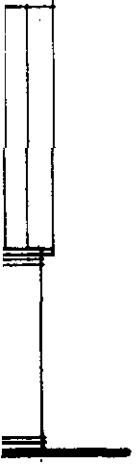
SIDE ELEVATION

713/92





HOUSING DEVELOPMENT AT SUTTON BRIDGE FOR LRHA
1:100 ELEVATIONS





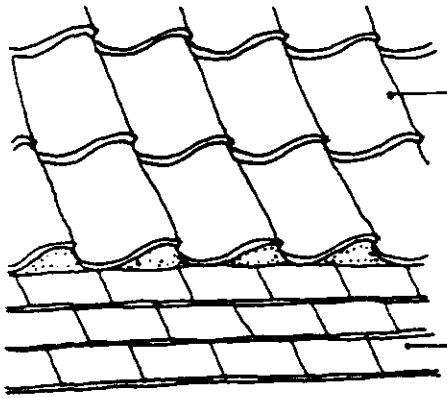
Gallows bracket
Storm porch with
exposed rafter ends
r.w. gutter and
down pipe

Projecting
brick on end
to verge

AMENDED PLAN
Ref.

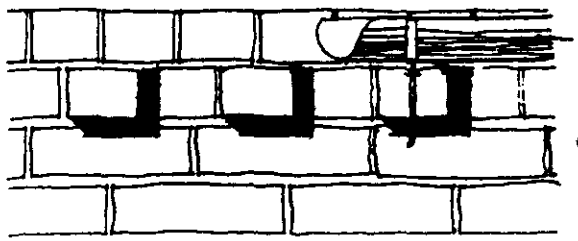
SIDE ELEVATION

SOUTH ... C.
REF 713/92



Norfolk concrete
pantiles

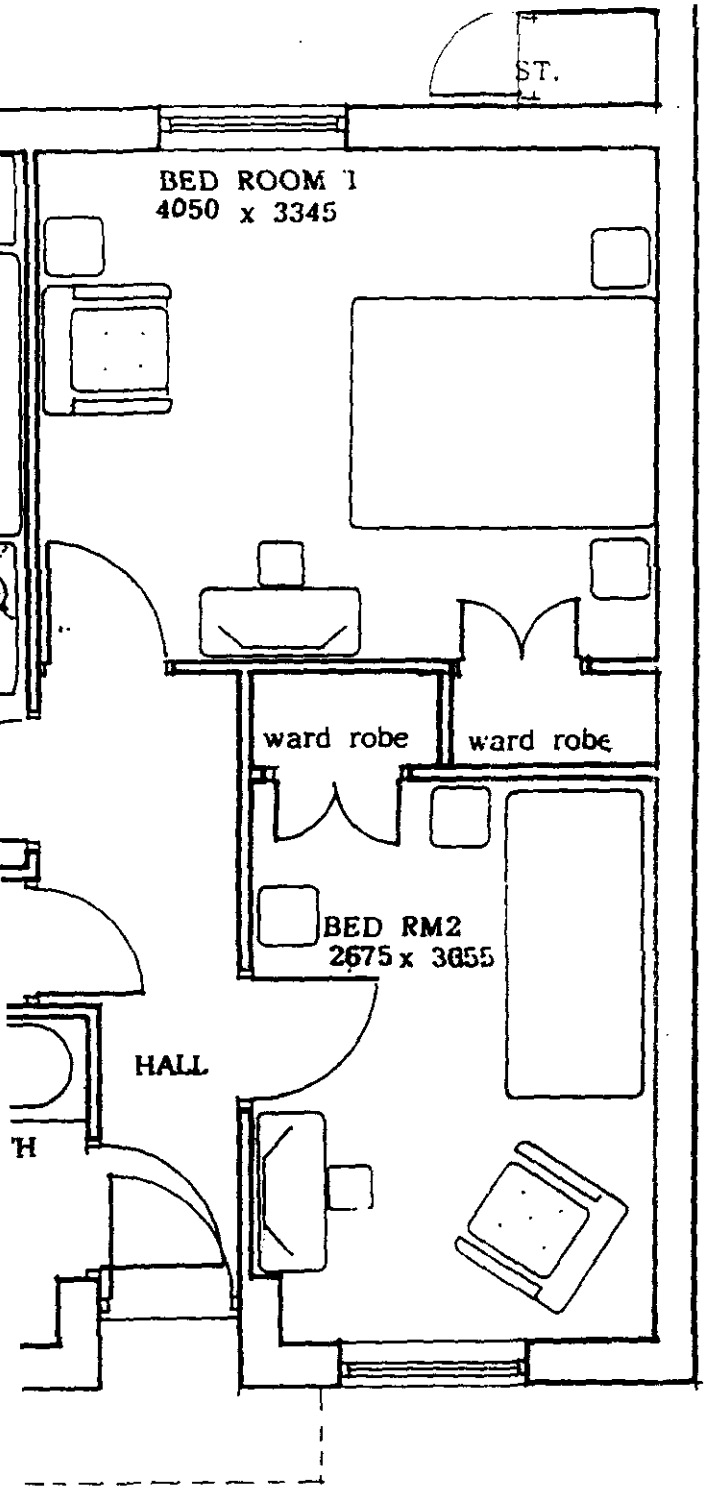
Rosemary clay plain
tiling to porches and
rear store



rwp.

projecting dentil
course at eaves and
returns on gable
elevations

HOUSING DEVELOPMENT AT SUTTON BRIDGE FOR LRHA

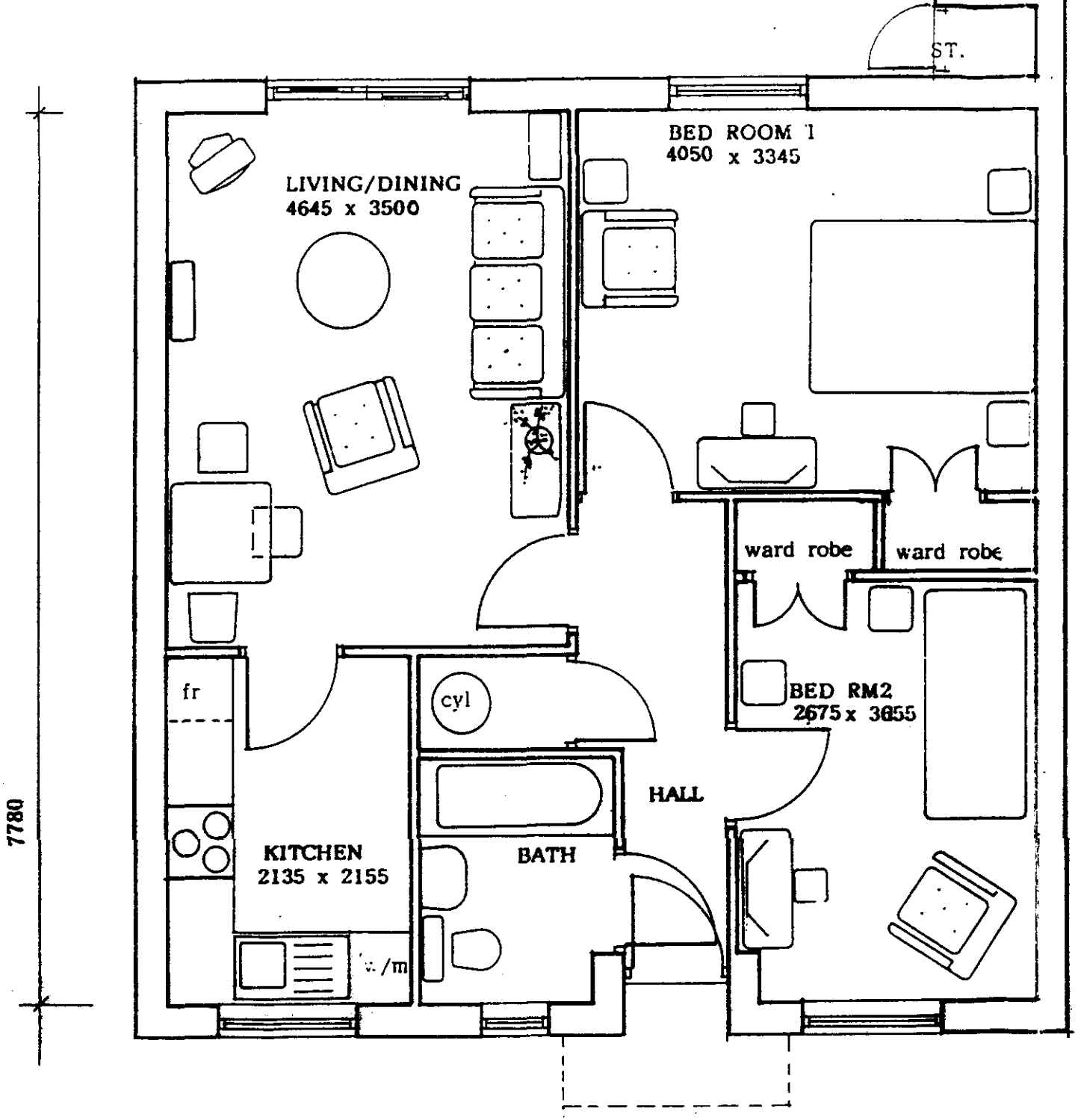


AMENDED PLAN

SOUTH [illegible] D.C.

REF 713k92

HOUSING DEVELOPMENT AT SUTTON [illegible]


ST.
BED ROOM 1
4050 x 3345
LIVING/DINING
4645 x 3500
ward robe
ward robe
BED RM2
2675 x 3655
cyl
fr
HALL
KITCHEN
2135 x 2155
BATH
7780

HOUSING

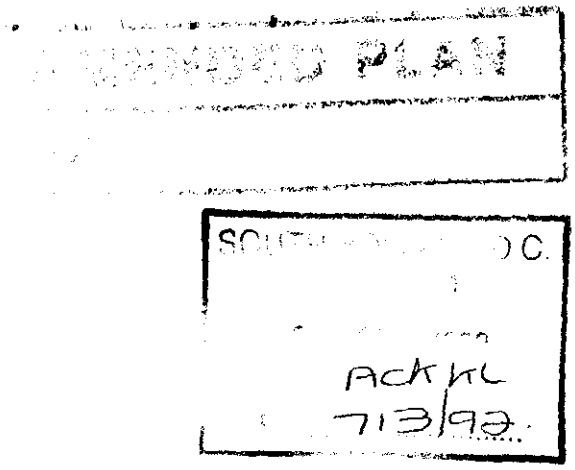
N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 - FAX 0602 691568

IB/JP

22 September 1992

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE



For the attention of Mr Blacklock

Dear Sir

Planning Application No. H18/0713/92
Proposed 3 pairs of semi-detached bungalows on land off Church Gate Road off A17 near Sutton Bridge, Spalding

I refer to your meeting with myself on 15 September 1992 in connection with the above.

I now enclose 4 copies of the revised site layout drawing incorporating 2no. pairs of bungalows and 2no. detached bungalows with modifications to the car park layout all as agreed at our meeting. I also enclose 4no. copies of 9 detached bungalow plan and elevations which need to form part of the planning application.

I now trust that this application can be considered at the next full Planning Committee.

Yours faithfully

Ian Broomhall.

Ian Broomhall M.B.I.A.T.

Registered under the Industrial and Provident Societies Act. 1965 Registered No. 20614R

N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 - FAX 0602 691568

AMENDED PLAN

Rec.

SOUTH ... PLA... 1 C ... REF ACK KL..

IB/JF

15 July 1992

F.A.O. Mr. Blacklock
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE

Dear Sir

Planning Application No. H18/0713/92 Erection of 8no. Semi-Detached Bungalows on land off Church Gate Road off A17 near Sutton Bridge, Spalding

I refer to the above full Planning Application Submission currently being considered by South Holland District Council and your telephone conversation with myself today.

I now wish to confirm the following :-

1. The description of the above project on the planning application forms is incorrect and should now read:- 4no. pairs of semi-detached bungalows totalling 8no. 2 bed bungalows. ✓

2. I enclose 4 copies of the layout plan which incorporates, in red, the existing boundary of the site plus the existing gravelled area access road which is outside of the site boundary and is to be upgraded as part of the development to adoptable standards.

3. It is now proposed that the front porch to the bungalows is to have a double pitched roof as opposed to a gallows bracket 'lean to' porch roof along with pre-cast concrete cills and I enclose 4no. copies of the revised drg. indicating these amendments. ✓ Placed with Am. Plan dated 24.7.92

4. The 1.8m high close boarded boundary fence is all as requested by Mr. C. Reading South Holland District Council Development Officer who has visited all the existing tenants in the adjacent bungalows. If required hedge planting can be incorporated.

5. The upgraded access route and existing garage positions are to be more accurately surveyed in order to indicate clearly the access road width and frontage to garages.

6. The proposed 'Metalair' screen and tree planting will form part of a separate planning application

7. The proximety of the existing trees outside the southerly boundary to bungalows 3 and 5 will be considered by our appointed structural engineers whose recommendations will be passed on to your department for approval.

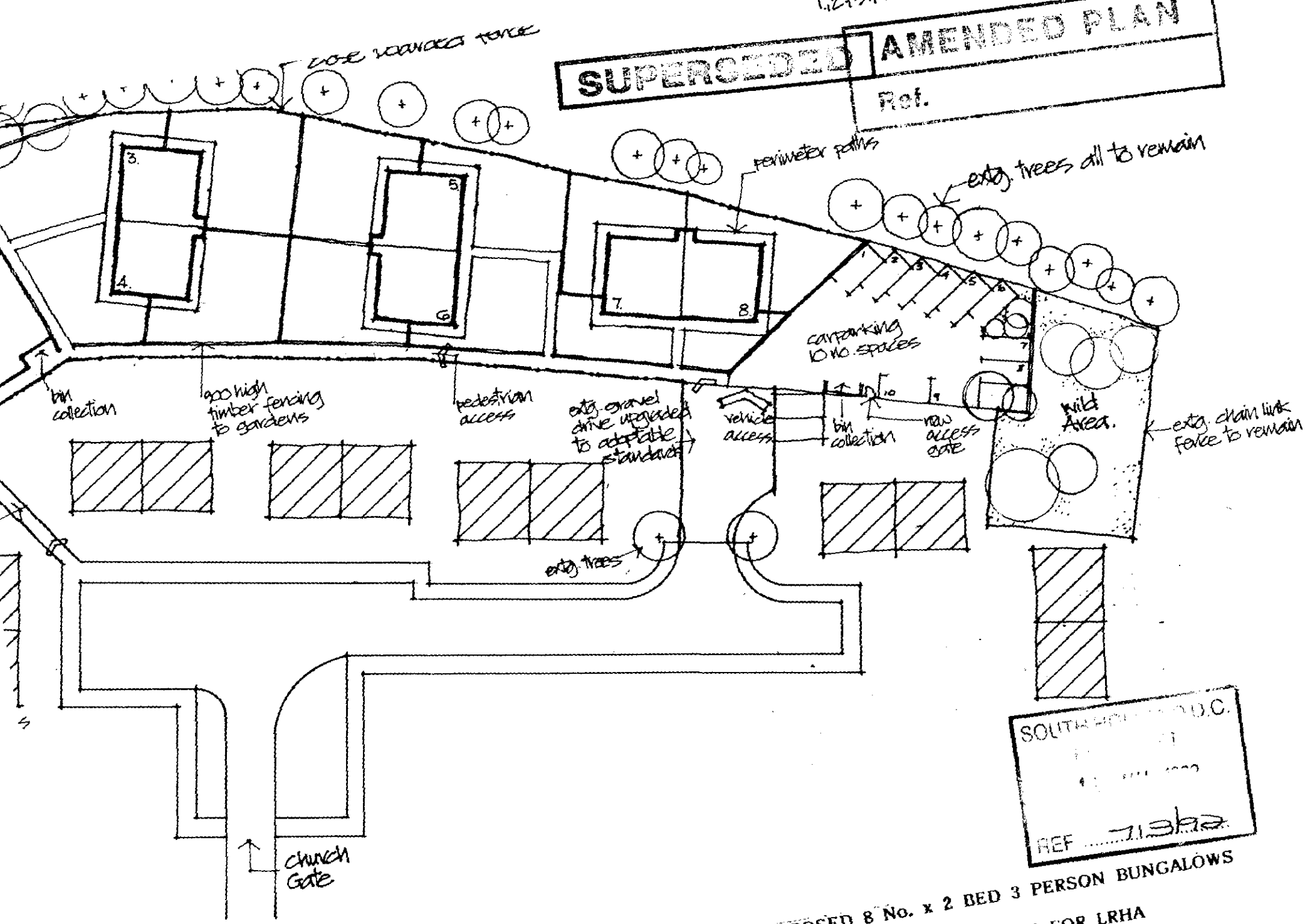
Yours faithfully

Ian Broomhall

Ian Broomhall M.B.I.A.T.

Enc

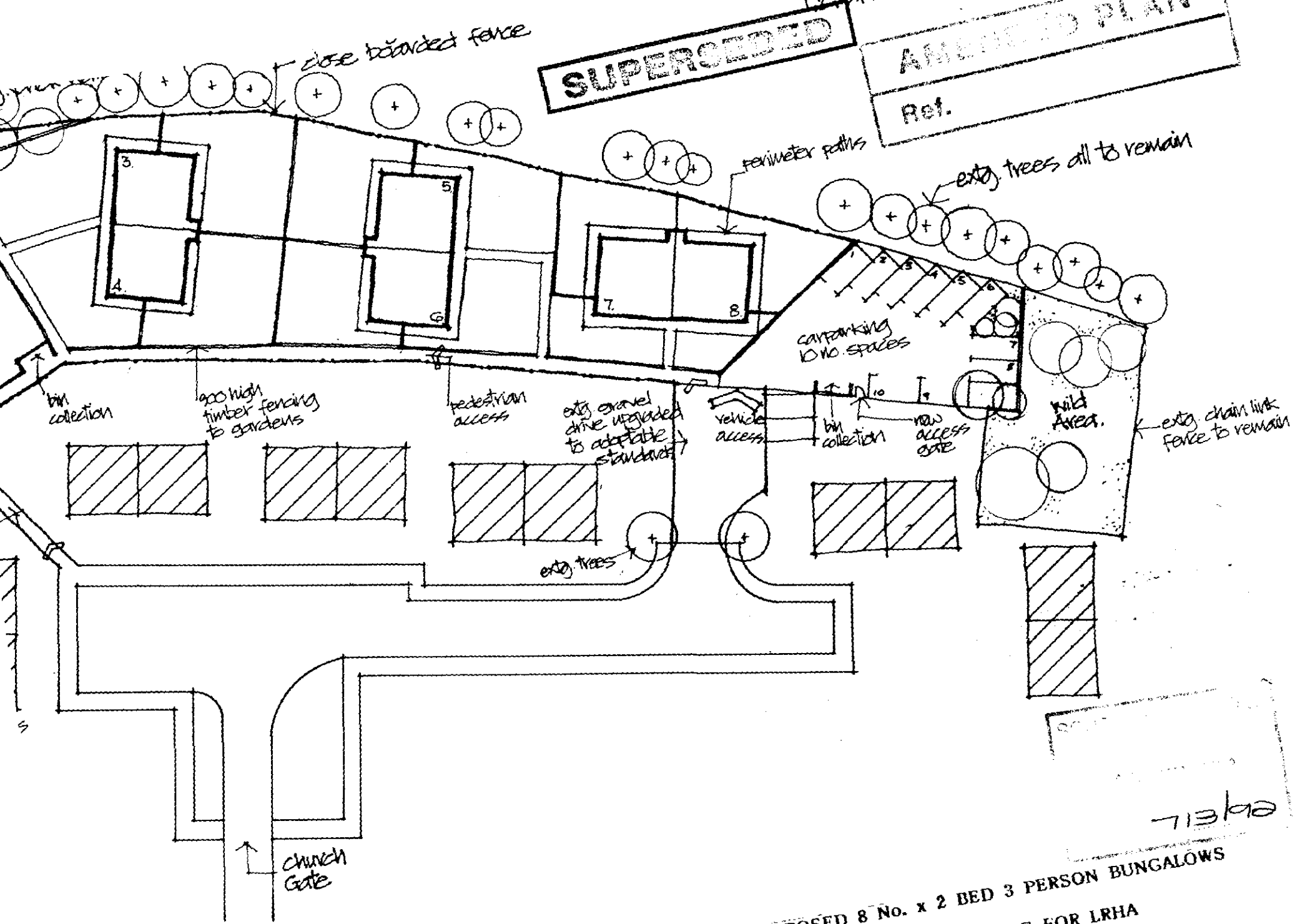
c.c. Gary Turner



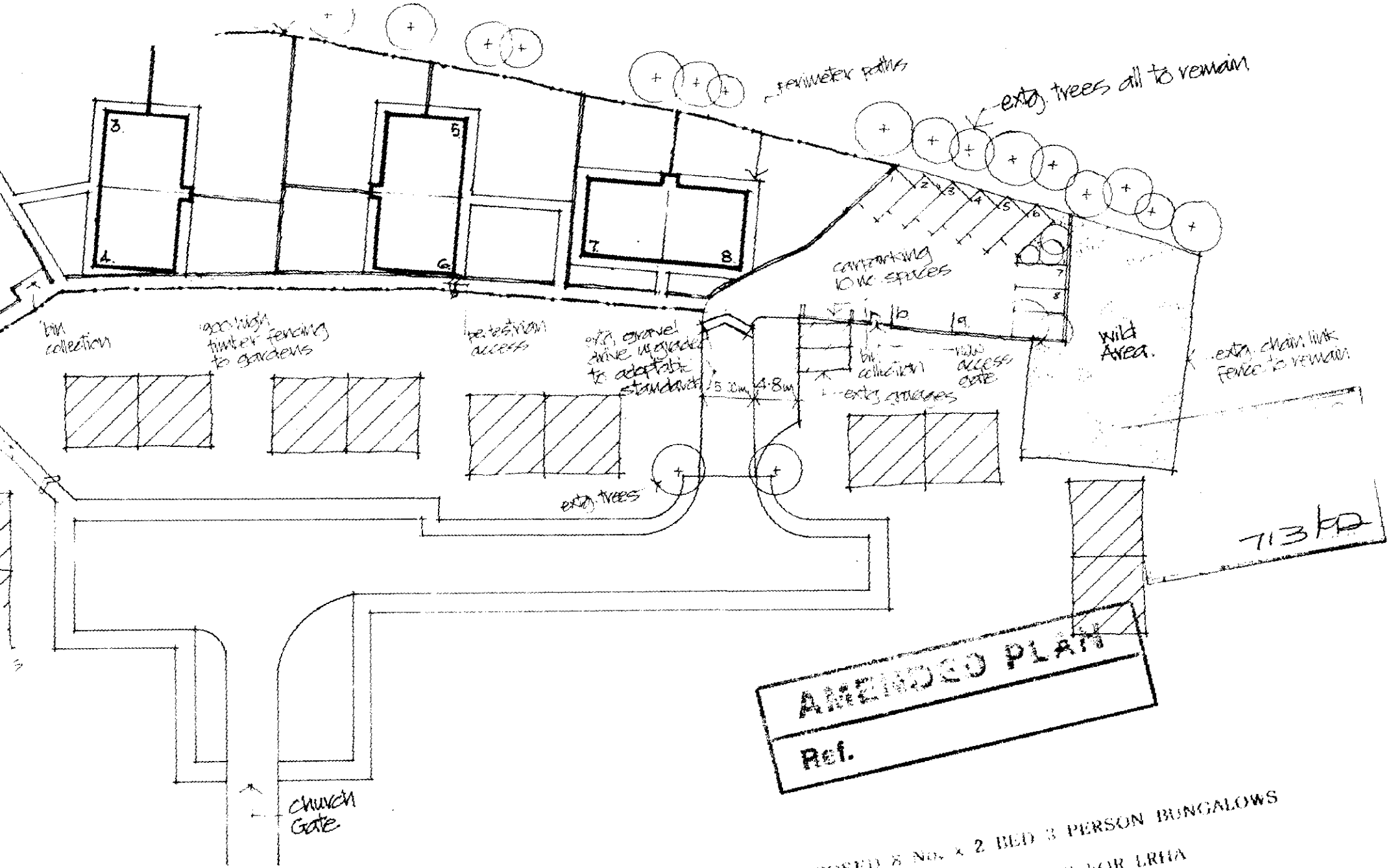
SOUTH ... D.C.

REF 7.13ha

PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
SCHEME AT SUTTON BRIDGE FOR LRHA



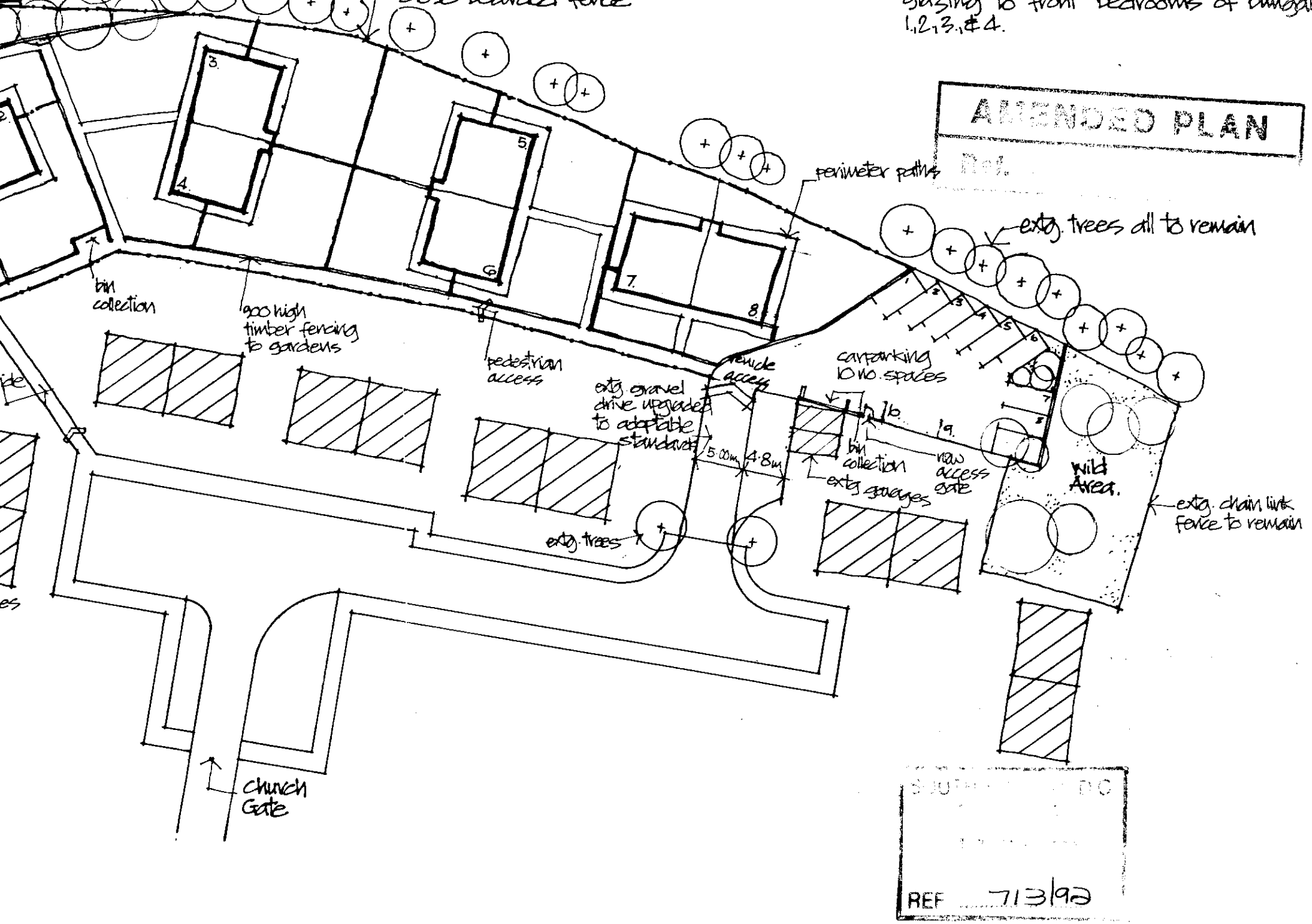
PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
SCHEME AT SUTTON BRIDGE FOR LRHA



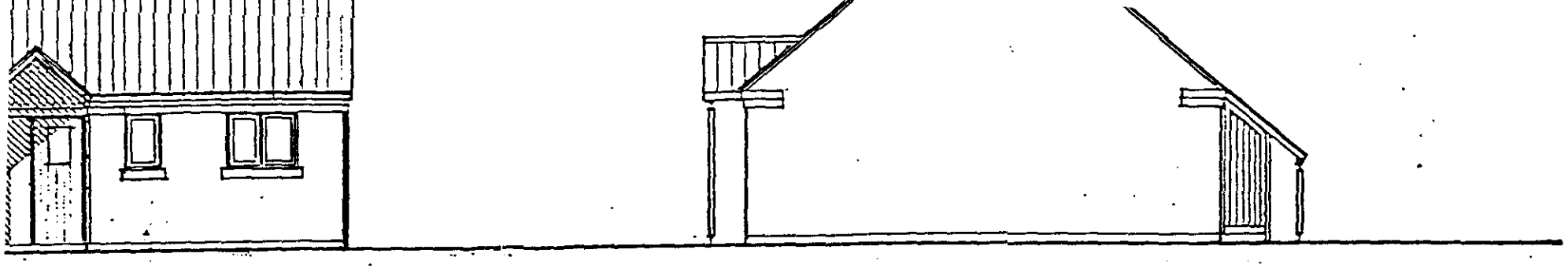
AMENDED PLAN

Ref.

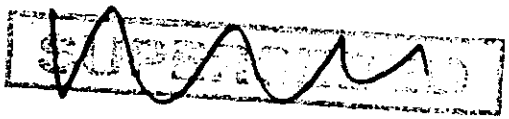
PROPOSED 8 NO. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
SCHEME AT SUTTON BRIDGE FOR LRHA



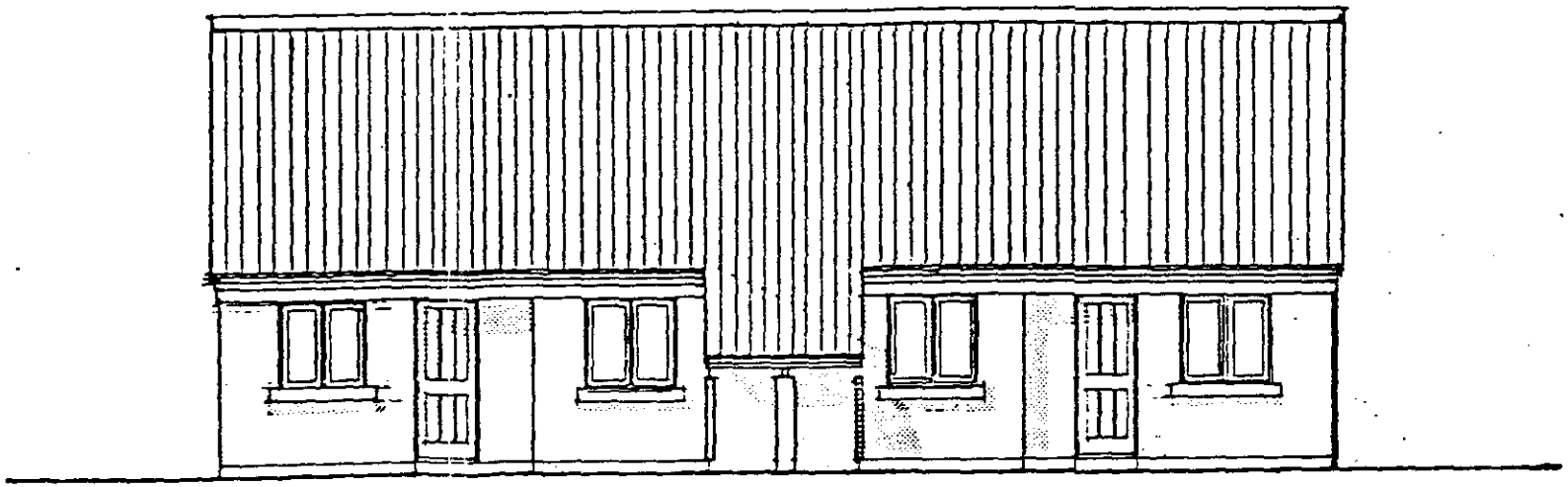
PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
SCHEME AT SUTTON BRIDGE FOR LRHA



SIDE ELEVATION

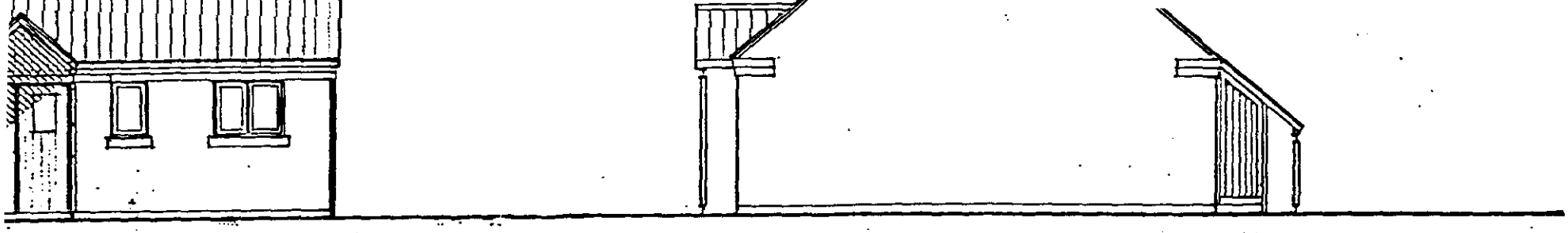


APPROVED PLANS
Tol.



REAR ELEVATION

7/3/92

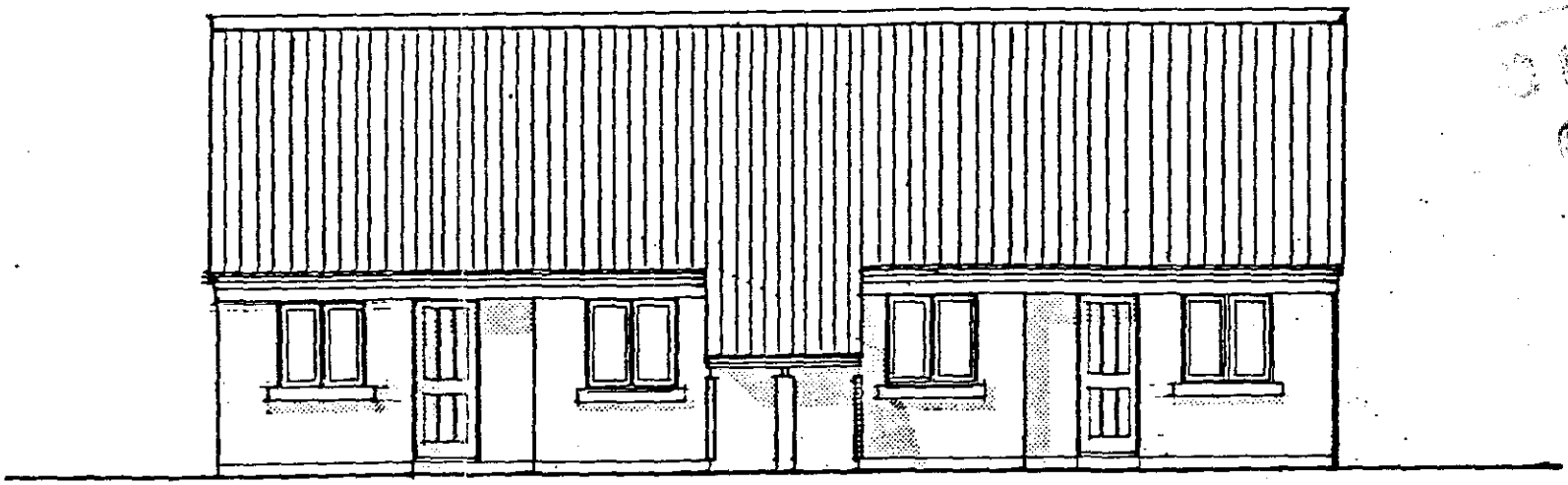


SIDE ELEVATION

SUPERCEDED

AMENDED PLAN
Ref.

OFFICE COPY



REAR ELEVATION

7/3/92

Telephone: Nottingham (0602) 622531
Fax: (0602) 691568

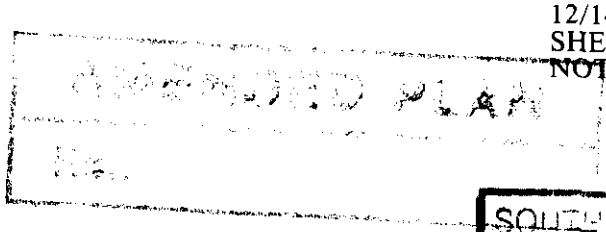
Nottingham Community Housing Association Limited

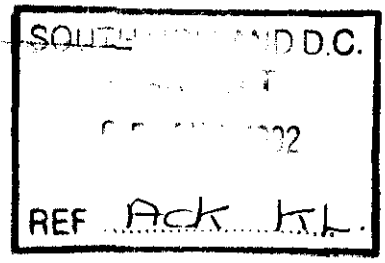
Director : ANDREW MALONE

GBT/JP

12/14 PELHAM ROAD
SHERWOOD RISE
NOTTINGHAM NG5 1AP

4th August, 1992.





Mr Blacklock,
Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

Dear Mr Blacklock,

RE: SUTTON BRIDGE

Further to our telephone conversation of yesterday, please find attached 4 x site layout plans, where units show porches.

Yours sincerely,

GARY TURNER
Development Manager.

Encs.

A member of the
National Federation of Housing Associations
and a Registered Charity

Registered under the Industrial and Provident Societies Act, 1965 *Registered No. 20614R*

N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 - FAX 0602 691568

IB/JF

16 July 1992

AMENDED PLAN
Ref.

For the attention of Mr. Blacklock

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

SOUTH HOLLAND D.C.
17 JUL 1992
REF Ack KL.

Dear Sir

Planning Application No. H18/0713/92 Erection of 8no. Semi-Detached Bungalows on land off Church Gate Road off A17 near Sutton Bridge Spalding

I refer to the above Planning Application and your subsequent telephone conversation with myself today.

I now enclose 4 copies of each of the revised 1.500 and 1.200 site layout drawings. As agreed, the revision provides a 4.8m frontage to the existing garages and a separate 5m wide access road.

I confirm that the appointed structural engineers will be carrying out trial hole investigations next week. This information will assist their report on possible problems concerning the proximety of the existing trees to the proposed bungalows. As agreed, this tree report will be passed on to your department for approval by the end of next week.

I trust that all information will then have been provided in order for this application to be considered by the full planning committee which meets at the end of August 1992.

Yours faithfully

Ian Broomhall

Ian Broomhall M.B.I.A.T.

Enc
c.c. Gary Turner

Registered under the Industrial and Provident Societies Act, 1965 Registered No. 20614R

N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 – FAX 0602 691568

IB/JP

18 August 1992

AMENDED PLAN
Rel

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

S.H.D.C.
ACK HL
REF 713/92

For the attention of Mr Blacklock

Dear Sir

Planning Application No. 418/0713/92
Proposed 8no. semi-detached bungalows on land off Church Gate Road off A17 near Sutton Bridge, Spalding

I refer to your telephone conversation with myself on 17 August 1992 and now wish to confirm the following:

1. Whilst the carparking facility is at one end of the site, it is envisaged that this will meet the needs of the elderly tenants, some of whom will not possess cars. Pedestrian walks are provided, no steps are envisaged and these circulation routes will be adequately illuminated at night.

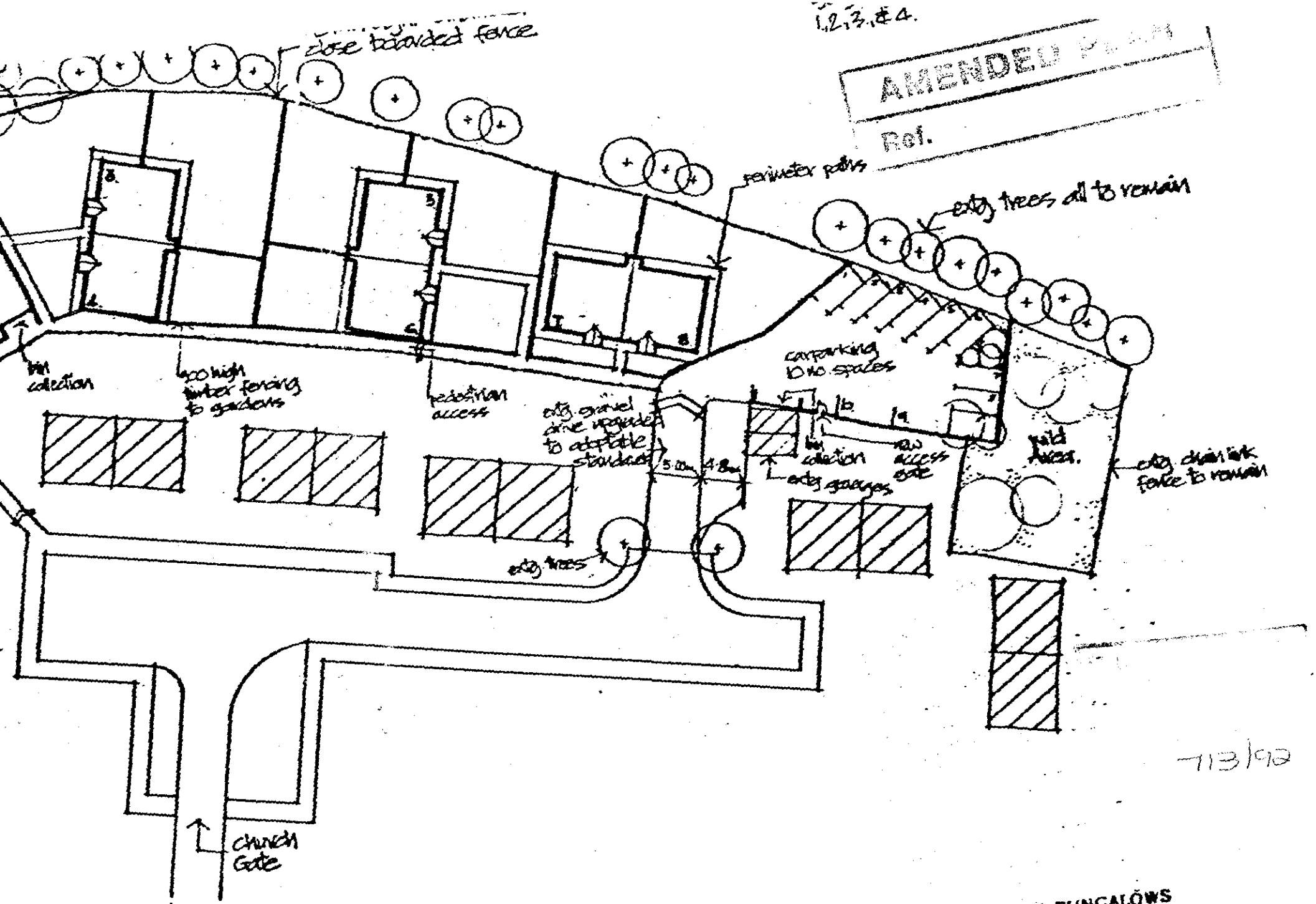
2. As agreed, I enclose 2 sets of the drawings giving alternative proposals i.e. the density has been reduced to 6no. bungalows as the first option and the washdown protective screen has also been removed as a further option.

Yours faithfully

Ian Broomhall

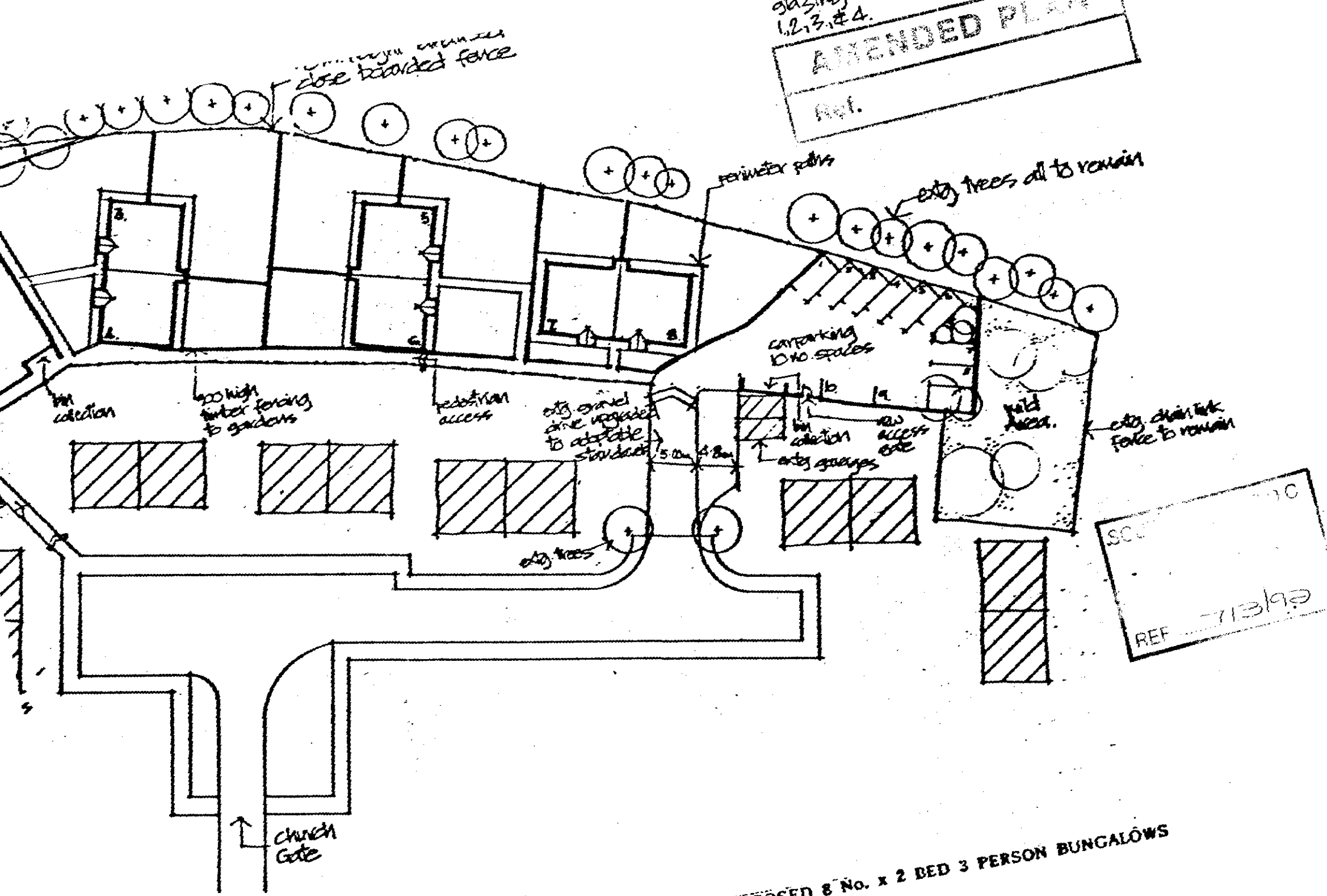
Ian Broomhall M.B.I.A.T.

Registered under the Industrial and Provident Societies Act. 1965 Registered No. 20614R



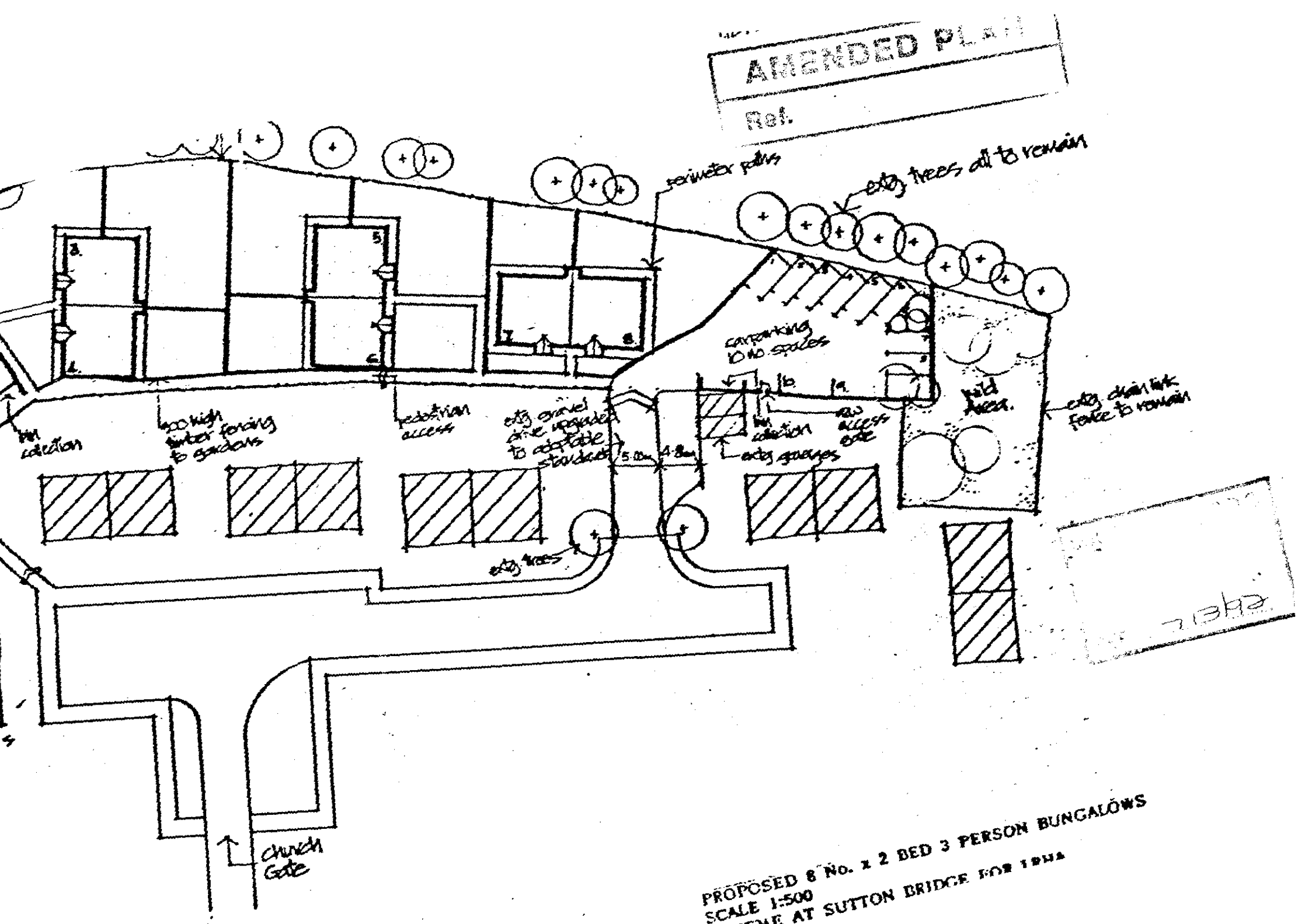
7/3/98

8 No. x 2 BED 3 PERSON BUNGALOWS

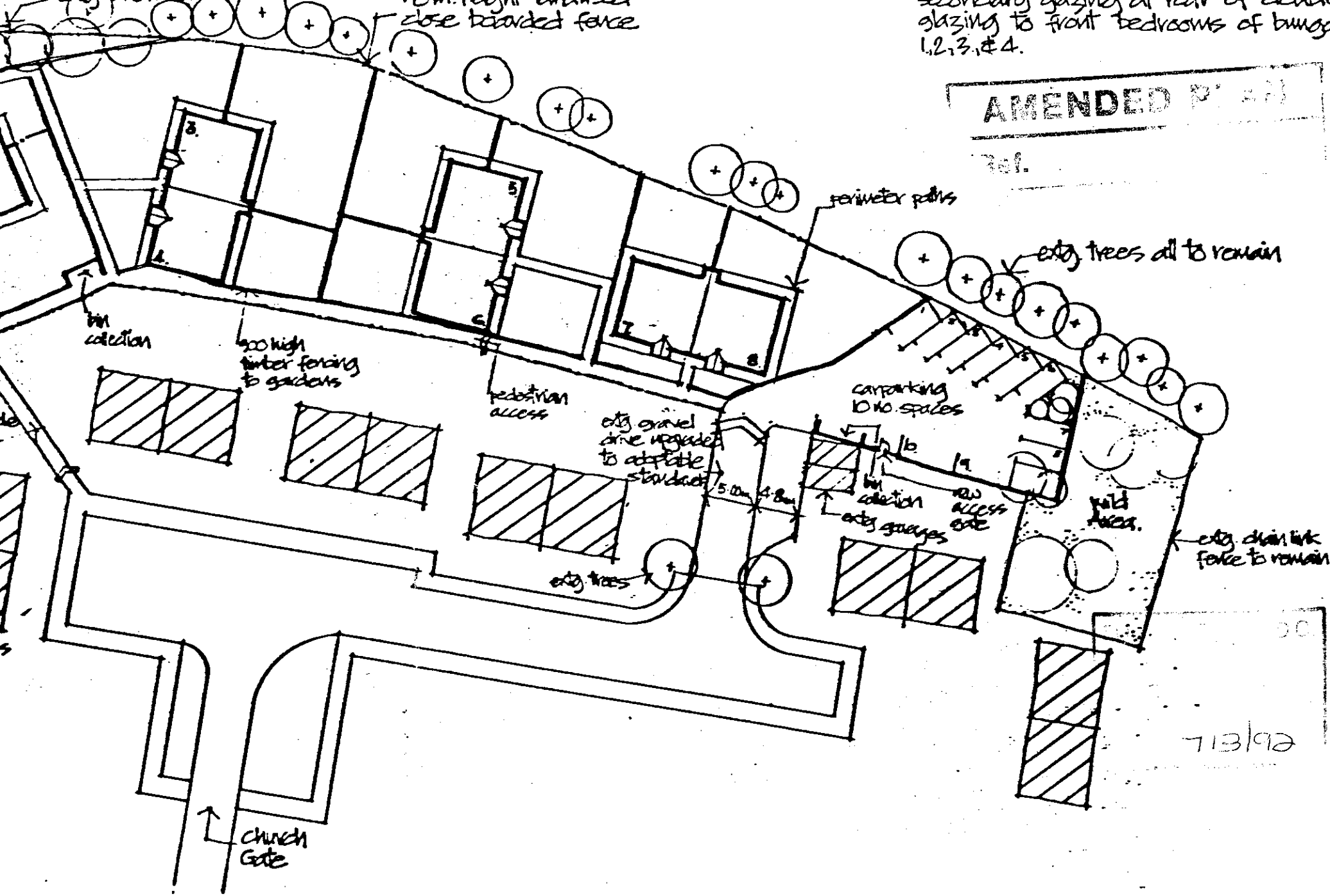


AMENDED PLANS
Rec'd.

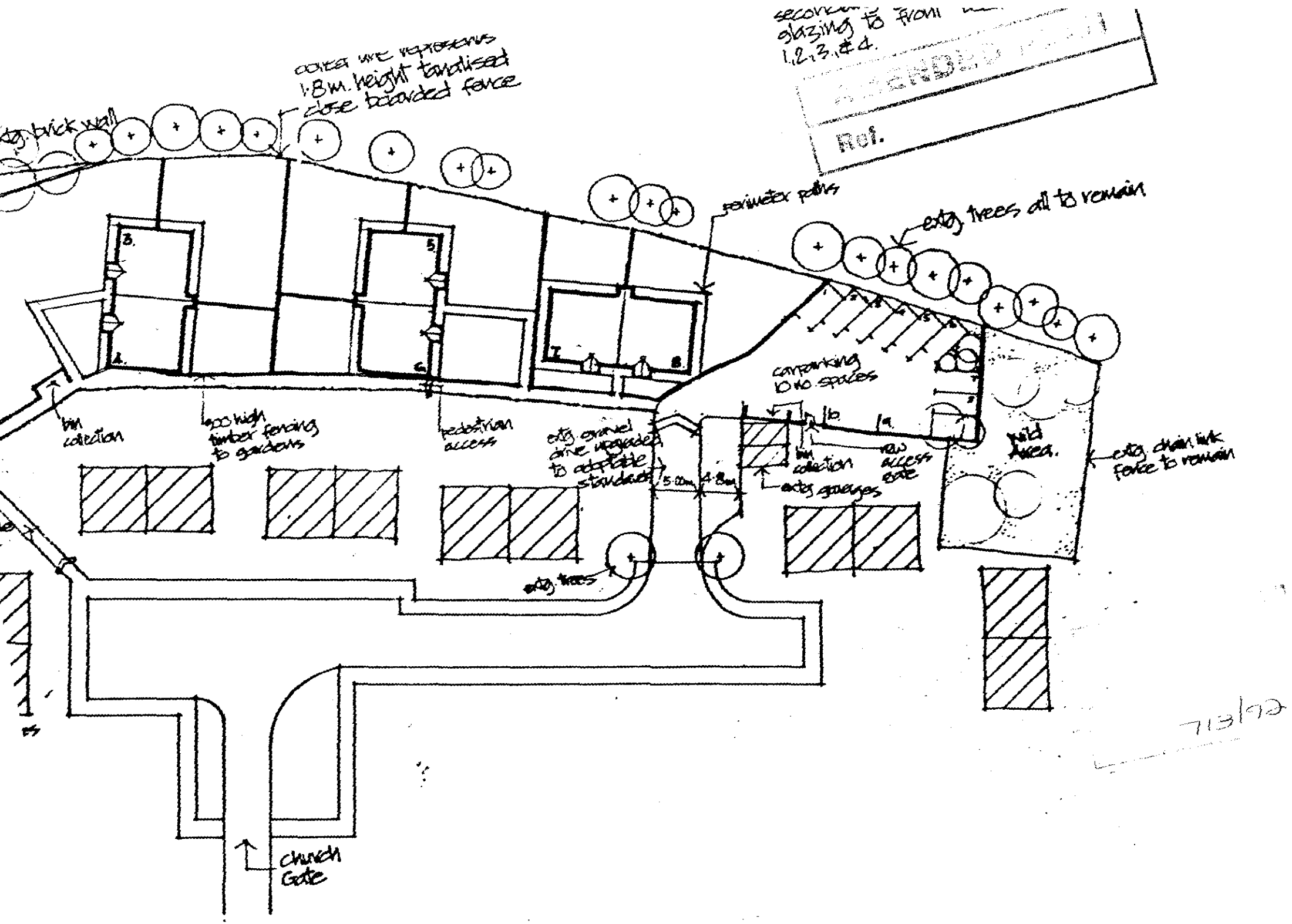
PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS

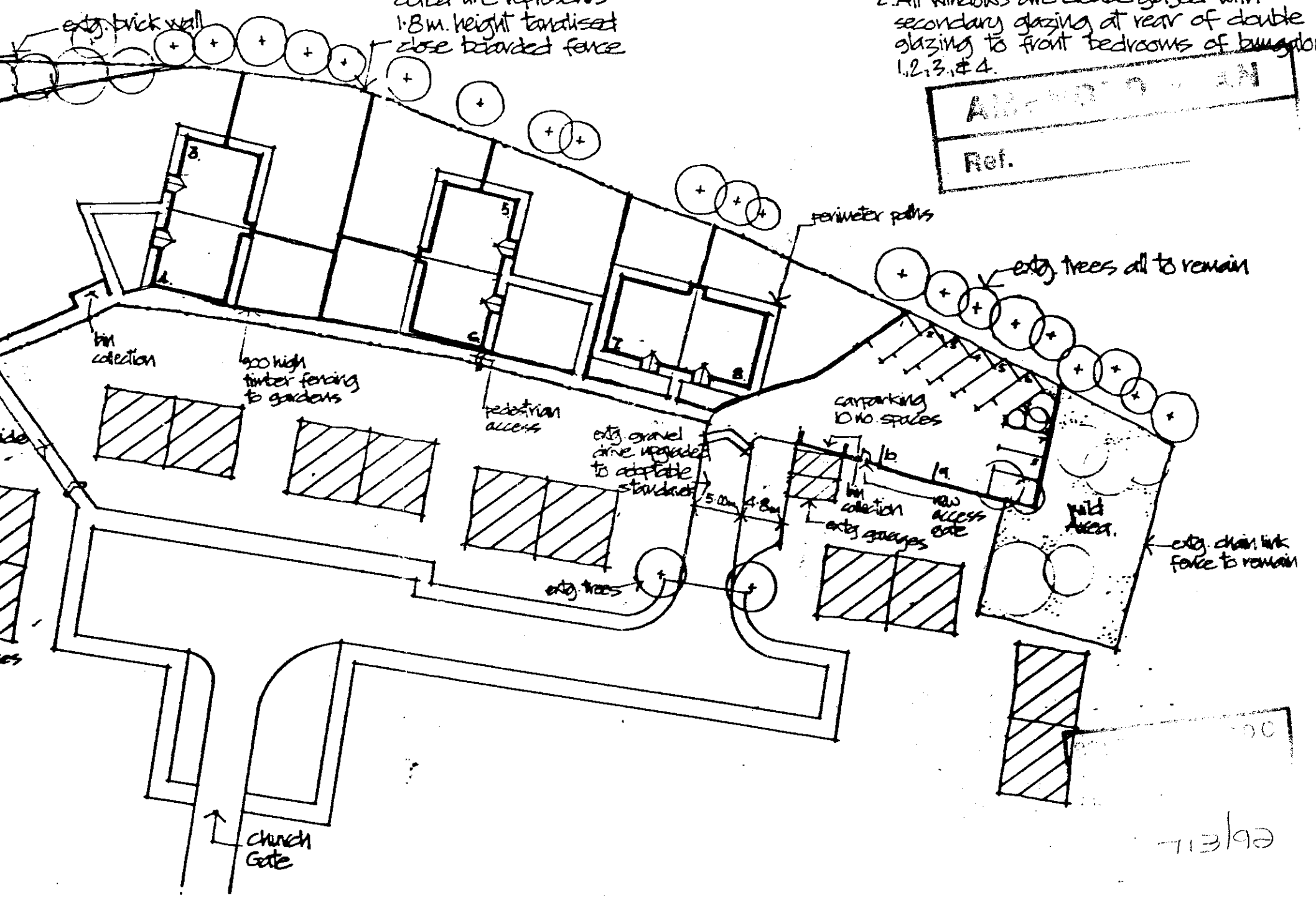


PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
AT SUTTON BRIDGE FOR [illegible]



PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500


secondary glazing to front
1.2.3.&4.
Ref.
extg brick wall
extg wire reinforced 1.8m. height tanalised close boarded fence
perimeter paths
extg trees all to remain
3.
5.
2.
4.
7
8
car parking 10 no spaces
bin collection
900 high timber fencing to gardens
pedestrian access
extg gravel drive upgraded to acceptable standards
5.0m
4.8m
bin collection
new access gate
extg garages
Wild Area.
extg chain link fence to remain
extg trees
church Gate
7/3/92



PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS

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: H18/0713/92

Applicant: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 2 detached and 2 pairs of semi-detached bungalows

Location: Land off Church Gate Road
Off A17 near Sutton Bridge
Spalding
Lincs

Amendment Submitted: Widening of entrance porch to bungalow no. 2

11-AUG-93

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete the enclosed forms quoting the correct application number which is H18/0713/92.

Two copies of a plan showing the amendment.

nly when these details are provided can the Authority determine whether r not the changes can be accepted as an amendment, and a fresh pplication may still be required.

ours faithfully

SMITH
rector of Planning and Building Control Services

glazing to
1,2,3,&4.

AMENDED PLAN

Ref.

1.8m. height tanalised close boarded fence

g. brick wall

perimeter path

exist. trees all to remain

carparking
10 no. spaces

bin collection

900 high timber fencing to gardens

pedestrian access

exist. gravel drive upgraded to adoptable standard

5.0m

4.8m

bin collection

new access gate

exist. garages

wild Area.

exist. chain link fence to remain

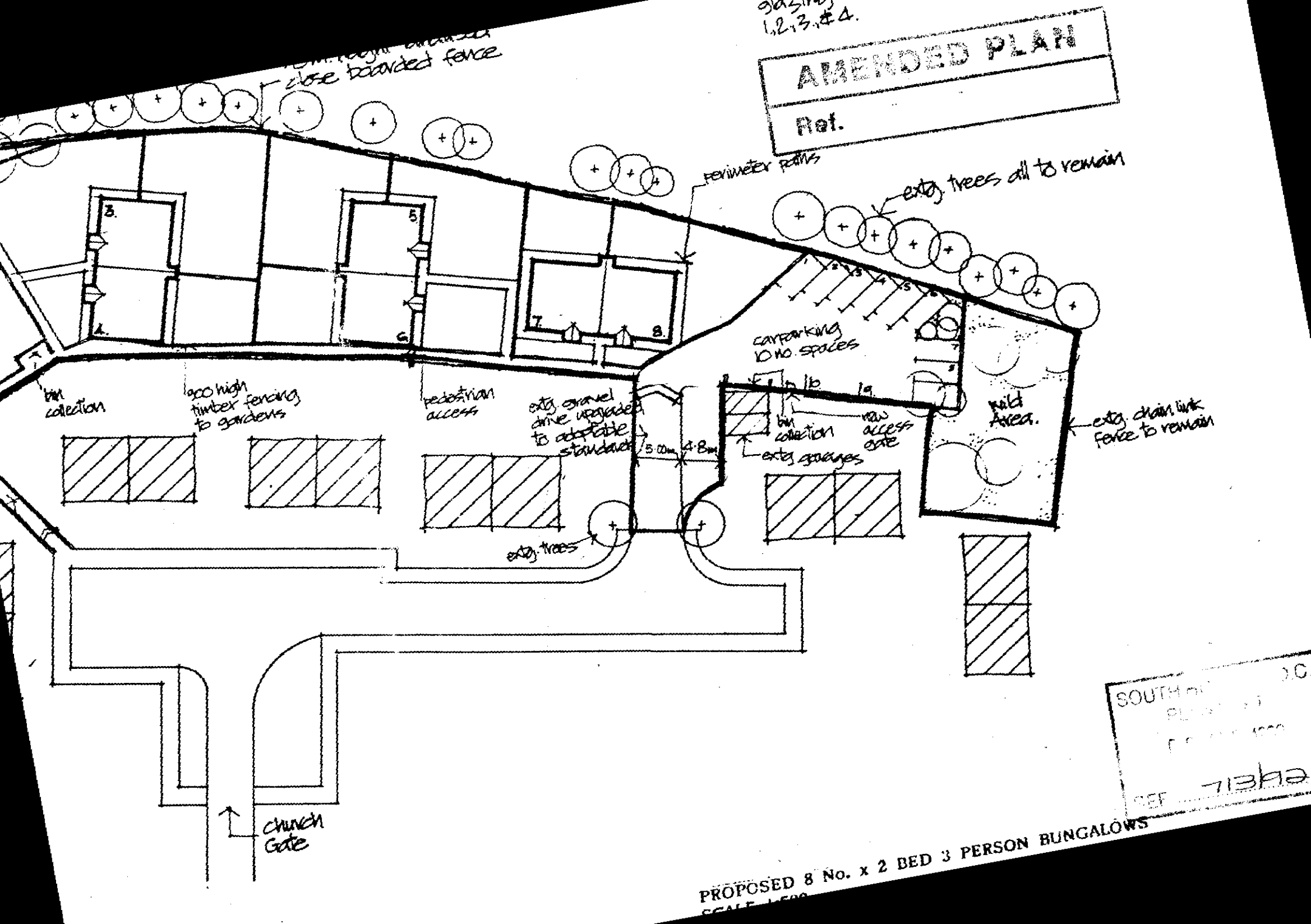
exist. trees

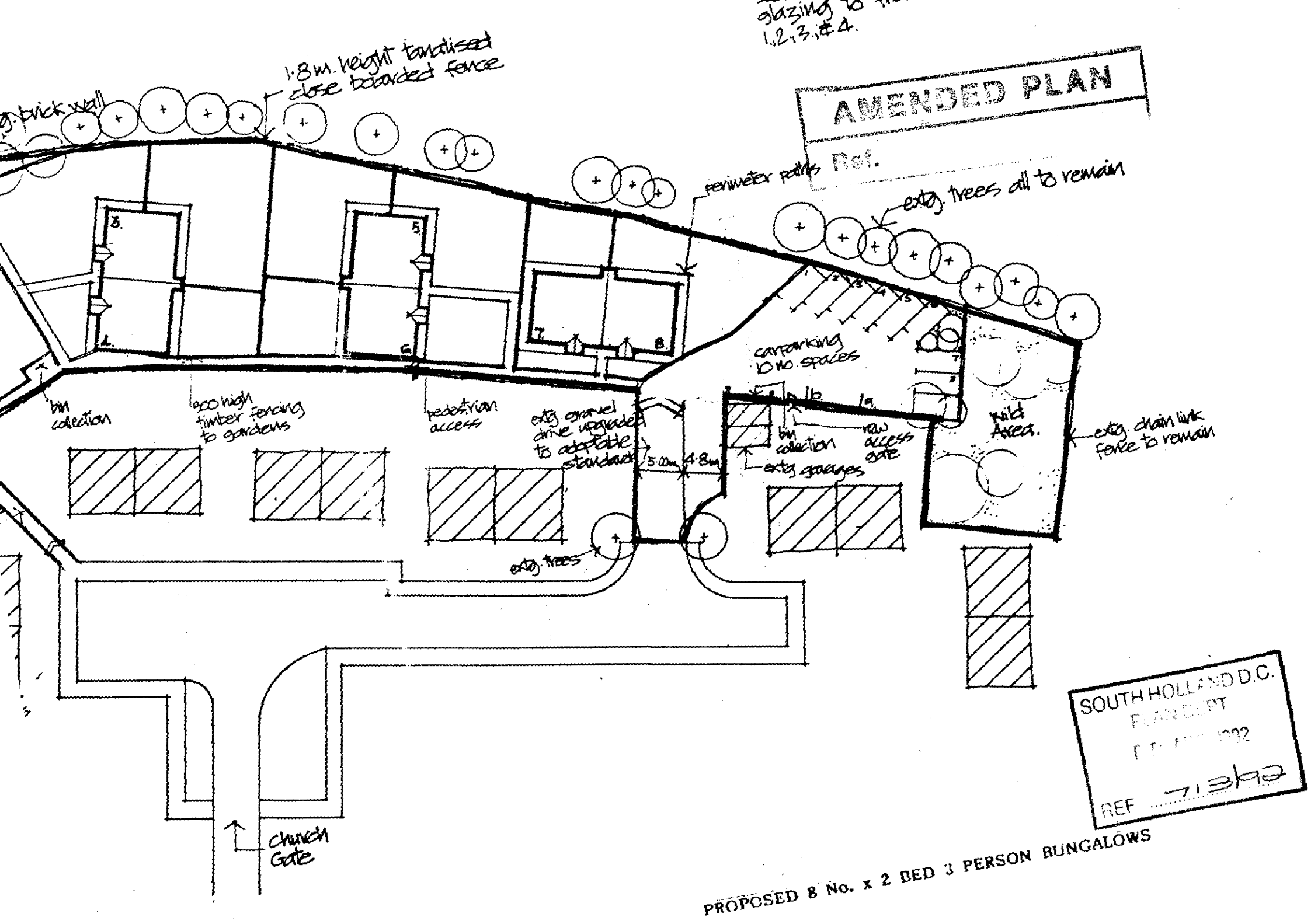
church Gate

SOUTH HOLL

7136

PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS


AMENDED PLAN
Ref.
close boarded fence
perimeter paths
extg. trees all to remain
carparking
10 no. spaces
bin collection
2.00 high timber fencing to gardens
pedestrian access
extg. gravel drive upgraded to adoptable standard
5.0m
4.8m
bin collection
new access gate
extg. garages
Wild Area.
extg. chain link fence to remain
extg. trees
church Gate
PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS



PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS

north

Wild area

New 1100 fence

Bin collection

Perimeter paths

New access path 1200mm wide

Existing houses hatched

1.2m

1.800 close boarded fence

Car Parking 6no. spaces

Existing Trees to remain

Pedestrian access

Existing gravel drive upgraded to adoptable standards

Bin collection

Existing garages

5.00m

4.8m

New access gate

Church gate

Existing trees

Existing chain link fence to remain

AMENDED PLAN

Ref. 713/92

All windows are doubled glazed with secondary glazing to front bedrooms of bungalows 5 & 6

A- Sept 92 - Revised for Planning (Gate with)

N.C.H Ltd ARCHITECTS

Job: Proposed 6no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

Site layout

scale	drawn	checked
1:200		
job no	dwg no	rev

existing vehicle washdown area

Wild area

New 1100 fence

1100 height fencing to all front gardens

Bin collection

low post & rail fence boundary of perimeter grass pavers

see detail above

emergency access

toned area represents concrete grass pavers either Charcon grassgrid or Marshalls Monoslab

dotted low post & rail fence

1.800 height fencing to all rear gardens

4.200 min.

2.000

FLASH BOARD

6.35m

car parking tarmacadam

1.2m

1100 height timber fencing

gas meters

Existing trees to remain

New access path 1200mm wide

Pedestrian access

Existing houses hatched

Existing grave, drive upgraded to adoptable standards

5.00m

3.8m

Existing garages

rear gardens, 1.8m height fencing

1100 height fencing to side & front gardens

Church Gate

Existing trees

Existing chain link fence to remain

detail of low post & rail fence adjacent concrete grass pavers

100

400

triangular arris 75 x 75 rails, ends shaped to fit mortises h.w. 15mm Ø fixings

north

All windows are double glazed with safety glass to front bedrooms of bungalows 1 & 6

SOUTH HOLLAND D.C.
PLAN DEPT
11 DEC 1992
REF 713/92

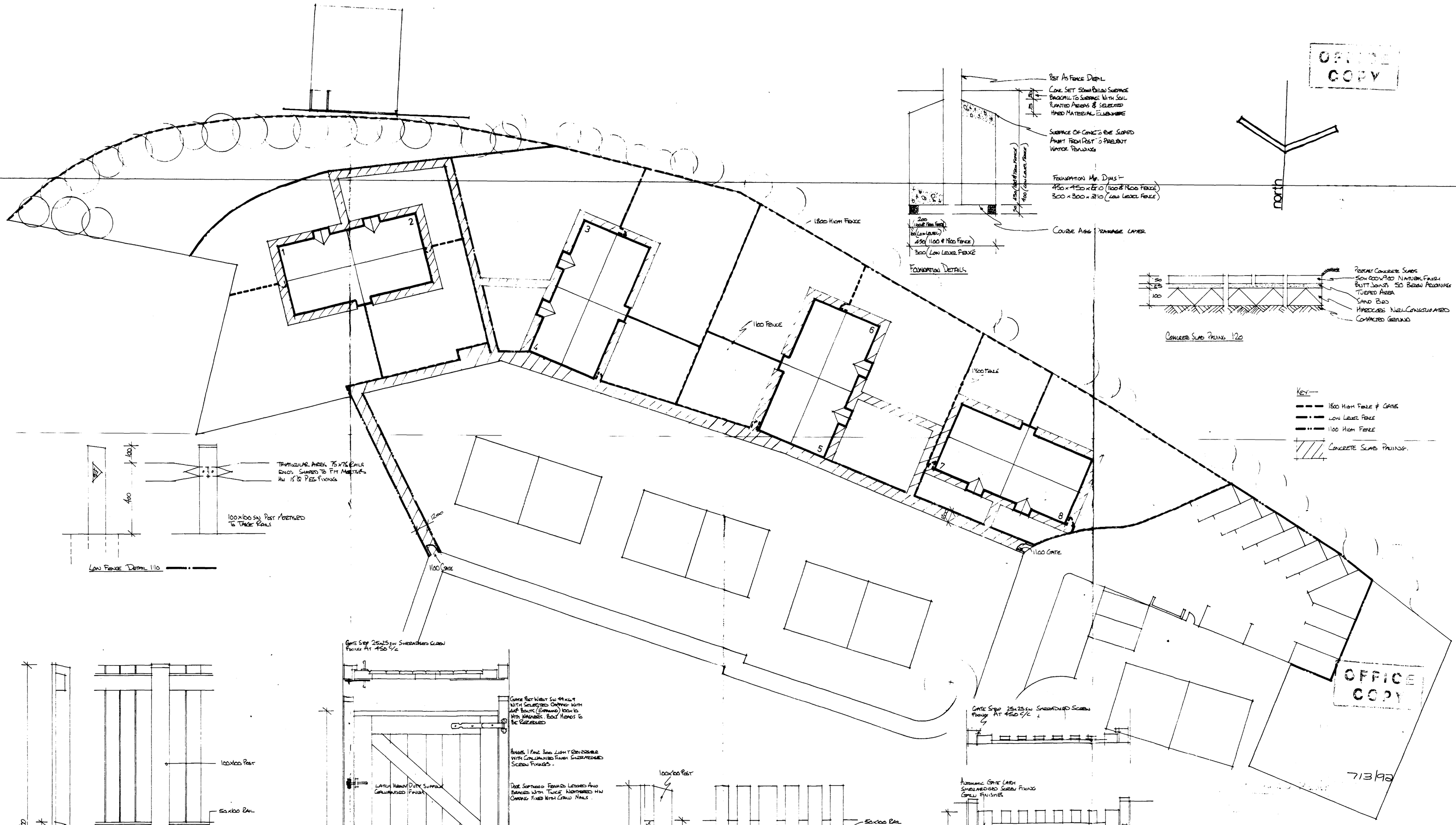
N.C.H. Ltd 12-14 Pelham Rd Sherwood Rise Nottm
ARCHITECTS tel 624244 fax 691568

job: Proposed 6no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

Site layout

scale	drawn	checked
1:200		
job no	drg no	rev

OFFICE COPY

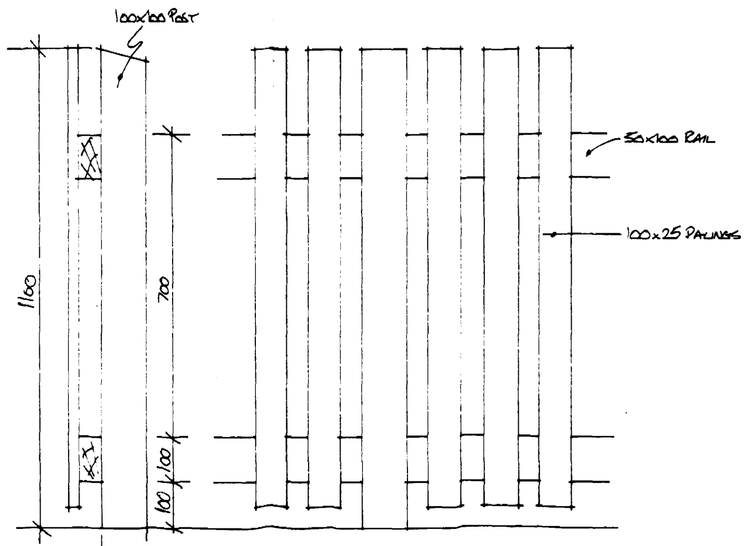


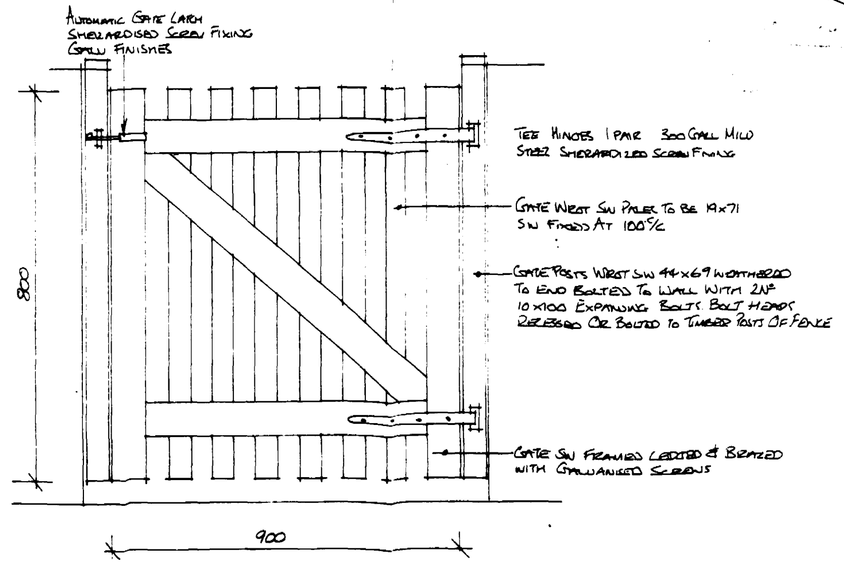
Foundation Details

Concrete Slab Paving 1:20

Key:
- 1800 High Fence & Gates
- Low Level Fence
- 1100 High Fence
- Concrete Slabs Paving.

Low Fence Detail 1:10





Gate Stop 25x25 SW Shedradged Screen Fixings At 450 c/c

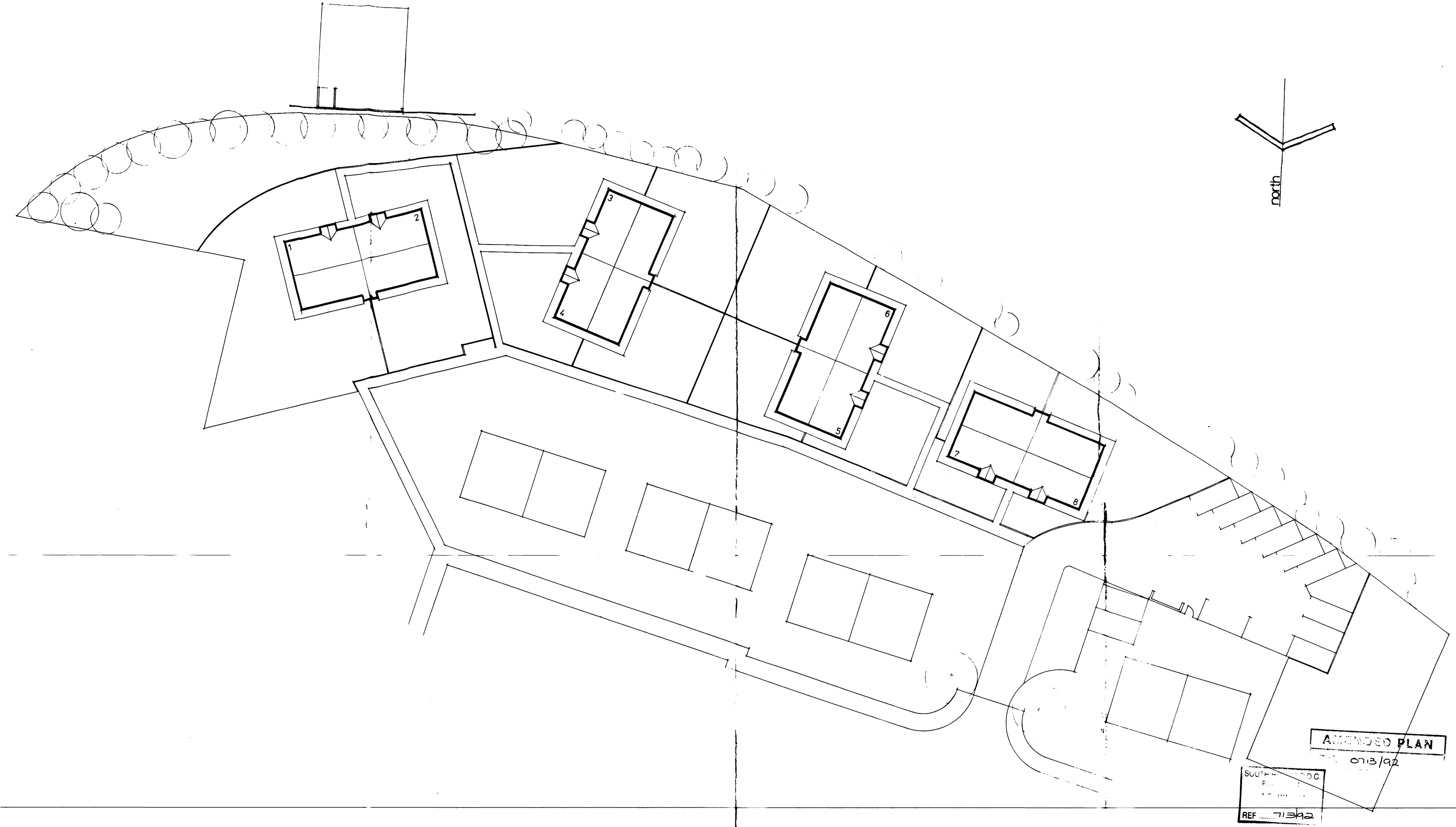
N.C.H. Ltd 12 - 16 Pelham Rd Sherwood Rise Nottm
ARCHITECTS tel 624244 fax 691568

job: Proposed 8no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

Site layout

Fence details

scale	drawn	checked
1:200		
job no	dwg no	rev
490/148		



AMENDED PLAN
0713/92

SOUTH HOLLAND D.C.
REF 71392

N.C.H. Ltd 12-16 Pelham Rd Sherwood Rise Nottm
ARCHITECTS tel 624244 fax691568

job Proposed 8no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

Site layout

scale	drawn	checked
1:200		
job no	drg no	rev
490148		

Environmental Services

1800 High Fence

1100 Fence

1800 Gate

1100 Gate

1

2

3

4

5

6

7

8

north

Post As Fence Detail

Conc Set 50mm Below Surface
Backfill To Surface With Soil
Planted Areas & Selected
Hard Material Elsewhere

Surface Of Concrete To Be Sloped
Away From Post To Prevent
Water Ponding

Foundation Min Dims –
450 x 450 x 600 (1100 & 1800 Fence)
300 x 300 x 250 (Low Level Fence)

Course Agg Drainage Layer

Foundation Details

Precast Concrete Slabs
50x600x900 Natural Finish
Butt Joints 50 Below Paving
Tufted Area
Sand Bed
Hardcore Well Consolidated
Compacted Ground

Concrete Slab Paving 1:20

Key –
1800 High Fence & Gates
Low Level Fence
1100 High Fence
Concrete Slabs Paving.

Triangular Apers 75 x 75 Grids
Ends Shaped To Fit Mortises
HW 15 Ø Pez Fixings

100 x 100 SW Post Mortised
To Take Rails

Low Fence Detail 1:10

100x100 Post

50x100 Rail

100x25 Palings With
Down Gap

Note
All Timber To Be Chrome
Finish

Gate Stop 25x25 SW Sheradised Screw
Fixed At 450 c/c

Gate Post Wrot SW 94x69
With Galvanised Capping With
M8 Bolts (Expand) Took To
Hm Washers Bolt Heads To
Be Recessed

Hinges 1 Pair 300 Light Perpendicular
With Galvanised Finish Sheradised
Screw Fixings.

Door Supported Framed Ledged And
Braced With Twice Notched HW
Capping Fixed With Galv Nails.

Latch Heavy Duty Suffolk
Galvanised Finish

Bolt Heavy Duty Barrel
Galvanised Finish

100x100 Post

50x100 Rail

100x25 Palings

Gate Stop 25x25 SW Sheradised Screw
Fixings At 450 c/c

Automatic Gate Latch
Sheradised Screw Fixing
Galv Finishes

Tee Hinges 1 Pair 300 Galv Mild
Steel Sheradised Screw Fixing

Gate Wrot Sw Fillet To Be 19x71
Sw Fixed At 100 c/c

Gate Posts Wrot Sw 94x69 Notched
To End Bolted To Wall With 2#
10x100 Expanding Bolts Bolt Heads
Recessed Or Bolted To Timber Post Of Fence

Gate Sw Framed Ledged & Braced
With Galvanised Screws

713/PP

N.C.H. Ltd 12 - 14 Pelham Rd Sherwood Rise Notts
ARCHITECTS tel 624244 fax 691568

job Proposed 8no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

Site layout

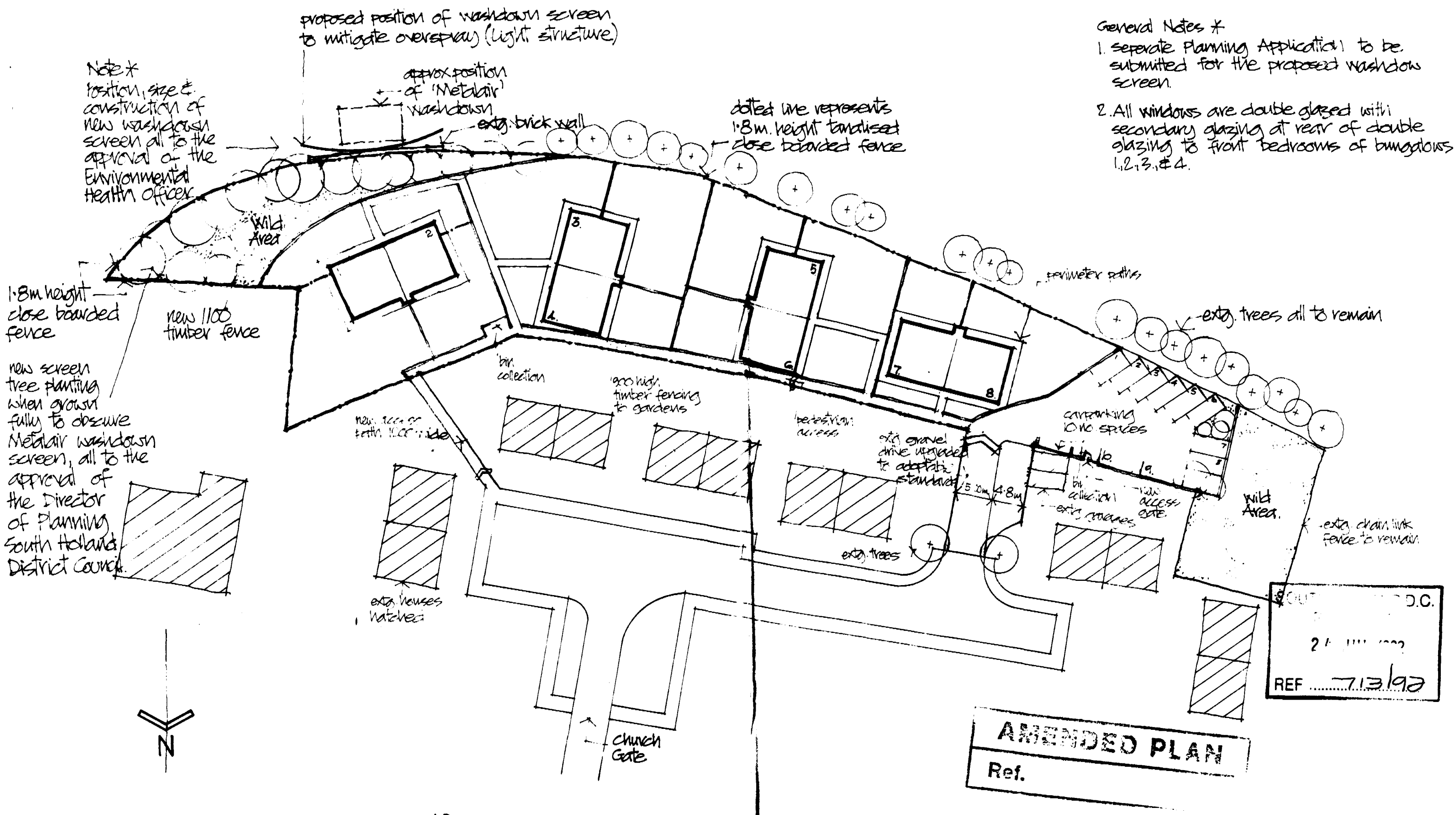
Fence details

scale	drawn	checked
1:200		

General Notes *

1. seperate Planning Application to be submitted for the proposed washdown screen.

2. All windows are double glazed with secondary glazing at rear of double glazing to front bedrooms of bungalows 1, 2, 3, & 4.



THIS PLAN SHOWS CURTILAGE OF SITE EDGED RED ONLY. PLEASE REFER TO PLAN NO. 490148 FOR AMENDED LAYOUT

D.C.
2 [illegible]
REF 713/92

AMENDED PLAN
Ref.

PROPOSED 8 No. x 2 BED 3 PERSON BUNGALOWS
SCALE 1:500
SCHEME AT SUTTON BRIDGE FOR LRHA

N.C.H.A. LTD 12-14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 FAX 0602 691568

north

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
Rec'd 7/3/03

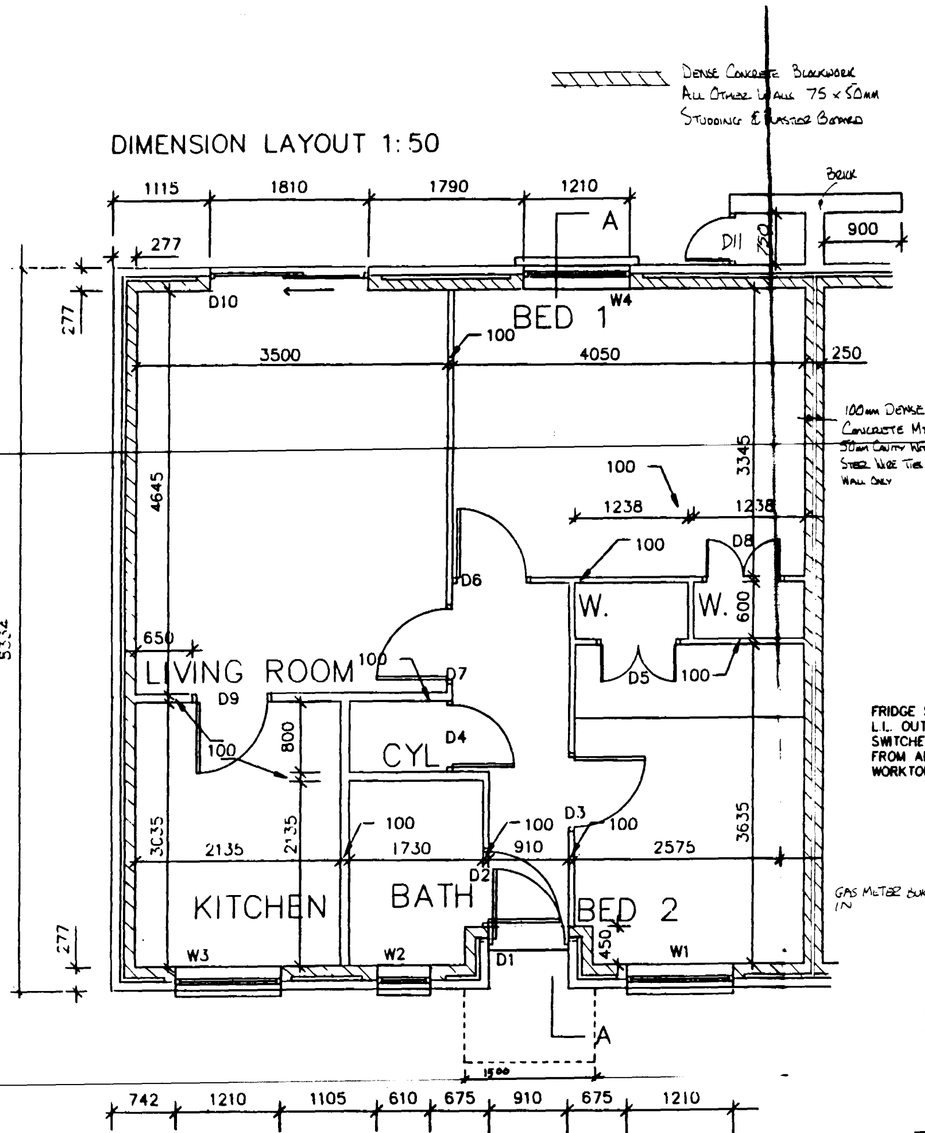
N.C.H. Ltd 12-16 Pelham Rd Sherwood Rise Notts
ARCHITECTS tel 624244 fax69568

job Proposed 8no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

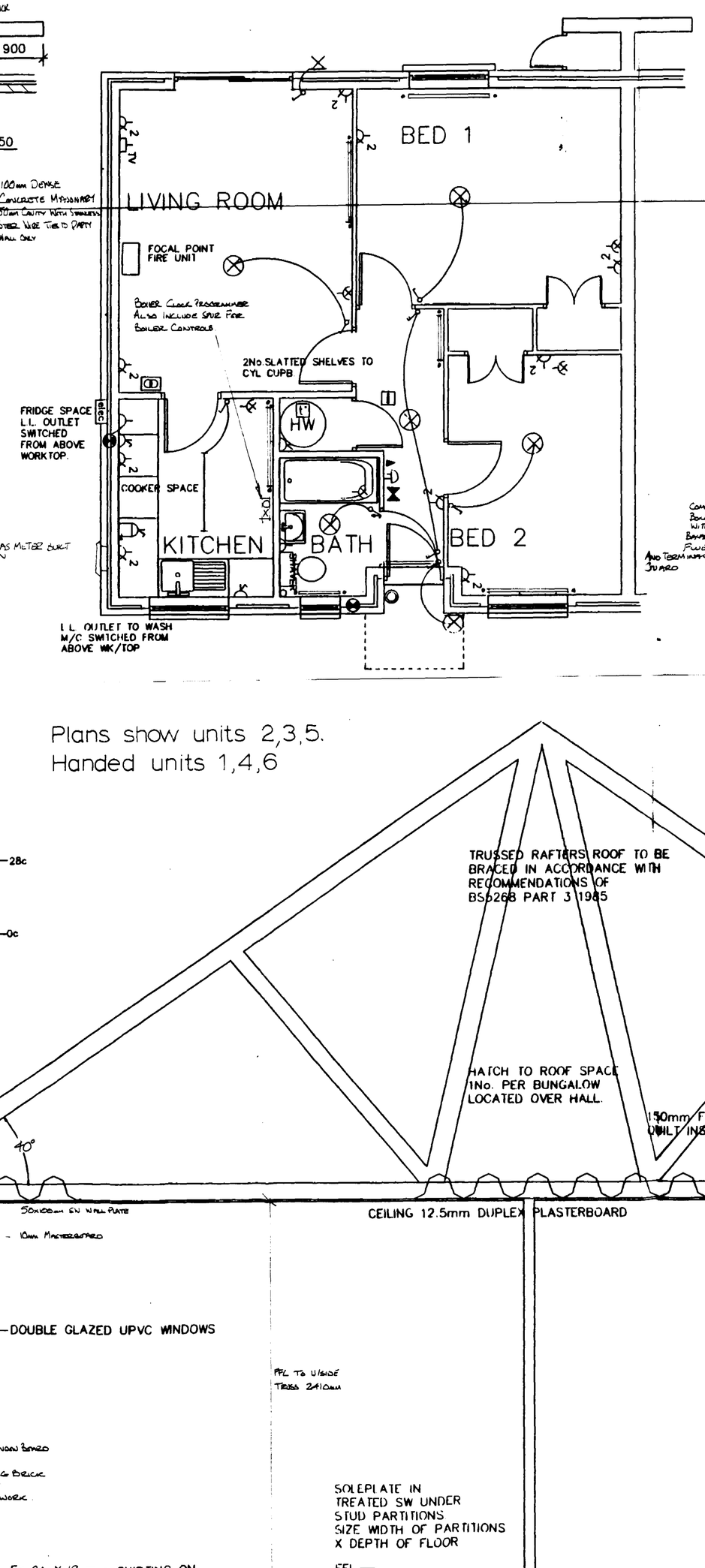
Site layout

scale	drawn	checked
1:200		

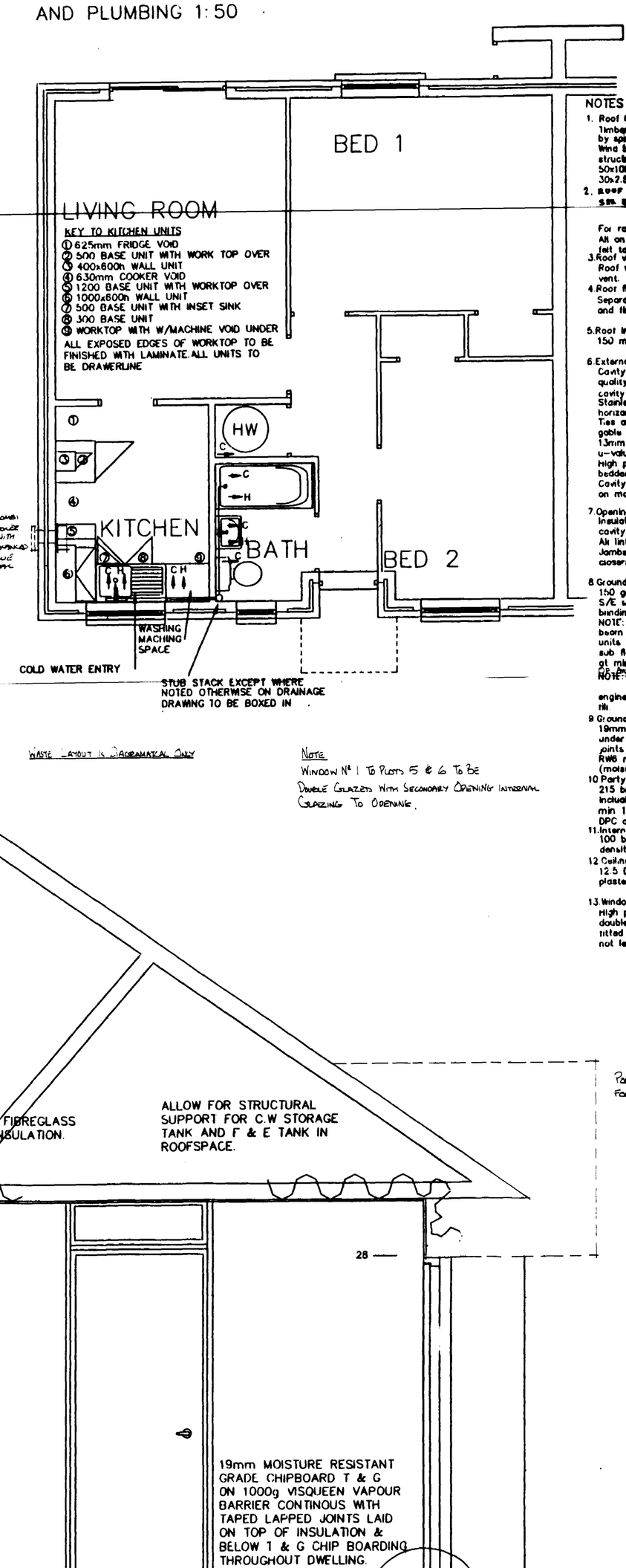
DIMENSION LAYOUT 1:50



ELECTRICAL LAYOUT 1:50



HOT & COLD WATER AND PLUMBING 1:50



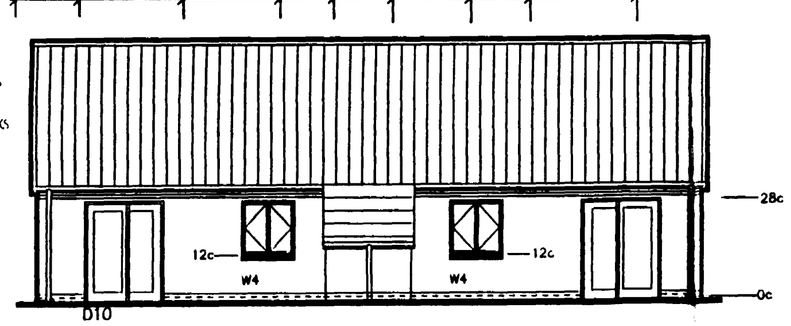
NOTES

1. Roof Construction
Timber trussed rafters at 600c/c approx to design by specialist supplier.
Wind bracing and strapping to specification of structural engineer
50x100 Tanalised s.w. wall plate secured to wall by 30x2.5 galvanised angle straps at minimum 1800
2. ROOF COVERING
SEE BELOW ✱
For roof covering to front porch see separate dwg
Alt on tanalised s.w. battens on Type 1F sarking felt, to BS747.
3. Roof ventilation.
Roof ventilation with continous Redland eaves fascia vent.
4. Roof fire stopping
Separating walls all carried up to underside of roof and tile stopped with mineral wool packing.
5. Roof insulation.
150 mineral wool insulation laid between joists
6. External wall construction
Cavity wall external skin 103 facing brick F.L. quality, internal skin 100 dense quality block with 75mm cavity with blown fibre insulation.
Stainless steel wall ties at 450 vertical and 900 horizontal centres
Ties also at 225(to every block course)at openings, gable apex and expansion joints.
13mm lightweight plaster finish
u-value of wall construction 0.42
high performance polymer modified bitumen DPC bedded on mortar min 2 courses above g.l
Cavity closed at eaves with 6mm masterclad bedded on mortar.
7. Openings in walls
Insulated galvanised lintels to BS 5977 Part 1 with cavity trays with preformed stop ends over
Alt lintels to have minimum 150 end bearing
Jambs closed with Thermabate 75 insulated cavity closers
8. Ground floor construction
150 ground bearing slab with mesh reinforcement to S/E specifications on 2000 guage DPM on 50 sand binding on minimum 150 well compacted hardcore
NOTE: As an alternative, contractors may use concrete beam and block floors or precast concrete floor units to design by specialist supplier, with min. 75mm sub floor void vented with telescopic void ventilators at minimum 1500 centres. ALL CONCRETE TO STOP 10MM SHORT OF WALL TO ALLOW FREE MOVEMENT.
NOTE: Final choice left to G.C. in consultation with his engineer, dependant on ground conditions and levels of fill
9. Ground floor finish.
18mm t & g flooring grade chipboard restrained under skirting at perimeter, on vapour barrier with joints taped and lapped, on 30mm Rockwool Type RW6 mineral wool rigid slabs (moisture resistance chipboard grade C4 to BS5669-1989)
10. Party walls.
215 blockwork plastered both sides, min weight including plaster 415Kg/sq m. Flanking walls min. 120kg/sq m.
DPC as external wall.
11. Internal partitions
100 blockwork plastered both sides, and have a density of 1320 Kg/cubic metres
12. Ceiling finish.
12.5 Duplex wall board to underside of rafters with plaster skim finish.
13. Windows
High performance UPVC windows with sealed unit double glazing. Each window to have trickle ventilator fitted to top of frame, with total area per room of not less than 4000sq mm.
15. Plumbing wastes
Bath waste 38mm
Washmachine 38mm
Sink 38mm
WC stack 100mm) WC to be connected to stack
Stub stack 100mm) with flexible joint
Exposed waste pipes to be boxed in at low level with 38x56mm sw framing with pointed 6mm plywood.
NOTE:-
Stacks to vent drainage system shown on drainage drawing
75mm trape to basin, bath and washing machine
Standpipe to washing machine with cap.
L.L. bath waste to connect to stack at 200 below WC branch using collar boss or similar approved method
HEATING
BOILER - GAS FIRED WALL MOUNTED COMBINATION BOILER COMPATIBLE WITH VENTED HEAT / HOT WATER INSTALLATION
BOILER FLUE TO BE BALANCED FLUE FOR ROOM SEALED APPLIANCE WITH TERMINAL GUARD
INSTALLATION - VENTED SYSTEM WITH F&E TANK TO CWS
HEATING CONTROLLED BY BOILER MANUFACTURER.
BOILER MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS
RADIATORS EACH CONTROLLED BY A THERMOSTATIC VALVE MOUNTED AT THE TOP OF THE RADIATOR.
BOILER PIPEWORK TO BE RUN SURFACE FIXED WITH DROPS FROM ABOVE ALWAYS LOCATED IN CORNERS AND ADJACENT TO WALLS APPROX 25mm ABOVE SKIRTING TOP AND LEVEL WITH SKIRTING TOP. ALL PIPES TO BE PAINTED OUT TO MATCH BACKGROUND.
GAS FIRE - LOCATED CENTRALLY ON LIVING ROOM WALL. TO BE UNDER FLAMENCO UNIVERSAL II)

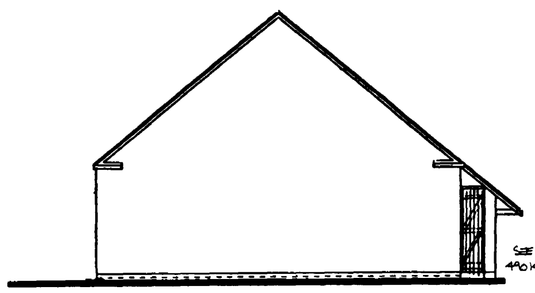
Electric hot water specification:
144 litre fully insulated Blaxstore economy 7 hot water cylinder to BS1566 part 1 reference B grade 3 with scarnished anode with suitable cold water header tank sized to comply with STWA bylaws
Two 3kw 14" side entry immersion heaters to be installed, controlled by a Pactrol micro 7 plus water controller. The lower immersion heater must be timed for the Economy 7 period and the top immersion heater connected to allow daytime boosting if required to the water controller.
Hot water draw off pipe to be electrically heated by HWAT trace heating manufactured by Ray chem, with element clamped to pipe in accordance with manufacturers instructions and insulated.
The element to start at the output of the cylinder and trace the pipe to kitchen & kitchen drawoffs.
Provide spur point off ring circuit adjacent to cylinder.

Plans show units 2,3,5.
Handed units 1,4,6

DRY RIDGE SYSTEM BY MANUFACTURER OF ROOF TILES
DE 3NF RIDGE VENT TILES
PLUS 2NF 215 x 215 AIR BRICKS IN GABLE

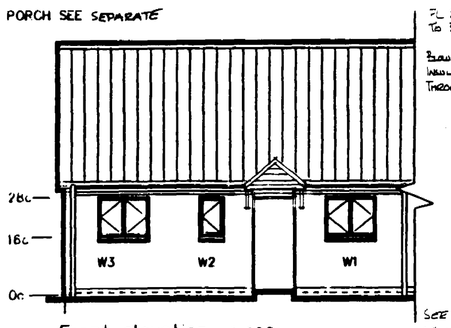


Rear elevation 1:100

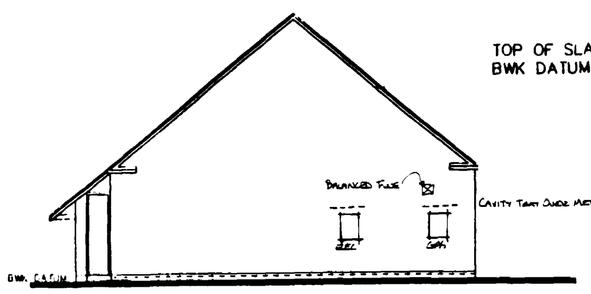


Side elevation 1:100

FOR DETAILS OF PORCH SEE SEPARATE DRAWING



Front elevation 1:100

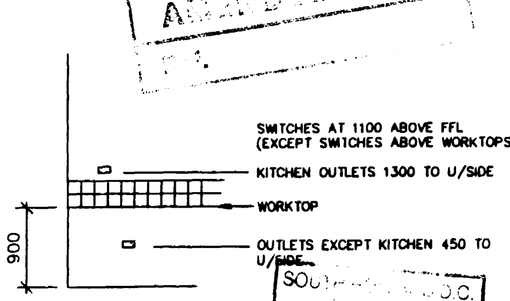


SECTION A-A 1:20

WASTE LAYOUT IS DIAGRAMATICAL ONLY

NOTE
WINDOW Nº 1 TO PLOTS 5 & 6 TO BE DOUBLE GLAZED WITH SECONDARY OPENING INTO ROOM CLOSING TO OPENABLE.

✱ 2. ROOF COVER
Concrete interlocking tiles to BS 473,550:1990 and for fire to BS 476, Part 3: 1958. Manufacturers fixing spec. to be strictly adhered to taking account of pitch and exposure and to comply with BS5534 Part 1: 1990.
Ridge - Ventilated dry ridge system by tile manufacturer fitted in accordance with manufacturers specification.
S.V.P. - Ridge tile by tile manufacturer supplied with adapter and flashing eurt.
Eaves - Continuous eaves vent assembly as recommended by tile manufacturer to give vent at least equal to 10mm continuous vent at eaves. Proprietary vent to be fitted to ensure air flow past insulation at wall plate/eaves position.
Tiles laid on 38x25 tanalised s.w. battens, for as advised by manufacturer on underside roofing felt, type 1F to BS 747 laid to gable



MOUNTING HEIGHTS OF FITTINGS

APPROVED PLAN
SOUTH HOLLAND D.C.
11 DEC 1992
REF. 713/93

REFERENCE

	FLUORESCENT OUTLET		COOKER CONTROL PANEL
	1 WAY OUTLET		TELEPHONE
	2 WAY OUTLET		CONSUMER UNIT
	CEILING PULL SWITCH		BELL (Mains powered) (using a transformer)
	SINGLE 13a SW SOCKET		PUSH SWITCH
	1MM 13a SW SOCKET		WARDEN CALL SYSTEM CEILING MOUNTED PULL SWITCH
	SPUR OUTLET		WARDEN CALL SPEECH MODULE
	SMOKE DETECTOR	L.L.	LOW LEVEL
	E.V. OUTLET		Mio SMOKE DETECTOR SHOWN TO BE MAINS POWERED USING A TRANSFORMER
SHAVER	SHAVER SOCKET		
	EXTRACT FAN WITH HUMIDISTAT CONTROL BATHROOM 15 l/s CAPACITY KITCHEN 60 l/s CAPACITY		IMMERSION HEATER
			PENDANT LIGHT FITTING
			EXTERNAL WALL MOUNTED LIGHT. WIMLINE 1080
			RADIATOR POSITIONS
			BOILER PROGRAMMER

DEVELOPMENT AT SUTTON BRIDGE

2 BEDROOM BUNGALOW

scale VARIES date 10/12

dwg no 490148/03

N.C.H.A. LTD 12-14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

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