SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

**Town and Country Planning Act 1990**

# Refusal of Planning Permission

Reference: H18/0740/01 Received: 25-FEB-02 Type: OUTLINE

Name: Mr C Whitmore
Parkside Cottage
55 Off Bridge Road
Sutton Bridge
Spalding Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs NG34 8QU

Description: Erection of two dwellings, including details of means of access

Location : Land off Railway Lane Sutton Bridge
Spalding

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

1 The proposal is contrary to Policy H2 of the First Deposit Draft of the South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
a. reduce the present over-supply of housing land in the district to be more in line with Policies 9 & 10 of the Lincolnshire Structure Plan to 2011, and;
b. be in accordance with advice within the Government's Planning Policy Guidance Note No.3 (Housing).
The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and create a precedent for other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2001 Indicative Flood Plain Map. The site is therefore at risk of flooding and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a flood risk assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a flood risk assessment and is therefore not in accordance with PPG25.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

The determined plans are:
Site location plan and dwg no. 2675-2 received on 25 Feb 02.

**Head of Planning & Development**
**09 MAY 2002** H18/0740/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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**Town and Country Planning Act etc**

# DRAFT REFUSAL

Reference H18/0740/01 Received: 25-FEB-02 Type: OUTLINE

Name: Mr C Whitmore
Parkside Cottage
55 Off Bridge Road
Sutton Bridge
Spalding Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs NG34 8QU

Description: Erection of two dwellings, including details of means of access

Location : Land off Railway Lane Sutton Bridge
Spalding

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

1 The proposal is contrary to Policy H2 of the First Deposit Draft of the South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
a. reduce the present over-supply of housing land in the district to be more in line with Policies 9 & 10 of the Lincolnshire Structure Plan to 2011, and;
b. be in accordance with advice within the Government's Planning Policy Guidance Note No.3 (Housing).
The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and create a precedent for other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 The site is within the indicative flood risk area as detailed on the Environment Agency 2001 Indicative Flood Plain Map. The site is therefore at risk of flooding and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a flood risk assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a flood risk assessment and is therefore not in accordance with PPG25.

The determined plans are:
Site location plan and dwg no. 2675-2 received on 25 Feb 02.

**Director of Customer Services**
**29 APR 2002**

H18/0740/01

0 29/4
UNS
7-5-02.

APPLICATION REFERENCE: H18/1196/90 DATE RECEIVED: 1 November 1990

APPLICANT: Mr & Mrs R Delamore
Bridge Road
Sutton Bridge
Spalding, Lincolnshire

AGENT: Status Design
4 Princes Street
Holbeach
Spalding, Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
- 2 JAN 1991

TYPE: Full

DESCRIPTION: Residential development (80 dwellings)

LOCATION: Land off: Bridge Road, Sutton Bridge, Spalding, Lincolnshire

Parish Council: Feel that there may be overdevelopment of this site, they are concerned about there only being one access to the whole site from Bridge Road, and if the access road is wide enough to allow parking. It was agreed to request a site meeting to be held by the Planning Committee.

Ward Member: Whose responsibility is the footpath link via the public open space? Is the firm building these properties in the scheme 'secured by design'?

County Highways: Request conditions.

Public Objections: Received from 77 Bridge Road - summarised:
- Would adversely affect already inadequate water supply.
- Already insufficient water pressure for normal domestic requirements.
- Problem is caused by demand outstripping supply. Eighty houses would make matters intolerable.

Public Observations: Received from 83 Bridge Road - summarised:
- Nothing against the plans.

PREVIOUS DECISIONS

H18/0775/89 - Erection of 83 dwellings - Refused: summarised:
On grounds of density; inadequate space about dwellings; unsatisfactory in terms of highway arrangements; too close to boundary trees; inappropriately located public open space; plus no satisfactory means of surface water disposal included in develpment.

PLANNING ISSUES

1 Site is situated inside the development boundary as contained in the Local Plan. The main issues is whether the development is acceptable in terms of density, layout, space standards for dwellings etc, and whether this proposal satisfactorily overcomes the previous reasons for refusal.

CONCLUSIONS

1 The application site is situated off Bridge Road, and presently contains an active nursery. Site has an area of approximately 2.9 hectares (7.2 acres) and the resultant density would be approximately eleven dwellings per acre.

2 The development comprises a mix of detached, semi-detached and terraced dwellings consisting of mostly two-bedroomed units, arranged off a series of cul-de-sacs and with frontages directly off a central spine road. The development incorporates a single area of open space adjacent to the disused railway line (now a footpath) with two smaller toddler play areas elsewhere in the estate. A footpath link will be provided between the site and the footpath to the south and to Railway Lane to the west.

3 Although at a similar density to that now proposed, the previous proposal had a preponderance of detached 3 and 4 bedroomed dwellings, resulting in inadequate space standards.

4 The Ward Member's comment relates to a recent initiative by the police relating to the incorporation of security considerations in the design and layout of new residential developments. The question of the footpath link is presently being investigated by the applicant and confirmation is awaited from the Parks Superintendent that the Council will be prepared to adopt and maintain the open spaces.

5 The Parish Council has requested a site visit.

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**PLANNING OFFICER'S RECOMMENDATION** - Upon receipt of confirmation that the Parks Superintendent will be adopting the open spaces, and clarification of the implementation and maintenance of the footpath link to the former railway line, the District Planning Officer be authorised to grant permission, subject to the following conditions:

1 SC27 - (implementation of planting).

2 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the design and appearance of the proposed walls, fences and railings and the agreed details shall be implemented before any of the dwellings on the plots abutted by such walls or fences are occupied or, in the case of the railings, before the toddlers play areas are brought into use. The eastern boundary of Plot 23 shall be screened by a 1.8 metre wall in accordance with details to be agreed before the dwelling on that plot is occupied.

3 The submitted landscaping scheme shall include details of additional hedgerow planting to fill any gaps in the existing hedge, along the southern boundary of the site, and to ensure that the hedgerow extends to the westernmost end of the site.

4 The area of public open space and the toddlers areas shall be laid out in accordance with the submitted details before 50% of the dwellings, hereby permitted, are occupied.

5 Before any dwellings are commenced the visibility splays shown on the submitted drawing 771421/6B shall be provided.

6 C2 - (estate road implementation).

7 C2(a)- (road construction).

8 C4.

9 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

10 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reasons

1 Standard.

2 In the interess of the amenities of future occupants.

3 In the interests of the amenities of the locality.

4 In the interests of future householders and to ensure compliance with the approved details.

5 B4.

6 C2.

7 C2(a).

8 C4.

9 To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

10 This form of construction would be permanently damaged, particularly from an appearance point of view.

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Cont/...

4 The submitted landscaping scheme shall include details of additional hedgerow planting to fill any gaps in the existing hedge, along the southern boundary of the site, and to ensure that the hedgerow extends to the westernmost end of the site.

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

5 The area of public open space and the toddlers areas shall be laid out in accordance with the submitted details before 50 % of the dwellings, hereby permitted, are occupied.

Reason: In the interests of future householders and to ensure compliance with the approved details.

6 Before any dwellings are commenced the visibility splays shown on the submitted drawing 771421/6B shall be provided.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed not later than three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

8 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

9 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed and the estate road shall also be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

Cont/...

Cont/...

10 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

11 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

District Planning Officer
7 February 1991 (C)

NOTE
The applicant is advised to contact the Lincolnshire County Council's Highway Department regarding the constructional details of the proposed footpath across the area of open space.

N4

TOWN AND COUNTRY PLANNING ACT 1971

# OUTLINE PLANNING PERMISSION

REFERENCE : H28/1105/90

DATE RECEIVED : 1.11.90

APPLICANT : Mr & Mrs R Delamore
Bridge Road
Sutton Bridge
Spalding
Lincolnshire

AGENT : Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire
PE12 7BB

TYPE : Outline GRID REF : 547310 321280

DESCRIPTION : Erection of five dwellings

LOCATION : Railway Lane, Sutton Bridge, Spalding, Lincolnshire

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

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

Reason: The application was submitted in outline only.

Cont/...

*This permission refers only to that required by the Town and Country Planning Acts.*
*If approval is required under any other enactment this must be obtained separately.*

**SOUTH HOLLAND DISTRICT COUNCIL**

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

Cont/...
H18/1195/90

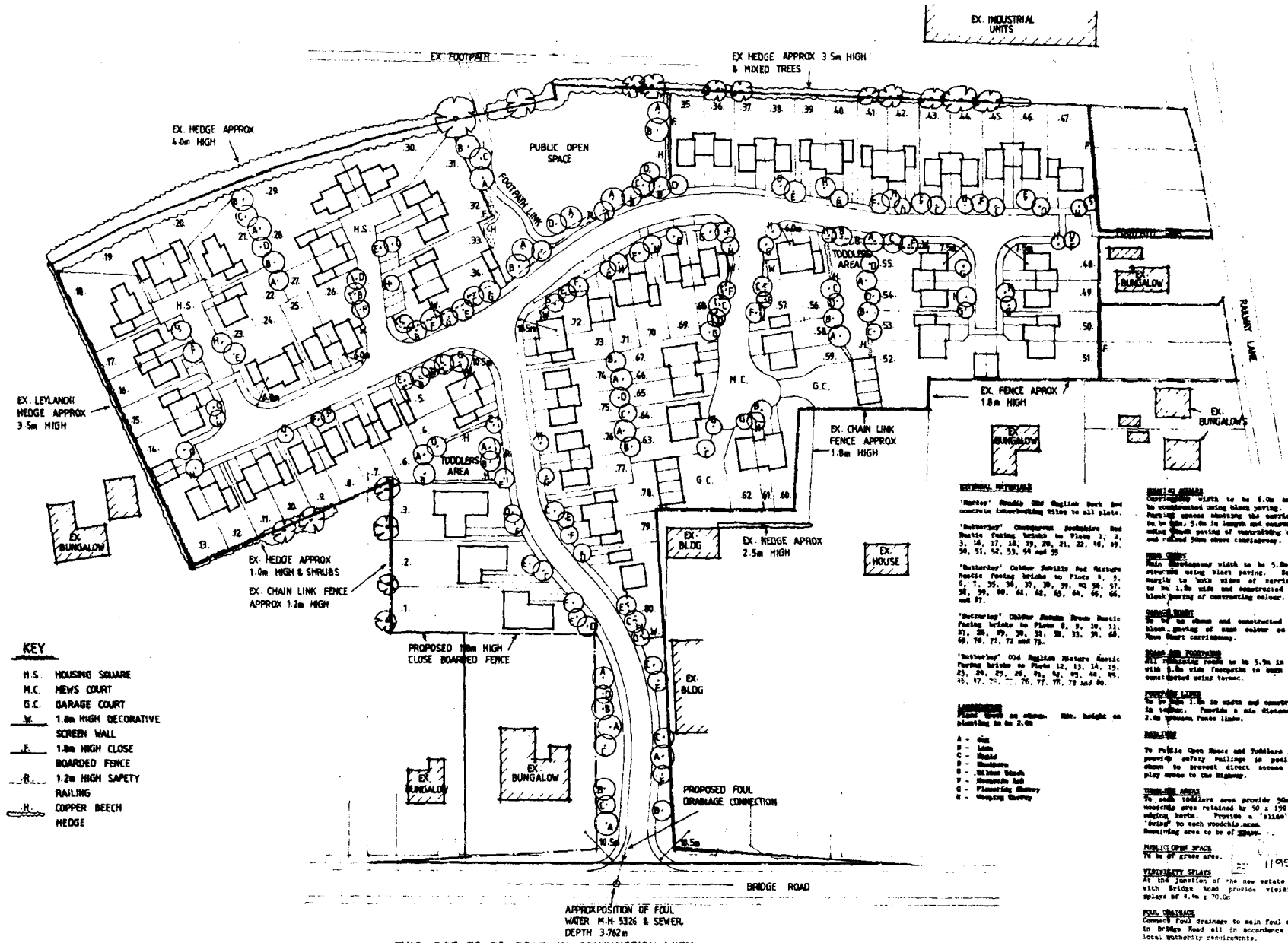
3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

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

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

District Planning Officer
30 November 1990




KEY

- H.S. HOUSING SQUARE
- M.C. MEWS COURT
- G.C. GARAGE COURT
- W 1.8m HIGH DECORATIVE SCREEN WALL
- F 1.8m HIGH CLOSE BOARDED FENCE
- R 1.2m HIGH SAFETY RAILING
- H COPPER BEECH HEDGE

THIS DRG TO BE READ IN CONJUNCTION WITH :—

771421/1 'MADRID', 'PARIS', 'ROME', 'LONDON', 'KINGSTON', 'DUBLIN', 'CANBERRA', 'AMSTERDAM', 'WASHINGTON' & 'GARAGES'

DWELLING TYPES

| | |
|---|---|
| Plot 1 | Madrid |
| Plot 2 | Madrid (handed) |
| Plot 3 | Paris |
| Plot 4/5 | Rome (handed) detached single garage to Plot 5 |
| Plot 6/7 | London |
| Plot 8/9 | London |
| Plot 10/11 | Rome |
| Plot 12/13 | Rome (handed) detached double garage to plot 13 joint with Plot 14 |
| Plot 14/15 | Rome (handed) detached double garage to Plot 15 joint with Plot 13 |
| Plot 16/17 | London |
| Plot 18 | Kingston |
| Plot 19/20 | Rome (handed) |
| Plot 21 | Kingston (handed) |
| Plot 22 | Dublin |
| Plot 23/24 | Rome (handed) |
| Plot 25/26 | London |
| Plot 27/28 | Rome |
| Plot 29/30 | Kingston - linked [illegible] garages |
| Plot 31/32 | London |
| Plot 33/34 | Rome (handed) detached single garage to Plot 34 |
| Plot 35/36 | London |
| Plot 37/38 | London |
| Plot 39/40 | Rome (handed) |
| Plot 41/42 | Rome (handed) |
| Plot 43/44 | London |
| Plot 45/46 | Kingston |
| Plot 47 | Dublin |
| Plot 48/49 | London |
| Plot 50/51 | Rome - detached double garage to Plot 51 joint with Plot 52 |
| Plot 52/53 | Rome (handed) detached double garage to Plot 53 joint with Plot 51 |
| Plot 54/55 | London |
| Plot 56/57 | Rome (handed) |
| Plot 58/59 | Canberra<br>Block of four garages serving Plots 58, 59, 61 and 62 |
| Plot 60/61/62 | Amsterdam (handed)<br>Block of four garages serving Plots 63, 64, 65 and 66 |
| Plot 63/64 | Canberra (handed) |
| Plot 65/66/67 | Amsterdam |
| Plot 68/69 | London |
| Plot 70/71 | Rome - detached double garage to Plot 71 joint with Plot 72 |
| Plot 72/73 | Rome (handed) detached double garage to Plot 72 joint with Plot 71 |
| Plot 74/75 | London |
| Plot 76/77 | London |
| Plot 78/79 | Rome |
| Plot 80 | Washington |

MATERIAL MATERIALS

'Marley' Roundle Old English Dark Red concrete interlocking tiles to all plots.

'Butterley' Glendarvon Snowshire Red Rustic Facing bricks to Plots 1, 2, 3, 14, 17, 18, 19, 20, 21, 23, 48, 49, 50, 51, 52, 53, 54 and 55

'Butterley' Calmer Norfolk Red Mixture Rustic Facing bricks to Plots 4, 5, 6, 7, 25, 26, 27, 28, 29, 30, 31, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67.

'Butterley' Calmer Autumn Brown Rustic Facing bricks to Plots 8, 9, 10, 11, 12, 22, 24, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 68, 69, 70, 71, 72 and 73.

'Butterley' Old English Mixture Rustic Facing bricks to Plots 15, 16, 74, 75, 76, 77, 78, 79 and 80.

BOUNDARIES

Plant Beech on chosen line. Height on planting to be 2.0m

A - Oak
B - Lime
C - Maple
D - Hawthorn
E - Silver Birch
F - Hornbeam Ash
G - Flowering Cherry
H - Weeping Cherry

GENERAL REMARKS

Carriageway width to be 6.0m and to be constructed using block paving. Parking spaces abutting the carriageway to be 5.0m in length and constructed using block paving of contrasting colour and raised 50mm above carriageway.

MEWS COURT

Mews carriageway width to be 5.0m and constructed using block paving. Service margin to both sides of carriageway to be 1.8m wide and constructed using block paving of contrasting colour.

GARAGE COURT

To be 6.0m and constructed using block paving of same colour as main Mews Court carriageway.

ROADS AND FOOTPATHS

All roads including roads to be 5.5m in width with 1.8m wide footpaths to both sides constructed using tarmac.

FOOTPATH LINKS

To be min. 2.0m in width and constructed in tarmac. Provide a min distance of 2.0m between fence lines.

KERBING

To Public Open Space and Toddlers Areas provide safety railings in positions shown to prevent direct access from play areas to the Highway.

TODDLERS AREAS

To each Toddlers area provide 50m² of woodchip area retained by 50 x 150 conc edging kerbs. Provide a 'slide' and 'swing' to each woodchip area. Remaining area to be of grass.

PUBLIC OPEN SPACE

To be 0% of gross area.

VISIBILITY SPLAYS

At the junction of the new estate road with Bridge Road provide visibility splays of 4.5m x 70.0m

FOUL DRAINAGE

Connect foul drainage to main foul sewer in Bridge Road all in accordance with local authority requirements.

SURFACE WATER DRAINAGE

Connect all roof and highway drainage to drain adjacent A17 by-pass as shown on drawing No. 771421/1 via pumping station and rising main. Construction all to be in accordance with South Holland Internal Drainage Board and South Holland District Council Technical Services Department's requirements.

11/9/90

status HEME design status design

SITE LAYOUT

PROPOSED RESIDENTIAL DEVELOPMENT OFF BRIDGE ROAD, SUTTON BRIDGE, FOR MR. & MRS. DELAMORE

| | |
|---|---|
| 1:500 | MR. & MRS. DELAMORE |
| OCT. 90 | 771421/1 |
| | 771421/1 |

Register

# SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

APPLICATION NO: H18/0869/83 4 20 DATE RECEIVED: 26/10/83

| | | | |
|---|---|---|---|
| APPLICANT: | South Holland D.C.<br>Priory Road<br>SPALDING<br>Lincs | AGENT: | R Cole Esq<br>District Secretary<br>Council Offices<br>Priory Road<br>SPALDING, Lincs |

TYPE: Deem D GRID REF: 547340 321230

DESCRIPTION: Layout of mini-factory site with provision of access

LOCATION: Railway Lane, Sutton Bridge

8th February 1984

OBSERVATIONS ON APPLICATION FOR DEEMED PLANNING PERMISSION

The District Council has considered the above proposal and has decided as follows:

That the development be carried out subject to the following conditions:-

1. A satisfactory surface water disposal system shall be agreed before any development is commenced on the site.

   Reason: To safeguard the amenities of the locality.

2. The development hereby permitted shall be limited to light industry as defined in the Town and Country Planning (Use Classes) Order 1972; that is, the processes carried on or the machinery installed shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

   Reason: To safeguard the amenities of the locality.

Cont/

H18/0869/83

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

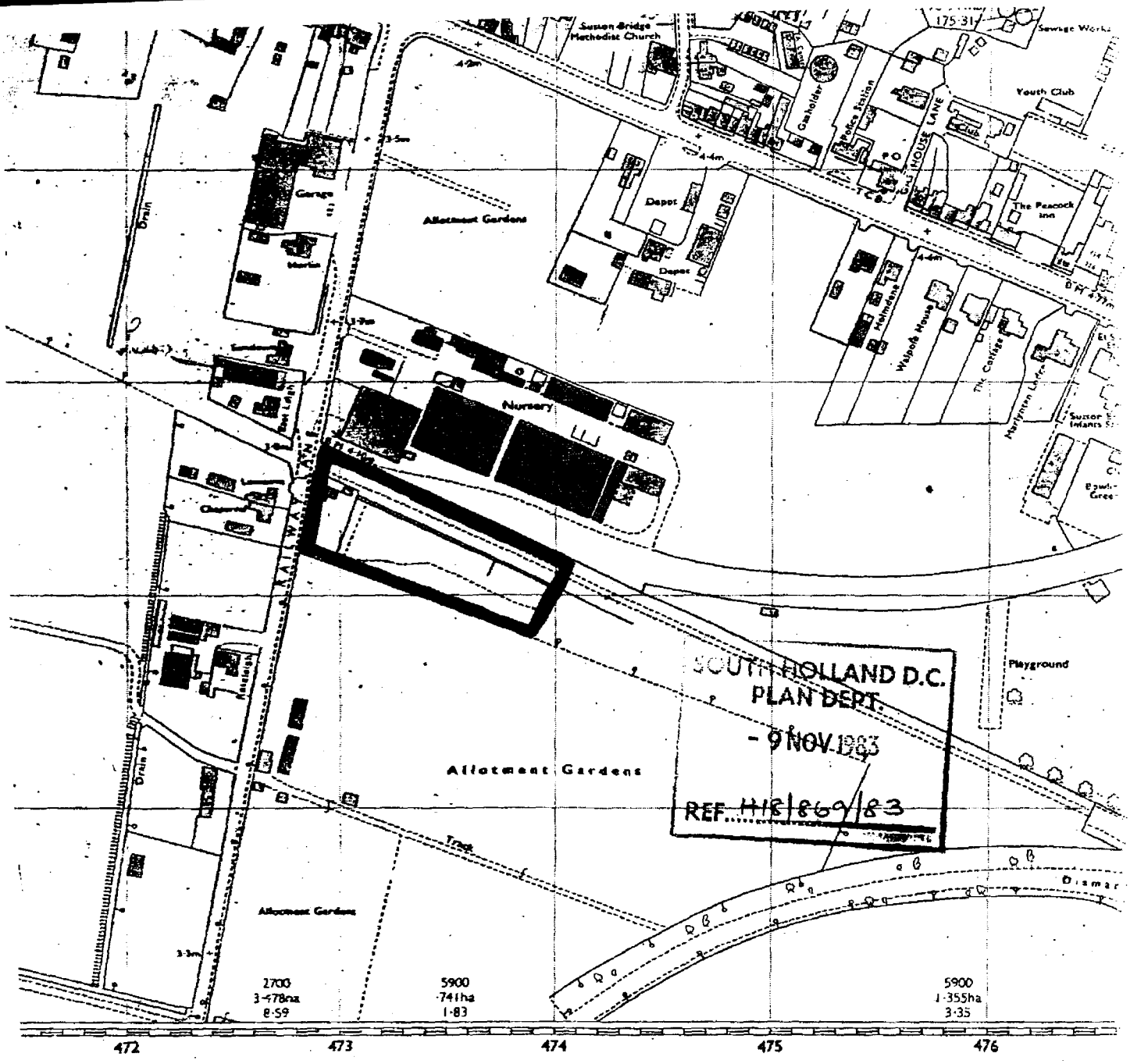
   Reason: No such details were submitted.

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, or within such longer period as may be agreed in writing with the local planning authority. 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.

B Smith.

District Planning Officer




TF 4602l - 4721.

8 9 10 11 12 Hectares
19 20 21 22 23 24 25 26 27 28 29 Acres
700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000 1020 1040 1060 1080 1100 Metres
2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 Feet

One grid ... represents ...

## BOUNDARIES

### England & Wales

- County Boundary (geographical)
- County & Civil Parish Boundary coterminous
- Admin County or County Borough Boundary
- London Borough Boundary
- M B Bdy, U D Bdy, R D Bdy — County District Boundaries based on civil parish

### England, Wales & Scotland

- Civil Parish Boundary
- Boro (or Burgh) Coast & Ward Bdy / Co Const Bdy — Parly & Ward Boundaries based on civil parish
- Boro (or Burgh) Coast & Ward Bdy / Co Const Bdy — Parly & Ward Boundaries not based on civil parish

### Scotland

- * County Boundary (geographical)
- † " " "
- Co Cnl Bdy — * County Council Boundary
- Co Cnl Bdy — † " " "
- Co of City Bdy — * County of the City Boundary
- Co of City Bdy — † " " "
- Burgh Bdy — * Burgh Boundary
- Burgh Bdy — † " "
- Dist Bdy — * District Council Boundary
- Dist Bdy — † " " "

* Not with parish  † Coincident with parish

Where the boundary of an Admin Co, County Borough, or Co of City is coincident with that of a geographical county, the symbol for the latter is shown

### Examples of Boundary Mearings

B B Base of Bank  C R Centre of Road, etc.  F F Face of Fence  T B Top of Bank

... Culvert
... of water flow
... ectricity Pylon
... ansmission Line
... station Station
... n (permanent)
... Bench Mark
... Surface Level
... ientally fixed)
... iquity (site of)

H18/0869/83/10 Deem D

Layout of mini-factory site with provision of access, Railway Lane, Sutton Bridge

App: South Holland D.C.
Agent: R Cole Esq

OBSERVATIONS RECEIVED

Parish Council: Support

County Highways: Design of access need reconsideration

Environmntal Health Dept: Hope front wall of building will be in brick in order to reduce noise levels

S.H.I.D.B.: I have been informed by your Council's Technical Services Department that negotiation of an easement for the discharge of surface water from the above site is not yet finalised. No detailed drawings are accordingly available at this stage but I have been promised this information when plans are prepared. I shall accordingly write to you again when our consultations are completed.

OTHER PLANNING CONSIDERATIONS

1. This site was formerly used as a coal yard at the rear, and a dwelling plot at the front. It is adjoined by farm buildings to the north and open land to the south. There are a number of dwellings on the opposite side of Railway Lane.
2. A preliminary plan indicating 3 5-unit blocks of factories and 2 accesses to Railway Lane has been submitted, but this is not definitive, and should the proposal be approved detail plans will be required.
3. In particular, the radii to the proposed access is inadequate for large vehicles and will need reconsideration.
4. The area has a history of surface water problems, and the Drainage Board has advised that soakaways are unlikely to be satisfactory. It is understood that the Technical Services Department is attempting to negotiate a wayleave across Railway Lane through private property to a Drainage Board dyke. It is clearly essential that a satisfactory surface water drainage scheme be agreed before any development is considered.

CONCLUSIONS

Subject to the subsequent submission of detail plan, and provision of a satisfactory surface water system the proposal is acceptable. As the surface water system will involve land outside the application site it would be the practice with a private applicant, to require a formal Section 52 agreement to be entered into with the Council. However since this application is by a Committee of the Council this is inappropriate, as the Council can hardly enter into a legal agreement with itself, and therefore a resolution by the Council to agree to the conditions below is the appropriate method in this instance.

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**PLANNING OFFICER'S RECOMMENDATION**

That the development be carried out, subject to the following conditions:-

1. A satisfactory surface water disposal system shall be agreed before any development is commenced on the site.
2. SC 46 (light industry)
3. SC 8 (details)
4. SC 27 (landscaping implementation)

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To assure that the development can be carried out satisfactorily without the risk of flooding the site or adjoining properties

| | | |
|---|---|---|
| H18/0869/83/10<br>Deem D | Layout of mini-factory site with provision of access, Railway Lane, Sutton Bridge | App: South Holland D.C.<br>Agent: R Cole Esq |

OBSERVATIONS RECEIVED

| | |
|---|---|
| Parish Council: | Support |
| County Highways: | Design of access need reconsideration |
| Environmntal Health Dept: | Hope front wall of building will be in brick in order to reduce noise levels |

OTHER PLANNING CONSIDERATIONS

1. This site was formerly used as a coal yard at the rear, and a dwelling plot at the front. It is adjoined by farm buildings to the north and open land to the south. There are a number of dwellings on the opposite side of Railway Lane.
2. A preliminary plan indicating 3 5-unit blocks of factories and 2 accesses to Railway Lane has been submitted, but this is not definitive and should the proposal be approved detail plans will be required.
3. In particular, the radii to the proposed access is inadequate for large vehicles and will need reconsideration.
4. The area has a history of surface water problems, and the Drainage Board has advised that soakaways are unlikely to be satisfactory. It is understood that the Technical Services Department is attempting to negotiate a wayleave across Railway Lane through private property to a Drainage Board dyke. It is clearly essential that a satisfactory surface water drainage scheme be agreed before any development is considered.

CONCLUSIONS

Subject to the subsequent submission of detail plan, and provision of a satisfactory surface water system the proposal is acceptable. As the surface water system will involve land outside the application site it would be the practice with a private applicant, to require a formal Section 52 agreement to be entered into with the Council. However since this application is by a Committee of the Council this is inappropriate, as the Council can hardly enter into a legal agreement with itself, and therefore a resolution by the Council to agree to the conditions below is the appropriate method in this instance.

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**PLANNING OFFICER'S RECOMMENDATION**

That the development be carried out, subject to the following conditions:-

1. A satisfactory suface water disposal system shall be agreed before any development is commenced on the site.
2. SC 46 (light industry)
3. SC 8 (details)
4. SC 27 (landscaping implementation)

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Amended 9/1/84
10/1

# MEMO

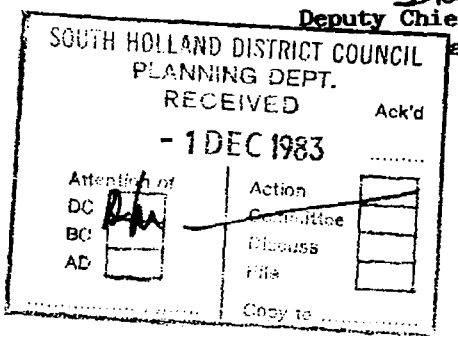
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|---|---|
| From: DEPUTY CHIEF ENVIRONMENTAL HEALTH OFFICER AND TRANSPORT MANAGER. | Date: 1st December, 1983. |
| To: PLANNING OFFICER. | Our: GR/SS. |
| | Your Ref: |

H18/869/83
Mini Factory site Railway Lane, Sutton Bridge

I respond to the above application and raise no objections.

As with the Holbeach complex it is hoped that the wall of the first factory fronting onto the roadway (Railway Lane) will be of solid construction to reduce noise levels, as there are residential properties opposite the site.

Deputy Chief Environmental Health Officer
and Transport Manager



Railway Lane
Phase 1
Phase 2
Phase 3
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