SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H20/0787/93 Received:23-SEP-93 Type:OUTLINE

Name: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: Erection of two dwellings, including siting, design and means of access
Location : 38 Chapelgate Sutton St James
Spalding Lincs

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

1 The proposed dwellings are located upon restricted plots and it is the opinion of the Local Planning Authority they they would constitute a cramped form of development which would be out of character with existing development in the locality. Additionally, the layout would result in housing that has an unacceptable level of private space and privacy.

2 The site is located on the northern side of Chapelgate which is a Class 2 County Road. There is no provision for vehicles to turn within the site and they will consequently have to reverse out onto this road, to the detriment of highway safety. Additionally, no visitor parking provision has been made and visitors would therefore park on the carriageway, to the detriment of highway safety. This would be particularly so during the hours of darkness.

Director of Planning and Building Control Services
12-NOV-93 H20/0787/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20 | 0787 | 93

Date Registered 17 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR D RAGER
57 PETERBOROUGH RD
CASTOR
PETERBOROUGH.

Tel. No.

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

Office COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

38, Chapel gate, Sutton St James

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

OUTLINE APPLICATION FOR TWO NUMBER DWELLING.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120- If you consider no fee is payable include a written explanation instead.

Signed. X ..... Date 17 AUGUST 1993

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 — No ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application — ✓

Please state Site Area 187m² ~~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 pervious 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 Dwellings	✓	If so, how many: 2
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:	TO LA APPROVAL	
E. Please state type and colour of roofing materials.		
F. 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.

CHR RETAIL BUT IS PRESENTLY VACANT.

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?

YES ONE PER DWELLING

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one or more trees [ ] ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — INTO EXISTING SYSTEM.

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

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

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Owner

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed X ..... (Applicant / Agent) Date 17 August 1993

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed X ..... (Applicant / Agent) Date 17 August 1993

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Vacant garage premises. Brick building at rear.
Boundaries : Cottages to east. Houses to west
Site Features : Footpath.

Inspected by DMG
Date 29/9

Site Notice posted by
Date DMG
Expiry 29/9

Amended Notice GS 8/10.

Case Officer Conclusions

Individual Resident Notices required:

Addresses to be sent to – ~~[illegible]~~ "Draw Dyke", 40 Chapel Gate Wheelwright Cottage, — " —

Addresses delivered to – ✓done

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed DMG Date 5/11.

Notes:

Disabled
Prev conditions
Amended plans – Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DPBCS authorised ~~to~~ subject to ~~conditions~~ reasons on report to 26th October Committee. (2 in total)

DC INSTRUCTION SHEET

APPLICATION REF: H20/0787/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed: SHOW CURTILAGES OF INDIVIDUAL PROPERTIES ON 1/500 SCALE PLAN.

Other.....

Direction authorised by Senior Officer..... Date 5/9

Revalidation after Direction

Information satisfactory Signed..... Date 27/9

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer: DAVID GEDNEY

Senior Officer Confirmed ..... Date 15/9 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3138

Date first Rec'd 17 AUG 1993

Registration

Reference H20/0787/93

Cross-Ref /

Date 18/8/93

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of 2 Dwellings

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

Fees
- Correct fee £120
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 393 OS Plots
Grid ref 5[illegible] 3[illegible]

Ward W Parish SSJ

Inside IBD Yes Inside LP area NC

Linked to site Ref 1643

Linked to property Ref

Constraints:
- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres

Hazards –
- Dist Bound
- Other:
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Planning Records:
Earlier apps

606/85
877/76.
565/77
847

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

APPLICATION REFERENCE: H20/0787/93 DATE RECEIVED: 23-SEP-93

TYPE: Outline

DESCRIPTION: Erection of two dwellings, including siting, design and means of access

LOCATION: 38 Chapelgate, Sutton St James

APPLICANT: Mr D Rager AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

26 OCT 1993

RECOMMENDATION

That upon the expiration of the publicity period (29 October, 1993) the Director of Planning & Building Control Services be authorised to refuse permission.

1 *The proposed dwellings are located upon restricted plots and it is the opinion of the Local Planning Authority that they would constitute a cramped form of development which would be out of character with existing development in the locality. Additionally, the layout would result in housing that has an unacceptable level of private space and privacy.*

2 *The site is located on the northern side of Chapelgate which is a Class 2 County Road. There is no provision for vehicles to turn within the site and they will consequently have to reverse out onto this road, to the detriment of highway safety. Additionally, no visitor parking provision has been made and visitors would therefore park on the carriageway, to the detriment of highway safety. This would be particularly so during the hours of darkness.*

COMMENTS

1 The site is currently vacant. Site last used for retail trading of motor vehicles.

2 Outline planning permission granted for two bungalows in 1976 on a site larger than that currently proposed.

3 Although this area of the village is occupied by a variety of housing types, it is nevertheless my opinion that two dwellings on such restricted plots would constitute a cramped form of development - a development which would appear out of character. Also the layout would result in housing that has an unacceptable level of private space and privacy.

4 No provision for vehicles to turn within the site and they will therefore have to reverse out onto a Class 2 County Road, to the detriment of highway safety. Additionally, no visitor parking provision within the site.

REPRESENTATIONS

Parish Council: Awaited (expiry 19 October 1993)

County Highways: Request refusal.

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703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

H13/0873/93 Mr M Abbots & Miss L Whitworth	Two bedroom bungalow on plot adjacent to The Plough Inn, Woodgate Road, Moulton Chapel.

(Pending a site inspection to assess the suitability of the site for the proposal.)

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

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H15/0291/93 H Grantham	Condition compliance relating to details of landscaping (Condition 1 of application H15/0716/92) at 6 Main Road, Quadring.
H16/0817/93 Mr & Mrs W K Lam	Chinese takeaway restaurant with living accommodation above at 51 Winsover Road, Spalding.

(e) Application Director of Planning and Building Control Services Authorised to Refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the undermentioned development in accordance with his recommendations:-

Plan No. and Applicant		Proposal
PG H20/0787/93 Mr D Rager	O.A	Two dwellings including siting, design and means of access.

(It was reported that the Parish Council had observed that the site was unsuitable for the proposed development.)

(f) 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 purposes indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H09/0384/93 Longhurst Housing Association	St Matthew Society hostel and move-on flats and 6 two-bedroom bungalows for the elderly at site off Arthurs Avenue, Holbeach.

(To ensure that the occupation of the hostel and move-on flats to be provided is solely for persons nominated by the St Matthew Housing Association, or any other registered housing association.)

28	J8/0684/93 Mr & Mrs Hare	DJR	Deferred. Clarify areas of land involved and check with DoT on request for refusal with regards to reference to construction of vehicular access and possible direction. Try to return application to 7 Dec 93 cttee. The use of imperial and metric measurements within the report should not be mixed.
30	H20/0695/93 A & DW Gent John Allen Tpt	JB	DPBCS Auth subject to sect 106 agreement as recommended.
32	H04/0697/93 B Smith & Co	PJU	Grant as recommended.
34	H04/0726/93 H04/0727/93 Mr & Mrs Woodcock	PJU	Refused as recommended.
36	H23/0748/93 Mr Harris	DMG	Grant as recommended.
38	H05/0782/93 Mr & Mrs Clark	DMG	Deferred for site visit. Plan required showing cross section of frontage (Local Plans to do) indicating infill sites plus definition of infilling to be checked and given to Roger Smith.
40	H18/0783/93 A F Garner	DMG	Deferred for site visit. Draft appropriate conditions/legal obligation in anticipation of committee being mindfull to grant. Discuss Nigel Midlen.
42	H20/0787/93 Mr Rager	DMG	DPBCS Auth to refuse as recommended.
44	H16/0812/93 Mr & Mrs Hobbs	DMG	Deferred for site visit. Advise committee on possible coordinated scheme providing access across land, including plan if possible. Letter to agent offering them a chance to clarify matter.
45	H16/0817/93 Mr & Mrs Lam	PJU	DPBCS Auth as recommended.
47	H08/0835/93 Barclays Property	PJU	Grant as recommended.
48	H16/0845/93 H16/0846/93 Dixons Stores Gp	PJU	Refused as recommended.
50	H14/0849/93 W H Sneath	DJR	Refused as recommended.
52	H13/0873/93 Mr Abbots & Miss Whitworth	JB	Deferred for site visit.

27th Oct 93

Signed: .....

N Midlen
Principal Planning Officer

BR 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

H20/0787/93

OUTLINE

Applicant: Mr D Rager — Agent: Mr D Rager
Tel:

Description: Erection of two dwellings, including siting, design and means of access

Location: 38 Chapelgate
Sutton St James
Spalding
Lincs

Valid date:	23-SEP-93	Terminal date:	18-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	30-SEP-93	Report deadline:	03-NOV-93
Inspected by	07-OCT-93	Agreed TD Ext:	
Extra contacts	14-OCT-93	Case Officer:	
Report if not clear by 28-OCT-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: — Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
~~Owner/Occupier, "Draudyke", 40 Chapelgate~~	30-SEP-93	21-OCT-93
~~Owner/Occupier, Wheelwright Cottage, Chapelgate~~	30-SEP-93	21-OCT-93
The Owner/Occupier, "Draudyke", 40 Chapelgate	05-OCT-93	26-OCT-93
The Owner/Occupier, Wheelwright Cottage, Chapelgate	05-OCT-93	26-OCT-93
~~Site/Press Advert MIN~~	~~01-OCT-93~~	~~22-OCT-93~~
Site/Press Advert MIN	08-OCT-93	29 OCT 93
Clerk to Sutton St J	05-OCT-93	19-OCT-93
~~Clerk to Sutton St J~~	~~01-OCT-93~~	~~15-OCT-93~~
Cllr Mrs E O Hall-Pa 0945 700 829	05-OCT-93	12-OCT-93
~~Cllr Mrs E O Hall-Pa 0945 700 829~~	27-SEP-93	04-OCT-93

SITE RECORD

Grid ref: 539780 318420
OS Sheet: 20 Parcel:

Lcc – Ors Attached

BR 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

H20/0787/93
OUTLINE

Applicant: Mr D Rager
Tel:

Agent: Mr D Rager

Description: Erection of two dwellings, [illegible]

Location: 38 Chapelgate
Sutton St James
Spalding
Lincs

Valid date:	23-SEP-93	Terminal date:	18-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	30-SEP-93	Report deadline:	03-NOV-93
Inspected by	07-OCT-93	Agreed TD Ext:	
Extra contacts	14-OCT-93	Case Officer:	
Report if not clear by 28-OCT-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier	30-SEP-93	21-OCT-93
Owner/Occupier	30-SEP-93	21-OCT-93
Site/Press Advert MIN	29-SEP-93	20-OCT-93
Clerk to Sutton St J	01-OCT-93	15-OCT-93
Cllr Mrs E O Hall-Pa 0945 700 829	27-SEP-93	04-OCT-93

SITE RECORD

Grid ref: 539780 318420
OS Sheet: 20 Parcel:

BR . SMITH Dip TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

H20/0787/93
OUTLINE

Applicant: Mr D Rager — Agent: Mr D Rager
Tel:

Description: Erection of two dwellings

Location: 38 Chapelgate
Sutton St James
Spalding
Lincs

Valid date:	23-SEP-93	Terminal date:	18-NOV-93
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To case officer	30-SEP-93	Report deadline:	03-NOV-93
Inspected by	07-OCT-93	Agreed TD Ext:	
Extra contacts	14-OCT-93	Case Officer:	
Report if not clear by	28-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: — Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, Wheelwright Cottage	30-SEP-93	21-OCT-93
Owner/Occupier, Drain Dyke, Chapelgate	30-SEP-93	21-OCT-93
Site/Press Advert MIN	29~~01~~-OCT-93	20~~22~~-OCT-93
Clerk to Sutton St J	27-SEP-93	11-OCT-93
Cllr Mrs E O Hall-Pa 0945 700 829	27-SEP-93	04-OCT-93

SENT TO SUTTON BRIDGE IN ERROR

SITE RECORD

Grid ref: 539780 318420
OS Sheet: 20 — Parcel:

L.C.C. — Obs Attached JC 30/9/93

B[illegible] SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

H20/0787/93

OUTLINE

Applicant: Mr D Rager
Tel:

Agent: Mr D Rager

Description: Erection of two dwellings

Location: 38 Chapelgate
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Spalding
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Valid date:	23-SEP-93	Terminal date:	18-NOV-93
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To case officer	30-SEP-93	Report deadline:	03-NOV-93
Inspected by	07-OCT-93	Agreed TD Ext:	
Extra contacts	14-OCT-93	Case Officer:	
Report if not clear by 28-OCT-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	24-OCT-93	22-OCT-93
Clerk to Sutton St J	27-SEP-93	11-OCT-93
Cllr Mrs E O Hall-Pa 0945 700 829	27-SEP-93	04-OCT-93

SITE RECORD

Grid ref: 539780 318420
OS Sheet: 20 Parcel:

BRIAN SMITH Dip TP MRTPI
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Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

1965

93/x/0787.

Application no: H20/0787/93

Applicant: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: Erection of two dwellings

Location: 38 Chapelgate Sutton St James
Spalding Lincs

Type: *OUTLINE*

Date received: 23-SEP-93

01-OCT-93

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 15-OCT-93. 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 St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments: Parish Council do not agree as the plot is too small and on a narrow piece of road.

Signed: J T Jean

Chairman of the Parish Council

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1993 DG

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
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SOUTH HOLLAND DISTRICT COUNCIL

1960.

93/xi/1060

Application no: H20/0787/93

Applicant: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: Erection of two dwellings, including siting, design and means of access

Location: 38 Chapelgate Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 23-SEP-93

05-OCT-93

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 19-OCT-93. 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 St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1993

FOR PARISH COUNCIL USE ONLY

Comments: This site is in a confined space and not considered suitable for a building site as there is not room for a cat turn-around, and there is no main sewage in Sutton St James

Signed: J T Johnson

Chairman of the Parish Council

BRI 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: H20/0787/93

Applicant: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: Erection of two dwellings

Location: 38 Chapelgate Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 23-SEP-93

27-SEP-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

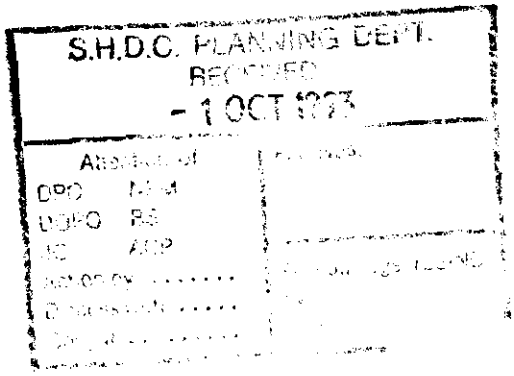
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-OCT-93. If no observations have been received by that date, it will be assumed that the Parish Council 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 St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments:



Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H20/0787/93.

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		
	3	9	7	1	8	4

2. Address or location

38 Cimmeria Gate, Sutton St James

3. Name, classification and number of road

II

4. Date application referred 30-9-93

5. State whether outline, detailed application etc.

OL.

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

Erection of 2 Dwellings

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: 30-9-93 Signed: [signature]
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

Delete as appropriate

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

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

The ~~proposed~~ site is located on the north side of the Class II County Road Chapelgate/Dam Dyke.

The proposal is inadequate in highway terms for the following reasons –

(a) There is no provision for vehicles to turn within the site therefore they will have to reverse onto the Class II County Road to the detriment of highway safety

(b) No visitor parking provision has been made therefore visitors will park on the carriageway of the Class II County Road to the detriment of highway safety particularly in the hours of darkness.

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

BP[illegible]N SMITH Dip TP MRTPI
Di[illegible]r 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: H20/0787/93

Applicant: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: Erection of two dwellings

SOUTH HOLLAND D.C.
PLAN DEPT
23 SEP 1993
REF Valid

Location: 38 Chapelgate
Sutton St James
Spalding
Lincs

Type: OUTLINE

Date received: 17-AUG-93

16-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Show curtilages of individual properties on 1:500 scale plan.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
Dir 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: H20/0787/93

Applicant: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: Erection of two dwellings

SOUTH HOLLAND DC
PLANNING
REF ..... Valid

Location: 38 Chapelgate
Sutton St James
Spalding
Lincs

Type: OUTLINE

Date received: 17-AUG-93

18-AUG-93

Dear Sir/Madam

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

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

Four copies of a 1:500 block plan showing siting and means of access.

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

Yours faithfully

Principal Administrative Officer

NENE FINANCE LTD.

Nene House, 143 Oundle Road, Woodston,
Peterborough PE2 9PW
Telephone (0733) 893308 Facsimile (0733) 892611

TO..SOUTH HOLLAND DISTRICT COUNCIL

FAX NO..0775..710772.....

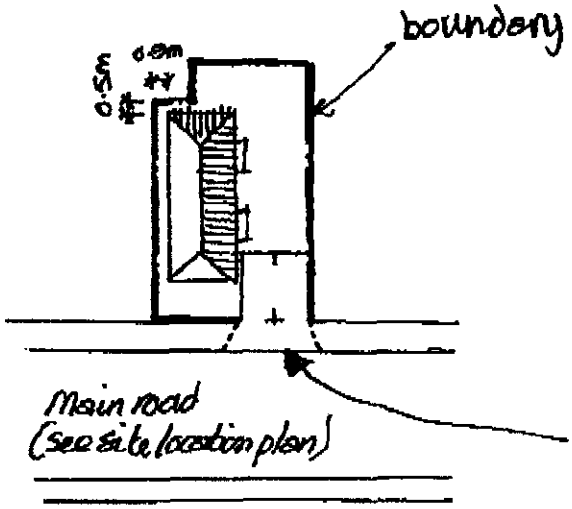
YOUR REF.ATT: MRS. KAREN LOWE

OUR REF..DAVID RAGER.....

FROM....NENE FINANCE.....

If you do not receive 2 pages then please contact us at the above number.

SOUTH HOLLAND D.C.
PLAN DEPT
13 SEP 1993
REF .....



Proposed development
@ Sutton St James
for Mr D Rager.

Scale 1:500

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3138
Date received : 17-AUG-93

Received from

D F Rager

Address

57 Peterborough Road
Castor
Peterborough

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

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: H23/0661/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0787/94 Received:09-AUG-94 Type:CONDITION COMPLIANCE

Name: Mr R Regan
22 Marlborough Road
South Woodford
London
E18 1AP

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: Scheme of landscaping and tree planting for the site (Condition 2 of H23/0661/93)

Location : Church Cottage Church Gate Whaplode Spalding Lincs

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

01-SEP-94 H23/0787/94

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1993

Wheelwright Cottage
36 Chapelgate
Sutton St James
Nr Spalding Lincs.
PE12 0EF

Attached
PP
APPLICATION
C H20/0784/93 PC 18-10-93

OBJECTION

Dear Mr. Gedney.

re. 38 Chapelgate. Sutton St. James.

The proposal to build 2 houses on this site.

This is the second time a proposal of this nature has been placed before the council, as previously we are objecting for the following reasons:—

1). The site is extremely small, in our opinion would not allow for adequate septic arrangements.

2). Chapelgate is very narrow at this point, as there would be insufficient room to accommodate two motor

vehicles as well as the buildings they would have to be parked on the road causing additional hazards. This is a dangerous stretch of road carrying many lorries & agricultural vehicles.

We feel this will only add to the hazards on the road & this village & therefore object to the proposition.

Yours faithfully

R. Whittenbury.

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: H20/0787/93

Applicant: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Agent: Mr D Rager
57 Peterborough Road
Castor
Peterborough
Cambs

Description: *Erection of two dwellings, including siting, design and means of access*
Location: 38 Chapelgate Sutton St James
Spalding Lincs

Type: OUTLINE

16-NOV-93

Dear Sir/Madam,

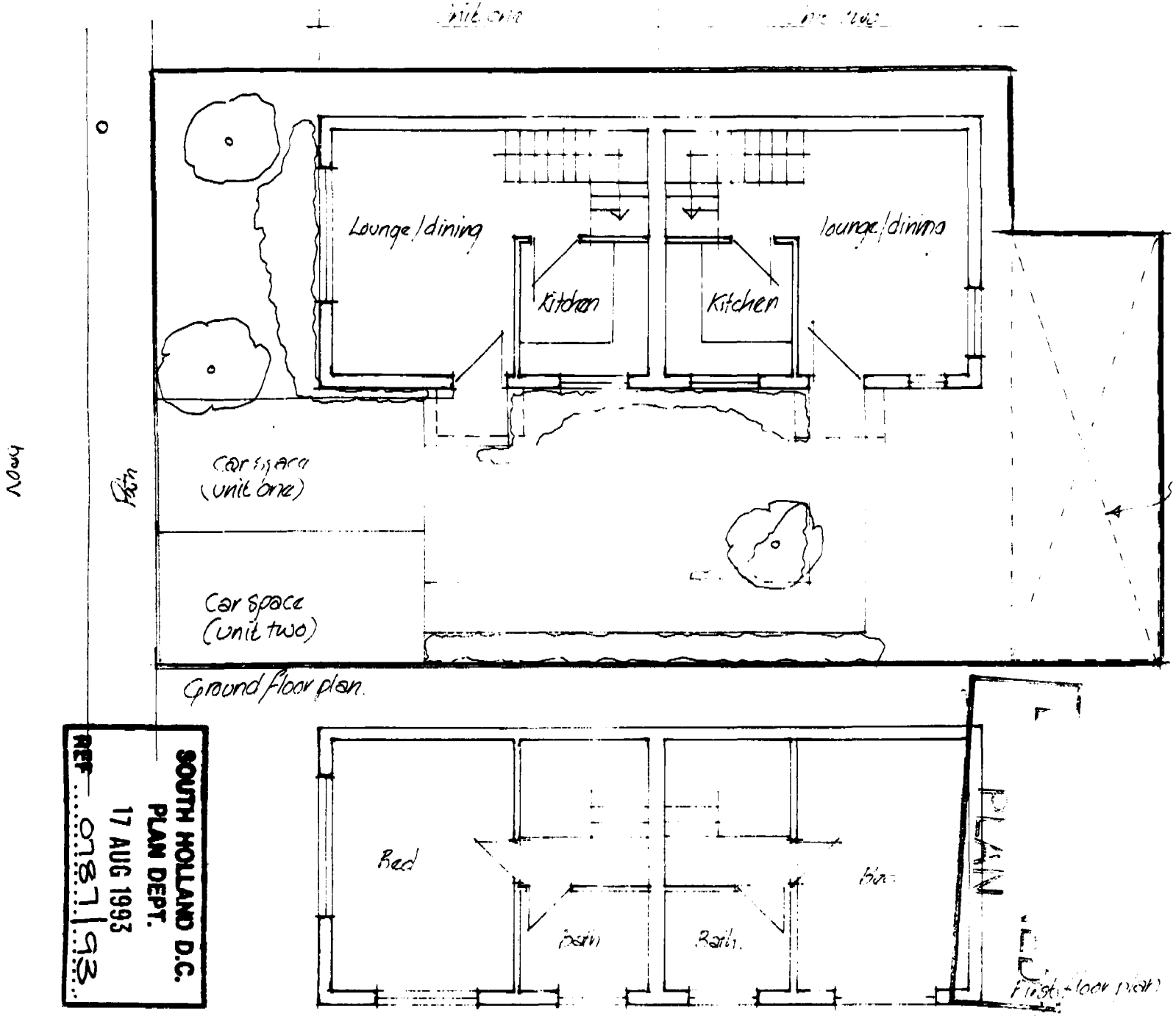
PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

R Whittenbury
Wheelwright Cottage
Chapelgate
Sutton St James
Spalding, Lincs. PE12 0EF



SOUTH HOLLAND D.C.
PLAN DEPT.
17 AUG 1993
REF 0781/93

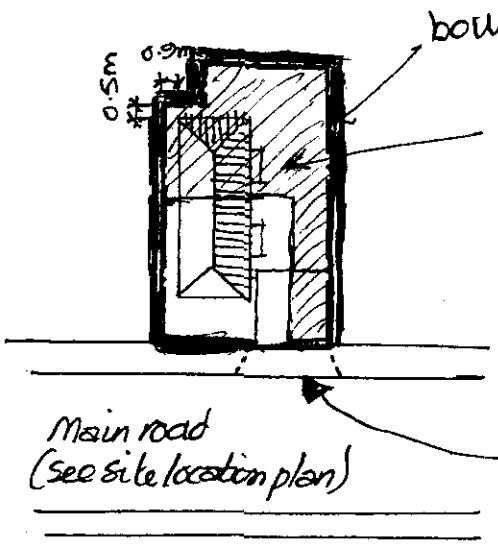
Site area 187.39 m²

Proposed development at Sutton St James for Mr D. Roger

1:100

SOUTH HOLLAND D.C.
PLAN DEPT
REF 787/93

SOUTH HOLLAND D.C.
PLAN DEPT
23 SEP 1993
REF



Proposed development @ Sutton St James for Mr D Rager.

Scale 1:500

DRAWING B