FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H21/0034/92 Received:27-JAN-92 Type:FULL

Name: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Agent: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Description: Erection of bungalow and detached garage

Location : Land to rear 37 Station Road Tydd Gote
Wisbech Cambs

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

1 The site is outside the defined curtilage of the village in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with National Planning Policies as set out in Planning Policy Guidance Note 7, 1992, (The Countryside and The Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The existing pattern of development in this particular part of the village is essentially frontage. Given this fact, the development proposed is considered to be an undesirable form of backland development which would be detrimental to the established village character contrary to the aims of approved Structure Plan Policy 5A. The proposal, if permitted, would adversely affect the residential amenity of neighbouring property in terms of such matters as lack of privacy and disturbance created by vehicles using the private drive.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
19-MAR-92 H21/0034/92

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)

PLANNING APPLICATION

For office use only

Application No. H21/0034/92.

Date Registered 09 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS ARCHER
37 STATION ROAD
TYDD GOTE
WISBECH.
PE13 5QA.

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

~~AS ABOVE~~ LAND TO REAR OF 37 STATION ROAD, TYDD GOTE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT ERECTION OF BUNGALOW ~~ON LAND LYING TO REAR OF 37 STATION RD TYDD GOTE~~ AND ~~WITH~~ DETACHED GARAGE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £96 If you consider no fee is payable include a written explanation instead.

Signed. M.E. Archer Date. 19.12.91 Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area [< .1] (Hectares)

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

Siting [✓] Design [✓] External Appearance [✓]

Means of Access [✓] Landscaping [ ] ANY APPROPRIATE CONDS WILL BE AGREED TO

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: 1

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

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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: STATION RD
Will there be –
Individual access(es) ✓
New estate road

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓ ONLY A FEW OLD SHRUBS

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

State Yes or No

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

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

Continue on separate sheet if necessary. A LETTER ACCOMPANIES THIS

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.
Use the notice at the bottom of the page if when necessary.

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

OWNER

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 ... H. G. Bradley ... (Applicant/Agent) Date .....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ... H. G. Bradley ... Applicant/Agent) Date .....

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 96...

Receipt Issued ..... No. P468

Date First Received 08 JAN 1992

REGISTRATION

REFERENCE ..H21/0034/92.....

Cross-Ref .....R.K.....

Date..10/1/92..

VALIDATION Date..10/1/92

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

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

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

Earlier permission ref .....

HM:- Siting Design Ext app Access Lands

Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐
fees ✓
S65 Advert required ☐ Expiry date .....

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

Correct fee £ 10.. Additional £ 11... Receipt no. 6542

Refund £ ..... Issued .....

CONSTRAINTS Date..24.7.1

Index Sheets 3C.3A OS Nos ..... Grid Ref 545360 317990

Ward ...N... Parish ...Tisbury...

Inside IBD Partly/Inside LP Area..NO

TR Rural	/	CA	/
TR Bypass	/	LB	/
Level crossing	/	TPO	/
Footpath	/	Other:	/

Grade

Linked to site.....Ref.....273 Linked to property.....Ref.....

Planning Records:
Earlier apps 90/191
800/75
178/78 7/9/79
838/78

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

Inputs completed.....

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) EM =

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMB 27/1

D22d1

check 437. Is this on Tandem ground.

Publicity = General
Departure
Setting of LB Viz

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

Consultant = Name
Order No:

Other =

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

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

COMM

Application no: H21/0034/92 Type: FULL

Applicant:Mr & Mrs Archer Agent:Mr & Mrs Archer
Tel:

Description: Erection of bungalow and detached garage

Location: Land to rear 37 Station Road
Tydd Gote
Wisbech
Cambs

Valid date: 27-JAN-92 Terminal date: 23-MAR-92
Target dates: Target Committee: 03-MAR-92
To case officer 01-FEB-92 Report deadline: 18-FEB-92
Inspected by 06-FEB-92
Extra contacts 11-FEB-92 Case Officer:
Report if not clear by 02-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Tydd St Mar	0945 583194	27-JAN-92	10-FEB-92	
Cllr C J T H Brewis	0406 350818	27-JAN-92	10-FEB-92	Comments
Cllr D Dewsberry	0406 350947 (Of	27-JAN-92	10-FEB-92	

C.C.C – Obs Attached JB CP
35 + 39 Station Road, Tydd Gote 16-FEB-92 24-FEB-92.

SITE DETAILS

Grid ref: 545360 317990
OS Sheets: 303 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H21/0034/92 Received:27-JAN-92 Type:FULL

Name: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Agent: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Description: Erection of bungalow and detached garage

Location : Land to rear 37 Station Road Tydd Gote
Wisbech Cambs

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

1 The site is outside the defined curtilage of the village in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with National Planning Policies as set out in Planning Policy Guidance Note 7, 1992, (The Countryside and The Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The existing pattern of development in this particular part of the village is essentially frontage. Given this fact, the development proposed is considered to be an undesirable form of backland development which would be detrimental to the established village character contrary to the aims of approved Structure Plan Policy 5A. The proposal, if permitted, would adversely affect the residential amenity of neighbouring property in terms of such matters as lack of privacy and disturbance created by vehicles using the private drive.

Authorised to issue:

17-MAR-92 H21/0034/92

AD. A.L.....DC. A.....
18/3 18/3

APPLICATION REFERENCE: H21/0034/92 DATE RECEIVED: 27 January 1992

APPLICANT: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambridgeshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
- 3 MAR 1992
Date

TYPE: Full

DESCRIPTION: Erection of bungalow and detached garage

LOCATION: Land rear: 37 Station Road, Tydd Gote, Wisbech

Parish Council: Response awaited.

Ward Members: Summarised:
(1)
- Agree with this.
- Support very strongly on account of need for this local couple.

(2)
- Request site visit because of extenuating circumstances.

County Highways: Request conditions.

Information from Applicant: Summarised:
- Lived in Tydd Gote for 31 years and was village grocer for 20 years.
- Present accommodation too large. My wife suffers from angina and arthritis (medical confirmation may be obtained from our doctor) and finds cleaning and other work associated with large bungalow too much.
- Proposal is bungalow roughly one third smaller than present residence.
- Wish to remain in Tydd Gote. Our only family is our daughter who lives locally (in Four Gotes just over the border in Cambridgeshire). Wish to be on hand to help each other, since my daughter has spinal problems and her husband is now waiting a heart by-pass operation.
- Member of Parish Council and assisted village in various matters (eg, weight restriction on road and Post Office).

PLANNING POLICIES/DOE ADVICE
Main section of site outside IBD.
Structure Plan Policies 5a and 7a.
Local Need Criteria outlined in the Council's Planning Information Leaflet entitled "Dwellings in the Open Countryside":-

1 Site Features - (a) compatibility with nearby use of land or buildings, (b) relationship with existing pattern, character, density and appearance of development nearby, (c) impact on surrounding rural area, (d) adequate road access?

2 Dwelling Details - (fully detailed application required) - (a) relationship to surroundings in terms of appearance etc, (b) suitability in terms of size, type and location to satisfy local need.

3 Occupancy - (a) full details of the particular Local Need, (b) details of any proposal to ensure that the dwelling remains available for local needs in the long term.

PREVIOUS DECISIONS

H21/0201/91 - Outline - Three terraced houses with integral garages including details of siting and means of access - Land rear: 37 Station Road - Refused, for the following reasons:

1 - Contrary to Policy.
2 - Undesirable backland development.
3 - Access has inadequate visibility.

PLANNING ISSUES

1 The determining issues in this particular case are:
(a) Whether the proposal is acceptable on policy grounds.
(b) Whether this type of development is appropriate given its location and relationship to existing development.
(c) Highway considerations.

2 The site is currently garden to the rear of 37 Station Road. It has dimensions of 37 metres by 20 metres approximately (excluding the driveway) and the proposed access serving the development has a width in the region of 4.2 metres. A number of small fruit trees are currently located upon the site.

3 Greenhouses are located to the east of the site and garden area to the west.

4 Latest land availability studies (dated 5.2.91) reveal that there are at least five potential building plots within the village, plus two further ones with outline permission.

CONCLUSIONS

1 The site is outside the Interim Boundary of Development approved by the Council on the 10 February 1988, and as such the development is contrary to Structure Plan Policy 7a.

2 Further, it is considered that a backland development of this type to the rear of existing frontage development would be detrimental to the established character and appearance of this part of the village.

3 In my opinion, the proposal does not sufficiently satisfy the Local Need criteria as summarised above, particularly those relating to the compatibility with the existing pattern, character and appearance of development nearby.

4 There would appear to be other opportunities for meeting the applicants needs given that there are other potential plots within more appropriate locations including some with planning permission.

5 The County Highways Authority have withdrawn their previous objection on the basis that the number of dwellings has been reduced from three to one.

RECOMMENDATION - Refuse Permission.

1 The site is outside the defined curtilage of the village in an area where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case

are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992, (The Countryside and The Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 The existing pattern of development in this particular part of the village is essentially frontage. Given this fact, the development proposed is considered to be an undesirable form of backland development which would be detrimental to the established village character contrary to the aims of approved Structure Plan Policy 5A. The proposal, if permitted, would adversely affect the residential amenity of neighbouring property in terms of such matters as lack of privacy and disturbance created by vehicles using the private drive.

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168. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H21/0034/92 Mr & Mrs Archer		Erection of bungalow and detached garage on land rear 37 Station Road, Tydd Gote.

(Pending a site inspection in order to assess whether the particular characteristics of the site are suitable for the proposed development.)

H23/0036/92 Kings Quality Homes		Proposed residential development (four dwellings) at Cranesgate, Whaplode St Catherine.

(Pending a site inspection to assess the possible impact of the proposal on the rural nature of the village.)

H16/0050/92 Mr & Mrs S Woolsey		Three bed house and garage on land rear 32 West Elloe Avenue, Spalding.

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

H16/0078/92 Mrs D M Teet	O.A.	Proposed dwelling (bungalow) at rear 55 Love Lane, Spalding.

(Pending a site inspection to assess the suitability of site for the proposal in view of the planning history of similar nearby sites.)

H09/0098/92 W E Robinson		Workshop and siting of porta-cabin (office) at 52 Common Lane, Holbeach Clough.

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

H13/0118/92 Mrs E Bailey	O.A.	One residential buliding plot at Bakestraw Gate, Moulton.

(Pending a site inspection in view of the concerns expressed about access arrangements.)

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

Subject to the applicants first entering into a Planning Obligation in accordance with 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 permission for the undermentioned development in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H14/1156/91 C D & E H T Pridmore	Change of use from petrol filling station to hot food take-away at Church End Filling Station, Church Street, Pinchbeck.

(To ensure that the use under Class A3 of the Town and Country Planning (Use Classes) Order 1990 is restricted to the occupier of No.27 Church Street, Pinchbeck.)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H21/0034/92.

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	5	3	1	7	9.

2. Address or location Rear of 37 Station Road, Thorpe Gote

3. Name, classification and number of road U

4. Date application referred 30-1-92

5. State whether outline, detailed application etc. Full.

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

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: 30/1/92 Signed: [signature]
Director of Highways and Planning

OG

S.H.D.C. PLANNING DEPT.
RECEIVED
13FEB 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

10 February 1992

Our ref.GT/92/1/SH/52

Dear Sir

PLANNING APPLICATION NO. H21/0034/92
PROPOSED ERECTION OF BUNGALOW AND DETACHED GARAGE AT LAND TO REAR OF 37 STATION ROAD, TYDD GOTE, WISBECH, BY MR AND MRS ARCHER.

With regard to the above-mentioned application received on 5 February 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/92/1/SH/52

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Mr and Mrs Archer
37 Station Road
Tydd Gote
Wisbech PE13 5QA

VJC

BRIAN S[illegible]TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0034/92

Applicant: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Agent: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Description: *Erection of bungalow and detached garage*

Location: Land to rear 37 Station Road Tydd Gote
Wisbech Cambs

Type: FULL

Date received: 27-JAN-92

27-JAN-92

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 06-FEB-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

AGREE WITH THIS. SUPPORT V. STRONGLY ON ACCOUNT OF NEED FOR THIS LOCAL COUPLE.

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

I request that this application be considered by Planning Committee, *because*

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 FEB 1992 DG

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
Date

Signed: Chris Brewis

3.2.92

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0034/92

Applicant: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Agent: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

SOUTH HOLLAND DC
PLANNING
22 JAN 1992
REF

Description: Erection of bungalow and detached garage

Location: Land to rear 37 Station Road
Tydd Gote
Wisbech
Cambs

Type: FULL

Date received: 09-JAN-92

13-JAN-92

Dear Sir/Madam

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

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

A further fee of £14 is required (Fee sheet enclosed). The application doe not qualify for a Free Go as it is not of the same character.
Amend description to "Erection of bungalow and detached garage. ~~Add~~ "Land to rear of 37 Station Road" to address of site. (One form enclosed)
The site needs to be outlined in red and any other land in the applicants ownership in blue on the site plan and 1:200 block plan. Clarification is required regarding the size of the site as the block plan measures 99m as against 80m on the site location plan and both plans need to correspond.

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

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

SOUTH HOLLAND
Internal Drainage Board

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

G DEPT.
RECEIVED
20 JAN 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File No.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/34/92/JAM

Your Ref.

Date 17 January 1992

Dear Sir,

FULL PLANNING APPLICATION - DWELLING
37 STATION ROAD, TYDD GOTE

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

No Board's or private watercourses adjoin the site.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately.

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

Yours faithfully,

JJ Ebey

ENGINEER TO THE BOARD

Mr. H.C. Archer,
37 Station Road,
Tydd Gote,
Long Sutton,
Spalding, Lincs. PE13 5QA

37, Station Road,
Tydd Gote,
Wisbech,
Cambridgeshire,
PE 13, 5 QA

18th December 1991.

Dear Sirs,

I am writing this letter to accompany my planning application for a dwelling to the rear of my present address, 37 Station Road, to elaborate on the reasons for the application.

I have lived in Tydd Gote for 31 years, and was the village grocer and sub-postmaster for 20 years until I retired about ten years ago.

Our present accommodation is too large. My wife suffers from angina and arthritis (of which conditions medical confirmation may be obtained, with our permission, from Dr. Richard Couch, Sutton Bridge Health Centre), and finds the cleaning and other work associated with a large bungalow too much. We need a smaller property. The proposal is a bungalow roughly one-third smaller than our present residence. That reduction in size would do much to ease our position.

There are several reasons why we wish to remain in Tydd Gote. Our only family is our daughter, who lives in Four Gotes, just over the border in Cambridgeshire. We wish to be on hand to help each other - in our case as we get older, and in my daughter's case, because she has spinal problems. She has been informed by the spinal unit at Mansfield that they can do no more to ease her pain, and her last two operations have not alleviated her problems. Also, her husband, who is 47 has in the past four months suffered a second serious heart attack, and is now awaiting a heart by-pass operation. They have two sons at home, the eldest having worked several years at Turner's Turkeys. Obviously the sons will not be at home for ever.

I have always got on well with all local residents. In1988-1989 I was asked by local residents to help stop the large volume of HGV's using Station Road to Sutton Bridge. Having done vehicle counts, and had a dialogue with Mr Procter at Lincolnshire County Council, within four months we had a permanent weight restriction on the road.

In October 1990 I was asked by the Parish Council and Post Office to come out of retirement, following the unexpected closure of the village sub-Post Office. I did as asked, and for five months carried on, when a small shop and post office in Tydd Gote re-opened. I hope I did what I could to save that village facility.

I was finally asked by residents to put up for the Parish Council, feel that I have something to offer the parish in my remaining years, and was duly elected in May.

I do not pay drainage rates as South Holland Drainage Board has deleted

our garden from their records. There is no chance of the property overlooking our neighbours, and we have a series of photographs which will prove this point, and would be grateful if you would indicate if you would like copies of these.

Station Road, as stated, has a permanent speed limit and 7.5T weight restriction. The currently recorded count of vehicles, per hour, is about 50 per hour, following the reconstruction of Hatton's Sluice bridge this year.

I have enclosed a cheque, as I am unsure whether I qualify for a "Free Go" within the meaning of the regulations, ref: H 21/201/91

I ask you to help us, and to look with favour on our proposal.

Yours sincerely,

H. G. Archer.

H. G. Archer

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: H21/0034/92

Applicant: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Agent: Mr & Mrs Archer
37 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Description: Erection of bungalow and detached garage

Location: Land to rear 37 Station Road Tydd Gote
Wisbech Cambs

Type: FULL

20-MAR-92

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

COPY SENT TO:-

Mr and Mrs Ferguson
35 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

Mr M Gibbs
39 Station Road
Tydd Gote
Wisbech
Cambs PE13 5QA

LATE OBS: Date 21.2
Salient poi... granted

OBJECTION

Mr M.I. Gibbs
37, Station Rd
Tydd Got.
Wr. Wisbech
Cambs.
PE.13.5QA.
23.2.92.

APPLICATION NO. H21/0034/92

DEAR SIR,

Regarding the Letter for Planing permission at rear of 37, Station Road, Tydd Gote, I strongly object to this land being past, because it would reduce the price of my own property, being at the rear of my bungalow, Also being a nursery-man it would shade the light from my greenhouses each afternoon, and therefore it would affect the growth of my plants and as a result my income would be affected.

There are plenty of building Plots in the Parish for sale, why is it neccessary to build behind other residents

Yours faithfully
Mr. M. Gibbs

S.H.D.C. PLANNING DEPT.
RECEIVED
25 FEB 1992 DC

Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 25/2

LATE OBS: Off. MG Date. 25/2
Salient points highlighted ✓

OBJECTION

35 Station Road,
Tydd Gote,
Near Wisbech,
Cambs.
PE13 5QA.

14th February, 1992.

Dear Sirs,

Application No. H21/0034/92
Applicant: H.G. Archer

We are the owner and occupier of 35 Station Road, Tydd Gote. We have received a copy of an application for Planning Permission by our neighbour Mr Archer and on behalf of Mr. & Mrs Ferguson, We write to register a formal objection, the grounds of which are as follows:-

1. It is understood the proposal is to build a bungalow and detached garage on the land which is currently used as the back garden to the Applicant's bungalow. As such development is inherently undesirable and would create an unfortunate precedent in a predominantly rural surrounding.

2. The development would allow for unnecessary degree of overlooking, both in the respect of our property and the Applicant's other most immediate neighbour.

3. It is understood the development will take up almost the width of the land on which it is proposed to be sited. On the western side are mature conifer trees which should in any event be left in position and on the eastern side are large glasshouses. Problems have been encountered with flying glass in windy weather.

The South Holland District Council
Planning Dept, Council Offices,
Chatterton Tower,
Winfrey Avenue,
SPALDING PE11 1DB.

S.H.D.C. PLANNING DEPT.
RECEIVED
24FEB 1992 DG

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 24/2

Contd/.....

4. It is understood the proposed development will be serviced by the Applicant's existing driveway which is approximately only 12 feet wide. It is only about two to three feet away from our home and widening would not appear to be possible as it is a similar distance from the Applicant's house. Visibility splay will not be possible.

5. There is no need for this development in Tydd Gote. It would appear to be a development for its own sake.

6. We understand that the Parish Council have registered their concern as has the other most immediate neighbour.

7. The access is very dangerous a lot of childten use the road to cross to catch the school bus. Also to go up to the village shop.

8. Obstruction for view getting out of the drive, two many cars two each house,

9. Also what it is going to knock down our property value,

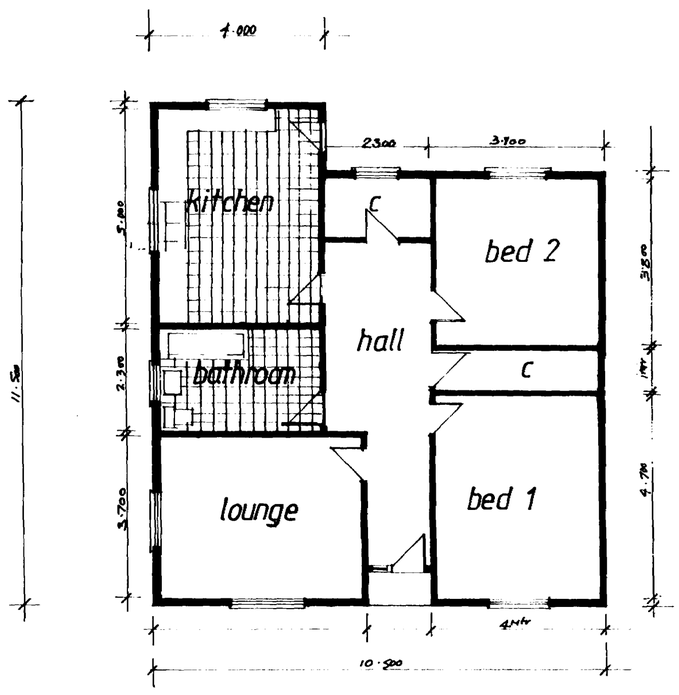
If notwithstanding the above grounds of objection, the Committee are minded to grant the application, we say it should be subject to the most stringent conditions, the foremost of which should prevent the building of bungalow and detached garage in the position desied by the Applicant and also that the mature conifers should remain in position to provide some element of screening and privacy.

We would be grateful if you would send us a copy of the Agenda for the Committee Meeting at which this matter is to be considered.

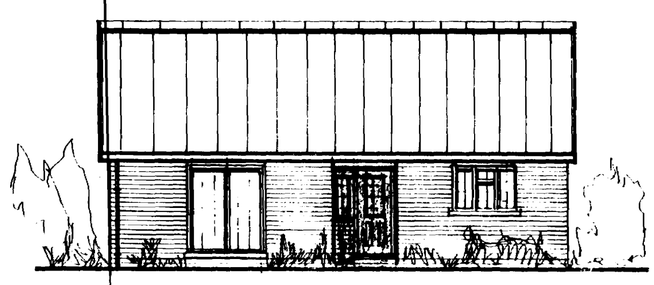
Yours faithfully,

T. Ferguson.

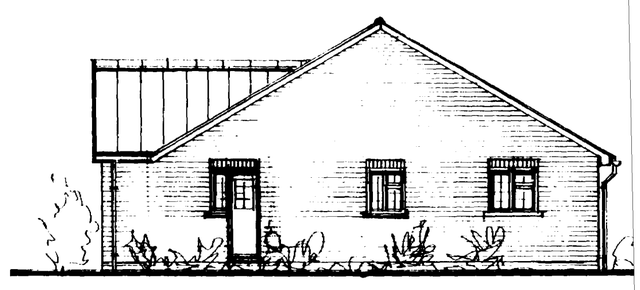
T. Ferguson



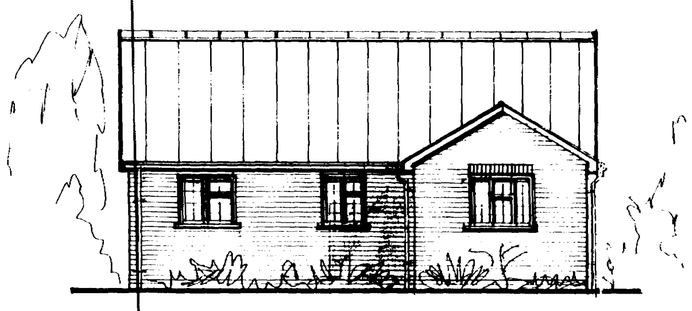
GROUND FLOOR PLAN



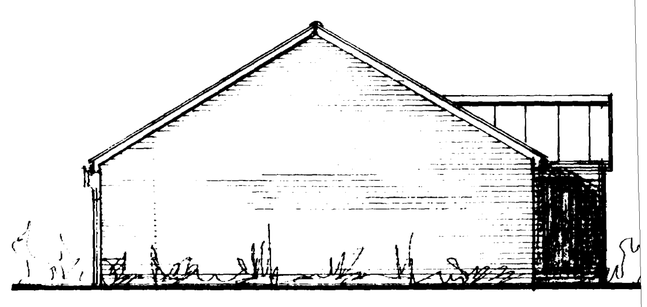
FRONT ELEVATION



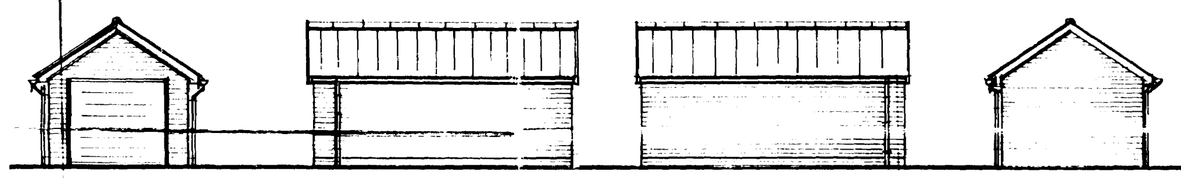
SIDE ELEVATION



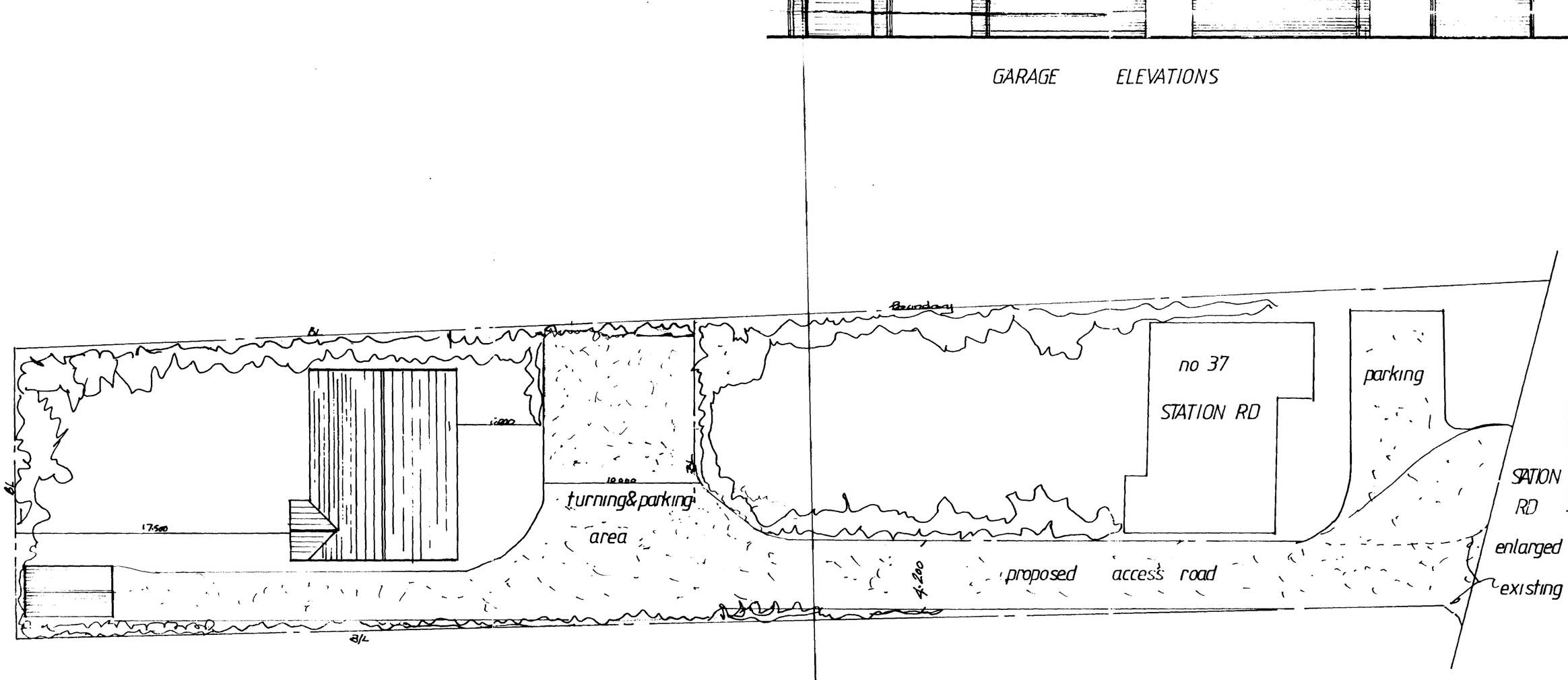
REAR ELEVATION



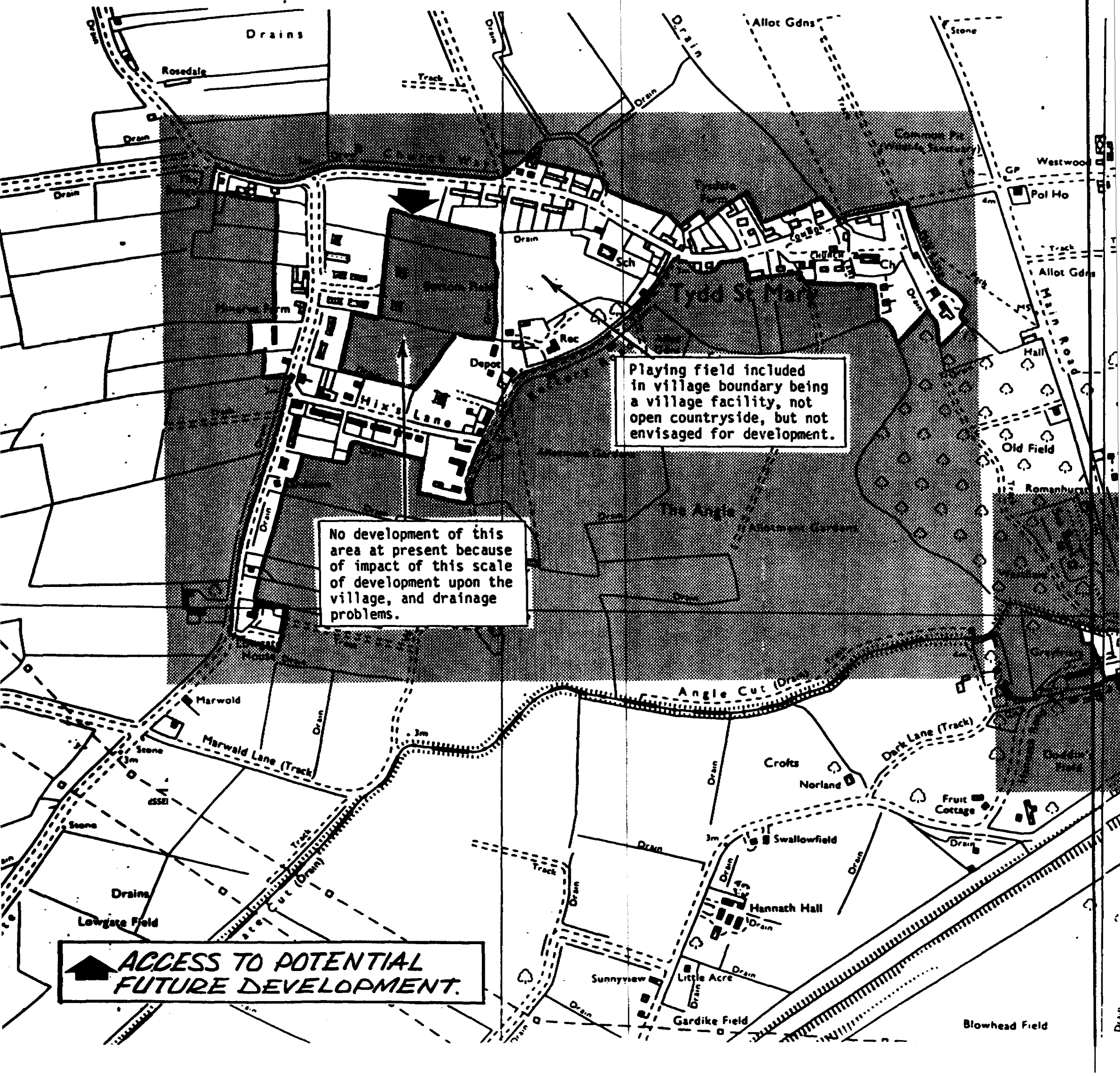
SIDE ELEVATION



GARAGE ELEVATIONS



PLAN 1:200


Drains
Rosedale
Track
Allot Gdns
Stone
Common Pit
Westwood
GP
Pol Ho
4m
Allot Gdns
Sch
Tydd St Mary
Chapel
Ch
Drain
Rec
Depot
Hix's Lane
Hall
Old Field
Playing field included in village boundary being a village facility, not open countryside, but not envisaged for development.
The Angle
Allotment Gardens
No development of this area at present because of impact of this scale of development upon the village, and drainage problems.
Marwold
Marwold Lane (Track)
Angle Cut (Drain)
Dark Lane (Track)
Crofts
Norland
Fruit Cottage
Swallowfield
Hannath Hall
Sunnyview
Little Acre
Gardike Field
Blowhead Field
Lowgate Field
Drains
Track
Cut (Drain)
3m
Stone
ACCESS TO POTENTIAL FUTURE DEVELOPMENT.

South Holland District Council

REVIEW OF THE PLANNING POLICIES FOR T

DEVELOPMENT IN TYDD ST MARY

INTRODUCTION

South Holland District Council is continually reviewing its planning policies for the development of the many smaller villages in the District. There are more than 40 of these smaller villages, each with its own characteristics and community, and particular development needs.

The overall strategy for new development in the District rightly concentrates new development in the towns and larger villages. These are the centres of employment, education, services and facilities for the majority of the population to live. This strategy also protects the smaller villages from over-development and safeguards the environment of the open countryside and the importance of high grade agricultural land.

THE SMALLER VILLAGES

It is vitally important that the smaller villages should continue to develop sufficiently to meet the housing needs of the local community and those who wish to live close to local places of work. The Council is aiming to identify sufficient opportunities for housing development to meet the needs of each village in the next five years or so, and that the scale and location of this development will be in keeping with the size and character of each village. At the same time the Council is mindfull of each settlemments longer term development needs.

When carrying out this review the District Council invited the local community to express its views about the development of its village and the Council has taken those into account before making its final decision. Consultations have also taken place with Parish Councils, Statutory Undertakers, Drainage Boards etc.

Now that the completed review has been published it will provide local people and those with interests in development to know with certainty the District Council's planning policies for those areas which may be developed, any particular requirements for that development and those areas in which no development is envisaged. This will also enable other authorities responsible for providing facilities and services to be certain about the Council's aims and planning policies for each village and to plan their investments and activities accordingly.

DEVELOPMENT IN TYDD ST MARY AND TYI

The approved development boundary i
years or thereabouts provides new d
South side of Church Way, on the Ea
part of Lowgate close to its junctio
Eastern side of Lowgate as far Sout
could provide the opportunity for t
dwellings fronting on to the existi
safeguarding of adequate access to

In Tydd Gote the rate of growth in
further frontage development will o
of Station Road.

The inclusion of land within the bo
does not guarantee that planning pe
forthcoming for every particular de
application for planning permission
account such factors as the suitabi
development proposed, its effect on
compatibility with its immediate su

CONSERVATION

The older parts of both villages ar
development will only be permitted
Areas if it is entirely in keeping
The area between the villages of Ty
wooded and for this reason, coupled
no development is envisaged. The D
its policies for the Conservation A
further enhance the architectural,
of each village.

DEVELOPMENT IN LATER YEARS

In the long term, beyond the scope
development of Tydd St Mary could i
Bottom Field (if drainage problems
the North side of Church Way. In T
north of the playing field will dep
Station Road, but the longer term s
consultations with Fenland District
village. These areas must have acc
development, and have been appropri
I.B.D. plan.

APPROVED BY FULL COUNCIL 10th FEBRUARY 1988

A 1/2500 scale plan showing the definite approved boundary of development is held in the Planning Department and is available for inspection if necessary.