SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H21/0405/93 Received:30-APR-93 Type:PERMISSION RENEWAL

Name: G E Salter
Romanhurst
Tydd St Mary
Wisbech
Cambs, PE13 5QG

Agent: G E Salter
Romanhurst
Tydd St Mary
Wisbech
Cambs, PE13 5QG

Description: Change of use from private house to residential home for the elderly (Renewal of H21/0246/88)
Location : Romanhurst Tydd St Mary
Wisbech Cambs

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

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

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

2 Any gates to the vehicular access shall be set back 5 metres from the nearside edge of the carriageway of the road to which access is to be achieved, and shall open away from the highway.

Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

3 The effective width of the access shall be 5 metres.

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

4 Adequate land within the site shall be reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use, to the reasonable satisfaction of the Local Planning Authority.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using the Main Road, Tydd St Mary.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward

gear.

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

6 The premises shall be used for a residential house for the elderly only and for no other purpose within Class C2 of the Town and Country Planning (Use Classes) Order 1987.

Reason: To ensure that the Local Planning Authority can exercise control over any changes of uses in the interests of highway safety.

The applicants are informed that any material alterations to the external appearance of the building may well require planning permission.

Some of the trees upon the site are the subject of Tydd St Mary Tree Preservation Order No 1, 1957. As such, consent will be required from the Local Planning Authority for any works carried out.

The applicants are informed that this permission should not imply that the Council will be favourably disposed towards additional buildings or extensions, specifically due to the traffic implications of any new proposal.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
29-JUL-93 H21/0405/93

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.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H21/0405/93

Date Registered 30 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Please complete

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

Signed..... Date ..... 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 Certificates**

or This is an **outline** application ☐ ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of pervious permission B. *Please state Condition Number referred to* C. Please state variation required **Now complete an Ownership Certificate.**	

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 ..... (Applicant / Agent) Date 27.4.93

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 ..... (Applicant / Agent) Date 27.4.93

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 :
Boundaries :
Site Features : Appears to be owned a dwelling. Traditional build with slate roof. Existing access - will need

Inspected by DMG
Date 12/5

Site Notice posted by DMG
Date
Expiry 12/5.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf) Post Committee. Granted. DMG 26/5

No for condition

1 B9 - (Gate Setback)...5 metres.
Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

2 B10 - (Width of Access)...5 metres.
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

3 F1 - (Parking On Site).
Reason: F1...the Main Road, Tydd St Mary.

4 B21 - (Turning Space).

5 SCA The premises shall be used for a residential house for the elderly only and for no other purpose within Class C2 of the Town and County Planning (Use Classes) Order 1987.
Reason: To ensure that the Local Planning Authority can exercise control over any changes of uses in the interests of highway safety.

Notes

6 SNA The applicants are informed that any material alterations to the external appearance of the building may well require planning permission.

2 7 SNB Some of the trees upon the site are the subject of Tydd St Mary Tree Preservation Order No 1, 1957. As such, consent will be required from the Local Planning Authority for any works carried out.

3 8 SNC The applicants are informed that this permission should not imply that the Council will be favourably disposed towards additional buildings or extensions, specifically due to the traffic implications of any new proposal.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

David Clements

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P 22163

Date first Rec'd 30 APR 1993

Registration

Reference H21/0405/93

Cross-Ref R

Date 4/5/93

Validation

TYPE REN

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid	Site plans Certificate	☐ ☐	Fee Fee (not free)	☐ ☐	Inaccurate Incomplete Unclear	☐ ☐ ☐
Fees	Correct fee £60		Nil fee Discounted	☐ ☐	Previous app – ref: Type of app Reason:	
	Additional £ Refund £		Receipt No Voucher No		Date Date	

Information

Index sheet 25E OS Plots
Grid ref 544970 318150

Ward V Parish TYDD ST MARY

Inside IBD NO Inside LP area NO

Constraints:

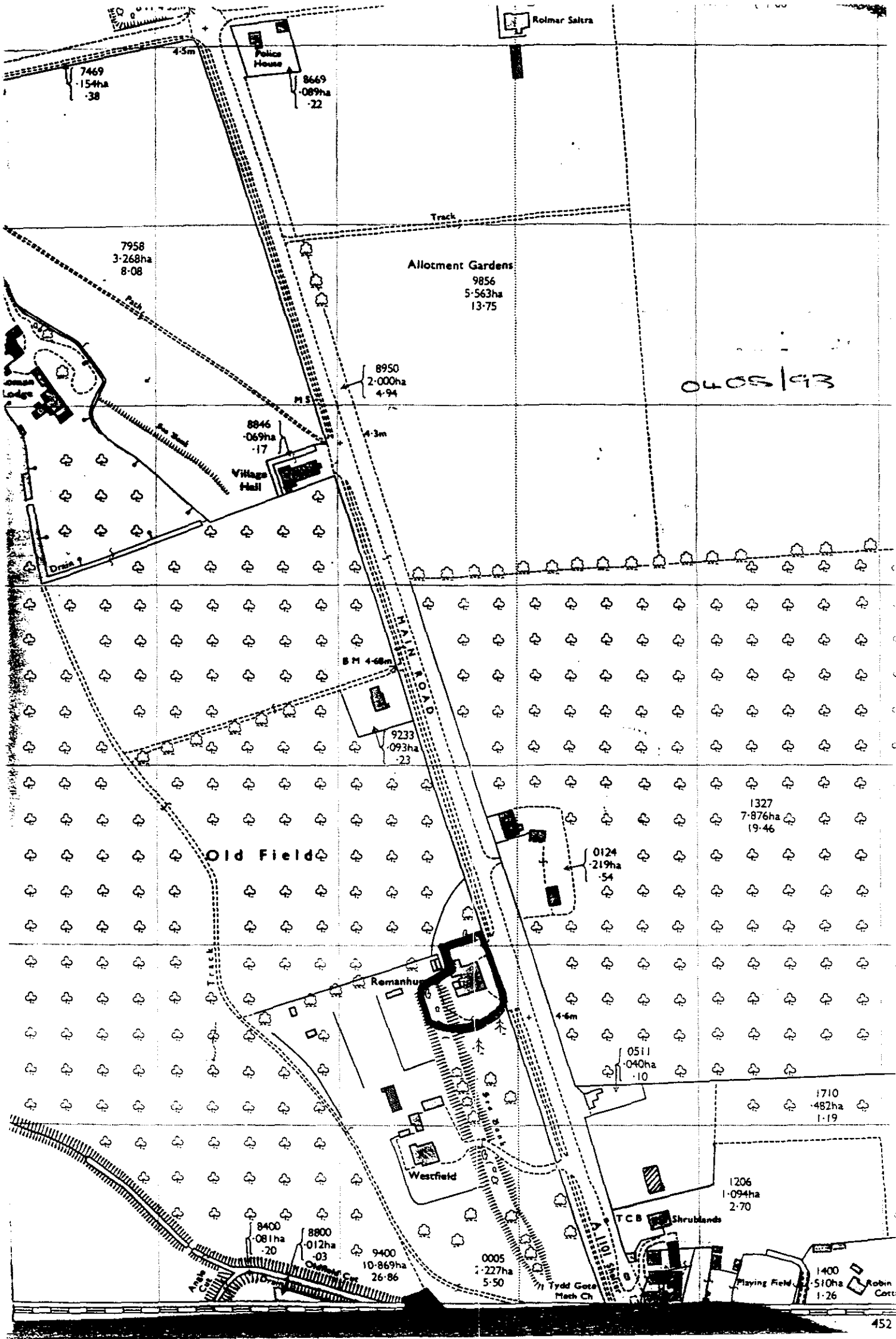
☐	CA Cons Area	☐	TR Rural
☐	LB Listed – Grade:	☐	BP TR proposed 67m
	ARC Archaeology		LC Level Cross
	AM Ancient Mon		FP Footpath
	SSI Special Int	Y	TPO Tree Pres
	Hazards –	☐	HAZ Site
			AIR Safeguard
☐	Dist Bound		LIN Elect
			PIP Pipe
☐	Other:	☐	CON Waste/contamin

Linked to site Ref 1311

Linked to property Ref

Planning Records:
Earlier apps 0246/88.
1489/89

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



Rolmar Saltra
Police House
4·5m
7469
·154ha
·38
8669
·089ha
·22
Track
7958
3·268ha
8·08
Allotment Gardens
9856
5·563ha
13·75
Path
8950
2·000ha
4·94
0405/93
M S
8846
·069ha
·17
4·3m
Village Hall
Drain
MAIN ROAD
B M 4·68m
9233
·093ha
·23
1327
7·876ha
19·46
Old Field
0124
·219ha
·54
Track
Romanhu
4·6m
0511
·040ha
·10
1710
·482ha
1·19
Westfield
1206
1·094ha
2·70
T C B
Shrublands
8400
·081ha
·20
8800
·012ha
·03
9400
10·869ha
26·86
0005
2·227ha
5·50
Tydd Gote Meth Ch
Playing Field
1400
·510ha
1·26
Robin Cott
Angle Cut
Oldfield Cut
Drain
452

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 13th July, 1993.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. N.H. Pepper
Mr. T. Barker	Mr. J.A. Dobney	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. N.P. Judge, M.B.E.	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. M.C. White
Mrs. D.F. Davies	Mr. B.A. Paul	

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

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, B. Alcock, N.I. Capes and Mrs. E.O. Hall-Patch.

502. MINUTES

The Minutes of the meeting held on 23rd June, 1993 were signed by the Chairman as a correct record.

503. PLANNING APPLICATIONS

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

RESOLVED:

(a) **Applications Granted**

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

Plan No. and Applicant	Proposal
H21/0405/93 G E Salter	Change of use from private house to residential home for the elderly (Renewal of H21/0246/88) at Romanhurst, Tydd St Mary.

(Subject to note 3 to the applicant being amended to refer specifically to the possible traffic implications of any new proposal.)

H16/0441/93 M Parker & Sons Ltd	O.A.	Residential development at St Johns Road, Spalding.

13th JULY 1993 PLANNING COMMITTEE
LANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/1311/92 Mr & Mrs Clifton	DMG	Refused plus advice to applicant as recommended
3	H13/0046/93 Andrew John Dunn	DMG	Deferred for site visit. Ensure good knowledge of situation. Applicant is not owner of site. find out what he does own and what arrangements/agreements he has with owner and for how long. Verify with Chris Briggs where accidents occured. Also seek advice on possible highway conditions and requirements if granted.
5	H23/0081/93 Kings Quality Homes	JB	Approved as recommended.
7	H01/0218/93 S Merton	PU	Refused as recommended.
9	H18/0232/93 Simon Storage	JB	Refused as recommended.
13	H18/0488/93 I.P.G.	JB	DPBCS Auth subject to legal obligations as recommended plus addition conditions restricting facilities to emergency fuel supply/construction materials for power station and position of lighting control.
17	H15/0291/93 H Grantham	PJU	Deferred. Require details of planting scheme, showing all trees and barrier facilities to safeguard trees. Reconsider adequacy of scheme and planting height. Discuss legality of last condition compliance with admin department.
18	H14/0329/93 Mr D R Hull	PJU	Refused as recommended.
20	H08/0368/93 Lincoln Co-Op	DJR	DPBCS Auth as recommended
22	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to legal obligation as recommended plus footpath being linked to existing system to north west of site.
24	H08/0393/93 H08/0394/93 Gosberton PCC	DJR	DPBCS Auth as recommended. Grant as recommended. Plus letter re unauthorised start and additional condition to protect tree against installation of surface water drain and building operations.
27	H21/0405/93 G E Salter	DMG	Grant permission as recommended. Note 3 to be expanded to include traffic implications which will be of particular concern to authority.
29	H16/0419/93 Woodlands Hotel	DJR	DPBCS Auth to refuse as recommended. Note - breaches of condition and possible unauthorised development to be investigated.

APPLICATION REFERENCE: H21/0405/93 DATE RECEIVED: 30-APR-93

TYPE: Permission Renewal

DESCRIPTION: Change of use from private house to residential home for the elderly (Renewal of H21/0246/88)

LOCATION: Romanhurst, Tydd St Mary, Wisbech.

APPLICANT: G E Salter AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 JUL 1993

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 Renewal of previous permission, therefore unless planning circumstances have changed, renewal should be given.

2 Site still outside Conservation Area, although reviewed in 1992, and County Highways still satisfied on road safety grounds.

REPRESENTATIONS

Parish Council: Believed applicant owns or controlled land to south and west of site which is not shown edged blue.
Property has particularly fine garden which adds to setting of house itself. If approval given, care should be taken to ensure it does not create a precedent which might adversely affect the future setting of house.
Highway implications due to increased traffic entering and exiting the site.
Concerned over visibility and that any additional vehicle noise should not adversely affect amenities of nearby properties.
Suggest site visit by Committee.

County Hi_ways: Request conditions.

Public: Objections received from owner/occupier of Westfield (summarised):-

- Romanhurst adjacent increasingly fast and busy A1101 road. Dangerous to all visiting vehicles and those using A1101.
- Amount of vehicles entering and exiting a nursing/residential home directly onto this road would be considerable.
- Not possible to convert house without substantial alteration i.e. extensions and some external features and garden which would (a) spoil the dwelling house which is of considerable character (b) spoil the local environment which is of outstanding beauty.
- So many houses of this type and character are being spoilt and this one is exposed to the public view.

SCHEDULE OF CONDITIONS

1 B9 - (Gate Setback)...5 metres.
Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

2 B10 - (Width of Access)...5 metres.
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

3 F1 - (Parking On Site).
Reason: F1...the Main Road, Tydd St Mary.

4 B21 - (Turning Space).

5 The premises shall be used for a residential house for the elderly only and for no other purpose within Class C2 of the Town and County Planning (Use Classes) Order 1987.
Reason: To ensure that the Local Planning Authority can exercise control over any changes of uses in the interests of highway safety.

Notes

1 The applicants are informed that any material alterations to the external appearance of the building may well require planning permission.

2 Some of the trees upon the site are the subject of Tydd St Mary Tree Preservation Order No 1, 1957. As such, consent will be required from the Local Planning Authority for any works carried out.

3 The applicants are informed that this permission should not imply that the Council will be favourably disposed towards additional buildings or extensions.

BRIAN SMIT[illegible]ip TP MRTPI
Director of Pla[illegible]g & 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

H21/0405/93

PERMISSION RENEWAL

Applicant: G E Salter
Tel: 0945 76555

Agent: G E Salter
0945 76555

Description: Change of use from private house to residential home for the elderly (Renewal of H21/0246/88)

Location: Romanhurst
Tydd St Mary
Wisbech
Cambs

Valid date: 30-APR-93
Target dates:
To case officer 07-MAY-93
Inspected by 14-MAY-93
Extra contacts 21-MAY-93
Report if not clear by 04-JUN-93

Terminal date: 25-JUN-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
L.C.C. - cms Attached Jc-cs		11/5/93		
Site/Press Advert MIN		12 ~~14~~-MAY-93	02 ~~04~~-JUN-93	
Clerk to Tydd St Mar	0945 583194	10-MAY-93	~~24-MAY-93~~	5 June 93
Cllr C J T H Brewis	0406 350818	10-MAY-93	17-MAY-93	
Cllr D Dewsberry	0406 350947 (Of	10-MAY-93	17-MAY-93	

SITE RECORD

Grid ref: 544970 318180
OS Sheet: 286 Parcel:

Extended at request of Chairman of Parish Council (Meeting to be held on 3/6/93).

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: DMG/JP/H21/040593
My Ref : CB/PLAN 11/JP

Principal Planning Officer (Development Control)
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

17 June 1993

Dear Sirs

PROPOSED RENEWAL OF PERMISSION FOR THE CHANGE OF USE FROM PRIVATE HOUSE TO HOME FOR THE ELDERLY, ROMANHURST, TYDD ST MARY

I refer to your letter of 11 June 1993.

I have examined the traffic figures for the A1101 and can inform you that between 1989 and 1993 the volume of traffic in a 12 hour working day rose from 3215 to 4324. This is a 34% increase, however the figures are still relatively low for a Class I road.

There have been no injury accidents reported on this section of road in the last 3 years.

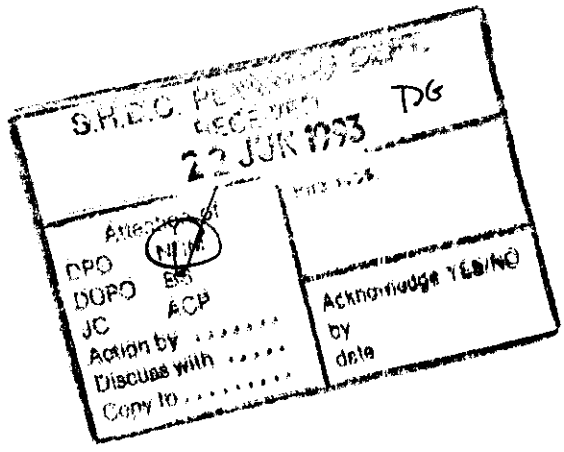
Whilst traffic has increased on this road I do not consider this alters my previous comments on this application. A home for the elderly is a very low traffic generator which, in traffic terms, is preferable to other uses which have been proposed on this site, involving retail.

Obviously if proposals were put forward which would greatly increase the use of this site these would need to be carefully examined in terms of highway safety.

Yours faithfully

C Briggs

Director of Highways & Planning



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COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: DMG/JP/H21/040593
My Ref : CB/PLAN 11/JP

Principal Planning Officer (Development Control)
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Priory Road
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PE11 2XE

For further information contact
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Telephone Lincoln (0522) 553127

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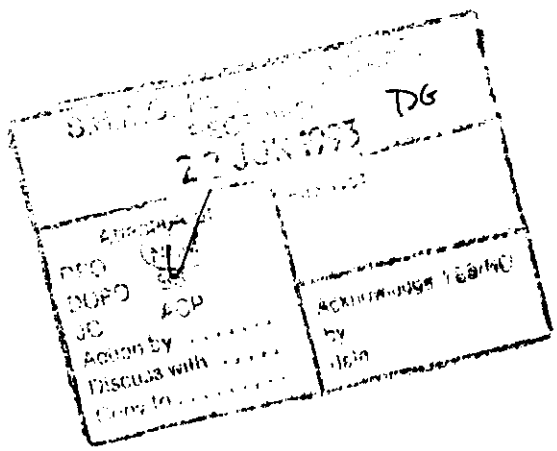
Obviously if proposals were put forward which would greatly increase the use of this site these would need to be carefully examined in terms of highway safety.

Yours faithfully

NRT / DMG
I Advised Mr. Brewis of this advice 23/6/93.

C Briggs

Director of Highways & Planning



10038.d31

Parish Council of Tydd St. Mary

B. R. Bowser,
Clerk

15 SOUTH BRINK
WISBECH, CAMBS.
PE13 1JL

B.Smith Esq.,M.R.T.P.J.,
District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs. PE11 1DB

17th June 1993

Dear Sir,

Re: Application Number H21 0405/93

The Parish Council has some concern over this application and I have been asked to make the following points:-

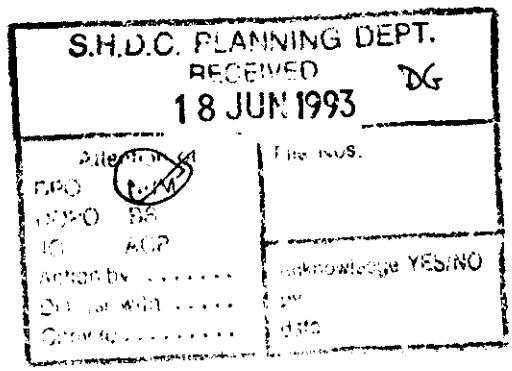
1. It is believed that the applicant owns or controls other land to the South and West of the site which is not shown edged blue on the plan.

2. The property has a particularly fine garden which adds to the setting of the house itself. If approval is given care should be taken to ensure that it does not create a precedent which might adversely affect the future setting of the house.

3. The application has considerable Highway implications due to increased traffic entering and exiting the site. The Parish Council is concerned that there should be adequate visibility and that any additional vehicle noise should not adversely affect the amenities of nearby properties.

It is felt that the Committee may wish to inspect before determining the application.

Yours faithfully,



Lincolnshire County Council
Department of Highways & Planning
4th Floor
City Hall
Beaumont Fee
Lincoln

Mr D M Gedney

DMG/JP/H21/0405/93

11 June, 1993

F.A.O. Mr C Briggs

Dear Sir

Planning Application H21/0405/93 - Change of Use from Private House to Residential Home for the Elderly (Renewal of Application H21/0240/88), Romanhurst, Tydd St Mary

I refer to the above planning application recently submitted by G E Salter.

In respect of the above, could you please indicate whether or not there has been any change in the frequency or type of traffic using the A1101 between the period May, 1988 and the present date.

Additionally, if there has been a change of circumstance, would this alter your opinion in respect of the present renewal?

Finally, could you please advise whether or not any future application for extensions to the existing building or additional units within the grounds would be acceptable on highway grounds.

I look forward to your response in respect of the above in due course, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

CHANGE OF USE OF ROMANHURST AT TYDD ST. MARY.

NOTE OF MEETING HELD ON 10TH JUNE 1993

Present: R.J.Smith, D.Gedney, Councillor Brewis

Councillor Brewis acknowledged that the current application is to renew a planning permission already granted, and expressed his concern about the access onto a fast stretch of the A1101, and also the possibility that the change of use could lead to pressure for further development (extensions or new buildings) within the grounds of the house, which would be detrimental to the character of this rural area between the villages of Tydd St. Mary and Tydd Gote. Councillor Brewis referred to earlier initiatives with a view to extending the Conservation Area in this locality.

RJS advised Councillor Brewis of the observations of the highways authority, namely to request conditions, and in view of Councillor Brewis's concern, it was agreed to seek confirmation that highways had reviewed the road safety issues in the light of the Councillor's observations that traffic had increased significantly since the original grant of permission.

Councillor Brewis accepted that legally a renewed permission for the change of use would not bind the Council to granting permission for additional buildings or extensions. Nevertheless, the expansion of some existing residential homes for the elderly in the District is noted, and Councillor Brewis felt that the applicants or prospective purchasers should not gain an impression that the Council would be favourably disposed towards such development. RJS suggested that if planning permission is granted for the renewal of the change of use, then a note be attached making it clear that the permission should not be taken as implying the Council's approval of further development.

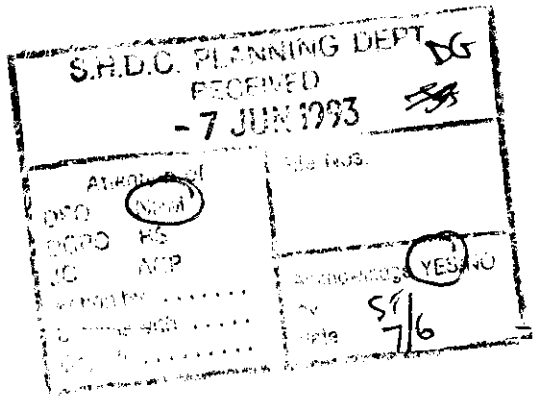
R.J.SMITH
11.6.93

OBJECTION

"Westfield"
Tydd St Mary
Nr Wisbech
Cambs PE13 5QG

4th June 1993

B Smith Esq. M.R.T.P.I
District Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs. PE11 2XE



Dear Sir

RE: APPLICATION NUMBER H21 0405/93

With reference to the above application for "Romanhurst", Tydd St Mary, regarding an extension to the planning permission granted previously, I would like to draw your attention to the following points by way of objection:-

1. "Romanhurst" is situated directly by the side of the increasingly fast and busy A1101 road. This would be dangerous to all visiting vehicles and all those using the A1101.

2. The amount of vehicles both entering and exiting a Nursing/Residential Home ie. staff, residents (some do have vehicles), visitors (some of whom are elderly), tradesman and medical staff ie. Doctors, Physiotherapists, Chiropodists etc. directly onto this road would be considerable.

3. It is not possible to convert the house without substantial alteration ie. extensions and some external features and garden which would:-
   a) spoil the dwelling house which is of considerable character
   b) spoil the local environment which is of outstanding beauty

So many houses of this type (class or example) and character are being spoilt and this one is exposed to the public where it is situated.

I would ask you to consider this objection with regard to the above as to grant this application would be wrong.

Yours faithfully

L M Walton

L M WALTON

1/6/93.

Meeting with Mrs E. Walton

re Application:- H21/0246/88

Catharine Toynton present:-

(A) Advised Mrs Walton there was no evidence of her objection letter on file H21/0246/88 nor indeed on the general file. She had a copy of her letter to hand.

(B). Advised her that she could object to object to current application (H21/0405/93) & letter of objection should be received by end of next week itemising her points of concern. Explained purpose of time conditions on permission and that LPA would look at any renewal 'ab initio' - no preconceptions.

(C). Explained procedure re reporting of late objections.

(D). Mrs Walton enquired as to treatment of Parish Councils comments on H21/0246. Explained that none had been received. Men committee report prepared but expressed view PC. letter of 8/4/88 would have been reported verbally to committee as 'late objection'.

(E) Mrs Walton took (and paid for) copies of relevant correspondence from file of H21/0246/88

[signature]

Capta.

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: H21/0405/93

Applicant: G E Salter
Romanhurst
Tydd St Mary
Wisbech
Cambs, PE13 5QG

Agent: G E Salter
Romanhurst
Tydd St Mary
Wisbech
Cambs, PE13 5QG

Description: Change of use from private house to residential home for the elderly (Renewal of H21/0246/88)

Location: Romanhurst Tydd St Mary
Wisbech Cambs

Type: PERMISSION RENEWAL

Date received: 30-APR-93

10-MAY-93

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 17-MAY-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

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

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

I have no observations to make as this is a renewal of a 1988 permission.

Signed:

subject to meeting held with Cllr Brewis 1/6

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H21/0405/93

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		
	4	4	9	1	8	1

2. Address or location
Romanhurst, Wisbech Rd, Tydd St Mary

3. Name, classification and number of road
A (Mod)

4. Date application referred 5/5/93

5. State whether outline, detailed application etc.
Full

6. Description of proposed development/change of use including access details
Renewal of P.P H21/0246/88 for change of use from Private House to Residential Home for the Elderly

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: 5/5/93 Signed: R. Emerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B9 - - - - 5m

(2) B10 - - - - 5m

(3) F1

(4) B21

Delete as appropriate

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

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

(1) B5

(2) B6

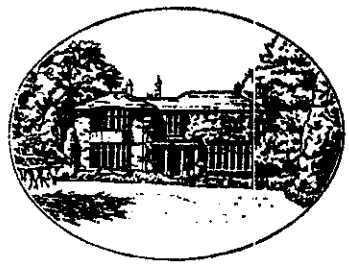
(3) F1

(4) B21 - - - Main Road.

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

H21/0405/93

30 APR 1993



Gerald E. Salter, 'Romanhurst,' Tydd St Mary, Wisbech, Cambs., PE13 5QG.

Telephone: 0945 76555. *Fax. No.* 0945 76556.

30 April 1993

Mr J Blacklock
Planning & Building Control Services
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Blacklock

Ref: H21/0246/88

I wish to apply for renewal of the above consent dated 4.5.88.

As requested I have enclosed a completed Ownership Certificate, Location plan and the application fee of £60.00

Yours sincerely

Gerald E Salter

Enc

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 : P2613
Date received : 30-APR-93

Received from

G E Salter

Address

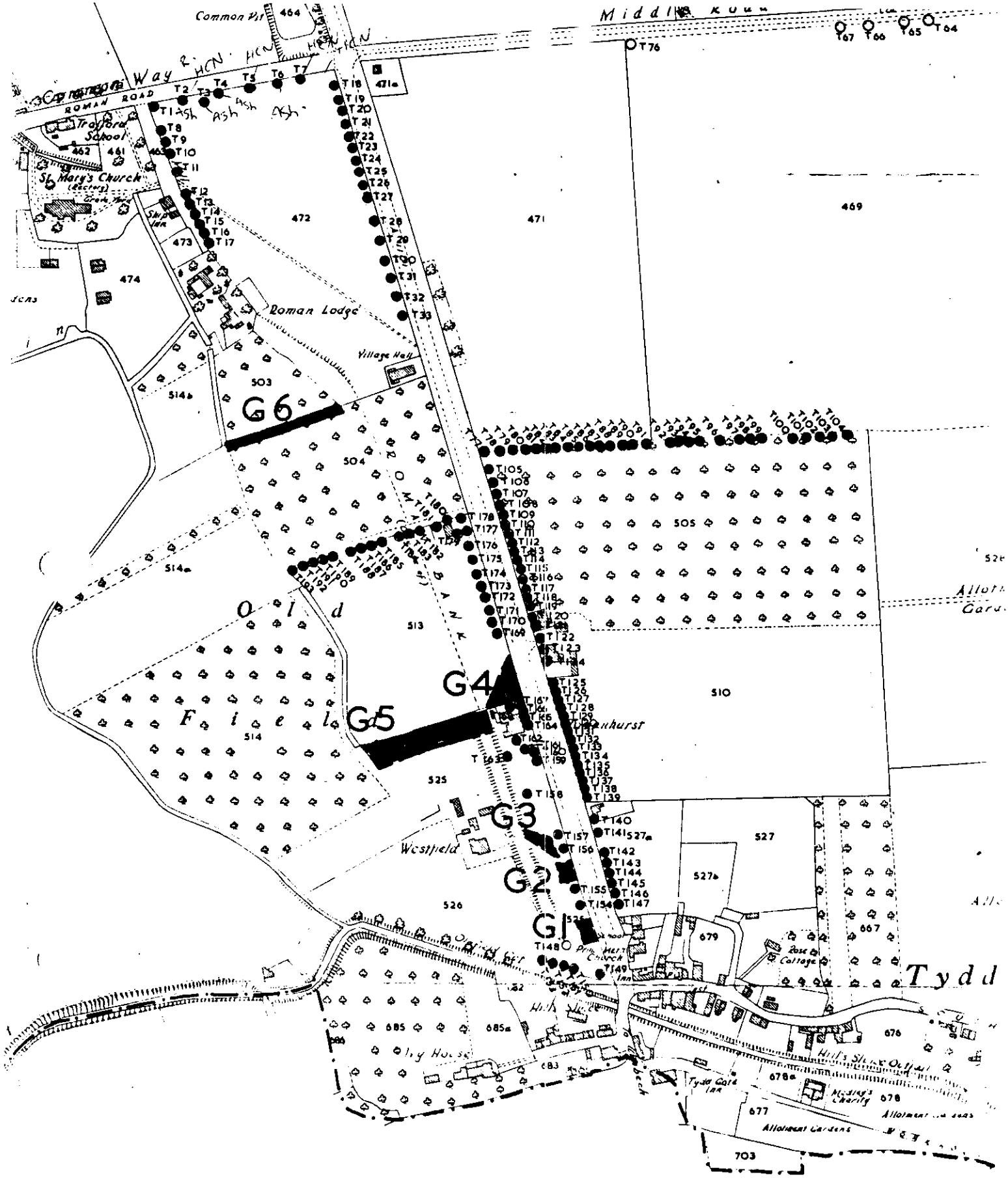
Romanhurst
Tydd St Mary
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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





RIDGESHIRE

TYDD ST. T.P.O No1

MAY 1957

Tydd St. T.P.O. No 1

TYDD ST. MARY TREE PRESERVATION ORDER NO. 1.

Tydd St Mary 1957.

FIRST SCHEDULE

Trees Specified individually.

No. on Map.	Description.	Situation.
T1	Willow	South side of Common Way, Tydd St.Mary
T2	"	"
T3	Thorn	"
T4	Willow	"
T5	"	"
T6	"	"
T7	"	"
T8	Ash	East side of Mill Lane, Tydd St.Mary
T9	Willow	"
T10	Thorn	"
T11	Willow	"
T12	"	"
T13	"	"
T14	"	"
T15	"	"
T16	Thorn	"
T17	Willow	"
T18	"	West side of Main Road A1101, Tydd St. Mary.
T19	Sycamore	"
T20	Thorn	"
T21	"	"
T22	Sycamore	"
T23	Thorn	"
T24	Sycamore	"
T25	Thorn	"
T26	Ash	"
T27	"	"
T28	Sycamore	"
T29	"	"
T30	"	"
T31	Willow	"
T32	Sycamore	"
T33	"	"
T34	"	"
T35	Ash	"
T36	"	"
T37	Lime	West side of Long Road,Tydd St.Mary
T38	"	"
T39	Beech	"
T40	Elm	"
T41	Sycamore	"
T42	"	"
T43	"	"
T44	Elm	"
T45	Sycamore	"
T46	"	"
T47	"	"
T48	"	"
T49	"	"
T50	"	"
T51	"	"
T52	"	"
T53	"	East side of Long Road,Tydd St.Mary
T54	"	"
T55	"	"
T56	"	"
T57	"	"
T58	"	"
T59	"	"
T60	"	"
T61	"	"

TYDD ST MARY T.P.O. No1. 1957.

No. on Map.	Description	Situation
T10	Thorn	East side of Mill Lane, Tydd St. Mary.
T11	Willow	"
T12	"	"
T13	"	"
T14	"	"
T15	"	"
T16	Thorn	"
T17	Willow	"
T18	Willow	West side of Main Road A1101, Tydd St. Mary.
T19	Sycamore	"
T20	Thorn	"
T21	"	"
T22	Sycamore	"
T23	Thorn	"
T24	Sycamore	"
T25	Thorn	"
T26	Ash	"
T27	"	"
T28	Sycamore	"
T29	"	"
T30	"	"
T31	Willow	"
T32	Sycamore	"
T33	"	"
T34	"	"
T35	Ash	"
T36	"	"
T37	Lime	West side of Long Road, Tydd St. Mary
T38	"	"
T39	Beech	"
T40	Elm	"
T41	Sycamore	"
T42	"	"
T43	"	"
T44	Elm	"
T45	Sycamore	"
T46	"	"
T47	"	"
T48	"	"
T49	"	"
T50	"	"
T51	"	"
T52	"	"
T53	Sycamore	East side of Long Road, Tydd St. Mary.
T54	"	"
T55	"	"
T56	"	"
T57	"	"
T58	"	"
T59	"	"
T60	"	"
T61	"	"
T62	Sycamore	South side of Middle Road, Tydd St. Mary.
T63	"	"
T64	Horse chestnut	"
T65	"	"
T66	"	"
T67	Sycamore	"
T68	Elm	North side of Middle Road, Tydd St. Mary.
T69	Horse chestnut	"
T70	Holly	"
T71	"	"
T72	Horse chestnut	"
T73	Large leafed lime v. filicifolia nova	"
T74	Copper beech	"
T75	"	"

TYDD ST MARY T.P.O. No1. 1951

No. on Map.	Description	Situation
T76	Ash	South side of Middle Road, Tydd St. Mary.
T77	Elm	East side of Main Road A1101, Tydd St. Mary.
T78	Poplar	North boundary of O.S.505, east of Main road A1101, Tydd St. Mary.
T79	"	"
T80	"	"
T81	"	"
T82	"	"
T83	"	"
T84	"	"
T85	"	"
T86	"	"
T87	"	"
T88	"	"
T89	"	"
T90	"	"
T91	"	"
T92	"	"
T93	"	"
T94	Thorn	"
T95	Poplar	"
T96	"	"
T97	"	"
T98	"	"
T99	"	"
T100	"	"
T101	"	"
T102	"	"
T103	"	"
T104	"	"
T105	Conifer	East side of Main Road A1101, Tydd St. Mary.
T106	Elm	"
T107	"	"
T108	"	"
T109	"	"
T110	"	"
T111	"	"
T112	"	"
T113	"	"
T114	"	"
T115	"	"
T116	"	"
T117	"	"
T118	"	"
T119	Conifer	"
T120	Ash	"
T121	"	"
T122	"	"
T123	"	"
T124	"	"
T125	Elm	"
T126	Sycamore	"
T127	Lime	"
T128	Elm	"
T129	Sycamore	"
T130	Elm	"
T131	Ash	"
T132	Sycamore	"
T133	Ash	"
T134	Sycamore	"
T135	"	"
T136	Elm	"
T137	Ash	"
T138	Sycamore	"
T139	"	"
T140	Ash	"

Tydd St. Mary T.P.O No1 1957

No. on Map.	Description	Situation
T141	Ash	East side of Main road A1101, Tydd St. Mary.
T142	Sycamore	"
T143	Ash	"
T144	Sycamore	"
T145	"	"
T146	"	"
T147	"	"
T148	Copper beech	West of road A1101, Tydd Gote, Tydd St. Mary.
T149	Lime	"
T150	"	"
T151	"	"
T152	"	"
T153	"	"
T154	Copper beech	West side of Road A1101, Tydd St. Mary.
T155	"	"
T156	Lime	"
T157	"	"
T158	Wych Elm	"
T159	Lawson Cypress	"
T160	"	"
T161	"	"
T162	Ash	"
T163	Horse chestnut	"
T164	Dwarf Maple	"
T165	"	"
T166	Horse chestnut	"
T167	"	"
T168	Sycamore	"
T169	Lime	"
T170	"	"
T171	"	"
T172	"	"
T173	"	"
T174	"	"
T175	"	"
T176	"	"
T177	"	"
T178	"	"
T179	Holly	"
T180	Lime	North boundary of O.S. 513, west of Main Road A1101, Tydd St. Mary.
T181	"	"
T182	Thorn	"
T183	"	"
T184	"	"
T185	Lime	"
T186	"	"
T187	"	"
T188	"	"
T189	"	"
T190	"	"
T191	"	"
T192	Elder	"
T193	Ash	"

Groups of Trees
(within a broken black line on the map)

No. on Map	Description	Situation
G1	Group consisting of 6 limes	West side of Road A1101, Tydd Gote, Tydd St. Mary.
G2	Group consisting of 6 limes	West side of Road A1101, Tydd Gote, Tydd St. Mary.

No. on Map	Description	Situation
	Tydd St. Mary T.P.O No 1 1967	
G3	Group consisting of 1 flowering cherry, 1 Japanese Maple, 1 Maple Palmatum, 1 rowan and 1 magnolia.	West side of Road A1101, Tydd Gote, Tydd St. Mary.
G4	Group consisting of 5 sycamore, 2 lime, 1 horse chestnut, 1 ash, 1 Lawson cypress, 1 holly, 1 Chinese plum, 1 flowering cherry and 1 wild cherry.	West side of Road A1101, Tydd Gote, Tydd St. Mary.
G5	Group consisting of 15 elm, 7 oak, 5 sycamore, 3 copper beech, 1 ash, 1 conifer, 1 sweet chestnut, and 1 Chinese plum.	West side of Road A1101, Tydd Gote, Tydd St. Mary.
G6	Group consisting of 1 walnut, 8 poplar, 3 ash, and 1 elder.	West of Main road A1101, Tydd St. Mary.

15th December 1990 · Mrs. Graves has planted some new trees adjacent to Roman Road, to replace the three willows which have been felled. These are

T1 – Ash (not quite in corner)

T2 – Red horsechestnut ·

T3 – Ash

T4 – Ash

T5 – Red horsechestnut ·

T6 – Ash

T7 – Red horsechestnut

T7+ – Red horsechestnut (not quite in corner).

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: H21/0405/93

Applicant: G E Salter
Romanhurst
Tydd St Mary
Wisbech
Cambs, PE13 5QG

Agent: G E Salter
Romanhurst
Tydd St Mary
Wisbech
Cambs, PE13 5QG

Description: Change of use from private house to residential home for the elderly (Renewal of H21/0246/88)
Location: Romanhurst Tydd St Mary
Wisbech Cambs

Type: PERMISSION RENEWAL

03-AUG-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 granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

L M Walton
Westfield
Tydd St Mary
Nr Wisbech
Cambs. PE13 5QG