

Seymour, Sarah

From: Gedney, David
Sent: 16 June 2015 09:11
To: _planningadvice
Subject: FW: H21-0484-15

Please scan – supporting info

David Gedney | Senior Planning Officer | South Holland District Council
dgedney@sholland.gov.uk
DDI: 01775 764468 |
www.sholland.gov.uk

From: Martin Melton [mailto:mr.melton@hotmail.co.uk]
Sent: 15 June 2015 21:34
To: Gedney, David
Subject: RE: H21-0484-15

Thank you for responding to my email.

I apologise if the next few statements are not written in the correct manner as say an architect would reply.

The reason the location is ideal for us is because I'm a local builder working the areas of Holbeach, Spalding, King's Lynn, Wisbech and surrounding areas. The size of the land allows me to store my vehicles and trailer safely and out of public view. In my original plan I wanted a workshop putting in with the plans as I make many woodwork projects from home. It was advised to remove it from the plans. My partner is a dance teacher that also spreads her work across these towns including the primary school located at Tydd St Mary's. Walking distance to the house. We'd like our son to go to the Tydd St Mary's primary school next September. My Gran also lives on Station Road and her being in her 80's it would be ideal that we are located closer to her as she doesn't want to leave her property in the village.

I know the term 'Affordable Housing' doesn't relate to builds like this but this is our best option to build a house we can afford with a reasonable mortgage. Being in construction a self build will save us money.

The reason the house is located further north is because to the west of the house there are 30ft conifers along the border up to the point The Shrublands property (south west) to where they currently have no fencing but intend on putting a 6 ft fence along the boundary. The height of the conifers blocks us out to any surrounding property. Including the bedroom windows.

That said, the dimensions were added to the plan after we had seen the plan and we did not intend on the property to be that close to the trees. Should we be allowed to build I would ask the architect to amend the plans and bring it 7-10 meters away from the tree line.

Hopefully I haven't strayed too much away from your response.

We would be devastated if we didn't gain permission so if there is anything we can do or change we would be grateful of advice.

Regards, Martin

From: DGedney@sholland.gov.uk
To: mr.melton@hotmail.co.uk
Subject: RE: H21-0484-15
Date: Mon, 15 Jun 2015 13:15:47 +0000

Dear Mr Melton,

Thank you for your email relating to the above planning application.

The application will be assessed against national and local housing policy. In this respect, the site is located outside a defined development boundary. Local Plan Policies SG3 and HS7 indicate that new residential development is normally only allowed in such locations if it is appropriate and necessary in that location; for example, for rural workers to be near their place of work, or affordable housing that complies with Local Plan Policy HS9.

The proposal does not appear to be in accordance with Policy HS7. Consequently, in accordance with Central Government advice within Section 6 of the National Planning Policy Framework, 2012, new housing will only be favourably considered if it can be demonstrated that the site is in a sustainable location.

It is also noted that the proposed dwelling is within located close to trees along the northern boundary of the site. Please indicate why the dwelling has been positioned in this spot as opposed to a central location.

I look forward to your comments in respect of the above in due course.

Regards.

David Gedney

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From: Martin Melton [<mailto:mr.melton@hotmail.co.uk>]
Sent: 07 June 2015 20:31
To: Gedney, David
Subject: H21-0484-15

Dear Mr. Gedney

I'm not sure of the rules on contacting a planning officer. So I hope I'm not doing wrong by sending this email. It's about a chalet bungalow we hope to build on the land rear to the playing field in Tydd Gote.

I'd just like to express our intentions that we are only looking to build one property for ourselves and not to make money. This is our only affordable option to own our own property.

I contacted the local parish council before we submitted the application and below is the email I sent and the response I got back that sums up the reasons behind how we came about owning the land and why the land is so important to our family.

The email I sent

Dear Ms. Treacher

My name is Martin Melton. I currently live in Long Sutton. I have some land in Tydd Gote rear of the playing field. I recently purchased the land from my Gran.

Before I purchased the land it had been up for sale and offered to the locals.

The land is unsuitable for any agricultural use.

My Gran had several building companies wanting to buy and try to build as many properties as they could on the land but my Gran having lived in the village over 30 years didn't want to sell to anyone with these intentions.

After many complaints about overgrowth to some boundaries I agreed to buy the land from my Gran and take away the stress of maintaining the boundaries. Also having grown up visiting the land with my Grandad it has a lot of sentimental value to me.

I myself have intention to put in for planning for a 3 bedroom chalet bungalow no bigger than 10m x 10m. The land has a beautiful scenery, is enclosed by trees and is really its only use. We'd use this chalet bungalow for our family home; my partner, myself, our 3 year old and of course our dog, with the intention to expand our family with the extra bedroom we currently don't have.

I have attached a location plan for you to see the whereabouts of the land and a sketch of how the chalet bungalow would appear from a bird's eye view. The dwelling will not affect any trees currently on the land. We don't want to upset any locals. We are happy to answer any questions and would like your views on this before we proceed any further.

Kind regards, Martin

07595 691473

The response

From: karentreacher@btinternet.com

To: mr.melton@hotmail.co.uk

Subject: Re: Your thoughts

Date: Tue, 19 May 2015 17:31:51 +0100

Dear Martin,

I am aware of the land and what has happened over the years and a one time the council considered putting a community wood there to prevent development.

However, I doubt the council would object to your proposal in preference of a bigger development or the land becoming a problem as long as the play area is not affected.

In addition they would look favourably on a single dwelling for a local family.

In addition if you have any planning queries please contact Chris Mycock at SHDC and he can answer any queries.

I will forward you e-mail to my councillors and I will let you know if there are any issues which I doubt.

I will be in touch when I get a comprehensive reply from Councillors.

Kind regards

Karen

Again I hope sending this email is ok. I'm sure personal circumstance doesn't affect planning rules but just wanted the council to understand this wasn't a plan to make money. Just a plan to make a home ours.

Thank you for your time and if you have any queries I would be more than happy to answer them.

Martin