

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H21/0547/92

Received: 19-MAY-92 Type: OUTLINE

Name: Mr P Storey
Mill Lodge
Mill Lane
Tydd St Mary
Wisbech Cambs PE13 5QH

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Proposed residential dwelling and new vehicular access

Location : Land adjacent Mill Lodge Mill Lane
Tydd St Mary Wisbech

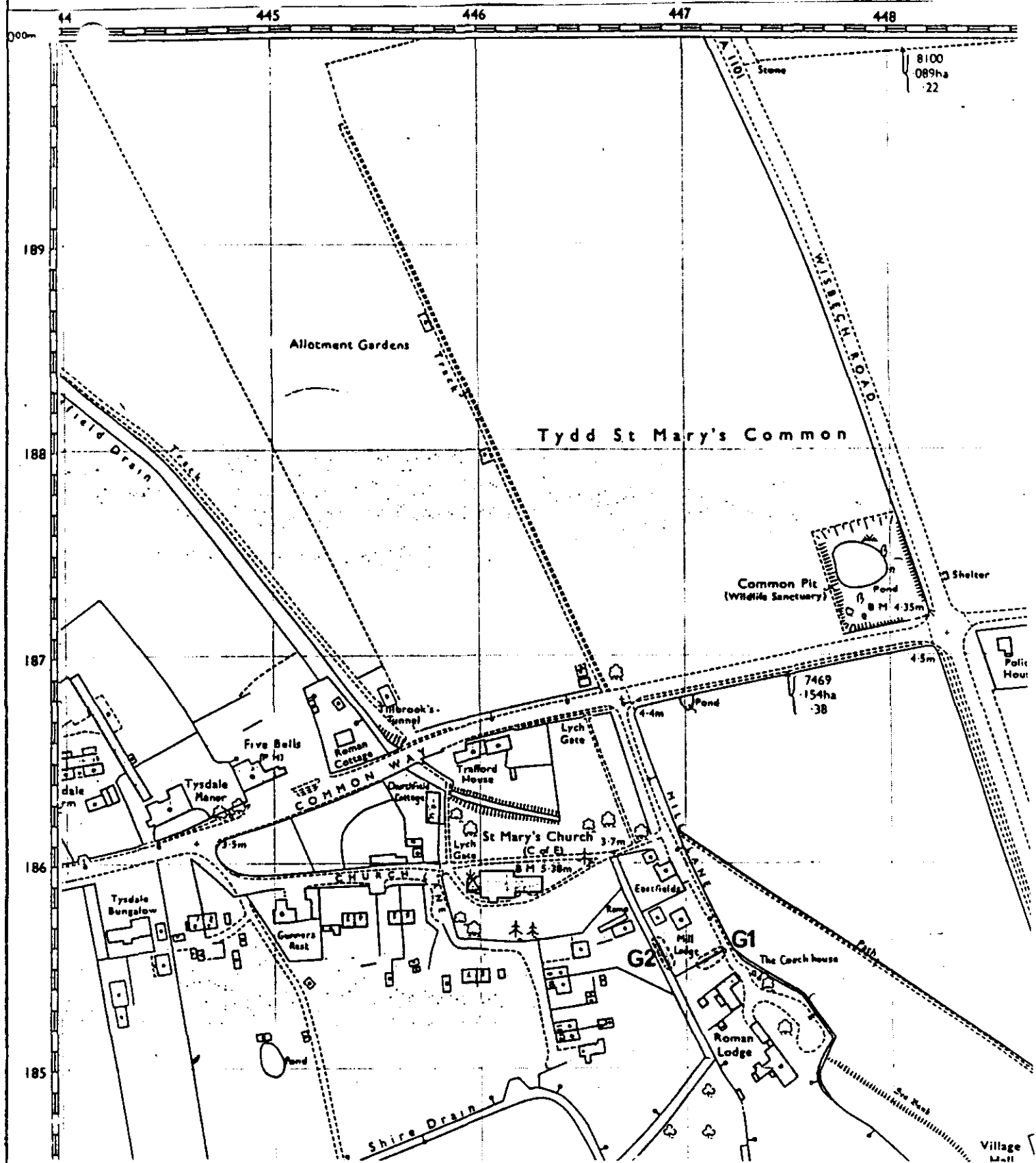
South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 Existing development along Mill Lane consists of dwellings on relatively spacious plots, with a profusion of landscaping. In the opinion of the Local Planning Authority the development would consequently appear cramped and out of character and as such would not preserve or enhance the character or appearance of this part of Tydd St Mary Conservation Area.
- 2 In the opinion of the Local Planning Authority the proposed development may well prejudice the continued existence of the existing mature trees on and immediately adjacent to the site, which contribute as a group to the visual amenities of Tydd St Mary Conservation Area.
- 3 The proposed site is located on the western side of Mill Lane which is a narrow lane serving five dwellings. The carriageway width of Mill Lane is only 2.5 metres wide and is therefore inadequate for two vehicles to pass in safety. To allow further development would increase the traffic using this lane which when meeting would have to make long reversing manoeuvres, possibly back onto Common Way, to the detriment of highway safety.

Director of Planning and Building Control Services
11-SEP-92 H21/0547/92

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.

SOUTH HOLLAND DISTRICT COUNCIL



TYDD ST MARY TREE PRESERVATION ORDER No.4 1992

PLAN No.	TF 4418	B.SMITH M.R.T.P.I. District Planning Officer
SCALE	1:2500	
DATE	Aug '92	
BASE		

PLANNING APPLICATION

For office use only

Application No. H21/0547/92

Date Registered

19 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. P. STOREY
MILL LODGE
MILL LANE
TYDD ST MARY
WISBECH
CAMBS.
Tel. No. PE13 5QH

NAME AND ADDRESS OF AGENT

(if form completed by agent)

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
Lincs PE12 8LH
Tel. No. (0406) 26118
(Personal contact name) F. CRONKORNE

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJACENT MILL LODGE, MILL LANE, TYDD ST MARY
WISBECH CAMBS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED RESIDENTIAL DWELLING AND NEW
VEHICULAR ACCESS

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Signed: *F. Cronkorne*

Date: 18/5/92

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 worksor This is an **outline** application

(✓)

☐


Now complete Parts
3, 4 and 5 and an
Ownership Certificate

☒


Please state Site Area 0.04/5 (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 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 NO

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

B. Please state size of any new structure:- (a) max. height:

sq. metres

(b) max. length:

metres

(c) max. width:

metres

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

metres

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.

GARDEN AREA

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: MILL LANE

Will there be —

Individual access (not

New estate road

☒

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

PROPOSED DRIVEWAY AND GARAGE

TREES Please tick one box

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

☐

B. The proposal does involve the felling of one of more trees

☒

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

SOAKAWAYS

N/A

NO

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

NO

Date:

Consultee(s):

NO

Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

Use the notice at the bottom of the page only
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 [Signature] (Applicant/Agent) Date 18/5/92

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 [Signature] (Applicant/Agent) Date 18/5/92

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: DMG
date: 3/6

Number of how and where upon the
Site Charge would need to be filled.
Hollows have been identified on both
sides.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Yes

Any objection received?	No ☐
If yes, is any obj. material?	No ☐
Yes ☒	No ☐

No

[Reason:

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer Signed

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No

Nil fees (not first Submission)	Yes ☐
Other info. viz: Signed	Yes ☐

Yes

ANY ONE
OF ABOVE

Committee report
Sub-Committee:
SV recommended
Est/Ind. recommended

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB Viz

Residents (Postal):

DR 2215
drawn with W.M.
Roman Lodge, Mill Lane
The Coachhouse

Residents (Delivery):

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 AFTER DIRECTION

Information satisfactory/unsatisfactory

Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110...

Receipt Issued No. P1170

Date First Received 19 MAY 1992

REGISTRATION

REFERENCE H21/0547/92

Cross-Ref N/A

Date 20/5/92 JAB

VALIDATION

Date 19/5/92

Type OUTLINE Earliest permission date (Cert B)

Site area 0.05 No. of dwellings 1 Floorspace

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous
Current

Description

Technical:-

Certificate
Site plans
Description

Accuracy

Incomplete form

S65 advert required

--

Expiry date

Fees:-

Nil fee - previous app
- type

Ref

Discounted fee

Reason

Current fee £ 110

Additional £

Receipt no.

Refund £

Issued

CONSTRAINTS

Date 21-5

Index Sheets 3006 OS Nos

Grid Ref 544100 110550

Part V Parish TSD

RE Rural

--

CA

--

Grade

Inside ED YES Inside LE area NO

RE Bypass

--

CB

--

Level crossing

--

TPU

--

Footpath

Other

Linked to site Ref 544 Linked to property Ref

Planning Records:
Earlier apps

3 Reg Records:
Already submitted Ref

Requested

53/176
1063/15

Inputs completed.....

PLANNING COMMITTEE - 26th August, 1992

PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0782/92 Mr & Mrs H Hare	Vehicular access to highway at "The Caravan", Woodlands Nursery, Boston Road, Gosberton.

(It was also agreed that legal proceedings against the failure to comply with the enforcement notice would be held in abeyance pending a further report by the Director of Planning and Building Control Services.)

H16/0724/92 Mr & Mrs J B Freir	O.A. Bungalow and garage including details of siting at rear of 368 and 370 Bourne Road, Spalding.
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(c) Applications Deferred

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0409/92 Metfield Estates Ltd.	59 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.

(To enable the Plans Sub-Committee to consider the proposal in more detail.)

H21/0547/92 Mr P Storey	O.A. Proposed residential dwelling and new vehicular access on land adjacent Mill Lodge, Mill Lane, Tydd St Mary.
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(Pending a site inspection in order to assess the suitability of the site for the proposal.)

(It was also agreed that the action taken in respect of the Tree Preservation Order be endorsed.)

H02/0600/92 Mr & Mrs Upton	Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.
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(Pending a site inspection in order to assess the suitability of the site for the proposal. It was also agreed that the application be referred back to the Committee for determination.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton	Proposed siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.
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(Pending the determination of application no H02/0600/92.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 7th September, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. J. Clark
Mr. R.C.P. Cowan
Mr. B.J. Davies
Mr. E.N. Davies

Mrs. E.O. Hall-Patch
Mr. N.P. Judge MBE
Mr. A.E. Naylor

Mr. M.S.L. Rollinson
Mr. R.C. West
Mr. M.C. White

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

In attendance: Councillor A.J. Biggadike.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, T. Bray and J.A. Dobney.

615. MINUTES

The Minutes of the meeting held on 17th August, 1992 were signed by the Chairman as a correct record.

616. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant

Proposal

H21/0547/92
Mr P Storey

O.A. Dwelling and new vehicular access on land adjacent to Mill Lodge, Mill Lane, Tydd St Mary.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H17/0696/92
Saw & Co

House at Stockhouse Lane, Surfleet.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the property proposed for the site.

H13/0722/92
Mr T Bycraft

Retention of mobile home without restriction of occupancy condition at "Jena", Oxcroft Bank, Moulton Chapel.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services and (b) the Director of Administration be authorised to take enforcement action under the provisions of section 172 of the Town and Country Planning Act 1990 to secure the removal of the mobile home by the end of 1993, it being considered expedient to issue such a notice in the interests of preserving the amenities of the area.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
19 JUN 1992 DG	
ATTENTION OF DPO ☒ DPOD ☐ JC ☐ AGP Forwarded by Drawn with Date	File No. Date 8/6 19/6

SECTION

The Coachhouse,
 Mill Lane,
 Tydd St Mary,
 NR Wisbech,
 PE 13 5QH.

Dear Sir,

We would like to object to the proposed Planning Application - Ref H21/0547/92, adjacent to Mill Lodge, and our ~~prop~~ boundary, we feel this would considerably change the Conservation Area,

We hope that you will take into consideration fully the argument put forward by Lincolnshire Highways. I am sure they will tell you that when measuring the width of the road, taken at one of the widest parts (this does drop down

considerably) that even a small car and a push bike could not pass safely. enclosed are 3 photographs of cars parking on the verge, which shows the unsuitability of the road for more transport without widening of the road, which we hope would be carried out prior to any development if the Council allowed this application to go through, although this would change the characteristic. Also we are sure that you are aware, there is no legal right of way past the boundary of the proposed development. So any vehicles would have to reverse up the lane.

Along the boundary of what would be their south facing and our north facing there is a young conifer hedge and several

large trees, some of the older ones have been underplanted with young ones. (see attached list). None of these represent a danger to anyone, as we are the nearest residents to them, but we are extremely concerned that at some future date there will be some complaints, about lack of light, fallen leaves, Sap dripping onto vehicles, and possibly the cracking of the house or garage. As all these trees are in existence prior to any permission being given, we would like this to go down on record, so there will be no comebacks whatsoever, as some of these trees can reach 140 feet or more. As we are sure you are aware the property is surrounded by young

4
trees, some of which will be extremely large when full grown. We are also concerned about the wild life if this is allowed to go ahead.

Please note we would hope that any Councillors that are friendly with the applicant, will make it known, and presumably not vote.

Yours Sincerely
B.V. Kemball
B.V. Kemball.

ENC

P.S. My Son has shown interest to the land between us, ^{and the} proposed site and obviously if this goes through, we shall apply for building permission.

ORDER OF TREES

1 OAK

2 HORNBEEAM

3 WILLOW

4 OAK

5 POPULAR

6 LIME

7 WILLOW

8 ASH

OBJECTION

MR & MRS M E PEGRAM
ROMAN LODGE
MILL LANE
TYDD ST MARY WISBECH
CAMBS PE13 5QH
TEL: 0945 76632

Planning Dept.
Council Offices,
Priory Road,
Spalding.

S.H.D.C. PLANNING DEPT. RECEIVED 8 JUN 1992	
File Nos.	
Acknowledge YES/NO	YES
by	5/8/6
date	8/6

5th June 1992.

Dear Sir,

Re. Planning Proposal H21/0547/92

As the owner of an adjacent property, I wish to object to the above proposal. My objection is based on the following grounds:-

- 1) The nature of Mill Lane, a quiet narrow country lane with listed buildings, would be significantly changed by the addition of a modern building crammed into a small space between existing houses. The building would be out of character.
- 2) Traffic in the lane would be increased. The lane is too narrow for two vehicles to pass. This causes problems especially as any visiting vehicle parked outside the property blocks the lane. This can occur at Mill Lodge and is even more likely to occur with a further dwelling on that site. Furthermore, vehicles driving up the lane to that point find that they cannot turn and, as a result, drive into my drive in order to turn. This nuisance is likely to be increased.
- 3) Considerable inconvenience would result during building operations. Apart from the turning problems for construction traffic already outlined, such traffic would effectively close the road to residents beyond the site. During the recent work installing the main sewer I was unable to pass down the lane to get in or out of my property for considerable periods of time including a complete day on one occasion.

This proposal in a conservation area seems inappropriate in every way and I trust that the Planning Committee will pay considerate attention to my objection.

Yours sincerely



Michael E. Pegram.



547192

7/9
Sche v. d.

1/9/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 SEP 1992 DG

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-08-00 BY 60322 UCBAW

PRO
DDDD
IC
A-CP

Attache
Data
Cable

7/9/92

"Castfields"
Mill Lane
Tydd St. Mary
Wisbech
Cambs.
PE13 5RJ

Telephone: Tydd 448

LATE OBS: Offr. DAL Date 4/5

Salient points highlighted

SECRET

Dear Sir,

Re: Proposed Residential Dwelling and New
Vehicular Access on land adjacent Mill Lodge,
Mill Lane, Tydd St. Mary.

This is a belated objection to the above proposal. I have not written earlier as I did not realise the full implications of the proposed house. However, on hearing comments passed at the Planning Meeting and having investigated the matter further I now believe that it would be a disaster.

Mill Lane is a quiet and pretty country lane in a Conservation Area. This proposed dwelling would undoubtedly create a precedent for two further dwellings (as the residents of the properties at the end of Mill Lane, who are at present objecting to this development, would consider that the area had been spoilt anyway) which would completely alter the character of the lane. My second reason for

objecting is on the grounds of safety: Mill Lane is extremely narrow and there is no turning point — to reverse lorries down the length of the lane and onto the main highway would obviously be extremely dangerous, and to create a turning point at the side of Eastfields would not only look out of character but would also cut across a public right-of-way from the churchyard to a path over the fields — a route regularly used by children. My third objection is that it would probably endanger the trees alongside the plot which have a preservation order on them.

If this proposal goes ahead I believe that it would make a complete mockery of Conservation and Preservation — issues that a caring Council should be promoting. Is the Planning Committee really going to allow one person's individual financial gain to come before the interests of the villagers and any onlookers with an aesthetic eye? I sincerely hope not!

Yours faithfully,
Gillian Brown.

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
	None	

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

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

No. on Map	Description	Situation
G1	1 Poplar 1 Oak	Group running along the north-western boundary of the property known as The Coach House, Mill Lane, Tydd St Mary.
G2	3 Horsechestnut	Group running along the south-western boundary of the property known as Mill Lodge, Mill Lane, Tydd St Mary

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

Town and Country Planning Act etc

DRAFT DECISION

Reference: H21/0547/92

Received: 19-MAY-92 Type: OUTLINE

Name: Mr P Storey

Mill Lodge

Mill Lane

Tydd St Mary

Wisbech Cambs PE13 5QH

Agent: Fleetland Design

Myrtle House

Fleet Hargate

Spalding

Lincs PE12 8LH

Description: Proposed residential dwelling and new vehicular access

Location : Land adjacent Mill Lodge Mill Lane
Tydd St Mary Wisbech

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

- 1 Existing development along Mill Lane consists of dwellings on relatively spacious plots, with a profusion of landscaping. In the opinion of the Local Planning Authority the development would consequently appear cramped and out of character and as such would not preserve or enhance the character or appearance of this part of Tydd St Mary Conservation Area.
- 2 In the opinion of the Local Planning Authority the proposed development may well prejudice the continued existence of the existing mature trees on and immediately adjacent to the site, which contribute as a group to the visual amenities of Tydd St Mary Conservation Area.
- 3 The proposed site is located on the western side of Mill Lane ~~which~~ ^{which} is a narrow lane serving five dwellings. The carriageway width of Mill Lane is only 2.5 metres wide and is therefore inadequate for two vehicles to pass in safety. To allow further development would increase the traffic using this lane which when meeting would have to make long reversing manoeuvres, possibly back onto Common Way, to the detriment of highway safety.

Authorised to issue:

09-SEP-92

H21/0547/92

AD... *AD*... DC... *AD*...

11/9

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of TYDD ST MARY

Reference No: H21/0547/92

Description: Proposed residential
dwelling and new vehicular
access

Location: Land adjacent Mill Lodge
Mill Lane
Tydd St Mary
Wisbech

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 19-JUN-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

29-MAY-92

APPLICANT: Mr P Storey
Mill Lodge
Mill Lane
Tydd St Mary
Wisbech
Cambs

AGENT: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

3513 50H 3512 8LN
SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 AUG 1992

TYPE: Outline

DESCRIPTION: Proposed residential dwelling and new vehicular access

LOCATION: Land adjacent Mill Lodge, Mill Lane, Tydd St Mary

Parish Council: No response.

County Highways: Request refusal.

Public Objections: Received from owner/occupiers of Roman Lodge and The Coach House (summarised).

- Nature of Mill Lane which is a quiet narrow country lane with listed buildings would be significantly changed by the addition of a modern building crammed into a small space. Out of character.
- Lane too narrow for additional traffic.
- Considerable inconvenience would result during building operations, particularly since the lane is so narrow.
- Within Conservation Area and inappropriate.
- There is no legal right of way past the boundary of the proposed development so any vehicles would have to reverse up the lane.
- Number of trees along southern boundary which have been underplanted with young ones. Concerned that at some future date there will be some complaints about lack of light, falling leaves, sap dripping onto vehicles and possibly the cracking of the house or garage. Do not want these trees to be threatened therefore.
- Also concerned about the wildlife if this is allowed to go ahead.
- If permission is granted we shall apply for a similar building plot.

PLANNING POLICIES/DOE ADVICE

Inside IBD.

Within Tydd St Mary Conservation Area - Statutory duty to consider desirability of enhancing or protecting the character of Conservation Area.

PLANNING ISSUES

- 1 The determining issues in this particular case are principally (a) whether the proposal would preserve or enhance the character or appearance of the conservation area, and also (b) Highway considerations, and (c) Will the proposal adversely affect the existing trees on and immediately adjacent the site?
- 2 The site is currently garden associated with Mill Lodge. It has a frontage of 14.5 metres and depth in the region of 30 metres. A number of mature trees are located on and immediately adjacent, including oak, willow, poplar, horse-chestnut, etc.
- 3 The site is within Tydd St Mary Conservation Area and existing development along Mill Lane is on relatively spacious plots with a profusion of landscaping. Roman Lodge is located approximately 40 metres to the south and is a Grade II Listed Building.

CONCLUSIONS

- 1 It is my opinion that the development as proposed would be cramped in comparison with existing development in the locality. The character of this part of the area is very much that of a country lane with a few well spaced dwellings and as such, it would not preserve or enhance the character or appearance of the conservation area.
- 2 Further, it is considered that the proposal may have a detrimental effect upon some of the trees on and immediately adjacent to the site any may threaten their continual existence. As a group they are considered worthy of a Tree Preservation Order on the basis that they contribute to the visual amenities of this part of the conservation area. This matter is therefore currently being put in hand.
- 3 Finally, the County Highways Authority have objected on the basis that Mill Lane is unsuitable to allow further development.

RECOMMENDATION A Refuse permission

- 1 Existing development along Mill Lane consists of dwellings on relatively spacious plots, with a profusion of landscaping. In the opinion of the Local Planning Authority the development would consequently appear cramped and out of character and as such would not preserve or enhance the character or appearance of this part of Tydd St Mary Conservation Area.
 - 2 In the opinion of the Local Planning Authority the proposed development may well prejudice the continued existence of the existing mature trees on and immediately adjacent to the site, which contribute as a group to the visual amenities of Tydd St Mary Conservation Area.
 - 3 The proposed site is located on the western side of Mill Lane which is a narrow lane serving five dwellings. The carriageway width of Mill Lane is only 2.5 metres wide and is therefore inadequate for two vehicles to pass in safety. To allow further development would increase the traffic using this lane which when meeting would have to make long reversing manoeuvres, possibly back onto Common Way, to the detriment of highway safety.
- B That the action taken in respect of the Tree Preservation Order be endorsed.
-

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



Application no: H21/0547/92

Type: OUTLINE

Applicant: Mr P Storey
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed residential
dwelling and new vehicular
access

Location: Land adjacent Mill Lodge
Mill Lane
Tydd St Mary
Wisbech

Valid date: 19-MAY-92

Terminal date: 14-JUL-92

Target dates:

Target Committee: 24-JUN-92

To case officer 24-MAY-92

Report deadline: 10-JUN-92

Inspected by 29-MAY-92

Extra contacts 03-JUN-92

Case Officer:

Report if not clear by 23-JUN-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Conservation Area: TYDD ST MARY

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Tydd St Mar 0945 583194	22-MAY-92	05-JUN-92
Cllr C J T H Brewis 0406 350818	22-MAY-92	05-JUN-92
Cllr D Dewsberry 0406 350947 (Of	22-MAY-92	05-JUN-92
Site/Press Advert CSA	29-MAY-92	19-JUN-92

L.C.C. - Obs Attached for 4/6/92.
plan taken as 28/5/92

SITE DETAILS

Grid ref: 544700 318550

OS Sheets: 286

Parcel:

Miscellaneous

BUSINESS SERVICES

GEOFFREY G. BUCK
ACMA, MICA

ACCOUNTANCY SERVICES

Phone 0775 724254
S.724254 WVN

MUSICAL

PIANOS, good selection, all overhauled and delivered, tuning repairs all areas. White and Sentence. Established 1867. Tel (0529) 302037.

LIVESTOCK

WARREN Pullets, 18 week old, East Kirkby 296 (STD 07903).

LAND WANTED

LAND WANTED TO RENT

For Winter Cauliflower
July/August 1992 to May 1993
Contact: R. Bratley, Quadring Ltd
Tel: 0775 840322 (0541) WVN

MACHINERY

ZETOR 5511 (55hp) £425
25 gall Square PVC Tanks, each £3.75
Record Pipe Bender & Former £25
12.4/11.32 Tractor Tyres with dishes and rims £25

PINCHBECK BARS 287

05449 WVN

FARM & GARDEN

RUSTIC Poles, top quality. Trade or private sale. Delivery available. Also quality lap fence panels and firewood. Bourne (0778) 570381.

SHOW PINKS

IN TEN VARIETIES FOR CUT FLOWERS
D. W. PANTER & SON

Tel: Holbeach 370212
Sh3000 WVN

BEDDING PLANTS & HANGING BASKETS FOR SALE

Geranium, Begonia, Fuchsia, Penney, Blazie Lizzie, Petunia, etc. etc.
BLAZEGATE NURSERY
Tel: HOLBEACH 0406 384229

hh8748 WVN

POLYTUNNEL ERECTION & RECLADDING

TURF

Good Quality (weed treated) Supplied or laid Also Rotavating, Patoas and Fencing

Contact: E. G. Curson
Tel: Sutton St James 383
Sh3000 WVN

SHEDS

6ft x 4ft £149
8ft x 6ft £220
(includes delivery, erecting and treatment) ALSO

SUMMERHOUSES
Tel. (0406) 25032
24 WVN 8557

ORDERS NOW BEING TAKEN FOR LETTUCE AND BRASSICA PLANTS

D. BARTON
Hillgate Nurseries
Torrington St Clement
Tel: (0863) 828351
Sh3000 WVN

BULBS & PLANTS

CALABRESE, Cauliflower, cabbage and sprouts. Mod-ule plants for sale. Tel 0775

PUBLIC NOTICES

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

PLANNING APPLICATIONS

The following proposals do not accord with the provisions of the relevant Development Plan.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0529/92 Mr and Mrs D. Wood FULL Proposed installation of Biotechnical Treatment Plant Whaplode Manor, Saracen's Head, Holbeach, Spalding, Lincs.

H21/0547/92 Mr F. Storey OUTLINE Proposed residential dwelling and new vehicular access Land adjacent Mill Lodge, Mill Lane, Tydd St Mary, Wisbech.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH

S O U T H

H O L L A N D
DISTRICT COUNCIL

Director of Planning and Building Control Services

29 May, 1992.

dd8758

RIVERSIDE ESTATE AGENCY & MORTGAGE SERVICES

acting for mortgagees have received an offer of £34,000 for the freehold semi-detached property known as

54 EDINBURGH DRIVE, SPALDING, LINCOLNSHIRE

They are charged by their clients to obtain the best possible price and now invite offers of any better price to reach them, in writing, not later than June 4, 1992.

RIVERSIDE ESTATE AGENCY & MORTGAGE SERVICES

7b London Road, Spalding, Lincs PE11 2TA

Telephone 0775 711125
hh8758

GOODS VEHICLE OPERATOR'S LICENCE

PROCTOR BROS (Gosberton) LTD, of Birds Drove Farm, Surfleet, Spalding, Lincs PE11 4BE is applying to replace with change a licence as follows: To keep an extra 3 vehicles and 5 trailers at the operating centre at Birds Drove Farm, Surfleet, Spalding, Lincs PE11 4BE.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre, if they believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area Office, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following publication of this notice.

They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

- (a) the construction of a Drain passes under the A151 in the Parish of St. Mary's, Spalding
- (b) the improvement of the construction of the provision of a new drain (Spalding to Holbeach)
- (c) the carrying out of the carrying out of the provision of a new drain (Spalding to Holbeach)
- (d) the carrying out of the carrying out of the provision of a new drain (Spalding to Holbeach)
- (e) the carrying out of the carrying out of the provision of a new drain (Spalding to Holbeach)

A copy of the Order of the Council, Council of the Priory Road, Any objection to the Newcastle upon Tyne objection.

230 square metres The right to cleanse 7600 square metres The right to construct existing land drains 3000.

The right to construct land drains all in 46 The right to construct existing land drains 3000.

120 square metres The right to construct land drains all in 1550 square metres The right to construct existing land drains 3000.

The right to construct land drains all in 7080 square metres The right to construct culverts, headwalls 3400 square metres

The right to construct headwalls, manholes of Enclosure No 6 The right to construct headwalls, manholes of Enclosure No 600

The right to construct culverts, headwalls part of Enclosure 1400 square metres The right to construct culverts, headwalls part of Enclosure 2800 square metres

The right to construct culverts, headwalls part of Enclosure 950 square metres The right to construct culverts, headwalls part of Enclosure 2800 square metres

The right to construct culverts, headwalls part of Enclosure 1000 square metres The right to construct culverts, headwalls part of Enclosure 1150 square metres

The right to construct culverts, headwalls part of Enclosure 7800 square metres The right to construct culverts, headwalls part of Enclosure 7800 square metres

The right to construct culverts, headwalls part of Enclosure 7800 square metres The right to construct culverts, headwalls part of Enclosure 7800 square metres

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H21/0547/92

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	4	7	1	8

2. Address or location

ADJACENT TO MILL LODGE, MILL LANE

3. Name, classification and number of road

TYDD ST MARY
UC

4. Date application referred

28 - 5 - 92

5. State whether outline, detailed application etc.

OL

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

DWELLING

7. 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:—

Delete as
appropriate

- 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: 3/6/92

Signed: [Signature]

Director of Highways and Planning

CONDITIONS:—

Delete as
appropriate

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

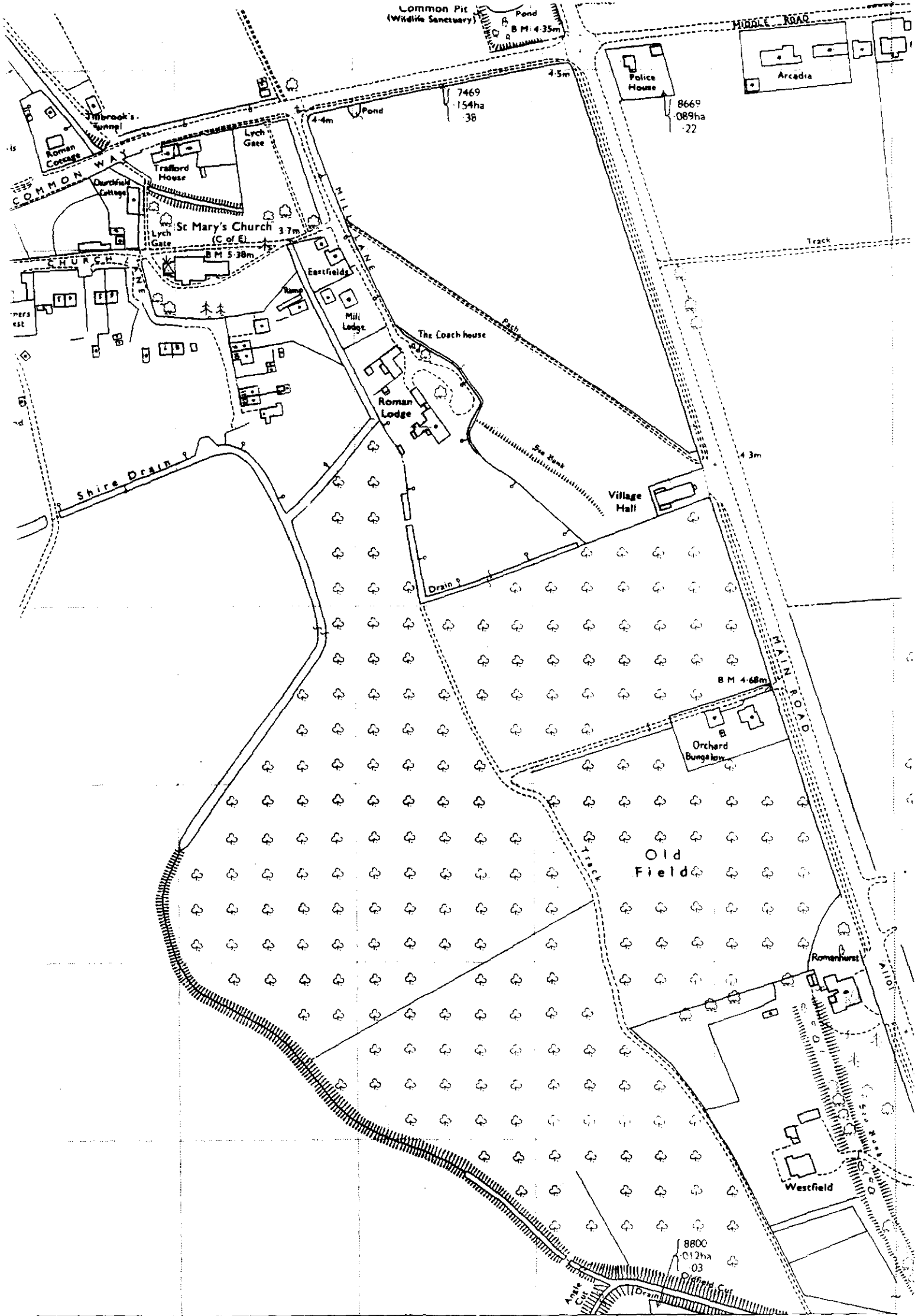
Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

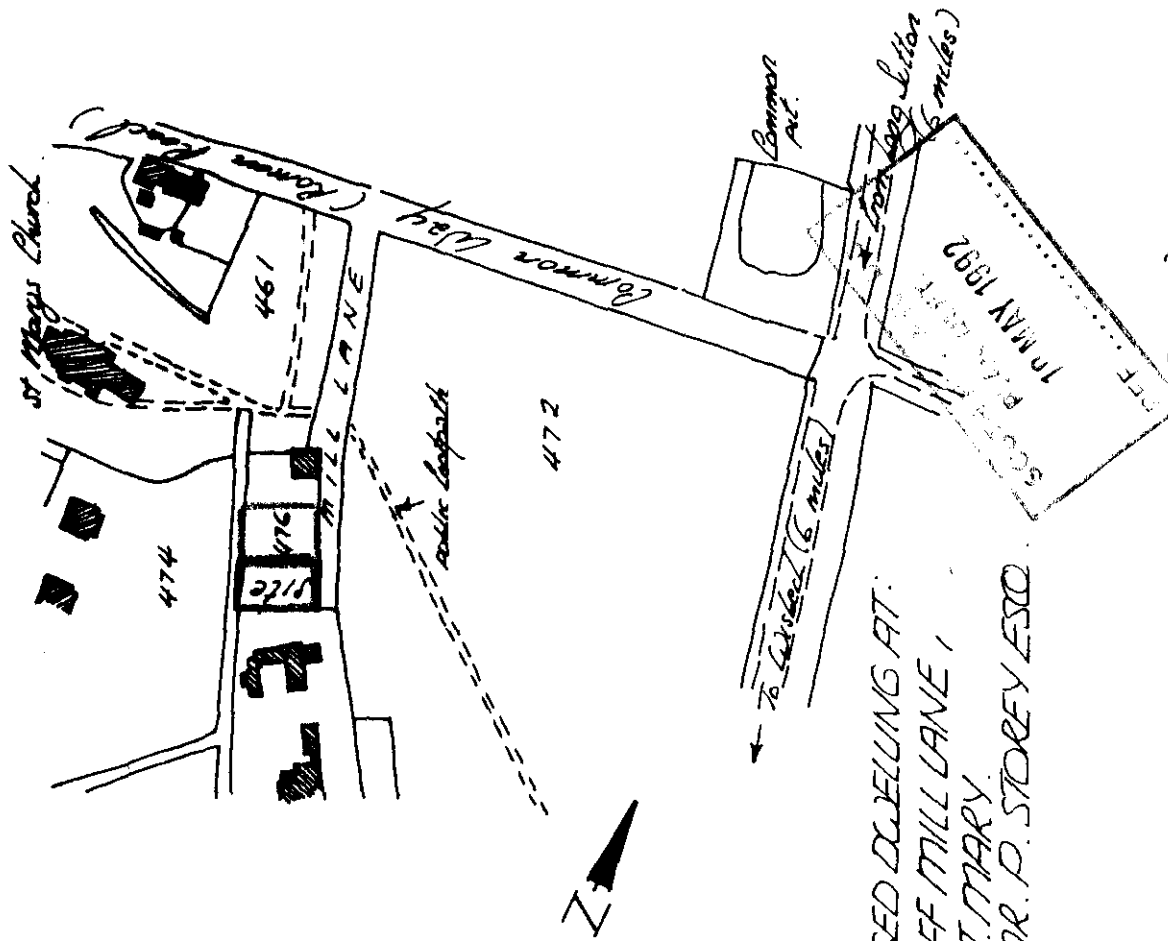
The proposed site is located on the west side of Mill Lane which is a narrow lane serving some 5 dwellings.

The carriageway width of Mill Lane is only 2.5m wide and is therefore inadequate for 2 vehicles to pass in safety. To allow further development would increase the traffic using this lane which when meeting would have to make long reversing manoeuvres, possibly back out onto Common Way, to the detriment of highway safety.

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

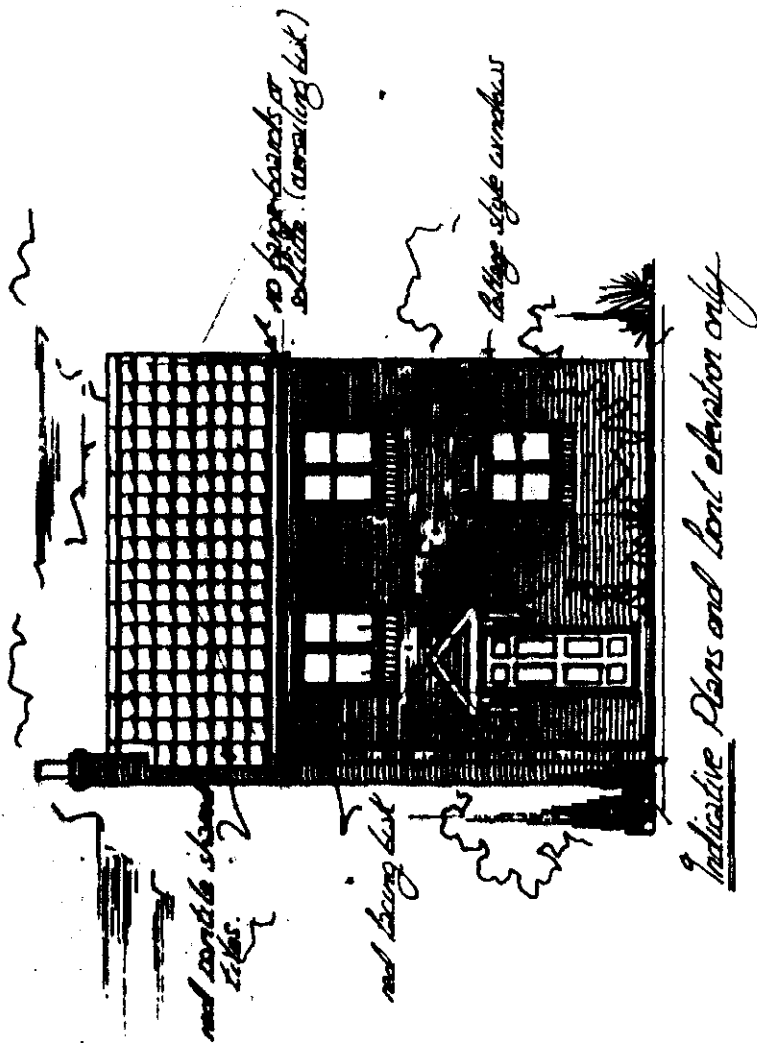


LOCATION PLAN 1:2500 SCALE

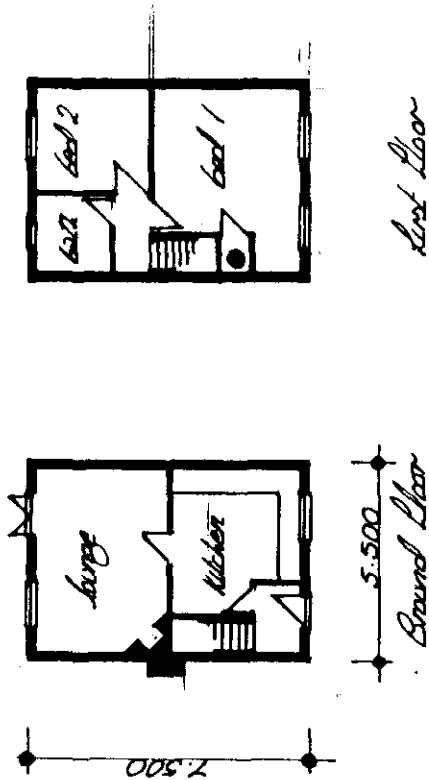


PROPOSED DWELLING AT:
LAND OFF MILL LANE,
TYDD, ST. MARY,
FOR MR. P. STOREY ESQ.

FLEETLAND DESIGN - MYRTLE HOUSE FLEET HARGATE SPALDING Lincs (0406) 261118.



Indicative Plans and Elevation only



EXISTING TREES SHOWN THUS

- A HORSECHESNUT
- B WILLOW
- C POPLAR
- D OAK
- E LABURNUM
- F BODANILLA
- G Hawthorn
- H CHERRY

SITE PLAN AND INDICATIVE LAYOUT
ONLY - SCALE 1:200

PROPOSED DWELLING
LAND OFF MILL LANE
TODD ST. MARY
FOR MR. P. STOREY ESQ.

