SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22/0106/92 Received:27-JAN-92 Type:FULL

Name: Mr & Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Two bedroom bungalow

Location : 54 Austendyke Road Weston Hills
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

Director of Planning and Building Control Services
31-MAR-92 H22/0106/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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

PLANNING APPLICATION

For office use only

Application No. H22/0106/92

Date Registered 27 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. R.W. WHITE.
HALLGATE.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. HOL 378553.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

54 AUSTENDYKE ROAD. WESTON HILLS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 BEDROOM BUNGALOW.

Please complete

Signed G.R. Merchant Date 24.1.92

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.

Previous application No: H22/0929/91

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (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.

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

B. Please state size of any new structure:- (a) max. height: 4.7 metres
(b) max. length: 10.55 metres
(c) max. width: 6.53 metres

C. Please state type and colour of materials for facing external walls: BLABY - ELIZABETHAN ROSE FACING BRICKS.

D. Please state type and colour of roofing materials. SANDTOFT - CALDERDALE SLATES - SMOOTH GREY

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

5. GENERAL INFORMATION Please complete each section

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

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 ✓ SHARED WITH 54 AUSTENDYKE ROAD.

or

B. There will be a new or altered access to a public road → If so, name of road:
Will there be — Individual access(es)
New estate road

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

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 SOAKAWAY.

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

RE-APPLICATION OF H22/0929/91.

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 ..... (~~Applic~~ant/Agent) Date 24.1.92

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 ..... ~~Applic~~ant/Agent) Date 24.1.92

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PM 3-2-92

D242

check previous History

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..NIL..

Receipt Issued ..... No. 1992

Date First Received 27 JAN 1992 .....

REGISTRATION

REFERENCE ...H22/0106/92.....

Cross-Ref R.....KL.....

Date 28/1/92

VALIDATION Date 28/1/92

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

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

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

Earlier permission ref .....

HM:-

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☑ Ref H.22/0929/91
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..28.1

Index Sheets ..TP5.. OS Nos ..... Grid Ref 539610 131990

Ward ..X.... Parish ..WESTON..

Inside IBD ..YES.. Inside LP Area..N.C

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☑ Grade
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Linked to site.....Ref...2899. Linked to property.....Ref.....

Planning Records:
Earlier apps
929/91

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

Inputs completed.....

BRIAN SM.. H Dip TP MRTPI District Planning Officer

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

com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0106/92 Type: FULL

Applicant: Mr & Mrs R W White Agent: G R Merchant
Tel: 0406 370853

Description: Two bedroom bungalow

Location: 54 Austendyke Road
Weston Hills
Spalding
Lincs

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

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Weston PC	0406 370669	03-FEB-92	17-FEB-92
Cllr T Barker	0406 380787	03-FEB-92	17-FEB-92

out of character, triple precedent

L-C-C - Obs Attached JBC 8 6/2/92.

Phone call Informed Cllr Barker of DPBCS opinion on phone 20-2-92, & agreed with his comments - refuse.

SITE DETAILS

Grid ref: 528610 321880
OS Sheets: 222 Parcel:

CONSULTATIONS CARRIED OUT
Owner/Occupiers. 52 Austendyke Rd 20-FEB-92 05-MAR-92
+54

222. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

H22/0106/92 Mr & Mrs R W White		Bungalow at 54 Austendyke Road, Weston Hills.

(Councillor J. Clark left the meeting during consideration of the above application.)

H09/0120/92 Mr S Smith		Mast for the attachment of radio amateur aerials at 58 Fairfields, Holbeach.
H14/0145/92 E J Sneath, Esq		Access 7 metres wide onto Glenside South at Manor House, Money Bridge, Glenside South, Pinchbeck.

(Councillor B. Chappell declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H14/0156/92 Mr B Flynn		Extension to cottage at Walnut Cottage, Mill Green Road, Pinchbeck.
H20/0190/92 R Richardson, Esq	O.A.	Two building plots off existing roadway at Japonica Farm, Chapel Gate, Sutton St James.
H09/0218/92 Mrs B D Eliff		Retention of mobile home without complying with occupancy condition (planning permission H09/0589/81) at "Holmlea", Damgate Road, Holbeach.
H16/1321/91 Tanglewood Ltd		13 no sheltered bungalow dwellings at Tanglewood Nursing Home, off London Road, Little London, Spalding.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H01/0175/92 Broadgate Builders Ltd		House with double garage on plot off Stonegate, Cowbit.

((i) Pending a site inspection in order to assess the suitability of the site for the proposed development and (ii) for the Director of Planning and Building Control Services to clarify the applicant's proposals for the remainder of the land between the application site and 28 Stonegate, Cowbit.)

H06/0076/92 Manns & Norwich Brewery		Dwelling and garage at Back Lane, Gedney Drove End.

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

H14/0094/92 Mr C Flatters	O.A.	Dwelling at Glenside North, West Pinchbeck.

(Pending a site inspection to enable members to assess if the proposal would be suitable for consideration under the Council's policy and criteria for new dwellings for other local needs.)

BRIAN SMIT., 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: H22/0106/92 Type: FULL

Applicant: Mr & Mrs R W White
Tel:

Agent: G R Merchant
0406 370853

Description: Two bedroom bungalow

Location: 54 Austendyke Road
Weston Hills
Spalding
Lincs

Valid date: 27-JAN-92
Target dates:
To case officer 01-FEB-92
Inspected by 06-FEB-92
Extra contacts 11-FEB-92
Report if not clear by 02-MAR-92

Terminal date: 23-MAR-92
Target Committee: 03-MAR-92
Report deadline: 18-FEB-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Weston PC	0406 370669	03-FEB-92	17-FEB-92
Cllr T Barker	0406 380787	03-FEB-92	17-FEB-92
Owner/Occupier, 52 Austendyke Rd		20-FEB-92	05-MAR-92
Owner/Occupier 54 Austendyke Rd		21-FEB-92	06-MAR-92

SITE DETAILS

Grid ref: 528610 321880
OS Sheets: 222 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/0106/92 Received:27-JAN-92 Type:FULL

Name: Mr & Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Two bedroom bungalow

Location : 54 Austendyke Road Weston Hills
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

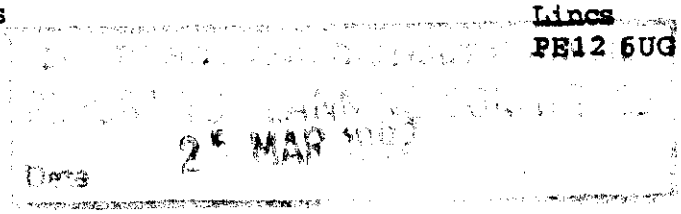
Authorised to issue:

27-MAR-92 H22/0106/92 AD..A.....DC.N.....
27/3

APPLICATION REFERENCE: H22/0106/92 DATE RECEIVED: 27 01 92

APPLICANT: Mr & Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs
PE12 6UG



TYPE: Full

DESCRIPTION: Two bedroomed bungalow

LOCATION: 54 Austendyke Road, Weston Hills

Parish Council: No Response.

Ward Member: Out of character, tight, set precedent.

County Highways: Request condition.

PREVIOUS DECISIONS
H22/0929/91 - 2 bedroomed bungalow - Refused.

PLANNING ISSUES

1 The previous application was refused on the basis that the proposal would appear cramped, be out of character and set a precedent for similar infilling. The proposal also included rear turning space which would use a significant amount of rear garden area.

2 This proposal has moved the turning area to the front of the new bungalow and existing house. This overcomes part of the problem but I do not consider that the issue of the site appearing cramped has been or can be overcome.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
14 FEB 1992
PJ
Action by
DPO NPM
DPO PJM
JC ACP
Action by .....
Discuss with .....
Copy to
File Nos.
Acknowledge YES/NO
by

Please contact: Mr. Staines **Tel: Holbeach (0406) 24933**
Fax: (0406) 26501

Our Ref. RS/PA-F/106/92/JAM BS **Your Ref.** **Date** 11 February 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. R.W. WHITE
DWELLING AT 54 AUSTENDYKE ROAD, WESTON HILLS

The District Planning Officer has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are privately owned and maintained. The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

RS/PA-F/106/92/JAM 11th February 1992

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Should the project include the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

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

Yours faithfully,

ENGINEER TO THE BOARD

G. R. Merchant Esq.,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H22/0106/92

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		
	2	8	6	2	1	8.

2. Address or location

54 AUSTENDYKE ROAD, WESTON HILLS

3. Name, classification and number of road

II

4. Date application referred 6-2-92

5. State whether outline, detailed application etc.

FULL.

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

BUNGALOW.

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:—

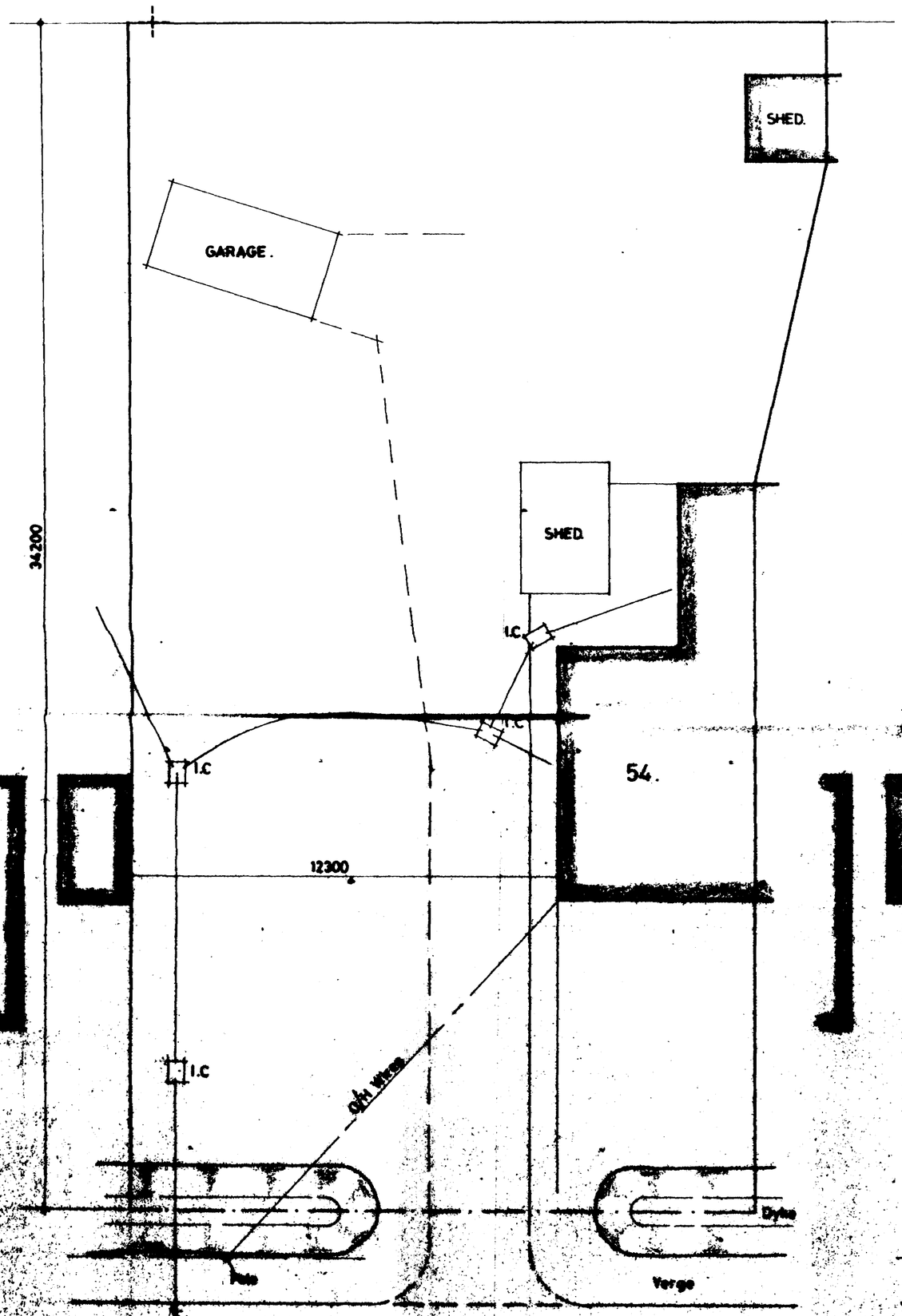
a. ~~Does not wish to restrict the grant of permission~~.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

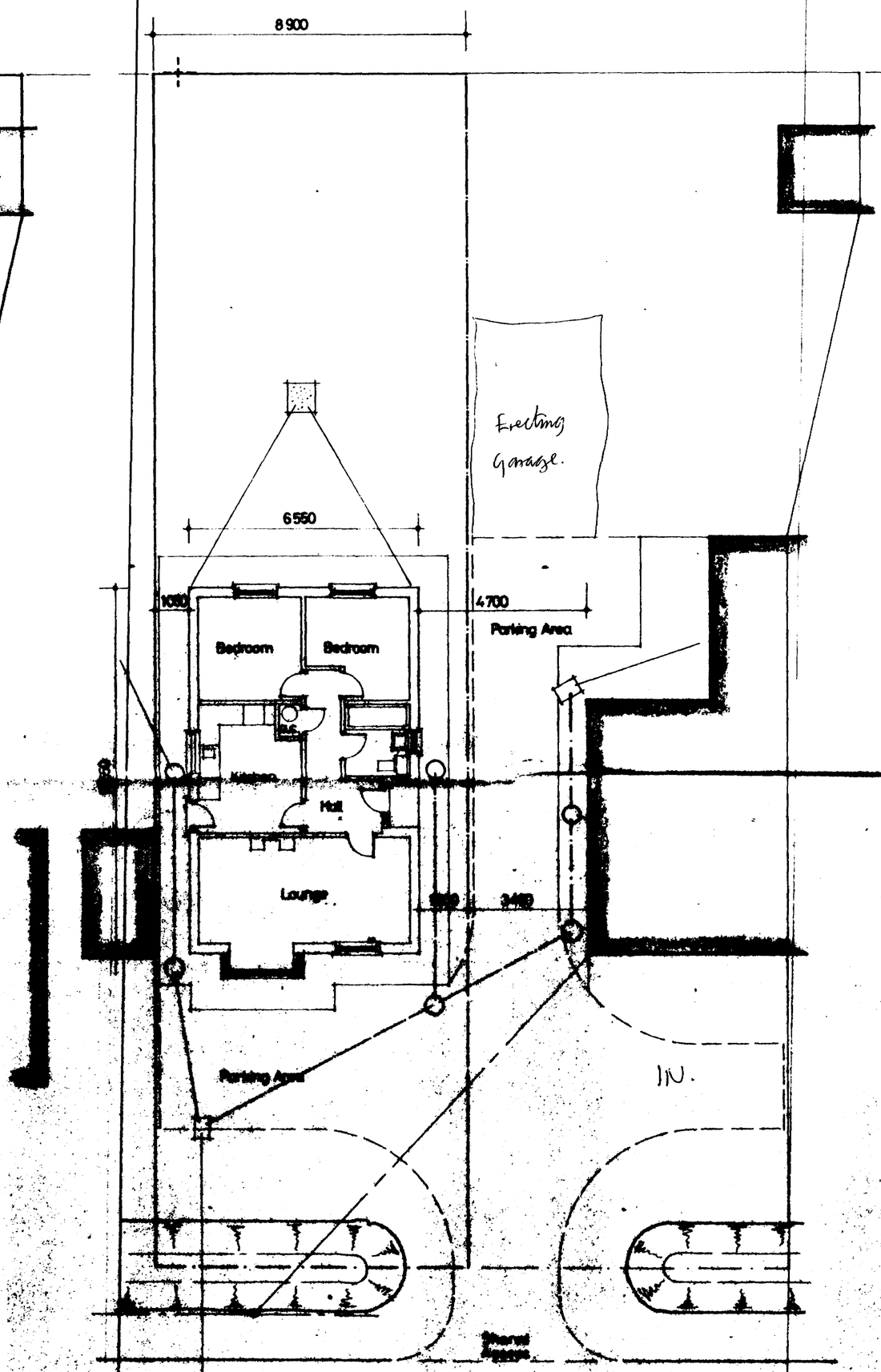
c. Requests that ~~the local planning authority~~ refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf~~.

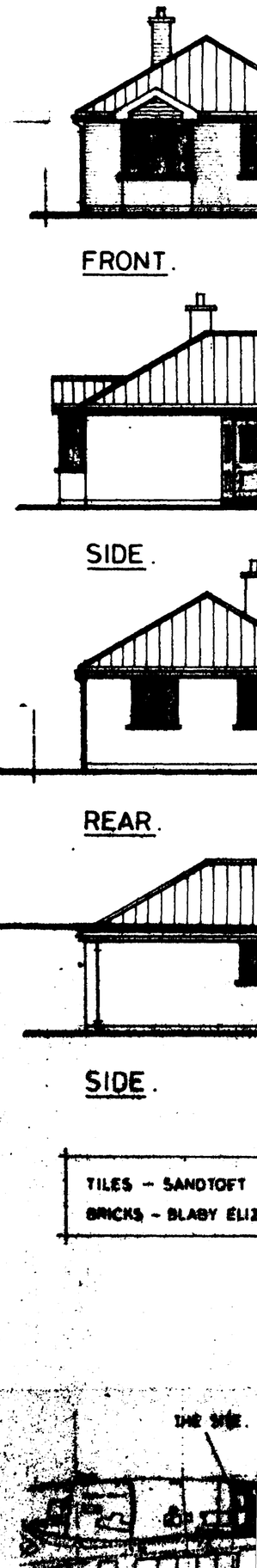
Date: 6/2/92. Signed: [signature]
Director of Highways and Planning



EXISTING SITE LAYOUT.



PROPOSED SITE LAYOUT.



LOCATION
SCALE: 1/