SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22/0132/93 Received:24-FEB-93 Type:OUTLINE

Name: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Agent: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Description: Erection of dwelling and garage

Location : The Bell Inn 69 Austendyke Road
Weston Hills Spalding

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

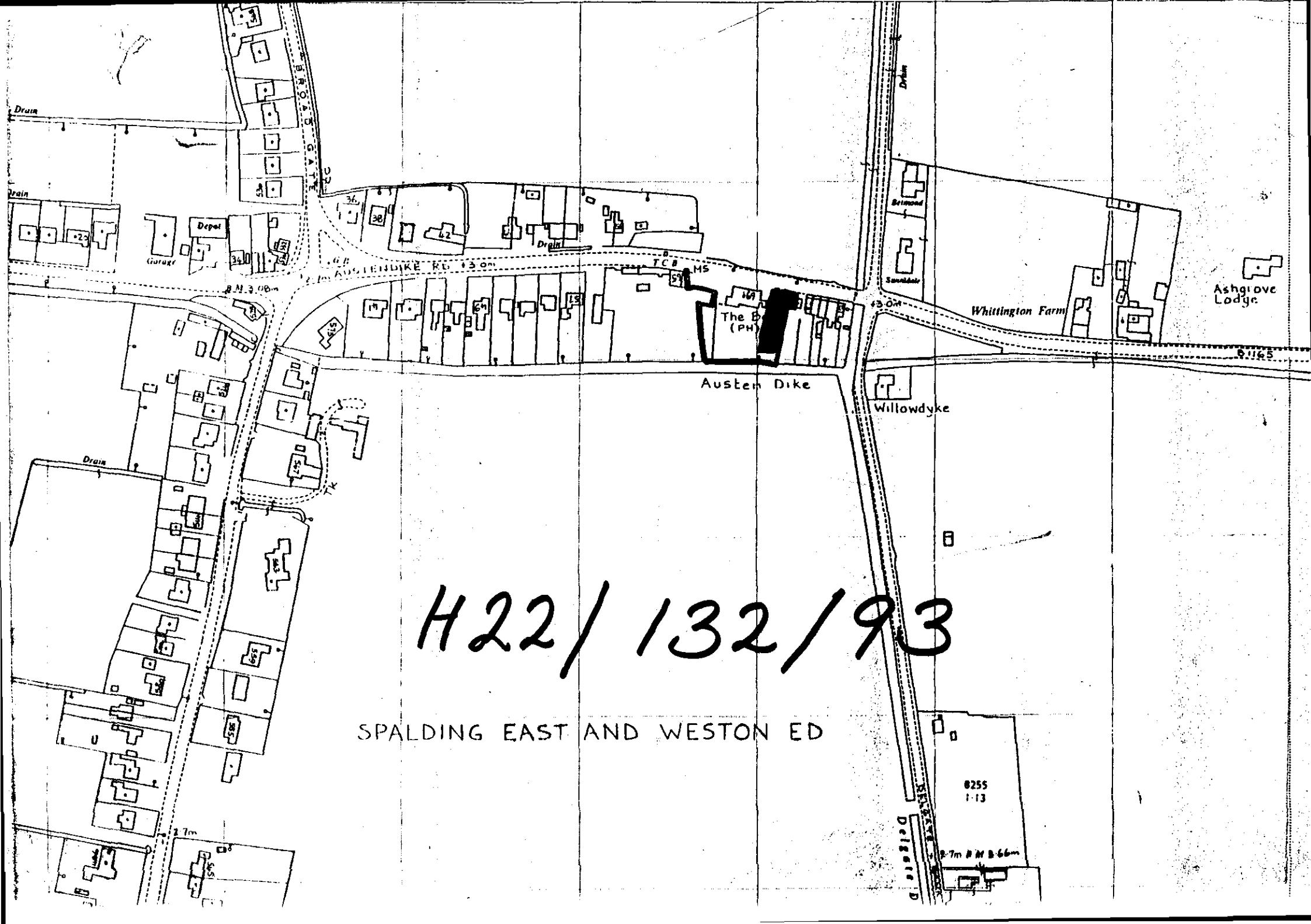
1 In the opinion of the Local Planning Authority the proposal, if permitted, would result in a cramped form of development owing to close proximity to a patio area within the proposed retained curtilage of the Public House. This would detrimentally affect the residential amenities of the proposed property, which the future occupiers have a reasonable right to enjoy.

Director of Planning and Building Control Services
29-APR-93 H22/0132/93

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.

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)



H22/132/93

SPALDING EAST AND WESTON ED

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0132/93

Date Registered 18 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR E REVELL
THE BELL INN
69 AUSTENDYKE RD
WESTON HILLS, SPALDING, LINCS
PE12 6BX

Tel. No. 0406 371306

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF DWELLING & GARAGE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 — If you consider no fee is payable include a written explanation instead.

Signed.* [signature] Date* 18/2/93 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 0.04 (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 perm ssion 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.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: N.A.	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

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: AUSTENDYKE; Will there be— Individual access(es): 1; New estate road:

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one or 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

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

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.		➡ 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. RENEWAL OF OUTLINE PERMISSION H22/1337/88

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 * 18/2/93.....

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 * 18/2/93...

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 .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction:

Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PM 26-2
DD 26/2

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	..... ?	.....
LB/Cons. Area – Local	.....	.....
– Local & National	.....	.....
– English Heritage	.....	.....
Consultant: Name.....	.....	.....
		Order No .....
Other: Neighbour 73 Austendyke Rd	.....	01-MAR-93

Case Officer PM Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer NOT A RENEWAL

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDH
Date 2-3

Notice posted by PDH
Date 2-3

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Narrow plot beside Pub. Part of garden, not carpark. Common use side, matches houses - carpark. No 33 to left - to plan extensions? Pub's view from to boundary

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded 2-3

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P2269

Date first Rec'd 18 FEB 1993

Registration

Reference H22|0132|93

Cross-Ref N/A

Date 19-FEB-93

Validation

TYPE OUTLINE

Earliest permission

Site area 0.04

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 120

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 233

OS No's

Grid ref 538670 318230

Ward X

Parish WESTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0281294 Ref

Planning Records:
Earlier apps

1337/88

514/87

B Reg Records:
Already submitted - Ref
Request
Requested

PLANS SUB-COMMITTEE - 13th April, 1993

PLANNING APPLICATIONS (Continued)

Plan No. & Applicant		Proposal
PJ H22/0132/93 Mr E Revell	O.A.	Dwelling and garage at The Bell Inn, 69 Austendyke Road, Weston Hills.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that, in view of the changed circumstances of the adjoining land which included the provision of a patio area to the public house, the proposal would, if permitted, result in a cramped form of development which, in view of the proximity of the changes in the curtilage of the adjoining public house would, in the opinion of the local planning authority, detrimentally affect the residential amenities of the property which the occupiers would have a reasonable right to enjoy.

265. 6, 7 and 8 HIGH STREET, SPALDING - APPLICATION REFERENCES H16/0632/92 AND H16/0655/92

The Director of Planning and Building Control Services submitted a report relating to application reference H16/0632/92 for 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding, and application reference H16/0655/92 for Conservation Area Consent for the clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: Consideration of the above applications be deferred pending a site inspection to enable members to assess the suitability of the site for the proposed developments.

(End of Minutes)

I N 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

Com

SOUTH HOLLAND DISTRICT COUNCIL

H22/0132/93
OUTLINE

Applicant: Mr E Revell
Tel: 0406 371306

Agent: Mr E Revell
0406 371306

Description: Erection of dwelling and garage

Location: The Bell Inn
69 Austendyke Road
Weston Hills
Spalding

Valid date: 24-FEB-93
Target dates:
To case officer 03-MAR-93
Inspected by 10-MAR-93
Extra contacts 17-MAR-93
Report if not clear by 31-MAR-93

Terminal date: 21-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier	73 Austendyke	01-MAR-93	15-MAR-93
Clerk to Weston PC	0406 370669	01-MAR-93	15-MAR-93
Cllr T Barker	0406 380787	01-MAR-93	15-MAR-93
Site/Press Advert MIN		05-MAR-93	26-MAR-93

Planning Stage Site. House next to Pub - problems, small site. Successful appeal. Refused 10-3 ✓

L.C.C. - Obs Attached for CH 2 CH/3173 23

PLANNING APPLICATIONS (Continued)

Plan No. & Applicant		Proposal
H22/0132/93 Mr E Revell	O.A.	Dwelling and garage at The Bell Inn, 69 Austendyke Road, Weston Hills.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that, in view of the changed circumstances of the adjoining land which included the provision of a patio area to the public house, the proposal would, if permitted, result in a cramped form of development which, in view of the proximity of the changes in the curtilage of the adjoining public house would, in the opinion of the local planning authority, detrimentally affect the residential amenities of the property which the occupiers would have a reasonable right to enjoy.

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RESOLVED: Consideration of the above applications be deferred pending a site inspection to enable members to assess the suitability of the site for the proposed developments.

(End of Minutes)

H22/0132/93 Revell	PJU	Refused. Situation changed since permission first granted. Plans now submitted show toilet block which is no longer existing and has been replaced by a patio. Restricted site and would be adversely effected by proximity to public area. Enf Offr to check if permission needed for 2 residential caravans located on site.
H16/0632/92 H16/0655/92 1st National Bank	NRM	Deferred. Insufficient time to consider matter.

24th Mar 93

Signed _____
Principal Planning Officer

APPLICATION REFERENCE: H22/0132/93 DATE RECEIVED: 24-FEB-93

TYPE: Outline

DESCRIPTION: Erection of dwelling and garage

LOCATION: The Bell Inn, 69 Austendyke Road, Weston Hills

APPLICANT: Mr E Revell AGENT:

REASON FOR COMMITTEE CONSIDERATION

Ward Member request.

RECOMMENDATION

Grant permission.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 31 MAR 1993

PLANNING ISSUES

1 Site previously granted planning permission in outline for a dwelling and garage under ref. H22/1337/88 which has now lapsed.

2 Located between the Bell Inn and No. 73 Austendyke Road, which has recently been extended.

3 The site will be bounded on two sides of the Public House grounds but a substantial screen and a appropriately designed dwelling would overcome the problems of this.

4 The Council have won an appeal on a small site to the northwest of this proposed site but that site was narrower than this proposal and the issues are different.

REPRESENTATIONS

Ward Member: Funny shaped site, located next to pub - possible problems, small site, successful appeal opposite.

County Highways: Request conditions.

Environmental Health: Suggest a note attached regarding the need for design and layout to mitigate adjacent Public House.

Public: Letter received from owner of neighbouring property, 73 Austendyke Road

Is the application renewal of earlier Outline permission, or a full application? If it is, particularly concerned that No. 73 should not be overlooked and that privacy provided by large shed is

maintained by a fence. Due consideration of the access should be taken.

SCHEDULE OF CONDITIONS

1 SC8 - (Details)
2 SC27 - (Implementation of planting)
3 B21 - (Turning space)
4 A fence 1.8 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the western boundary of the site before the building hereby permitted is brought into use.
Reason: In the interests of the amenities of the area.

Note
The applicant is advised that the Council has a policy on the character of development in rural areas and therefore the design of the dwelling should take account of surrounding properties and design features.

J D Stevens
64/65 Ashen Lane
Stoke by Clare
Suffolk CO10 [illegible]

Your ref: [illegible]

[illegible]/92/33

[illegible] March [illegible]

Dear Sir

Erection of Dwelling & Garage, Plot Sold to Mr [illegible] Austendyke Road, Weston Hills, Spalding

I refer to your letter with respect to the above application and advise that the application is a renewal of the Outline consent and at the moment there are no details submitted with regard to what the proposed dwelling will look like.

It is intended that the application will be considered by the Planning Committee on 31 March 1993

Yours faithfully

N R MILLEN
Principal Planning Officer (Development Control)

Copy to: 23 Austendyke Road, Weston Hills, Spalding, Lincs.

Tom D. Stevens

OBJECTION

Re:- H22 0[illegible]93

Stoke by Clare

Suffolk CO10 8J[illegible]

9 - March 93

S.E.B.C. PLANNING DEPT.
RECEIVED
12 MAR 1993
PU

10/3

0787 278379
(Please telephoning)

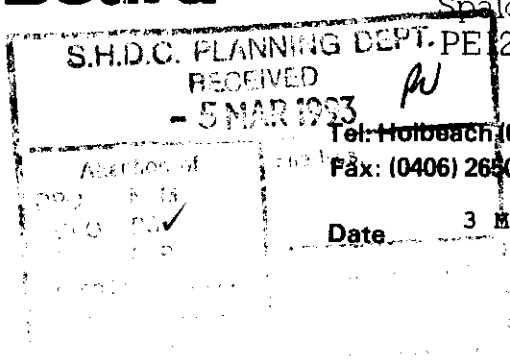
I am [illegible], and become aware that an application has been made, as I am the owner of 73 Austenfields Road, I would like some details, is the application a renewal of an outline permission granted in 1988, Rainbow Farm or a full application, if it is a full application I would like to comment, that 73 should not be overlooked by any new dwelling & that no privacy at present enjoyed by any of my neighbours EG Dr & [illegible] ence, also that no consideration access is given to our privacy in past.

Tom D. Stevens

SOUTH HOLLAND
Internal Drainage Board

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

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



Please contact: Mr. Staines

Our Ref. RS/PA-F/132/93/JAM Your Ref. Date 3 March 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING AND GARAGE
THE BELL INN, 69 AUSTENDYKE ROAD, WESTON HILLS

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

The watercourse to the South of the site is my Board's Austendyke Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to the developers 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, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The applicant is advised that should a direct surface water outfall be constructed to the Board's watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

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

MINIMUM CHARGE £35

Our Ref: RS/PA-F/132/93/JAM Your Ref: 3 March 1993

Formal consent for any such outfall which must be constructed flush to the batter of the watercourse and include protection against erosion of the watercourse, will be subject to a £1.00 per annum acknowledgement payable 5 years in advance.

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

Yours faithfully,

ENGINEER TO THE BOARD

Mr. E. Revell,
The Bell Inn,
69 Austendyke Road,
Weston Hills,
Spalding, Lincs.
PE12 6BX

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H22/0132/93

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		

2. Address or location

The Bell Inn, 69 Austendyke Road, Weston Hills

3. Name, classification and number of road

II

4. Date application referred 4-3-93

5. State whether outline, detailed application etc.

O2.

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

Erection of Dwelling
(Renewal of O2 PP H22/1337/88)

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: 4/3/93 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

1 1 B21

Delete as appropriate

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

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

(1 B21

No 6/ The turning space as shown on the submitted plan will not work & will require amending

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 2.3.93

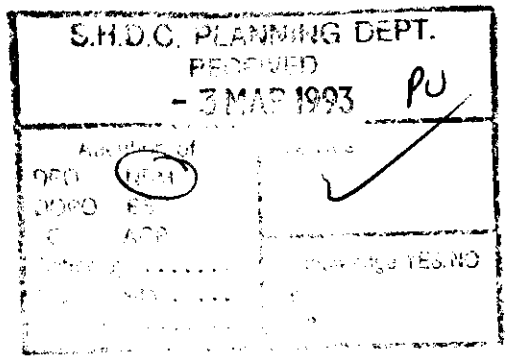
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H22/0132/93
Dwelling and garage, Austendyke Road

I write in response to the above and would suggest that a note be attached regarding the need for the design and layout of the dwelling to mitigate the impact of the adjacent public house.

for Director of Environmental Services



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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2265
Date received : 18-FEB-93

Received from

Mr E Revell

Address

The Bell Inn
69 Austendyke Road
Weston Hills
Spalding

Fee paid £ 120.00
VAT £ 0.00

Total received £ 120.00

Cash/Cheque : Cash

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

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: H22/132/93

Applicant: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Agent: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Description: Erection of dwelling and garage

Location: The Bell Inn
69 Austendyke Road
Weston Hills
Spalding

Type: OUTLINE

Date received: 18-FEB-93

19-FEB-93

Dear Sir/Madam

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

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

The site edged red on the location plans should match exactly with that edged red on the block plans(2 plans returned for your use). Please state whether the siting and access details as shown on the block plans are to be considered as part of this application or whether they are indicative only.

Please return the extra copy of this letter with your reply.

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

Yours faithfully

Principal Administrative Officer

24/2 Plans to follow
AM to amend
Have in file

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: H22/132/93

Applicant: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Agent: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Description: Erection of dwelling and garage

Location: The Bell Inn
69 Austendyke Road
Weston Hills
Spalding

24 FEB 1993

Type: OUTLINE

Date received: 18-FEB-93

19-FEB-93

Dear Sir/Madam

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

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

The site edged red on the location plans should match exactly with that edged red on the block plans(2 plans returned for your use). Please state whether the siting and access details as shown on the block plans are to be considered as part of this application or whether they are indicative only.

Please return the extra copy of this letter with your reply.

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

Yours faithfully

A. Maxwell
Principal Administrative Officer

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0132/93

Applicant: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Agent: Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding Lincs PE12 6BX

Description: Erection of dwelling and garage

Location: The Bell Inn 69 Austendyke Road
Weston Hills Spalding

Type: OUTLINE

29-APR-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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr J Stevens
64/65 Ashen Lane
Stoke by Clare
Suffolk
CO10 8JD

Mr E Revell
The Bell Inn
69 Austendyke Road
Weston Hills
Spalding
Lincs
PE12 6BX

Mr P J Udy

SCU/LAB
E22/0132/93

2 June 1993

Dear Sir

Application For Dwelling At The Bell Inn, Weston Hills, Spalding.

I refer to your letter of the 16 May 1993 and advise that you have two options available to you.

The first option is to appeal the decision to refuse planning permission for the dwelling to the Secretary of State for Environment. Details of how to do this are enclosed with your decision notice.

The other option available to you is to reapply for planning permission providing four copies of the application form, four copies of plans and the relevant fee. It would also be useful if you would explain the future occupancy of this dwelling, so that the Planning Authority is in possession of all the facts.

However, thought should be given to the reasons for refusal and any further submission should seek to overcome them. This may require redesigning the proposals.

Yours faithfully

N P Midlen
Principal Planning Officer
Development Control

Enc

your ref H22/0L32/93

THE BELL INN
69 AUSTENDYKE RD
WESTON HILLS
SPALDING
LINCS
PE12 6BX

BRIAN SMITH
PLANNING DEPT
COUNCIL OFFICES
PRIORY RD
SPALDING
LINCS
PE11 2XE

16 MAY '93

Dear Mr Smith,

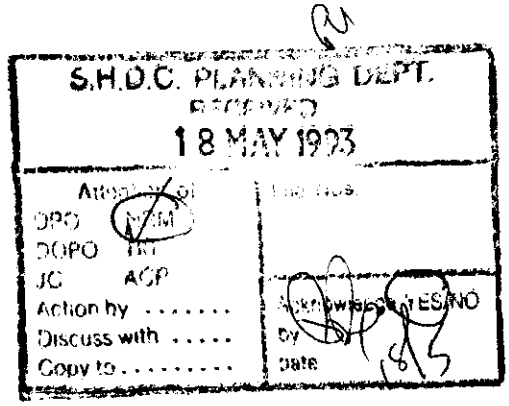
As I explained on my visit to your offices the Outline Planning permission I recently applied for, and which was refused, was exactly the same as had been granted just over 4 years ago.

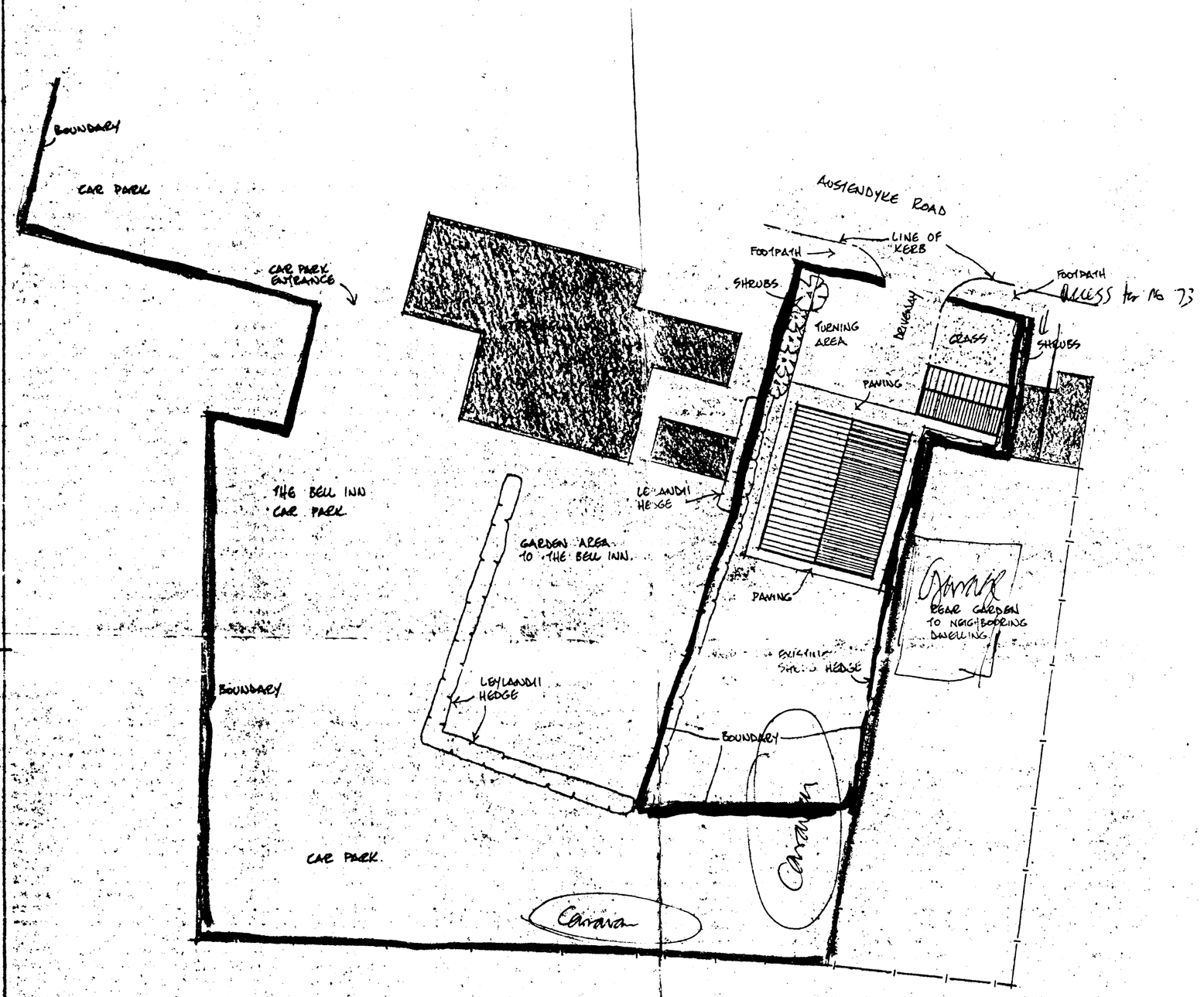
Because accomodation facilities for private use at the Bell are extremely limited, and, because the Health Dept would prefer us to have a domestic kitchen separate from business premises, rather than apply to extend existing premises I went for the option of a complete separate dwelling.

I was under the impression that you were aware that this was a renewal only and apologise for not making this clear in my application.

Yours sincerely

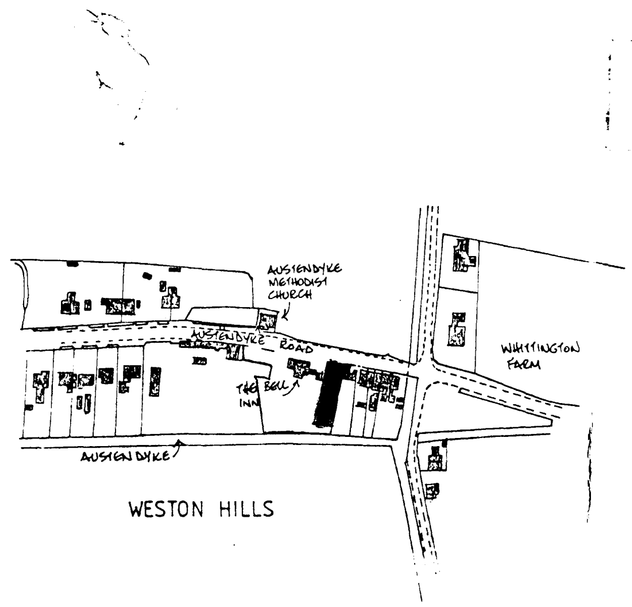
E E Revell





BLOCK PLAN

INDICATIVE ONLY



North

LOCATION PLAN

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

DO NOT SCALE THIS DRG.

B	21.9.88	TURNING AREA REV.	DM
A	2.9.88	BOUNDARY ADDED	DM
Date		Revisions	

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RECEIVED
18 FEB 1993
0132/93

Client
MR E. REVELL

Job Title
Proposed development
1 No. Dwelling, and Garage
at The Bell Inn,
Austendyke Rd. Weston Hills

Drawing Title
Proposed Site Plan

Scale
1:200 1:2500

Date 18/2/93 Drawn by

Drg. No. AD123/88/01 Rev. B

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594 x 841mm A1