SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22/0608/93 Received:28-JUN-93 Type:OUTLINE

Name: Mr M Johnson
509 Broadgate
Weston Hills
Spalding
Lincs

Agent: Mr M Johnson
509 Broadgate
Weston Hills
Spalding
Lincs

Description: Erection of detached dwelling

Location : Land adj. 509 Broadgate Weston Hills
Spalding Lincs

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

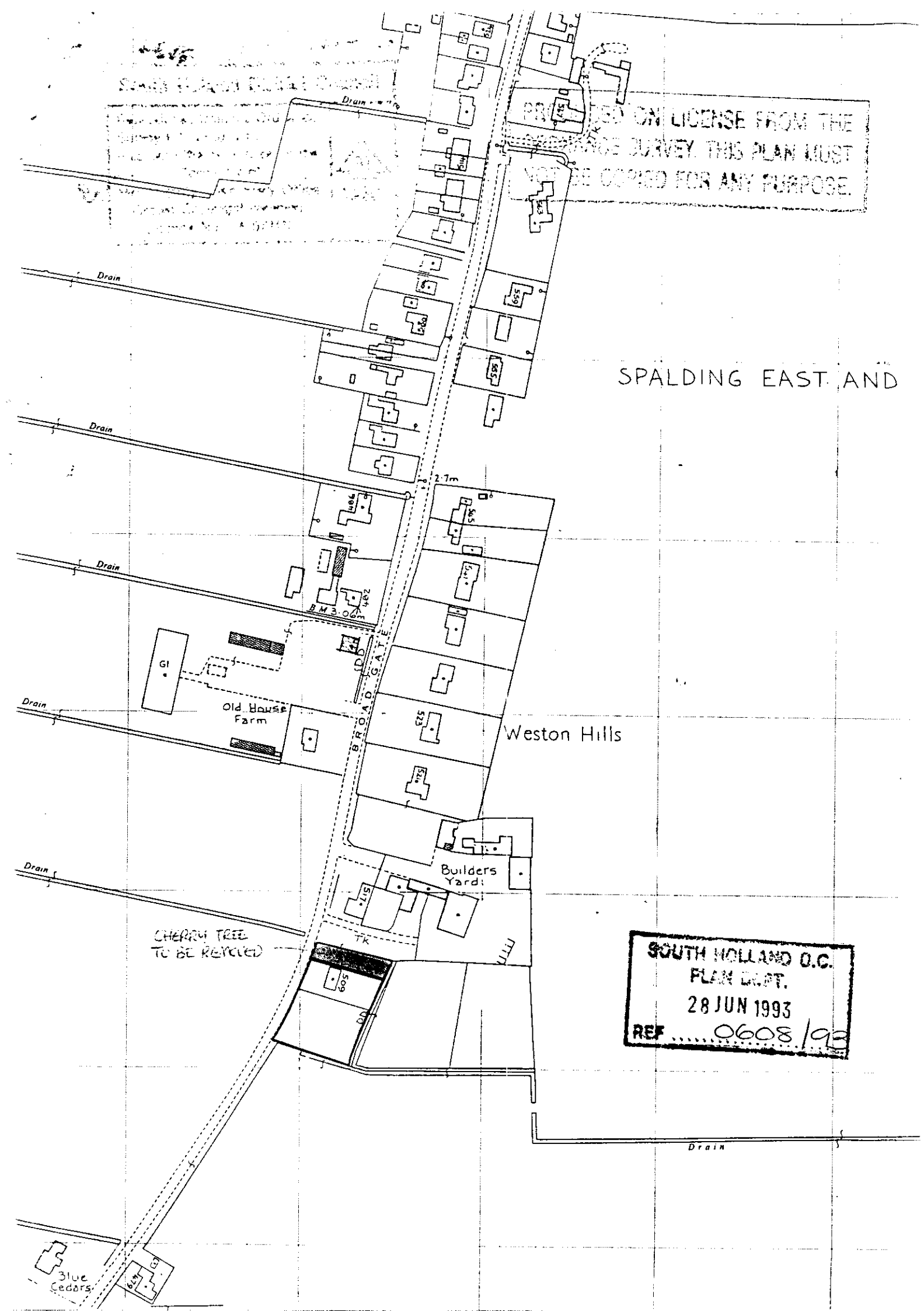
1 In the opinion of the Local Planning Authority the site by virtue of its width will, if developed, appear cramped and overdeveloped in relation to the other dwellings which front the eastern side of Broadgate, and the development will be detrimental to the existing character of the locality.

Director of Planning and Building Control Services
18-AUG-93 H22/0608/93

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)



PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE.
SPALDING EAST AND
Drain
Drain
Drain
Drain
Drain
Drain
Drain
2·7m
BM 3·06m
BROAD GATE
Old House Farm
Weston Hills
Builders Yard
CHERRY TREE TO BE REMOVED
TK
Blue Cedars
SOUTH HOLLAND D.C.
PLAN DEPT.
28 JUN 1993
REF 0608/93

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P2896

Date first Rec'd 28 JUN 1993

Registration

Reference H22/0608/93

Cross-Ref /

Date 29/6

Validation

TYPE OUTLINE

Site area 0.04
No of dwellings
Floorspace

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

Description to be recorded: Erection of Detached Dwelling

Invalid
- Site plans
- Certificate
- Fee
- Fee (not free)
- Inaccurate
- Incomplete
- Unclear

Fees
- Correct fee £120.
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 222
Grid ref 5 2 9 3 2 0 3 2 1 2 9 0.

OS Plots

Ward X

Parish WESTON

Inside IBD YES

Inside LP area NO

Constraints:

- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres

Hazards –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref 1446

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps

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

APPLICATION ASSESSMENT

Notes for Case Officer

—

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJ4
Date 6-7

Site Notice posted by PJ4
Date 6-7
Expiry 27-7

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

hedge towards front, singles to rear

≈ 11 m wide (11 paces) is deep Leyland's to boundary, with Broadgate Builders. Applicants dwelling is house, new bungalow (large) to other side.
4 Chamfrees to front + 7 Leyland's beside drive + house. Site ck in Urban Cotext but may look cramped here. applicants house for sale

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda 17/8

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H22/0608/93

Directions

7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Par 1-7 looks [illegible] looks like a [illegible].

TR 2/7

Additional Consultation/Publicity Required

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

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed ..[illegible]..... Date..... Recorded DC....

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0608/93

Date Registered 28 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. M. JOHNSON
509 BROADGATE
WESTON HILLS
SPALDING LINCS.

Tel. No. 0406/350646

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJACENT 509 BROADGATE - WESTON HILLS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED PLOT FOR DETACHED DWELLING.

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 M Johnson Date 25.6.93 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 permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

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

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. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. 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

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: BROADGATE; Will there be— Individual access(es) ✓; New estate road

C. What provision will be made for garages or parking within the site? — GARAGE + VISITOR SPACE MINIMUM

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 — TO 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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	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.

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 ....M Johnson.....(Applicant / ~~Agent~~) Date 25.6.93.

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 .....M Johnson..... (Applicant / ~~Agent~~) Date 25.6.93.

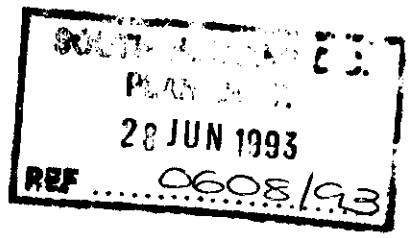
Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed .....(Applicant / Agent) Date .....

Mr M Johnson
509 Broadgate
Weston Hills
Spalding
Lincs. PE12 6DB

21st June 1993

Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE



Dear Sir

RE: OUTLINE PLANNING APPLICATION FOR BUILDING PLOT ADJACENT TO NO. 509 BROADGATE, WESTON HILLS.

I wish to apply for outline planning permission for a single building plot at the above location. The land is within the development boundary and has the benefit of established frontage tree planting and a conifer hedge to the north side boundary. The only tree that would need to be felled is a cherry tree as shown on the submitted location plan.

The side elevation of No. 509 has only a garage window and therefore would not be adversely affected in outlook.

Making use of existing planting to side boundaries and leaving not less than 1.2 metres (4') down each side would give a building width of not less than 8.5 metres. This will suitably accommodate a typical 3 bedroom house with integral garage. Incidentally the distance between houses would be a minimum of 2.8 metres (9').

I am sure that when you visit the site you will agree that a suitable development could be produced, particularly given the established planting to the frontage.

Yours faithfully

M. JOHNSON

Enc.

BRIAN ITH 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

Cam

H22/0608/93
OUTLINE

Applicant: Mr M Johnson
Tel: 0406 380646

Agent: Mr M Johnson
0406 380646

Description: Erection of detached dwelling

Location: Land adj. 509 Broadgate
Weston Hills
Spalding
Lincs

Valid date: 28-JUN-93
Target dates:
To case officer 05-JUL-93
Inspected by 12-JUL-93
Extra contacts 19-JUL-93
Report if not clear by 02-AUG-93

Terminal date: 23-AUG-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .04 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		06-JUL-93	27-JUL-93
Clerk to Weston PC	0406 370669	02-JUL-93	16-JUL-93
Cllr T Barker	0406 380787	02-JUL-93	09-JUL-93 Phone when seen site Pon 5-7

SITE RECORD

Grid ref: 528320 321280
OS Sheet: 222 Parcel:

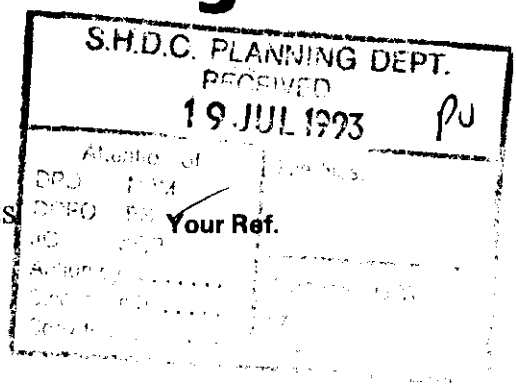
Is plot big enough w.r.t. others
Phone call 9-7

L.C.C - Obs Attached JEB 8/7/93
~~plan taken CB 8/7/93~~

D PO

SOUTH HOLLAND Internal Drainage Board

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



Please contact: Mr. Staines

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

Our Ref. RS/PAF/608/93/FES **Your Ref.**

Date 16 July 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - DWELLING ADJOINING 509 BROADGATE, 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.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Delgate Drain situated some 500 metres to the East.

An inspection shows the site to be substantially below the level of the unkerbed fronting highway.

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. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

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.

You are 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 £7,040 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 and Administration Fees are :-

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

RS/PAF/608/93/FES 16 July 1993

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. M. Johnson
509 Broadgate
Weston Hills
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 16.7.93

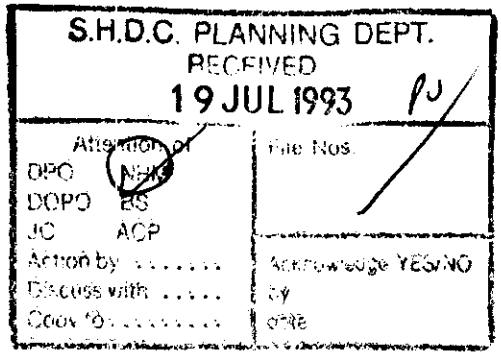
OUR REF: JC/SS/PC

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

Planning Application H22/0608/93
Dwelling, Broadgate, Weston Hills

I write in response to the above and whilst I have no objections in principle the site is adjacent to a builders depot and I would suggest that a screened bungalow would be the most appropriate.

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JUL 1993 PU

Application no: H22/0608/93

Applicant: Mr M Johnson
509 Broadgate
Weston Hills
Spalding
Lincs

Agent: Mr M Johnson
509 Broadgate
Weston Hills
Spalding
Lincs

Description: Erection of detached dwelling

Location: Land adj. 509 Broadgate Weston Hills
Spalding Lincs

Type: OUTLINE

Date received: 28-JUN-93

02-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 16-JUL-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Weston PC
33 Small Drove
Weston
Spalding Lincs
PE12 6HS

FOR PARISH COUNCIL USE ONLY

Comments: The site is only suitable for a very small property.

Signed: BMAUSopp

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H22/0608/93

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

ADJ 509 BROADGATE, WESTON HILLS

3. Name, classification and number of road

III

4. Date application referred 8-7-93

5. State whether outline, detailed application etc.

OL.

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

DETACHED DWELLING

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: 9/7/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent a[illegible]oval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21

(2) The access shall be located at the southern end of the site frontage and the existing row of trees shall be removed to provide adequate visibility for vehicles leaving the site

Delete as appropriate

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

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

(1) B21

(2) B6

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2896
Date received : 28-JUN-93

Received from

M & P Johnson

Address

509 Broadgate
Weston Hills
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

37	H09/0534/93 Mr Mohammed Ajaib	DMG	Deferred for site visit. Require Transparancy plan showing where double yellow lines are. Add condition ref advert rights.
40	H01/0542/93 Mr & Mrs C Russell	DJR	Refused as recommended.
42	H16/0563/93 Tanglewood Group	PJU	Grant as recommended.
44	H08/0565/93 H08/0566/93 H08/0567/93 Gosberton Haulage	DJR	Refused as recommended.
48	H14/0572/93 Mr & Mrs M Woolsey	DJR	Refused as recommended.
50	H18/0576/93 Regalbourne Ltd	DMG	Deferred. Check conditional alignments of original permission with Highways, search out facts and liaise with Admin Dept as to whether we can enforce the visibility condition.
52	H08/0578/93 Mrs E Garner	DJR	DPBCS Auth as recommended.
54	H07/0583/93 Mr & Mrs Passfield	DMG	DPBCS Auth subject to sect 106 agreement as recommended. Amendment required to condition 1 - wait for minutes.
56	H09/0598/93 Kings Quality Homes	JB	Grant as recommended. All residents to be notified with copy of decision notice - ACP to arrange.
58	H22/0608/93 Mr N Johnson	PJU	Deferred for site visit.
60	H08/0611/93 Mr G P Meads	PJU	Refused as recommended.
62	H16/0623/93 H16/0624/93	DJR	No objections as recommended.

06 Aug 93

Signed: .....

N Midlen
Principal Planning Officer

555. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

H09/0534/93 Mr M Ajaib	Change of use from retail shop to fast food takeaway at 17 High Street, Holbeach.

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

(It was reported that a letter of objection, and a letter from the applicant's agents had been received in relation to the above application.)

H18/0576/93 Regalbourne Ltd	Residential - two dwellings at plots 128 & 129, Falklands Road, Sutton Bridge.

(To enable the Director of Planning and Building Control Services to investigate the possibility of enforcement action being taken for the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road as without its removal the junction is not safe for existing traffic nor any additional traffic which would be generated by this development.)

(Councillor M.S.L. Rollinson left the meeting during consideration of the above application.)

R H22/0608/93 Mr M Johnson	O.A.	Dwelling on land adjoining 509 Broadgate, Weston Hills.

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

(d) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H16/0215/92 Spalding Rectory Feoffees & Broadgate Builders (Spalding) Ltd	O.A.	Residential development including means of access (and position of distributor road) at Bourne Road (A151)/Horseshoe Road, Spalding.

(It was also agreed that the Director of Planning and Building Control Services discuss with the applicants the possibility of retaining the existing pillboxes on the site.)

(Councillors B.A. Paul, J.R. Pearl and M.S.L. Rollinson entered the meeting during consideration of the above application.)

H18/0008/93 Secretary of State for Defence	Two semi-detached houses with single garages including details of siting and means of access at Chalk Lane, Sutton Bridge.

(Subject to satisfactory negotiations with the applicant regarding the resiting of the existing footpath on the site.)

(It was also agreed that the trees on the site be made the subject of a Tree Preservation Order, if considered appropriate.)

559. PLANNING APPLICATIONS (Continued)

(Councillor R.C. West requested that his vote for the refusal of the above application be recorded.)

H09/0534/93 Mr M Ajaib		Change of use from retail shop to fast food takeaway at 17 High Street, Holbeach.

RESOLVED: Subject to (a) the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the residential unit which forms part of the premises is not occupied except by the owner, manager or an employee of the proposed business, and (b) to receipt of written confirmation that the access to the rear of the site will be available at all times to serve the proposed development, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation, including any other appropriate conditions.

H22/0608/93 Mr M Johnson		O.A.	Dwelling on land adjoining 509 Broadgate, Weston Hills.

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

(End of Minutes)

APPLICATION REFERENCE: H22/0608/93 DATE RECEIVED: 28-JUN-93

TYPE: Outline

DESCRIPTION: Erection of detached dwelling

LOCATION: Land adj. 509 Broadgate, Weston Hills

APPLICANT: Mr M Johnson AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

RECOMMENDATION

Refuse permission.

1 *In the opinion of the Local Planning Authority the site by virtue of its width will if developed appear cramped and overdeveloped in relation to the other dwellings which front the eastern side of Broadgate, and the development will be detrimental to the existing character of the locality.*

COMMENTS

1 The site is the northern part of the applicants garden and is bounded by a leylandii hedge and single leylandii trees on the northern boundary.
2 The applicant's house is currently for sale. A new bungalow is currently under construction to the south.
3 The site is within the Interim Boundary of Development for Weston Hills (Austendyke).
4 The width of the site is approximately 10 metres, which is approximately one third the width of most of the adjacent building plots.

REPRESENTATIONS

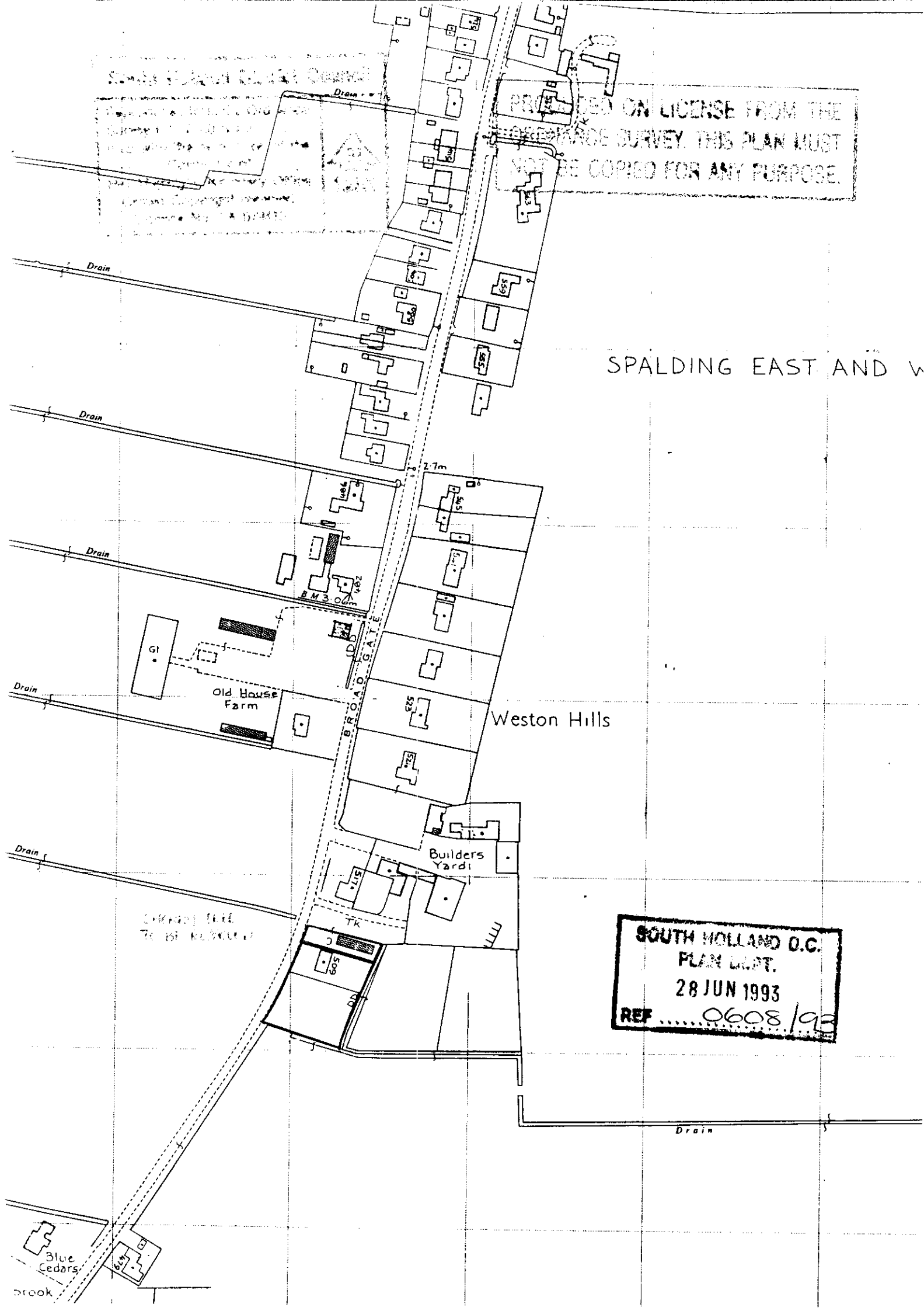
Parish Council: The site is only suitable for a very small property.

Ward Member: Is plot big enough with respect to others nearby.

Public: Publicity period expires on 27 July 1993 and any comments will be verbally reported.

Applicant:

Land within Development Boundary.
Has benefit of established frontage tree planting and conifer hedge to north boundary. A cherry tree would need to be felled.
Side elevation of No. 509 has garage window. Making use of existing planting to side boundaries and leaving not less than 1.2 metres down each side, give building width of not less than 8½ metres. Would suitably accommodate a typical three bedroom house. Distance between houses would be minimum of 2.8 metres.
I am sure when you visit site you will agree that suitable development could be produced.


PRODUCED ON LICENSE FROM THE
NOT BE COPIED FOR ANY PURPOSE.
SPALDING EAST AND W
Drain
Drain
Drain
Drain
Drain
2.7m
BM 3.00m
GI
Old House Farm
BROAD GATE
Weston Hills
Builders Yard
Tk
Blue Cedars
brook
SOUTH HOLLAND D.C.
PLAN DEPT.
28 JUN 1993
REF 0608/93