APPLICATION NO. : .....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0003/94 Received:11-JAN-94 Type:OUTLINE

Name: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Roman Bank Saracens Head
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs) and also plot delineation and footprints of dwellings for the whole of the site, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenity of the locality.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes

shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

6 The existing frontage hedge (apart from the access point) shall be retained at a height of at least 1.8 metres and in the event of the existing hedge dying it shall be replaced within 6 months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

Reason: To preserve the existing visual amenities of Roman Bank.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

8 Before any development is commenced, details of the layout, construction and surfacing if the private drive shall be submitted to and approved by the Local Planning Authority. It shall thereafter be completed in accordance with the approved details, to the reasonable satisfaction of the Local Planning Authority, before any of the dwellings are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

9 Before the dwellings are occupied the first five metres of the private drive shall be suitably hardened to the reasonable satisfaction of the Local Planning Authority.

Reason: To prevent unsuitable material being deposited on the adjoining highway, in the interests of highway safety.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

10 Before development is commenced details of the lighting scheme for the private drive shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be implemented before any of the dwellings are occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of the future occupants of the dwellings.

The site forms part of a sensitive and important area within the centre of the village and a Development Brief is consequently under preparation for the area. Discussions should therefore be undertaken with the District Council before the preparation of any detailed scheme.

The applicant is informed that some of the trees along the site's frontage are the subject of Saracen's Head Tree Preservation Order No.2, 1994. As such, consent will be required from the Local Planning Authority for any works carried out to them.

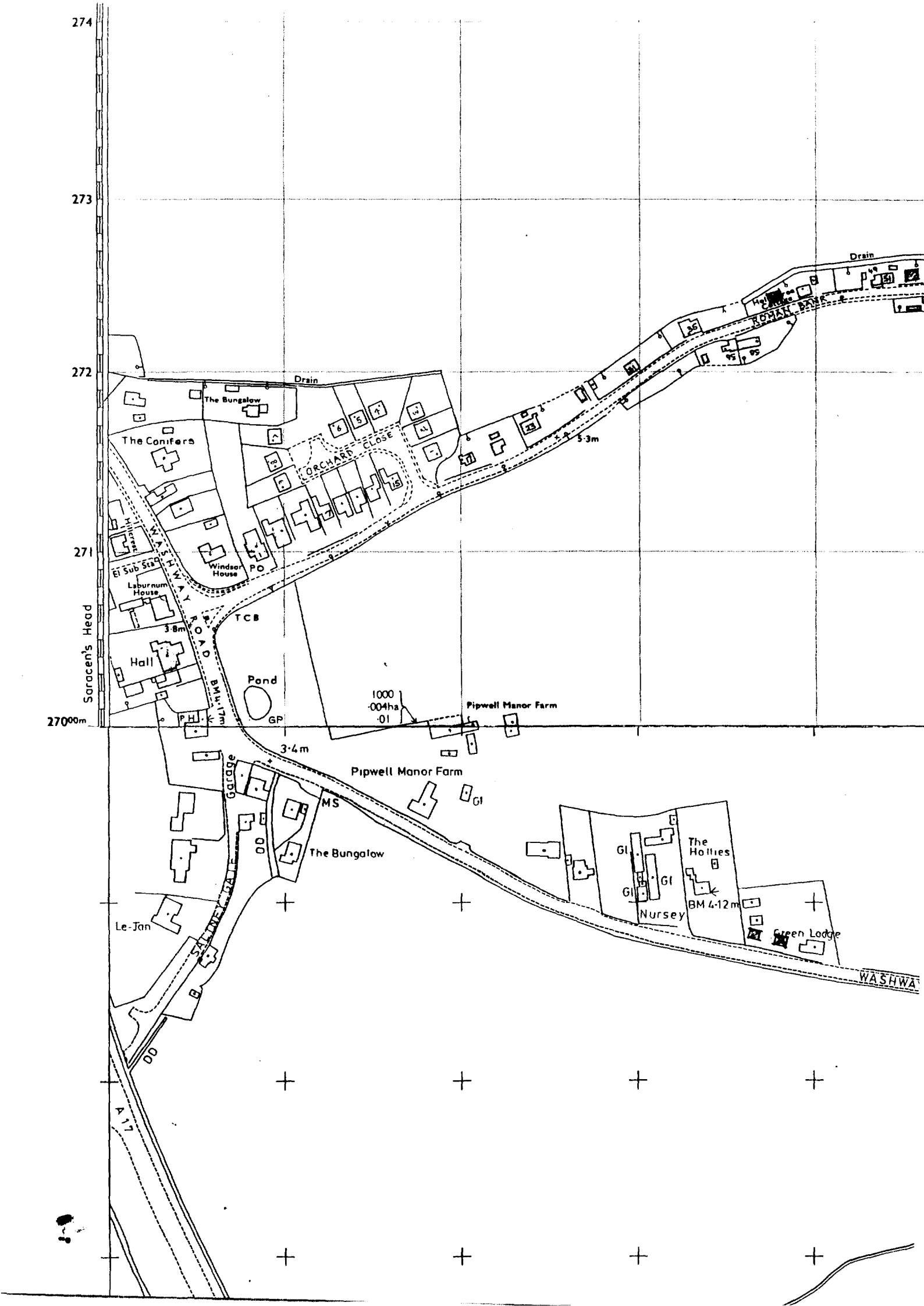
The applicant is reminded that details such as the number and layout of the dwellings and means of access are all reserved for subsequent approval.

Director of Housing and Planning Services
21-JUN-95 H23/0003/94

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)


274
273
272
271
270
00m
Drain
The Bungalow
The Conifers
ORCHARD CLOSE
5·3m
ROMAN BANK
Drain
Hillcrest
El Sub Sta
Laburnum House
Windsor House
PO
TCB
3·8m
Hall
Pond
BM 4·17m
P H
GP
Saracen's Head
1000
·004ha
·01
Pipwell Manor Farm
3·4m
Pipwell Manor Farm
Garage
MS
The Bungalow
DD
Le-Jan
SALTNEY GATE
DD
A 17
GI
GI
GI
The Hollies
BM 4·12m
Nursery
Green Lodge
WASHWA

FOUR COPIES REQUIRED

3. A

PLANNING APPLICATION

For office use only

Application No. H23/0003/94

Date Registered 04 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A. NAYLOR.
3 ABBOTS GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH

0406 490800.
Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROMAN BANK, SARACENS HEAD

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT.

Please complete

Signed. G. R. Merchant

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £840
If you consider no fee is payable include a written explanation instead.

Date. 27.12.93

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 Certificate**

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

Please state Site Area 0.68 (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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

~~DELEGATED DECISION~~

~~Case Officer~~

Approve (or equiv) Refuse (or adverse)

Signed DMG Date 19/6

COMMITTEE DMG 5/4

Confirmed as agenda .....

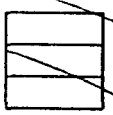
SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED Comm 24/5.

Decision Issue confirmed .....

Notes:



~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no:~~
~~Received:~~

CONDITIONS/~~REASONS:~~

Note to Admin
Please amend description to read "Residential Development".

(1) TL2

1 SC8 - (Details)

2 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs) and also plot delineation and footprints of dwellings for the whole of the site, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

3 SC27 - (Implementation of Planting).

4 SC28 - (Protection of Existing Trees).

5 The existing frontage hedge (apart from the access point) shall be retained at a height of at least 1.8 metres and in the event of the existing hedge dying it shall be replaced within 6 months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.
Reason: To preserve the existing visual amenities of Roman Bank.

6 SC70 - (Archaeology Watching Brief II).

7 Before any development is commenced, details of the layout, construction and surfacing of the private drive shall be submitted to and approved by the Local Planning Authority. It shall thereafter be completed in accordance with the approved details, to the reasonable satisfaction of the Local Planning Authority, before any of the dwellings are occupied.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before the dwellings are occupied the first five metres of the private drive shall be suitably hardened to the reasonable satisfaction of the Local Planning Authority.
Reason: To prevent unsuitable material being deposited on the adjoining highway, in the interests of highway safety.

9 Before development is commenced details of the lighting scheme for the private drive shall be submitted to and

Decision issue confirmed .....

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Reason: To ensure a satisfactory development, in the interests of the amenities of the future occupants of the dwellings.

10 The development shall be carried out in accordance with the development brief.
Reason: To ensure a satisfactory development that is in character with existing development within the village.

NOTES

1 The site forms part of a sensitive and important area within the centre of the village and a development brief is consequently under preparation for the area. Discussions should therefore be undertaken with the District Council before the preparation of any detailed scheme.

2 The applicant is informed that some of the trees along the site's frontage are the subject of Saracens Head Tree Preservation Order No. 2, 1994. As such, consent will be required from the Local Planning Authority for any works carried out to them.

3 The applicant is reminded that ~~matters~~ details such as the number and layout of the dwellings and means of access are all reserved for subsequent approval.

DC INSTRUCTION SHEET

APPLICATION REF: H23/0005

D ctions

Art 7 ☑ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) MEANS OF ACCESS SHOULD BE AN INTEGRAL PART OF THE OUTLINE APPLICATION. PLEASE INDICATE YOUR AGREEMENT TO THIS.

Other.....

Direction authorised by Senior Officer..... Date 7/1/94

Revalidation after Direction

Information satisfactory Signed..... Date 11/1/94

Valid date:

Amended description ... to include means of access ✓done 11/1

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

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/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: DAVID GODLEY

Senior Officer Confirmed ..... Date 14/1/94 Recc

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Currently agricultural land
Boundaries : Frontage comprises hedge. In verge.
Site Features : No footpath. Pond site to west.
Property to rear. Views opposite.

Inspected by MG
Date 18/1

Site Notice posted by
Date
Expiry MG 18/1

Individual Resident Notices required:

Addresses to be sent to – Ripwell Manor, Old Main Rd.

Addresses delivered to – Site already covered

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £ 840

Receipt No P3690

Date first Rec'd 04 JAN 1994

Registration

Reference H23/0003/94

Cross-Ref /

Date 5/1

Validation

TYPE OUTLINE

Site area 0·68
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £840
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 116 OS Plots
Grid ref 5[illegible]0 3[illegible]0.

Ward 2 Parish WORTHING

Inside IBD YES Inside LP area NO

Linked to site Ref 1916

Linked to property Ref

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

Hazards –
Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H23/0003/94 Received:11-JAN-94 Type:OUTLINE

Name: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Roman Bank Saracens Head
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
~~(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.~~

Reason: The application was submitted in outline only.

3 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs) and also plot delineation and footprints of dwellings for the whole of the site, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenity of the locality.

4 The approved scheme of landscaping and/or screening shall be carried out

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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Reason: To preserve the existing visual amenities of Roman Bank.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

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Reason: To prevent unsuitable material being deposited on the adjoining

highway, in the interests of highway safety.

10 Before development is commenced details of the lighting scheme for the private drive shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be implemented before any of the dwellings are occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of the future occupants of the dwellings.

11 The development shall be carried out in accordance with the Development Brief.

Reason: To ensure a satisfactory development that is in character with existing development within the village.

The site forms part of a sensitive and important area within the centre of the village and a Development Brief is consequently under preparation for the area. Discussions should therefore be undertaken with the District Council before the preparation of any detailed scheme.

The applicant is informed that some of the trees along the site's frontage are the subject of Saracen's Head Tree Preservation Order No.2, 1994. As such, consent will be required from the Local Planning Authority for any works carried out to them.

The applicant is reminded that details such as the number and layout of the dwellings and means of access are all reserved for subsequent approval.

19-JUN-95 AD check.... 21/6

Authorised to issue (inc Delegation)..... 21/6

Mr G R Merchant,
Unit 3,
12a Park Road,
Holbeach,
Lincs.

Mr D Gedney

DMG/JJ H23/0003/94
H23/0004/94

02 Jun 1995

Dear Sir,

PLANNING APPLICATIONS H23/0003/94 AND H23/0004/94 - RESIDENTIAL DEVELOPMENT, ROMAN BANK, SARACENS HEAD - MR A NAYLOR.

I refer to the above applications.

At the Development Control Committee meeting held 24th May 1995 it was resolved that permission be granted for the above applications subject to.

1. means of access being deleted from application H23/0003/94.

2. The Applicant agreeing to deepen the site the subject of application H23/0004/94 to enable the proposed private drive shown on the Development Brief to be constructed.

If the Applicant is agreeable to the above, I will be pleased to receive confirmation/amended plans to this effect, so that I am in a position to proceed with the applications.

Yours faithfully

N Midlen
Development Control Officer

Clerk to Whaplode Parish Council
Parish Council Office
2 Spalding Road
Holbeach
Spalding
Lincolnshire
PE12 7HC

D M Gedney

DMG/SJS H23/0003/94
and H23/0004/94

3 March 1995

Dear Mrs Harrington

Outline applications H23/0003/94 and H23/0004/94
- Residential development - Roman Bank, Saracens Head - A Naylor

As you may be aware, the above applications were deferred by the Planning Committee to enable the Council's Consultant to prepare a Development Brief for the area. This has now been undertaken and I therefore enclose a copy for your information.

If the Parish Council wish to make any comments in respect thereof, these should be received within the next 14 days, since the applications are probably being referred back to the Planning Committee to be held on 29 March 1995.

I hope the above information is of assistance to you.

Yours sincerely

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

Mr G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincolnshire

D M Gedney

DMG/SJS H23/0003/94
and H23/0004/94

3 March 1995

Dear Sir

Outline applications H23/0003/94 and H23/0004/94
- Residential development - Roman Bank, Saracens Head

I refer to the above applications submitted by yourself on behalf of Mr A Naylor.

As you are aware a Development Brief has now been prepared by the Council's Consultant. I therefore enclose a copy of it for your information and if you wish to make further comments please do so within the next 14 days. A copy has also been sent to Whaplode Parish Council for their comments.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

Mrs M E Kerr BA BSC RIBA
Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincs NG34 0BB

Mr D M Gedney

DMG/JK/H23/0003/94
& H23/0004/94

SHDC17/94

16 December, 1994

Dear Mrs Kerr

Development Brief, Roman Bank, Saracens Head

I write further to our meeting held 9th December, 1994.

I can now confirm that at the Planning Committee meeting held 20th October, 1994, it was resolved that land within the centre of the village to the north of Pipwell Manor Farm leading to Roman Bank be incorporated within the development boundary of Saracens Head subject to a development brief being prepared to preserve the setting of the development and the central focus of the village. The land in question constitutes that presently the subject of planning applications H23/0003/94 and H23/0004/94, along with further land between the two sites and Pipwell Manor. This resolution is, however, subject to public consultation and confirmation.

Pursuant to the above, the present brief should therefore continue to relate to the original sites. It should take into account that these two application sites may be developed separately, but it should ensure there is space for a possible access through to the rear in the future.

If it assists in providing a layout preserving the character of the area and of Roman bank, some adjustments, to the size or depth of the two areas should be considered.

As also discussed, the visibility splays currently required by the County Highways Authority may result in the removal of the frontage hedging, along with some of the trees presently the subject of a Tree Preservation Order. To ensure these are

/Cont...

retained, the Authority may consider a relaxation to preserve the character of this part of Roman Bank, with access via a private drive to the plots, it was agreed this was the approach which the brief should adopt.

If in the future, an estate road has to be constructed to provide an access to the rear land, the County's standards will have to be complied with, which may well negate our present efforts to protect the character of the area, and you may wish to comment on this, and also the effect on Pipwell Manor.

I hope the above information is of assistance to you and I look forward to receipt of an amended brief etc. bearing this in mind and including sketch to illustrate the architectural character sought. I also enclose a further invoice in respect thereof.

Yours sincerely

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

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

Mr J Blacklock

JB/JK/H23/0003/94 &
H23/0004/94

21 October, 1994

Dear Sir

Residential Development - Roman Bank, Saracens Head, -
Mr A Naylor

Thank you for your letter dated 13 October, 1994 in connection with the above.

I would advise you that the Authority's Architectural Consultant will be producing a 'Development Brief' within the last week of this month. I trust this information will be of assistance to you.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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

H23/0003/94

OUTLINE

Applicant: A Naylor
Tel:

Agent: G R Merchant
0406 490800

Description: Residential development including details of means of access

Location: Roman Bank
Saracens Head
Spalding
Lincs

Valid date: 11-JAN-94
Target dates:
To case officer 18-JAN-94
Inspected by 25-JAN-94
Extra contacts 01-FEB-94
Report if not clear by 15-FEB-94

Terminal date: 08-MAR-94
Target Committee: 16-FEB-94
Report deadline: 02-FEB-94
Agreed TD Ext:
Case Officer:
~~J BLACKLOCK~~ DM Geeney

DEVELOPMENT/CONSTRAINTS

Size: .68 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MAJ	18-JAN-94	08-FEB-94 ✓
Clerk to Whaplode PC 0406 26739	12-JAN-94	26-JAN-94
Cllr A Biggadike	12-JAN-94	19-JAN-94

SITE RECORD

Grid ref: 534150 327060
OS Sheet: 116 Parcel:

L.C. ~~see~~ plan taken Ons Attached Jc CS 20/1/94
CS 13/1/94 SE H/A/31 dated 20/1/94

PLANNING APPLICATION



Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that A Naylor
is applying to the Council for planning permission for the following:

Reference No: H23/0003/94
Description: Residential development including details of means of access

Location: Roman Bank
Saracens Head
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 08-FEB-94
Any observations should be sent to me by 08-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

18-JAN-94

SOUTH HOLLAND DISTRICT COUNCIL

Form No.

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gregory S.H.D.C. Planning Reference 1423/00031.

The following are my observations upon the enquiry under the reference quoted above: —

DEVELOPMENT AT ROMAN BANK SARACENS HEAD, WHAPLODE

With regard to this proposal I would make the following comments. -

(1) The visibility splay required for the private drive is 2.4m x 90m.

(2) The visibility splay will require the removal of 4 trees (the drawing has omitted a tree opposite Orchard Close).

(3) The turning head provided is not sufficient for service vehicles to manoeuvre within the site

(4) A 1.5m wide footway is required along the front to link with the adjoining s.h.

In order to be acceptable points (1) ~~and~~, (3) and (4) require amending

As discussed I would be prepared to look at one access serving this and the adjoining site

DC - requests a refusal. !

19-1-94

Signed C Briggs

p/ Director of Highways and Planning

.IAN 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 : P3690
Date received : 04-JAN-94

Received from

A & P Naylor

Address

3 Abbots Gardens
Whaplode
Spalding

Fee paid	£	840.00
VAT	£	0.00
Total received	£	840.00

Cash/Cheque : Cheque

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

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: H23/0003/94

Applicant: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Roman Bank
Saracens Head
Spalding
Lincs

Type: OUTLINE

Date received: 04-JAN-94

07-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Details of access should be an integral part of the outline application. Please indicate your agreement to this.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning 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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0003/94

Applicant: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location: Roman Bank
Saracens Head
Spalding
Lincs

REF ... Valid

Type: OUTLINE

Date received: 04-JAN-94

07-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Details of access should be an integral part of the outline application. Please indicate your agreement to this.

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If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

I confirm that means of access should be an integral part of this application

G. R. Merchant
8.1.94

287. **SECTION 191 LAWFUL USE CERTIFICATE - HAULAGE USE INCLUDING THE MERCHANDISING AND DISTRIBUTION OF PRODUCE ON WHOLE OF SITE AT 65 CLOUGH ROAD, GOSBERTON RISEGATE - APPLICATION REFERENCE H08/0921/94** (222/95) (continued)

(The Head of Planning (Client Services) reported receipt of a further letter of representations from the applicant.)

288. **58 FAIRFIELDS, HOLBEACH - INSTALLATION OF ANTENNA AND RADIO MAST** (486/94)

Further to the above Minute, the Director of Housing and Planning Services submitted a report detailing the current situation and advising on an appropriate course of action.

RESOLVED: That resolutions (a) (b) and (c) of the meeting of the 3 August 1994 be reaffirmed and acted upon, namely that:-

(a) no action be taken in respect of the transmitting antenna;

(b) the owner/occupier of 58 Fairfields be invited to submit a planning application for the radio mast;

(c) all parties, including objectors, be advised accordingly; and

(d) if no valid planning application is received from the owner/occupier of 58 Fairfields within one month from the date on which notification of the Committee's decision is forwarded, the Director of Housing and Planning Services submit a further report on the question of enforcement.

(Councillor Mrs P J Buffham declared an indirect interest in this matter and left the Council Chamber during consideration thereof.)

289. **SARACENS HEAD - DEVELOPMENT BRIEF** (178/95)

Further to the above Minute, the Director of Housing and Planning Services submitted a report outlining a development brief prepared for the area; and outstanding planning applications H23/0003/94 and H23/0004/94 for determination.

RESOLVED: (a) That public consultation be carried out in respect of the Development Brief (amended to include the land to the west and the Consultant Architect's advice on it) and that, subject to representations received, it be endorsed as a basis for the development of land within the centre of the village to the north of Pipwell Manor leading to Roman Bank.

289. **SARACENS HEAD - DEVELOPMENT BRIEF** (178/95) (continued)

(b) That the consequences of this exercise on development policy for Saracen's Head be considered by the Strategic Planning Committee, following completion of the deposit stage of the District Local Plan.

(c) That planning permission be granted for application H23/0003/94 subject to the conditions recommended by the Director of Housing and Planning Services; the applicant withdrawing the details from the application; and a note drawing the applicant's attention to the preparation of a development brief for the area.

(d) That planning permission be granted in respect of application H23/0004/94 subject to the conditions recommended by the Director of Housing and Planning Services; the applicant deepening the site to enable the proposed private drive to be constructed; and a note drawing the applicant's attention to the preparation of a development brief for the area.

(e) That the former Director of Planning and Building Control Services' actions in respect of making a Tree Preservation Order under sections 198 and 201 of the Town and Country Planning Act 1990 be endorsed.

(End of Minutes)

BRIAN SI 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

H23/0003/94

OUTLINE

Applicant: A Naylor
Tel:

Agent: G R Merchant
0406 490800

Description: Residential development ~~including details of means of access~~ ✓ 25 As per resolution dated 24/5/95.

Location: Roman Bank
Saracens Head
Spalding
Lincs

Valid date: 11-JAN-94
Target dates:
To case officer 18-JAN-94
Inspected by 25-JAN-94
Extra contacts 01-FEB-94
Report if not clear by 15-FEB-94

Terminal date: 08-MAR-94
Target Committee: 16-FEB-94
Report deadline: 02-FEB-94
Agreed TD Ext: ~~16-AUG-94~~ 4 AUG 95
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .68 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mr J Honnor	20-JAN-94	10-FEB-94
D Higglesden	08-FEB-94	01-MAR-94
Mr J Honnor	30-JUN-94	21-JUL-94 (amended plans rec'vd).
D Higglesdon	30-JUN-94	21-JUL-94 (" " ")
Site/Press Advert MAJ	18-JAN-94	08-FEB-94
Clerk to Whaplode PC 0406 26739	12-JAN-94	26-JAN-94 (on
Clerk to Whaplode PC 0406 26739	30-JUN-94	14-JUL-94 (amended plans rec'vd).
Cllr A Biggadike	12-JAN-94	19-JAN-94
Cllr A Biggadike	30-JUN-94	07-JUL-94 (amended plans rec'vd).

SITE RECORD

L.C.C. Dos Attached.

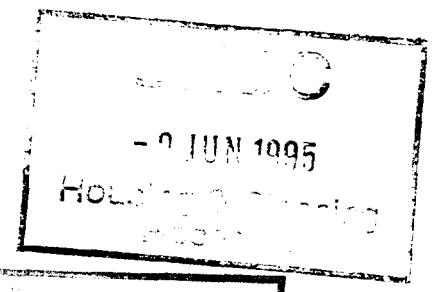
Grid ref: 534150 327060
OS Sheet: 116 Parcel:

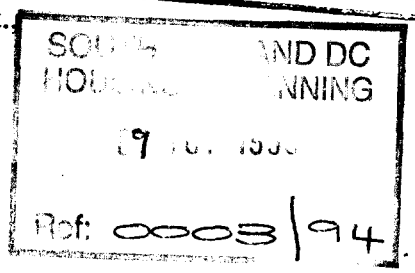
G.R. Merchant I.Eng. AMICE FIWO
Architectural, Structural & Land Drainage Consultant

Unit 3, Wrights Mews, 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490800 Fax: 01406 490800

Your ref: DMG/JJ H23/0003/94
H23/0004/94
Our ref: GRM/JJM/AN

7th June, 1995.





S H D C
Housing and Planning Services Dept.
Priory Road,
Spalding,
Lincs.

Dear Sir,

PLANNING APPLICATION H23/0003/94 AND H23/0004/94 - RESIDENTIAL DEVELOPMENT, ROMAN BANK, SARACENS HEAD - MR A NAYLOR.

Further to your letter of the 2nd June with respect to the above applications, I enclose amended site plans as requested and confirm the following;-

1. Means of access to be deleted from application H23/0003/94.

2. The site to be deepened on application H23/0004/94 to enable the proposed private drive shown on the Development Brief to be constructed; the amended site plans show the site deepened.

I trust the above and enclosed site plans are sufficient to enable the permissions to be determined, but should you require any further information, please do not hesitate to contact me.

Yours faithfully,

J. Merchant.
pp. G.R. Merchant.

287. **SECTION 191 LAWFUL USE CERTIFICATE - HAULAGE USE INCLUDING THE MERCHANDISING AND DISTRIBUTION OF PRODUCE ON WHOLE OF SITE AT 65 CLOUGH ROAD, GOSBERTON RISEGATE - APPLICATION REFERENCE H08/0921/94** (222/95) (continued)

(The Head of Planning (Client Services) reported receipt of a further letter of representations from the applicant.)

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Further to the above Minute, the Director of Housing and Planning Services submitted a report detailing the current situation and advising on an appropriate course of action.

RESOLVED: That resolutions (a) (b) and (c) of the meeting of the 3 August 1994 be reaffirmed and acted upon, namely that:-

(a) no action be taken in respect of the transmitting antenna;

(b) the owner/occupier of 58 Fairfields be invited to submit a planning application for the radio mast;

(c) all parties, including objectors, be advised accordingly; and

(d) if no valid planning application is received from the owner/occupier of 58 Fairfields within one month from the date on which notification of the Committee's decision is forwarded, the Director of Housing and Planning Services submit a further report on the question of enforcement.

(Councillor Mrs P J Buffham declared an indirect interest in this matter and left the Council Chambe during consideration thereof.)

289. **SARACENS HEAD - DEVELOPMENT BRIEF** (178/95)

Further to the above Minute, the Director of Housing and Planning Services submitted a report outlining a development brief prepared for the area; and outstanding planning applications H23/0003/94 and H23/0004/94 for determination.

RESOLVED: (a) That public consultation be carried out in respect of the Development Brief (amended to include the land to the west and the Consultant Architect's advice on it) and that, subject to representations received, it be endorsed as a basis for the development of land within the centre of the village to the north of Pipwell Manor leading to Roman Bank.

289. **SARACENS HEAD - DEVELOPMENT BRIEF** (178/95) (continued)

(b) That the consequences of this exercise on development policy for Saracen's Head be considered by the Strategic Planning Committee, following completion of the deposit stage of the District Local Plan.

(c) That planning permission be granted for application H23/0003/94 subject to the conditions recommended by the Director of Housing and Planning Services; the applicant withdrawing the details from the application; and a note drawing the applicant's attention to the preparation of a development brief for the area.

(d) That planning permission be granted in respect of application H23/0004/94 subject to the conditions recommended by the Director of Housing and Planning Services; the applicant deepening the site to enable the proposed private drive to be constructed; and a note drawing the applicant's attention to the preparation of a development brief for the area.

(e) That the former Director of Planning and Building Control Services' actions in respect of making a Tree Preservation Order under sections 198 and 201 of the Town and Country Planning Act 1990 be endorsed.

(End of Minutes)

AGENDA ITEM NO. 6.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE DEVELOPMENT CONTROL COMMITTEE 24TH MAY 1995

BY: THE DIRECTOR OF HOUSING AND PLANNING SERVICES

1.00 SUBJECT: PROPOSED DEVELOPMENT OF LAND AT SARACENS HEAD

PURPOSE: (i) To consider further a Development Brief prepared for the area.

(ii) To determine outstanding applications.

1.1 At the Planning Committee Meeting held on the 29th March 1995 (copy report attached) it was resolved that consideration of the matter be deferred for the Officers to consider amending the Development Brief to include land to the west, including the pond area.

1.2 The matter was referred back to the Council's Consultant, whose response is summarised below:-

'Site at junction of Roman Bank/Washway Road is a very attractive green site, well hedged and surrounded by mature trees. Within the site is a pond and trees, including Willows/Silver Birches. Of significant landscape value to the village and acts as a green centre in most attractive way.

Crucial to character of the village that this site remains undeveloped so that above features remain intact. Therefore hope that it can be zoned as a green space within the village where development in the future will not be allowed.

Paddock west of Pipwell Manor is part of setting of Listed Building. Pipwell Manor is a large farmhouse and in order to retain its rural character requires adequate amount of land within its curtilage. Development on this site would erode setting of the farmhouse and it should remain as paddock.

Very important within rural settlements to ensure that variety in terms of density of development is maintained. Tendancy to allow development of every vacant plot soon erodes special open character which characterises many settlements within Fen area.

Owner of Pipwell Manor fully supports idea of both sites being retained as green areas.'

1.3 Further to the previous resolution, therefore, it is considered that the above comments be attached to the draft Development Brief for the area, making it plain that it is intended that the paddocks and pond areas will not be developed, but will remain open, forming a 'village green' character to the area.

1.4 Finally the owner of the application sites has now seen the draft Development Brief and has made complimentary comments in respect thereof, hoping that it will enhance the centre of Saracens Head and create a village green effect.

2.00 RECOMMENDATION

(A) That public consultation be carried out in respect of the Development Brief (amended to include the land to the west and the Consultant Architect's advice on it), and that subject to representations received, it be endorsed as the basis for the development of land within the centre of the village to the north of Pipwell Manor leading to Roman Bank.

(B) That the consequences of this exercise on development policy for Saracen's Head be considered by the Strategic Planning Committee, following completion of the deposit stage of the District Local Plan.

(C) H23/0003/94 - Grant permission, subject to :-

- (i) Conditions,
- (ii) The applicant withdrawing the details from the application,
- (iii) A note drawing the applicant's attention to the preparation of a Development Brief for the area.

(D) H23/0004/94 - grant permission subject to:-

- (i) Conditions,
- (ii) The applicant deepening the site to enable the proposed private drive to be constructed,
- (iii) A note drawing the applicant's attention to the preparation of a Development Brief for the area.

(E) That the former Director of Planning and Building Control Services' actions in respect of making aTree Preservation Order under Sections 198 and 201 of the Town and Country Planning Act 1990 be endorsed.

Background Papers:- H23/0003/94 and H23/0004/94

Local Government (Access to Information) Act 1985

The officer to whom reference should be made concerning inspection of the background papers is the Director of Housing and Planning Services Council Offices, Priory Road, Spalding, Lincs. Tel: (01775) 761161

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (01529) 240415
Mobile: (0374) 275512

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

Your Ref: H13/1154/94

Our Ref: SHDC 17/94

22 April 1995

Mr N Midlen
Planning & Building Control
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

Dear Mr Midlen,

ROMAN BANK SARACENS HEAD - DEVELOPMENT BRIEF

Following our meeting at your Offices on April 21st regarding the Development Brief which I prepared for Saracens Head I would like to confirm the following points:

1. The site at the junction of Roman Bank to Washway Road which lies to the west of the development site, was referred to extensively in my Development Brief for these sites. It is a very attractive green site, well hedged and surrounded by mature trees. Within the site is a pond and a further stand of trees of willows and silver birches. It is a site of significant landscape value to the village and acts as a green centre in a most attractive way. It is crucial to the character of the village that this site remains undeveloped, so that these features described above can remain intact. I hope therefore that it can be zoned as a green space within the village where development in the future will not be allowed.

2. The paddock to the west of Pipwell Manor is part of the setting of the Listed Building. Pipwell Manor is a large farm house and in order to retain its rural character requires an adequate amount of land within its curtilege. Development on this site would erode the setting of the farm house and it should, in my opinion, remain as a paddock.

3. It is very important with rural settlements to ensure that variety in terms of density of development is maintained. The tendency to allow development of every seemingly vacant site soon erodes that special open character which characterises so many of the settlements in the Fen area.

The paddock to the west of Pipwell Manor is owned by Mr and Mrs Honnor of Pipwell Manor. The site with the pond is owned by Mr Stibbings who lives in North Lincolnshire. Mr Honnor is the tenant of this land. He has the owner's telephone number on file in his office and will give you the address if required. Please contact him by telephoning Spalding 725861 during office hours. I should add that Mr Honnor fully supports the idea of both sites being retained as green areas and he was concerned to note that a recent plan published by the Council for the village showed these areas as development land.

Yours sincerely,

MARY E. KERR BA BSc RIBA

ROMAN BANK, SARACEN'S HEAD, DEVELOPMENT BRIEF

1.0 INTRODUCTION

1.01 This brief has been prepared on behalf of South Holland District Council with the agreement of the site owner and agent. It has been prepared in response to the current applications for outline planning permission to develop two sites along Roman Bank. The current reference numbers being H23/0003/94 and H23/004/94.

1.02 The objectives of the brief are as follows:

i. To set out the conditions for development of these sites.

ii. To ensure that a development of a high standard suitable for these sites can be achieved.

iii. To establish in broad terms the landscaping approach required for the sites.

iv. To illustrate the types of materials and detailing considered appropriate for the area.

v. To explore the relationship between these sites and the adjacent sites, especially the well established green site to the west and the Grade II listed Pipwell Manor to the south .

2.0 SARACEN'S HEAD SETTLEMENT

2.01 This is a small rural settlement, formerly located on the main A17 road, but now bypassed. It does not have a well defined centre but the majority of the buildings are along Washway Road or Roman Bank. It is a settlement with an open feeling to it, with long views out across the countryside. Traditional dwellings are informally placed with no regular arrangements of plot width or position on the plot, giving variety to the character of the area. Within the older part of the settlement there is nowhere which has the form of a village street, with buildings lining both sides of the road in a semi urban or suburban form. Rather development tends to be concentrated on one side of a road only, with occasional plots opposite. This gives the village its open rural character.

2.02 The traditional buildings vary in size and age from Pipwell Manor farm, a substantial Georgian house to modest brick cottages of the nineteenth century. The cottages are often set in wide shallow plots with long street frontages.

2.03 The rural character is further reinforced by hedgerows of native species and informal grass verges rather than hard pavements.

2.04 To some extent this soft character has begun to be eroded by new development. notably along Roman Bank. Here from the Post Office to Orchard Close. a series of relatively new houses. with narrower and more regular plots than is the norm have been developed. The two storey buildings are consequently closer together and along a fairly regular line giving a different form and structure to this part of the Bank. Some of the houses have open plan gardens and others non native hedging. It is important that this style of development is not repeated on the application site. part of which is opposite to these properties, otherwise significant erosion of the existing rural character will result.

2.05 At the junction of Roman Bank to Washway Road is a very attractive green site, well hedged and surrounded by mature ash trees. Within the site is a pond and a further stand of trees of willows and silver birches. The site is used for rough pasture. it is a site of significant landscape value to the village and acts as a green centre in a most attractive way.

3.0 THE SITES

3.01 Site 3/94 comprises 0.68 acres and borders the mature green site described above with its hedged western boundary running alongside the landscape site. Its northern boundary is alongside Roman Bank. Here there is a green verge, a hawthorn hedge and a sequence of mature trees - ash, mountain ash and silver birch, which are protected by tree preservation orders. Opposite is the modern development described in 2.04. The other two boundaries are presently more open. The one at the southern end of the site borders a paddock belonging to Pipwell Manor. The long eastern boundary is to an open field.

3.02 This site therefore has a significant relationship to the mature green landscaped area. The southern end of the site is also close to the farm buildings which group with Pipwell Manor. Pipwell Manor itself is screened by some planting and its own garden area so its does not have a strong relationship to the development site. However it is important that it retains its status as the major dwelling in the village.

3.03 Site 4/94 comprises 0.74 hectares. This site runs parallel to Roman Bank. Along that boundary is a continuation of the grass verge and hawthorn hedge, with a single mature ash tree near the boundary with site 3/94. On the opposite side of the bank are some of the wide shallow plots referred to above, with some nineteenth century cottages, and two modern cottages which have made some attempt to pick up the character of the area. Other boundaries are to open fields.

3.04 The two sites may be developed separately. However site 4/94 needs to allow for access from Roman Bank to the land to the rear. This is currently in use as agricultural land and so access to enable machinery to reach the site will need to be preserved. This access also needs to be positioned to allow the possibility of future development of this site to the rear.

4.0 LAYOUT

4.01 A scheme which reflects the informality of the area is needed to enable it to belong to this locality. Plot sizes should vary in width. The positions of the building on the plots should vary. There should be a range of building types and sizes as is normally found in a village context.

4.02 The layout on site 3/94 needs to acknowledge the relationship with the green landscape site and take advantage of the views offered. Here is a chance to create a small green, echoing the landscaping of the adjacent site and so strengthening it. Frontages should relate to this green area rather than to the main road and a sinuous form to the layout be adopted, focused on the landscaped site. A private drive, without footpaths should be utilised, set out in an informal way to form a central green area with some tree planting to echo the nearby stands of trees on the adjacent site. Four or five dwellings should be located on this private drive.

4.03 Garaging should where possible be grouped to form long buildings of a rather agricultural character, with a subservient relationship to the dwellings. Garaging should not be allowed to mask the dwellings, nor be dominant elements.

4.04 The site alongside the road 4/94, should be developed with a low density to give broad plot widths and buildings should be set at varying dimensions back from the roadside, with some gable end and others with their eaves parallel to the road. Access to these dwellings should be grouped off the road into the site at the rear. This way only one break will be required through the existing hedge. As it is only serving a limited number of dwellings this roadway can also be a private drive. It will not be able to meet the County Highways Departments requirements for visibility splays to the left of its junction with Roman Bank without destroying the existing hedge. A shorter visibility splay will therefore have to be accepted.

4.05 Pedestrian access gates and paths will be required from Roman Bank to serve these sites so that a turning head to the private drive can be avoided. This will then allow refuse and delivery vehicles to service these site from the main road.

5.0 SCALE

5.01 Villages have a hierarchy of dwellings - the large farmhouse or manor house, the pair of Victorian houses, some linked cottages, and small detached cottages or houses. Except in planned estate villages there are rarely two properties of identical form and scale. This hierarchy and variety of scale should be evident in new additions to the village.

5.05 Generally the buildings should be designed as compact country properties not as sprawling suburban houses. The majority should be towards the cottage end of the scale, with floor to ceiling heights kept to a minimum and eaves level kept as low

as possible. Larger houses should be restricted to the two or three which are on larger plots and care should be taken to keep these smaller in plan form and height than Pipwell Manor.

5.06 Sizes should range from 2 to 4 bedrooms. To break up the scale and impact of the houses they can be designed with L or T plan rear ranges, and some single storey elements to give variety and interest.

5.07 Roofs can be gabled or hipped. Hipped roofs in a slate type finish can be lower, but generally roof pitches should be not less than 35 degrees and some variety in roof pitch between plots is also required. On older buildings roofs are generally not wider than 6m, and in order to keep profiles traditional this should be observed in the new buildings.

6.0 MATERIALS

6.01 Walling materials can be in a multi - red stock brick, samples to be approved, painted brick or a soft plain smooth render. Timber cladding, timber framed elements, tile hanging or stone cladding must not be used.

6.02 Roofing materials should be in a slate or slate substitute, a traditional red pantile or red plain tile. Samples should be approved.

6.03 Windows and doors should be in painted joinery.

6.04 Some variety of bricks and materials from the above range should be used on the different plots to give texture and contrast to the scheme.

7.0 DESIGN

7.01 The designs should aim to be in keeping with the traditional properties of the area. Simple well proportioned buildings, with brick detailing.

7.02 Windows and doorways should have vertical proportions and expressed lintels or arches. Verges should be plain with tiled undercloaks or brick corbels. Bargeboards should generally be avoided. Eaves details with brick corbels and gutters on drive in brackets, or overhanging soffits to the shallower pitches, should be utilised.

7.03 Chimneys should be included, generally within the plan of the property rather than external, and at gable ends or on ridges. They should have oversailing courses and terracotta pots, and be of a reasonably substantial section and height.

7.04 Where dormers are used these should be neat. to individual windows no greater than two lights, with gables. hips or shallow segmental heads. They should be broadly spaced out and designed with narrow rebates and tight fitting roofs.

7.05 Standard house types must be avoided. Although there can be some repetition of details each house should have its own form and character. Some can have small porches in brick or painted timber, for example.

7.06 Garages should be in materials and details to match the houses. Where double garages are provided the pitch of the roof should be turned so that the openings run beneath the eaves, and separate doors provided for each vehicle. In this way they can resemble traditional farm buildings.

7.07 Illustrative material is appended to this brief showing typical details which could be utilised in development on these sites.

8.0 LANDSCAPING

8.01 The basic landscaping and boundary treatments must form part of the developer's scheme and not be left to the individual householder.

8.02 The existing hedges must be retained and strengthened. Some additional tree planting beside Roman road, at the ends of the site 0/4 should be implemented to reinforce this roadside boundary. Any sections of the hedge which suffers or dies must be replanted within six months by the same species. The hedges must be maintained to a height of 1.8 metres apart from the access points.

8.03 The other site boundaries must in the first instance be maintained by Lincolnshire post and rail fencing, with new native hedging planted beside the fence. Along the southern boundary the hedgeline must include some tree specimens to be agreed.

8.04 The front of the plots in site 03/94 must be defined by either native hedging, simple metal railings, low timber paling or brick walls to agreed details. The plots should not be open plan.

8.05 Boundaries between the plots should be defined by post and rail fencing.

8.06 The existing trees shall be retained and protected during construction work. The guidelines laid down by the NHBC 'Building Near Trees' shall be followed and specialist advice sought as required.

8.07 Planting on the 'green area' on site 03/94 must be to an approved scheme. It is suggested that this is kept simple to include sorbus aucuparia (mountain ash) on meadow grass.

8.08 Hard landscaping should be kept to a minimum with gravel preferred for driveways and gravel or tarmac used for the roadway. Block paviors are not appropriate in this rural setting. As far as possible. concrete kerbing should be avoided and only used where highways demand its use.

8.09 Lighting of the roadways should be kept to the minimum required. It is suggested that a simple metal stirrup type lantern is used. An example is appended but most manufacturers have a similar version in their range.

9.0 ILLUSTRATIVE MATERIAL

9.01 A site layout plan has been produced showing possible arrangements for both sites, (Site A is 03/94 and Site B is 4/94)

9.02 For site A the aim has been to produce a simple informal layout facing towards the open landscaped area to the west and also grouped around a central 'green' with tree planting to reflect the grouping of trees nearby.

9.03 A variety of house sizes are indicated, from a pair of houses at the southern end of the site, to a cottage with dormers and a larger dwelling of two different storey heights. Garages are grouped and generally kept subservient to the dwellings.

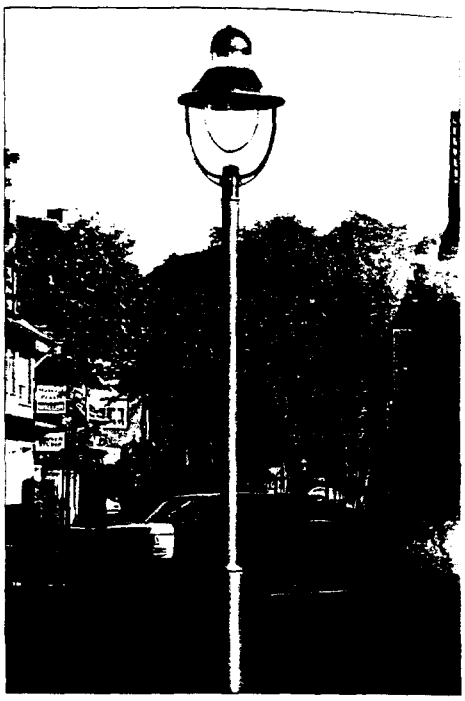
9.04 A bird's eye view has been sketched out to illustrate this layout in three dimensional form.

9.05 Site B shows a slightly deeper site area than on the application in order to allow for the access ways at the rear of the two end plots. This enables all dwellings to be served off the one private drive.

9.06 The two central houses are shown with their gables parallel to the Roman Bank, an arrangement found elsewhere in this area.

9.07 The two end properties are set back further to allow for some significant tree planting in the hedge line along the frontage. This still gives a reasonable depth for some south facing garden area. The variety in the frontage positions also reflects the informality and character of spaces found in this rural area.

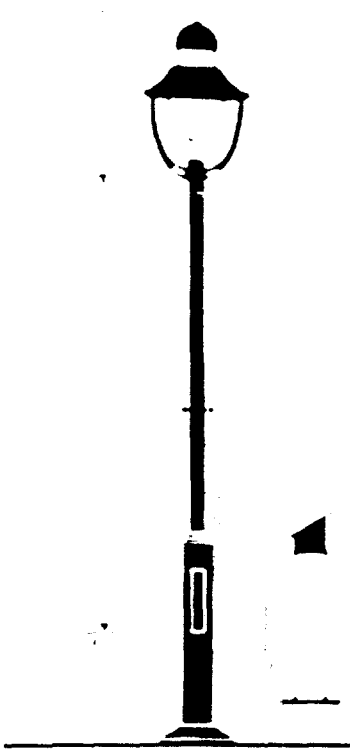
Beta **Laternen** Lanterns

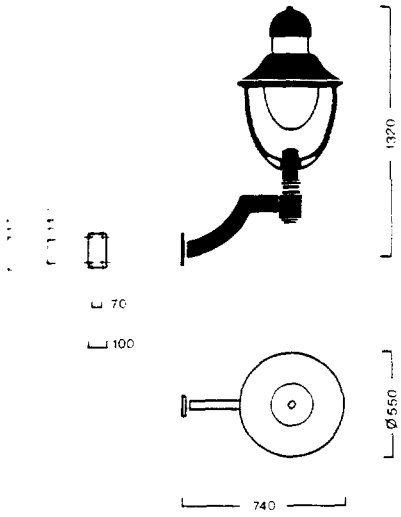


Beta sowie Gamma und Delta sind in Anlehnung an historische Leuchten entwickelt worden. Dies allerdings unter Einbeziehung moderner Lichttechnik und Verwendung hochwertiger Materialien wie Polycarbonat, Aluminium, Silumin-guß und Edelstahl.
Beta sowie Gamma und Delta sind als Beleuchtung und als Gestaltungselement eine harmonische Ergänzung in Vorort- und Nebenstraßen, verkehrsberuhigten Stadtbereichen, Fußgängerzonen und öffentlichen Parkanlagen. Als Einzel-, Kandelaber- und Wandleuchte entsprechen alle drei Leuchten den lichttechnischen und gestalterischen Anforderungen gerade in mittleren Städten und kleinen Gemeinden.

Like the Gamma and Delta fittings, the design of the Beta lantern reflects traditional styles, whilst its manufacture employs high quality materials such as polycarbonate, aluminium, diecast aluminium and stainless steel.
Beta, Gamma and Delta lanterns are particularly suitable for use in suburban areas and side-streets, traffic restricted and pedestrian zones and urban parks. Beta is available as single pole top and wall bracket fitting. All three meet the architectural and technical performance requirements for the illumination of medium sized towns.

STANDARD-ARTIKEL ■ STANDARD ITEMS
PROJEKT-ARTIKEL □ PROJECT ITEMS





SX 44..

BETA-Laterne für Wandbefestigung · schwarz · Wandarmaufsatz, halbkugelförmiges Chassis, Arme und Wandarm Siluminguß · gesandstrahlter Zylinder und geperlter Formkörper (PC) · Leuchtendach und Reflektor Aluminium · Schutzart IP44

BETA lantern for wall mounting · black finish · wall bracket [illegible], hemispherical fitter, brackets and wall brackets [illegible] aluminium · sandblasted cylinder and structured [illegible] (PC) · dome and reflector aluminium · protection [illegible]

SX 445 10-2 ■
SX 445 11-2 ■

unlackiert

unpainted

SX

SX 446..

SX 446 10-2 ■ f. HSE 70W
SX 446 11-2 ■ f. HME 50/80W

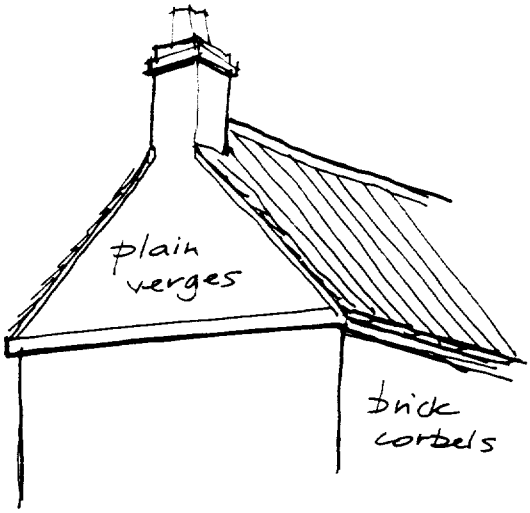
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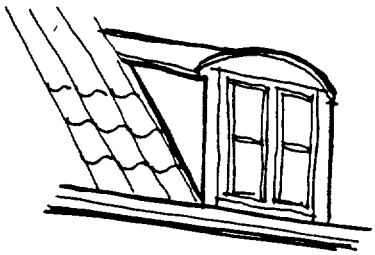
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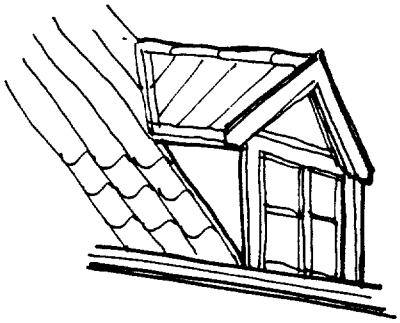
houses of different sizes, brick, pantile, render, slate



Gable stacks of reasonable size, oversailing courses, clay pots

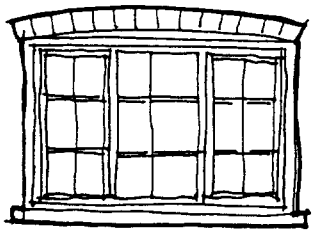


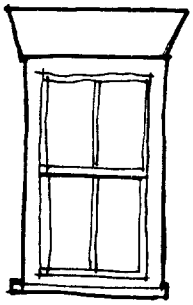


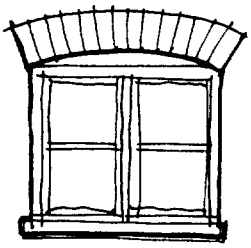


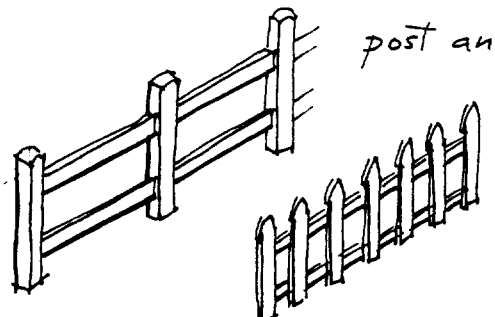
neatly detailed dormers, flat or gabled; tight fitting roofs.

windows vertically proportioned, arches or lintels over.



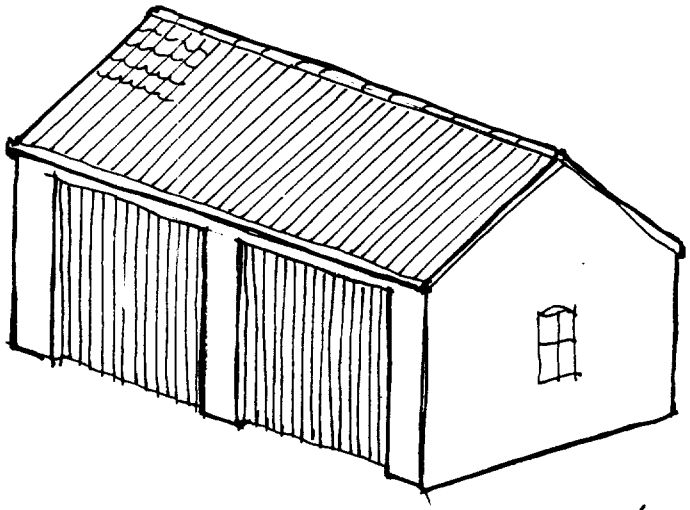






post and rail

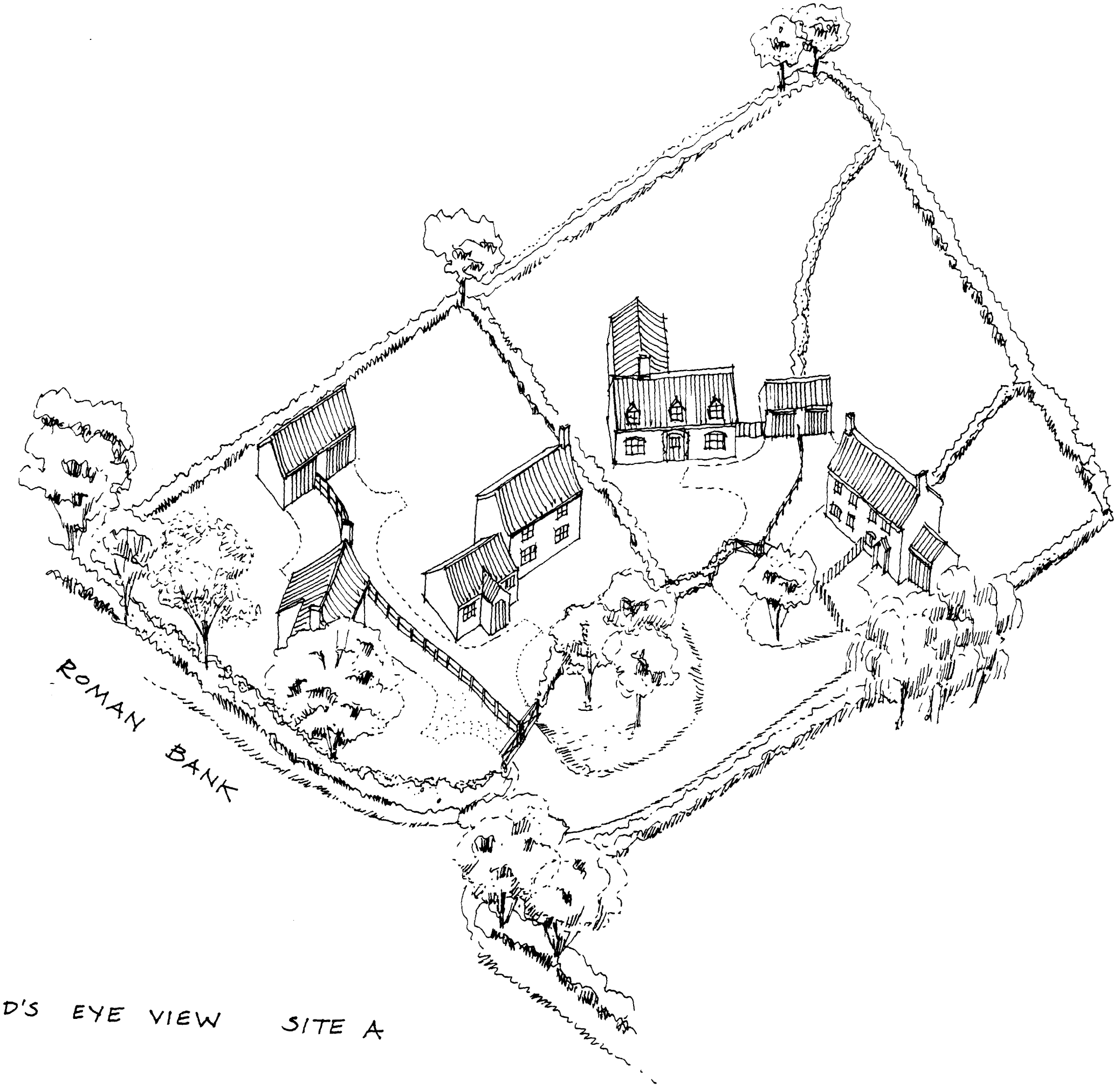
low timber paling or hedges to fronts.



ROMAN BANK TYPICAL

double garages with agricultural character

SARACEN'S HEAD DETAILS



BIRD'S EYE VIEW SITE A

177. **GLENSIDE NORTH, PINCHBECK - THE FORMER FIVE BELLS, GRADE II LISTED BUILDING (263/94)** (continued)

(b) Legal proceedings be instituted against the owner under the provisions of sections 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the unauthorised alterations to the front door surround, the repointing of the main house, the unauthorised demolition of the outbuildings, changes to the doors in other elevations and the insertion of a window in the eastern elevation of the property.

(The Deputy Director of Planning and Building Control Services reported receipt of a letter from a neighbouring occupier relating to the above matter.)

(Councillor C.J.T.H. Brewis left the meeting following consideration of the above item.)

178. **SARACENS HEAD - DEVELOPMENT BRIEF**

Further to Minute 465(a)/94, the Director of Planning and Building Control Services reported on a draft development brief prepared by the Council's Consultant Architect for the areas of land the subject of planning applications H23/0003/94 and H23/0004/94.

RESOLVED: Consideration of the matter be deferred for the officers to consider amending the Development Brief to include land to the west including the pond area.

179. **LINCOLNSHIRE AND SOUTH HUMBERSIDE CYCLING STUDY**

The Director of Planning and Building Control Services reported receipt of a cycling study which had been commissioned by Lincolnshire and South Humberside Tourism. The study had been carried out by "Sustrans", a charitable organisation dedicated to promoting cycling as a sustainable means of transport, whose brief was to prepare a strategy document for recreational cycling within the area.

The study provided a strategic framework for developing a comprehensive cycle strategy for Lincolnshire and was effectively a lobbying document to encourage the County Council to prepare a comprehensive approach to the provision of a network of cycleways both for reducing journeys to work and to other destinations, and for the promotion of tourism in association with other relevant bodies.

Whilst the study suggested a network of proposed county wide routes, it was felt that the question of cycling should be approached in a comprehensive county wide manner rather than in the present ad hoc manner.

RESOLVED: (a) That the overview of cycling in Lincolnshire presented in the Sustrans report be welcomed; and

29th MARCH 1995 PLANNING COMMITTEE
PLANNING OFFICERS REPORTS - POST COMMITTEE INSTRUCTIONS

Report No	Subject	Instructions/ Offr	Decision
4	Devl Brief Woolram Wygate	JC DJR	Spirit of principles to achieve full devl/link road endorsed. Members do not accept that changes are minor and require re-consultation of the proposed changes to the development brief. Recommendation: 1. To be included as part of public consult. 2. Application H16/0840/94 deferred for at least a further 4 months pending re-consult of proposed changes to devl brief. Extension of time required. 3. Accepted. 4. To be included as part of public consult. 5. Re-affirmed. 6. Endorsed. 7. Deferred pending re-consult. Members endorsed the desire to see continuity of development of area and that officers should continue to have discussions on options of Monks House Lane. Inform residents of new properties on Wygate Park via note on Land Search Charges saying devl brief for area available.
5	Brayfields - Footpath	DJR	Deferred for site visit. Invite applicant/developer to submit planning application for proposed changes showing proposals for barrier fence, land either side and cul-de-sac at Church Street. Application should also show all land interests. Wait for outcome of sub-cttee meeting before contacting applicant/developer.
6	Former Five Bells	PJU	Enforcement/Prosecution proceedings as recommended.
7	Devl at Saracens Head	DMG	Deferred. Back to consultant to look at effect of a wider devl brief to the west of site.
8	Cycle Study	JC	As recommended.
9	The Wash Estuary	DMF	As recommended. Consult to L.C.C. to include: 1. Sea defences must be regarded as top priority. 2. Wish to see Newsletter every 6 month giving current issues and progress. 3. Any work needed to strengthen/repair defences should use borrow pits nearby and not allow heavy vehicular traffic to use inadequate lanes and tracks.

10	Spalding Town Centre Advisory Group	RJS	Noted and endorsed.

30th Mar 95

Signed: .....

R J Smith
Deputy Director of Planning and
Building Control Services

Mr. S Mullen.
South Holland District Council
Priory Road.
Spalding. Lincs

SHLD PLANNING DEPT.
RECEIVED
20 MAR 95

Dear Mr Mullen.

RE:- Outline Applications H23/0003/94 and H23/0004/94 - Residential Development - Roman Bank, Sarracens Head.

With reference to your letter of 3rd March 1995 concerning the above. Please accept my apologies for the delay in responding.

I have contacted several people who will be affected by this development and several points of concern have been raised which I feel I should bring to your attention. These are:-

a) **overdevelopment of the village**, I agree that the proposed buildings are in keeping with the area and are given plenty of room however, some residents are concerned about the amount of vacant plots already in the village without adding to the number.

b) Roman Bank, The road is extreamly narrow, with little by way of pavements I am somewhat concerned what the extra traffic and pedestrians will do to the area by way of safety, I would suggest that you visit the area to draw your own conclusions regarding this.

Overall I am very impressed with the proposals. they do indeed appear to keep the character of the village and give plenty of room, rather than filling the site with as many houses as possible, however I do feel that current

residents feelings and views should be taken into consideration

Yours faithfully

Lesley Holbrook
WHAPLODE PARISH COUNCIL

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

Unit 3, Wrights Mews, 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490800 Fax: 01406 490800

Your ref: DMG/SJS. H23/0003/94 & H23/0004/94
Our ref : GRM/JJM/AN

7th March, 1995.

S.H.D.C.
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

OUTLINE APPLICATION H23/0003/94 and H23/0004/94 - RESIDENTIAL DEVELOPMENT, ROMAN BANK, SARACENS HEAD.

Many thanks for the opportunity to make observations on the "Development Brief" with respect to the above applications.

My client wishes to compliment your department on the details produced which will hopefully enhance the centre of Saracens Head and create a village green effect.

Yours faithfully,

J Merchant.

G.R. Merchant.

OBJECTION

LATE ... DMC PHD. 24/3 ... DEPT.

DG

Pipwell Manor
Saracens Head
Holbeach
Lincs
PE12 8AL
17-3-95

Dear Sir.

H23/0003/94 and H23/0004/94
Residential Development - Roman Bank
Saracens Head - Mr A Naylor.

I refer to the above planning applications and I understand that they have recently been revised and are to be reconsidered by the Planning Committee in the near future. I will be pleased if you will ask the Committee to take into account the following observations and objections:-

1. Saracen's Head already has planning consent for at least 16 building plots. This represents an increase of 35% over the present number of houses (45) in the Eastern part of the village. The proposal for 8 more plots is therefore premature.

2. The application sites lie outside the Boundary of Development as shown in the District Local Plan "South Holland 2000" although I understand that the boundary is being quietly altered to accomodate these site. The development should not proceed until the District Local Plan has been through the full consultation and ratification procedure.

3. The inclusion of these 2 sites plus the remainder of the 7 acre field within the 'Development Boundary' is in direct contradiction to the Council's stated policy (minute 910/92) which resolves "to remove areas of land suitable for large scale ~~development~~ estate building from the development boundaries in order to prevent the over expansion of the villages" (ie Saracens Head and Holbeach Bank)

How will the Committee be able to resist an ultimate development of 30 or 40 houses if as proposed the whole 7 acre field is included in the Boundary of Development.

4. If the Council are minded to allow some building, then the character of Roman Bank should be preserved by allowing varied cottage type housing along the bank frontage. The present proposals will just suburbanise the village which at present retains some individual character.

5. If the Committee ignores the wishes of the inhabitants of Saracen's Head and allows both these applications then it is essential that the 'development brief' is closely followed. It is also important that the "Boundary of Development" is not extended beyond these sites to the rest of the applicants property.

I trust these comments will be considered by the Committee

The Director of Planning
South Holland D.C.
Priory Rd
Spalding.

Yours faithfully
John Hannon

SOUTH HOLLAND DISTRICT COUNCIL

7

REPORT TO: PLANNING COMMITTEE 29 MARCH 1995

BY: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: PROPOSED DEVELOPMENT OF LAND AT SARACENS HEAD -
(1) PROPOSED DEVELOPMENT BRIEF
(2) TO DETERMINE RELEVANT APPLICATIONS

PURPOSE: (1) To report to the Committee the contents of a development brief prepared for the area.
(2) To determine outstanding applications.

1.1 Background

1.2 Two planning applications were received in 1994 (H23/0003/94 and H23/0004/94) for residential development on land off Roman Bank, Saracens Head. Following a site inspection by the Plans Sub-Committee Meeting on 25 July 1994 it was resolved that these applications should be deferred to enable the Director of Planning and Building Control Services to arrange for a development brief to be prepared, and that the applications then be referred back to the Planning Committee.

1.3 Members are also reminded that since that period it has been resolved at the recommendation of the Director of Planning & Building Control Services that the District Local Plan Deposit Draft boundary incorporate more land within the centre of the village to the north of Pipwell Manor Farm leading to Roman Bank for development, subject to the approval of a brief to preserve the setting of the development and the central focus of the village.

1.4 Referring to the initial development brief, I can advise that this has now been prepared by the Council's Consultant and is summarised below. A full copy will be available in the Members Room.

2.0 Development Brief (Summary)

2.1 Characteristics of Saracens Head

(a) Small rural settlement which does not have well defined centre. Has an open feeling with long views across open countryside.
(b) Traditional dwellings informally placed with no regular arrangements of plot width or position on plot. Thereby giving variety. Varying size and age.
(c) Rural character reinforced by trees, hedgerows of native species and informal grass verges rather than hard pavement. (To some extent this soft character has begun to be eroded by new development, notably along Roman Bank. Important that this type of development is not repeated).

(d) Paddock at junction of Washway Road, Roman Bank, a site of significant landscape value to the village, providing a green centre.

3.0 Layout of new development

3.1 (a) Scheme which reflects the informality of the area required to enable it to belong to this locality.
(b) Plot sizes should vary in width and positions of the buildings on plots should vary.
(c) Should be arrangement of building types and sizes, as is normally found in a village complex.
(d) Layout of H23/0003/94 should acknowledge the relationship with the green landscape site and take advantage of views offered. Frontages should relate to this green area rather than the main road. Private drive (without footpath) should be utilised, set out in an informal way to form a central green area. Some tree planting. Four or five dwellings should be located on this private drive. Garages should where possibly be grouped to form subservient buildings of rather agricultural character.
(e) Site H23/0004/94 alongside the road should be developed with low density to give broad plot widths. Buildings should be set at varying dimensions back from the roadside, with some gable ended and others parallel to the road. Accesses should be grouped off the road into the site at the rear, which would only require one break through the existing hedge. As this roadway is serving a limited number of dwellings can also be a private drive. Will not be able to meet County Highways requirements for visibility splays to west of this junction with Roman Bank without destroying existing hedge. A shorter visibility splay will therefore have to be accepted.
(f) Pedestrian access gates and paths will be required from Roman Bank to serve these sites, so that a turning head to the private drive can be avoided. This will allow refuse and delivery vehicles to service these sites from Roman Bank.

4.0 Scale

4.1 (a) Villages have hierarchy of dwellings - this should be evident in new development.
(b) Buildings should generally be designed as country properties - not suburban houses. Majority should be towards cottage end of scale.
(c) Sizes should range from 2-4 bedrooms.
(d) Roofs can be gabled or hipped.

5.0 Materials

5.1 (a) Walling materials can be in a Multi Red Stock brick, painted brick or soft plain smooth render.
(b) Roofing materials should be in a slate or slate substitute, traditional red pantile or plain tile.
(c) Windows and doors should be in painted joinery.

6.0 Design

6.1 (a) The design should aim to be in keeping with the traditional properties of the area. Simple well proportioned buildings with brick detailing.

7.0 Landscaping

7.1 (a) Existing hedges should be retained at all times at a height of 1.8 metres and strengthened.
(b) Other boundaries must in the first instance be maintained by Lincolnshire Post and Rail Fencing, with new native hedging planted beside the fence.
(c) Planting on green area on site H23/0003/94 must be kept simple and include *Sorbus acuparia* (Mountain Ash) on meadow grass.
(d) Hard landscaping and lighting of roadways should be kept to minimum required.

8.0 Comments

8.1 An illustrative layout plan has been prepared with the brief showing two possible alternatives for the particular area of land adjoining the paddock. According to the consultant the aim is produce a simple informal layout facing towards the open landscaped area to the west and also grouped around the central "green" with tree planting to reflect the grouping of trees nearby. Variety of house sizes are indicated, and garages grouped and kept subservient. The proposed development along Roman Bank is limited to four dwellings off a private drive, keeping the trees and hedgerows. This will require a greater depth of site than in the current application.

8.2 There is a conflict between the aim of the brief to retain the trees and hedgerows and green verges and County Highways wishes. Normal standard for County roads of 2.4 x 90 (or even their reduced standard of 2.4 x 60) cannot be achieved without the loss of some of the hedgerows and trees. Similarly their request that a footpath should be required.

8.3 However, it is considered that their standards can be relaxed with the relatively few dwellings that can be developed off a private drive. It will be remembered by members that an Appeal was recently allowed some few hundred yards to the east of the site, the Inspector then considering that full visibility splay distances were not necessary. Similarly a considerable number of dwellings have been allowed on Roman Bank, either by this Committee or an Appeal, without a footpath being required.

8.4 However, if the number of dwellings to be served off Roman Bank is increased, as would be the case if further land was included in the boundary, it would be necessary for an adoptable road to be provided, rather than a private drive, which would have to be to the County's requirements, whilst the case for a footpath along Roman Bank would be increased. The Consultant has indicated this would be a major detriment to the area, and she is also concerned with how the setting of the Listed Pipwell Manor would be affected.

9.0 Determination of Applications H23/0003/94 and H23/0004/94

9.1 The reports relating to these applications are attached. Both sites are within Saracens Head Interim Boundary of Development, and it is my opinion that the two sites in question can be developed in such a way as to be in accordance with Structure Plan Policy 5A.

10.0 RECOMMENDATION

(a) That public consultation be carried out in respect of the development brief and that subject to representations received it be endorsed as the basis for the development of the land within the centre of the village to the north of Pipwell Manor Farm leading to Roman Bank.

(b) That following the consultation period in respect of the District Local Plan Deposit Draft, the development boundary for this part of Saracens Head be reassessed, bearing in mind any representations received and also the consultants comments in respect of the land at the rear.

(c) H23/0003/94 - grant permission subject to conditions and to the applicant withdrawing the details from the application and a note drawing the applicant's attention to the existence of a development brief for the area.

(d) H23/0004/94 - grant permission subject to conditions and to the applicant deepening the site to enable the proposed private drive to be constructed and a note drawing the applicant's attention to the existence of a development brief for the area.

(e) That the Director of Planning and Building Control Services actions in respect of making a Tree Preservation Order under Sections 198 and 201 of the Town and Country Planning Act 1990 be endorsed.

Background papers: H23/0003/94 and H23/0004/94.

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

APPLICATION REFERENCE: H23/0003/94 DATE RECEIVED: 11-JAN-94

TYPE: Outline

DESCRIPTION: Residential development including details of means of access

LOCATION: Roman Bank, Saracens Head, Spalding

APPLICANT: A Naylor AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Resident objections received.

RECOMMENDATION

A. That the application be deferred for a site visit by the Plans Sub-Committee together with application H23/0004/94.

B. That the Director of Planning & Building Control Services be authorised to grant permission, subject to conditions.

C. That the Director of Planning & Building Control Services actions in respect of making a Tree Preservation Order under Sections 198 and 201 of the Town and Country Planning Act 1990 be endorsed.

COMMENTS

1 The site is within Saracens Head IBD approved 2 August 1989.

2 No objections are currently raised in principle therefore. However, the site is a sensitive and important part of the village and in accordance with Structure Plan Policy 5A it will need to be ensured that any future development is of a scale which is in character and sympathetic to the size and appearance of the settlement.

3 The provision of a private access such as that indicated enables the majority of the frontage hedging and trees (which have been made the subject of a Tree Preservation Order) to be retained. This is important to retain the rural character of this particular section of Roman Bank.

4 It should be noted that the site is outside the District Wide Local Plan Consultation Draft Development Boundary.

REPRESENTATIONS

Parish Council: Whilst supporting this in principle still consider that Roman Bank should be looked at. There is another possible outlet onto the old A17 between Pipwell Manor and houses on the right.

County Highways: Request conditions.

Heritage Lincolnshire: This site lies partly adjacent to the mediaeval Sea Bank and may also reveal evidence of mediaeval salt making activities and settlement.

Pub c: Objections received from "Pipwell Manor" 70 Roman Bank and 4 Cley Hall Gardens, Spalding (summarised).

- Land should be retained for agricultural use and not built upon.
- Suburban development which will destroy character and beauty of the village and its environment.
- Put more pressure on Roman Bank road and the junction of the old A17.
- Seems a pity that well off landowners could not sell or donate some of land to Council for conversion into green park area for use by local community and children, who have no amenity area like other villages in this area.
- Outside Boundary of Development as shown in South Holland 2000 plan.
- Saracens Head already has planning consent for at least 16 plots which have been for sale for 2-3 years with no buyers. No need for further plots - application premature.
- Nucleus of Saracens Head contains 45 houses. Existing consents increase this to 64 (increase of 42%). Surely more than sufficient for small village with a few services. Smaller villages should be subject to policy of limited growth, as confirmed in South Holland 2000.
- Two applications should be considered as an entity.
- If permission is to be granted, character should be preserved by the erection of small varied cottage style dwellings along the frontage.
- 7 acre block of land between Pipwell Manor and Roman Bank (approximately 50 houses) cannot be developed without protecting the character of the village or causing over-expansion.

SCHEDULE OF CONDITIONS

1 SC8 - (Details)

2 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs) and also plot delineation and footprints of dwellings for the whole of the site, shall be submitted to and approved by the Local Planning Authority.
Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

3 SC27 - (Implementation of Planting).

4 SC28 - (Protection of Existing Trees).

5 The existing frontage hedge (apart from the access point) shall be retained at a height of at least 1.8 metres and

in the event of the existing hedge dying it shall be replaced within 6 months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.
Reason: To preserve the existing visual amenities of Roman Bank.

6 SC70 - (Archaeology Watching Brief II).

7 Before any development is commenced, details of the layout, construction and surfacing of the private drive shall be submitted to and approved by the Local Planning Authority. It shall thereafter be completed in accordance with the approved details, to the reasonable satisfaction of the Local Planning Authority, before any of the dwellings are occupied.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before the dwellings are occupied the first five metres of the private drive shall be suitably hardened to the reasonable satisfaction of the Local Planning Authority.
Reason: To prevent unsuitable material being deposited on the adjoining highway, in the interests of highway safety.

9 Before development is commenced details of the lighting scheme for the private drive shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be implemented before any of the dwellings are occupied.
Reason: To ensure a satisfactory development, in the interests of the amenities of the future occupants of the dwellings.

10 The development shall be carried out in accordance with the development brief.
Reason: To ensure a satisfactory development that is in character with existing development within the village.

NOTES

1 The site forms part of a sensitive and important area within the centre of the village which is the subject of a development brief. Discussions should therefore be undertaken with the District Council before the preparation of any detailed scheme.

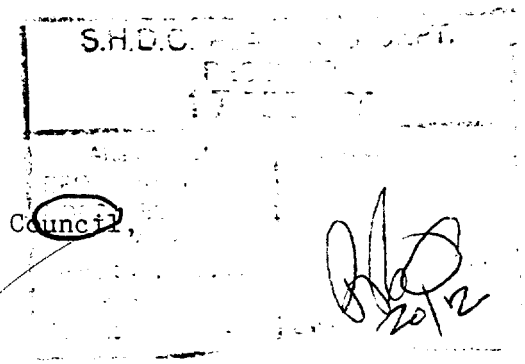
2 The applicant is informed that some of the trees along the site's frontage are the subject of Saracens Head Tree Preservation Order No. 2, 1994. As such, consent will be required from the Local Planning Authority for any works carried out to them.

3 The applicant is reminded that matters such as the number and layout of the dwellings and alignment/design of the private drive are all reserved for subsequent approval.

Pipwell Manor,
Saracen's Head,
Holbeach,
Spalding,
Lincs.

16th February, 1995

Mr B. Smith,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.



COPY - original to SC

Dear Mr Smith,

South Holland 2000 District Local Plan
Saracen's Head Boundary of Development

On a visit to your office recently I was most suprised to find that the proposed Boundary of Development had been changed out of all recognition to that in the first consultation document.

It now appears that a 7 acre block of arable land between Pipwell Manor and Roman Bank is to be designated housing development land. An area this size will be expected by a developer to accommodate at least 50 houses which will more than double the size of the village.

This seems to be in total contradiction to your Committee's minute 910/92 which resolves "to remove areas of land suitable for large scale estate building from the development boundaries in order to prevent the over expansion of the villages".

It is also in contradiction to your report to committee which was accepted on the 20th October 1994 and I quote "It is small scale growth well related to the settlements and created using a range of development styles wich is the way forward for the three villages in order to protect their character from over development." How is it possible to reconcile these two statements with the plan to allow a 7 acre block of at least 50 houses to be developed.

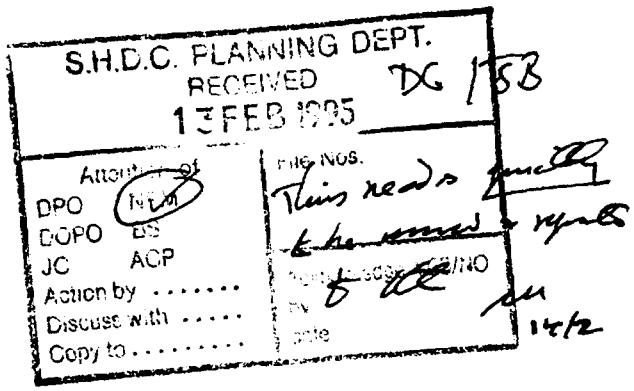
I would be grateful if you will confirm that my facts are correct and let me know when the next opportunity will arise to object to the District Local Plan.

Yours sincerely,

John Honnor.

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB



YOUR Ref H23003/94 and 004/94
OUR Ref SHDC 17/94

February 9th 1995

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

ROMAN BANK, SARACEN's HEAD
DEVELOPMENT BRIEF

Please find enclosed the revised development brief for this site. If you have any queries or feel that any points require amplification please do not hesitate to contact me.

The illustrative site plans have been amended following the discussion held in your offices. In addition to the types of details for elevational treatment I have prepared a bird's eye view of site A showing the 'green' area.

I have discussed over the phone the principles of the road layout with Chris Briggs of Lincolnshire County Council. For site 4/94 provided the properties have pedestrian access gates onto Roman Bank itself, a turning head to the private drive will not be required. Nor do the houses have to have turning heads on their sites although I expect most householders would prefer one. He was concerned about the lack of visibility from this private road junction with Roman Bank on the left hand side, requiring a 90m visibility splay. This would involve removing most of the hedge and the trees along there. He felt that he could accept 70m - this also looks unlikely. If the hedge is well trimmed 60 to 50m should just be achievable.

If this private drive were to be converted to a full cul de sac serving further development to the site behind the issue of the sightlines would be sure to be resurrected. For a road serving more vehicles visibility would be essential and this would be bound to result in the removal of this hedge and tree line. This would be of major detriment to the area.

The present proposals involve two relatively small sites and will not seriously affect the setting of the listed building Pipwell Manor. However should development on this larger site be permitted Pipwell Manor will in effect be surrounded by new housing.The rural setting and connection with the open countryside of the house will have been permanently changed.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gedney S1+D

Planning Reference H23/0003/94 H23/0054/94

The following are my observations upon the enquiry under the reference quoted above:

Roman Bank Sarracens Head, Wrangle

I would point out (as stated previously) visibility splays of 2·4m x 90m should be provided at the access points to the proposed private drives.

In the interests of finding an acceptable solution I am prepared to accept splays of 2·4m x 70m.

Bearing in mind the pedestrian accesses onto this road I ~~would~~ also consider a footway should be provided on the site frontage in the interest of the safety of the proposed residents

Date 16-2-95

Signed .....
(Director of Highways and Planning)

Mrs M E Kerr BA, BSc, RIBA
Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

D M Gedney

DMG/SJS H23/0003/94
and H23/0003/94
SHDC 17/94

1 February 1995

Dear Mrs Kerr

Development Brief - Roman Bank, Saracens Head

Further to my recent letter in respect of the above, I look forward to receipt of the details referred to, if possible, by 20 February 1995. This will then enable me to present the applications before the Planning Committee to be held on 7 March 1995.

Yours sincerely

N R Midlen
Principal Planning Officer
(Development Control)

OUTSTANDING 1994 PLANNING APPLICATIONS

Number	Applicant	Case Offr	Remarks
H23/0003/94 Term Date: 8 Mar 94	Naylor	DMG	12 Jul cttee defer site visit. 25 Jul sub defer for devl brief. 20 Oct 94 PO Report re consultation draft Saracens Head. 3 Nov 94 initial brief completed. 16 Dec 94 request amended brief.
	RJS Notes:		**I note there is no stated timescale for receiving the revised brief. Please discuss work programme with me as this is becoming very protracted. In view of his earlier involvement, I should like this back at Committee before Brian moves to his new role.**
H23/0004/94 Term Date: 18 Jul 94	Naylor	DMG	As H23/0003/94
	RJS Notes:		**See Above.**
H06/0034/94 Term Date: 8 Mar 94	Thacker	JB	30 Mar cttee defer site visit. 11 Apr sub 106 obligation. 30 Jun 94 amended plans received.
	RJS Notes:		**Not Seen**
H21/0097/94	Britton	DMG	Reg 4 17 Mar 94.
	RJS Notes:		**Final Ultimatum!**
H14/0121/94 Term Date: 7 Jul 94	Pinchbeck P.C.	DJR	12 Jul cttee DPBCS Auth. Meeting 12 Sep 94 5 Dec update ltr from LCC. Jan 95 Discussed with RJS.
	RJS Notes:		**None**
H16/0157/94	Mackays Stores		Reg 4 3 Mar 94
	RJS Notes:		**Can we not determine this?**
H12/0310/94 Term Date: 23 May 94	Folley	DMG	Meeting 2 Jun 94 1 Sep 94 Reminder letter. 29 Sep 94 discussed with agent. 13 Dec 94 2nd Reminder letter.
	RJS Notes:		**I hope we are going to honour our letter of 13th Dec.**

649. SOUTH HOLLAND 2000, THE SOUTH HOLLAND DISTRICT LOCAL PLAN - THE TOWNS AND VILLAGES OF SOUTH HOLLAND (continued)

(a) Holbeach Hurn (continued)

(Councillor C.F. Fisher entered the meeting during consideration of the above item.)

(b) Holbeach St Marks

Consideration was given to that part of the consultation document relating to the village of Holbeach St Marks, and to the circulated report of the Director of Planning and Building Control Services which detailed the various representations received, together with his observations and recommendations thereon.

RESOLVED: Consideration of this item be deferred to enable the Director of Planning and Building Control Services to assess the possibility of including an area of land north of St Marks Church within the development boundary for Holbeach St Marks, including the options for gaining access to the land, and deleting the land fronting the playing field from the boundary of development, and a further report be submitted to a future meeting.

(c) Saracens Head/Holbeach Clough/Holbeach Bank

Consideration was given to that part of the consultation draft relating to the villages of Saracens Head/Holbeach Clough/Holbeach Bank. The Director of Planning and Building Control Services reported on the representations received, including his observations and recommendations thereon.

RESOLVED:

i) That the development boundary of Saracens Head be revised to incorporate land in the centre of the village to the north of Pipwell Manor Farm leading to Roman Bank for development, subject to the approval of a development brief to preserve the setting of the development and the central focus of the village;

ii) That the development boundary of Holbeach Clough be revised to incorporate development land at Crown Lodge subject to a development strategy to maintain the trees and enclosed character of the site;

iii) That the development boundary of Holbeach Bank be enlarged to incorporate land to the west of Star Lane omitted from the consultation draft development boundary in error;

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. GODNEY SHDC. Planning Reference H23/0003/94.

The following are my observations upon the enquiry under the reference quoted above: —

Development Brief For Roman Bank, Saracen's Head. Wrangle.

Site A

(1) IF this is to be a private drive then the carriageway width can be reduced to 4.5m

(2) Visibility splays of 2.4m x 90m are required

(3) Turning spaces within the plots are not essential

Site B

PAIRED ACCESS

(1) Visibility splays of 2.4m x 90m required

(2) The can be reduced in width to 3m at the ~~edge~~ highway then widen out within the plots

PROPOSED FUTURE ESTATE ROAD

(1) Visibility splays of 2.4m x 120m required — this would remove all the frontage trees and take up some of the frontage plots

(2) Footways and street lighting would be required

Note, Bearing in mind the visibility splay requirements I do not think the question of reception splays is relevant.

I would prefer to see a footway provided along this site frontage

Date 24-11-94.

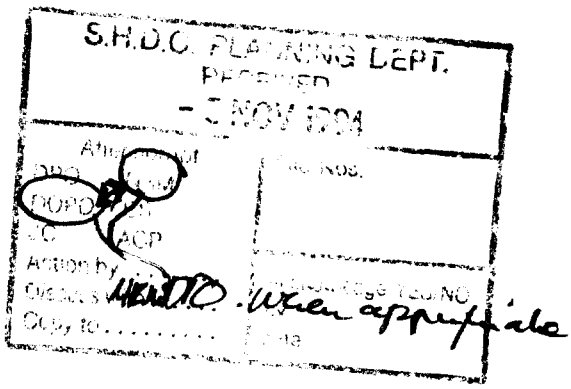
Signed C Briggs

Director of Highways and Planning

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB

YOUR Ref H23003/94 and 004/94
OUR Ref SHDC 17/94



November 1st 1994

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

ROMAN BANK, SARACEN's HEAD
DEVELOPMENT BRIEF

Please find enclosed my development brief for this site. If you have any queries or feel that any points require amplification please do not hesitate to contact me.

The illustrative site plans are intended to show ways in which the site could be developed to fulfil the brief requirements. I have also shown types of details for elevational treatment which I hope will assist the applicant in preparing a suitable scheme for submission.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 ~~370853~~ 490800

Your ref: JB/JH. H23/0003/94 & H23/0004/94
Our ref : GRM/JJM/AN

13th October, 1994.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

RESIDENTIAL DEVELOPMENT, ROMAN BANK, SARACENS HEAD FOR MR A. NAYLOR.

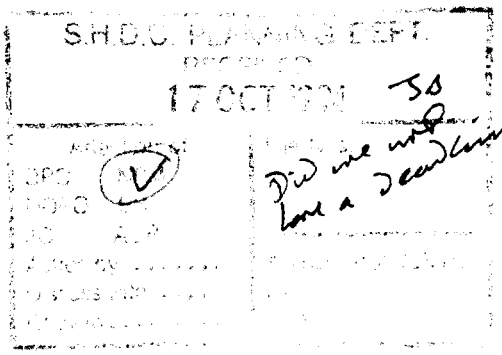
Further to my letter of the 11th August with respect to the above applications, my client is anxious for a reply regarding a 'Development Brief' for the site.

Your earliest reply would be appreciated.

Yours faithfully,

J. Merchant.

pp. G.R. Merchant.

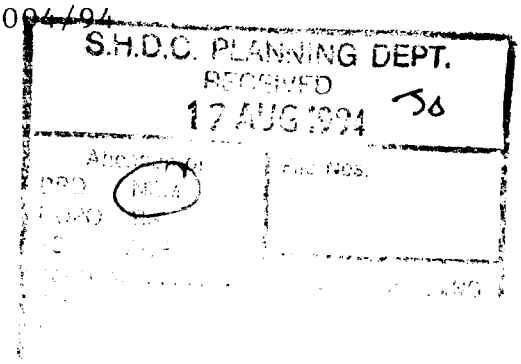


G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 ~~370833~~ 490800

Your ref; JB/JH. H23/0003/94 & H23/0004/94
Our ref : GRM/JJM/AN



11th August, 1994.

S.H.D.C.
Planning Dept.,
Priory Road,
Spalding,

Dear Sir,

RESIDENTIAL DEVELOPMENT, ROMAN BANK, SARACENS HEAD. MR. A. NAYLOR.

Further to your letter of the 2nd August with respect to the above applications, I confirm that my client is prepared to accept a deferment of two months to enable a 'Development Brief' to be prepared on these sites.

My client suggests that as the principle of development on the sites appears to be accepted and in an effort to create an acceptable scheme, please do not hesitate to consider both sites as a whole, or even if felt necessary, make use of some of the backland, to enhance the village centre of Saracens Head.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

J. Merchant.

G.R. Merchant.

Mr. G. R. Merchant,
Unit 3
12A Park Road,
HOLBEACH
Spalding,
Lincs.

J.Blacklock

JB/JH
H23/0004/94
H23/0003/94

2 Aug 1994

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT - ROMAN BANK, SARACENS HEAD.
MR. A. NAYLOR.

With reference to the above applications, I write to advise you that at its meeting on 25th July 1994 the Planning Sub Committee resolved that a decision on them should be deferred for two months to enable a Development Brief to be prepared for their respective sites.

I should be obliged, therefore, if you would advise me in writing of your client's agreement to this deferment.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

Mrs. M. E. Kerr,
Historic Buildings Consultancy,
Manor Farm House,
Spanby,
SLEAFORD
Lincs.
NG34 OBB

J.Blacklock

jb/jh
H23/0004/94
H23/0003/94

2 Aug 1994

Dear Mrs. Kerr,

RE: RESIDENTIAL DEVELOPMENT - ROMAN BANK, SARACENS HEAD

With reference to the above applications, I write to advise you that at its meeting on 25th July 1994, the Planning Sub Committee resolved that a decision on them should be deferred for two months to enable a Development Brief to be prepared for their respective sites.

As we have a meeting on 10th August at 4 p.m. to discuss the matter, I enclose for your assistance the relevant details of the applications.

Yours sincerely,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

Encls.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in the Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 25th July, 1994.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. A.E. Naylor
Mr. N.I. Capes	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. M.C. White
Mrs. D.F. Davies	Mr. N.P. Judge, M.B.E.	

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

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, C.J.T.H. Brewis, Mrs. P.J. Buffham, W.D. Skells and R.C. West.

464. MINUTES

The Minutes of the meeting held on 4th July, 1994 were signed by the Chairman as a correct record.

465. PLANNING APPLICATIONS

(a) Recommendations to Planning Committee

The undermentioned applications, which had been the subject of site visits, were submitted for consideration and the Sub-Committee was reminded that the applications were to be determined by the Planning Committee:-

Plan No. & Applicant	Proposal
H09/1167/93 Mr J A Fisher	Change of use of building to residential, and erection of extension at Holbeach Drove, Spalding.

RESOLVED: That the Planning Committee be recommended to refuse planning permission for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor T G M Tyler requested that his vote in favour of the above decision be recorded).

(Prior to the determination of the above application, the Director of Planning and Building Control Services summarised the advice he had obtained from a Structural Engineer in respect of the above proposal).

(Councillor N P Judge, MBE left the meeting after consideration of the above application).

H23/0003/94 A Naylor	O.A.	Residential Development including details of means of access at Roman Bank, Saracens Head.

PLANS SUB-COMMITTEE - 25th July, 1994

465. PLANNING APPLICATIONS (Continued)

(a) Recommendations to Planning Committee (Continued)

Plan No. and Applicant		Proposal
H23/0004/94 A Naylor	O.A.	Residential development at Roman Bank, Saracens Head.

RESOLVED: (a) That that the above applications be deferred to enable the Director of Planning and Building Control Services to arrange for a development brief to be prepared for the sites and other adjoining land to the east within the IBD and to request the applicant to agree to an extension of time of 2 months within which the application may be determined and (b) If the applicant is not prepared to extend the period for determination, the Director of Planning and Building Control Services be authorised to refuse permission for these developments on the grounds that in the absence of any further details it would be contrary to Policy 5A of the County Structure Plan in terms of the scale, and impact upon the character, density and physical extent of existing development.

(Councillor A E Naylor declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Naylor had declared an indirect interest when the site was inspected, and had remained on the coach during the inspection.)

(b) Determinations following site inspections

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

Plan No. and Applicant	Proposal
H06/0329/94 H Piggins & Son	Change of use of existing farm building to farm garden and retail sales at The Chestnuts, Topsgate, Gedney.

RESOLVED: The Director of Planning and Building Control services be authorised to discuss and agree with the applicant terms relating to traffic management measures for the site to improve access arrangements and items which may be sold and subject to the applicant first entering into a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 in respect of these matters, the Director grant planning permission for the development contrary to the recommendation of the Director of Planning and Building Control Services.

(Councillor J A Dobney left the meeting following consideration of the site).

H05/0381/94 H Piggins & Son	Signs at The Chestnuts, Topsgate, Gedney.
H06/0382/94 H Piggins & Son	Signs at The Chestnuts, Topsgate, Gedney.
H06/0383/94 H Piggins & Son	Signs at The Chestnuts, Topsgate, Gedney.

RESOLVED: That the Director of Planning and Building Control Services be authorised to negotiate with the applicants a more appropriate advance warning sign for this site, and grant consent therefore.

25th JULY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/1167/93 Mr J A Fisher	JB	Recommended for Refusal in accordance with previous recommendation, to be reported back to full Committee (24 Aug?). Addendum to report to include Consultant Engineers response. Case Officer to discuss likelihood of Building Control permission being obtained and specific problem areas.
H23/0003/94 H23/0004/94 A Naylor	DMG	Deferred. Request extension of time - 2 months (back to full Committee with recommendation of refusal if Applicant does not agree). Development Brief to be prepared within 2 month timescale. Brief to include possible future development of all land in ownership of Applicant included in IBD + possibility of other land adjoining Pipwell Manor. JB to discuss with DPBCS the terms of the Brief. Mrs Kerr to be invited to discussions.
H06/0329/94 H Piggins & Son	JB	DPBCS be authorised to grant following discussions with Applicant into the question of agreements to cover retailing and traffic management. Back to Committee if agreement is not reached.
H05/0381/94 H06/0382/94 H06/0383/94 H Piggins & Son	DMG	DPBCS authorised to grant subject to further discussions with Applicant to agree a reduction in the number of signs.
H09/0325/94 J Naylor	JB	DPBCS be instructed to grant subject to Applicant agreeing a permission without reference to numbers.

Signed: DPBCS ✓ 27/7

B Smith
Director of Planning and
Building Control Services

26th July 1994

443. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H14/0530/94 South Holland District Council	O.A.	Dwelling between 28 & 29 Six House Bank, West Pinchbeck.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/0360/94 Lauds Transport	Transport Depot at Highways Depot, Battlefields Lane, Holbeach.
H11/0451/94 Whitney Development	Workshop including vehicular access at Seagate Road, Long Sutton.
H14/0520/94 Mr H S Boyall	First floor extension at 32 Knight Street, Pinchbeck.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H23/0003/94 A. Naylor	O.A.	Residential development including details of means of access at Roman Bank, Saracens Head, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and that the application then be referred back to the Planning Committee for final determination.)

(Councillor A.E. Naylor declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H06/0329/94 H Piggins & Son	Change of use of existing farm building to farm garden and retail sales at The Chestnuts, Topsgate, Gedney.

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

H05/0381/94 H Piggins & Son	Signs at The Chestnuts, Topsgate, Gedney.
H06/0382/94 H Piggins & Son	Signs at The Chestnuts, Topsgate, Gedney.
H06/0383/94 H Piggins & Son	Signs at The Chestnuts, Topsgate, Gedney.

(Pending a site inspection and to enable the applications to be considered further when the site visit relating to application No. H06/0329/94 has taken place, particularly with regard to possible road safety hazards.)

12th JULY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0788/93 Crescent Traders Association	PJU	Additional letter to agent giving further 8 weeks to finalise matters. If not resolved then application to be non-determined.
2	H05/0800/93 H Payne	JB	DPBCS Auth subject to 106 obligation, revocation of planning permission H05/0075/84 and section 52 agreement as recommended.
5	H07/1140/93 Mr W Webber	DMG	Grant as recommended.
7	H23/0003/94 A Naylor	DMG	Deferred for site visit and back to main committee for decision as recommendation "A". Draft suggested terms of development brief required for sub-cttee. Mrs Kerr to be contracted to submit draft report?
10	H14/0121/94 Pinchbeck Parish Council	DJR	DPBCS Auth as recommended. Street lighting for car parking area to be taken into consideration.
12	H01/0164/94 Mr & Mrs Sewell	DJR	Grant as recommended.
14	H06/0329/94 H Piggins & Son	JB	Deferred for site visit. Ask Highways advice as members may be mindful to grant permission and check if any traffic accident statistics are available.
17	H09/0360/94 Lauds Transport	JB	Refused as recommended.
21	H05/0381/94 H06/0382/94 H06/0383/94 H Piggins & Son	DMG	Deferred for site visit. Transparency required showing Dolman site and others on A17 to advise members where we have taken action against signs.
23	H16/0405/94 S.H.D.C.	DJR	Grant as recommended on assumption that lighting for car park is satisfactory. Add note to file saying that work commenced before decision made.
24	H14/0442/94 Mr & Mrs Newham	DJR	DPBCS Auth subject to sect 106 obligation as recommended.
27	H11/0451/94 Whitney Developments	JB	Refused as recommended. Keith Woods to investigate whether site/earth bunding is sufficiently overgrown and unsightly as to warrant action under section 215.
29	H16/0465/94 Mr & Mrs Sharp	JB	Grant temporary planning permission as recommended.

31	H15/0466/94 M J Dennis	DJR	DPBCS Auth as recommended. Description will need amending. Reference to be made to village character.
33	H02/0467/94 Broadgate Builders	DJR	Application withdrawn.
35	H08/0473/94 Stephen Silver	DJR	Grant as recommended.
37	H16/0479/94 Paragon Petcare	PJU	Grant as recommended.
39	H14/0492/94 Mr & Mrs Bridgeman	PJU	Grant as recommended.
42	H16/0495/94 Mr Hastings	DJR	Grant as recommended. Report to be in conjunction with District Plan. Roger Smith is to be consulted when future similar reports are being considered.
43	H04/0510/94 Longhurst Housing Association	DJR	DPBCS Auth as recommended.
45	H14/0520/94 Mr H Boyall	PJU	Refused as recommended.
47	H16/0524/94 Mr P Creissen	PJU	Grant as recommended.
48	H14/0530/94 S.H.D.C.	PJU	Grant as recommended.

13th July 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H23/0003/94 DATE RECEIVED: 11-JAN-94

TYPE: Outline

DESCRIPTION: Residential development including details of means of access

LOCATION: Roman Bank, Saracens Head, Spalding

APPLICANT: A Naylor AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Resident objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 JUL 1994

RECOMMENDATION

A. *That the application be deferred for a site visit by the Plans Sub-Committee together with application H23/0004/94.*

B. *That the Director of Planning & Building Control Services be authorised to grant permission, subject to conditions.*

C. *That the Director of Planning & Building Control Services actions in respect of making a Tree Preservation Order under Sections 198 and 201 of the Town and Country Planning Act 1990 be endorsed.*

COMMENTS

1 The site is within Saracens Head IBD approved 2 August 1989.

2 No objections are currently raised in principle therefore. However, the site is a sensitive and important part of the village and in accordance with Structure Plan Policy 5A it will need to be ensured that any future development is of a scale which is in character and sympathetic to the size and appearance of the settlement.

3 The provision of a private access such as that indicated enables the majority of the frontage hedging and trees (which have been made the subject of a Tree Preservation Order) to be retained. This is important to retain the rural character of this particular section of Roman Bank.

4 It should be noted that the site is outside the District Wide Local Plan Consultation Draft Development Boundary.

REPRESENTATIONS

Parish Council: The road leading to the A17 will need to be widened and modified to allow this project to proceed. Any further response will be reported.

County Highways: Request conditions.

Heritage Lincolnshire: This site lies partly adjacent to the mediaeval Sea Bank and may also reveal evidence of mediaeval salt making activities and settlement.

Public: Objections received from "Pipwell Manor" and 70 Roman Bank (summarised):

- Land should be retained for agricultural use and not built upon.
- Completely alter character of village as it is now.
- Put more pressure on Roman Bank road and the junction of the old A17.
- Do nothing for the Conservation Area or environment of the village, which will be destroyed forever.
- Seems a pity that well off landowners could not sell or donate some of land to Council for conversion into green park area for use by local community and children who have no amenity area like other villages in this area.
- Outside Boundary of Development as shown in South Holland 2000 plan.
- Saracens Head already has planning consent for at least 16 plots which have been for sale with no buyers. No need for further plots - application premature.
- Nucleus of Saracens Head contains 45 houses. Existing consents increase this to 64 (increase of 42%). Surely more than sufficient for small village with a few services. Smaller villages should be subject to policy of limited growth, as confirmed in South Holland 2000.

SCHEDULE OF CONDITIONS

1 SC8 (Details).

2 SC27 (Implementation of planting).

3 SC28 (Protection of existing trees).

4 The existing hedge along the northern boundary of the site shall be retained at a height of at least 1.8 metres (apart from the access point) and in the event of the existing hedge dying, it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years, beginning with the date of completion of planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.
Reason: In the interests of the visual amenities of the street scene.

5 SC69 (Watching brief).

6 Before any development is commenced, details of the construction and surfacing of the private access shall be submitted to and approved by the Local Planning Authority, and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before any of the dwellings are occupied.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

7 Before the dwellings are commenced the private drive shall be laid out, including the junction with Roman Bank and turning head, as shown on the amended drawing number AN. 2A.
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

8 Before the dwellings are occupied the first 5 metres of the private drive shall be suitably hardened to the reasonable satisfaction of the Local Planning Authority.
Reason: To prevent unsuitable material from being deposited on the adjoining highway, in the interests of highway safety.

9 Before development is commenced, details of a lighting scheme for the private access shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be implemented before any of the dwellings are occupied.
Reason: To ensure a satisfactory development, in the interests of the amenities of the future occupiers of the dwellings.

Notes

1 SN1 (Amended plans)...(Drawing no: AN. 2A received by the Local Planning Authority on 21 June, 1994).

2 The applicant is informed that some of the trees along the site's frontage are the subject of Saracens Head Tree Preservation Order No. 2, 1994. As such, consent will be required from the Local Planning Authority for any works carried out to them.

3 The applicant is reminded that details relating to the number and layout of plots are not included as part of this application and that they are "Reserved Matters". The site is a sensitive and important part of the village and it will therefore need to be ensured, in accordance with Structure Plan Policy 5A, that any development upon is in character with and sensitive to existing development in the rural locality.

4 The landscaping scheme should include the provision of indigenous hedging (interspersed by native trees) along the southern and western boundaries in particular, plus further planting along the frontage with Roman Bank.

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1994
DRO NOTED
SOPO
JC AJP
YES/NO
30/7

LATE OBS. Offr. ... Date.....
Salient points highlighted

Pipwell Manor
Saracens Head
Holbeach
Lincs
PE12 8AL
19-7-94

Dear Sir

H 23/0003/94
Residential Development, Roman Bank, Saracens Head
Mr A. Naylor

I thank you for your notification of the 30th June re the above and will be pleased if you will take into account the following observations and objections:-

1. Saracen's Head already has planning consent for at least 16 building plots. These have been for sale for 2 or 3 years with no buyers. In addition 3 houses are under construction and 4 houses are for sale. There is no present need for further building plots and this application is premature.

2. The main part of Saracen's Head (not including West of the A17 which is a separate entity) contains 45 houses. The existing consents and building will increase this to 64 i.e. an increase of 42%. This is surely more than sufficient for a small village with few services. More building will obliterate its character and go against the Council policy of limited growth for small villages.

cont.

cont

3. The proposal will take out of production some of the very best Grade 1 silt land in the district. The whole economy of South Holland is based on production from this best land. Continuing to cover over large areas must be short sighted and foolish in the long term

4. I am concerned that there are two proposals for this field H23/0003/94 and H23/0004/94 Why are them not being considered as an entirety.

5. If the Council are minded to allow some building, then the character of Roman Bank should be preserved by allowing small varied cottage type housing along the bank frontage. The present proposals will just suburbanise the village which at present retains some individual character.

I trust these comments will be considered by the Council.

Yours faithfully
John Horner

B. Smith
Director of Planning
South Holland D.C.
Priory Rd
Spalding
Lincs

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

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

LATE CEG: Off. DE Date 18.7
Salient points highlighted

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0003/94

Applicant: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development including details of means of access

Location: Roman Bank Saracens Head
Spalding Lincs

Type: OUTLINE

Date received: 11-JAN-94

30-JUN-94

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 14-JUL-94. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs 5th July

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUL 1994 DG

FOR PARISH COUNCIL USE ONLY

Comments: While supporting this in Principle I still think the Roman Bank road must be looked at, there is another possible outlet on to the old A17 between Pigwell Manor and houses on the right

Signed: G E Johnson

PLANNING AMENDMENT

For office use only

Application No. H23/0003/94

Date Registered 21 JUN 1994

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A. NAYLOR.
3. ABBOTS GARDENS.
WHAPLODE.

Tel. No.

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

G.R. MERCHANT.
UNIT 3.
12A PARK ROAD
HOLBEACH.

Tel. No. 0406 490800. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROMAN BANK, SARACENS HEAD.

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated

H23/0003/94.

Building Regulation reference relating to same development (if any)

N/A.

2. Please tick **one** box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed G.R. Merchant Date 21.6.94.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT & MEANS OF ACCESS.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

MIRROR LAYOUT & RETAIN TREES & FRONTAGE HEDGE AS PER MEETING WITH D. GREENEY 21.4.94.

State drawing no's of the current submission

AM.2.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ D. GREENEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ TL

Registered 21.10.94

Terminal date/committee updated ✓ 16/8/94

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? PC, WM, Press, Residents, Other – None ☐ ~~Previous Objectors~~

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DMG 24/1

Superseded details removed ✓

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Public register updated: 7h

DC Professional Assessment

NOTES:

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: H23/0003/94

Applicant: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development including details of means of access

Location: Roman Bank
Saracens Head
Spalding
Lincs

Amendment: Details of mirror layout, retained trees and frontage hedge submitted (drawing number AN. 2)

30-JUN-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 16-AUG-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0003/94

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

Roman Bank, Sharcons Head, Wainfleet

3. Name, classification and number of road

II

4. Date application referred amended 29-6-94

5. State whether outline, detailed application etc.

OL.

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

Residential Development inc Private Drive.

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.

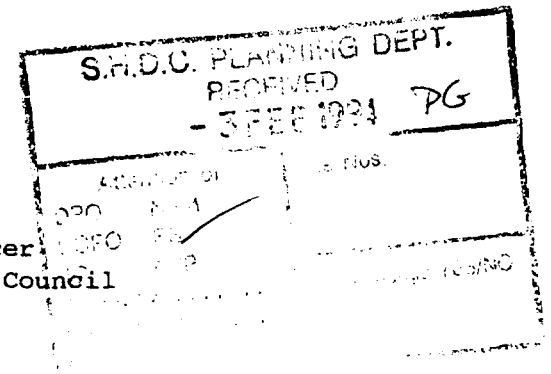
(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

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.

NB This form supersedes form H/A/3B dated 20/1/94

Date: 29-6-94 Signed: [signature]
Director of Highways and Planning



NRA

National Rivers Authority
Anglian Region

1 February 1994

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: 94/1/SH/0018
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H23/0003&4/94

PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: ROMAN BANK, SARACENS HEAD, SPALDING
APPLICANT: A NAYLOR

I refer to your consultation received on 17th January 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions
REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).
REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

contd ...

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

Advice to Applicant

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Each dwelling should be served by a separate septic tank and soakaway system.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Manager

PUBLIC NOTICES

NOTICE OF APPLICATION FOR PLANNING PERMISSION

ENVIRONMENTAL STATEMENT

PROPOSED DEVELOPMENT AT HUNDREDS LANE, LONG SUTTON, LINCS

I GIVE NOTICE that Energy From Waste Holland Limited is applying to the South Holland District Council for planning permission to Erect Biofuelled Boiler Plant and that the application is accompanied by an environmental statement.

Members of the public may inspect copies of the application, the plans, the environmental statement and other documents submitted with the application at Heckington Business Park, Heckington, Sleaford, Lincs during all reasonable hours until February 1, 1994.

Members of the public may obtain copies of the environmental statement from Energy From Waste Holland Limited, Heckington Business Park, Heckington, Sleaford, Lincs NG34 9NF so long as stocks last at a charge of £10 plus £1.50 postage.

Anyone who wishes to make representations about this application should write to the Council at Council Offices, Priory Road, Spalding, Lincs PE11 2XE by February 1, 1994.

J. BLACKLOCK

Signed on behalf of Council.

January 13, 1994.

SOUTH HOLLAND INTERNAL DRAINAGE BOARD (THE BOARD)

LAND DRAINAGE ACT 1991 (THE ACT)

DRAINAGE RATES AND SPECIAL LEVIES

AS REQUIRED by Section 48 of the Act, the Board gives notice as follows:

1. On the 11th January 1994 the Board made:

A Drainage Rate of 5.950p in the £ in respect of agricultural land and agricultural buildings in their district to raise £525,567 of their expenditure for the financial year ending on the 31st March 1995.

2. Also on the 11th January 1994 the Board made a special levy of £538,930 on South Holland District Council and a special levy of £277 on Boston Borough Council to raise the balance of their expenditure for ths same year.

Dated 18th day of January, 1994.

P. J. CAMAMILE

PLANNING APPLICATION

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

H23/0003/94 DG

A. Naylor OUTLINE
Residential development including details of means of access.
Roman Bank, Saracens Head, Spalding, Lincs.

H23/0004/94

A. Naylor OUTLINE
Residential development including details of means of access.
Roman Bank, Saracens Head, Spalding, Lincs.

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.

H13/1149/93

Mr J. T. Biggadike PERMISSION RENEWAL
Residential development.
Broad Lane, Moulton, Spalding, Lincs.

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.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

January 18, 1994.

©WVN 7j8905 187/507 LF18-1

THE HIGHWAYS ACT 1980
AND
THE ACQUISITION OF LAND ACT 1981

LINCOLNSHIRE COUNTY COUNCIL (GOSBERTON LINK ROAD) COMPULSORY PURCHASE ORDER No 2 1992

1. NOTICE IS HEREBY GIVEN that the Secretary of State for Transport in exercise of his powers under the above Acts, on December 21, 1993 confirmed with modifications the Lincolnshire County Council (Gosberton Link Road) Compulsory Purchase Order No 2 1992 submitted by Lincolnshire County Council.

2. The Order as confirmed provides for the purchase of the land and rights on land described

ITEMS FOR SALE

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STONE . . . Cropped Natural Limestone. Buff / Grey / Walling available - direct from Quarry. Toby Higgins, Stonemasons. Quarry tel: day 0572767643. Night 0572767427. Fax 0604 670321.

THREE PIECE suite for sale, G-Plan, model Melissa, dralon covered, tan brown, £195 ono, excellent condition. Tele: 723881. Spalding.

WEDDING gown, ivory satin, classic style, size 12 with headdress. Never worn, £180. Tel (0780) 65933, after 6 pm.

"GRAM" FRIDGE freezer, new thermostat recently fitted, width 23½" depth 24¾" height 49½". £70. (Pinchbeck) (0775) 766723.

DINING Set, comprising 6ft x 27in table and eight chairs, in Elm. Delivery possible, £195 ono. Spalding 768116.

FILING CABINET 4 drawer lockable, 18½ x 24½ x 52" with approx 150 Crystalfiles, £100. Telephone: (0775) 768869.

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6h8379

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DSP8786

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D. W. PANTER & SON
Tel:

FARM & GARDEN

LEYLANDII HEDGING, container grown, 2-3 feet, green or gold, £1.50 each. South Fen Nursery, off Cherry Holt Road, Bourne 422838. (closed Sundays).

KUBOTA compact Tractors for Hire with loader, rotovator, sub-soiler, plough, Dutch harrow, rotary and flail mowers, all with driver. J. Coward, Holbeach 0406 423959.

LEYLANDII for the best hedge at Colona Nurseries, Old Brickyard Farm, Pennyhill. Tel Holbeach 0406 23935 0406 23164.

FORDING BRIDGE, steel polytunnel, 96ft x 42ft, also chrysanth wire, 8 inch square. Tel: (0945) 85 565.

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SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H 23/0003/94 Week beg.....

Application: Res. dev

Location: Saracens Head

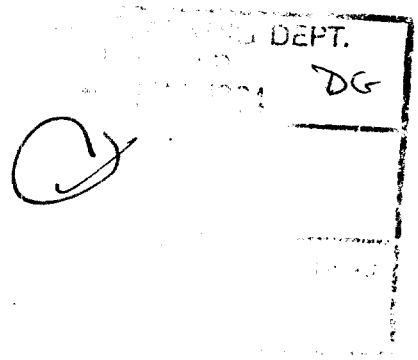
✓ 1. Watching Brief

2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.



COMMENT: This site lies partly adjacent to the medieval sea bank and may also reveal evidence of medieval salt-making activities and settlement.

Signed R H Healey Date 2 May 94

28 Boston Road, Sleaford, Lincs. NG34 7EZ
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Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/940019

Your ref
H23/0003/94

10 February 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential Development
Location : Roman Bank, Saracens Head, Spalding, Lincs
Applicant: A. Naylor

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

There are no public foul or surface water facilities in the vicinity of the proposed development.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

Philip Laws
Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

PUBLIC NOTICES

NOTICE OF APPLICATION FOR PLANNING PERMISSION

ENVIRONMENTAL STATEMENT

PROPOSED DEVELOPMENT AT HUNDREDS LANE, LONG SUTTON, LINCS

I GIVE NOTICE that Energy From Waste Holland Limited is applying to the South Holland District Council for planning permission to Erect Biofuelled Boiler Plant and that the application is accompanied by an environmental statement.

Members of the public may inspect copies of the application, the plans, the environmental statement and other documents submitted with the application at Heckington Business Park, Heckington, Sleaford, Lincs during all reasonable hours until February 1, 1994.

Members of the public may obtain copies of the environmental statement from Energy From Waste Holland Limited, Heckington Business Park, Heckington, Sleaford, Lincs NG34 9NF so long as stocks last at a charge of £10 plus £1.50 postage.

Anyone who wishes to make representations about this application should write to the Council at Council Offices, Priory Road, Spalding, Lincs PE11 2XE by February 1, 1994.

J. BLACKLOCK

Signed on behalf of Council.

January 13, 1994.

SOUTH HOLLAND INTERNAL DRAINAGE BOARD (THE BOARD)

LAND DRAINAGE ACT 1991 (THE ACT)

DRAINAGE RATES AND SPECIAL LEVIES

AS REQUIRED by Section 48 of the Act, the Board gives notice as follows:

1. On the 11th January 1994 the Board made:

A Drainage Rate of 5.950p in the £ in respect of agricultural land and agricultural buildings in their district to raise £525,567 of their expenditure for the financial year ending on the 31st March 1995.

2. Also on the 11th January 1994 the Board made a special levy of £538,930 on South Holland District Council and a special levy of £277 on Boston Borough Council to raise the balance of their expenditure for ths same year.

Dated 18th day of January, 1994.

P. J. CAMAMILE,
Clerk to the Board.

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

cWVN j7052 187/507FP18-1

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PLANNING APPLICATION

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

H23/0003/94
A. Naylor OUTLINE
Residential development including details of means of access.
Roman Bank, Saracens Head, Spalding, Lincs.

H23/0004/94
A. Naylor OUTLINE
Residential development including details of means of access.
Roman Bank, Saracens Head, Spalding, Lincs.

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.

H13/1149/93
Mr J. T. Biggadike PERMISSION RENEWAL
Residential development.
Broad Lane, Moulton, Spalding, Lincs.

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.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

January 18, 1994.

cWVN 7j8905 187/507 LF18-1

THE HIGHWAYS ACT 1980
AND
THE ACQUISITION OF LAND ACT 1981

LINCOLNSHIRE COUNTY COUNCIL (GOSBERTON LINK ROAD) COMPULSORY PURCHASE ORDER No 2 1992

1. NOTICE IS HEREBY GIVEN that the Secretary of State for Transport in exercise of his powers under the above Acts, on December 21, 1993 confirmed with modifications the Lincolnshire County Council (Gosberton Link Road) Compulsory Purchase Order No 2 1992 submitted by Lincolnshire County Council.

2. The Order as confirmed provides for the purchase of the land and rights on land described in the Schedule hereto for the purpose of:

(a) the construction of a new highway 1.7 kilometres in length from the existing Gosberton trunk road at a point 130 metres south of Orchard House, Surfleet, to the proposed A16 Spalding to Sutterton trunk road at a point 290 metres south of Coalbeach Lane in the Parish of Surfleet in the County of Lincoln:
(b) the improvement of lengths of highway;
(c) the construction of highways, the improvement of highways and the provision of new means of access to premises all in pursuance of The Lincolnshire County Council (Gosberton Link Road) (Side Roads) (No 2) 1992;
(d) use by the said Council in connection with the construction of a highway and the provision of new means of access to premises as aforesaid; and
(e) mitigation of any adverse effects which the existence or use of the highway proposed to be constructed or improved will have on the surroundings thereof.

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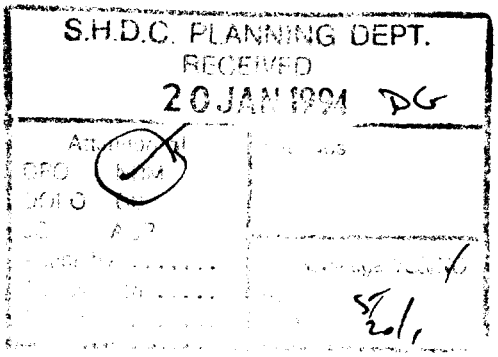
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OBJECTION

Pipwell Manor,
Saracens Head,
Holbeach,
Lincs.
PE12 8AL.

18th January, 1994

Mr B. Smith,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.



Dear Mr Smith,

H23/0003/94
Residential Development - Roman Bank, Saracens Head
Mr A. Naylor

I refer to the above planning application and wish to object for the following reasons :-

1. The proposal is outside the boundary of development as shown in the South Holland 2000 structure plans.

2. Saracens Head already has planning consent for at least 16 building plots. These have been for sale for 2 or 3 years with no buyers. In addition 3 houses are under construction and 4 houses are for sale. There is no present need for further building plots and this application is therefore premature.

3. The main part of Saracens Head (not including West of the A17 which is a seperate entity) contains 45 houses. The existing consents and building will increase this to 64 i.e. an increase of 42%. This is surely more than sufficient for a small village with few services. All the inhabitants have to travel or be taken to schools, doctors etc. which increases the burden on social services and local taxes. The smaller villages should be subject to a policy of limited growth and the policies stated in South Holland 2000 seem to confirm this.

I trust the Council will take these comments into account when considering the application.

Yours sincerely,

John Honnor.

Not consulted direct because objection received beforehand
DG 21/1

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0003/94

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		
	3	4	1	2	7	0

2. Address or location

Roman Bank, Saracens Head, Whaplode

3. Name, classification and number of road

III

4. Date application referred 13-1-94

5. State whether outline, detailed application etc.

OL.

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

Residential Development inc Means of Access

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: 20/1/94 Signed: [signature]
Director of Highways and Planning

CONTENTS

1. Introduction
2. Saracens Head Settlement
3. The sites
4. Layout
5. Scale
6. Materials
7. Design
8. Landscaping
9. Illustrative material

1.0 INTRODUCTION

1.01 This brief has been prepared by South Holland District Council's Housing and Planning Department further to applications for residential development on two sites along Roman Bank (reference numbers H23/0003/94 and H23/0004/94) which have been granted outline planning permission.

1.02 The objectives of the brief are as follows:

i) To set out criteria for development of land within the centre of the village to the north of Pipwell Manor (a Grade II Listed Building) leading to Roman Bank. This includes the two areas the subject of planning permissions H23/0003/94 and H23/0004/94 (Sites A and B) plus an area of paddock (including pond) to the west (Site C) and a small paddock associated with Pipwell Manor (Site D). Plan 1 illustrates these areas.

ii) To ensure that a development of a high standard suitable for this area of the village can be achieved.

iii) To establish in broad terms the landscaping approach required for the area.

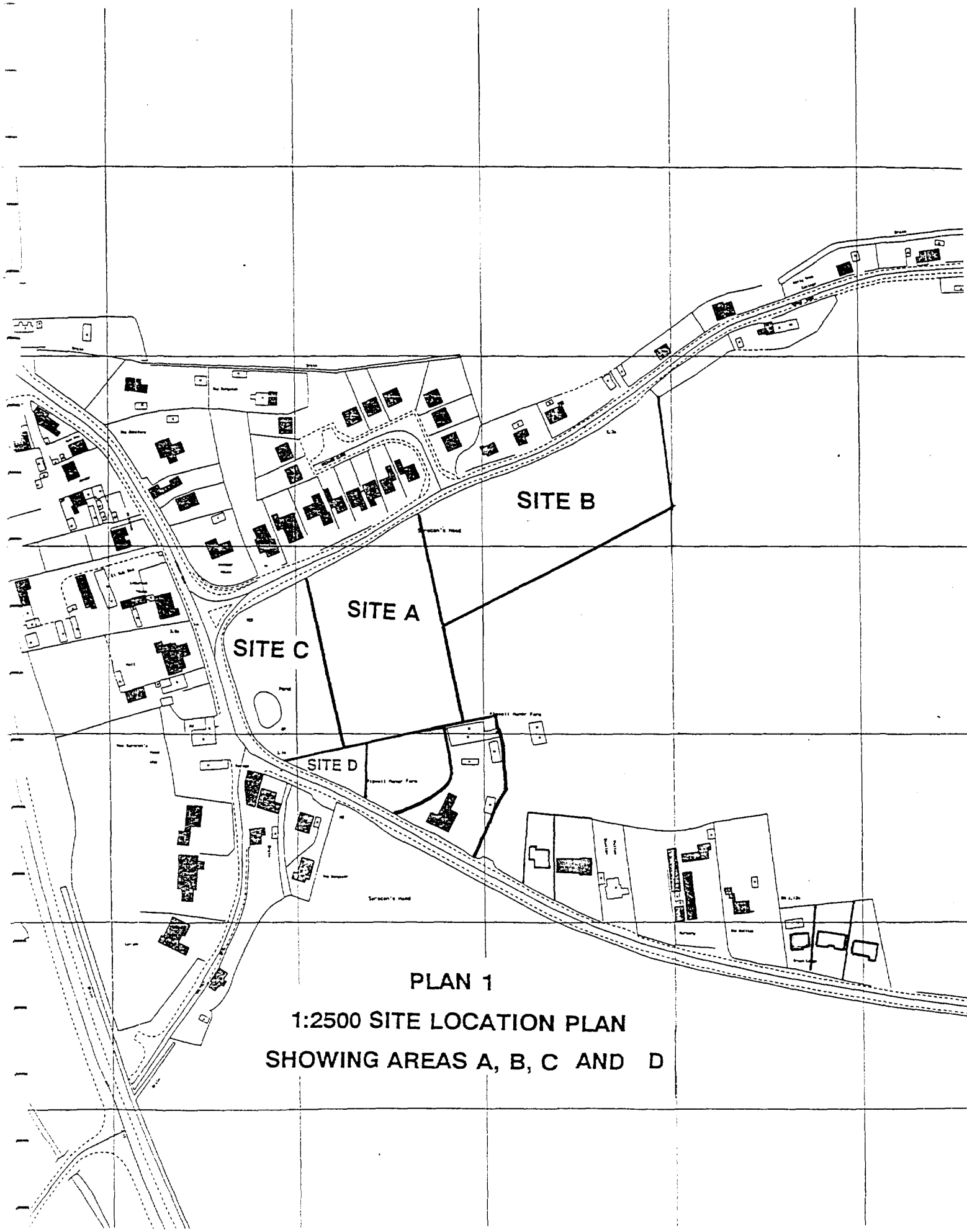
iv) To illustrate the types of materials and detailing considered appropriate.

2.0 SARACEN'S HEAD SETTLEMENT

2.01 This is a small rural settlement, formerly located on the main A17 road, but now by-passed. It does not have a well defined centre but the majority of the buildings are along Washway Road or Roman Bank. It is a settlement with an open feeling to it, with long views out across the countryside. Traditional dwellings are informally placed with no regular arrangements of plot width or position on the plot, giving variety to the character of the area. Within the older part of the settlement there is nowhere which has the form of a village street, with buildings lining both sides of the road in a semi urban or suburban form. Rather development tends to be concentrated on one side of a road only, with occasional plots opposite. This gives the village its open rural character.

2.02 The traditional buildings vary in size and age from Pipwell Manor farm, a substantial Georgian house, to modest brick cottages of the nineteenth century. The cottages are often set in wide shallow plots with long street frontages.

2.03 The rural character is further reinforced by hedgerows of native species and informal grass verges rather than hard pavements.



PLAN 1

1:2500 SITE LOCATION PLAN

SHOWING AREAS A, B, C AND D

2.04 To some extent this soft character has begun to be eroded by new development, notably along Roman Bank. From the Post Office to Orchard Close a series of relatively new houses, with narrower and more regular plots than is the norm, have been developed. The two storey buildings are consequently closer together and along a fairly regular line, giving a different form and structure to this part of the Bank. Some of the houses have open plan gardens and others non native hedging. It is important that this style of development is not repeated on the application sites adjoining Roman Bank, part of which are opposite to these properties, otherwise significant erosion of the existing rural character will result.

2.05 At the junction of Roman Bank to Washway Road is an area of pasture which is well hedged and surrounded by mature ash trees. Within the site is a pond and a further group of trees of willows and silver birches. It is a focal point of natural vegetation.

3.0 THE SITES

3.01 Site A

The site the subject of planning permission H23/0003/94 comprises 0.68 hectares and borders the mature landscaped site described above, with a fence along the common boundary. Its northern boundary is alongside Roman Bank. Here there is a green verge, a hawthorn hedge and a sequence of mature trees (ash, mountain ash and silver birch) which are protected by tree preservation orders. Opposite is the modern development described in 2.04. The eastern boundary is open and the one at the southern end of the site borders Pipwell Manor and an associated paddock.

3.02 This site therefore has a significant relationship to the mature landscaped area. The southern end of the site is also close to outbuildings which group with Pipwell Manor. Pipwell Manor itself is screened by some planting and its own garden area, so it does not have a strong relationship to the development site. However it is important that it retains its status as the major dwelling in the village.

3.03 Site B

The site the subject of planning permission H23/0004/94 comprises 0.74 hectares. This site runs parallel to Roman Bank. Along the boundary is a continuation of the grass verge and hawthorn hedge, with a single mature ash tree near the boundary with Site A. On the opposite side of the bank are some of the wide shallow plots referred to above, with some nineteenth century cottages, and two modern cottages which have made some attempt to pick up the character of the area. Other boundaries are to open fields.

3.04 Site C

This site is approximately 0.56 hectares and is bounded by hedging and mature trees abutting the adjoining roads, Roman Bank and Washway Road. A number of the trees (including Silver Birch, Ash and Willow) are the subject of a Tree Preservation Order. The land is pasture and in agricultural use, with a pond located close to the south/south western boundary of the site. A public house, a garage, residential development and a post office lie to the south west and north. The southern boundary is defined by wooden fencing.

3.05 The area is a focal point of natural vegetation. It is crucial to the character of the village that this site remains undeveloped, so that it's natural features can remain intact.

3.06 This area is also of archaeological interest, being situated on parts of a medieval sea bank in an area where saltmaking was carried out. In view of the long association of this piece of land with the adjacent Pipwell Manor House, on the site of the original medieval holding belonging to Pipwell Abbey in Northamptonshire, there may be evidence of other structures and activity associated with a monastic farm.

3.07 Site D

Pipwell Manor is a large farm house and a Grade II Listed Building. The small paddock to the north west (approximately 0.07 hectares) is an integral part of the setting of that Listed Building. As the development of it would erode the setting of the Listed Building it should remain in its current use as a paddock.

3.08 It is very important with rural settlements to ensure that variety in terms of density of development is maintained. The tendency to allow development of every seemingly vacant site soon erodes that special open character which characterises so many of the settlements in the Fen area.

4.0 LAYOUT

4.01 A scheme which reflects the informality of the area is needed to enable the development to belong to this locality. Plot sizes should vary in width. The positions of the buildings on the plots should vary. There should be a range of building types and sizes as is normally found in a village context.

4.02 The layout on Site A needs to acknowledge the relationship with the adjacent landscaped site and take advantage of the views offered. Here is a chance to create a small green, echoing the landscaping of the adjacent site and so strengthening it. Frontages should relate to this landscaped area rather than to the main road and a sinuous form to the layout be adopted, focused on the landscaped site. A private drive without footpaths should be utilised, set out in an informal way to form a central green area with some tree planting to echo the nearby groups of trees on the adjacent site. Four or five dwellings should be located on this private drive.

4.03 Garaging should where possible be grouped to form long buildings of a rather agricultural character, with a subservient relationship to the dwellings. Garaging should not be allowed to mask the dwellings, nor be dominant elements.

4.04 Site B alongside the road should be developed with a low density to give broad plot widths. Buildings should be set at varying dimensions back from the roadside, with some gable ended and others with their eaves parallel to the road. Access to these dwellings should be grouped off the road into the site at the rear. This way only one break will be required through the existing hedge. As it is only serving a limited number of dwellings this roadway can also be a private drive. A relaxation of the visibility splay normally required to the west of the junction with Roman Bank may be considered to enable the retention of the existing hedge and tree line.

4.05 Pedestrian access gates and paths will be required from Roman Bank to serve these sites so that a turning head to the private drive can be avoided. This will then allow refuse and delivery vehicles to service these sites from the main road.

5.0 SCALE

5.01 Villages have a hierarchy of dwellings - the large farmhouse or manor house, the pair of Victorian houses, some linked cottages, and small detached cottages or houses. Except in planned estate villages there are rarely two properties of identical form and scale. This hierarchy and variety of scale should be evident in new additions to the village.

5.02 Generally the buildings should be designed as compact country properties, not as sprawling suburban houses. The majority should be towards the cottage end of the scale, with floor to ceiling heights kept to a minimum and eaves level kept as low as possible. Larger houses should be restricted to the two or three which are on larger plots and care should be taken to keep these smaller in plan form and height than Pipwell Manor.

5.03 Sizes should range from 2 to 4 bedrooms. To break up the scale and impact of the houses they can be designed with L or T plan rear ranges, and some single storey elements to give variety and interest.

5.04 Roofs can be gabled or hipped. Hipped roofs in a slate type finish can be lower, but generally roof pitches should not be less than 35 degrees and some variety in roof pitch between plots is also required. On older buildings roofs are generally not wider than 6m, and in order to keep profiles traditional this should be observed in the new buildings.

6.0 MATERIALS

6.01 Walling materials can be in a multi - red stock brick (samples to be approved), painted brick or a soft plain smooth render. Timber cladding, timber framed elements, tile hanging or stone cladding must not be used.

6.02 Roofing materials should be in a slate or slate substitute, a traditional red pantile

or red plain tile. Samples should be approved.

6.03 Windows and doors should be in painted joinery.

6.04 Some variety of bricks and materials from the above range should be used on the different plots to give texture and contrast to the scheme.

7.0 DESIGN

7.01 The designs should aim to be in keeping with the traditional properties of the area. Simple well proportioned buildings, with brick detailing.

7.02 Windows and doorways should have vertical proportions and expressed lintels or arches. Verges should be plain with tiled undercloaks or brick corbels. Barge-boards should generally be avoided. Eaves details with brick corbels and gutters on drive-in brackets, or overhanging soffits to the shallower pitches, should be utilised.

7.03 Chimneys should be included, generally within the plan of the property rather than external, and at gable ends or on ridges. They should have oversailing courses and terra-cotta pots, and be of a reasonably substantial section and height.

7.04 Where dormers are used these should be neat, to individual windows no greater than two lights, with gables, hips or shallow segmental heads. They should be broadly spaced out and designed with narrow rebates and tight fitting roofs.

7.05 Standard house types must be avoided. Although there can be some repetition of details, each house should have its own form and character. Some can have small porches in brick or painted timber, for example.

7.06 Garages should be in materials and details to match houses. Where double garages are provided the pitch of the roof should be turned so that the openings run beneath the eaves, and separate doors provided for each vehicle. In this way they can resemble traditional farm buildings.

7.07 Illustrative material is appended to this brief showing typical details which could be utilised in development on these sites **(see Appendix 1).**

8.0 LANDSCAPING

8.01 The basic landscaping and boundary treatments must form part of the developer's scheme and not be left to the individual householder.

8.02 The existing hedges must be retained and strengthened. Some additional tree planting beside Roman Road, at the ends of Site B, should be implemented to reinforce this roadside boundary. Any sections of the hedge which suffer or die must be replaced within six months by the same species. The hedges must be maintained to a height of 1.8 metres, apart from the access points.

8.03 The other site boundaries must in the first instance be maintained by Lincolnshire post and rail fencing, with new native hedging planted beside the fence. Along the southern boundary the hedgeline must include some tree specimens to be agreed.

8.04 The front of the plots on Site A must be defined by either native hedging, simple metal railings, low timber paling or brick walls to agreed details. The plots should not be open plan.

8.05 Boundaries between the plots should be defined by post and rail fencing.

8.06 The existing trees shall be retained and protected during construction work. The guidelines laid down by the NHBC 'Building Near Trees' shall be followed and specialist advice sought as required.

8.07 Planting on the 'green area' on Site A must be to an approved scheme. It is suggested that this is kept simple to include Sorbus aucuparia (mountain ash) on meadow grass.

8.08 Hard landscaping should be kept to a minimum with gravel preferred for driveways and gravel or tarmac used for the roadway. Block paviors are not appropriate in this rural setting. As far as possible, concrete kerbing should be avoided and only used where highways demand its use.

8.09 Lighting of the roadways should be kept to the minimum required. It is suggested that a simple metal stirrup type lantern is used.

9.0 ILLUSTRATIVE MATERIAL

9.01 A site layout plan has been produced showing possible arrangements for Sites A and B (see Plan 2).

9.02 For Site A the aim has been to produce a simple informal layout facing towards the open landscaped area to the west and also grouped around a central 'green' with tree planting to reflect the grouping of trees nearby.

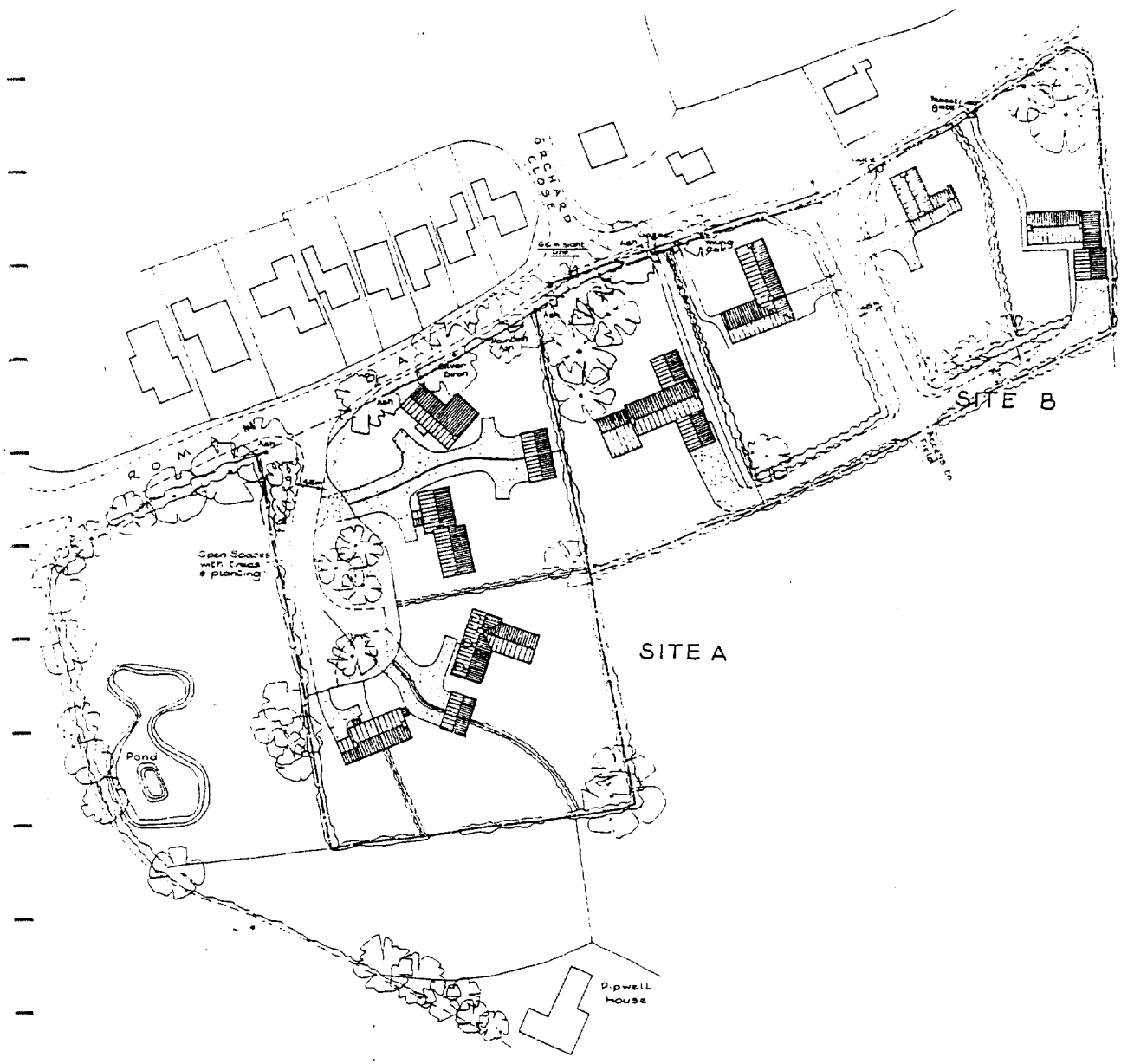
9.03 A variety of house sizes are indicated, from a pair of houses at the southern end of the site, to a cottage with dormers and a larger dwelling of two different storey heights. Garages are grouped and generally kept subservient to the dwellings.

9.04 A bird's eye view has been sketched out to illustrate this layout in three dimensional form (see Plan 3).

9.05 Site B provides for access at the rear of the two end plots. This enables all dwellings to be served off the one private drive.

9.06 The two central houses are shown with their gables parallel to Roman Bank, an arrangement found elsewhere in this area.

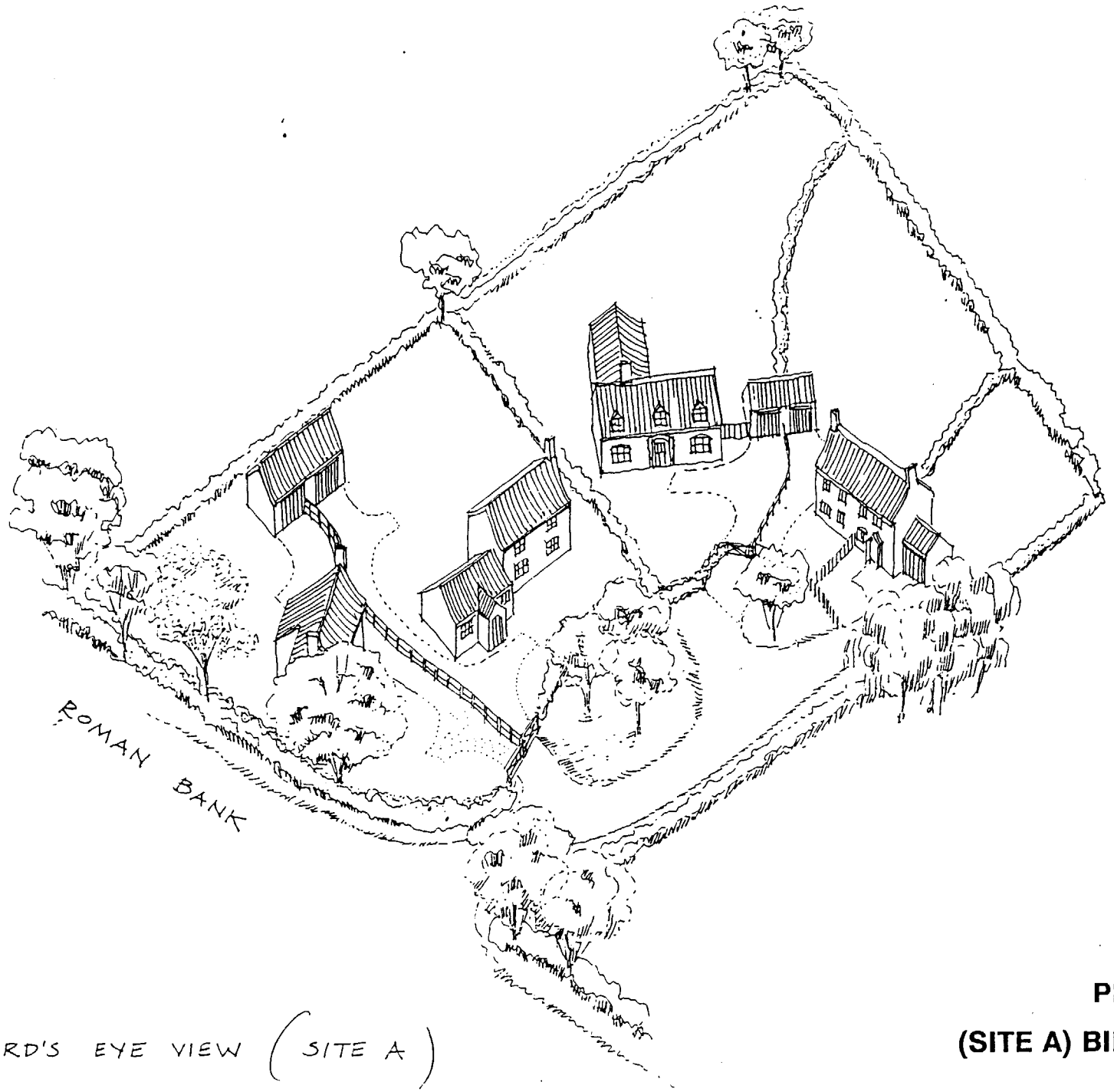
9.07 The two end properties are set further back to allow for some significant tree planting in the hedge line along the frontage. This still gives a reasonable depth for south facing garden area. The variety in the frontage positions also reflects the informality and character of spaces found in this rural area.



PLAN 2

ILLUSTRATIVE PLAN

SHOWING POSSIBLE LAYOUT OF SITES A AND B



BIRD'S EYE VIEW (SITE A)

PLAN 3

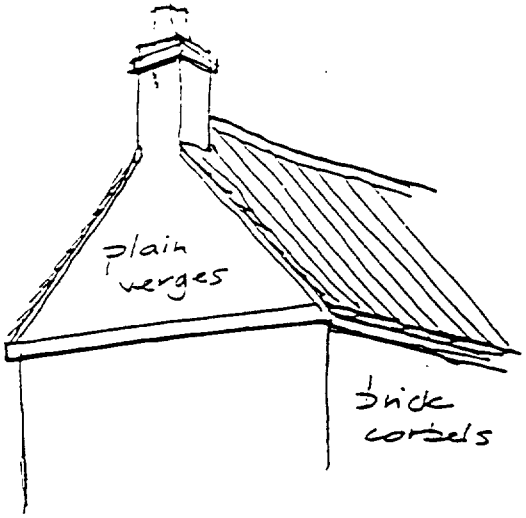
(SITE A) BIRDS EYE VIEW

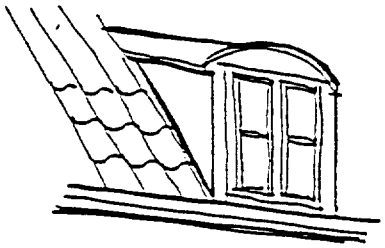
APPENDIX 1
TYPICAL DETAILS

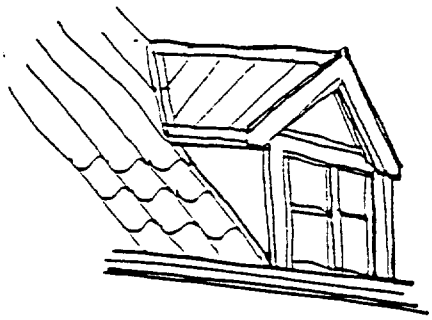
Houses of different sizes, brick, pantile, render, slate



Gable stacks of reasonable size, oversailing courses, clay pots

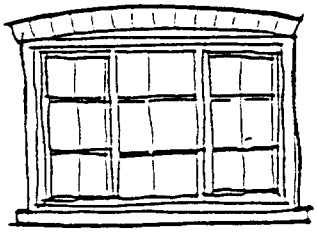


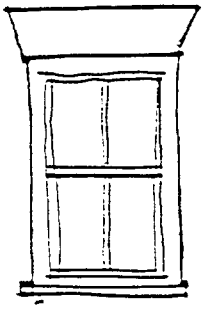


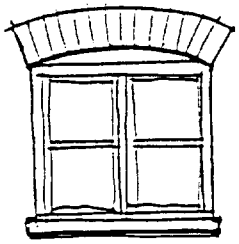


neatly detailed dormers, flat or gabled; tight fitting roofs.

windows vertically proportioned, arches or lintels over.

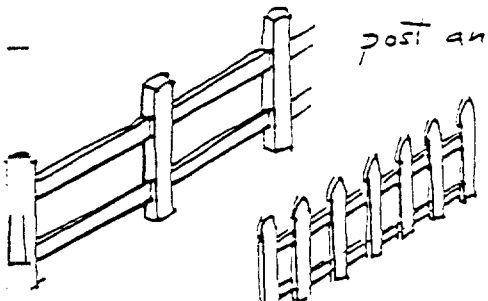






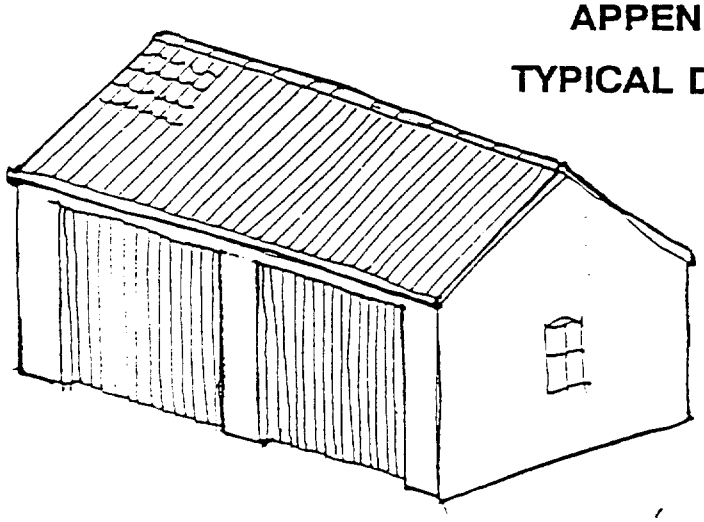
APPENDIX 1

TYPICAL DETAILS



post and rail

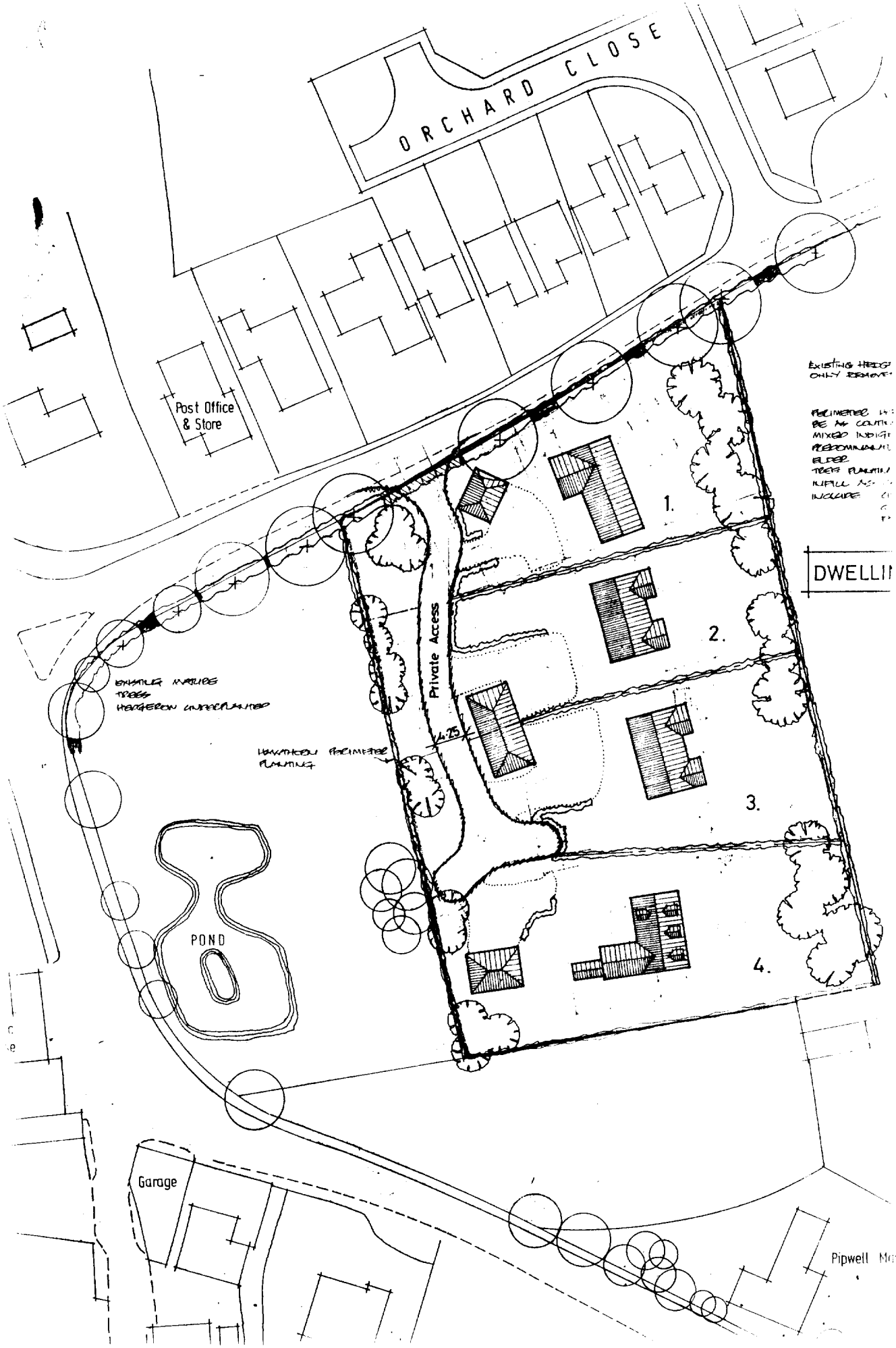
low timber paling or hedges to fronts.



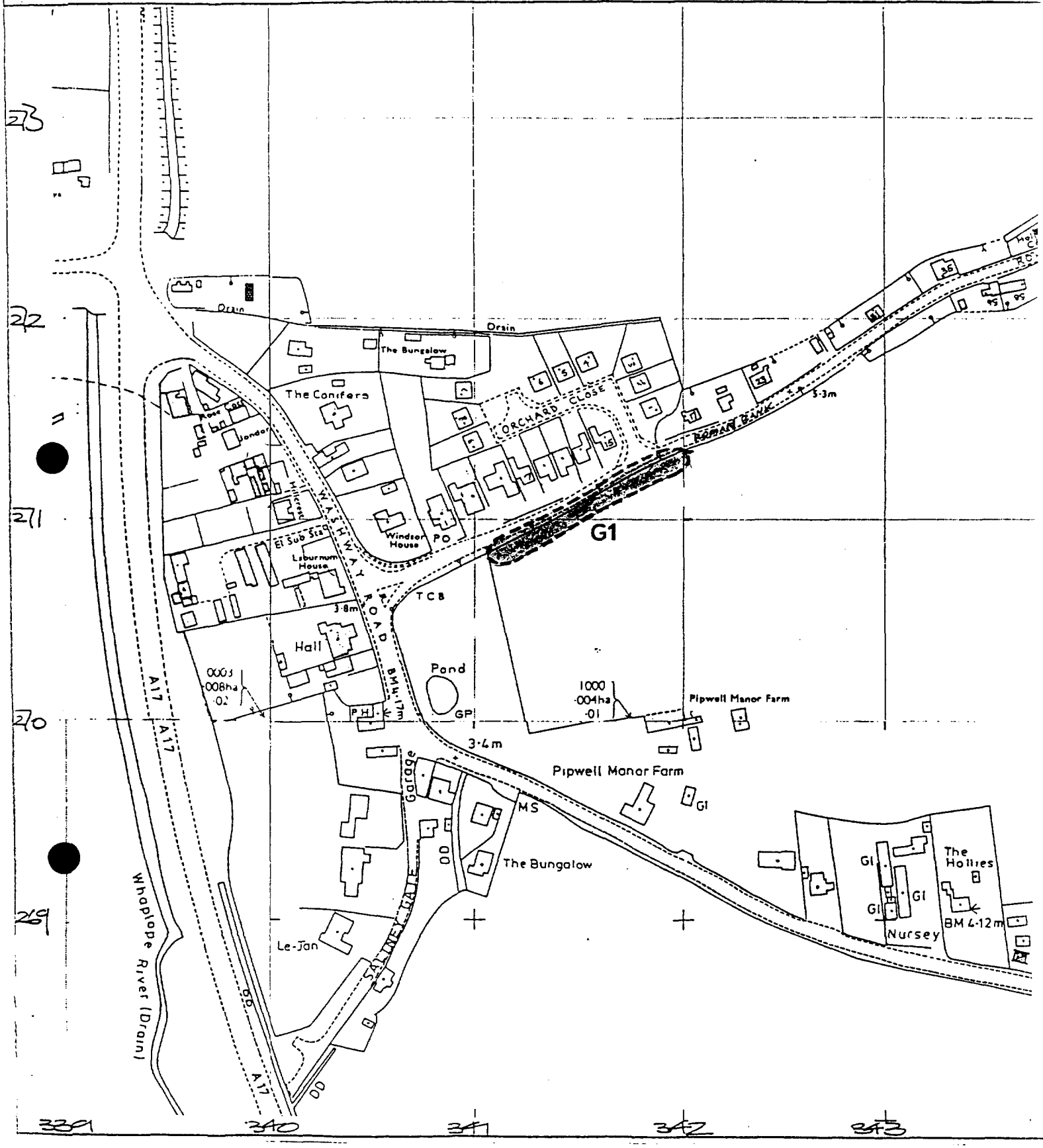
ROMAN BANK TYPICAL

double garages with agricultural character

SARACEN'S HEAD DETAILS


ORCHARD CLOSE
Post Office & Store
Private Access
4.75
1.
2.
3.
4.
POND
Garage
Pipwell

SOUTH HOLLAND DISTRICT COUNCIL



SARACENS HEAD TREE PRESERVATION ORDER No.2. (1994)

PLAN No.	TF 3527
SCALE	1:2500
DATE	FEBRUARY 1994
BASE	Whaplode Parish

B.SMITH MRTPI
Director of Planning &
Building Control Services

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	

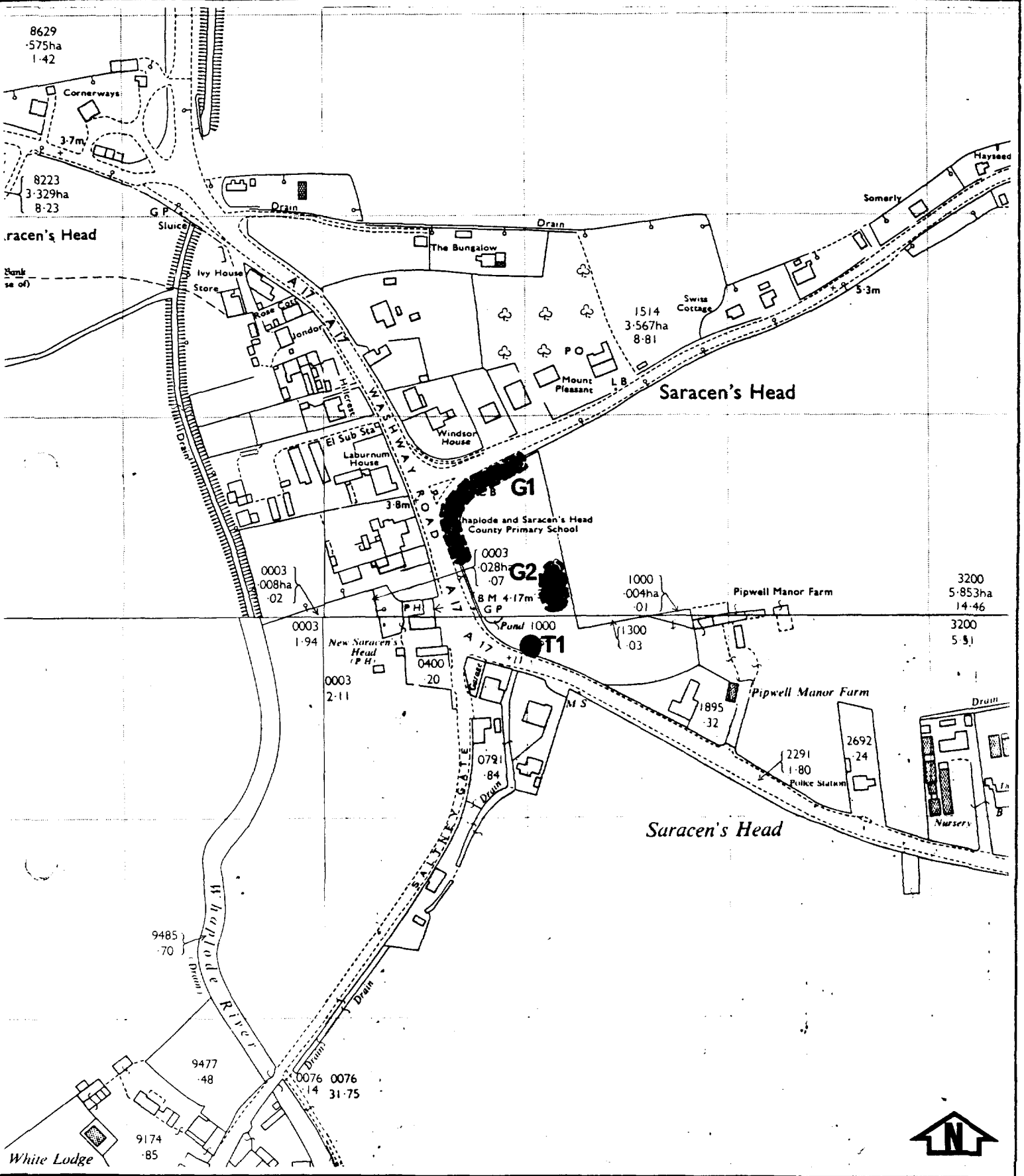
Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
G1	4 Ash Fraxinus excelsior	Group of trees extending from grid point TF 34200 27134 for approximately 110 metre in a south-westerly direction to grid point TF 34106 27084 in hedgerow bordering the south-eastern side of the road known as Roman Bank, Saracens Head.

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

SOUTH HOLLAND DISTRICT COUNCIL



SARACENS HEAD TREE PRESERVATION ORDER No.1.(1983)

PLAN No	
SCALE	1:2500
DATE	SEPTEMBER '83
BASE	TF3426-3526 & TF3427-3527

B.SMITH M.R.T.P.I.
District Planning Officer

Saracen's Head TPO No 1 1983

FIRST SCHEDULE

Trees Specified Individually

(encircled in black on the map)

No. on Map:	Description:	Situation:
T1	Sycamore	North side of Washway Road (A17), Saracens Head, mid-way between Pipwell Manor Farm and the junction of Washway Road and Roman Bank.

Trees Specified by Reference to an Area

(within a dotted black line on the map)

No. on Map:	Description:	Situation:
None		

Groups of Trees

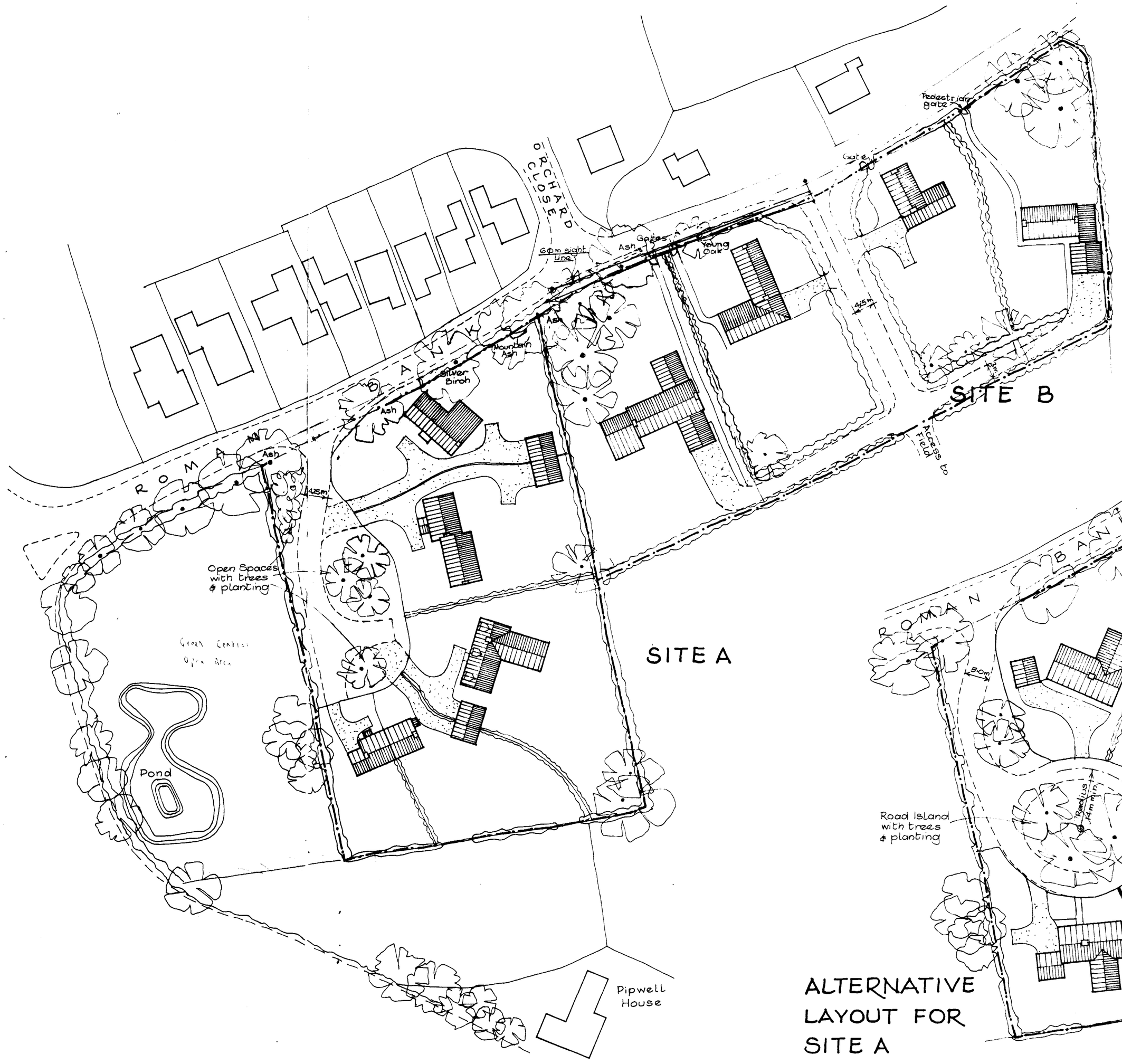
(within a broken line on the map)

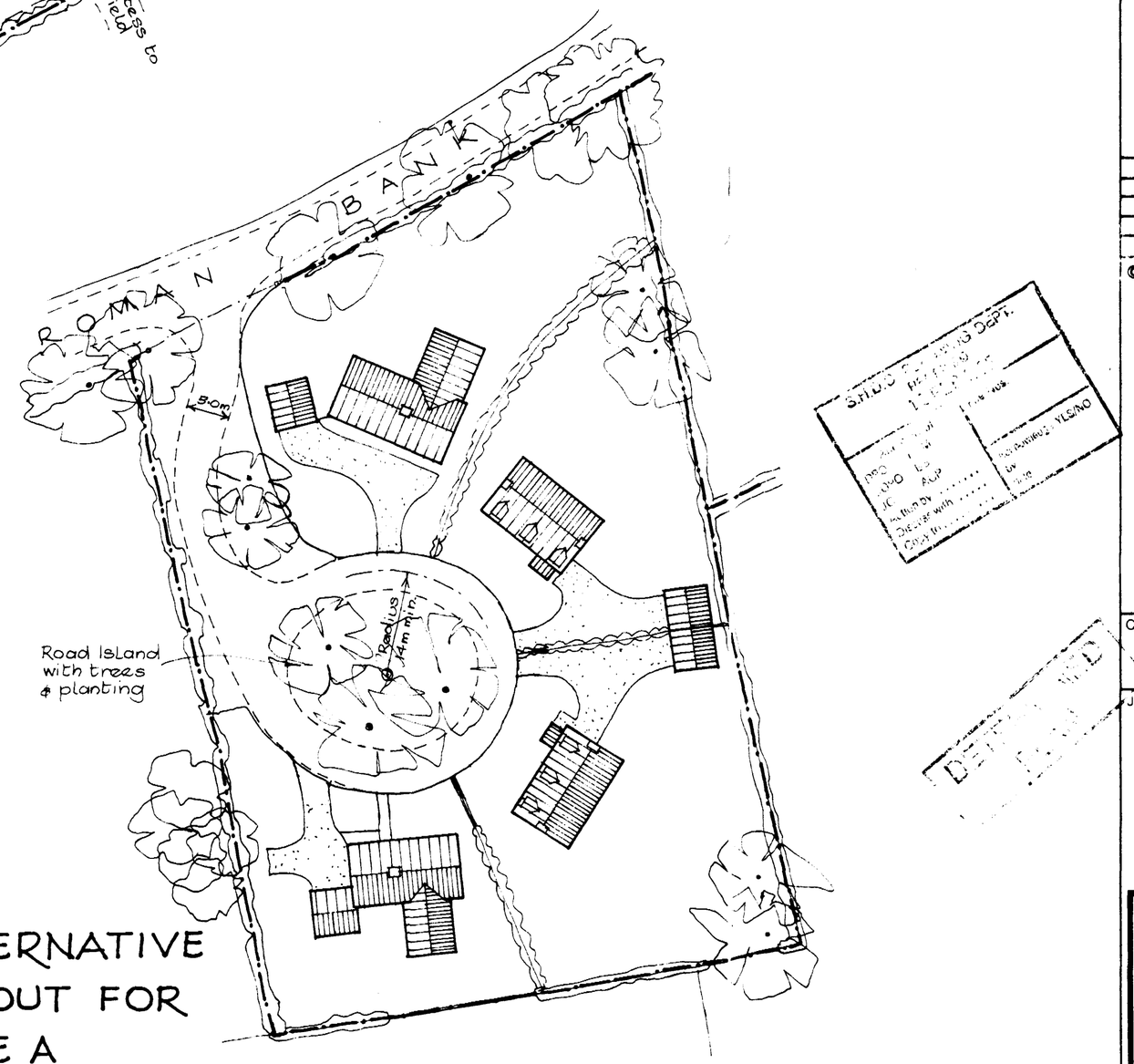
No. on Map:	Description:	Situation:
G 1	Group consisting of 5 ash and 1 silver birch trees.	Junction of Washway Road and Roman Bank, Saracens Head.
G 2	Group consisting of 4 silver birch and 2 willow trees.	In field on eastern side of Washway Road, Saracens Head, opposite the junction of Washway Road and Saltney Gate.

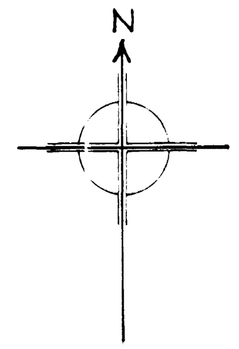
Woodlands

(within a continuous black line on the map)

No. on Map:	Description:	Situation:
None		







NOTES:

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

A	Feb 1995	Site B layout altered & minor alts.
	Date	Revisions

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HISTORIC BUILDINGS CONSULTANCY
Manor Farm House
Spanby
Sleaford
Lincolnshire NG34 0BB

Client: South Holland District Council

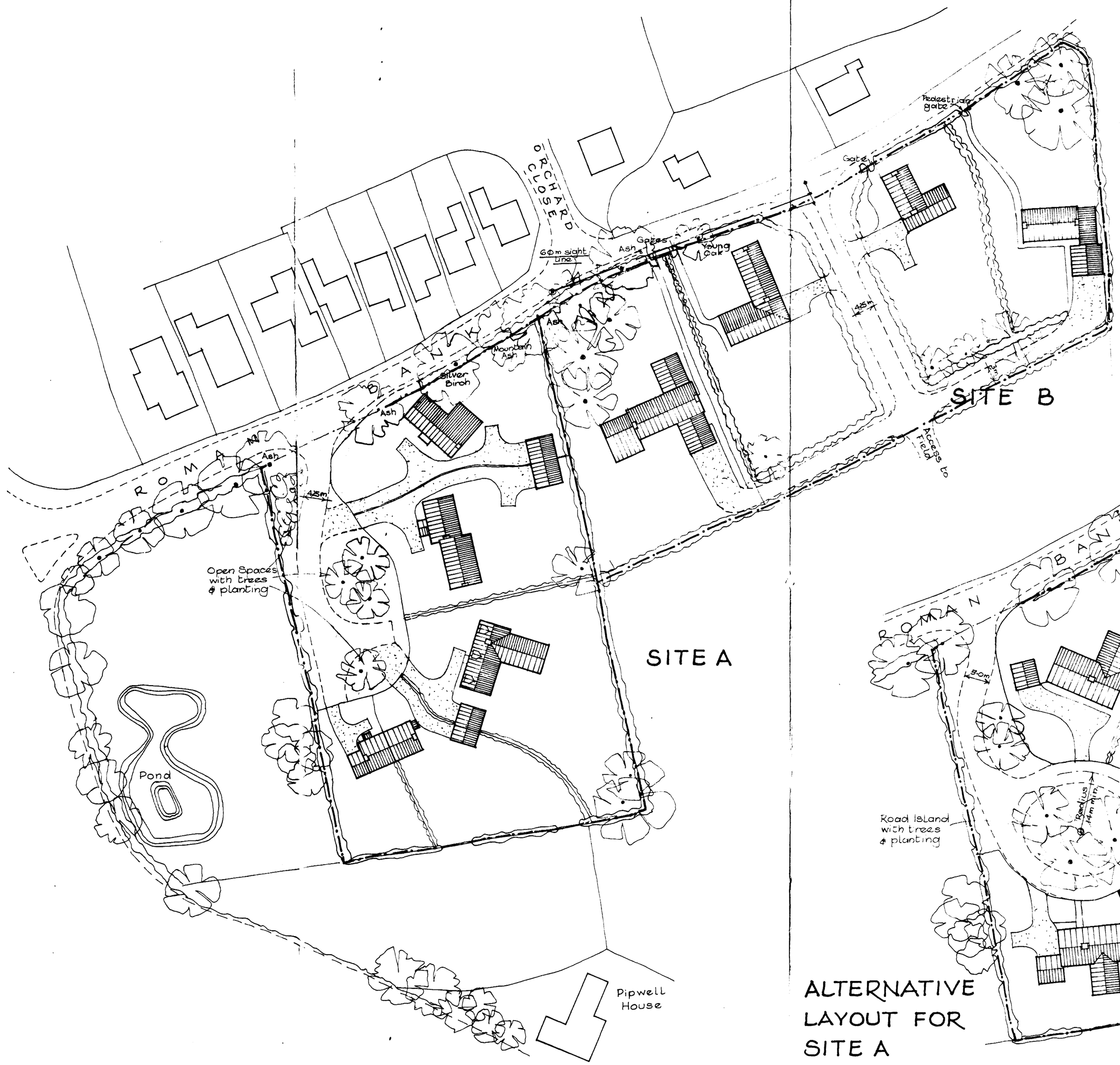
Job Title: ROMAN BANK, SARACEN'S HEAD

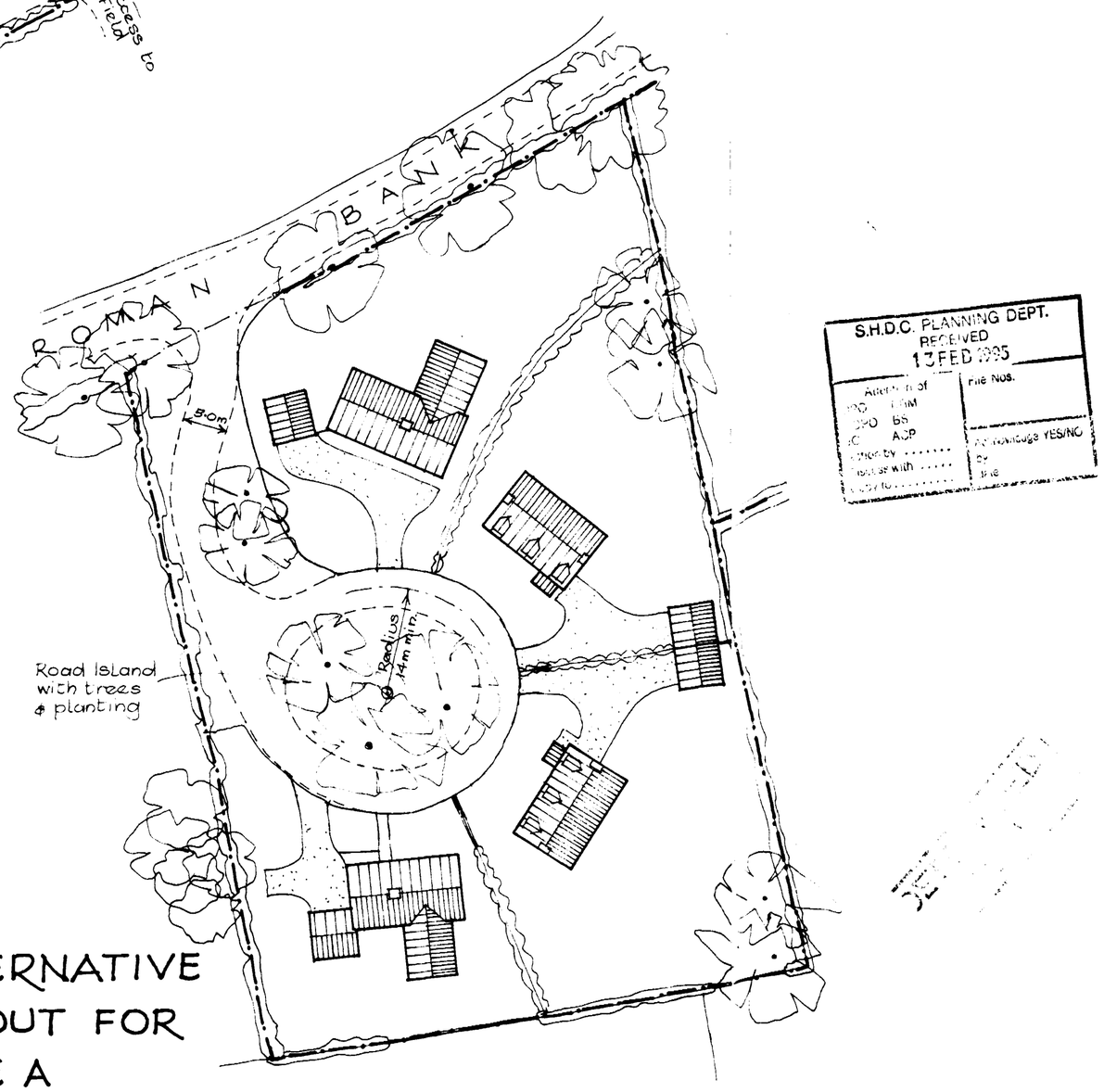
Drawing Title: DESIGN BRIEF
LAYOUT SUGGESTIONS

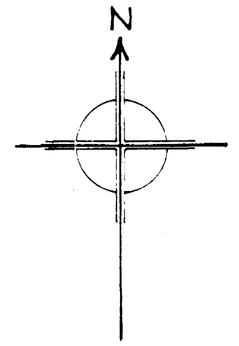
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Date: OCT 1994 | Drawn by: R.J.F

Drg No: 1 | Rev: A







NOTES:

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

A	Feb 1995	Site B layout altered, & minor alts.
	Date	Revisions

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HISTORIC BUILDINGS CONSULTANCY

Manor Farm House
Spanby
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Client: South Holland Distrct Council

Job Title: ROMAN BANK, SARACEN'S HEAD

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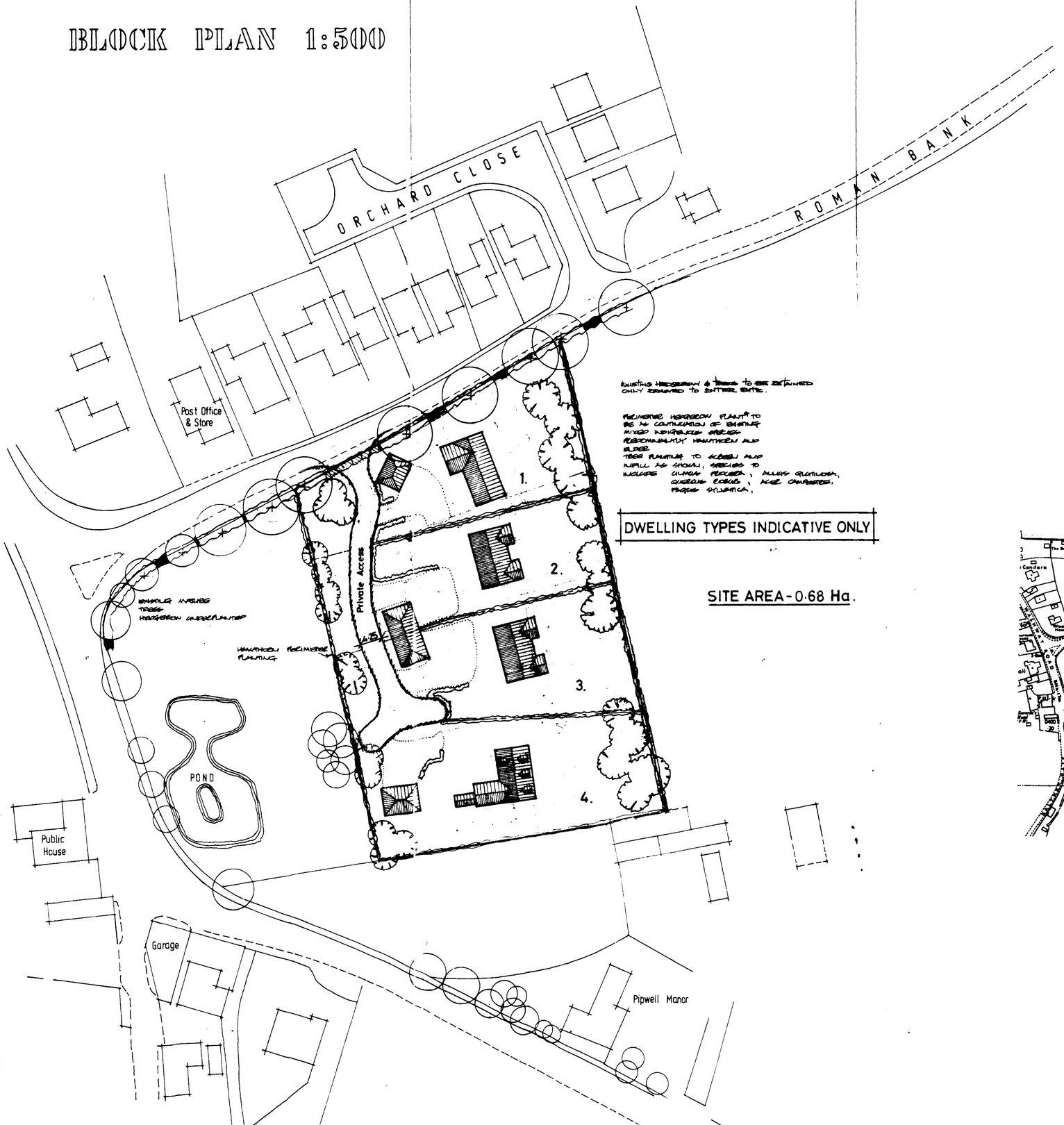
LAYOUT SUGGESTIONS

Scale: 1 : 500

Date: OCT 1994 | Drawn by: R.J.F

Drg No: 1 | Rev: A

BLOCK PLAN 1:500

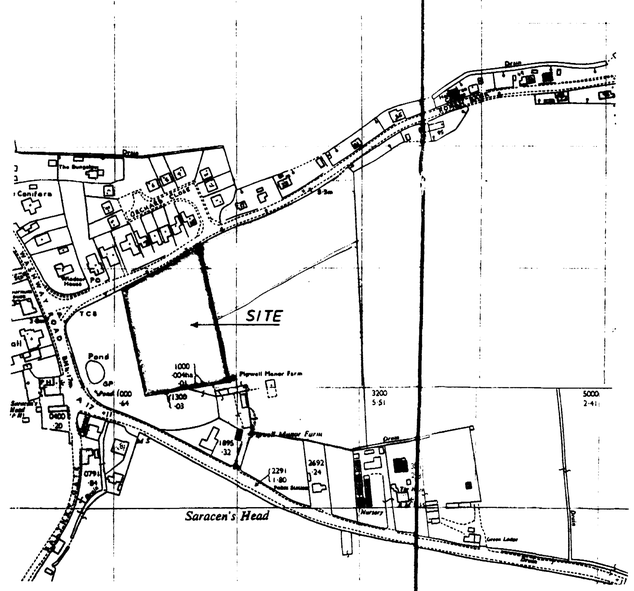


EXISTING HEDGEROW & TREES TO BE RETAINED ONLY CROSSED TO ENTER SITE.

PROPOSED HEDGEROW PLANT* TO BE IN CONTINUATION OF ENGLISH MIXED INDIGENOUS SPECIES RECOMMENDED HAWTHORN AND BEECH.
TREE PLANTING TO CLOSELY MIND INFILL AS SHOWN; SPECIES TO INCLUDE CLIMAX PECIES, ALNUS GLUTINOSA, QUERCUS ROBUR, ACER CAMPESTRE, PRUNUS SPINOSA.

DWELLING TYPES INDICATIVE ONLY

SITE AREA - 0·68 Ha.



SITE PLAN 1:2500

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT.
21 JUN 1994
REF. 0003/94

A 20.6.94 AMEND LAYOUT - 11 MAISONETTES

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT OFF ROMAN BANK SARACENS HEAD

CLIENT:
MR A. NAYLOR

DETERMINED PLAN

SCALES:	DATE:
1:500 1:2500	DEC 93
	DRAWING No.: AN 2A

REVISIONS: