SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0046/94 Received:12-JAN-94 Type:OUTLINE

Name: Mr C Mitchell
51 Roman Bank
Saracens head
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of dwelling

Location : 51 Roman Bank Saracens head
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the characteristics of the site are such that any dwelling upon it would constitute a cramped and undesirable form of development which would be out of character with this particular part of the village of Saracens Head. As such, it is considered to be contrary to Planning Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing).

2 The proposed dwelling does not include a turning facility within the site. If permitted, this would lead to vehicle reversing out onto the Class III County Road, Roman Bank, where visibility is very restricted, to the detriment of highway safety.

Director of Planning and Building Control Services
15-MAR-94 H23/0046/94

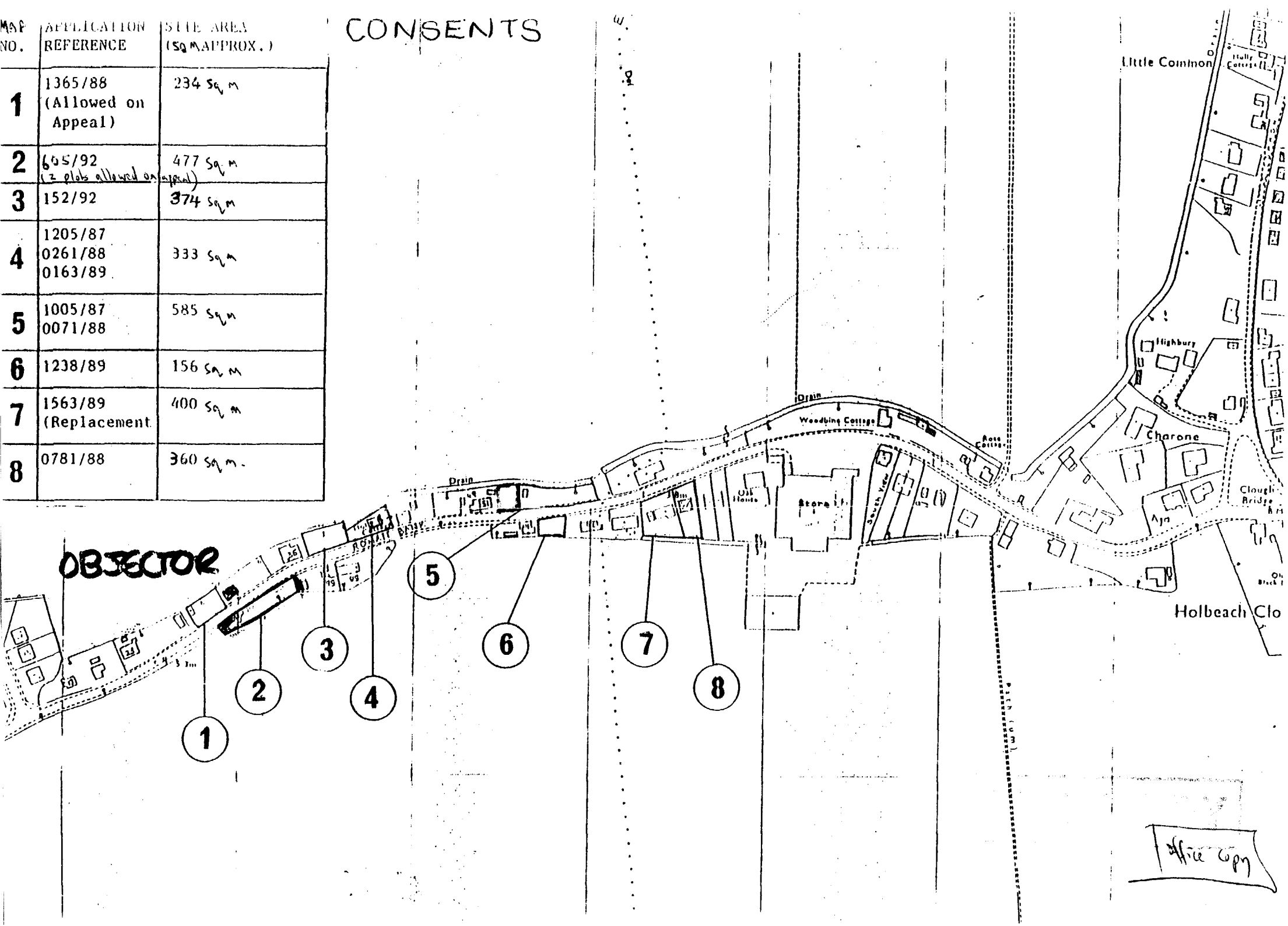
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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

CONSENTS

MAP NO.	APPLICATION REFERENCE	SITE AREA (SQ M APPROX.)
1	1365/88 (Allowed on Appeal)	234 Sq m
2	605/92 (2 plots allowed on appeal)	477 Sq m
3	152/92	374 Sq m
4	1205/87 0261/88 0163/89	333 Sq m
5	1005/87 0071/88	585 Sq m
6	1238/89	156 Sq m
7	1563/89 (Replacement	400 Sq m
8	0781/88	360 Sq m.



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23|0046|94

Date Registered

12 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR C. MITCHELL.
51. ROMAN BANK
SARACENS HEAD
SPALDING.
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET SPALDING
LINCS

Tel. No. 0406 423162

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS. APPLICANT.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

OUT LINE APPLICATION FOR DWELLING.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 120.00 ... If you consider no fee is payable include a written explanation instead.

Signed ..... Date 12/1/94 ..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area [0.0152. (Hectares)]

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

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

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)	0.015a hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

5. **GENERAL INFORMATION** Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road
or
B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: Roma Bank
Will there be—
Individual access(es)
New estate road
C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓
B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — Soakaway
B. For estate developments, please state how highway surface water will be disposed of —
C. Please state whether a land drain will be affected — no.
D. Foul sewerage will be disposed of to:
Mains sewer Cesspool Septic tank ✓

PLEASE COMPLETE IN ALL CASES

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

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date 12/1/94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / Agent) Date 12/1/94

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H23/0046/94

Directions

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)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

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 SIDNEY.

Senior Officer Confirmed ... Date.. 7/1/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Small plot.
Neighbours :
Boundaries : Currently agricultural.
Site Features : Open to road. Narrow entry.
New boring to E. Change opportunity to mark.

Inspected by MG
Date 24/1

Site Notice posted by
Date
Expiry

MG
24/1

Individual Resident Notices required:

Addresses to be sent to –

53 Roman Bank ✓ done 25/1
70 — " —

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

..OMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE DMG 21/2 ✓ 10/3

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

ADMIN RECORD SHEET

Ini

Registration

Submitted Fee £ 130

Receipt No P3734

Date first Rec'd 12 JAN 1994

Reference H23/0046/94

Cross-Ref

Date 13-JAN-94 2AC

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of Dwelling

Invalid
- Site plans
- Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
- Correct fee £ 130
- 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 534500 337360

Ward 2 Parish WHARTON

Inside IBD YES Inside LP area NO

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

Linked to site Ref 1937

Linked to property Ref

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H23/0046/94 Received:12-JAN-94 Type:OUTLINE

Name: Mr C Mitchell
51 Roman Bank
Saracens head
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of dwelling

Location : 51 Roman Bank Saracens head
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 In the opinion of the Local Planning Authority the characteristics of the site are such that any dwelling upon it would constitute a cramped and undesirable form of development which would be out of character with this particular part of the village of Saracens Head. As such, it is considered to be contrary to Planning Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing).

2 The proposed dwelling does not include a turning facility within the site. If permitted, this would lead to vehicle reversing out onto the Class III County Road, Roman Bank, where visibility is very restricted, to the detriment of highway safety.

11-MAR-94 AD check....N/4/3....

Authorised to issue (inc Delegation).....AP.....

APPLICATION REFERENCE: H23/0046/94 DATE RECEIVED: 12-JAN-94

TYPE: Outline

DESCRIPTION: Erection of dwelling

LOCATION: 51 Roman Bank, Saracens Head.

APPLICANT: Mr C Mitchell AGENT: Cooper Architectural Design

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

Refuse Permission.

1 *In the opinion of the Local Planning Authority the characteristics of the site are such that any dwelling upon it would constitute a cramped and undesirable form of development which would be out of character with this particular part of the village of Saracens Head. As such, it is considered to be contrary to Planning Policy 5A and also advice contained within Planning Policy Guidance Note No. 3, 1992 (Housing).*

2 *The proposed dwelling does not include a turning facility within the site. If permitted, this would lead to vehicles reversing out onto the Class III County Road, Roman Bank, where visibility is very restricted, to the detriment of highway safety.*

COMMENTS

1 Site within Interim Boundary of Development.

2 The site is very restricted in size and despite the nature of existing development along Roman Bank it is nevertheless my opinion that any development upon it (area approximately 150 square metres) would be too cramped.

3 Highways objection to lack of turning facilities.

REPRESENTATIONS

Parish Council: Supported.

County Highways: Request refusal.

Publ. :

Objections received from 53 and 70 Roman Bank (summarised).

- Concerned over boundary fence and its security, since have dog pen alongside.
- Concern over means of drainage.
- Erection of house will adversely affect our amenities.
- Overdevelopment and will have detrimental affect upon open aspect and character of area.
- Entrance to site would be very dangerous, since road is very narrow with no footpath and little street lighting. Parking outside property would block access to my garage.
- Garden already divided in 1987 when planning permission granted for bungalow (H09/1005/87).
- What need is there for additional dwelling when No. 51 has been vacant for two and a half years and is still unoccupied.
- Unloading of vehicles, digging, etc will affect my property.

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

Committee.

H23/0046/94

OUTLINE

Applicant: Mr C Mitchell
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Erection of dwelling

Location: 51 Roman Bank
Saracens head
Spalding
Lincs

Valid date:	12-JAN-94	Terminal date:	09-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	19-JAN-94	Report deadline:	22-FEB-94
Inspected by	26-JAN-94	Agreed TD Ext:	
Extra contacts	02-FEB-94	Case Officer:	
Report if not clear by	16-FEB-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .02 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 53 Roman Bank, S Head	25-JAN-94	15-FEB-94
Owner/Occupier, 70 " " " "	25-JAN-94	15-FEB-94
Site/Press Advert MIN	~~19~~ 24-JAN-94	~~09~~ 14-FEB-94

SITE RECORD

Grid ref: 534450 327260
OS Sheet: 116 Parcel:

L C C - Obs Attached fc cs 3/2/94

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

L OM

H23/0046/94

OUTLINE

Applicant: Mr C Mitchell
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Erection of dwelling

Location: 51 Roman Bank
Saracens head
Spalding
Lincs

Valid date:	12-JAN-94	Terminal date:	09-MAR-94
Target dates:		Target Committee:	08-MAR-94
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Extra contacts	02-FEB-94	Case Officer:	
Report if not clear by	16-FEB-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .02 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
WHAPLODE PC	18-JAN	01-FEB
CLR BIGGADIKE	18-JAN	25-JAN
Site/Press Advert MIN	19-JAN-94	09-FEB-94
	24	14

SITE RECORD

Grid ref: 534450 327260
OS Sheet: 116 Parcel:

L.C.C. –
plan taken OS 20/1/94

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: H23/0046/94

Applicant: Mr C Mitchell
51 Roman Bank
Saracens head
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of dwelling

Location: 51 Roman Bank Saracens head
Spalding Lincs

Type: OUTLINE

17-MAR-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) Mr A D Smith
53 Roman Bank
Saracens Head
Holbeach
Spalding, Lincs. PE12 8BB

(2) D Higglesden
70 Roman Bank
Saracens Head
Spalding

S.H.D.C. PLANNING DEPT.
RECEIVED
- SEP 1994

Mr A D SMITH
51 ROMAN BANK
CATACENS HEAD
HOLBEACH
SPALDING
LINCS PE12 8BB

DEAR SIR.

REF APPLICATION No H23/0046/94. ON THE SIDE GARDEN OF 51 ROMAN BANK, AS I ENCLE OWNED 51 AND APPLYED FOR AND HAD APPROVED PLANNING, THIS WILL BE THE SECOND APPLICATION ON THE GARDEN OF 51. THE SITE PLAN I HAVE SHOWS 12 METRE FROM THE WALL OF 51 TO MY BOUNDERY, WITHIN THIS LENGTH THERE ARE TWO BRICK SEPTIC TANKS. I AM CONCERNED THAT MY BOUNDERY (1.8 METRE FENCE) IS SECURE, AS I HAVE A DOG PEN TO THIS FENCE. ALSO FOR THE TREATMENT OF THIS FENCE. MY OTHER CONCERN IS FOR THE DYKE. IF IT IS THE INTENTION TO FILL THIS DYKE. I DO NOT

WANT ANY FILLING TO GO BEYOND THE BOUNDERY AS I HAVE PIPED & FILLED THE DYKE INTO THE MAIN DRAIN, AND THERE IS A SIX METRE OPEN SECTION ON MY SIDE FROM THE BOUNDERY TO TAKE SURFACE WATER, I HAVE SEEN THIS DYKE FLOODED.

THE PATIO OF MY BUNGALOW IS TO THIS BOUNDERY AND I FEEL THAT THE ERECTION OF A HOUSE WILL DENY US ONE OF OUR PLEASURES TO SIT ON THE PATIO IN THE LATE AFTERNOON - EVENING SUNSHINE. BUT I HAVE TO ACCEPT OTHER PEOPLES PROGRESS AS I HAVE PROGRESSED

HOPING MY REMARKS ARE OF HELP

YOURS FAITHFULLY

R Smith.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 FEB 1994
DG

6-2-94

To Roman Bank
Saracens Head
Nr Spalding
Lincs. PE12-8SS.

Dear Sir/Madam.

Refering to proposed development of No 51 Roman Bank Saracens Head H&S/0104/94. Having studied the proposed plans for a house & garage on this site I have made the following observations & questions. That the proposed house is to large for such a small site. It would have a detrimental effect on the open aspect of the area & would overcrowd the site & existing properties also the entrance to the proposed would be dangerous, as this road is very narrow at this point with no footpath & little street lighting. I am also concerned about parking outside of proposed house as it would block my access to my garage causing problems entering & leaving. I also wish to add that this garden was divided in Nov 1987 H&S/1005/87 & the property sold, planning permission was granted for a bungalow & garage which was built. This caused immense problems to the flow of traffic on this narrow road, due to unloading of building materials, digging out the site, parking & abuse from contractors. Am I going to have to put up with this again for an extra dwelling? What need is there for a proposed new house on this site, when no 51 has been vacant for 2½ years & is still not occupied. I am very concerned about my property as it is built right on the verge of the road, & is very much effected by the proposal & the above mentioned digging out & unloading of vehicles parking etc. What are the council prepared to do in protecting my property in respect of the above if consent is granted?

Yours faithfully

D. J. Higglesden.

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PAP/46/94/FES **Your Ref.** H23/46/94 **Date** 17 February 1994

Dear Smith,

OUTLINE PLANNING APPLICATION - MR. C. MITCHELL
DWELLING AT 51 ROMAN BANK, SARACENS HEAD

Further to my copy letter of the 8th February 1994, I have to date been unsuccessful in receiving the requested details from the applicants agent.

No Boards watercourse is affected by the project but I understand a private dyke at the rear of the site is to be piped although no details are provided. As you will doubtless be aware your Council Property Services Department are also interested in such activities and I trust any consent given for the development as proposed will be conditioned to require details of the piping operations and also draw to the applicants attention the clearance required by the N.R.A. guidelines between foul drainage soakaway systems and any watercourse whether piped or not.

A copy of this letter is being forwarded to the applicants agent.

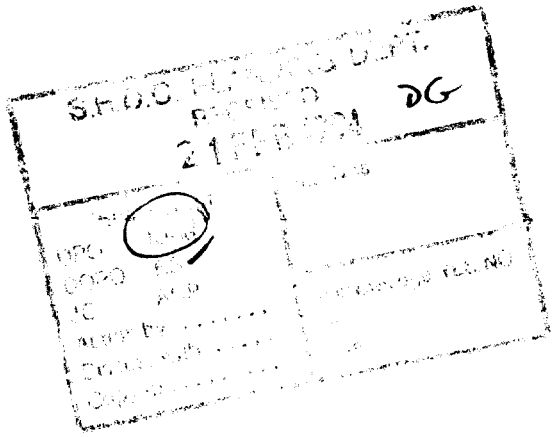
Yours sincerely,

JJ Ebsey

ENGINEER TO THE BOARD

B. Smith Esq M.R.T.P.I.,
Director of Planning and Building Control
Planning and Building Control Department
South Holland District Council
Priory Road
Spalding
Lincs

cc Cooper Architectural Design



DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PAP/46/94/FES **Your Ref.** **Date** 8 February 1994

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. C. MITCHELL
DWELLING AT 51 ROMAN BANK, SARACENS HEAD.

May I respectfully remind you that I am awaiting a copy of the plan relating to the above application you have submitted on your clients behalf.

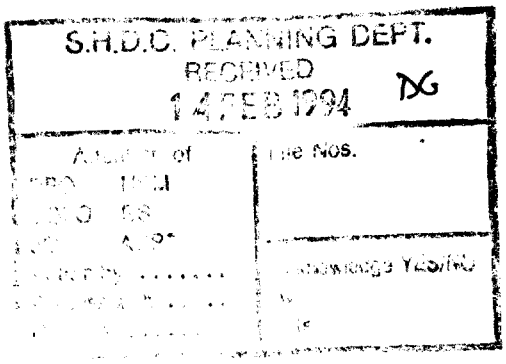
You will be aware from the telephone conversation with my assistant Mr. Staines on the 27th January 1994 that the project affects my Board's interests regarding which I shall have observations to make.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

ENGINEER TO THE BOARD

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs



RIAN SH

Our Ref: 94/1/SH/0032
Contact: Gill Thornalley

Date: 8th February 1994

NRA

National Rivers Authority
Anglian Region

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

S.H.D.C. PLANNING DEPT.
RECEIVED
1 0 FEB 1994 DG

Dear Sir,

Planning Application No. H23/0046/94

PROPOSAL: **ERECTION OF A DWELLING**
LOCATION: **51 ROMAN BANK, SARACENS HEAD, SPALDING**
APPLICANT: **MR C MITCHELL**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

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

LIN NSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0046/94

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

51 Roman Bank, Swaccons Head Whaplode

3. Name, classification and number of road

111

4. Date application referred 20 - 1 - 94

5. State whether outline, detailed application etc.

OL.

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

Erection of Dwelling

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

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

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

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

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

Date: 3-2-94 Signed: .....
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

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

The proposed dwelling does not include a turning facility within the site. If permitted, this would lead to vehicles reversing out onto the Class II County Road, Roman Bank where visibility is very restricted, to the detriment of highway safety.

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

136. PLANNING APPLICATIONS

(b) Applications Refused (Continued)

(It was also agreed that the Director of Planning and Building Control Services invite the applicant to discuss the development possibilities for the site.)

Plan No. and Applicant		Proposal
H14/0033/94 Mr J G Sneath		Convert and extend stables building to residential accommodation at Money Bridge, West Pinchbeck.
H23/0046/94 Mr C Mitchell	O.A.	Dwelling at 51 Roman Bank, Saracens Head.
H08/0101/94 G P Meads		Bungalow and garage at rear of 15-19 Quadring Road, Gosberton.

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H03/0637/93 Mr P Coupland	Construction of kart racing track including ancillary buildings, landscaping and access requirements at Welland Bank, Deeping St Nicholas.

(To enable officers to make arrangements for members of the Planning Committee to visit a similar kart racing track in operation at Kimbolton, near Huntingdon and to inspect the application site.)

(It was resolved that the application should be determined subsequently by the Planning Committee and that the Director of Planning and Building Control Services report should include appropriate conditions which might be imposed if the Committee were minded to grant planning permission.)

(Councillor J T Davis left the meeting after consideration of this application.)

H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard, including means of access on land off Fleet road, Fleet.

(Pending site inspections of the applicants existing and this proposed site to assess the suitability of the current proposal.)

H13/1093/93 DGM Properties Ltd	Bungalow and garage at Plot 2, The Sidings, off Station Road, Moulton.

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

H17/0013/94 Exors of E M Skells Deceased	O.A.	Residential development adjacent 10 Coalbeach Lane, Surfleet.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3734
Date received : 12-JAN-94

Received from

M & C Properties Ltd.

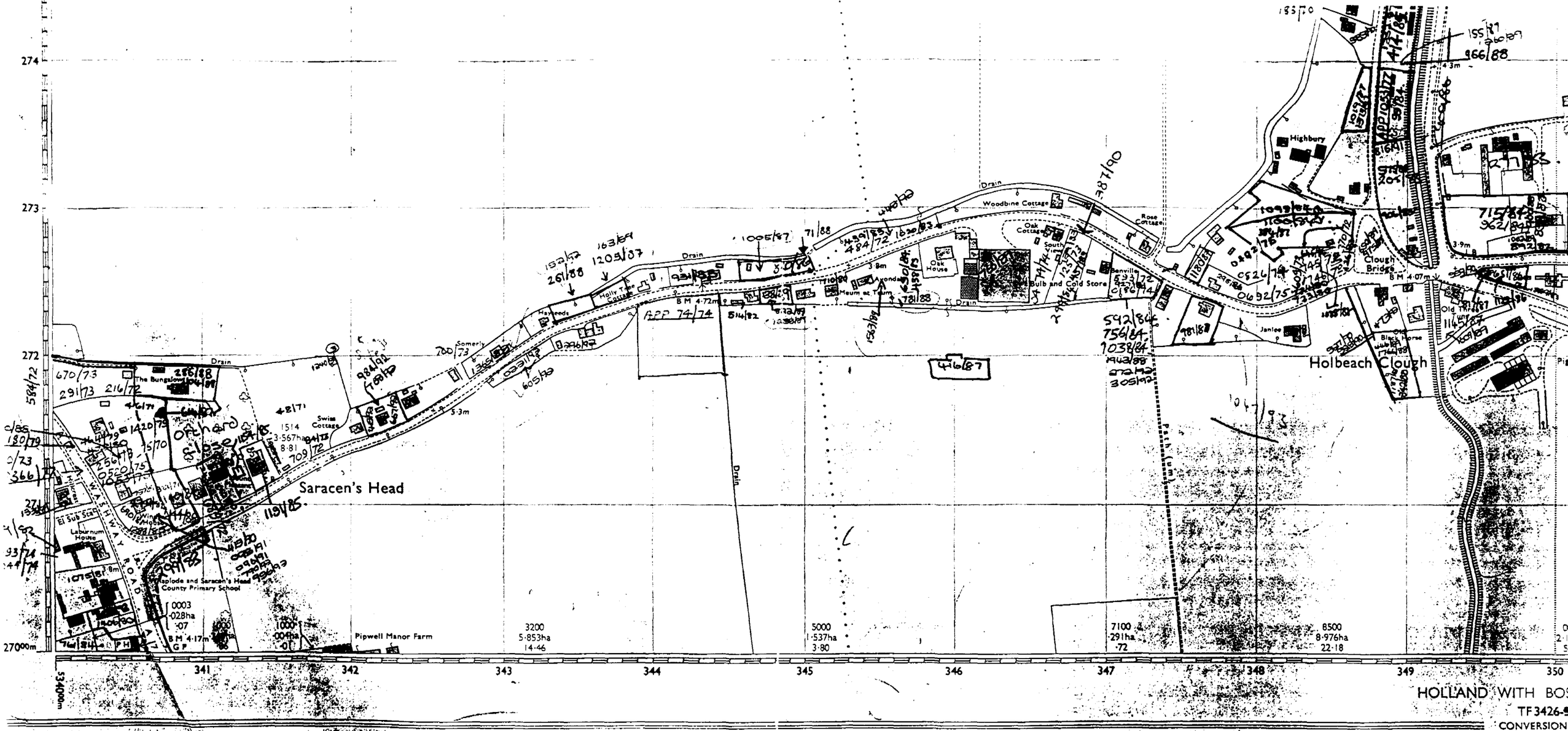
Address

51 Roman Bank
Saracens head
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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



Made and published by the Director General of the Ordnance Survey, Southampton.

COMPILATION DATA

Levelled 1964
Boundaries ..... Mar 1974

(b) Sep 1973

† 1:2500 scale * 1:1250 scale (photographically reduced)

(a) Surveyed.
(b) Reconstituted from former County Series plans and revised.
(c) Revised.

Surveys of changes since the publication of this plan may be available. Enquiries should be addressed to the Director General or to the local Ordnance Survey office.

HEIGHTS are given in METRES above the Newlyn Datum.

Bench mark lists, which may contain later levelling information and particulars of bench marks to which no values have been shown, are obtainable from the Director General, Ordnance Survey.

The representation on this plan of a road, track or path is no evidence of the existence of a right of way.

The alignment of tunnels where shown is approximate.

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AN TF 3427-3527

Hectares 0 1 2 3 4 5
Acres 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14
Metres 30 20 10 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540
Feet 100 50 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700

1 metre = 3·2808 feet

ABBREVIATIONS

B H ..... Beer House
B M ..... Bench Mark
B Po ..... Boundary Post
B S ..... Boundary Stone
C ..... Crane
C H ..... Club House
Chy ..... Chimney
Cn ..... Capstan
D Fn ..... Drinking Fountain
Dk ..... Dock
El P ..... Electricity Pillar or Pole
E T L ..... Electricity Transmission Line
F A ..... Fire Alarm
F A P ..... Fire Alarm Pillar
F B ..... Filter Bed or Foot Bridge
F B M ..... Fundamental Bench Mark
F S ..... Flagstaff
F Sta ..... Fire Station
G P ..... Guide Post
G V C ..... Gas Valve Compound
Hy ..... Hydrant or Hydraulic
Ht ..... Hectares
L B ..... Letter Box
L B Sta ..... Lifeboat Station
L C ..... Level Crossing
L G ..... Loading Gauge
L Ho ..... Lighthouse
L Twr ..... Lighting Tower
m ..... Metres
M H W ..... Mean High Water
M H W S ..... Mean High Water Springs
M L W ..... Mean Low Water
M L W S ..... Mean Low Water Springs
M P ..... Mile or Mooring Post
M P U ..... Mail Pick-up
M S ..... Mile Stone
N T ..... National Trust
N T L ..... Normal Tidal Limit
N T S ..... National Trust for Scotland
P ..... Pillar, Pole or Post
Path (um) ..... Unmade Path
P C ..... Public Convenience
P C B ..... Police Call Box
P H ..... Public House
P O ..... Post Office
Pp ..... Pump
P T P ..... Police Telephone Pillar
R H ..... Road House
rp ..... Revision Point
S ..... Stone
S B ..... Signal Box
S Br ..... Signal Bridge
S D ..... Sundial
S L ..... Signal Light
Sl ..... Sluice
S P ..... Signal Post
Spr ..... Spring
S Sta ..... Signal Station
T C B ..... Telephone Call Box
T C P ..... Telephone Call Post
Tk ..... Tank or Track
Tr ..... Trough
ts ..... Traverse Station
W ..... Well
W B ..... Weighbridge
Wd Pp ..... Wind Pump
Wks ..... Works
Wr Pt ..... Water Point
Wr T ..... Water Tap

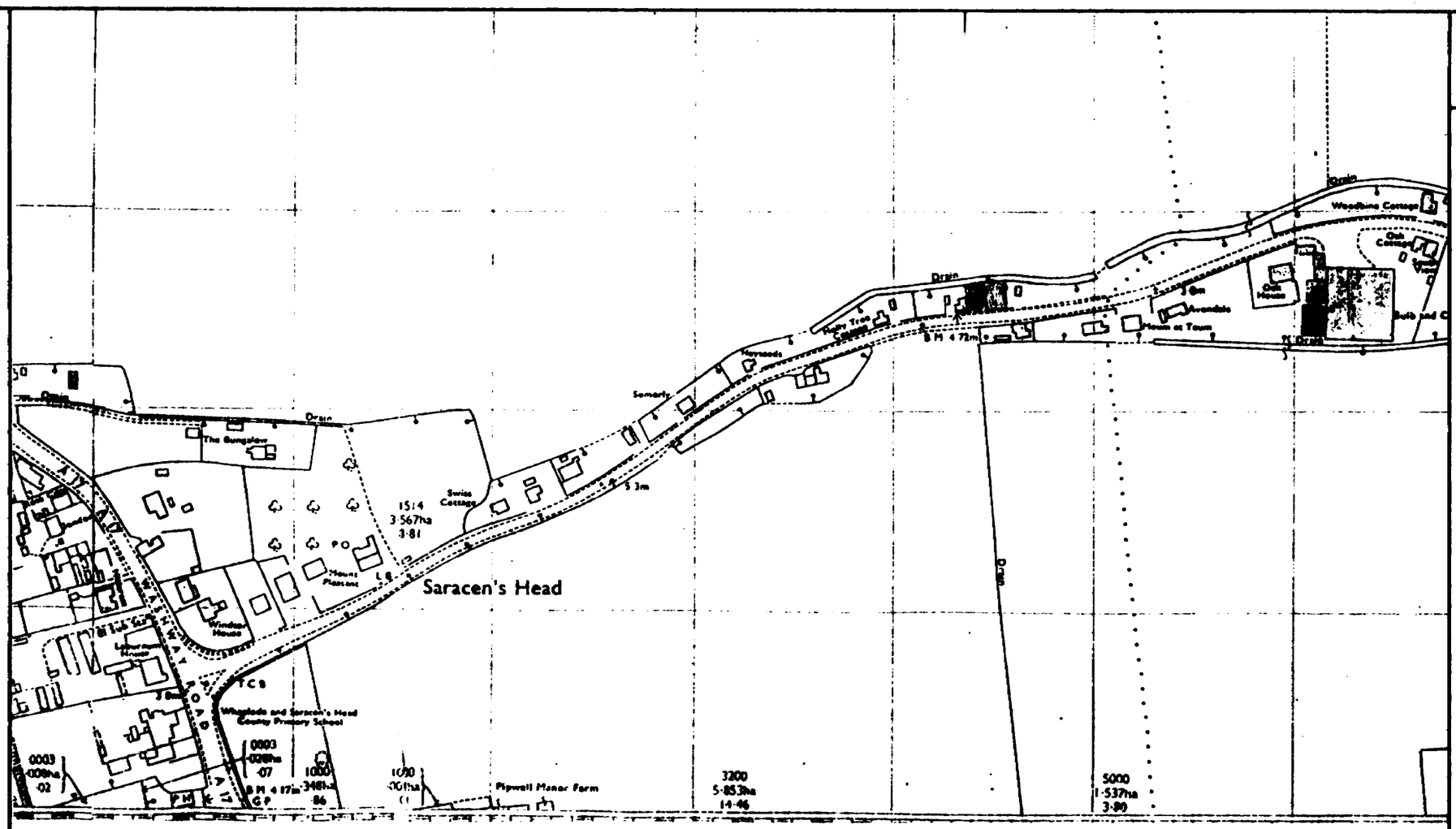
SYMBO

Non-coniferous trees
Coniferous trees
Surveyed trees
Orchard trees
Coppice, osier
Scrub
Bracken
Heath
Rough grassland
Marsh, saltings
Reeds

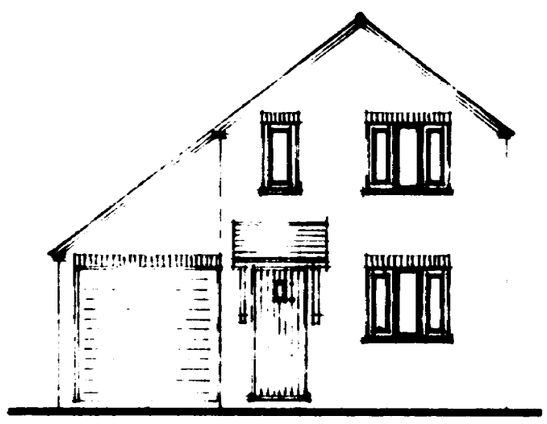
Change of

VEGETATION CLASSIFICATION. Where space permi
groups of four, three, two or singly to indicate close, m

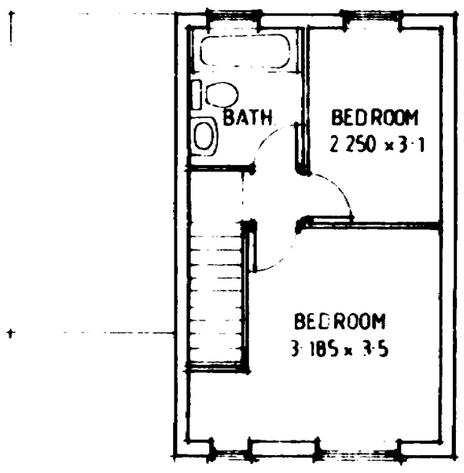
HOLLAND WITH BOS
TF3426-
CONVERSION
HECTARES-A
METRES-F



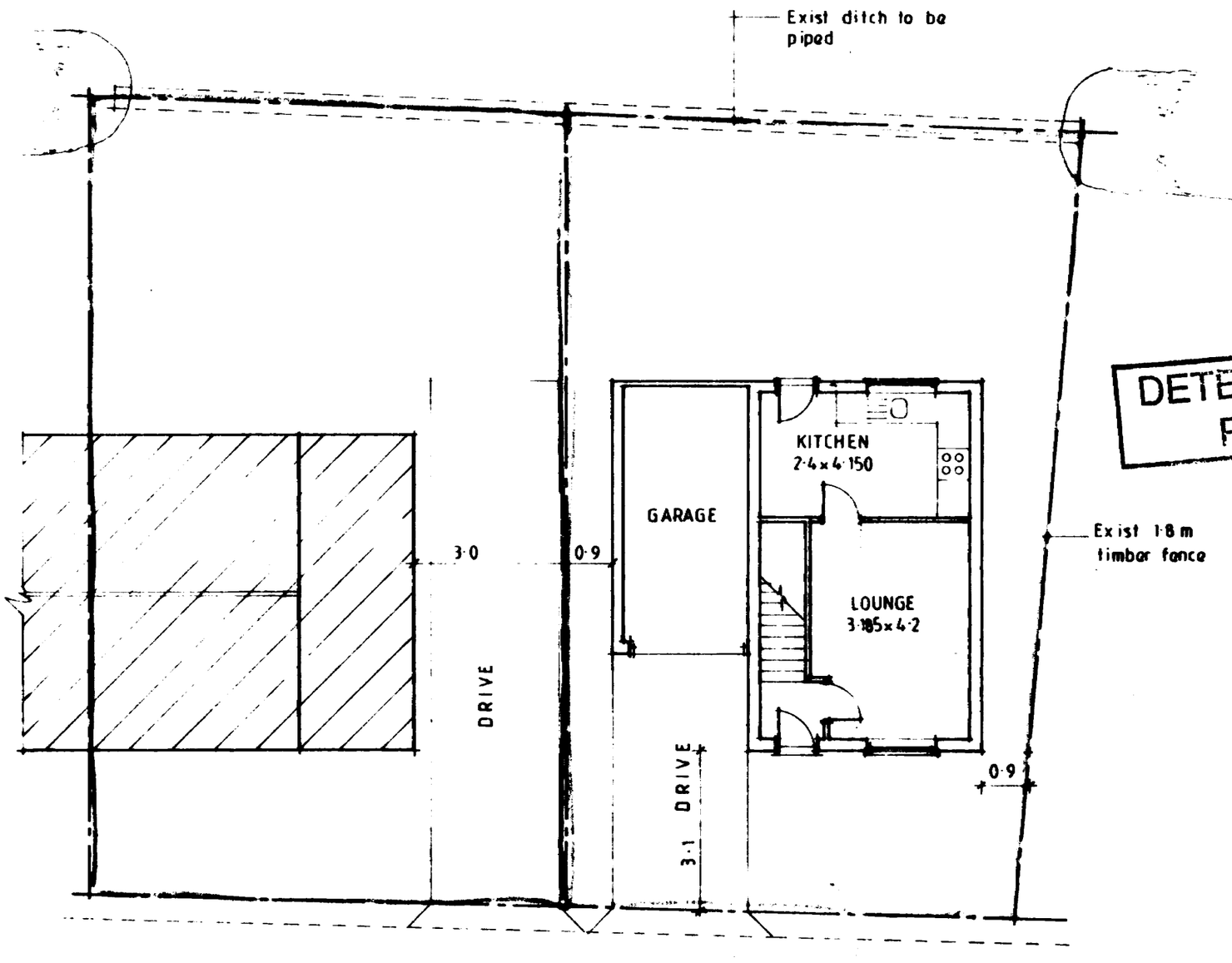
LOCATION PLAN 1:2500



FRONT ELEVATION



FIRST FLOOR



BLOCK PLAN 1:100

15·6 x 9·3 ≤ 150 sq m.

Notes & Schedules

DETERMINED PLAN

SOUTH HOL... PLAN DEPT. 12 JAN 1994 REF 0046/94

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

DETERMINED PLAN

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 6LF
TEL 01406 23762

client
MR C. MITCHELL

project
OUTLINE PLANNING.
ROMAN BANK,
SARACEN'S HEAD,
SPALDING,
LINC'S.

drawing
BLOCK / LOCATION PLAN
INDICATIVE LAYOUT.

scale	drawing no
date: DEC. '93	drawn