FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0221/92 Received:20-FEB-92 Type:OUTLINE

Name: Mr & Mrs P Cadwell
"Hayseeds"
Roman Bank
Saracens Head
Spalding Lincs

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

Description: Residential Development 2 No building plots

Location : Roman Bank Saracens Head
Spalding

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

1 In the opinion of the Local Planning Authority, the proposal would be a cramped form of development which would be detrimental to the amenity of neighbouring residential property, particularly that opposite.

2 The proposed plots are located on the southern side of the Class III County Road (Roman Bank) close to a bend, where visibility is restricted, particularly on the traffic approach side (to the east). Vehicles leaving the site will have inadequate vision of oncoming traffic until they have edged well out to the carriageway, to the detriment of highway safety. The restricted size of the site does not allow for the provision of adequate turning facilities and as such vehicles will have to leave the site in reverse, therefore exacerbating the problem referred to above, to the detriment of highway safety.

3 In the opinion of the Local Planning Authority the development proposed is an inappropriate form of development which would be out of character with existing development in the immediate locality. It is considered in this instance that the site may be suitable for a single dwelling.

Director of Planning and Building Control Services
02-JUN-92 H23/0221/92

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

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

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

PLANNING APPLICATION

For office use only

Application No. H23/0221/92

Date Registered 20 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. P. CADWELL.
"HAYSEEDS".
ROMAN BANK.
SARACENS HEAD
SPALDING.
LINCS.

Tel. No.

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

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

Tel. No. HOL 370853.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROMAN BANK. SARACENS HEAD.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT - 2NO BUILDING PLOTS.
including details of means of access.

Please complete

Signed G. R. Merchant Date 4.1.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.
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 0.052. (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use.	✓

B. If new dwellings are proposed, please state how many: 2 No - PLOTS.

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

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: N/A metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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: ROMAN BANK.
Will there be –
Individual access(es) ✓
New estate road

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS.

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

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

Use the notice at the bottom of the page only when necessary.

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed J. K. Merchant (~~Applicant~~/Agent) Date 4.1.92.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed J. K. Merchant ~~Applicant~~/Agent) Date 4.1.92.

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently garden/paddock, Frontage hedge/hawthorn. No 4 small trees on site, incl fruit. Residential opposite

Inspected by: DMG
date: 6/3

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

DMG 27/2 DC 28/2. 'character' will be an issue here

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): Soma Cottage, Roman Bank 3 POSTED
~~[illegible]~~ N° 56 Roman Bank 11/3/92

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110...

Receipt Issued ..... No. 8759

Date First Received 20 SEP 1992

REGISTRATION

REFERENCE H23/0221/92

Cross-Ref N/A

Date 21/2/92 JAB

VALIDATION Date 21/2/92

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

Site area 0.05 No. of dwellings 1 Floorspace .....

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 24.3

Index Sheets 116 OS Nos ..... Grid Ref E 374920 N 371900

Ward 2 Parish ...MAIDENBRADE... TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside CBD YES Inside LP area NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...352 Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0221/92 Received:20-FEB-92 Type:OUTLINE

Name: Mr & Mrs P Cadwell
"Hayseeds"
Roman Bank
Saracens Head
Spalding Lincs

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

Description: Residential Development 2 No building plots

Location : Roman Bank Saracens Head
Spalding

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

1 In the opinion of the Local Planning Authority, the proposal would be a cramped form of development which would be detrimental to the amenity of neighbouring residential property, particularly that opposite.

2 The proposed plots are located on the southern side of the Class III County Road (Roman Bank) close to a bend, where visibility is restricted, particularly on the traffic approach side (to the east). Vehicles leaving the site will have adequate vision of oncoming traffic until they have edged well out to the carriageway, to the detriment of highway safety. The restricted size of the site does not allow for the provision of adequate turning facilities and as such vehicles will have to leave the site in reverse, therefore exacerbating the problem referred to above, to the detriment of highway safety.

3 In the opinion of the Local Planning Authority the development proposed is an inappropriate form of development which would be out of character with existing development in the immediate locality. It is considered in this instance that the site may be suitable for a single dwelling.

Authorised to issue:

29-MAY-92 H23/0221/92

AD..M.....DC..M.....
16 16

APPLICATION REFERENCE: H23/0221/92 DATE RECEIVED: 20/2/92

APPLICANT: Mr & Mrs P Cadwell
"Hayseeds"
Roman Bank
Saracens Head
Spalding
Lincs

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

TYPE: Outline

DESCRIPTION: Residential development 2 no. building plots

LOCATION: Roman Bank, Saracens Head, Spalding

Parish Council: Supported.

Ward Member: Depth of plot at 27ft appears to be very narrow.

County Highways: Request conditions.

Public Objections: Letter received from Owner/Occupier of 31 Roman Bank (summarised)

- We are on lower ground and our old cottage will be greatly overshadowed by a much taller modern house, thereby losing much privacy and light.
- Proposed building will be very close to the roadside which is narrow at this point.
- This lane is much used by large vehicles travelling to Tinsley's and other speeding traffic, so is extremely dangerous as there are no footpaths and no room to make any. Proposed entrances could be an additional hazard as one in particular is close to a nasty bend.
- We chose to move here 12 years ago to take advantage of the countryside and open outlook and are very disappointed at the ribbon development taking place along this lane.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
Structure Plan Policy 5a
PPG3, 1992 (Housing)

PLANNING ISSUES
1 The determining issue in this particular case is whether the site is suitable to accommodate two dwellings as proposed, having regard to its characteristics and relationship to neighbouring properties.
2 The site is currently paddock and has a frontage of 54 metres and depth ranging between 8.2 and 11.4 metres approximately.

Each plot has an area in the region of 260 sq. metres.

3 A smaller plot more or less opposite was recently allowed on appeal (H23/0365/88).

CONCLUSIONS

1 Notwithstanding that the plots are slightly larger than that to the north west recently allowed on appeal, it is still nevertheless my opinion that the development is unacceptable for the following reasons. Unlike the plot opposite, development would be immediately opposite and very close to existing development in the locality (especially No 31 Roman Bank). As such, residential amenity is likely to be affected to a material degree.

2 Also, the County Highways Authority have objected on the basis that the proposed plots are located on the southern side of the Class III County Road (Roman Bank) close to a bend where visibility is restricted, particularly to the east. Although this could be partially removed by the existing hawthorn hedge this action would be detrimental to visual amenity.

RECOMMENDATION - Refuse Permission.

1 In the opinion of the Local Planning Authority, the proposal would be a cramped form of development which would be detrimental to the amenity of neighbouring residential property, particularly that opposite.

2 The proposed plots are located on the southern side of the Class III County Road (Roman Bank) close to a bend, where visibility is restricted, particularly on the traffic approach side (to the east). Vehicles leaving the site will have adequate vision of oncoming traffic until they have edged well out to the carriageway, to the detriment of highway safety. The restricted size of the site does not allow for the provision of adequate turning facilities and as such vehicles will have to leave the site in reverse, therefore exacerbating the problem refered to above, to the detriment of highway safety.

NG APPLICATIONS (Continued)

plications Refused

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

Plan No. and Applicant		Proposal
H23/0221/92 Mr and Mrs P Cadwell	OA	Residential development 2 no. building plots at Roman Bank, Saracens Head.

(It was also agreed that an additional reason be imposed referring to the suitability of the site for one dwelling only.)

H05/0199/92 D & H Buildings	Two dwellings with garages and vehicular access at Branches Lane, Holbeach.
H13/0337/92 Ashwood Homes	Proposed residential development - 4 houses with garages and new vehicular access at land off Woodgate Road, Moulton Chapel.
H23/0415/92 Ashwood Homes	Erection of two houses and garages at Roman Bank, Saracens Head.

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H03/0011/92 Mr and Mrs Rodwell	Change of use of part exisiting dwelling and new single storey extension to form residential home for the elderly at Harrow Farm House, Deeping St. Nicholas.

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

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

H12/0198/92 Dayfield Properties Ltd	OA	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton

(Pending a site inspection in order to assess the suitability of the site having regard to the established character of adjoining developments and the relationship of the proposed access to the adjoining car park.)

H19/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at the Paddocks, Luttongate Road, Throckenholt.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

BRIAN SMITH Dip TP MRTPI
D ...r 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

CMN

Application no: H23/0221/92 Type: OUTLINE

Applicant: Mr & Mrs P Cadwell Agent: G R Merchant
Tel: 0406 370853

Description: Residential Development
2 No building plots

Location: Roman Bank
Saracens Head
Spalding

Valid date: 20-FEB-92 Terminal date: 16-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 25-FEB-92 Report deadline: 31-MAR-92
Inspected by 01-MAR-92
Extra contacts 06-MAR-92 Case Officer:
Report if not clear by 26-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .05 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		26-FEB-92	11-MAR-92
Cllr S W Hoyes	0406 370408	26-FEB-92	11-MAR-92
Owner/Occupier		11-MAR-92	25-MAR-92
Owner/Occupier		"	"

L.C.C — Obs Attached Jacs 8/4/92

SITE DETAILS

Grid ref: 534320 327180
OS Sheets: 116 Parcel:

BR[illegible] SMITH Dip TP MRTPI
Dire[illegible]r 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: H23/0221/92 Type: OUTLINE

Applicant: Mr & Mrs P Cadwell
Tel:

Agent: G R Merchant
0406 370853

Description: Residential Development
2 No building plots

Location: Roman Bank
Saracens Head
Spalding

Valid date: 20-FEB-92
Target dates:
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Inspected by 01-MAR-92
Extra contacts 06-MAR-92
Report if not clear by 26-MAR-92

Terminal date: 16-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .05 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Whaplode PC		26-FEB-92	11-MAR-92	Support
Cllr S W Hoyes	0406 370408	26-FEB-92	11-MAR-92	

L.C.C planning CB 27/2/92

SITE DETAILS

Grid ref: 534320 327180
OS Sheets: 116 Parcel:

B[illegible] 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: H23/0221/92

Applicant: Mr & Mrs P Cadwell
"Hayseeds"
Roman Bank
Saracens Head
Spalding Lincs

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

Description: Residential Development 2 No building plots

Location: Roman Bank Saracens Head
Spalding

Type: OUTLINE

03-JUN-92

Dear Sir/Madam,

PLANNING APPLICATION

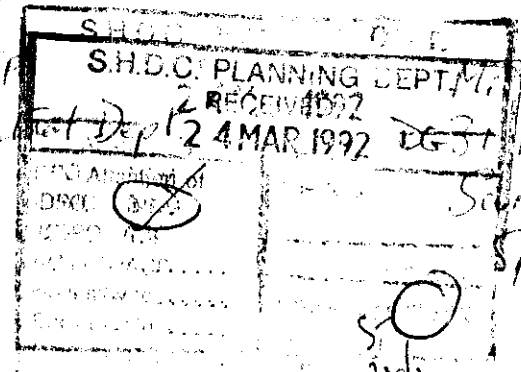
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr R K Wickens
31 Roman Bank
Saracens Head
Spalding
Lincs. PE12 8BB

OBJECTION



Spalding Dist Council
Planning & Building Control Dept
Council Offices
Spalding

M. K. Wickens
Roman Bank
Surfleet Head
Spalding Lincs
PE12 8BB

22nd March

Ref: Application No H23/0221/92

Dear Sir,

With reference the planning application regarding Residential Development 2 No Building Plots on Roman Bank Surfleet Head, I wish to register my strongest objections on the following points —

1/ We are on lower ground and our old cottage being bijou will be greatly overshadowed by a much taller modern house — thereby losing much privacy and light. Also the proposed buildings will be very close to the roadside which is narrow at this point.

2/ This lane is much used by large vehicles travelling to Tinsleys and other Spalding traffic so is extremely dangerous as there are no footpaths and no room to make any. The proposed entrances would be an additional hazard as one in particular is close to a nasty bend. Many times (owing to the restricted width) larger vehicles have to reverse to a wider section to allow them to pass one another.

3/ We chose to move here twelve years ago to take advantage of the countryside and open outlook and are very disappointed at the ribbon development taking place along this lane.

Yours faithfully

M K Wickens

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference 1423/0221/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	4	3	2	7	1

2. Address or location

Roman Bank, Saracens Head, Wrangle

3. Name, classification and number of road

TII

4. Date application referred 27-2-92

5. State whether outline, detailed application etc.

OL

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

2 No Building Plots.

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: 8-4-92 Signed: [signature]
Director of Highways and Planning

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0221/92

Applicant: Mr & Mrs P Cadwell
"Hayseeds"
Roman Bank
Saracens Head
Spalding Lincs

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

Description: Residential Development 2 No building plots

Location: Roman Bank Saracens Head
Spalding

Type: OUTLINE

Date received: 20-FEB-92

26-FEB-92

Dear Cllr S W Hoyes

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 07-MAR-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr S W Hoyes
The Complex
Churchgate, Whaplode
Spalding, Lincs
PE12 6TA

I request that this application be considered by Planning Committee, because the depth of plot at 27' appears to be very narrow

S.H.D.C PLANNING DEPT.
RECEIVED
- 4 MAR 1992 DG

Signed: S. W. Hoyes

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/PA-P/221/92/JAM **Your Ref.** **Date** 2 March 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - MR. & MRS. P. CADWELL
2 PLOTS AT ROMAN BANK, SARACENS HEAD

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's or private watercourses adjoin the site which inspection shows to be lower than the fronting unkerbed highway.

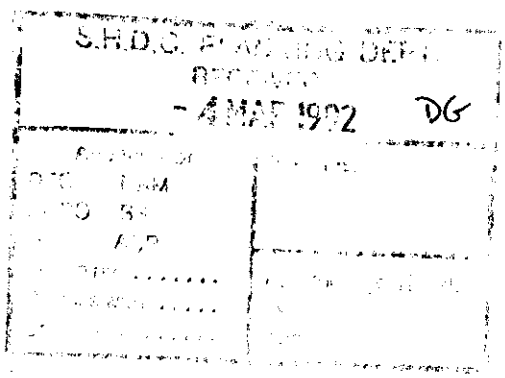
I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due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

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

Yours faithfully,

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

ENGINEER TO THE BOARD



S.H.D.C. PLANNING DEPT.
- 4 MAR 1992
PG

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

NRA

National Rivers Authority
Anglian Region

2 March 1992

Our ref.GT/92/1/SH/0079

Dear Sir

PLANNING APPLICATION NO. H23/0221/92
PROPOSAL FOR RESIDENTIAL DEVELOPMENT 2 NO. BUILDING PLOTS AT ROMAN BANK, SARACENS HEAD, SPALDING, BY MR AND MRS P. CADWELL.

With regard to the above-mentioned application received on 26 February 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

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

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

/contd

NRA

2

Our ref.GT/92/1/SH/0079

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc G.R. Merchant
4 Chapel Gardens
Whaplode
Spalding PE12 6UG

VJC

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0221/92

Applicant: Mr & Mrs P Cadwell
"Hayseeds"
Roman Bank
Saracens Head
Spalding Lincs

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

Description: Residential Development 2 No building plots

Location: Roman Bank Saracens Head
Spalding

Type: OUTLINE

Date received: 20-FEB-92

26-FEB-92

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 12-MAR-92. 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

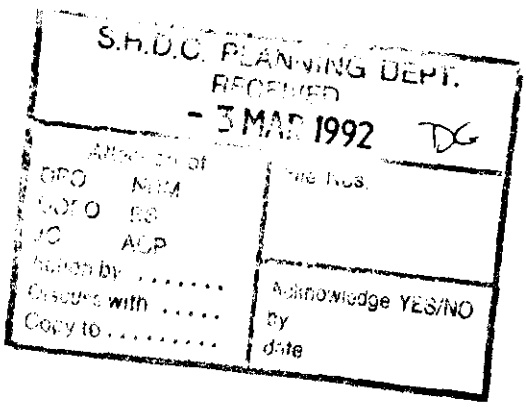
Clerk to Whaplode PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

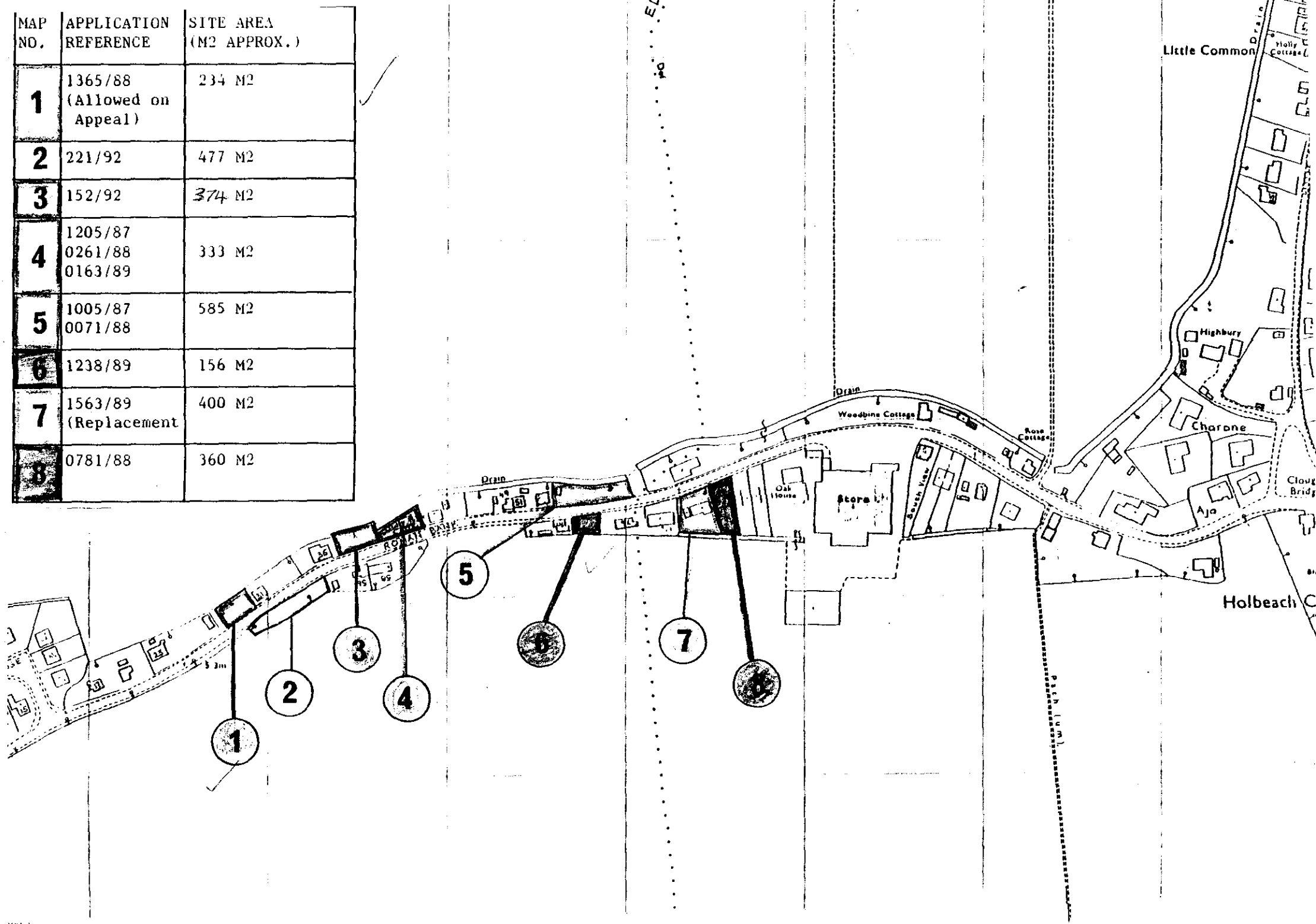
Comments:

Supported

Signed: Holbeach.



MAP NO.	APPLICATION REFERENCE	SITE AREA (M2 APPROX.)
1	1365/88 (Allowed on Appeal)	234 M2
2	221/92	477 M2
3	152/92	374 M2
4	1205/87 0261/88 0163/89	333 M2
5	1005/87 0071/88	585 M2
6	1238/89	156 M2
7	1563/89 (Replacement	400 M2
8	0781/88	360 M2



368. PLANNING APPLICATIONS (Continued)

(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
H23/0221/92 Mr and Mrs P Cadwell	OA	Residential development 2 no. building plots at Roman Bank, Saracens Head.

(It was also agreed that an additional reason be imposed referring to the suitability of the site for one dwelling only.)

H05/0199/92 D & H Buildings	Two dwellings with garages and vehicular access at Branches Lane, Holbeach.
H13/0337/92 Ashwood Homes	Proposed residential development - 4 houses with garages and new vehicular access at land off Woodgate Road, Moulton Chapel.
H23/0415/92 Ashwood Homes	Erection of two houses and garages at Roman Bank, Saracens Head.

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H03/0011/92 Mr and Mrs Rodwell	Change of use of part exisiting dwelling and new single storey extension to form residential home for the elderly at Harrow Farm House, Deeping St. Nicholas.

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

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

H12/0198/92 Dayfield Properties Ltd	OA	Erection of two dwellings on land south of Jolly Crispin Public House, Lutton

(Pending a site inspection in order to assess the suitability of the site having regard to the established character of adjoining developments and the relationship of the proposed access to the adjoining car park.)

H19/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at the Paddocks, Luttongate Road, Throckenholt.

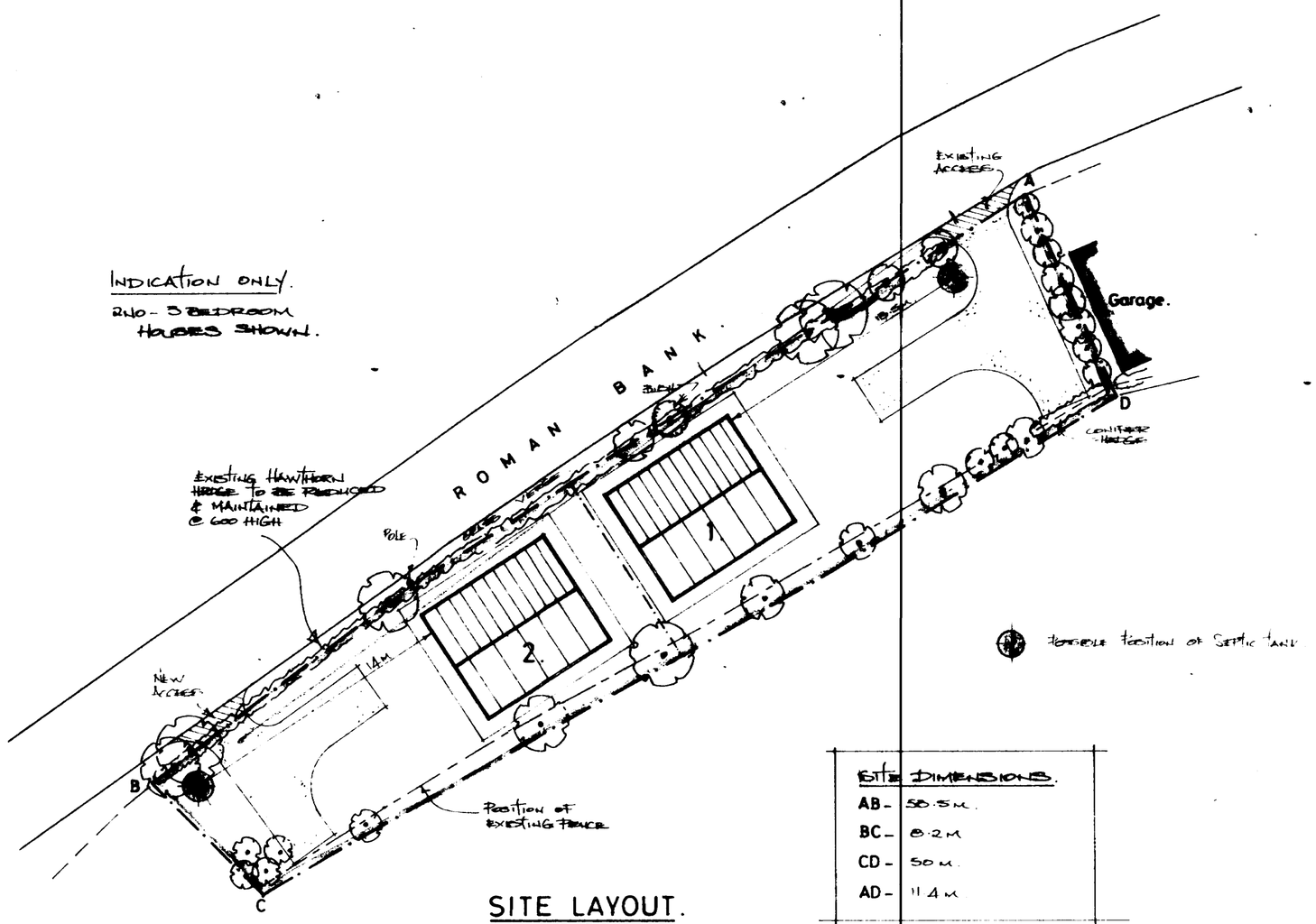
(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H11/0252/92 Mr and Mrs Tiller	Installation of new shop front at 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

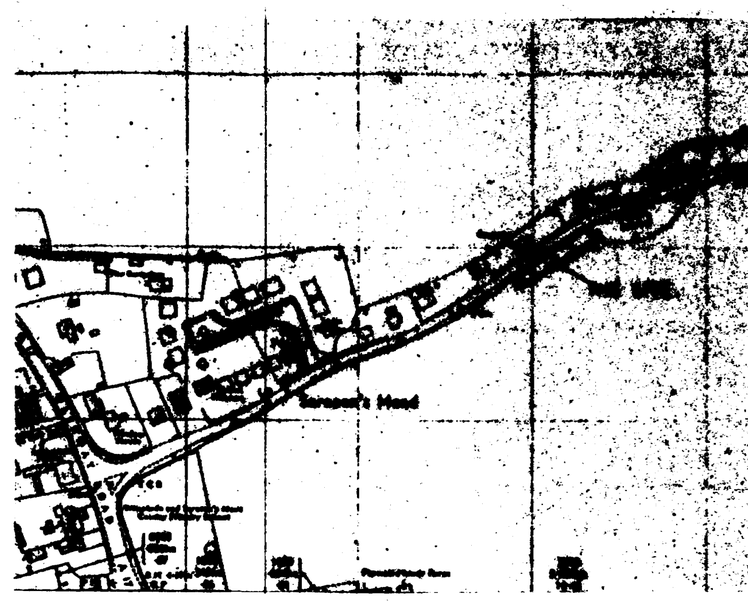
(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

INDICATION ONLY.
2 NO - 3 BEDROOM HOUSES SHOWN.



SITE LAYOUT.
SCALE: 1/200.

SITE DIMENSIONS.	
AB -	50.5 M.
BC -	8.2 M
CD -	50 M.
AD -	11.4 M



LOCATION PLAN.
SCALE: 1/2500.

EXISTING TREES & HEDGES SURROUNDING SITE TO BE RETAINED.

SITE AREA = 0.052 HECTARES.