SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Details Required by Condition of Planning Permission

Reference: H23/0641/92 Received:11-JUN-92 Type:CONDITION COMPLIANCE

Earlier Permission: H23/1244/91

Name: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs

Description: Means of access, footpaths and landscaping

Location : Washway Road Saracens Head
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the details submitted for the following reason(s):

1 In the opinion of the Local Planning Authority the details submitted do not sufficiently reflect the intentions of the Development Brief prepared by the Local Planning Authority, display an inadequate sensitivity to the design needs of the site, are insufficiently detailed and insufficiently precise for the Planning Authority to be satisfied with what was intended. The Planning Authority consider this to be an important site widely visible across from the main A17 trunk road, and directly affecting the setting of the Grade II Listed Building. It therefore expects fully worked out and precisely detailed drawings, displaying an understanding of the character of surroundings and how new development can be assimilated without harm to this character.

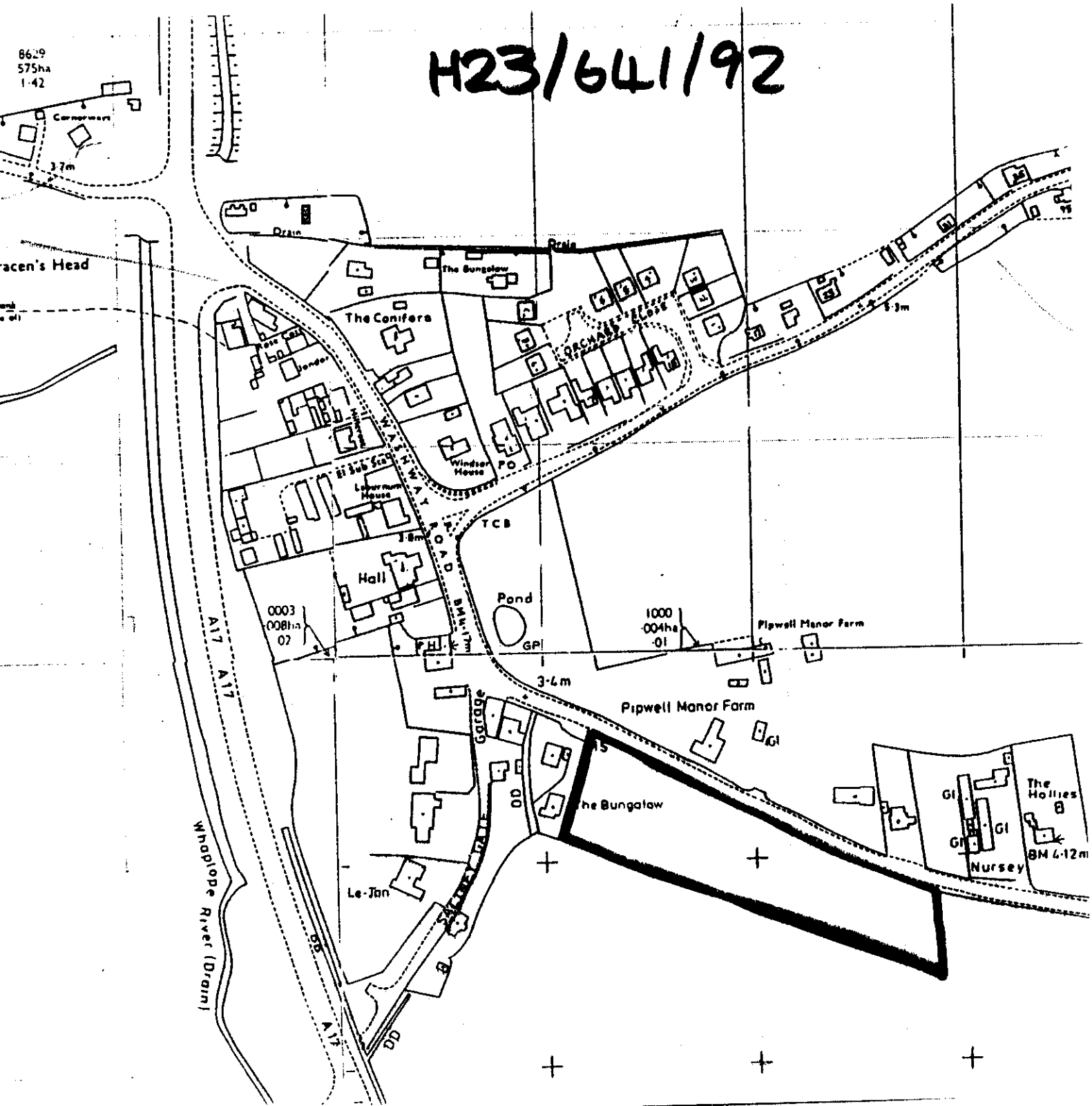
Director of Planning and Building Control Services
12-AUG-92 H23/0641/92

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)

H23/641/92


Drain
The Bungalow
The Conifers
Bungalow
Bungalow
Bungalow

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H23/0641/92

Date registered 11 JUN 1992

Grid reference

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)

William H Brown
18/19 Sheep Market
Spalding LINCS

Tel. No. 72321 (Contact) S. Kingston

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Washway Road, Saracens Head, Spalding

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H23/1244/91

Please complete

I attach the necessary plans and apply for approval as described below

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

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form – ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form – ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ☑

State which details are submitted

means of access, footpaths and landscaping

State drawing no's relating to the current submission

State condition no. under which this application is required

Condition 2

133 Site 611

534200 336110

OFFICE USE ONLY

Checking Officer:

	Yes	No
Application Acceptable	☐	☐
Consult Required	☐	☐
Enclosures Required		

ADMIN

Date Consult Sent

.....

Notes:

Signature ..... Date .....

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☐	☐

Details Accepted if different from Box 2:

Signature ..... Date .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0641/92 Received:11-JUN-92 Type:CONDITION COMPLIANCE

Name: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs

Description: Means of access, footpaths and landscaping

Location : Washway Road 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 details submitted do not sufficiently reflect the intentions of the Development Brief prepared by the Local Planning Authority, display an inadequate sensitivity to the design needs of the site, are insufficiently detailed and insufficiently precise for the Planning Authority to be satisfied with what was intended. The Planning Authority consider this to be an important site widely visible across from the main A17 trunk road, and directly affecting the setting of the Grade II Listed Building. It therefore expects fully worked out and precisely detailed drawings, displaying an understanding of the character of surroundings and how new development can be assimilated without harm to this character.

Authorised to issue:

07-AUG-92 H23/0641/92 AD..M.....DC...M....

1218

APPLICATION REFERENCE: H23/0641/92 DATE RECEIVED: 11 06 92

APPLICANT: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

AGENT: William H Brown
18/19 Sheep Market
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

TYPE: Condition Compliance

DESCRIPTION: Means of access, footpaths and landscaping

LOCATION: Washway Road, Saracens Head

PREVIOUS DECISIONS
H23/1285/90 - 10 dwellings - Refused.
H23/1244/91 - 7 dwellings - Approved.

PLANNING ISSUES

1 This application is to comply with certain conditions imposed upon the outline consent H23/1244/91.

2 When application was made in principle for the development of the site, the Planning Committee were concerned that it was important to have a high quality scheme sympathetic to the character of the area, in particular sympathetic to the Grade II Listed Building (Pipwell Manor) which is immediately opposite the site, and of which good views were afforded from the new A17 trunk road, and were also concerned that the rear of the site would be prominently visible. Accordingly they initially refused application H23/1285/90, and were only prepared to grant permission in outline for a reduced number of 7 dwellings once the Development Brief, which they commissioned from the Consultant Architect, had been formulated.

3 This brief highlighted the importance of sympathetic development off the frontage having regard to Pipwell Manor and the views of the site in its location on the edge of the settlement, indicated the importance of hedges to the front rear and sides of the site, indicated the need for trees in front gardens, specified that access drives should be kept to the minimum necessary dimensions and finished with gravel with a few concrete curves as necessary, set out the parameters for acceptable materials, advice on the scale and proportion of properties and the importance of designing them to L and T plan shapes so that there is variety and interest similar to traditional village properties and gave much detailed design and advice.

4 Given the care the authority had taken over this site, I had anticipated that subsequent submissions would be of a high quality.

5 The current application is to comply with the landscaping conditions and the requirement that there should be a footpath. Although certain specific requirements of the brief have been taken note of, they appear to be done in a very sketchy manner, while others have not been complied with at

all, and the whole scheme lacks any appreciation of the design principles that the brief attempted to indicate.

6 The application is solely for approval of the means of access footpaths and landscaping. Whilst the brief suggests that individual drives should be finished in gravel, the minimum dimensions necessary, and the concrete curves should only be used where insisted upon by the County Highways department, the proposed accesses for individual garages are 12 feet wide, there is no indication of surfacing, and no indication of curb edgings. The access through to the field at the rear is shown as being hardcore gravel right to the existing road edge, it is given visibility splays suitable for a residential estate, and with an urban style recognition splay. Whilst a one metre footpath behind the two metre grass verge is shown, no details of this are provided as required by condition, and although a hawthorn hedge row is shown, no specification has been supplied. The tree planting in my view, does not fulfil the concept of a comprehensive landscaping scheme.

7 The positions of buildings are shown on the plan, and those clearly depart from the requirement of the brief that they should be T or L shaped to provide a more interesting appearance. Although approval of these building blocks is not part of the present submission, I am concerned that on the plan which asks for some approval of details, other details are shown which clearly depart from the intentions of the Planning Committee, and I am concerned that prospective purchasers of these houses may be misled by this plan.

CONCLUSIONS

1 It is considered that the details shown fall far short of what is necessary for this site, and in some cases are actually directly contrary to the intentions of the Committee as set out in the Development Brief.

RECOMMENDATION - That the details be refused.

1 In the opinion of the Local Planning Authority the details submitted do not sufficiently reflect the intentions of the Development Brief prepared by the Local Planning Authority, display an inadequate sensitivity to the design needs of the site, are insufficiently detailed and insufficiently precise for the Planning Authority to be satisfied with what was intended. The Planning Authority consider this to be an important site widely visible across from the main A17 trunk road, and directly affecting the setting of the Grade II Listed Building. It therefore expects fully worked out and precisely detailed drawings, displaying an understanding of the character of the surroundings and how new development can be assimilated without harm to this character.

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587. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

Plan No. and Applicant		Proposal
H02/0018/91 David Wilson Homes	O.A.	Two dwellings at 2A and 2B Barbers Drove, Crowland.
H16/0333/92 Jenemi Associates	O.A.	Residential building plot and town house on land off Pinchbeck Road, Spalding.
H06/0537/92 D J Edgeley		Two dwellings at Main Road, Gedney Drove End.

(It was also noted that the agent in respect of this application sometimes acted as a consultant for the District Council.)

H06/0571/92 Mrs D Reeder	O.A.	Residential development for 3 dwellings at Main Road, Gedney Drove End.

(It was also agreed that an additional reason recommended by the highway authority would be added to the notice of refusal.)

H18/0620/92 Roffes Homes		Wall with access doors at Custom House Street, Sutton Bridge.
H15/0637/92 Mr J Grant	O.A.	Dwelling and garage at Bareham Lane, Quadring.
H23/0641/92 A Naylor		Condition compliance (means of access, footpaths and landscaping) Washway Road, Saracens Head.

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

H16/0693/92 Mrs D M Teet	O.A.	Bungalow at the rear of 55 Love Lane, Spalding.
H09/0597/92 D R Wheatley	O.A.	Residential development at Cranmore Lane, Holbeach.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H02/0521/92 Mr C Adams	O.A.	Residential development, including details of means of access at Jareys Yard, South of 38/40 West Street, Crowland.

(Pending a site inspection in view of the siting of the proposed development in a conservation area and to assess the impact of any access onto West Street.)

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: H23/0641/92 Type: CONDITION COMPLIANCE

Applicant: A Naylor
Tel:

Agent: William H Brown
0775 722321

Description: Means of access, footpaths and landscaping

Location: Washway Road
Saracens Head
Spalding

Valid date:	11-JUN-92	Terminal date:	06-AUG-92
Target dates:		Target Committee:	05-AUG-92
To case officer	16-JUN-92	Report deadline:	22-JUL-92
Inspected by	21-JUN-92		
Extra contacts	26-JUN-92	Case Officer:	
Report if not clear by	16-JUL-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE DETAILS

Grid ref: 534200 326910
OS Sheets: 133 Parcel:

J Blacklock

JB/SAH H23/1244/91

SGPK/1h/2794

15 September 1992

Mr S G P Kingston
Messrs William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

Dear Sir

Residential Development - Washway Road, Saracens Head

I refer to your recent meeting with my Officer, Mr J Blacklock, in respect of the above.

I write to confirm the following points which were discussed:-

a) Location of agricultural access should be as per submitted plan. No private vehicular accesses should be provided off this access. The access should be 'formed' at its northern end by a few specimen native trees such as hawthorne or field maple. At the southern end but tangential to the boundary of the access there should be a solid clumping of forest trees.

b) The southern boundary of the site should be defined not only by hedging of an indigenous species but also by substantial planting of native forest trees.

c) The eastern boundary of the site should also be defined by hedging of the same description but in addition, a belt of trees of a native forest species should also be planted to provide a solid 'soft' landscape edge at this approach to the village.

d) Hedging of a native indigenous species should also be planted along the western and northern boundaries (exclusive of the rec points). Individual groupings of trees with a relatively limit of 'light' canopy spread should be planted in clumps along the

Cont/....

cont/....

northern boundary, especially to give added visual emphasis, where needed, to the access points. The Authority would not wish to see a continuous line of trees along this frontage nor, indeed, an avenue of trees along the grass verge.

e) A tarmac footpath with a chipping dressing and without concrete kerbing should be provided along the road frontage of the site. The footpath should be no wider than 1 metre.

f) The private vehicular accesses should wherever possible be grouped and the access points themselves should have as 'informal' a surfacing as possible. In this respect, a gravelled surface would be acceptable.

g) The grouping of the dwellings should provide for as interesting an arrangement of buildings as possible. Each dwelling should reflect an additive architectural approach in its design and its positioning on its respective plot should allow for the planting of the aforementioned trees in as substantial numbers as possible.

h) For your part, you emphasised that the vendor of the land anticipated selling the 7 plots individually and this imposed constraints on the layout of the dwellings and points of access: shared accesses and close knit arrangements of buildings presented problems, quite apart from marketing considerations.

I trust these comments accurately summarise the main points of discussion.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

William H. Brown
Surveyors and Valuers

18/19 Sheep Market, Spalding, PE11 1BG
Tel: (0775) 722321 Fax: (0775) 711222

Chartered Surveyors: S.G.P. Kingston, FRICS, T.H. White, MA, FRICS,
R.A. Stinson, FRICS, A.W. Reeves, FRICS

Our Ref: SGPK/lh/2794
Your Ref: H23/1244/91

D.C.
1992
0641/92

9th June, 1992

The District Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

For the attention of Mr. N. Midlan

Dear Sir,

A. Naylor - Residential Development
Washway Road, Saracens Head

Further to the granting of Outline Planning Consent on the above site and our discussions thereupon I enclose herewith 4 copies of the plan that has been drawn showing the various sites with access points, footpaths and landscaping details.

The details are submitted under Condition 2 of the Planning Consent referring to siting and design of any vehicular access and landscaping of the site. This time we are obviously not able to submit detailed drawings showing the design and external appearances of the buildings, in that these will be submitted by the purchasers in due course.

We still have not received details of the finalized development brief in this matter.

Yours faithfully,

S.G.P. KINGSTON
WILLIAM H. BROWN

Enc.

Incorporating
White & Kingston

William H. Brown Registered in England No. 2013470 Registered Office: The Maltings, Wharf Road, Grantham, Lincs. NG31 6BH. William H. Brown Ltd is an Appointed Representative of the Royal Life Group. Royal Life Insurance Ltd is a member of LAUTRO.

SOUTH HOLLAND D.C.
PLANS DEPT.
11 JUN 1992
0641/92

SOUTH HOLLAND DISTRICT COUNCIL

LAND AT SARACEN'S HEAD

DEVELOPMENT BRIEF

Approved by Planning Committee
4th December 1991

H23/1244/91

B Smith
Director of Planning
and Building Control
Services

DEVELOPMENT BRIEF RELATING TO LAND AT SARACEN'S HEAD TO WHICH OUTLINE PLANNING PERMISSION H23/1244/91 REFERS

1.0 Background

1.1 The purpose of this brief is to set out more fully than in the conditions of the outline planning permission the District Council's requirements for the layout and design of this development.

1.2 The site (see appended plan) has the benefit of outline planning permission under H23/1244/91, subject to conditions relating to:-

(i) The subsequent submission of details of buildings, vehicular access and landscaping.

(ii) Submission of a comprehensive landscaping scheme and the planning authorities requirements regarding its provision.

(iii) Provision of a footway along the site frontage.

(iv) Highways requirements regarding the provision of a turning bay within the site.

1.3 The site itself extends for 185m along Washway Road and lies opposite Pipwell Manor, a grade II listed building. A sympathetic development of this frontage is necessary if the setting and views of Pipwell Manor are not to be seriously harmed. The aim of this brief is to assist in achieving a satisfactory development having regard to the proximity of the listed building in its open setting opposite, the distant views that can be gained of this building from the south, the edge of settlement location of the site and the local architectural vernacular.

2.0 Landscaping

2.1 Before the plots are sold off the developer should set a hedge to the front and rear boundaries and to the sides of the field access road. The hedge should be a native deciduous species such as quickthorn, beech or hornbeam. If any fencing is required in addition to the hedging it should be of the post and rail type.

2.2 It would be desirable for a deciduous native garden tree to be set close to the front hedge for each property. (eg Mountain Ash (Sorbus aucuparia). White Cherry, (Prunus various types). The boundaries between the plots should be defined with a similar hedge.

2.3 The access drives into the properites should be kept to the minimum necessary and be finished in a shingle gravel. Concrete kerbs should be restricted to the minimum required by the highways Authority. The garden areas should be soft landscaped and areas of hard paving restricted to the rear.

3.0 Materials

3.1 Walling materials can be in a multi - red stock brick, samples to be approved, painted brick or a soft plain render. Timber cladding or framing, tile hanging, stone cladding etc must all be avoided.

3.2 Roofing materials should be in a slate or slate substitute, a traditional red pantile, or a traditional red plain tile. Again samples should be approved.

3.3 Windows and doors would be preferred as painted joinery items.

3.4 Some variety or materials between the different houses will be acceptable from within the range described above.

4.0 Scale

4.1 The properties should be designed as compact properties, not as surburban villas. They should be a cottage or rural scale, with floor to ceiling heights kept to a minimum, and the eaves level kept as low as practicable.

4.2 They should be of a 2, 3 or 4 bedroom size, rather than larger properties. 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, so that the buildings have variety and interest.

4.3 Roof pitches should be at least 35 degrees where gables are used, and preferably a steeper pitch. Hipped roofs in slate could be lower depending on the design of the building. Building/roof widths should generally be no more than 6 metres to keep a traditional profile.

5.0 Design

5.1 A design in keeping with the traditional properties in the area is required. Simple well proportioned buildings with brick detailing.

5.2 Windows and doorways should have vertical proportions and expressed lintels/arches. Verges should be plain with tiled undercloaks or be brick corbelled. Bargeboards (unless carefully designed, moulded and painted dark) should be avoided. Eaves details with brick corbels and gutters on drive in brackets would be preferred.

5.3 Brick chimneys would be appropriate on ridges or centrally at gable ends, with oversailing courses and plain terracotta pots.

5.4 Where dormer windows are used these should be small scale, to individual windows, gabled, hipped or with segmental heads. They should be broadly spaced out and sit on the roof slope. The through eaves dormer should be avoided.

5.5 The properties should be individually designed and varied, but the two properties to either side of the field access road and opposite to Pipwell Manor should be single storey, or with limited upper floor accommodation lit by cottage style

dormers, and although they need not be identical they should be of a balanced, related design. They could be designed to appear as lodges to Pipwell Manor.

5.6 The garages should be visually distinct from the main buildings in materials and details to match the houses. Where double garages are provided the pitch roof would be preferred so that the gable is to the side rather than to the front of the garage, so that they can resemble traditional farm buildings.

6.0 Layout

6.1 The house layout should allow for generous spaces between the house or pairs of houses.

APPLICATION REFERENCE: H23/0660/91 DATE RECEIVED: 19 July 1991

APPLICANT: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincolnshire

AGENT: William H Brown
18/19 Sheep Market
Spalding
Lincolnshire

Milie
can you prepare a formal development brief for this area a.s.a.p. please see NRM

TYPE: Outline

DESCRIPTION: Residential development - seven dwellings

LOCATION: Washway Road, Saracens Head, Holbeach

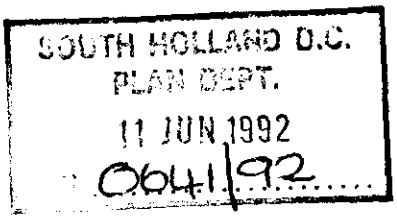
Parish Council: Better than previous - very careful study to get it right - consultation with Local Planning Authority all the way needed.

County Highways: Request that applicants enter a S278 Agreement regarding a footway and street lighting plus conditions.

Consultant Architect: The preferred option would be for the site opposite Pipwell Manor to remain as open field with just two new houses and a plot at each end of the site to be developed. Failing this, a maximum of six dwellings could be accepted with the field access positioned opposite the Manor. If possible the two dwellings either side of this access should be bungalows and should be served from the field access. Dwellings should be set to the side of their plots behind beech or hawthorn hedges.

Public Objection:

Received from Pipwell Manor - summarised:
- Agree with consultant architects report which recommends four dwellings or six at the most.
- The present view of the Manor has been enjoyed for 250 years - new development should enhance this scene.



Received from "The Moorings" - summarised:
- Objecting to the principle on grounds of loss of view privacy and peace.

Received from "The Bungalow" - summarised:
- Loss of outlook from bedroom, lounge and dining rooms.
- Request boundary hedge/fence with any development no higher than 1 metre (deeds to specify this).
- Outbuildings to be kept to the North.

Information From Applicant: Revised scheme is for seven dwellings and has been drawn up following discussions with the Planning Department and advice from the Council's Consultant Architect. The scheme, although indicative only, therefore, takes account of the advice given regarding design and layout with respect to the impact on Pipwell Manor. The Reserved Matters scheme would probably include provision of a footpath, landscaping and details (as specified) regarding the types of dwelling and materials.

PLANNING POLICY/DOE ADVICE

e frontage inside the IBD: reviewed August 1989. IBD review document advises as follows.

> "Despite a general presumption in favour of development proposals within the IBD, it is emphasised that individual proposals for housing development should be of a scale in character sympathetic to the size and appearance of the particular village and that such proposals for development will be assessed in relation to their impact on the nature, scale and density of existing development in the village. Additionally, it should not be assumed that planning permission will always be granted on a frontage plot, since some areas need to remain undeveloped because of the importance of the site to the village character and environment".

Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 (1):

> "In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the deisrability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

PREVIOUS DECISIONS

H23/1285/90 - Residential Development to frontage (10 dwellings) - Refused - 14 February 1991.

PLANNING ISSUES

The issue is whether the reduced density of the proposal is sufficient to overcome concern for the setting of Pipwell Manor (a Grade II Listed Building) and would allow a development of a scale and in a character sympathetic to the size and appearance of Saracens Head.

CONCLUSIONS

1 The proposal has incorporated a number of points made by the Consultant Architect excepting a suggestion of 6 plots only.

2 Nevertheless the scheme as indicated shows seven spacious plots and I am satisfied that the site could be developed in a style appropriate to the location. This, however, is an issue for the reserved matters stage.

3 It therefore remains to specify to the applicant that the Council will be seeking a layout and landscaping along the lines suggested by the Consultant Architect with designs and materials traditional in appearance.

4 Accordingly, it is suggested that the before permission is issued a development brief on the form and materials of the dwellings, the elevations, and landscaping scheme be prepared.

5 County Highways have asked for a footpath and in order to maintain rural character, the applicant should be asked to set this back from the road behind a verge. However, there is some doubt that it is legal to request the applicants to provide street lighting and so prior to issuing a decision, legal advice will be sought.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to grant permission following the preparation of a development brief describing the required form, materials, elevations and landscaping of the proposed scheme.

ADDENDUM

The above application was deferred in September of last year to allow the

Authority's Consultant Architect to prepare a development brief, which is set out below:-

1.0 Landscaping

1.1 Before the plots are sold off the developer should set a hedge to the front and rear boundaries and to the sides of the field access road. The hedge should be a native deciduous species such as quickthron, beech or hornbeam. If any fencing is required in addition to the hedging it should be of the post and rail type.

1.2 It would be desirable for a deciduous native garden tree to be set close to the front hedge for each property. (eg Mountain Ash (Sorbus aucuparia). White Cherry, (Prunus various types). The boundaries between the plots should be defined with a similar hedge.

1.3 The access drives into the properties should be kept to the minimum necessary and be finished in a shingle gravel. Concrete kerbs should be restricted to the minimum required by the Highways Authority. The garden areas should be soft landscaped and areas of hard paving restricted to the rear.

2.0 Materials

2.1 Walling materials can be in a multi - red stock brick, samples to be approved, painted brick or a soft plain render. Timber cladding or framing, tile hanging, stone cladding etc must all be avoided.

2.2 Roofing materials should be in a slate or slate substitute, a traditional red pantile, or a traditional red plain tile. Again samples should be approved.

2.3 Windows and doors would be preferred as painted joinery items.

2.4 Some variety of materials between the different houses will be acceptable, from within the range described above.

3.0 Scale

3.1 The properties should be designed as compact country properties, not as suburban villas. They should be a cottage or rural scale, with floor to ceiling heights kept to a minimum, and the eaves level kept as low as practicable.

3.2 They should be of a 2, 3 or 4 bedroom size, rather than larger properties. 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, so that the buildings have variety and interest.

3.3 Roof pitches should be at least 35 degrees where gables are used, and preferably a steeper pitch. Hipped roofs in slate could be lower depending on the design of the building. Building/roof widths should generally be no more than 6 metres to keep a traditional profile.

4.0 Design

4.1 A design in keeping with the traditional properties in the area is required. Simple well proportioned buildings, with brick detailing.

4.2 Windows and doorways should have vertical proportions and expressed lintels/arches. Verges should be plain with tiled undercloaks or be brick corbelled. Bargeboards (unless carefully designed, moulded and painted

dark). should be avoided. Eaves details with brick corbels and gutters on drive in brackets would be preferred.

4.3 Brick chimneys would be appropriate on ridges or centrally at gable ends, with oversailing courses and plain terracotta pots.

4.4 Where dormer windows are used these should be small scale, to individual windows, gabled, hipped or with segmental heads. They should be broadly spaced out and sit on the roof slope. The through eaves dormer should be avoided.

4.5 The properties should be individually designed and varied, but the two properties to either side of the field access road and opposite to Pipwell Manor should be single storey, or with limited upper floor accommodation lit by cottage style dormers, and although they need not be identical they should be of a balanced, related design. They could be designed to appear as lodges to Pipwell Manor.

4.6 The garages should be visually distinct from the main building in materials and details to match the houses. Where double garages are provided the pitch of the roof would be preferred so that the gable is to the side rather than to the front of the garage, so that they can resemble traditional farm buildings.

5.0 Layout

5.1 The housing layout should allow for generous spaces between the house or pairs of houses.

The applicant has been made aware of the Brief and accepts it.

RECOMMENDATION - Grant Permission. ✓

1 SC8 - (Details)
2 The details of the dwellings shall adhere to the terms of the development brief dated 4 December 1991.
3 The landscaping scheme for the site shall be submitted as a comprehensive scheme for all the plots and taking account of the requirements of the development brief. The scheme shall detail the positions, heights on planting and species of trees and shrubs.
4 SC27 - (Implementation of Planting). details & footpath required before a
5 Prior to any of the dwellings becoming occupied a 1.8 metre wide footway shall be provided along the whole site frontage (except across the access to the backland) and set back 2 metres from the carriageway behind a grass verge in accordance with details to be agreed.
6 B21 - (Turning Space).

Reasons

1 Standard.
2 In the interests of preserving the setting of Pipwell Manor.
3
4 Standard.
5 To provide safe and adequate passage on foot for residents and their visitors whilst maintaining the rural character.
6 B21.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/1244/91

Town and Country Planning Act 1990

Refusal of Details Required by Condition of Planning Permission

Reference: H23/0641/92 Received:11-JUN-92 Type:CONDITION COMPLIANCE

Name: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

Agent: William H Brown
18/19 Sheep Market
Spalding
Lincs

Description: Means of access, footpaths and landscaping

Location : Washway Road Saracens Head
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the details submitted for the following reason(s):

1 In the opinion of the Local Planning Authority the details submitted do not sufficiently reflect the intentions of the Development Brief prepared by the Local Planning Authority, display an inadequate sensitivity to the design needs of the site, are insufficiently detailed and insufficiently precise for the Planning Authority to be satisfied with what was intended. The Planning Authority consider this to be an important site widely visible across from the main A17 trunk road, and directly affecting the setting of the Grade II Listed Building. It therefore expects fully worked out and precisely detailed drawings, displaying an understanding of the character of surroundings and how new development can be assimilated without harm to this character.

sgd B SMITH
Director of Planning and Building Control Services

12-AUG-92 H23/0641/92

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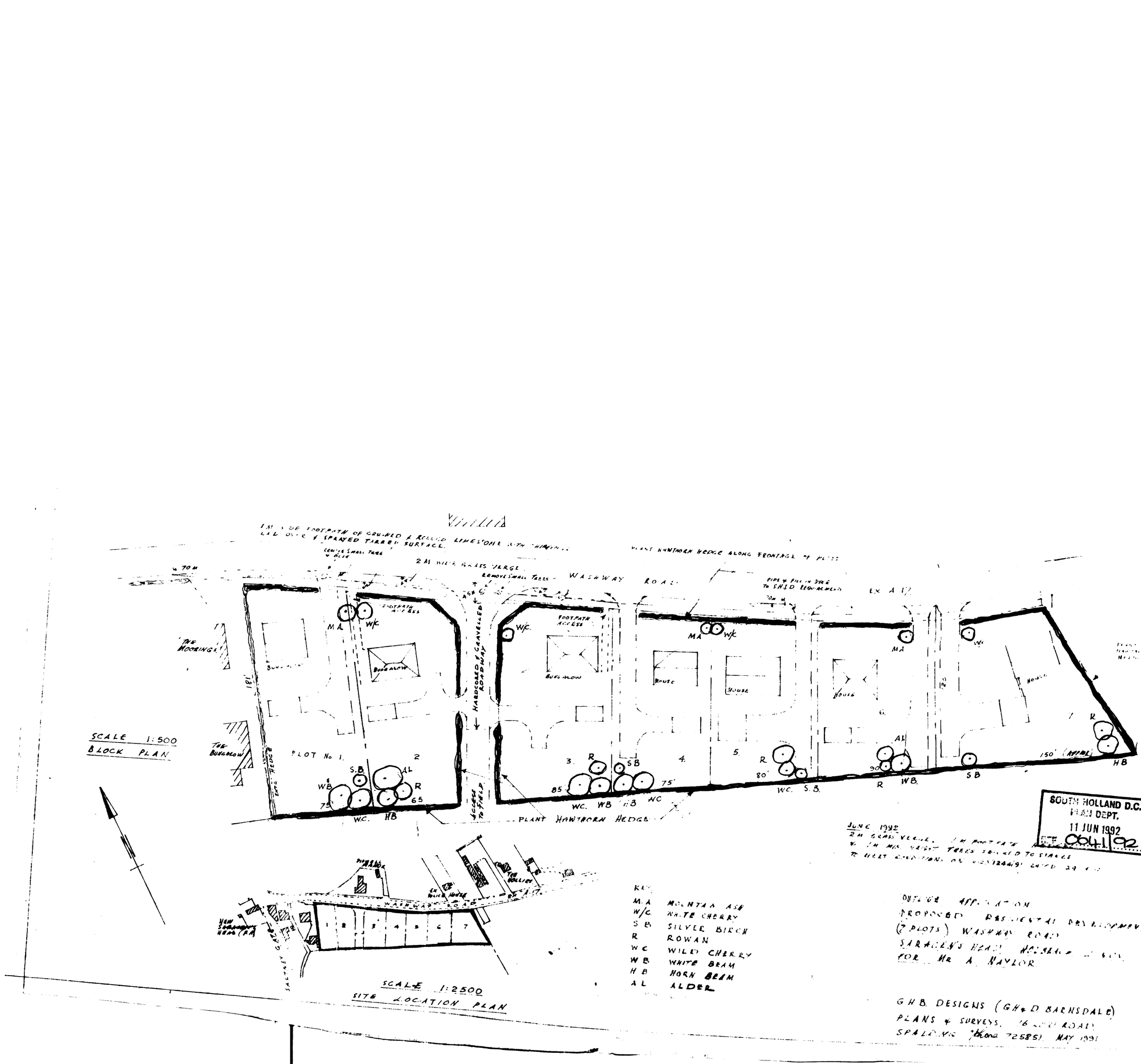
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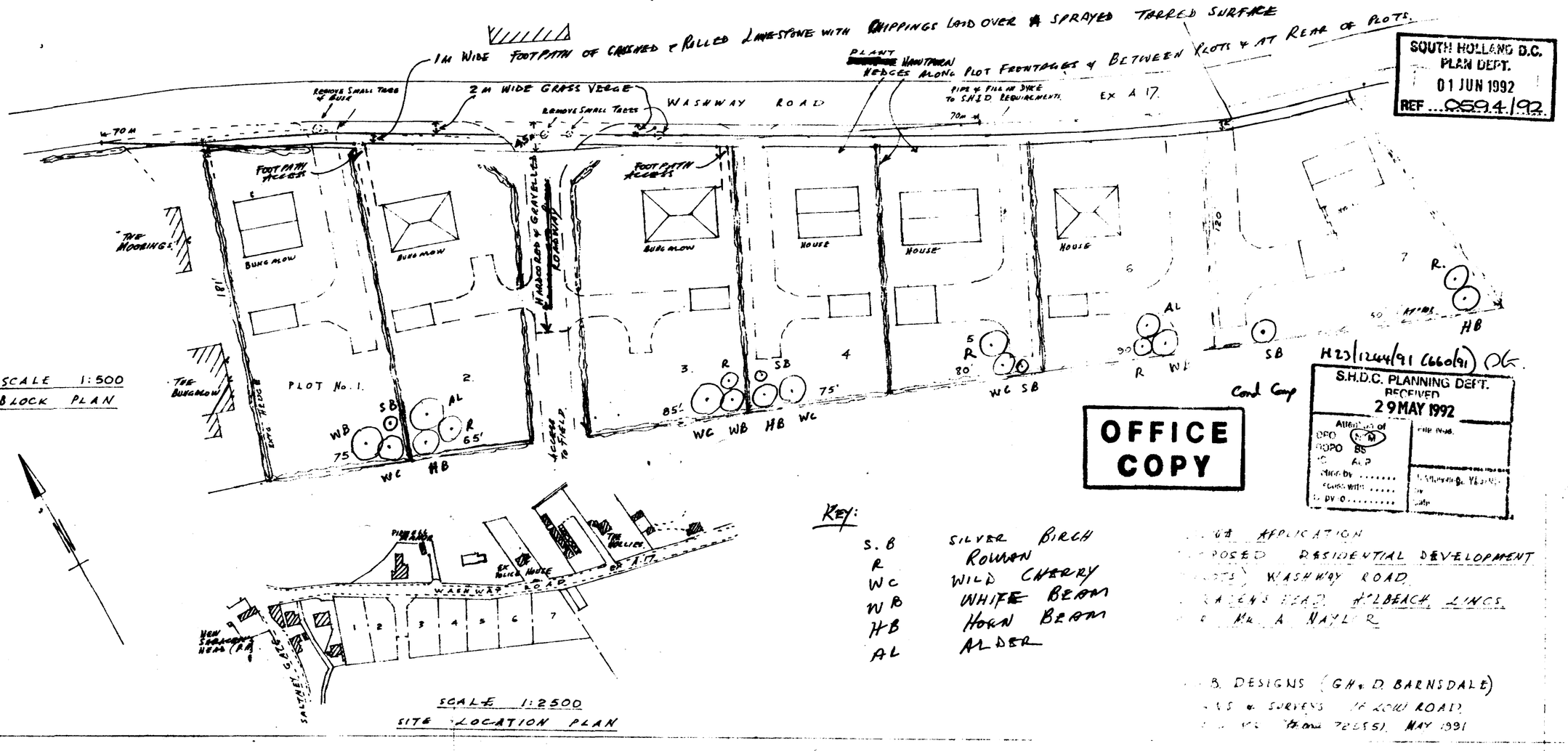
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sgd B SMITH
Director of Planning and Building Control Services

12-AUG-92 H23/0641/92


1M WIDE FOOTPATH OF CRUSHED & ROLLED LIMESTONE WITH
LAID ON EDGE & SPANNED TARRED SURFACE.
REMOVE SMALL TREES & BUSH
2M WIDE GRASS VERGE
REMOVE SMALL TREES
WASHWAY ROAD
PLANT HAWTHORN HEDGE ALONG FRONTAGE OF PLOTS
PIPE & FILL IN DYKE TO S.N.I.D. REQUIREMENTS
EX A.P.
70M
FOOTPATH ACCESS
M.A
W/C
'THE MOORINGS'
BUNGALOW
HARDCORED & GRAVELLED ROADWAY
18'
20'
PLOT No 1.
2
3
4
5
6
7
S.B
AL
WB
R
65
75
85
80
90
150' (APPROX)
WC
HB
EXG HEDGE
FOR BUNGALOW
ACCESS TO FIELD
PLANT HAWTHORN HEDGE
SCALE 1:500
BLOCK PLAN
SCALE 1:2500
SITE LOCATION PLAN
SALTAIRE GARAGE
NEW SCHOOL HOUSE (PA)
EX BUNGALOW
FOR BUNGALOW
KEY
M.A MOUNTAIN ASH
W/C WHITE CHERRY
S.B SILVER BIRCH
R ROWAN
WC WILD CHERRY
WB WHITE BEAM
HB HORN BEAM
AL ALDER
JUNE 1992
2M GRASS VERGE. 1M FOOTPATH
W. 1M MIN. VERGE. TREES SHOWN TO SCALE
TO MEET CONDITIONS OF PERMISSION
OUTLINE APPLICATION
PROPOSED RESIDENTIAL DEVELOPMENT
(7 PLOTS) WASHWAY ROAD
SALTAIRE HEAD
FOR MR A. NAYLOR
G.H.B. DESIGNS (GH & D BARNSDALE)
PLANS & SURVEYS, 16
SPALDING (PHONE 72585) MAY 1991
SOUTH HOLLAND D.C.
PLAN DEPT.
11 JUN 1992
REF 0641/92



SOUTH HOLLAND D.C.
PLAN DEPT.
01 JUN 1992
REF ...S694/92...

H23/1244/91 C660/91) DC.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992

Cond Copy

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Key:

S.B	SILVER BIRCH
R	ROWAN
WC	WILD CHERRY
WB	WHITE BEAM
HB	HORN BEAM
AL	ALDER

...UB APPLICATION
...POSED RESIDENTIAL DEVELOPMENT
...TS) WASHWAY ROAD,
...KAINS ROAD, HOLBEACH, LINCS.
... MR. A. NAYLER

...B. DESIGNS (G.H. & D. BARNSDALE)
...S & SURVEYS (4 LOW ROAD)
... (Phone 782551) MAY 1991