APPLICATION NO. : H23 ~~067~~ 0667 92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0667/92 Received:17-JUN-92 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Erection of two cottages and garages

Location : Roman Bank Saracens Head
Whaplode Spalding Lincs

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

1 Existing development along this particular stretch of Roman Bank consists of dwellings set behind hedging upon plots which are traditionally long and narrow with amenity space at the sides. The development proposed, however, has limited space between dwellings, restricted private space and a lack of frontage hedging. As such it is the opinion of the Local Planning Authority that it is a suburban type of development which is inappropriate to the immediate rural locality. On this basis it is, therefore, considered to be contrary to Planning Policy Guidance Note 3, 1992 (Housing).

2 In the opinion of the Local Planning Authority the proposed dwellings are unacceptable in terms of their relationship both with each other and also neighbouring properties, due to windows which overlook.

3 The proposed access for the eastern most plot is located close to the existing high hedge which forms part of the neighbourhood garden. This hedge restricts the visibility of any vehicles which would be egressing from the access. This problem is exacerbated by the fact that the site is located on the inside of a bend or this Class III County Road. Any vehicles emerging from such an access would have to edge out into the carriageway of Roman Bank before being able to see oncoming traffic to the detriment of highway safety.

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)

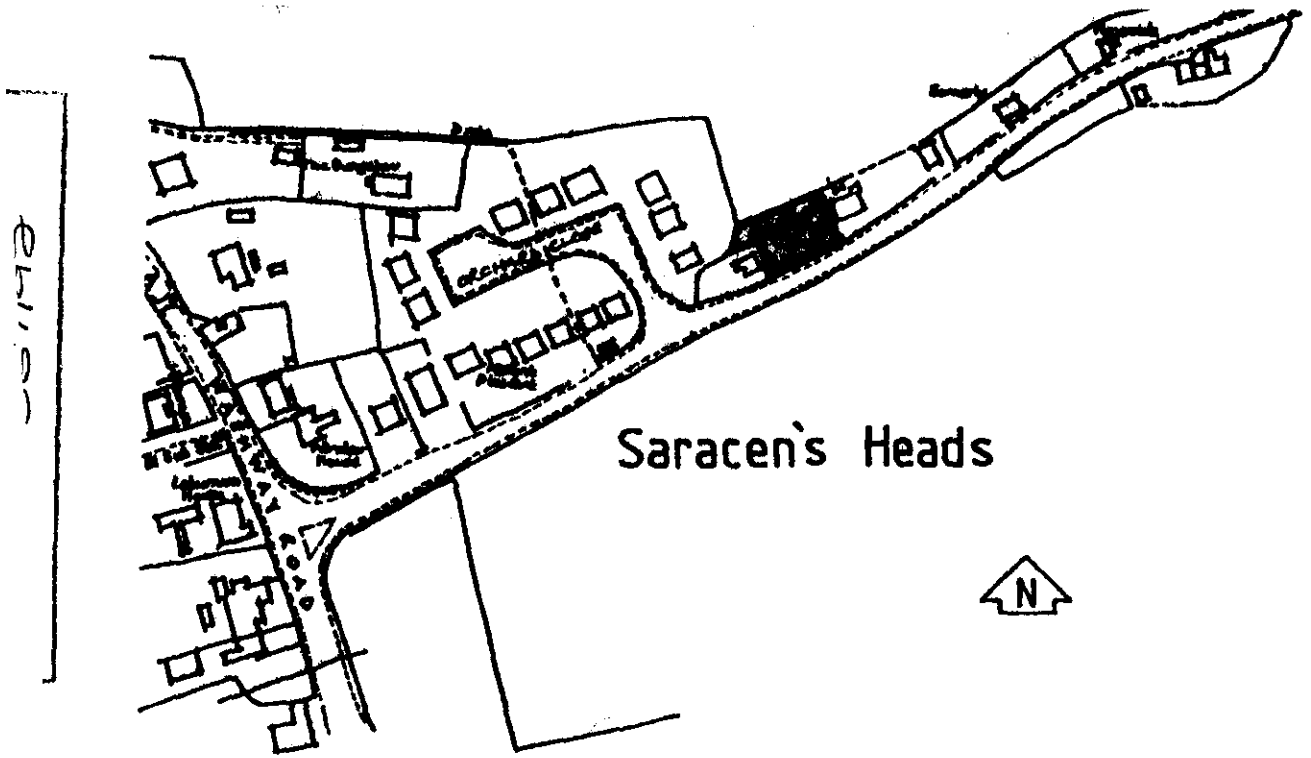
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
16-JUL-92 H23/0667/92

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)



LOCATION PLAN

Scale 1:2500 Crown Copyright Reserved

KEY

Soakaway / surface water drain

Septic Tank

PLANNING APPLICATION

For office use only

Application No. H23/0667/92

Date Registered 17 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 ORA
Tel. No. 0529 21 646
(Personal contact name) Robert Doughty

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

Erection of two cottages and garages

Please complete

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

Signed ..... Date 16 June 1992

Previous application No: H23/0415/92

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 (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: Two

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:	Please refer to design sheet metres
(b) max. length:	" " " " metres
(c) max. width:	" " " " metres
C. Please state type and colour of materials for facing external walls:	Butterley Blaby Elizabethan Multi Stock
D. Please state type and colour of roofing materials.	Marley Mendip: Old English Dark red.

5. GENERAL INFORMATION Please complete each section

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

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? Please refer to plan 165/7/1

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	
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: Consultee(s):

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 (e.g. owner, prospective purchaser)	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 ..... (~~Applicant~~/Agent) Date 16 June 1992

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 ..... ~~Applicant~~/Agent) Date 16 June 1992

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

Inspected by: DNG
date: 20/6

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) / Other info. viz: / Signed ..... — Yes ----

ANY ONE OF ABOVE

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	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 DMC 25/6 D2 25/6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): check parish part. in Lambstyke, Roman Bank why not carried? Swan College, Roman Bank

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 £ NIL

Receipt Issued ..... No. .....

Date First Received 17 JUN 1992

REGISTRATION

REFERENCE H23/0667/92

Cross-Ref R

Date 18/6/92

VALIDATION Date 17/6/92

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

Site area ..... No. of dwellings 2 Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐
- S65 Advert required ☐ Expiry date .....

Fees:
- Nil fee – previous app ☑ Ref H23/0115/92
- – type ☐
- Discounted fee ☐ Reason .....
- Correct fee £ NIL Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date 15.6.

Index Sheets 111 OS Nos ..... Grid Ref 534920 [illegible]

Ward 2 Parish [illegible]

Inside TBD YES Inside LP area ...NO

- TR Rural ☑ C1 ☐
- TR Bypass ☑ L3 ☐
- Level crossing ☑ TPO ☑ Grade
- Footpath ☐ Other:

Linked to site ..... Ref 621. Linked to property ..... Ref .....

Planning Records:
Earlier apps 415/92

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

Inputs completed .....

PLANNING COMMITTEE - 14th July, 1992

548. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H16/0518/92 Kiddicare		Change of use of disused Telephone Exchange to retail sales (ground floor) and storage of goods (first/second floor) at former Telephone Exchange, Gore Lane, Spalding.
H15/0556/92 D C Stanhope	O.A.	Dwelling on land adjoining Scheveningen, Quadring Bank Road, Quadring.
H13/0519/92 Mr A Harrison	O.A.	Residential Development - One plot at Fengate Road, Moulton Chapel.

(Councillor N P Judge MBE declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0640/92 Mr and Mrs U Hilliam		Change of use to residential and plant storage without limited period imposed by Condition No 6 of H09/0357/92 at Nutts Lane, Holbeach St Johns.
H22/0619/92 Mr and Mrs R White		House and garage adjacent to 54 Austendyke Road, Weston Hills.
H23/0667/92 Ashwood Homes		Two cottages and garages at Roman Bank, Saracens Head.
H18/0678/92 Trustees of L A Walton	O.A.	Bungalow and garage, including details of means of access at rear of Glenada, Wharf Street, Sutton Bridge.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H08/0266/92 National and Provincial Building Society		Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development at Gosberton Hall Site, High Street, Gosberton.

(To enable the Director of Planning and Building Control Services to negotiate with the applicants a satisfactory amended lighting scheme.)

H05/0431/92 H Payne	O.A.	Garden and farm sales with associated vehicle parking at Anglia Motel, A17 Trunk Road, Fleet.

(To enable the application to be considered at the same time as application reference H05/0088/92 which is currently being discussed with the applicants.)

H16/0548/92 Boston & South Holland ITEC	Advertisement consent for two wall signs at 27/29 The Crescent, Spalding.

(To enable the Director of Planning and Building Control Services to discuss with the applicants the provision of a more suitable sign.)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0667/92 Received:17-JUN-92 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Erection of two cottages and garages

Location : Roman Bank Saracens Head
Whaplode Spalding Lincs

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

1 Existing development along this particular stretch of Roman Bank consists of dwellings set behind hedging upon plots which are traditionally long and narrow with amenity space at the sides. The development proposed, however, has limited space between dwellings, restricted private space and a lack of frontage hedging. As such it is the opinion of the Local Planning Authority that it is a suburban type of development which is inappropriate to the immediate rural locality. On this basis it is, therefore, considered to be contrary to Planning Policy Guidance Note 3, 1992 (Housing).

2 In the opinion of the Local Planning Authority the proposed dwellings are unacceptable in terms of their relationship both with each other and also neighbouring properties, due to windows which overlook.

3 The proposed access for the eastern most plot is located close to the existing high hedge which forms part of the neighbourhood garden. This hedge restricts the visibility of any vehicles which would be egressing from the access. This problem is exacerbated by the fact that the site is located on the inside of a bend or this Class III County Road. Any vehicles emerging from such an access would have to edge out into the carriageway of Roman Bank before being able to see oncoming traffic to the detriment of highway safety.

Authorised to issue:

15-JUL-92 H23/0667/92 AD...N.....DC.N.....
17/7

APPLICATION REFERENCE: H23/0667/92 DATE RECEIVED: 17-Jun-92

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Erection of two cottages and garages

LOCATION: Roman Bank, Saracens Head, Whaplode, Spalding, Lincs

Parish Council: Response awaited (expiry date 6th July 1992).

County Highways: Request refusal.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D
Structure Plan Policy 5A
Planning Policy Guidance 3, 1992 (Housing)

PREVIOUS DECISIONS
H23/0415/92 - Full - erection of two houses and garages - Refused
Reasons
1 Cramped form of development which would be out of character with the existing development in this rural locality.
2 No turning facilities provided within the site.

PLANNING ISSUES
1 The determining issue in this particular case is whether the above reasons for refusal have been sufficiently overcome.
2 The site is currently vacant but previously had a dwelling upon it. It has a frontage of approximately 27.5 metres and depth in the region 22.5 metres.
3 Application is for a pair of three bed "Cottage" style dwellings.
4 An existing cottage is located to the west of the site and a bungalow to the east.

CONCLUSIONS
1 The applicants have stressed that they have endeavoured to reflect the scale and form of the site and also existing development in the locality. Notwithstanding this fact, historically existing development along Roman Bank is located on plots which are long and narrow with garden space at the sides. It is consequently my opinion that the development proposed would be out of character with existing development in the locality and as such is still unacceptable.
2 Further, it is considered that the dwellings have an unacceptable relationship to each other and also the neighbours on terms of overlooking windows.

3 The County Highways Authority have objected on the basis of poor visibility, particularly in relation to the access associated with the easternmost plot.

4 The agent for this application also sometimes acts as Consultant to this Authority.

RECOMMENDATION - Refuse permission.

1 Existing development along this particular stretch of Roman Bank consists of dwellings set behind high hedging upon plots which are traditionally long and narrow with amenity space at the sides. The development proposed, however, has limited space between dwellings, restricted private space and a lack of frontage hedging. As such it is the opinion of the Local Planning Authority that it is a suburban type of development which is inappropriate to the immediate rural locality. On this basis it is, therefore, considered to be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note 3, 1992 (Housing).

2 In the opinion of the Local Planning Authority the proposed dwellings are unacceptable in terms of their relationship both with each other and also neighbouring properties, due to windows which overlook.

3 The proposed access for the eastern most plot is located close to the existing high hedge which forms part of the neighbouring garden. This hedge restricts the visibility of any vehicles which would be egressing from the access. This problem is exacerbated by the fact that the site is located on the inside of a bend or this Class III County Road. Any vehicles emerging from such an access would have to edge out into the carriageway of Roman Bank before being able to see oncoming traffic to the detriment of highway safety.

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

phone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Clr

Application no: H23/0667/92 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Erection of two cottages and garages

Location: Roman Bank
Saracens Head
Whaplode
Spalding Lincs

Valid date: 17-JUN-92 Terminal date: 12-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 22-JUN-92 Report deadline: 22-JUL-92
Inspected by 27-JUN-92
Extra contacts 02-JUL-92 Case Officer:
Report if not clear by 22-JUL-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	22-JUN-92	06-JUL-92
Owner/Occupier, Swiss Cottage, Roman Bk	29-JUN-92	13-JUL-92
Owner/Occupier, Luskentyre, Roman Bk	"	"

L.C.C. — Obs Attached Jt cb 1/7/92

SITE DETAILS

Grid ref: 534220 327150
OS Sheets: 116 Parcel:

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

CJM

Application no: H23/0667/92 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Erection of two cottages and garages

Location: Roman Bank
Saracens Head
Whaplode
Spalding Lincs

Valid date: 17-JUN-92
Target dates:
To case officer 22-JUN-92
Inspected by 27-JUN-92
Extra contacts 02-JUL-92
Report if not clear by 22-JUL-92

Terminal date: 12-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	22-JUN-92	06-JUL-92

SITE DETAILS

Grid ref: 534220 327150
OS Sheets: 116 Parcel:

PLANNING AMENDMENT

For office use only

Application No. H23/667/92

Date registered 14 JUL 1992

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

OFFICE USE ONLY

To D.C. 19.4.17

Validation	Adequate detail Acknowledged	☐ HTL	Confirmed .....
Liaison with Building Control	Outside parameters	☐ HTL	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to reply

Signed: .....

Date: .....

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

LATE OBS: Offr. MG Date. 14.7
Salient points highlighted ✓

AMENDED PLAN
Ref.

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1992
Application or File Nos.

Your Reference

Our Reference H23 0667 92
165 7 RD AKD

13 July 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES
ERECTION OF TWO COTTAGES, SARACENS HEAD

Further to my letter to you dated 9 July 1992 regarding this application, just in case you get the opportunity to approve it I am sending you 4 copies of our amended drawing number 165/7/1A.

This drawing shows the driveway to the easternmost plot moved to accommodate Mr Brigg's comments, in that it is now away from the hedge which prevented clear vision along Roman Bank.

In moving the driveway, you will note that this has allowed minor adjustments to be made to siting to the dwellings themselves, possibly to better advantage you may think. We have also addressed the problem of the hedges.

I do hope you are in a position to receive this plan, despite its late submission for which I humbly apologise.

Yours faithfully

Robert Doughty

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference H23/0667/92

Our Reference 165 7 RD SKA

DATE OBS: Offr..... Date.....
Salient points highlighted

9 July 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUL 1992 DG
Agreed by .....
Copies with .....
Copy to .....
14/7 ctte
date

For the express attention of Mr B Smith

Dear Sir

ASHWOOD HOMES
ERECTION OF TWO COTTAGES, SARACEN'S HEAD.

We were rather disappointed to read your recommendation for the application above to your Committee for 14 July meeting.

You may recall we had a similar site in an almost identical situation in Gedney Drove End for Kings Quality Homes in 1991 which went to appeal: not surprisingly we won that appeal and I am enclosing the Inspector's report to save you looking it up.

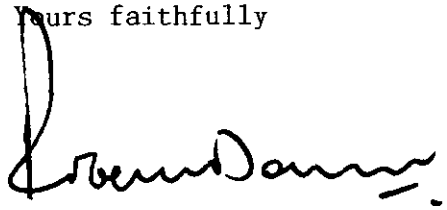
The present site is not unique: you make it sound like something unblemished and part of a Cotswold dream location. Behind the site (to the west) is a most unimaginative standard (Ely?) layout of plain houses on postage stamp plots; further along Roman Bank your Committee has allowed new plots in the side gardens you refer to in your report. We would naturally take this to appeal if a refusal was forthcoming, but cannot common sense prevail here by adopting a more flexible attitude and changing your recommendation? My clients will develop this site eventually but why keep them waiting six or eight months, incurring interest charges when commercial awareness (or blindness to the site surroundings) indicates you might do otherwise?

Cont'd

If it is that you do reconsider this proposal, we would be able to 'hand' the eastern plot to allow the access not to be awkward as Mr Briggs indicates it is. Furthermore, if the overlooking problem is so acute as to need addressing too, there are simple ways by which we could deal with this; no doubt we could reach agreement around the table if you facilitate this approach.

I should be pleased to discuss this matter with you at the earliest opportunity, with a view to avoiding your Committee refusing permission.

Yours faithfully



Robert Doughty

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

D/209/JM/P

Mr R Doughty MRTPI ALI
Chartered Town Planner and
Landscape Architect
32 High Street
SLEAFORD
Lincolnshire NG34 ORA

RECEIVED
3-MAY 1991

Your reference
148/24
Our reference
T/APP/A2525/A/90/170043/P3
Date
2 MAY 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY KINGS QUALITY HOMES
APPLICATION NO: H06/0560/90

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the South Holland District Council to refuse planning permission for the erection of 2 bungalows at Dawsmere Road, Gedney Drove End. I held a hearing into the appeal on 16 April 1991.

2. From all that I heard and read, and from what I saw of the appeal site and its surroundings, it is my opinion that the main issue in this appeal is the effect of the proposed bungalows on the character of the locality.

3. I saw that, other than its mainly linear pattern of development, Gedney Drove End has no special character, development being of mixed appearance. Three groups of 2-storey houses are prominent within the settlement which otherwise consists mainly of bungalows in small to medium sized plots. The appeal site is of slightly smaller proportions than those of detached bungalows on either side of it.

4. The site is within the Interim Boundary of Development approved by the Council for Gedney Drove End and the Council does not object to the principle of residential development. Outline planning permission has been granted for one bungalow but, as you know, the Council considers that 2 bungalows as proposed would amount to over-development of the site and would be out of character with those in more spacious plots in the locality.

5. You pointed out several new bungalows on similar plots when we walked within the Interim Development Boundary and I saw some terraced bungalows and several 2-storey houses on smaller plots, though they have larger garden areas than those proposed due to their smaller building areas. I formed the impression that there are few dwellings in Gedney Drove End with smaller garden areas than those of the proposed bungalows. Nevertheless, Circular 22/80, Annex A, indicates that sizes of private gardens are, for the most part, a matter for developers and their customers. Though the plots would certainly be small in comparison with their neighbours, for example, I neither saw nor heard anything to convince me that, located as the site is between 2 bungalows, the character, scale or density of the 2 detached bungalows proposed would be so out of character with the locality, and contrary to the aims of Policy 6A of Alteration No 1 of the Structure Plan, that permission should be refused. I noticed the absence of mature planting around several of the newer bungalows but consider that in this case the retention of the front hedge, where not affected by the proposed access, together with the proposed trees, would help to

100%
RECYCLED PAPER

absorb e development into the general pattern of the locality. I am led to the conclusion that planning permission should be granted.

6. Though the Council's second reason for refusal relates to the unsatisfactory nature of the proposed vehicular turning arrangements, you indicated that your client is willing to make the minor adjustment to the position of the garages required to meet the standards of the Highway Authority. Although I saw little traffic along Dawsmere Road, visibility to the north-west is restricted by the bend in Dawsmere Road and I consider that it is in the interests of road safety that vehicles are able to manoeuvre without reversing onto or off the carriageway. I shall therefore include a condition to that effect.

7. Both adjoining bungalows are some distance from the boundary of the appeal site and are separated therefrom by a hedge or fence and a utility room in one case, and a large shed in the other. In any event I note that windows are not proposed in the end elevations of the proposed bungalows and see no reason why the occupants of either of the existing bungalows should suffer from reduced privacy should the development proceed.

8. You referred me to Alteration No 1 of the County Structure Plan, published in October 1990, and the serious problem in Lincolnshire of affordable homes for local people, particularly in villages. The anticipated sales price of the proposed bungalows may contribute to the affordability and variety of the local housing stock. I have taken into account all other matters raised in the representations but none are so cogent that they lead me to a different conclusion.

9. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the erection of 2 bungalows at Dawsmere Road, Gedney Drove End in accordance with the terms of the application (No H06/0560/90) dated 18 May 1990 and the plan submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. a plan showing amended vehicular turning facilities shall be submitted to and approved by the Local Planning Authority before construction commences, and they shall be provided on-site before the dwellings hereby approved are occupied;

3. all planting shown on the application plan shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

10. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval, is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS: Offr. DMG Date: 14.7.
Salient points highlighted

Application no: H23/0667/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Erection of two cottages and garages

Location: Roman Bank Saracens Head
Whaplode Spalding Lincs

Type: FULL

Date received: 17-JUN-92

22-JUN-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 07-JUL-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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:
Supported

Signed: [signature]

S.H.D.C. PLANNING DEPT.
RECEIVED DG
13 JUL 1992

Allocation of	File Nos.
DPO DMM	
DDPO ES	
IC ACP	
Action by	Acknowledge YES/NO
Check with	by
Copies to	date

LINCOLNSHIRE COUNTY COUNCIL

DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H23/0867/92

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	6	2	2	7	1

2. Address or location

ROMAN BANK, SARACENS HEAD, WHAPLODE

3. Name, classification and number of road

C II

4. Date application referred 25-6-92

5. State whether outline, detailed application etc.

FULL

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

2 COTTAGES & GARAGES

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: 2/7/92 Signed: [signature]

Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approva. 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 access for the eastern most plot is located close to the existing high hedge which forms part of the neighbouring garden. This hedge restricts the visibility of any vehicles which would be egressing from the access. This problem is exacerbated by the fact that the site is located on the inside of ~~the~~ a bend on this Class III County Road.

Any vehicles emerging from such an access would have to edge out into the carriageway of Roman Bank ~~to the detriment of highway~~ before being able to see oncoming traffic to the detriment of highway

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

DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUL 1992 DG
Attention of
DPO NGM
DCPO
JC
Actioned
File Nos.
Your Ref.

Please contact: Mr. Staines

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

Our Ref. RS/PA-P/667/92/JB

Date 30 June 1992

Dear Sirs,

FULL PLANNING APPLICATION - ASHWOOD HOMES
2 COTTAGES - ROMAN BANK, SARACENS HEAD

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your clients consideration and the attention of prospective purchasers.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

In that eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

Robert Doughty, Esq.,
32 High Street,
Helpringham,
Sleaford, Lincs.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUL 1992 DG

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....

File Nos.

Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

29 June 1992

Our ref.GT/92/1/SH/0187

Dear Sir

PLANNING APPLICATION NO. H23/0667/92
PROPOSED ERECTION OF TWO COTTAGES AND GARAGES
AT ROMAN BANK, SARACENS HEAD, WHAPLODE, SPALDING, BY ASHWOOD HOMES.

With regard to the above-mentioned application received on 25 June 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.

/contd

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN5 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/92/1/SH/0187

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 Robert Doughty
32 High Street
Helpringham, Sleaford, Lincs

VJC

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

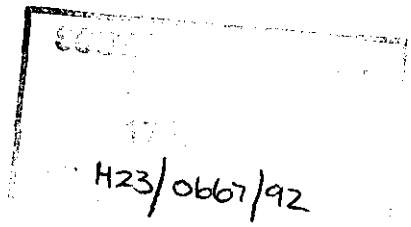
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference

Our Reference 165/7 JRB AKD

16 June 1992



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: ROMAN'S BANK, SARACENS HEAD

Please find enclosed copies of our planning application for the above site.

The site comprises of two cottages detailed within the development plan and additionally shows the proposed landscaping scheme. The plan has endeavoured to reflect the scale and form of the site and also existing development in the locality. It also provides for turning facilities, enabling a vehicle to enter and leave the site in a forward gear.

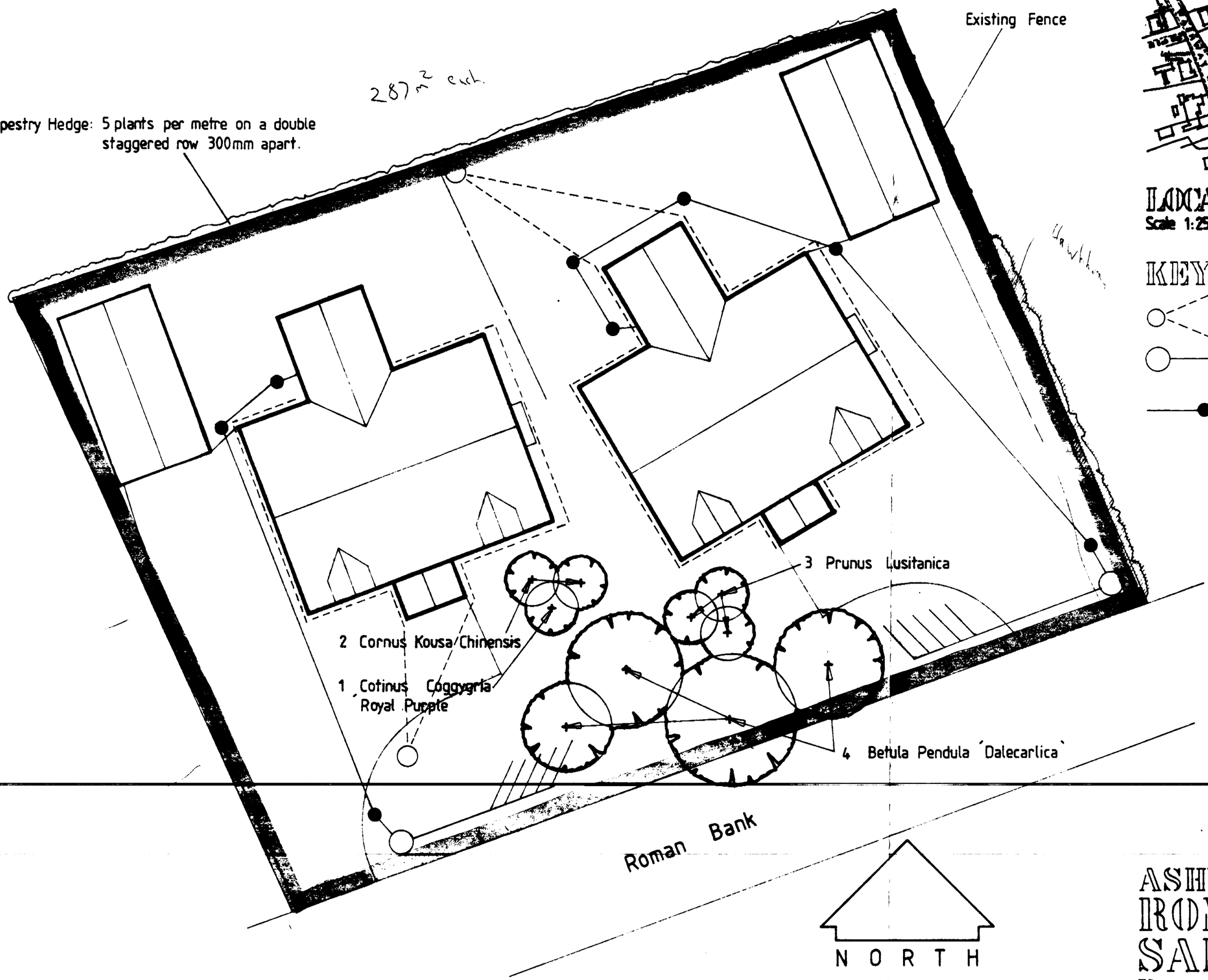
We consider no fee is payable as this is a repeat application, previous reference H23/0415/92.

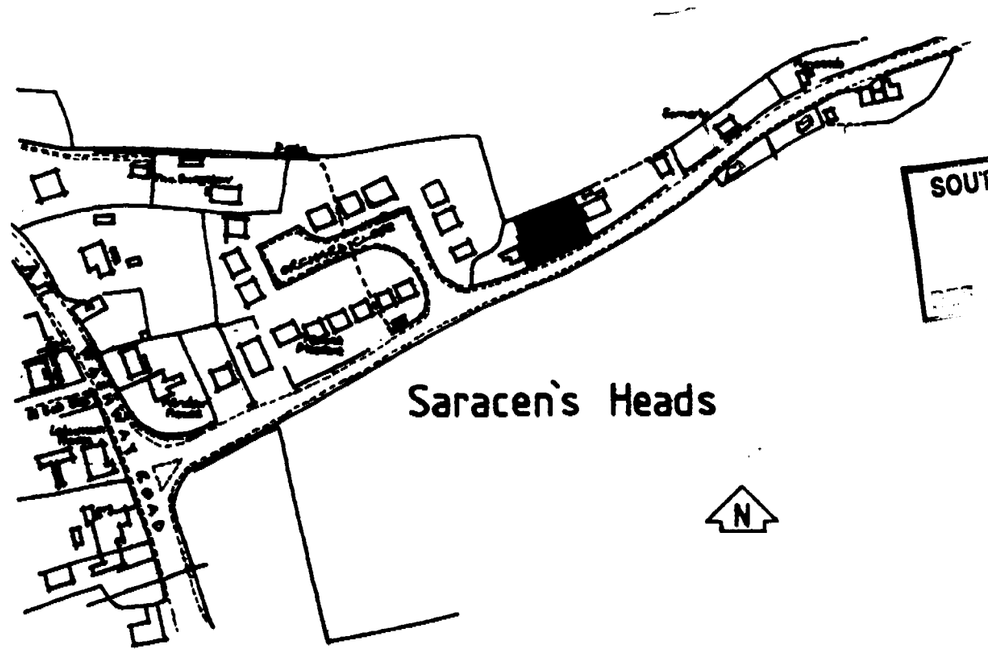
If you were to require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

ASHWOOD HOMES





SOUTH KESTEVEN DISTRICT COUNCIL
PLANNING
17 JUL 1992
H23/0667/92

LOCATION PLAN

Scale 1:2500 Crown Copyright Reserved

KEY

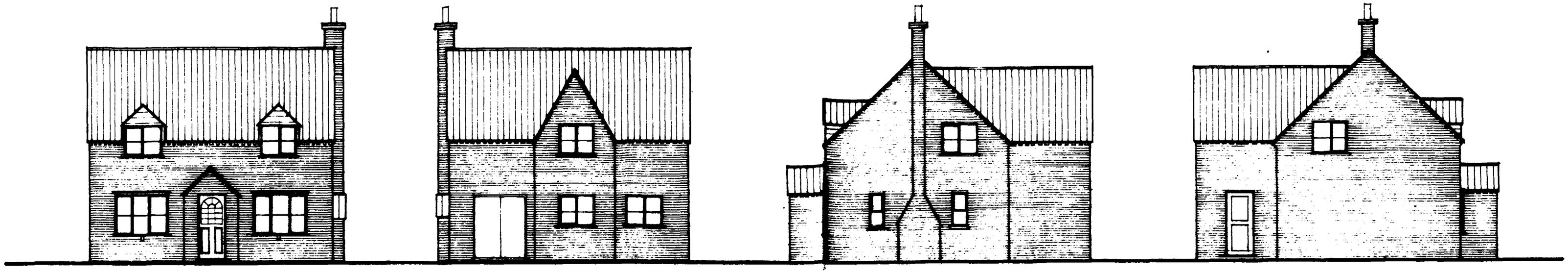
- Soakaway / surface water drain
- Septic Tank
- Inspection chamber / foul drain
- Existing Hedge
- Proposed Hedge

DEVELOPMENT PLAN & LANDSCAPE DETAILS

20.5 x 28

ASHWOOD HOMES
ROMAN BANK
SARACENS HEAD
Dwg No 165/7/1 Scale 1:100 June 1992

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street Helpringham Sleaford Lincolnshire. NG34 ORA
Telephone Swaton (0529 21) 646/7

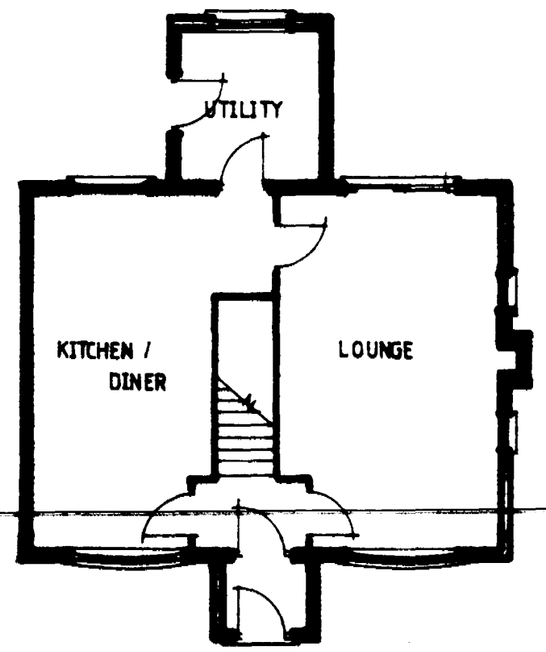


Front

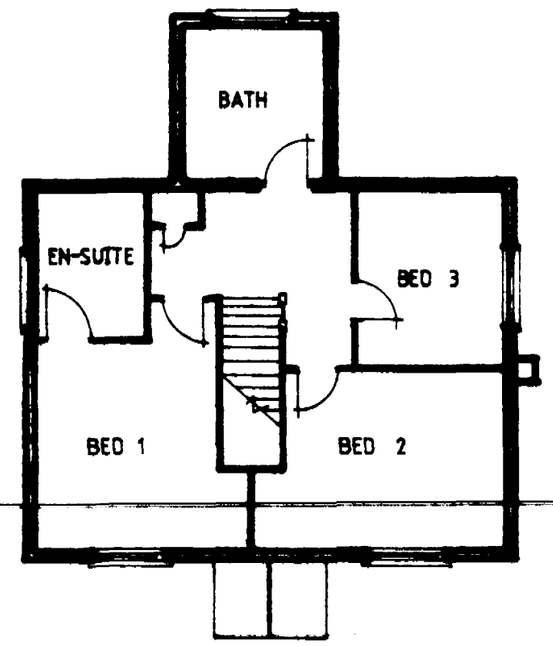
Rear

Side

Side



Ground



First

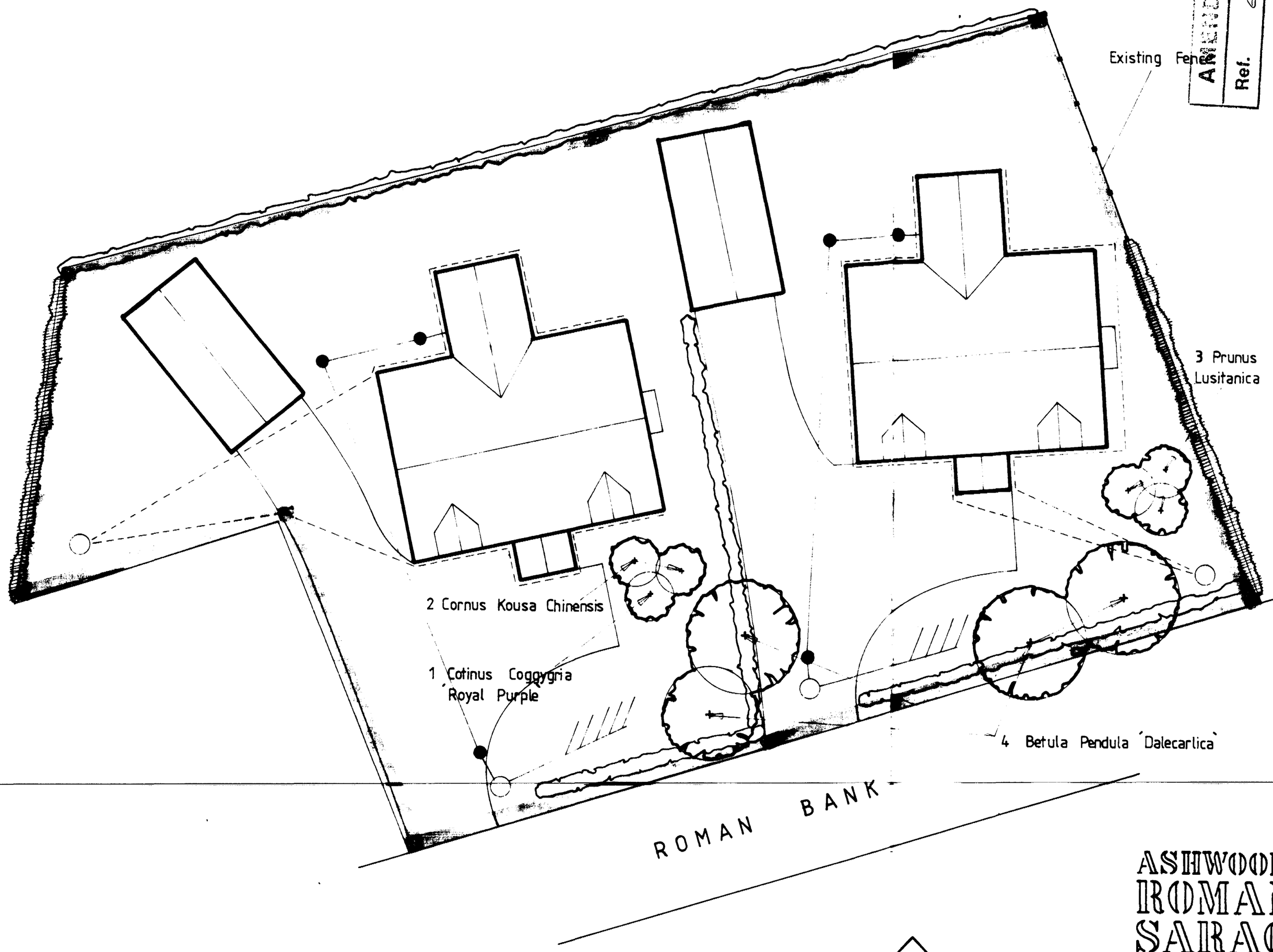
SOUTH ... D.C.
... PT
26 JUN 1992
REF 667/92

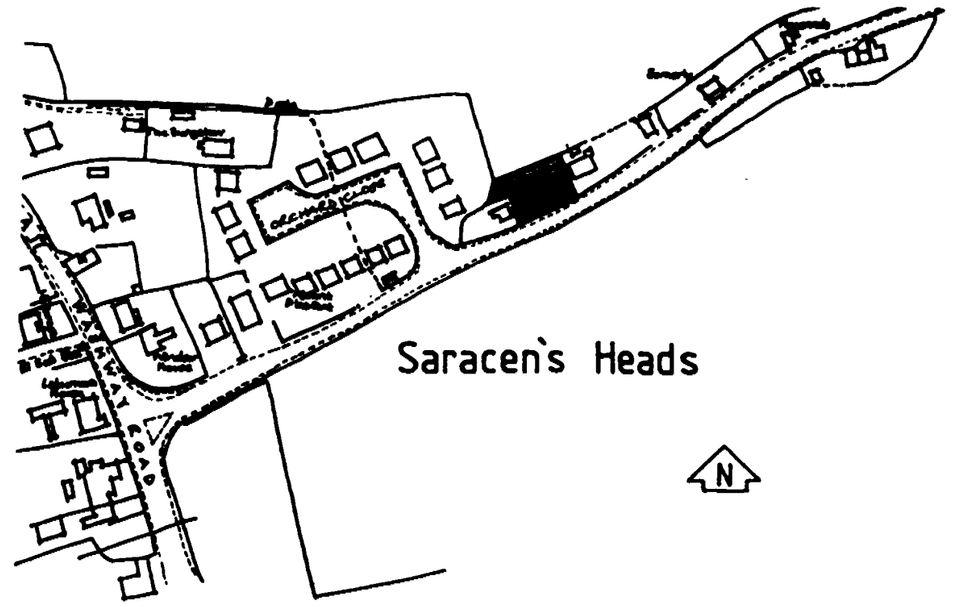
Client,	Drawing Title,	Revisions,	Scale,	Date,
ASHWOOD HOMES			1:100	JUNE '92
			Drawn, I.J.H.	
			Drawing No. 165/7/3	

Robert Doughty
Chartered Town Planner and Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs.
NG34 0RA Tel (0529 21) 646/7

ASHWOOD HOMES

AMENDED PLAN
Ref. 665/98





LOCATION PLAN

Scale 1:2500 Crown Copyright Reserved

KEY

- Soakaway / surface water drain
- Septic Tank
- Inspection chamber / foul drain
- Existing Hedge
- Proposed Hedge

HEDGING	No.
Crataegus monogyna	136
Ilex aquifolium	5
Viburnum opulus	5
Cornus sanguinea	5
Ribes sanguineum	5
Ligustrum vulgare	5
Sambucus nigra	5

Tapestry Hedge: 5 plants per metre on a double staggered row 300mm apart. Base planting of Crataegus, monogyna and random inserts of Ilex aquifolium, Viburnum opulus, Cornus sanguinea, Ribes sanguineum, Ligustrum vulgare and sambucus nigra.

DEVELOPMENT PLAN & LANDSCAPE DETAILS

NORTH

ASHWOOD HOMES
ROMAN BANK
SARACENS HEAD
Dwg No 665/7/1a Scale 1:100 June 1998

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street Helpringham Sleaford Lincolnshire. NG34 ORA
Telephone Swaton (0529 21) 646/7

AMMENDMENT A Site boundary revised, with plot 2 marked
Additional minor existing ammendments