SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/1025/92 Received:29-SEP-92 Type:OUTLINE

Name: Trustees of Whaplode St Catherines Methodist Church
c/o 22 Barrington Gate
Holbeach, Spalding
Lincs PE12 7LB

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of two dwellings and garages

Location : Ravens Bank Whaplode St Catherines
Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the

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

approved scheme is implemented satisfactorily.

4 The dwellings shall be semi-detached.

Reason: To ensure a development which will satisfactorily relate with existing in terms of scale, impact and character in this rural locality.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before development is commenced the existing chapel upon the site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of the visual amenities of this rural locality.

The applicants are reminded that the ground may well be "consecrated" and that formal de-consecration procedures may therefore have to be followed.

The applicants are informed that the existing war memorial comprising part of the entrance arch to the chapel should either be retained or relocated elsewhere within the village.

Director of Planning and Building Control Services
20-JAN-93 H23/1025/92

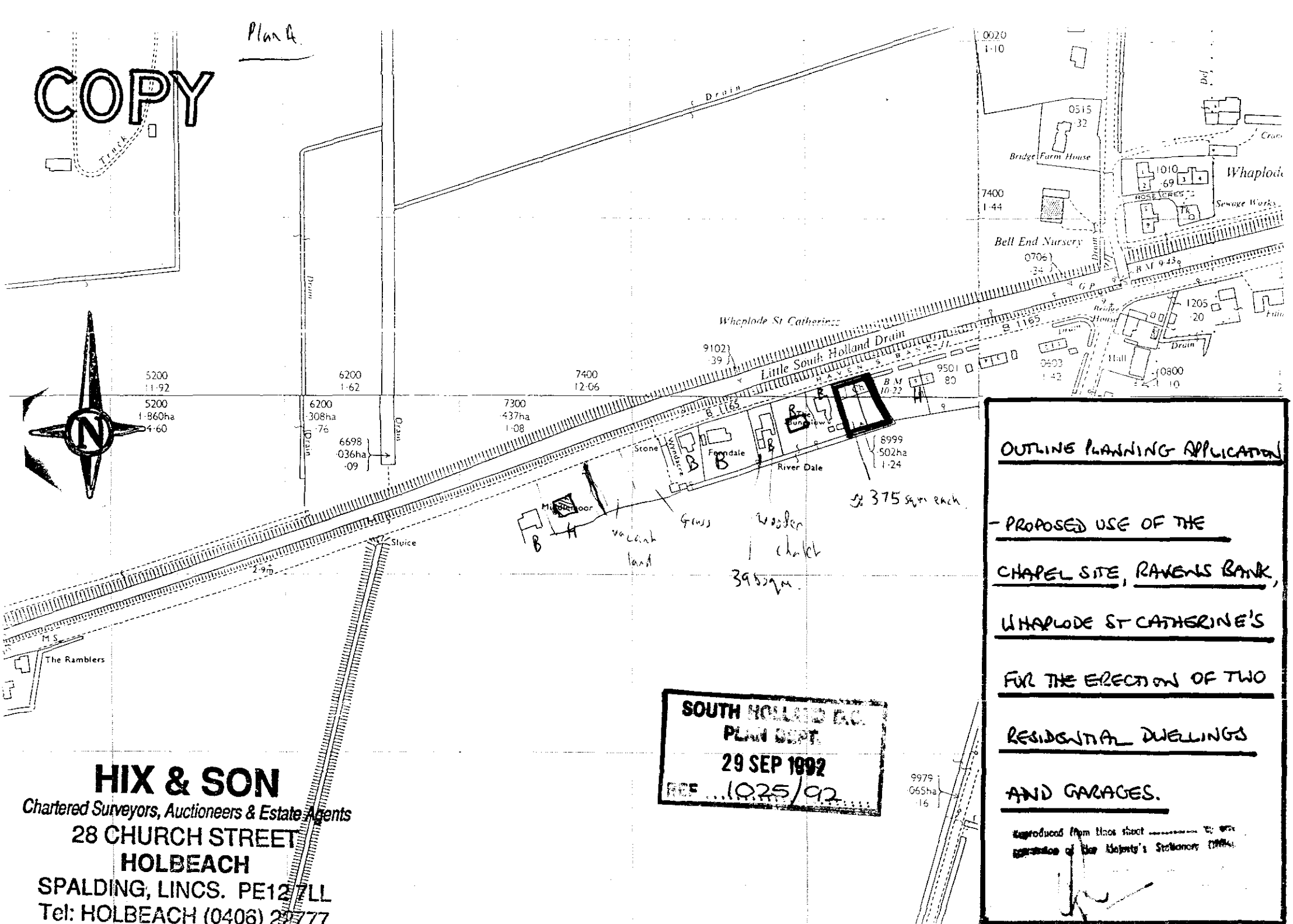
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

Plan 4

COPY



HIX & SON

Chartered Surveyors, Auctioneers & Estate Agents

28 CHURCH STREET

HOLBEACH

SPALDING, LINCS. PE12 7LL

Tel: HOLBEACH (0406) 22777

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1992
REF ...1025/92

OUTLINE PLANNING APPLICATION

- PROPOSED USE OF THE CHAPEL SITE, RAVENS BANK, WHAPLODE ST CATHERINE'S FOR THE ERECTION OF TWO RESIDENTIAL DWELLINGS AND GARAGES.

Reproduced from Ordnance Survey map with the permission of Her Majesty's Stationery Office.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1025/92

Date Registered 29 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

THE TRUSTEES OF WHAPLODE ST CATHERINES METHODIST CHURCH
C/O NO. 22 BARRINGTON GATE
HOLBEACH, SPALDING,
LINCOLNSHRIE, PE12 7LB

Tel. No.

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

MESSRS HIX & SON
NO. 28 CHURCH STREET, HOLBEACH
NR. SPALDING, LINCOLNSHIRE,
PE12 7LL

Tel. No. HOLBEACH 0406 22777
(Personal contact name) C. SHALLICE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

RAVENS BANK, WHAPLODE ST CATHERINES, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TWO (2) DWELLINGS AND GRAGES

OFFICE COPY

Please complete
pp TRUSTEES WHAPLODE ST CATHERINES METHODIST CHURCH

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110..00..... If you consider no fee is payable include a written explanation instead.

Signed (SGD) HIX & SON Date 25TH SEPTEMBER 1992

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 0.07 (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**	N/A

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**	N/A

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**	N/A

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 (2) DWELLING UNITS

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	NOT FINALISED	sq. metres
B. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:	AT THIS STAGE	metres
C. Please state type and colour of materials for facing external walls:		
D. Please state type and colour of roofing materials.		

5. GENERAL INFORMATION Please complete each section

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

METHODIST CHAPEL AND GARDEN GROUND

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: RAVENS BANK
Will there be --
Individual access(es) [✓]
New estate road [ ]

C. What provision will be made for garages or parking within the site?

GARAGE AND PARKING/TURNING FOR EACH DWELLING

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	BY MEANS 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: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

SEE NEXT PAGE

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? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
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?			

THE CHAPEL IS NOW CLOSED AND IN VERY POOR STRUCTURAL CONDITION. REPAIR AND REBUILDING ARE UNECONOMIC. USE OF THE SITE FOR RESIDENTIAL PURPOSES WOULD APPEAR APPROPRIATE PARTICULARLY AS OTHER RESIDENTIAL PROPERTIES BORDER THE EAST AND WEST SIDES OF THE SITE.

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)	OWNERS

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.

(SGD) HIX & SON

Signed ..... (~~Applicant~~/Agent) Date 25TH SEPTEEMBER 1992

ON BEHALF OF T TEES WHAPLODE ST CATHERINES METHODIST CHURCH

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.

(SGD) HIX & SON

Signed ..... (~~Applicant~~/Agent) Date 25TH SEPTEMBER 1992

ON BEHALF OF T TEES WHAPLODE ST CATHERINES METHODIST CHURCH

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 Inspection | Accuracy | Neighbours | Boundaries

Site features

Other currently the site of proposed carport. Grey render, otherwise roof. Footpath along frontage. Check if no real architectural merit. LA have to exit. Busy H & W.

Inspected by DMG
Date 7/10

Notice posted by DMG
Date 7/10

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION DMG 12/10

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: Neighbour support

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer 19/1

Case Officer Recommendation

Approve | Refuse

Signed 19/1

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

PP authorised consent DM 15/1.

1. TLD

1 2 SC8 (Details).

2 3 SC27 (Implementation of Planting).
3 4 SNA The dwellings shall be semi-detached.
4 5 B21 (Turning space).
5 6 SC5 Before development is commenced the existing chapel upon the site shall be demolished and rubble cleared from the site.

Reasons

1-2 Standard.
3 To ensure a development which will satisfactorily relate with existing in terms of scale, impact and character in this rural locality.
4 B21.
5 To ensure a satisfactory development in the interests of the visual amenities of this rural locality.

Notes

1 7 SNA The applicants are reminded that the ground may well be "consecrated" and that formal de-consecration procedures may therefore have to be followed.

2 8 SNB ~~The Local Planning Authority~~ The applicants are informed that the existing war memorial ~~should~~ comprising part of the entrance arch to the chapel should either be retained or relocated elsewhere within the village.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area – Local	.....	.....
– Local & National	.....	.....
– English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DAVID GLENNY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 P1729

Receipt Issued

Date first Rec'd 29 SEP 1992

Registration

Reference H23/1025/92

Cross-Ref N/A

Date 30/9/92

Validation

TYPE OUTLINE

Earliest permission

Site area 0.075

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 110

Additional
Refund

Receipt
Issued

Information

(Newbuild)/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 243 & 262

OS No's

Grid ref 533930 320000

Ward Z

Parish Whaplode

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Air Field Zone

Inside IBD Yes

Inside LP area NO

Linked to site

Ref 814

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH 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

COM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1025/92 Type: OUTLINE

Applicant: Trustees of Whaplode St Agent: Messrs Hix & Son
Tel: 0406 22777

Description: Erection of two dwellings and garages

Location: Ravens Bank
Whaplode St Catherines
Spalding
Lincs

Valid date: 29-SEP-92 Terminal date: 24-NOV-92
Target dates: Target Committee: 18-NOV-92
To case officer 04-OCT-92 Report deadline: 04-NOV-92
Inspected by 09-OCT-92
Extra contacts 14-OCT-92 Case Officer:
Report if not clear by 03-NOV-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .07 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	02-OCT-92	16-OCT-92
Cllr A Biggadike	02-OCT-92	16-OCT-92
Site/Press Advert MIN	07-OCT-92	28-OCT-92

LCC - plan taken OS Marked JC 15/10/92

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 Church Street
HOLBEACH
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/6003/SEC Date 21st December 1992 Your Ref:

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Sirs

Planning Application H/23/1025/92
Erection of two dwellings and garages
Ravens Bank, WHAPLODE ST CATHERINES, Nr. Spalding

Further to your letter of 3rd December 1992 we have been in correspondence with the Holbeach Methodist Church and Circuit relating to the question of the War Memorial within the archway at the above site.

We understand that the matter has been discussed at length by the Methodist Church with the Parish Council and that the matter has been discussed at a Parish Council meeting although no definite proposals have been put forward. The latest discussions with the local Councillor have led to the suggestion of having the Memorial removed from the site and inserted in the wall of the Village Hall. In order for this to take place contributions would be required from the Parish Council, South Holland District Council and the Lincolnshire County Council. The Methodist Church already tentatively agreed to contribute but are only in a position to provide part of the cost.

The Methodist Church have written to the Parish Council in order to try and finalise the arrangements as soon as possible but meanwhile we can confirm that the Applicants have every wish to properly relocate the Memorial provided the Parish Council will co-operate and the community are happy with the relocation proposals.

We look forward to hearing that you can now grant the formal Outline Planning Permission subject to the relocation of the Memorial being expedited.

Yours faithfully

Discussed with Mrs Hall
Consider that the report
is sufficient to enable
decision to be issued
(not really a planning
issue in any case).
DMK 15/1

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1992 DG

Simply this is not a planning issue
MM 23/12

Acknowledge YES/NO
by
date

Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7LL

D M Gedney

DMG/SJS H23/1025/92

CS/6003/SEC

3 December 1992

For the attention of Mr C Shallice

Dear Sirs

Planning Application H23/1025/92 - Erection of two dwellings and garages - Ravens Bank, Whaplode St Catherines, Spalding

I refer to the above planning application recently submitted by yourselves on behalf of the Trustees of Whaplode St Catherines Methodist Church.

At the Plans Sub-Committee Meeting held on the 9 November 1992, it was resolved that planning permission be granted subject to the applicants agreeing to retain the War Memorial comprising part of the entrance arch to the Church, and if necessary relocation elsewhere within the village.

Further to the above, therefore, could you please confirm (or otherwise) that the applicants would be prepared to carry out such an undertaking and if this is the case what the precise arrangements would be.

I look forward to your response in respect of the above, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

PLANS SUB-COMMITTEE - 9th November, 1992

821. PLANNING APPLICATIONS

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

Plan No and Applicant		Proposal
H07/0776/92 Mr M G Thompson		Three bedroomed bungalow with garage, front of "Ersanmine", Hillgate Road, Gedney Hill.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H09/0870/92 P Cunnington	O.A.	Extension to factory at Cranmore Lane, Holbeach.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services; and (b) The Director of Planning and Building Control Services have a dialogue with the applicants to see if an acceptable form of development is possible.

H23/1025/92 The Trustees of Whaplode St Catherine Methodist Church	O.A.	Two dwellings and garages at Ravensbank, Whaplode St Catherine.

RESOLVED: Subject to the applicants agreeing to retain the War Memorial comprising part of the entrance arch to the church and if necessary its relocation elsewhere within the village, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

822. PLANNING APPLICATION

The following application was determined as indicated following a previous inspection of the site:-

Plan No and Applicant	Proposal
H11/0896/92 Mr & Mrs R Southgate	Occupation of dwelling without complying with agricultural condition of permission H11/0665/78 at the New House, Wisbech Road, Long Sutton.

RESOLVED: That, in view of the advice now received from the District Valuer, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

823. PROPOSED RESIDENTIAL DEVELOPMENT OFF ROSE LANE, PINCHBECK BY DAVID PARKER HOMES LIMITED

The Director of Planning and Building Control Services reported that the Planning Committee on 27th October 1992 had, in refusing planning application H14/0576/92 for proposed residential development off Rose Lane, Pinchbeck by David Parker Homes Limited, instructed the Sub-Committee to consider the amended plans submitted in respect of the site and advise the applicant of its findings prior to the submission of a fresh application. Consideration was therefore given to the latest plans received which again showed two blocks of 8 flats and 19 two-bed houses at the same density, but with amendments to the layout, details of which were reported together with an appraisal thereof.

792. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H14/0576/92 David Parker Homes		19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

(It was also agreed that a report and analysis on the amended plans now submitted be considered by the Plans Sub-Committee as an informal submission and the applicants thereafter be advised of the Sub-Committee's views.)

(Councillor T. Bray declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

(Councillor A.J. Biggadike left the meeting following consideration of this application.)

H15/0960/92 Messrs L & G Crosby	O.A.	Two residential dwellings with accesses and provision for passing area along frontage at Buildings & Yard, Barehams Lane, Quadring.
H15/0961/92 Messrs L & G Crosby		Access to agricultural land at Buildings & Yard, Barehams Lane, Quadring.

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H09/0870/92 P Cunnington	O.A.	Extension to factory at Cranmore Lane, Holbeach.

(Pending a site inspection to assess the impact of the proposal on the surrounding area.)

H07/0776/92 Mr M G Thompson	Three-bedroomed bungalow with garage front of "Ersanmine", Hillgate Road, Gedney Hill.

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

H23/1025/92 The Trustees of Whaplode St Catherine Methodist Church	O.A.	Two dwellings and garages at Ravens Bank, Whaplode St Catherine.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

(The Director of Planning and Building Control Services reported the receipt of a late letter of objection.)

H16/0112/92 B P Nutrition Ltd	Continuation of use of biscuit factory without complying with hours of use limitation (Condition 6 of H16/0663/75) at Woolram Wygate, Spalding.

(To enable a meeting to take place between the applicants, the Chairman and Vice-Chairman of the Committee and appropriate officers in order to discuss the proposal in greater detail.)

APPLICATION REFERENCE: H23/1025/92 DATE RECEIVED: 29/9/92

APPLICANT: The Trustees of
Whaplode St Caths.,
Methodist Church
c/o 22 Barrington Gte
Holbeach
Spalding
Lincs

AGENT: M/s Hix & Son
28 Church Street
Holbeach
Spalding
Lincs
PE12 7LL

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 27 OCT 1992

TYPE: OUTLINE

DESCRIPTION: Erection of two dwellings and garages

LOCATION: Ravens Bank, Whaplode St Catherines, Spalding

Parish Council: Unless they are semi-detached, we feel the area is not big enough.

County Highways: Request having facilities.

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.
2 The site has a frontage of 23 metres and width at the rear of 27 metres approximately, with a depth in the region of 30 metres. A disused chapel is presently located upon it and this is in a relatively poor state of repair.
3 The site is within an established frontage. Local Authority housing is located to the east and a bungalow immediately to the west. A willow tree is located just off the north western corner.

CONCLUSIONS
1 The existing chapel on the site shows some signs of subsidence and has no real architectural merit. It has grey rendered external walls with an asbestos roof and no objections are raised to its demolition.
2 The site itself is within the Interim Boundary of Development for Whaplode St Catherines, so no objections are raised in principle to residential development upon it.
3 The site is not considered suitable for two independent dwellings which in my view would constitute overdevelopment which would be out of character with existing development in the immediate rural locality. However, a pair of semi-detached properties could satisfactorily relate with existing housing to the east.

RECOMMENDATION - Grant permission.

1 SC8 (Details).

2 SC27 (Implementation of Planting).
3 The dwellings shall be semi-detached.
4 B21 (*Turning space*).
5 Before development is commenced the existing chapel upon the site shall be demolished and rubble cleared from the site.

Reasons

1-2 Standard.
3 To ensure a development which will satisfactorily relate with existing in terms of scale, impact and character in this rural locality.
4 B21.
5 To ensure a satisfactory development in the interests of the visual amenities of this rural locality.

Note

1 The applicants are reminded that the ground may well be "consecrated" and that formal de-consecration procedures may therefore have to be followed.

LATE OBS: Offr..... Date.....

Subject matter

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

S.H.D.C. PLANNING DEPT.
22 OCT 1992
DG
27/10 Office

NRA

National Rivers Authority
Anglian Region

19 October 1992 GT/92/1/SH/287

Dear Sir

PLANNING APPLICATION NO H23/1025/92
FOR PROPOSED ERECTION OF TWO DWELLINGS AND GARAGES
AT RAVENS BANK, WHAPLODE ST CATHERINES, SPALDING,
FOR MESSRS HIX & SON

With regard to the above-mentioned application received on 14 October 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.

cont / .. .. ..

ROGER HYDE
Regional General Manager

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

NRA

GT/92/1/SH/287

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

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.

Yours faithfully

R F Morgan
Planning Engineer

cc: Messrs Hix & Son
28 Church Street
Holbeach
SPALDING
Lincs PE12 7LL

Ref No - H25/1625/92

S.H.D.C. PLANNING DEPT.
RECEIVED
20 OCT 1992

14-10-92

Dear Sir or Madam.

Re proposal (dwellings(5)
on Methodist Chapel site -

I'm living next to the Chapel
and would like to draw your attention to
the following points -

A The number of our windows
facing the Chapel site is a blank wall -
would be a necessity. B we would hope for
a Bungalow instead of a house as we would
be less overlooked - it being more in balance
with the rest of the Bungalows will.

C The proposed building
would be much nearer to us than to the
council houses - leaving a veg table plot in between.
The council houses and the Chapel plot.

D Our hedge was planted in
such a way as to give us two feet on the

BRIA MITH 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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992 DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1025/92

Applicant: Trustees of Whaplode St Catherines Methodist Church
c/o 22 Barrington Gate
Holbeach, Spalding
Lincs PE12 7LB

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of two dwellings and garages

Location: Ravens Bank Whaplode St Catherines
Spalding Lincs

Type: OUTLINE

Date received: 29-SEP-92

02-OCT-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 17-OCT-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:

Unless they are semi-detached
we feel the area is not big enough

Signed:

C Bell
M J Chapman

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H23/1025/92.

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		

2. Address or location RAVENS BANK, ST MARGARETS ST CATHERINES

3. Name, classification and number of road II

4. Date application referred 8-10-92

5. State whether outline, detailed application etc. OL

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

ERECTION OF 2 DWELLINGS & 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: 15/10/92 Signed: [signature]
Director of Highways and Planning

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 Church Street
HOLBEACH
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/6003/SEC Date 25th September 1992 Your Ref:

The District Planning Officer
Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

Outline Planning Application
Ravens Bank, WHAPLODE ST CATHEIRNES
The Trustees of Whaplode St Catherines Methodist Church

We enclose herewith an application for Outline Planning Permission on the above site on behalf of our clients together with the relative location plans and application fee amounting to One Hundred and Ten Pounds (£110.00) and look forward to hearing the Committee's decision in due course.

Yours faithfully

SOUTH HOLLAND D.C.
PLANNING
29 SEP 1992
1025/92

Encl

FIMBRA MEMBER

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: H23/1025/92

Applicant: Trustees of Whaplode St Catherines Methodist Church
c/o 22 Barrington Gate
Holbeach, Spalding
Lincs PE12 7LB

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of two dwellings and garages

Location: Ravens Bank Whaplode St Catherines
Spalding Lincs

Type: OUTLINE

25-JAN-93

Dear Sir/Madam,

PLANNING APPLICATION

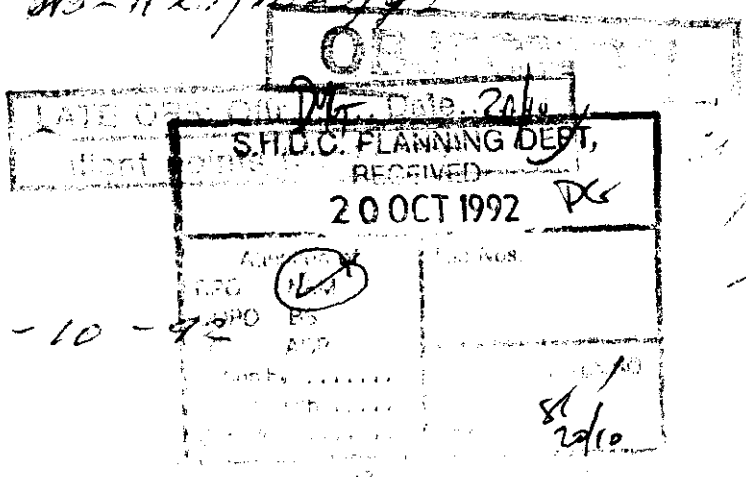
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

W Johnson
Willowcroft
Ravensbank
Whaplode St Catherine
Spalding, Lincs. PE12 6SH

Ref No - H25/1625/92



14-10-92

Dear Sir or Madam,

Re proposal (Ref No S.)
on North east Chapel site -

I'm being next to the Chapel and would like to draw your attention to the following points.

A) Number of our windows face the Chapel site so a blank wall would be a necessity. B) We would hope for a Bungalow instead of a house as we would be overlooked - it being more in keeping with the rest of the Bungalows we will.

C) The proposed building would be much nearer to us than to the council houses - having a recycle path in between. The council houses and the Chapel plot.

D) Our hedge was planted in such a way as to grow on our feet on the

other rule for Ridge cutting -

Hoping you will give these points your consideration when making your decision.

Thanking you in anticipation

Yours sincerely

W. E. Jones