SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/1217/02 Received: 08-NOV-02 Type: OUTLINE

Name: Miss S J Baldwin
2A Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Agent: Mr J Baldwin
2A Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Description: Erection of detached dwelling

Location : Broadgate (Building Plot 5) Whaplode Drove
Spalding

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

1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011, which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
• reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
• be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing', which indicates that new housing should be in sustainable locations.

The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

Note(s):

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

The determined plans are:
Location plan/block plan received 8 November 2002.

You are advised that the Environment Agency has raised objections in the absence of a flood risk assessment (FRA). In the event of an appeal against this decision you should address this.

Head of Planning & Development
25 MAR 2003

H23/1217/02

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

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Lincolnshire
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Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H23/1217/02 Received: 08-NOV-02 Type: OUTLINE

Name: Miss S J Baldwin
2A Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Agent: Mr J Baldwin
2A Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Description: Erection of detached dwelling

Location : Broadgate (Building Plot 5) Whaplode Drove
Spalding

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

1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011, which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving local plan which aims to:
• reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
• be in accordance with advice within the Government's Planning Police Guidance Note No. 3 'Housing', which indicates that new housing should be in sustainable locations.

The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging local plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

Note(s):

The determined plans are:

You are advised that the Environment Agency has raised objections in the absence of a flood risk assessment (FRA). In the event of an appeal against this decision you should address this.

Director of Customer Services
20 MAR 2003

H23/1217/02

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H23/1449/06 Received: 18-OCT-06 Type: RESERVED MATTERS

Name: Mrs S J Redgate
23 Cosgrove Close
Westwood
Peterborough
Cambs PE3 7JN

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding
Lincs PE12 6DD

Description: Erection of chalet bungalow with attached single garage H23/1217/02

Location : 90 Broadgate Whaplode Drove

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To reduce the risk of flooding of the development.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

2 Before the commencement of the development hereby permitted, a scheme of tree planting for the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development includes tree planting, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

SOUTH HOLLAND DISTRICT COUNCIL
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Lincolnshire
PE11 2XE

tel: 01775 761161
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3 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

4 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

5 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;

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Lincolnshire
PE11 2XE

tel: 01775 761161
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web: www.sholland.gov.uk

iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

Reason For Approval
The proposal is in accordance with national and local policies as set out in:
Planning Policy Statement 1 - 'Delivering Sustainable Development'.
Policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Amended dwg. nos. 06/189/PA/001.A and 06/189/PA/002.A received 7 November 2006.

Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to the Council's offices.

Head of Planning & Development
29-NOV-06 H23/1449/06

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0094/95 Received:01-FEB-95 Type:OUTLINE

Name: Mrs Christine Fuller
Norfolk House
233 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

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

Description: Erection of one residential dwelling

Location : Broadgate Whaplode Drove
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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 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.

The landscaping scheme should include the provision of a frontage hedge of native species (eg, hawthorn or beech).

The design and external appearance of the dwelling should be of appropriate high standard, reflecting the traditional building character of the rural locality.

Director of Planning and Building Control Services
27-MAR-95 H23/0094/95

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.

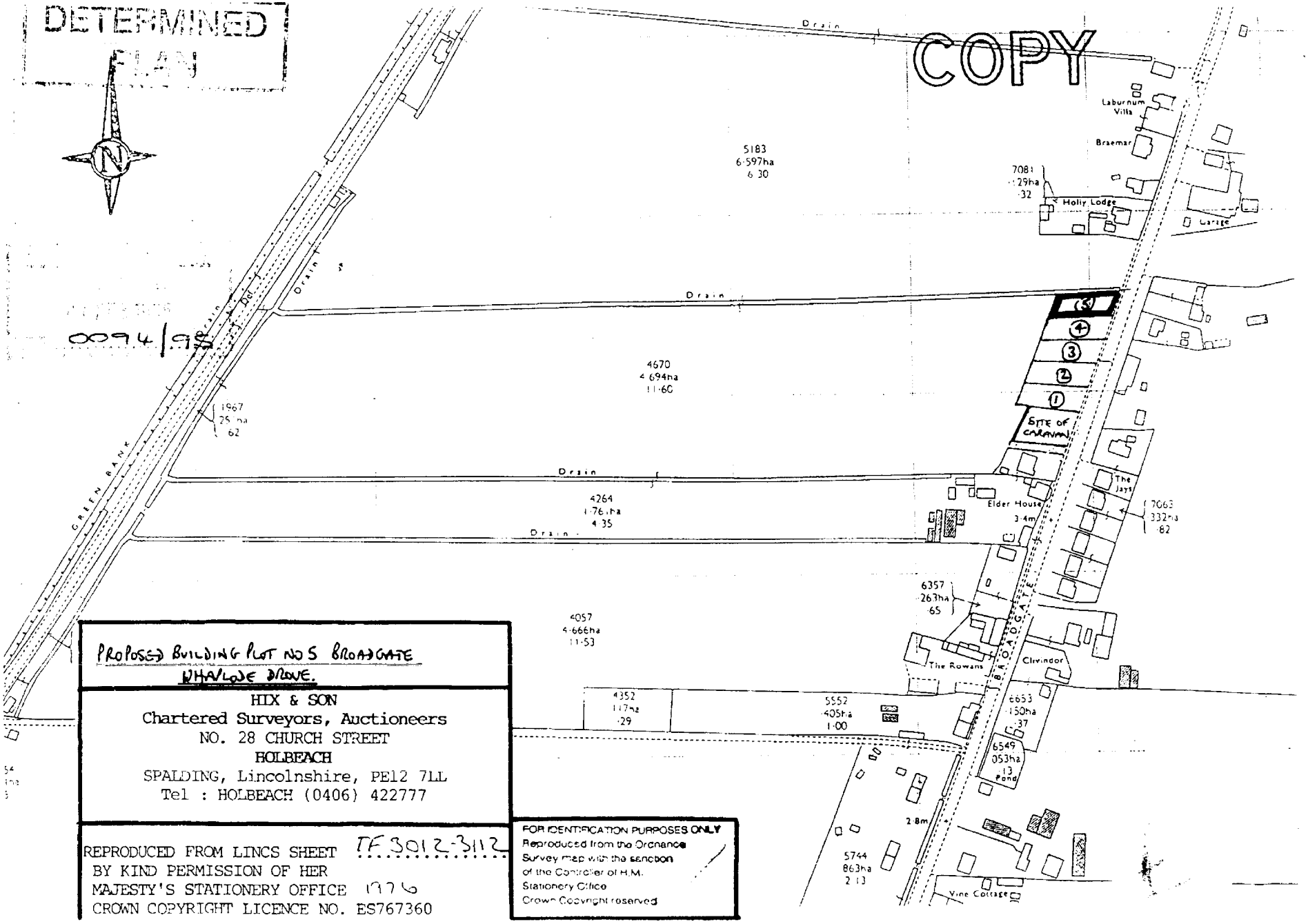
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

DETERMINED PLAN

COPY

0094/98



PROPOSED BUILDING PLOT NOS BROADGATE WHALOE DROVE.

HIX & SON
Chartered Surveyors, Auctioneers
NO. 28 CHURCH STREET
HOLBEACH
SPALDING, Lincolnshire, PE12 7LL
Tel : HOLBEACH (0406) 422777

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/1370/91 Received:24-DEC-91 Type:OUTLINE

Name: Mrs Christine Fuller
Norfolk House
233 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

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

Description: Two residential building plots

Location : Broadgate Whaplode Drove
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.

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

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 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.

Notes to Applicant:

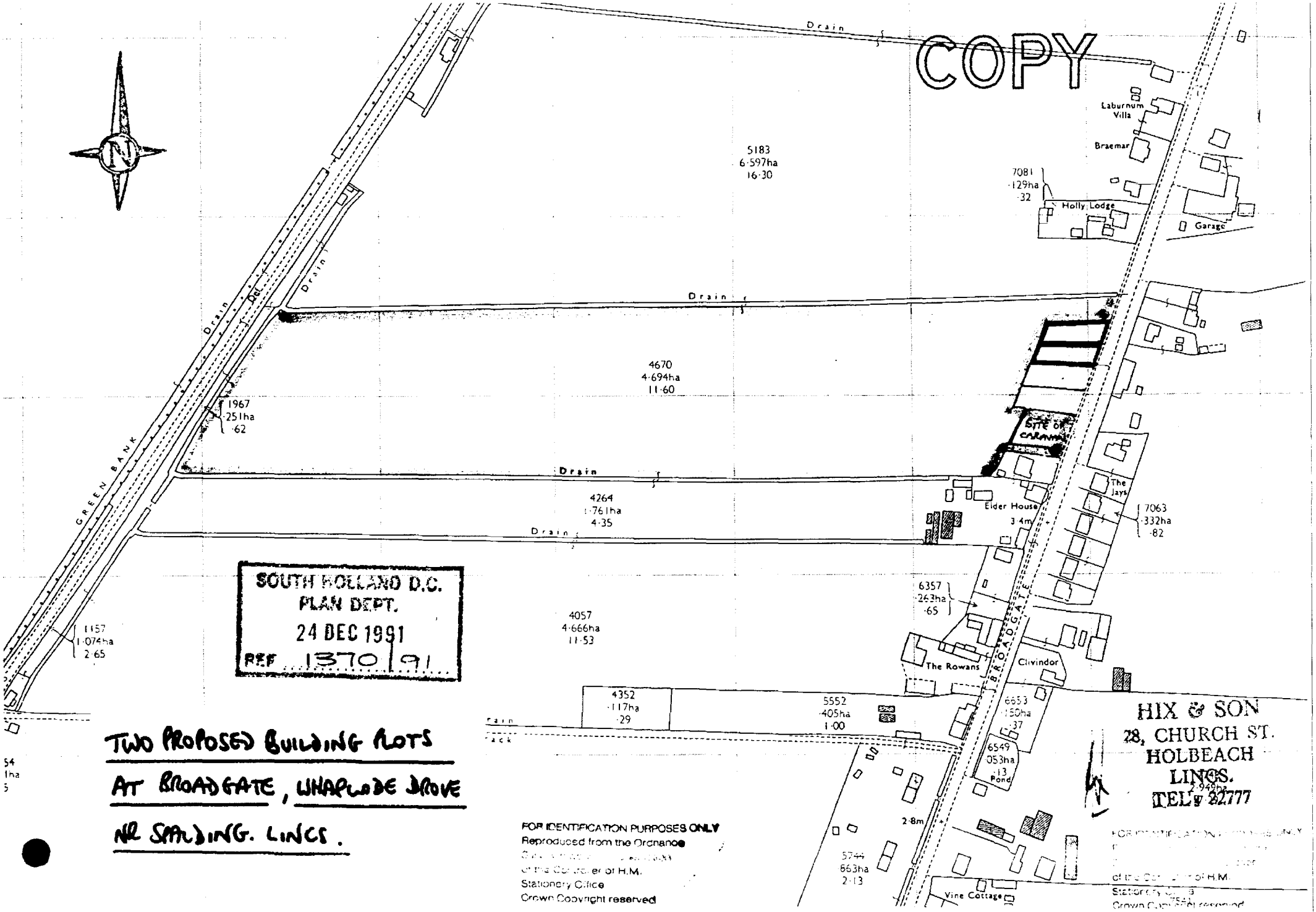
The landscaping scheme should include the provision of a frontage hedge of native species (eg hawthorn or beech).

Director of Planning and Building Control Services
06-FEB-92 H23/1370/91

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)


COPY
Drain
Laburnum Villa
Braemar
7081
·129ha
·32
Holly Lodge
Garage
5183
6·597ha
16·30
Drain
Drain
Drain
4670
4·694ha
11·60
1967
·251ha
·62
SITE OF CARAVAN
GREEN BANK
Drain
The Jays
4264
1·761ha
4·35
Elder House
3·4m
7063
·332ha
·82
Drain
SOUTH HOLLAND D.C.
PLAN DEPT.
24 DEC 1991
REF 1370/91
6357
·263ha
·65
4057
4·666ha
11·53
1157
1·074ha
2·65
BROADGATE
The Rowans
Clivindor
4352
·117ha
·29
5552
·405ha
1·00
6653
·150ha
·37
6549
·053ha
·13
Pond
2·948ha
2·8m
5744
·863ha
2·13
Vine Cottage
HIX & SON
28, CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777
FOR IDENTIFICATION PURPOSES ONLY
Reproduced from the Ordnance
of the Controller of H.M.
Stationery Office
Crown Copyright reserved
TWO PROPOSED BUILDING PLOTS
AT BROADGATE, WHAPLODE DROVE
NR SPALDING. LINCS.

N6

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL OF RESERVED MATTERS

REFERENCE : H23/0338/91

DATE RECEIVED : 16 [illegible] 91

APPLICANT : Mr C J Boland
Foxcliffe
Healsgate
Fleet Fen
Holbeach Lincs

AGENT :

TYPE : RM GRID REF : 531690 312720

DESCRIPTION : Erection of detached bungalow (Plot 2)

LOCATION : Land Off Broadgate, Whaplode Drove

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below:

B Smith

District Planning Officer
2 July 1991

Note To Applicant

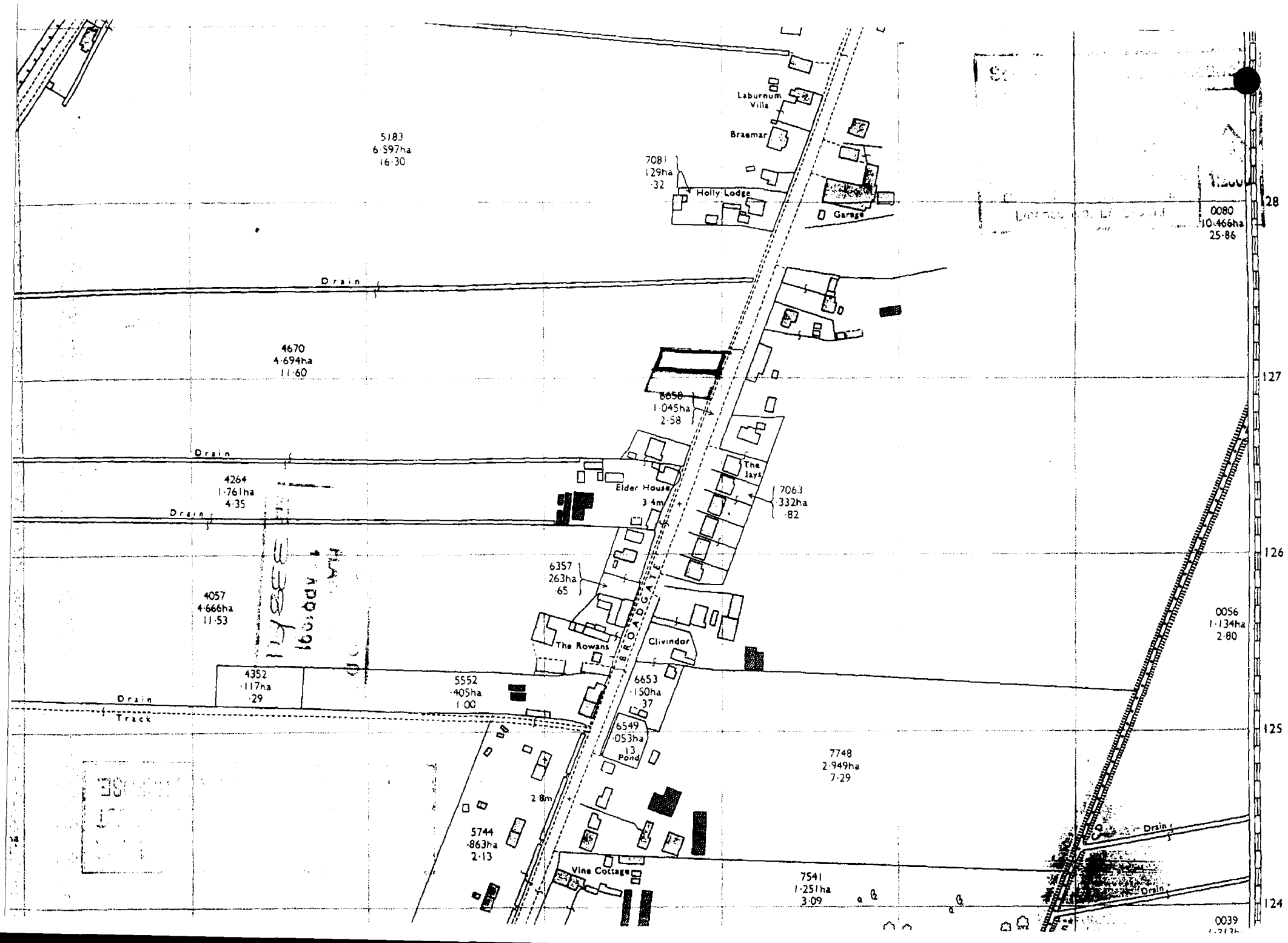
This permission is granted in accordance with the application submitted as revised by the drawing ref H23/0338/91 received by the Local Planning Authority on 20 June 1991.

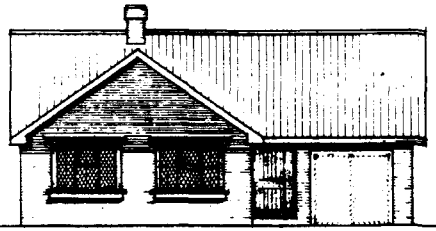
IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

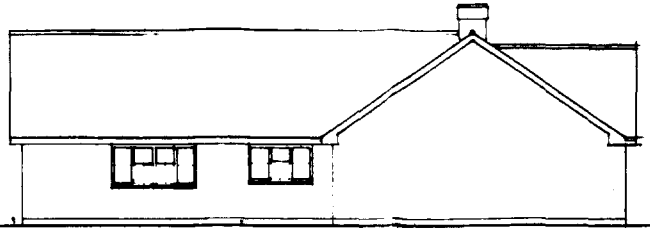
B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

4/

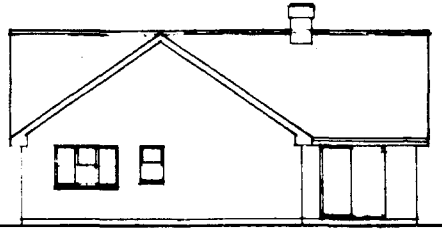

Laburnum Villa
Braemar
Holly Lodge
Garage
5183
6·597ha
16·30
7081
·129ha
·32
0080
10·466ha
25·86
Drain
4670
4·694ha
11·60
8658
1·045ha
2·58
Drain
The Jays
4264
1·761ha
4·35
Elder House
3·4m
7063
·332ha
·82
Drain
6357
·263ha
·65
4057
4·666ha
11·53
BROADGATE
The Rowans
Clivindor
0056
1·134ha
2·80
4352
·117ha
·29
5552
·405ha
1·00
6653
·150ha
·37
Drain
Track
6549
·053ha
13
Pond
7748
2·949ha
7·29
2·8m
5744
·863ha
2·13
Drain
Vine Cottage
7541
1·251ha
3·09
Drain
0039
28
127
126
125
124



Front Elevation

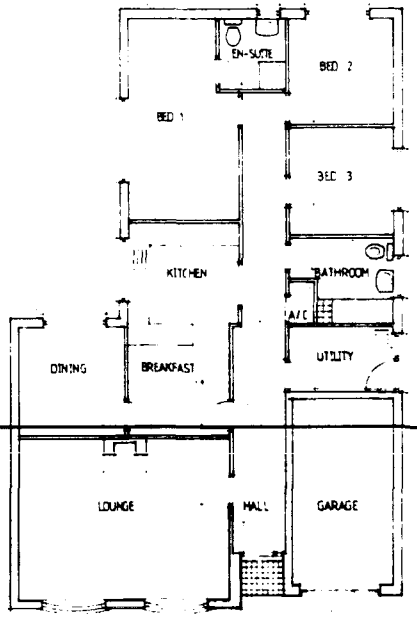


Side Elevation

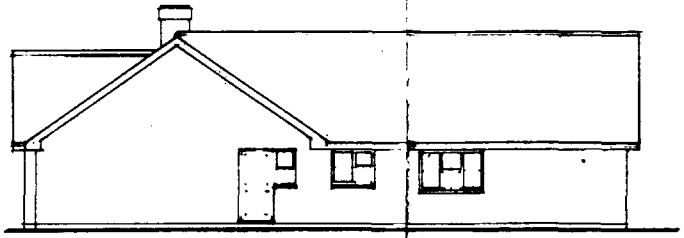


Rear Elevation

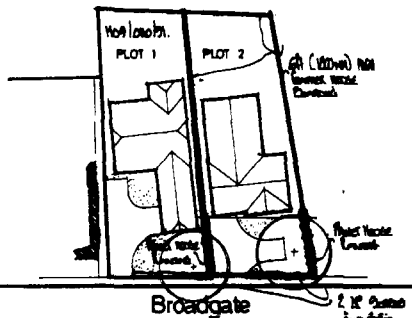
SUBSTITUTED



Floor Plan TO BE HANDED ON SITE



Side Elevation



Landscape & Block Plan
Scale 1:500

Mr C.J. Boland.
Foxcliffe
Nealsgate
Fleet Fen
Holbeach
Lincs
PE12 8SW.

project
PROPOSED THREE BED BUNGALOW OFF BROADGATE WHAPLODE DROVE PLOT 2

drawing title
PLANNING DRAWINGS

scale	drawing no.
1:100	AB/26
date MARCH 1991	

APPLICATION REFERENCE: H23/0338/91 DATE RECEIVED: 16.4.91

APPLICANT: Mr C J Boland
Foxcliffe
Nealsgate
Fleet Fen
Holbeach
Spalding Lincs

AGENT:

TYPE: RM

DESCRIPTION: Erection of detached bungalow

LOCATION: Land off Broadgate, Whaplode Drove

Parish Council: Agree.

County Highways: Request refusal. Inadequate turning space.

PLANNING POLICIES/DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H23/0703/90 - Outline - Two residential building plots, Broadgate, Whaplode Drove, Spalding - Permitted.

PLANNING ISSUES
1 The determining issue in this case is whether the bungalow proposed is appropriate for the site.
2 The site is the second of two plots which already have outline planning permission (H23/0703/90). The plot has a width of 14.5 metres and a depth of 37 metres approximately (similar to plot one). Agricultural land is located to the north and further applications could be forthcoming upon this land.
3 Application is for a three bedroomed bungalow with integral garage. The rear garden as proposed has a depth varying between 11 and 12 metres.

CONCLUSIONS
1 The County Highway Authority have stated that the turning facility as submitted is inadequate and that the bungalow would have to be repositioned a further 3.5 metres back on the plot to overcome this.
2 In rural locations such as this, applicants are now encouraged to submit schemes consisting of varying plot widths and dwelling designs. In this case, however, planning permission has already been granted for two plots of somewhat restricted dimensions.
3 Whilst the dwelling proposed is rather large for the plot, it is nevertheless a variation from that allowed on plot one. It is located approximately 2.5 metres from the same and it is consequently my opinion that there is not sufficient reason to refuse the application, subject to the dwelling being positioned a further 3.5 metres on the plot as required by County Highways.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to grant permission subject to

A) The receipt of a satisfactory amended plan relocating the dwelling a further

3. etres back on the plot and the provision of a satisfactory turning space.

B. The following note to the applicant:-
1 SN1.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0387/92 Received:27-MAR-92 Type:RESERVED MATTERS

Earlier Permission: H23/1370/91

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Bungalow with garage and vehicular access

Location : Broadgate Whaplode Drove
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
08-JUN-92 H23/0387/92

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)

APPLICATION REFERENCE: H23/0387/92 DATE RECEIVED: 27-MAR-92

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs.

AGENT: Status Design
4 Princes Street
Holbeach
Spalding, Lincs.

TYPE: Reserved Matters

DESCRIPTION: Bungalow with garage and vehicular access

LOCATION: Broadgate, Whaplode Drove, Spalding, Lincs.

Parish Council: Only comment is that building large for plot.

Ward Member: Request that considered by Planning Committee because of the need for variety and design and larger sites, in keeping with the village development.

County Highways: Does not wish to restrict the grant of permission.

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

PLANNING ISSUES
1. The determining issue in this particular case is whether the bungalow proposed is appropriate for the site.
2. Outline planning permission has already been granted for two plots in this particular location (H23/1370/91). The site has a frontage of 14.2 metres and a depth in the region of 36.5 metres. Agricultural land is located to the north and existing bungalows to the south granted permission by virtue of H23/0110/91 and H23/0338/91.
3. Application is for a three bedroomed bungalow with integral garage. It is located approximately 1 metre from the southern boundary and 2 metres from the northern. The rear garden depth varies between 10.5 and 13 metres.

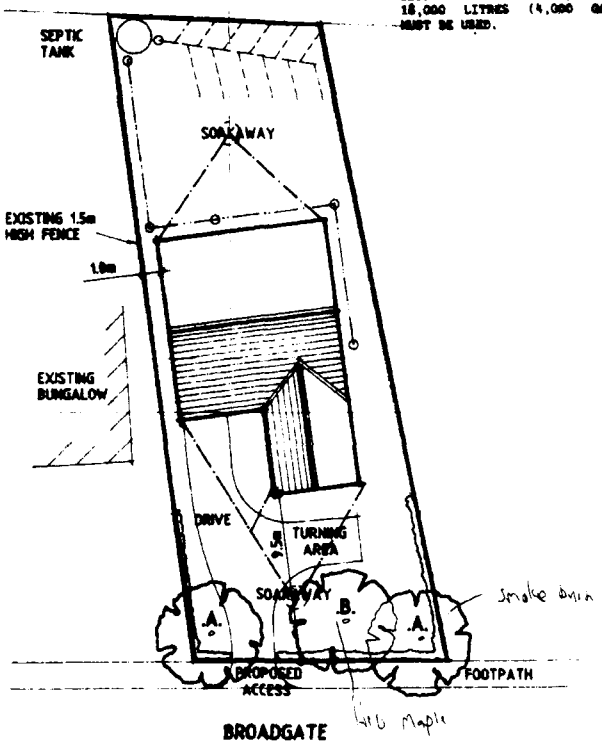
CONCLUSIONS
1. The bungalow is considered to be relatively large in terms of its relationship to overall plot size (which already has outline consent). However, this is not considered to be such as to justify a refusal in this instance since similar development has been approved immediately to the south.
2. Pursuant to the above, however, it is considered that any development in the future immediately to the north in this rural locality should be on wider plots. Then, the frontage when assessed as a whole would appear more varied.

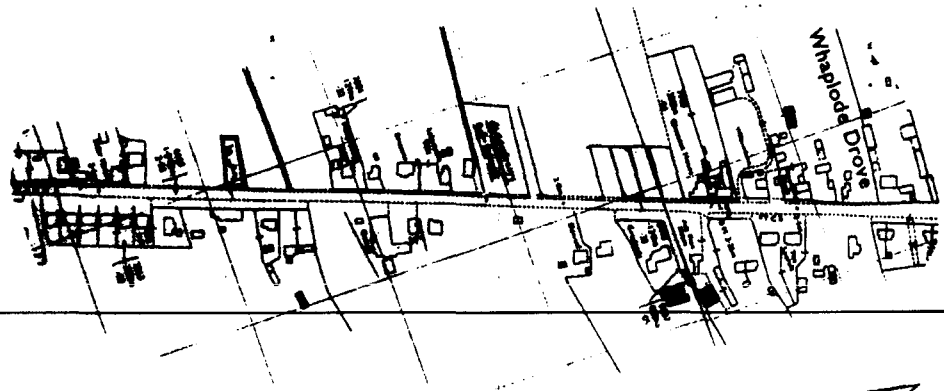
RECOMMENDATION - Grant permission.

SEPTIC TANK:
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 20 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.

Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 22 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.





LOCATION PLAN

DWELLING TYPE

TO BE TYPE LINCOLN MODIFIED
[HANDED]

EXTERNAL MATERIALS

MARLEY MENDIP, OLD ENGLISH DARK RED, CONC. INT. TILES.

BUTTERLEY DESFORD, OLD ENGLISH DARK RED FACING BRICKS.

LANDSCAPING

PLANT BEECH HEDGE TO FRONT BOUNDARYS AS SHOWN. PLANTED IN TWO STAGGERED ROWS WITH 5 PLANTS PER LINEAR METER

TREES

A - COTINUS COGGYORIA 30-45 3L CG
B - ACER HERSII 120-150 CG

ACCESS
Form access as shown all in accordance with local authority requirements. Min. width 2.5m

TURNING AREA
Form turning area from garage as shown all to local authority requirements

DRIVE
75mm (19 down) washed gravel on 100 well consolidated hardcore.
50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.

Notes and Reminders

Do not scale from this drawing.

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All General Dimensions to be shown all dimensions on site report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions relevant to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a construction drawing.

SITE LAYOUT

THIS DRG TO BE READ IN CONJUNCTION WITH LINCOLN MODIFIED

SOUTH HOLLAND D.C.
PLAN DEPT.
27 MAR 1992
REF ..S92/192..

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

PROPOSED BUNGALOW AT BROADGATE, WHAPLODE DROVE,

FOR

ASHWOOD HOMES

1:200 1:2500 KQH090/1

MARCH-92 B.GILHAM.

Architectural, Planning & Building Design Consultants

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H23/0703/90

DATE RECEIVED : 28 6 90

APPLICANT : Mrs Christine Fuller
Norfolk House
233 Broadgate
Weston Hills
Spalding, Lincs

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

TYPE : Outline GRID REF : 531680 312720

DESCRIPTION : Erection of two dwellings

LOCATION : Broadgate, Whaplode Drove, Spalding, Lincs

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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 41 of the Town and Country Planning Act 1971.

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.

Cont/...

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

Cont
H23/0703/90

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.

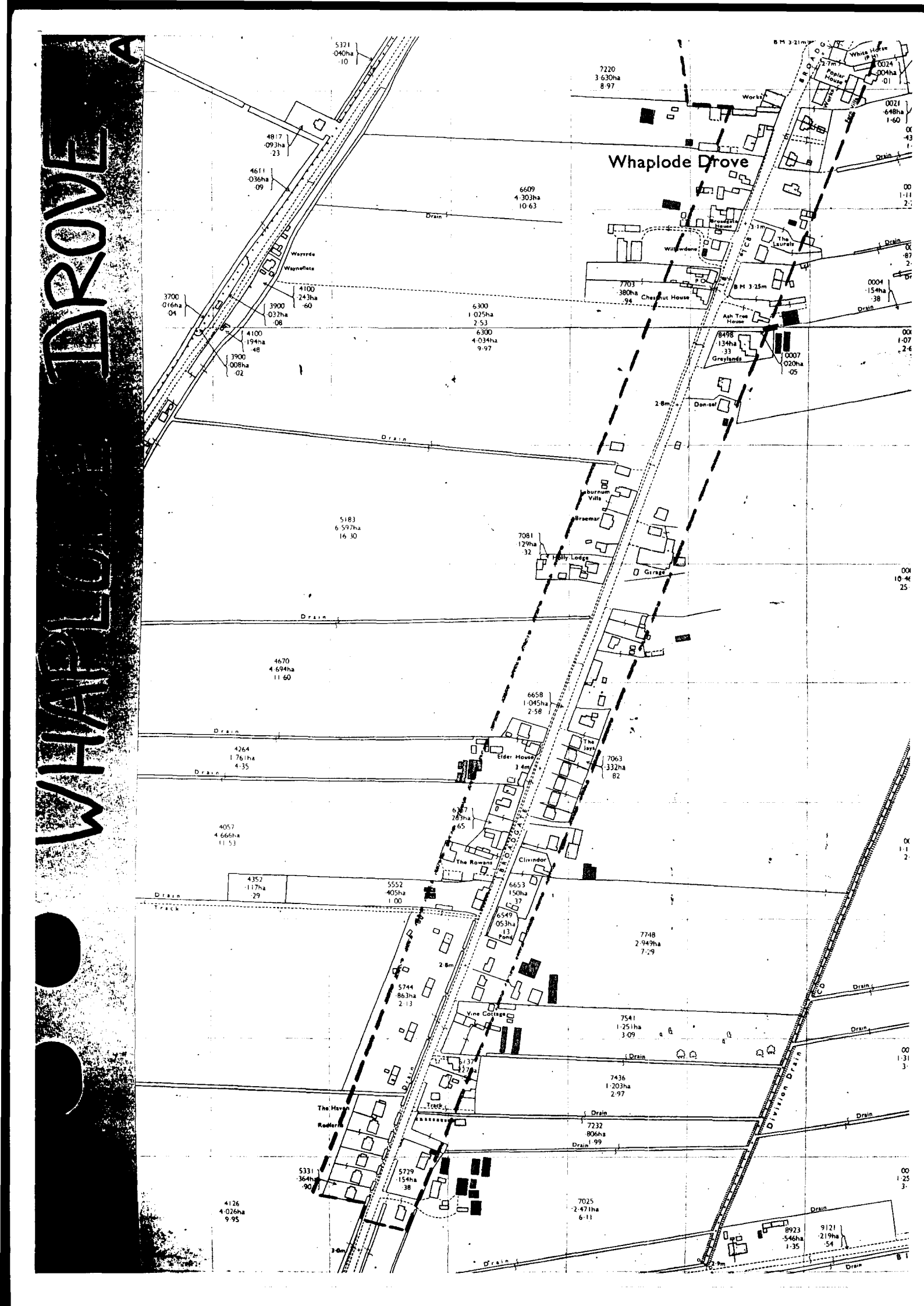
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

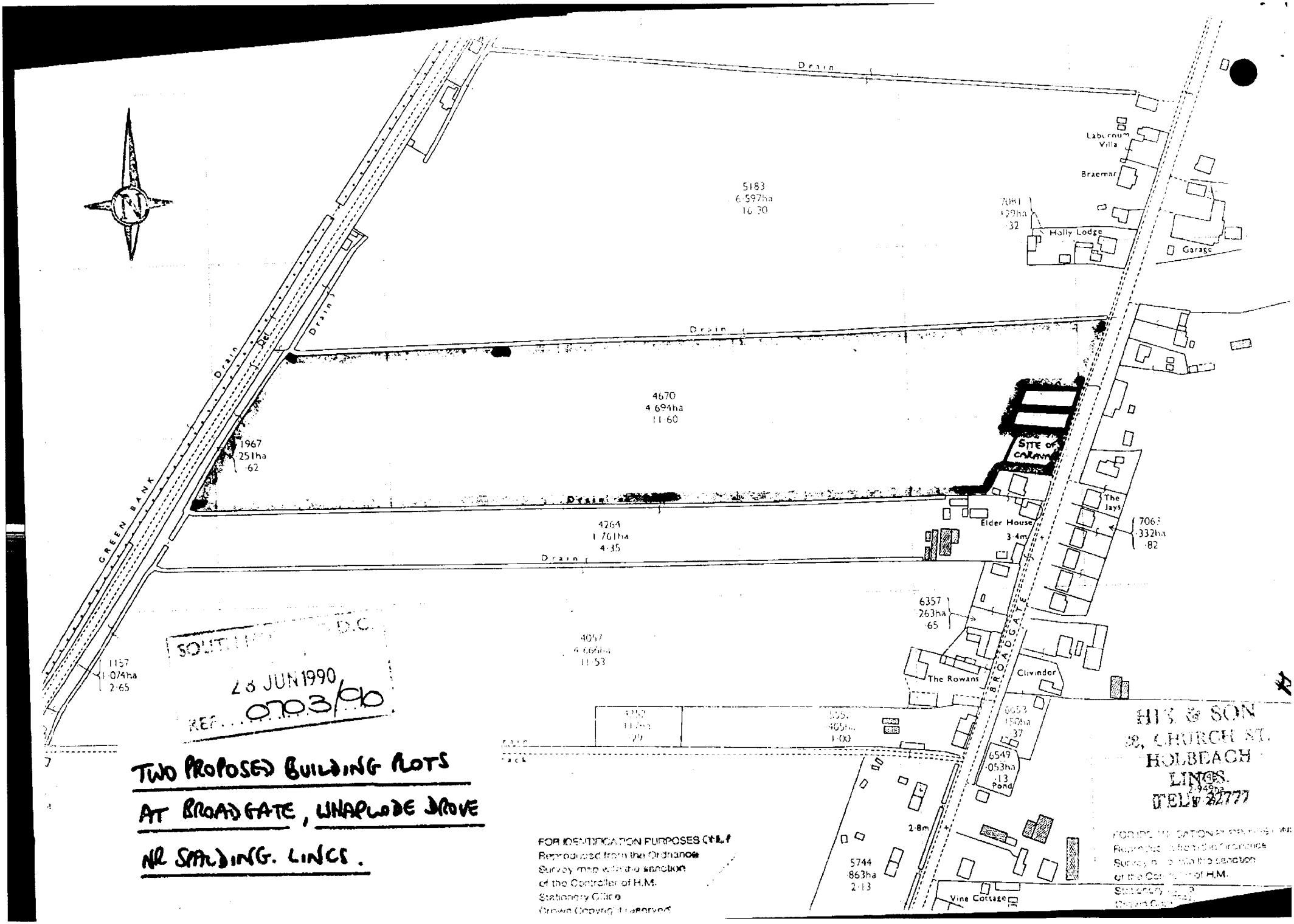
4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the local planning authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

B White

District Planning Officer
10th August 1990 (C)


WHAPLODE DROVE
Whaplode Drove
BROADGATE
Drain
Division Drain
Track
Pond
Works
Poplar House
White Horse (P.H.)
Broadgate House
The Laurels
Willowdene
Chestnut House
Ash Tree House
Greylands
Don-sel
Laburnum Villa
Braemar
Holly Lodge
Garage
Elder House
The Jays
The Rowans
Clivindor
Vine Cottage
The Haven
Roderna
B.M. 3·21m
B.M. 3·25m
2·8m
3·4m
3·6m
5321 ·040ha ·10
4817 ·093ha ·23
4611 ·036ha ·09
6609 4·303ha 10·63
7220 3·630ha 8·97
0024 ·004ha ·01
0021 ·648ha 1·60
3700 ·016ha ·04
3900 ·032ha ·08
4100 ·243ha ·60
4100 ·194ha ·48
3900 ·008ha ·02
6300 1·025ha 2·53
6300 4·034ha 9·97
7703 ·380ha ·94
0004 ·154ha ·38
8498 ·134ha ·33
0007 ·020ha ·05
5183 6·597ha 16·30
7081 ·129ha ·32
4670 4·694ha 11·60
6658 1·045ha 2·58
7063 ·332ha ·82
4264 1·761ha 4·35
6367 ·263ha ·65
4057 4·666ha 11·53
4352 ·117ha ·29
5552 ·405ha 1·00
6653 ·150ha ·37
6549 ·053ha ·13
7748 2·949ha 7·29
5744 ·863ha 2·13
7541 1·251ha 3·09
7436 1·203ha 2·97
7232 ·806ha 1·99
5331 ·364ha ·90
5729 ·154ha ·38
4126 4·026ha 9·95
7025 ·2·471ha 6·11
8923 ·546ha 1·35
9121 ·219ha ·54



SOUTH [illegible] D.C.

26 JUN 1990

REF. 0703/90

TWO PROPOSED BUILDING PLOTS

AT BROADGATE, WINFLODE DROVE

NR SPALDING. LINCS.

FOR IDENTIFICATION PURPOSES ONLY
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H.G. & SON
52, CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777

APPLICATION REFERENCE: H23/0703/90 DATE RECEIVED: 28/6/90

APPLICANT: Mrs C Fuller
Norfolk House
233 Broadgate
Weston Hills
Spalding, Lincs

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

TYPE: Outline

DESCRIPTION: Two residential building plots

LOCATION: Broadgate, Whaplode Drove, Spalding

Parish Council: Agreed.

County Highways: Request conditions.

Public Objections: Letter received from Owner/Occupier of The Bottle & Glass (summarised)

1 The two proposed plots would be directly opposite my house. They are no doubt the first two in the infill strip which will eventually completely block out the view from my property.
2 Cramming as much profit as possible into as little space as possible can only be detrimental to the quality of the environment.
3 Although a recent 40 m.p.h. speed limit has been proposed on Broadgate, cars already frequently travel at much greater speeds than this along the road. Increasing housing density will eventually increase the traffic density and therefore the danger to life.
4 The level of my property is already below the road. Any development opposite will overlook it.
5 I note the applicant does not live in Whaplode Drove. If the field she owned were opposite her property in Weston Hills, I wonder whether she would be as eager to turn her frontage into building plots?

PLANNING ISSUES

1 The determining issue in this particular case is whether the site is suitable in terms of its characteristics to accommodate the two dwellings as proposed.
2 The site is within Whaplode Drove I.B.D. which makes provision for frontage development only in the locality.
3 The site has a frontage of 28 metres and depth of 36 metres approximately. It is currently agricultural land.

CONCLUSIONS

1 Each plot would have a width of 14 metres (45 ft) and depth of 36 metres (117 ft) approximately. This is no less than existing development to the south east on the opposite side of the road, and consequently it is my opinion that there is no overriding reason to refuse permission on the basis that the size of the plots are both inadequate and uncharacteristic.

2 I have considered the objections raised relating to density, blockage of view, traffic implications, overlooking, etc., but consider that they are not of sufficient weight as to justify a refusal of planning permission. In relation to the traffic implications, it should be noted that County Highways raise no objections in principle.

PLANNING OFFICER'S RECOMMENDATION - Grant permission

1 SC8 (Details).
2 SC27 (Implementation of planting).
3 B21 (Turning space).

Reasons

1-2 Standard.
3 B21.

Note
1 The applicant is informed that the landscaping scheme should preferably make provision for a frontage hedge of native species, e.g. privet, beech or hawthorn.