SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0120/93 Received:15-FEB-93 Type:FULL

Name: R S Ellis
Mill Lodge
Fleet
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Extensions to Mill Lodge

Location : Mill Lodge Fleet
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The materials be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing bungalows.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
23-MAR-93 H05/0120/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0120/93

Date Registered 15 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R.S. ELLIS.
MILL LODGE.
FLEET.
SPALDING.
LINCS.

Tel. No.

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

G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. 0406 370853.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MILL LODGE. FLEET.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSIONS to MILL LODGE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £100 ..... If you consider no fee is payable include a written explanation instead.

Signed G.R. Merchant Date 11.2.93 ..... 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 Certificates**

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 w th 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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: 36. sq. metres

B. Please state size of any new structure:- (a) max. height: 4·3 metres (UTILITY ETC) / 3·75 metres (SUN-LOUNGE)
(b) max. length: 6·2 / 3·865 metres
(c) max. width: 3·665 / 4·13 metres

C. Please state type and colour of materials for facing external walls: FACING BRICKS & TILES TO MATCH EXISTING

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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: / Will there be— Individual access(es): / New estate road:

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

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 or more trees: ➡ If so, please show details on plans.

DRAINAGE Please complete

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

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

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

D. Foul sewerage will be disposed of to:
Mains sewer: / Cesspool: / Septic tank: ✓ EXISTING.

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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)
Is this application related to a previous submission?		➡ Application No.

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

Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

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 floor space ☐ 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 ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In any other case (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (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 G.R. Merchant (~~Applicant~~ / Agent) Date 1.2.93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 G.R. Merchant ~~(Applicant~~ / Agent) Date 1.2.93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other 2m conifers on north-east boundaries screening property. Trees on front. Agricultural fields surround. Private Road adj.

Inspected by GS
Date 26/2/93
Notice posted by GS
Date 26/2/93

Resident Notices required

Sent | Delivered

Case Officer Conclusions DME 22/3.

POSSIBLE ARCHAEOLOGICAL IMPLICATION?

Considered acceptable in terms of design & appearance.
Neighbours not considered to be materially affected.
Archaeological site appears to be around Mill House Farm & not the site.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMb

Senior Officer 23/3

Case Officer Recommendation

~~Approve~~ Refuse

Signed DMcGorry

Conditions/~~Reasons~~
(continue overleaf)

1. The materials be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing bungalow.

in the interests of visual amenity.

~~Notes to applicant~~

☐ Disabled
☒ ~~Outstanding RM~~
☐ Amended plans

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 Paul Gerrey Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt Issued R3290

Date first Rec'd 15 FEB 1993

Registration

Reference H05/0120/93

Cross-Ref R.

Date 16/2

Validation

TYPE ALL

Earliest permission

Site area

No of dwellings

Floorspace 36

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60

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 136

OS No's

Grid ref 540100 336140

Ward D

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

maybe affects by enlargement

Inside IBD NO.

Inside LP area NO

Linked to site

Ref

Linked to property 004045

Ref

Planning Records:
Earlier apps

178/72
709/93
13/94

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN **TH** 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

H05/120/93

FULL

Applicant: R S Ellis
Tel:

Agent: G R Merchant
0406 370853

Description: Extensions to Mill Lodge

Location: Mill Lodge
Fleet
Spalding
Lincs

Valid date:	15-FEB-93	Terminal date:	12-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	22-FEB-93	Report deadline:	17-MAR-93
Inspected by	01-MAR-93		
Extra contacts	08-MAR-93	Case Officer:	
Report if not clear by	22-MAR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 36 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	18-FEB-93	04-MAR-93
Cllr B A Paul	0406 23100	18-FEB-93	04-MAR-93
Site/Press Advert MIN		26-FEB-93	19-MAR-93

L.C.C - No objections 25/2/93

BRIAN SMITH D[illegible] 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: H05/120/93

Applicant: R S Ellis
Mill Lodge
Fleet
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Extensions to Mill Lodge

Location: Mill Lodge Fleet
Spalding Lincs

Type: FULL

Date received: 15-FEB-93

18-FEB-93

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 05-MAR-93. 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

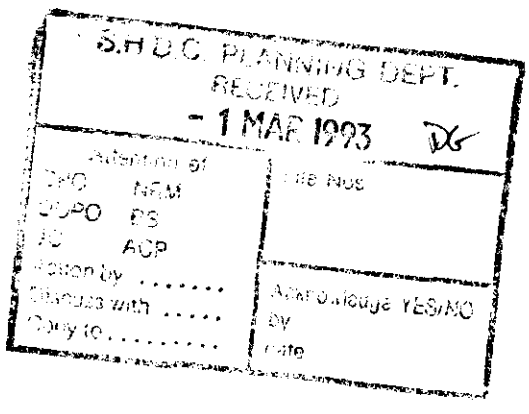
Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:



L FC

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

S.H.D.C. PLANNING DEPT.
RECEIVED DG
26 FEB 1993
Action by DPO NHM JDPO BG
File Nos.
Acknowledge YES/NO

Our Ref. RS/PA-M/120/93/JAM Your Ref.

Date 25 February 1993

Dear Sir,

FULL PLANNING APPLICATION - R.S. ELLIS, ESQ.
EXTENSIONS TO MILL LODGE, FLEET

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients attention.

The watercourse along the sites Western boundary is my Board's Fleet Marsh No. 1 Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

I am pleased to confirm that the details inspected indicate the extensions will comply with my Board's requirements but I must be informed when works are due to commence in order the clearance can be verified on site.

I understand soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

G.R. Merchant, Esq.,
4 Chapel Gardens,
Whaplode,
Spalding, Lincs.

ENGINEER TO THE BOARD

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2250
Date received : 15-FEB-93

Received from

Messrs J Ellis

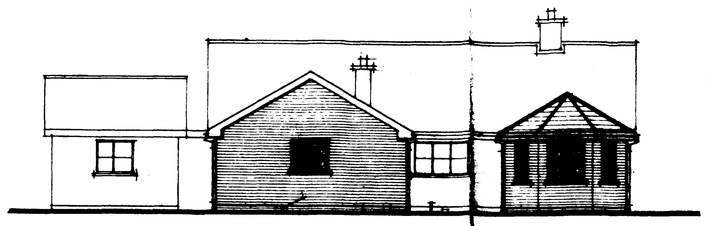
Address

Mill Lodge
Fleet Lodge
Fleet
Spalding

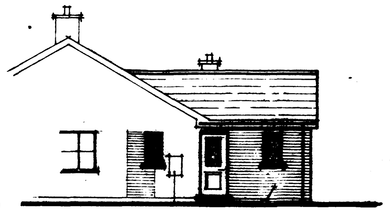
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

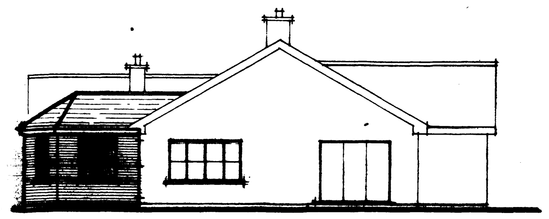
Signed.....K. Lowe....
(Authorised Collector)



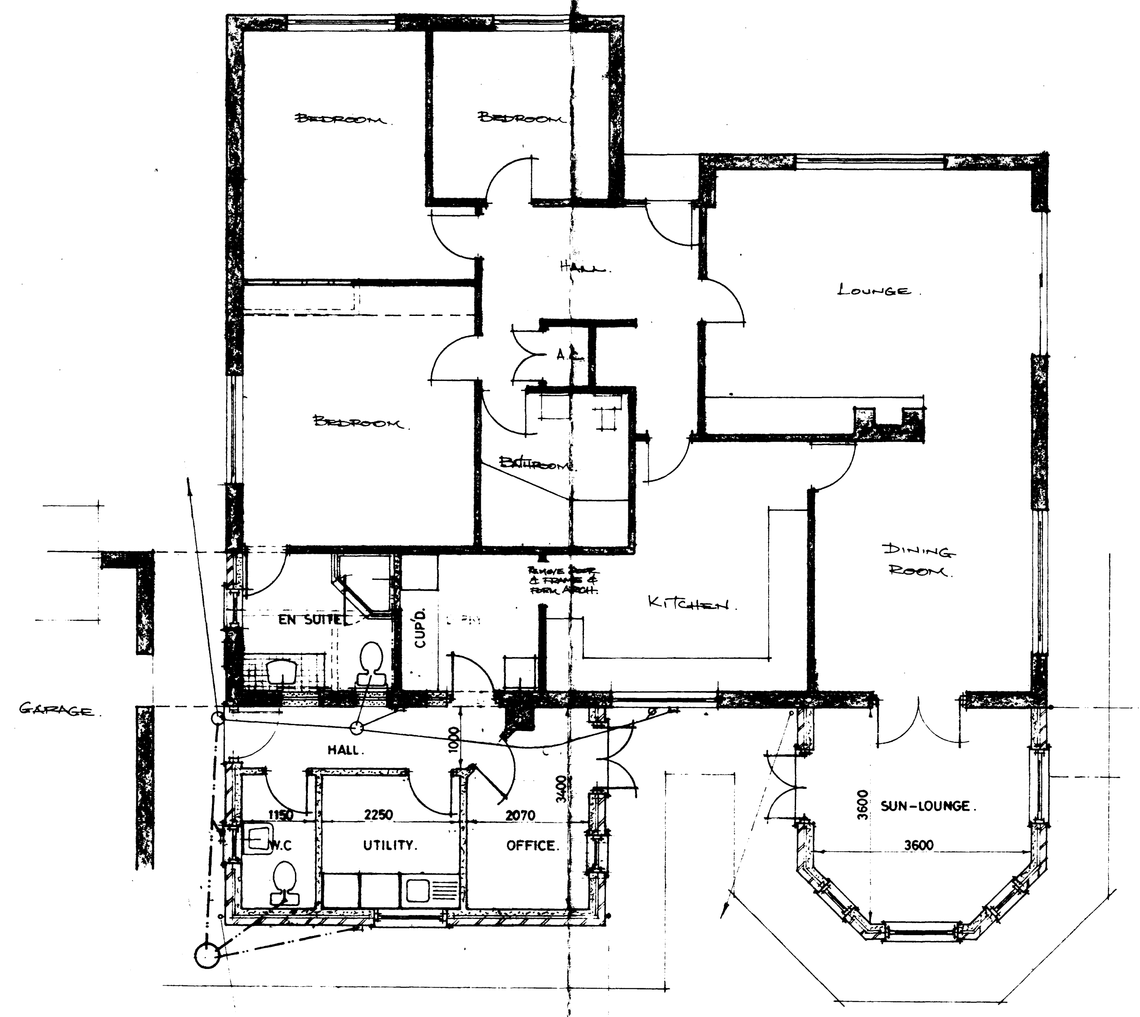
REAR.



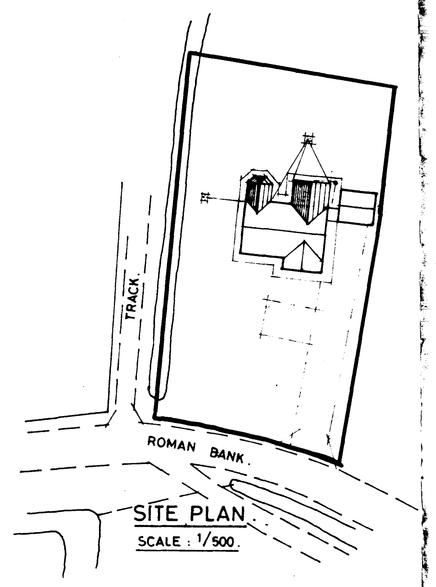
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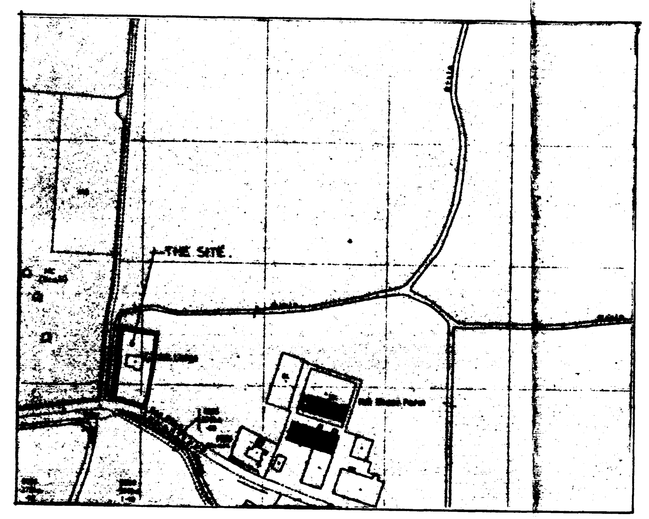
SIDE.



PLAN.



SITE PLAN.
SCALE : 1/500.



LOCATION PLAN.
SCALE : 1/2500.

D.C.
15 FEB 1993
01/20/98

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
EXTENSIONS to
MILL LODGE.
FLEET.

CLIENT:
R.S. ELLIS.
MILL LODGE.
FLEET.
SPALDING.
LINCS.

SCALES:	DATE:
1/50 & 1/100.	FEB 1993.
G.R. MERCHANT.	DRAWING No.: RSE.1.

REVISIONS: