SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0466/93 Received:19-MAY-93 Type:FULL

Name: Mr & Mrs J Irwin
34 Darwin Road
Welling
Kent

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Garage and alterations

Location : Plot 3, Off Foxes Lowe Road Holbeach
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 to be used for the proposed development shall match, as closely as possible, those used for the construction of the existing bungalow.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
22-JUN-93 H05/0466/93

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. 5 H09/0466/93

Date Registered 19 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. J. IRWIN.
34 DARWIN ROAD.
WELLING.
KENT.

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) PETE GUG.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 3. off FOXES LOWE ROAD. HOLBEACH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE & ALTERATIONS.

OFFICE COPY

Please complete

Signed. G. R. Merchant Date. 17.5.93.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60 If you consider no fee is payable include a written explanation instead.
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 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A. sq. metres

B. Please state size of any new structure:- (a) max. height: 3.8 metres
(b) max. length 5.9 metres
(c) max. width: 3.1 metres

C. Please state type and colour of materials for facing external walls: BRICK & 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. BUNGALOW & GARAGE

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? GARAGE.

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* SOAKAWAY.

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 N/A.

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.		→ 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

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.

Signed ..... (~~Applicant~~/Agent) Date 17.5.93

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.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 17.5.93

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.

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 .....

H09|0466|93

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Bungalow appears to be complete site & not garage presently garden.
Boundaries :
Site Features : Hedge not yet planted along frontage.

Inspected by
Date DMG 26/5

Site Notice posted by
Date
Expiry DMG 26/5

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 18/6.

Proposal acceptable in terms of design.
Materials to match existing.
Neighbours will not be materially affected.
Landscaping scheme unaffected.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve ~~(or equiv)~~ Refuse (or equiv)

Signed DMG Date.....

~~Notes:~~
~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no~~
~~Received:~~

Conditions/~~Reasons (cont overleaf)~~

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

In the interests of visual amenity.

DC INSTRUCTION SHEET

APPLICATION REF: H09 | 0466 | 9

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer DAVID GIDNEY

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMI RECORD SHEET

Initial

Submitted Fee £60

Receipt No P2706

Date first Rec'd 19 MAY 1993

Registration

Reference 5
H09/0466/93

Cross-Ref R

Date 20/5/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/(Ext/Alt)/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £60
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 151 OS Plots
Grid ref 536950 325030

Ward D Parish FLEET

Inside IBD YES Inside LP area NO

Constraints:

N	CA Cons Area	
N	LB Listed – Grade:	
N	ARC Archaeology	
N	AM Ancient Mon	
N	SSI Special Int	
N	Dist Bound	
N	Other:	

N	TR Rural
N	BP TR proposed 67m
N	LC Level Cross
N	FP Footpath
N	TPO Tree Pres
	Hazards –
N	HAZ Site
N	AIR Safeguard
N	LIN Elect
N	PIP Pipe
N	CON Waste/contamin

Linked to site Ref

Linked to property Ref 0086691

Planning Records:
Earlier apps
0414/92
0685/91
0244/89
0928/89

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

H05/0466/93
FULL

Applicant: Mr & Mrs J Irwin
Tel:

Agent: G R Merchant
0406 370853

Description: Garage and alterations

Location: Plot 3, Off Foxes Lowe Road
Holbeach
Spalding
Lincs

Valid date: 19-MAY-93
Target dates:
To case officer 26-MAY-93
Inspected by 02-JUN-93
Extra contacts 09-JUN-93
Report if not clear by 23-JUN-93

Terminal date: 14-JUL-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		26 ~~28~~-MAY-93	16 ~~18~~-JUN-93
Clerk to Fleet PC	Holbeach 26739	24-MAY-93	07-JUN-93
Cllr B A Paul	0406 23100	24-MAY-93	31-MAY-93

L.C.C. - No objections - JE - 27/5/93

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 : P2706
Date received : 19-MAY-93

Received from

G R Merchant

Address

4 Chapel Gardens
Whaplode
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....k. Lowe.....
(Authorised Collector)

DFO

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

Our Ref. RS/PA-P/466/93/FES **Your Ref.** **Date** 7 June, 1993

Dear Sir,

FULL PLANNING APPLICATION MR AND MRS J. IRWIN
GARAGE - PLOT 3, OFF FOXES LOWE ROAD, HOLBEACH

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

Your clients attention is also drawn to the existence of a highway surface water pipeline along the Southern side of Foxes Lowe Road.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
DG
- 8 JUN 1993

G.R. Merchant Esq.,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs. PE12 6UG.

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

Application no: H05/0466/93

Applicant: Mr & Mrs J Irwin
34 Darwin Road
Welling
Kent

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Garage and alterations

Location: Plot 3, Off Foxes Lowe Road Holbeach
Spalding Lincs

Type: FULL

Date received: 19-MAY-93

24-MAY-93

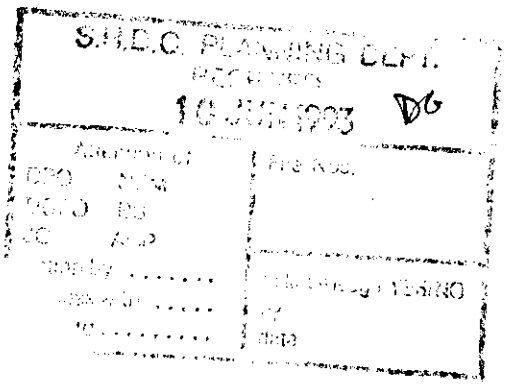
Dear Sir/Madam

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 07-JUN-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: