

Planning Department  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
Telephone: (0775) 761161



Town and Country Planning Act 1990

**Planning Permission**

Reference: H05/1026/91

Received: 24-OCT-91 Type: FULL

Name: Mr J Smith  
3 Brendon Walk  
Spalding  
Lincs

Agent: Mr J Smith  
3 Brendon Walk  
Spalding  
Lincs

Description: Build double garage

Location : 2 Bloodfold Cottage Frostley Gate  
Holbeach Fen Spalding

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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

A handwritten signature in black ink, appearing to read "B. Smith".

Director of Planning and Building Control Services  
22-NOV-91

H05/1026/91

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.

A handwritten signature in black ink, appearing to read "M. Lane", with the date "22/11" written below it.

Planning Department  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
Telephone: (0775) 761161



REGISTER COPY TO EARLIER PERMISSION H05/1026/91

Town and Country Planning Act 1990

**Approval required by Condition of Planning Permission**

Reference: H05/0065/92

Received:16-JAN-92 Type:CONDITION COMPLIANCE

Name: Mr J Smith  
3 Brendon Walk  
Spalding  
Lincs

Agent: Mr J Smith  
3 Brendon Walk  
Spalding  
Lincs

Description: Details of bricks (Butterley - Chatworth Grey), & tiles  
(Sandtoft Lindum), Cond. 2 of application H05/1026/91

Location : 2 Bloodfold Cottage Frostley Gate  
Holbeach Fen Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS  
BEEN GRANTED for the details submitted for the purpose of conditions  
attached to the planning permission, subject to any conditions below:

sgd B SMITH  
Director of Planning and Building Control Services

04-FEB-92 H05/0065/92

# PLANNING APPLICATION

## For office use only

Application No. HOS/1026/91

Date Registered 24 OCT 1991

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

JOHN SMITH,  
3, KERRILL WALK,  
SPALDING LINGS

Tel. No. 0733 371211  
EXT 4312

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.  
(Personal contact name)

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

2, BLODFORD COTTAGE,  
FROSTLEY GATE,  
HOLBEACH FEN, SPALDING

Please complete in block letters

### DESCRIPTION OF PROPOSED DEVELOPMENT

BUILD DOUBLE GARAGE

Please complete

I attach \* Four copies of all plans

\*an ownership certificate (see back page)

\*a fee of £67.00. If you consider no fee is payable include a written explanation instead.

Signed.....

Date.....

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

or This is an **outline** application

(✓)  
☒  
☐

Now complete Parts  
3, 4 and 5 and an  
Ownership Certificate

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: 

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

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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

50

sq. metres

4.5

metres

7.5

metres

6.7

metres

GREY FACING BRICKS  
BROWN CONCRETE TILES☒ NO**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

GARDEN

**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** boxA. 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 ☐C. What provision will be made for garages or parking within the site? 

If so, name of road:

Will there be —

Individual access(es) New estate road **TREES** Please tick **one** boxA. 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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

TO SOAKAWAY

NO

Mains sewer ☐Cesspool ☐Septic tank ☐**OTHER MATTERS** Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

NO

Date:

Consultee(s):

NO

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 completePlease 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?<br>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 processes 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?<br>If so, please explain the relationship                                                                                                                                                                      | State Yes or No<br><input type="checkbox"/> |                  |             |
| Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?<br>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<br><input type="checkbox"/> |                  |             |
| 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<br><input type="checkbox"/> |                  |             |
| What provision is being made for access to the premises for the disabled?                                                                                                                                                                                                      |                                             |                  |             |

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE  
SECTIONS.

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

## 1. APPLICANT'S INTEREST

Please state interest 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.

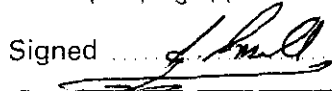
If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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**. 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

24/10/91

### 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.

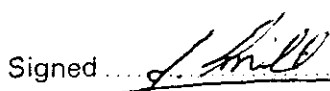
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

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

24/10/91

### 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

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.

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

Signed

Date

# APPLICATION ASSESSMENT

## Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by:

date:

*WMS 8/11*

Residents notified on site visit:

*None*

Case Officer Conclusions (issues)

*Site has been recently ploughed +  
crested? to make into lawn. - is timbered with Leylandii  
Golfing is possible Materials? Position?*

Case Officer Recommendations (summary)  
(details overleaf)

Delegation

Recommended approvals -

Confirmed by  
Case Officer:

Departure from policy

Yes ....

No ....

Ward member request

Yes ....

No ....

Recommend approval against  
material objection

Yes ....

|                               |    |
|-------------------------------|----|
| Any objection received?       | No |
| If yes, is any obj. material? | No |
| Yes                           | No |

No ....

(Reason:

Other circumstances needing  
Committee decision

Yes ....

|                           |
|---------------------------|
| Flagged by Senior Officer |
| Signed .....              |

No ....

(Reason:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy  
grounds on first applic.

No ....

|                                    |
|------------------------------------|
| Nil fees (not first<br>Submission) |
| Other info. viz:                   |
| Signed .....                       |

Yes ....

ANY ONE  
OF ABOVE

|                            |
|----------------------------|
| Committee<br>report        |
| Sub-Committee:             |
| SV recommended .....       |
| 2st/Ind. recommended ..... |

|                                              |
|----------------------------------------------|
| Delegation<br>confirmed by<br>Senior Officer |
| <i>DL 19/11</i>                              |

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

1) SC 12

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

## FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

### DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous  
Current  
Required

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....  
(or equiv)

Precise details, for non-standard requirement:

### CONSULTATION/PUBLICITY REQUIRED

Publicity : General  
Departure  
Setting of LB Viz

Consults : Dept of Transport  
Env Health  
Conservation consults : Local  
Local & National  
English Heritage

LBC I, II\*  
Setting I, II\*  
Major CA

Consultant : Name  
Order No:  
Other :

*28/5/11*  
*Man's*  
*Nb. your comment*  
*to scale drawing:*  
*if there is any doubt follow*  
*S.V. take appropriate*  
*Action then.*

### REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -  
Parish Council  
Ward Members  
Residents  
Advertise  
Other

New valid date .....

Re-Registered .....  
Ack/Reception/Filesheet .....  
Consultation .....

Planning Department  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
Telephone: (0775) 761161



Application no: H05/1026/91

Type: FULL

Applicant: Mr J Smith  
Tel: 0733 371211

Agent: Mr J Smith  
0733 371211

Description: Build double garage

Location: 2 Bloodfold Cottage  
Frostley Gate  
Holbeach Fen  
Spalding

Valid date: 24-OCT-91

Terminal date: 19-DEC-91

Target dates:

Target Committee: 10-DEC-91

To case officer 29-OCT-91 4/11/91

Report deadline: 26-NOV-91

Inspected by 03-NOV-91

Extra contacts 08-NOV-91

Case Officer:

Report if not clear by 28-NOV-91

M A CAUGHEY

#### DEVELOPMENT/CONSTRAINTS

Size: 50 M2

Category: Newbuild

Listed building:

Conservation Area:

#### CONSULTATIONS CARRIED OUT

|                          | Sent      | Expiry    |
|--------------------------|-----------|-----------|
| Clerk to Fleet PC        | 01-NOV-91 | 15-NOV-91 |
| Cllr B A Paul 0406 23100 | 01-NOV-91 | 15-NOV-91 |

LCC - No objections for 7/11/91

Planning Department  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
Telephone: (0775) 761161



Application no: H05/1026/91

Applicant: Mr J Smith  
3 Brendon Walk  
Spalding  
Lincs

Agent: Mr J Smith  
3 Brendon Walk  
Spalding  
Lincs

Description: Build double garage

Location: 2 Bloodfold Cottage Frostley Gate  
Holbeach Fen Spalding

Type: FULL

Date received: 24-OCT-91

01-NOV-91

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 16-NOV-91. 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 M A CAUGHEY

Yours faithfully  
B SMITH  
District Planning Officer

Clerk to Fleet PC  
The Band Hall, Back Lane  
Holbeach  
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: *see*

Signed: *[Signature]*

|                                                    |                    |
|----------------------------------------------------|--------------------|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>12 NOV 1991 |                    |
| Attention of<br>GPO N&M<br>COPO BS<br>JC ACP       | File Nos.          |
| Action by .....                                    | Acknowledge YES/NO |
| Discuss with .....                                 | by                 |
| Copy to .....                                      | date               |

# SOUTH HOLLAND Internal Drainage Board

DPO  
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-F/1026/91/JAM

Your Ref.

Date 18 November 1991

Dear Sirs,

**FULL PLANNING APPLICATION - DOUBLE GARAGE**  
**2 BLOODFOLD COTTAGE, FROSTLEY GATE, HOLBEACH FEN**

May I respectfully remind you that I am awaiting a copy of the plan relating to the above application you have submitted on your clients behalf.

You will be aware from the telephone conversation with my assistant Mr. Staines on the 8th November 1991 that the project may affect my Board's interests regarding which I shall have observations to make.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

Mr. J. Smith,  
3 Brendon Walk,  
Spalding,  
Lincs.

*J. E. Hey*

**ENGINEER TO THE BOARD**

c/o  
AS

|                         |                    |
|-------------------------|--------------------|
| S.H.D.C. PLANNING DEPT. |                    |
| RECEIVED                |                    |
| 21 NOV 1991             |                    |
| Attention of            | File NOS.          |
| DPO NRM                 |                    |
| DOPO BS                 |                    |
| JC ACP                  |                    |
| Action by .....         | Acknowledge YES/NO |
| Discuss with .....      | by                 |
| Copy to .....           | date               |

# SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-F/1026/91/JAN

Dear Sir,

mc

|                                                                                                              |                                                   |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>- 2 DEC 1991                                                          |                                                   |
| Attention of<br>DPO Your Ref.<br>DOPO BS<br>JC ACP<br>Action by .....<br>Discuss with .....<br>Copy to ..... | File Nos.<br><br>Acknowledge YES/NO<br>by<br>date |

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 25 November 1991

c/c

**FULL PLANNING APPLICATION - DOUBLE GARAGE**  
**2 BLOODFOLD COTTAGE, FROSTLEY GATE, HOLBEACH FEN**

Thank you for the site plan of your above proposed project regarding which I have the following observations to make.

As you will be aware the watercourse along the Southern boundary of the property is my Board's Little South Holland Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply.

I am pleased to confirm the proposed garage will not infringe my Board's requirements but I will be glad to learn when construction is due to commence so that an inspection can be made.

With regard to the intended roof water soakaway, I would be glad if this could be located a little further away from the Board's watercourse than suggested on your "not to scale" plan. Additionally, whilst I do not anticipate there being any problem I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

With regard to the possible camping site, I am sure my Board would not wish to object subject to compliance with the Byelaws. More details will of course be required should you decide to proceed further and I would suggest a site meeting at the appropriate time would ensure detailed proposals reflect my Board's requirements.

Consideration has been given to your proposal to erect a "Nesting Box Pole" upon the 9 metre Byelaw clearance strip. I am pleased to confirm that subject to my receipt of your agreement of the following conditions, consent will be issued.

- (a) The "Nesting Box Pole" and conifers shall be no closer than 4.5 metres to the brink of the Little South Holland Drain.
- (b) Any fencing across the above mentioned 4.5 metre clearance strip shall incorporate a gate or easily removable section of fence to permit regular mechanical access along the top of the Little South Holland Drain for routine bank mowing operations etc.
- (c) Should the need ever arise, the "Nesting Box Pole", conifers and any fencing upon the 9 metres Byelaws clearance strip shall be removed at no cost to the Board.

Our Ref: RS/PA-F/1026/91/JAM

Your Ref:

25 November 1991

- (d) The relaxation of the Board's Byelaws given relates to the above items only.
- (e) Any consent granted will pass to your clients successors in title to the property and I would accordingly suggest that copies of relevant correspondence be attached to the property deeds in order future owners will be aware of my Board's interests.
- (f) Any consent granted will be subject to a £1.00 per annum acknowledgement payable 5 years in advance.

Should you wish to discuss any of the above, please contact my assistant Mr. Staines

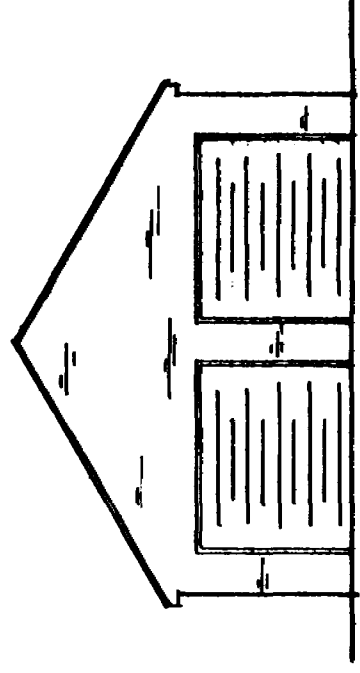
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

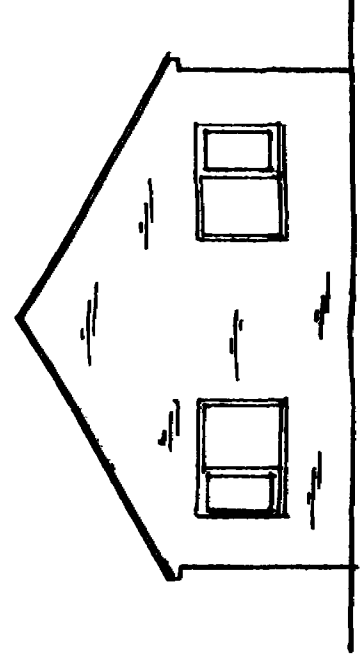


ENGINEER TO THE BOARD

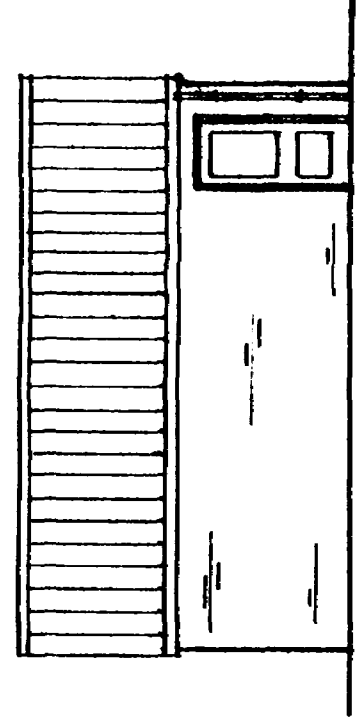
Mr. J. Smith,  
3 Brendon Walk,  
Two Plank Lane,  
Spalding,  
Lincs.  
PE11 3AX



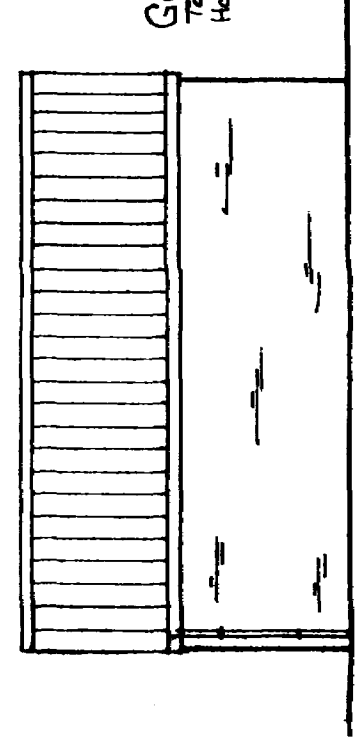
NORTH



SOUTH

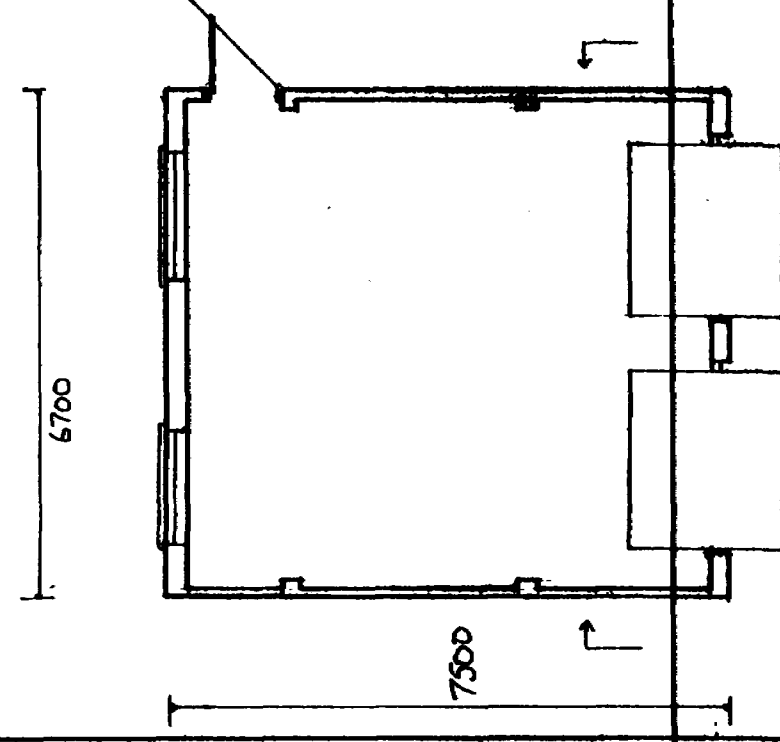


WEST

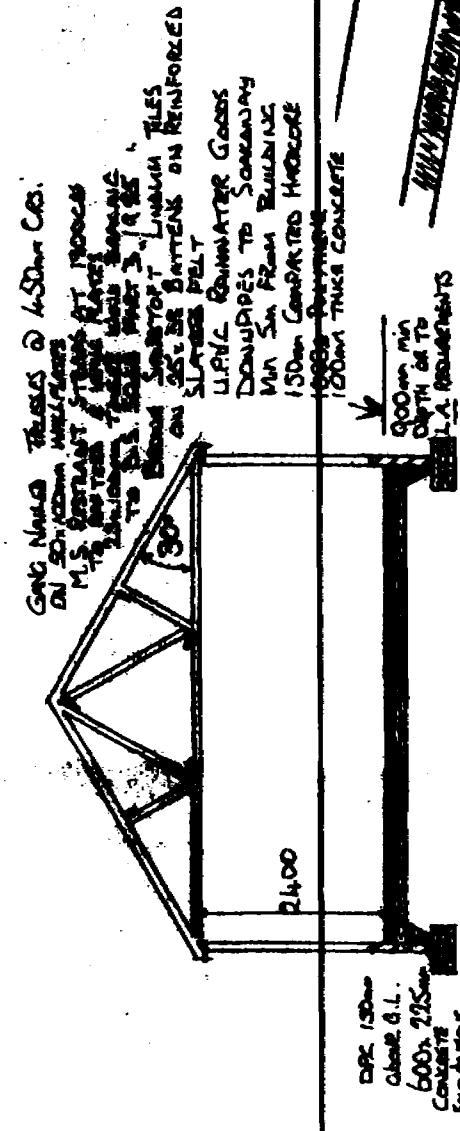


EAST

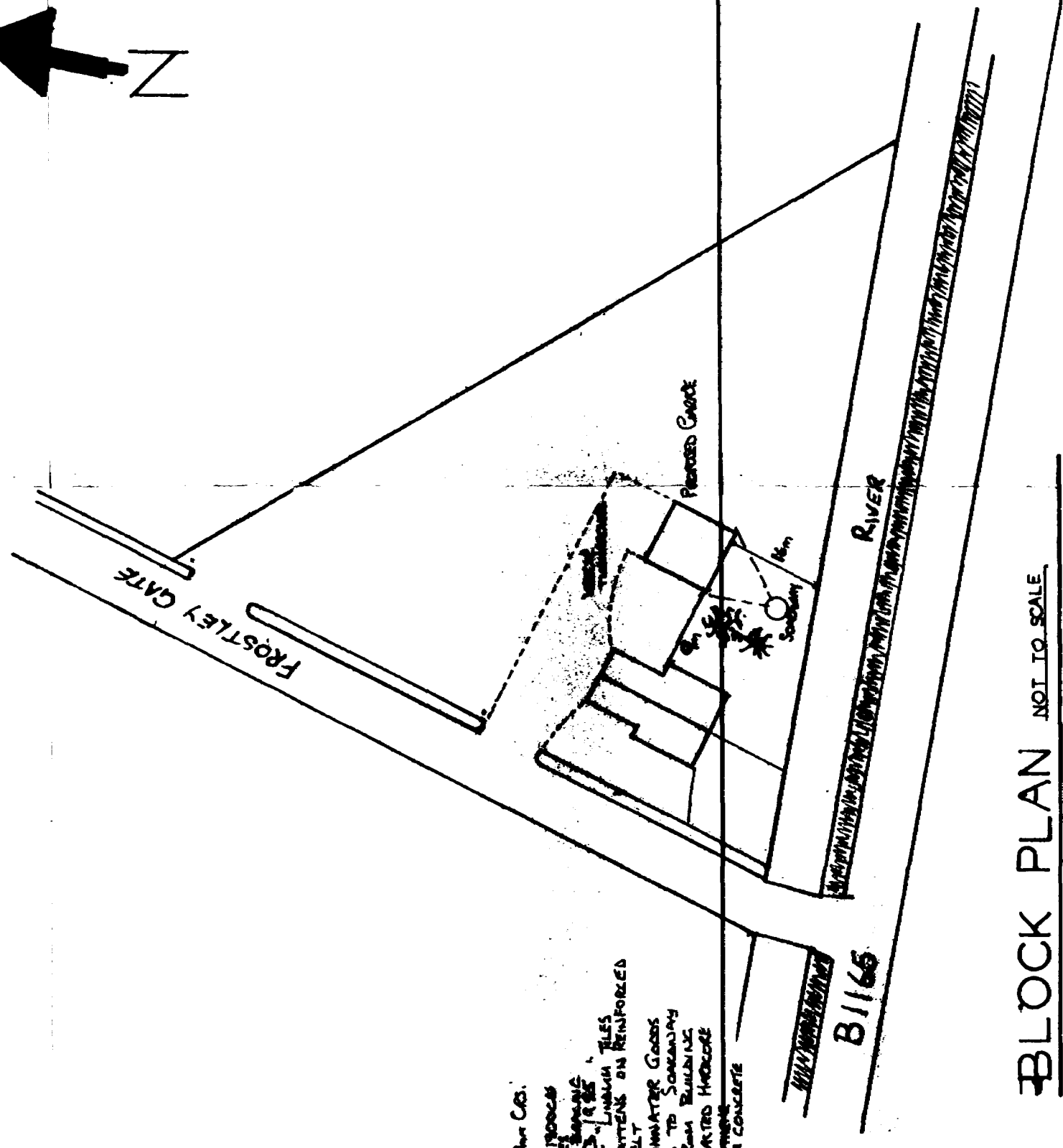
GREY FACING BRICKS  
TO MATCH EXISTING  
HOUSE PERBEDASH



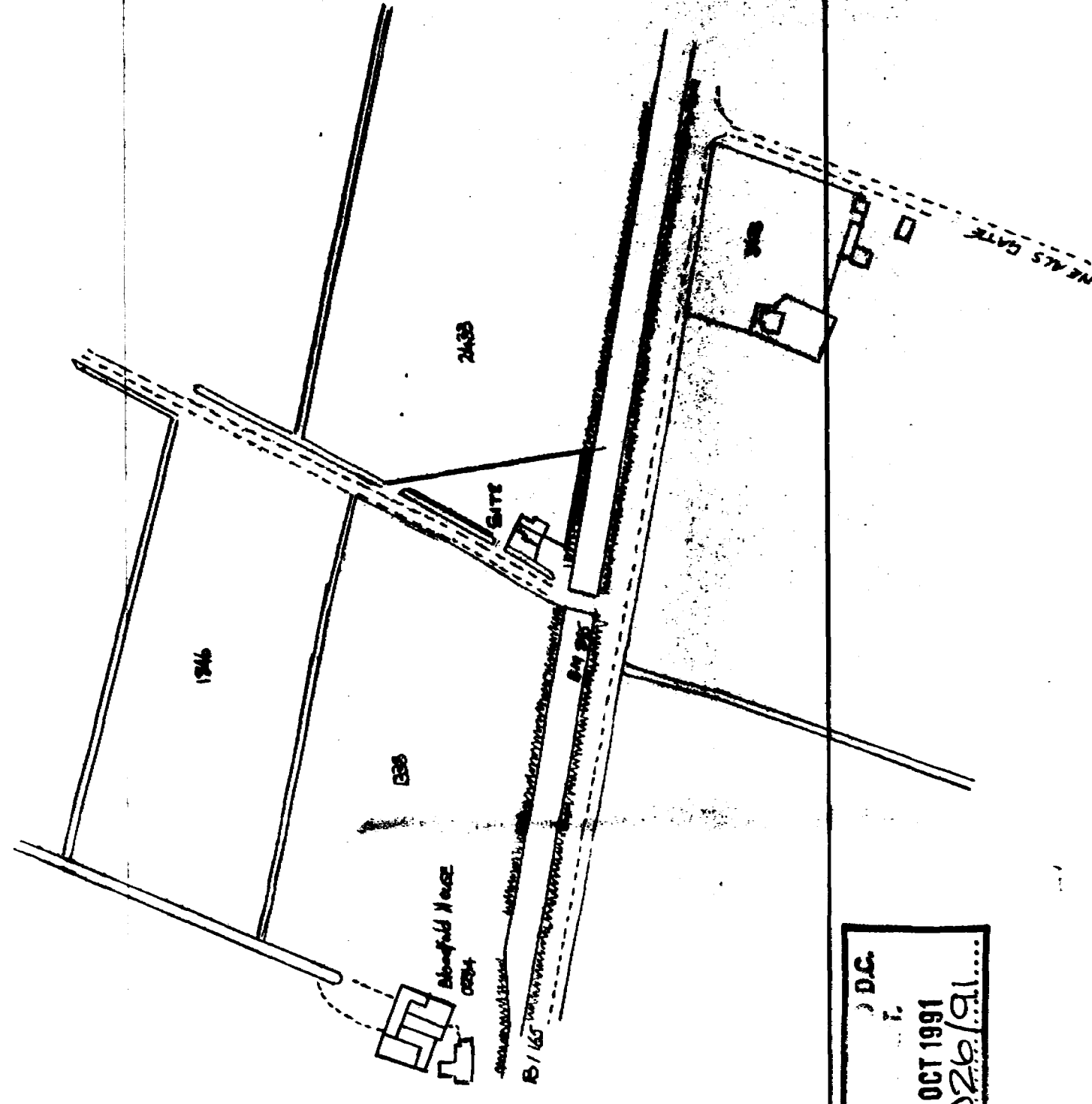
PLAN



SECTION



BLOCK PLAN NOT TO SCALE



SITE PLAN

J.D.C.  
24 OCT 1991  
1022/91...

PROPOSED DOUBLE GARAGE AT FROSTLEY GATE, HOLBEACH FEN, SPALDING, FOR MR J SMITH

SCALE 1-10