FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H06/0069/92 Received:22-JAN-92 Type:RESERVED MATTERS

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Erection of one bungalow & one house

Location : Plots 1 & 2, Roman Bank Gedney Dyke
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
28-FEB-92 *H06/0069/92*

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)

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0069/92 Type: RESERVED MATTERS

Applicant:Kings Quality Homes Agent:Robert Doughty
Tel: 0529 21 646

Description: Erection of one bungalow & one house

Location: Plots 1 & 2, Roman Bank
Gedney Dyke
Spalding
Lincs

Valid date: 22-JAN-92 Terminal date: 18-MAR-92
Target dates: Target Committee: 03-MAR-92
To case officer 27-JAN-92 Report deadline: 18-FEB-92
Inspected by 01-FEB-92
Extra contacts 06-FEB-92 Case Officer:
Report if not clear by 26-FEB-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Gedney PC	0775 710451	27-JAN-92	10-FEB-92	Comments
Cllr B Fines	0406 8 374	27-JAN-92	10-FEB-92	
L.C.C. - Obs Attached		[illegible] CS	30/1/92	
22 Roman Bank, Gedney Dyke		CS FEB 92	19-FEB-92	
Roman House, Roman Bank, Gedney Dyke		CS-FEB-92	19-FEB-92.	

SITE DETAILS

Grid ref: 541660 326330
OS Sheets: 136 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0069/92 Received:22-JAN-92 Type:RESERVED MATTERS

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Agent: Robert Doughty
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Description: Erection of one bungalow & one house

Location : Plots 1 & 2, Roman Bank Gedney Dyke
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

Authorised to issue:

25-FEB-92 H06/0069/92

AD...AH.....DC.....
25/2 27/2

[illegible] ?

PLANNING APPLICATION

For office use only

Application No. H06/0069/92

Date Registered 17 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architec
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 ORA
Tel. No. 0529 21 646
(Personal contact name) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 1 and 2, Roman Bank, Gedney Dyke.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of One bungalow and One house.

Please complete

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

Signed. Glynne James Date. 17th January 1992.....

Previous application No: H06/0942/91

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.	H06/1639/88
B. Please state which reserved matters are dealt with in this application.	Siting. Design. External appearance, materials, access. Landscaping.
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:	2

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	See drawing 148/41/2 metres
C. Please state type and colour of materials for facing external walls:	Plot 1-Butterley Blaby Elizabethan Red Handmade.
D. Please state type and colour of roofing materials.	Plot 2-Butterley Blaby Sandringham Red. Marley Mendip Farmhouse Red Double pantile

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** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

B. There will be a new or altered access to a public road ✓ → If so, name of road: Roman Bank

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	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	no	→ If so, **please give details in Part 6**
The proposal affects a listed building	no	
The proposal affects a public footpath	no	
The proposal is known to affect contaminated land	no	
The proposal is for industrial, warehousing, offices or shopping purposes	no	→ If so, **please complete Part 7**

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 THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.

Certificate A No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed ..... (Applicant/Agent) Date 17 January 1992

Certificate B ~~The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.~~

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

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

3. 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 the tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant).

Certificate 1 None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed ..... (Applicant/Agent) Date 17 January 1992

Certificate 2 ~~The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in 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 not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMG 27/1 pre 81

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 =

R E V A L I D A T I O N

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..N/A

Receipt Issued ..... No. .....

Date First Received 17 JAN 1992

REGISTRATION

REFERENCE ..H06/0069/92.....

Cross-Ref R.....KL.....

Date..20/1/92

VALIDATION Date..20/1/92

Type ....RM.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ...2... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H06/1639/88 expired 31·1·92

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current	✓	✓	✓	✓	✓

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type
Discounted fee ☐ Reason .....

Correct fee £ 220 Additional £ 110 Receipt no. PS35

Refund £ ..... Issued .....

CONSTRAINTS Date..24.1.

Index Sheets 136 OS Nos ..... Grid Ref 541660 336330

Ward ...E... Parish ...HENLEY...

Inside IBD YES Inside LP Area NO

TR Rural	☐	CA	☐	Grade
TR Bypass	☐	LB	☐	
Level crossing	☐	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref...272 Linked to property.....Ref.....

Planning Records:
Earlier apps 0472/91
1639/88
1202/89 S30/90
1401/89 401/91

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Residents notified on site visit: Roman-Hse. 2-22 (either side)

Case Officer Conclusions (issues) Opposite open grass area with mature trees on site
Agricultural to rear.
South: outhouses to No. 22.
Front - 1.5m hedge boundary - broken for access on front (5m)

Case Officer Recommendation (summary). - Foundations down
(details overleaf) - Consent

Previous refusal. This is a significant improvement upon that. Landscaping scheme satisfactory

Delegation
Recommended approvals —

Delegation meets policy — Yes ___ No ___

Ward member request — Yes ___ No ___

Recommend approval against material objection — Any objection received? No
If yes, is any obj. material? No
Yes Yes
Yes ___ Reason:

Other circumstances meeting Committee decision — Yes ___ Signed by Section Officer
Signed ___ No
Reason: All of above:

Recommended refusals —

Refusal on adopted policy grounds on those applic. — No ___ All that apply (note those in conclusion)
Any other info. req.
Signed ___
Yes ___
ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended ___
Ward Cllr. recommended ___

Delegation confirmed by Section Officer
21/2
___

Recommendation/draft report produced ___ amended/confirmed ___

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council

Application Reference H06/0069/92

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	1	6	2	6	3

2. Address or location

Plots 1 & 2 Roman Bank Gedney Dyke

3. Name, classification and number of road

II

4. Date application referred 30-1-92

5. State whether outline, detailed application etc.

R.M

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

One Bungalow & One House.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

b. ~~Requests that any permission~~ given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 30/1/92 Signed: [signature]
Director of Highways and Planning

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

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0069/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: *Erection of one bungalow & one house*

Location: Plots 1 & 2, Roman Bank Gedney Dyke
Spalding Lincs

Type: RESERVED MATTERS

Date received: 22-JAN-92

27-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-FEB-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments: The Council feels that if the development is kept strictly as shown on the street elevation plan they have no objections to offer.

NK

S.H.D.C. PLANNING DEPT.
14 FEB 1992
Discuss with .....
Date

Signed: J. B. Emmett

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0069/92

Applicant: Kings Quality Homes
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Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of one bungalow & one house

Location: Plots 1 & 2, Roman Bank
Gedney Dyke
Spalding
Lincs

Type: RESERVED MATTERS

SOU C.

Date received: ~~17-JAN-92~~
21-JAN-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ A fee of £220 is required as a "Free" submission is not applicable in this case.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference H06 0942 91

Our Reference 148 41 GJ AKD

Tel. Swaton (0529 21) 646/7
Fax 0529 21 358
V.A.T. Reg. No. 364 7780 17

17 January 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

KINGS QUALITY HOMES: 2 PLOTS, ROMAN BANK, GEDNEY DYKE.

Please find enclosed our planning application for the above development.

I think you will agree that as this follows a similar form in siting, number of units and site area to that application recently refused by your Committee, it is eligible for a 'free go'. As a consequence, no fee has been enclosed.

Yours faithfully

Glynne James

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1992
REF 0069/92

ENFORCEMENT - INITIAL RECORD OF COMPLAINT

1. DATE RECEIVED: 23/9/92.

2. BY WHOM RECEIVED: S. Sey

3. COMPLAINANTS NAME: Mr. Henry

ADDRESS: Plot 1 - No 28 Roman Bank, Groby Ayle

TEL NO: 94 363995

4. LOCATION OF SITE OF COMPLAINT: Plot 1, Roman Bank, Groby Ayle

5. OWNER/OCCUPIER OF SITE ADDRESS IF DIFFERENT TO 4:

6. COUNCIL OWNED ~~YES~~/NO

7. NATURE OF COMPLAINT (IN DETAIL): Moved boundary at rear several feet in, so plot size may not be in accordance with approved plan. The reason they moved the fence forward is because they could not get the posts in the ground, are they allowed to do this? Kings Quality Homes are the developers.

24.9.92. This is a boundary dispute between complainant & KINGS. The whole plot in accordance with plans is still there but rear boundary fence is sited approx 5' inside rear boundary as the site is considerably higher than the filled at rear. No fence was required on rear boundary according to plans. Civil matter - Complainant advised accordingly.

KW.

8. ENFORCEMENT OFFICERS USE:-

DATE RECEIVED:

COMMENCE FILE - YES/NO

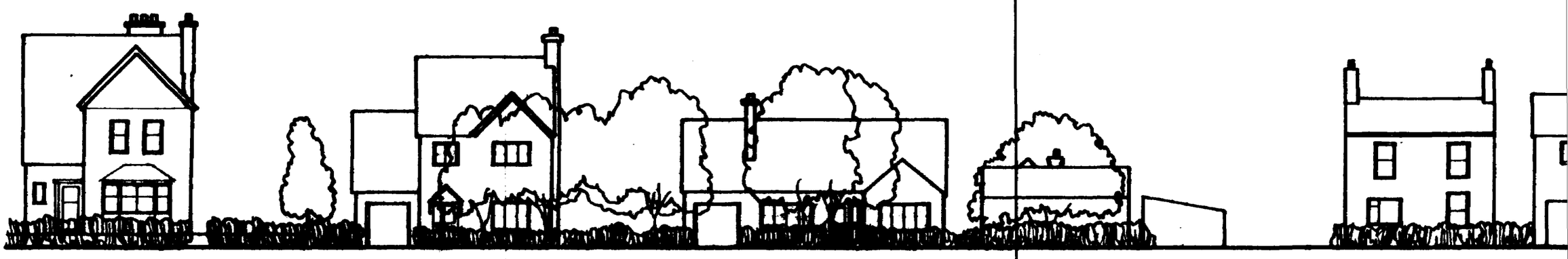
9. CLERICAL ASSISTANTS USE:-

DATE FILE PREPARED:

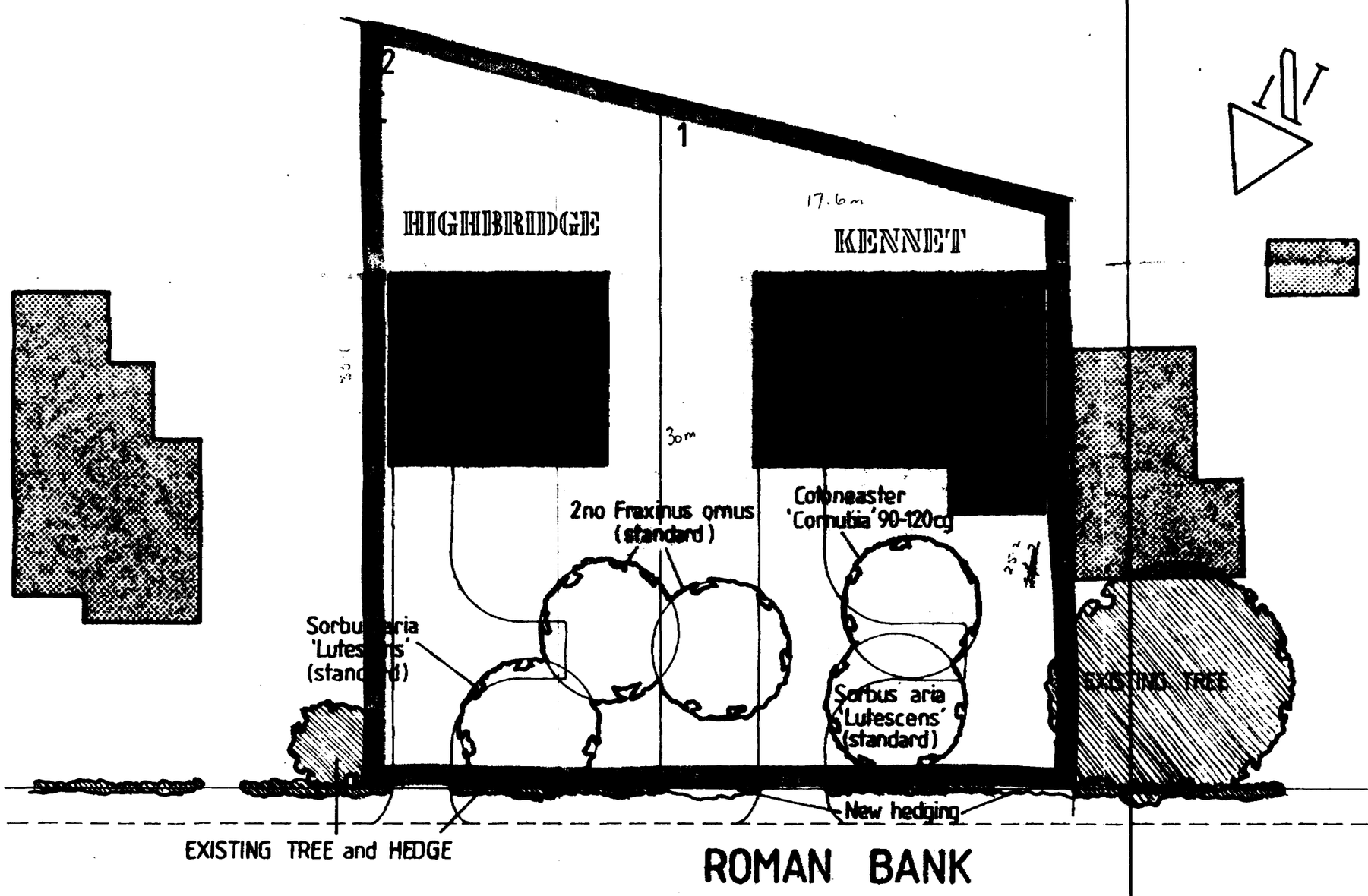
DATE ENTERED IN ENFORCEMENT REGISTER:

PREVIOUS APPLICATION FILES FOR SITE - ATTACHED/~~NIL~~

STREET ELEVATION Scale 1:200



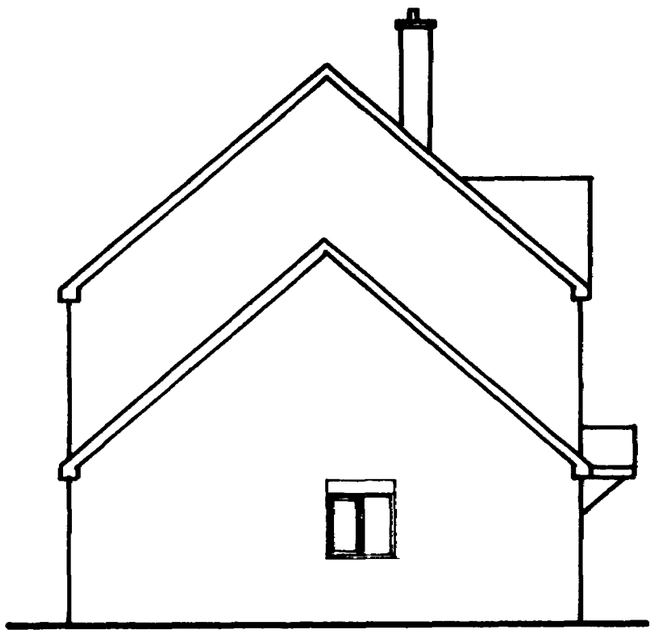
ROMAN BANK



ROMAN BANK

RESIDENTIAL DEVELOPMENT
ROMAN BANK - GEDNEY DYKE

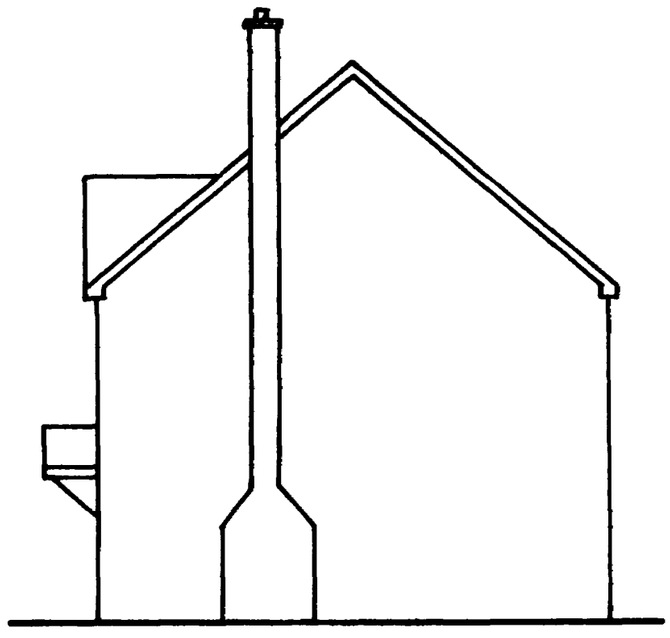
Dwg 1433/41/1 S
Robert Doughty
CHARTERED TOWN PLA
32 High St. Helpringham.



Side Elevation



Rear Elevation

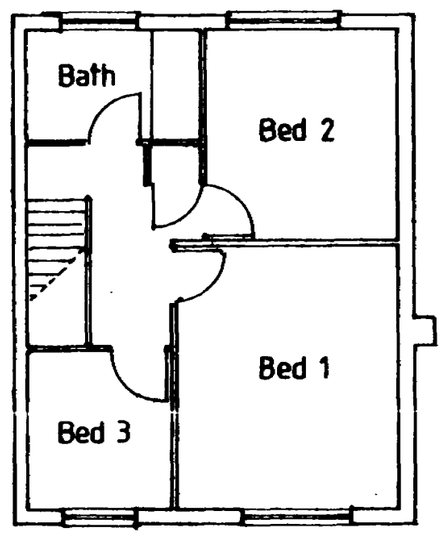


Side Elevation

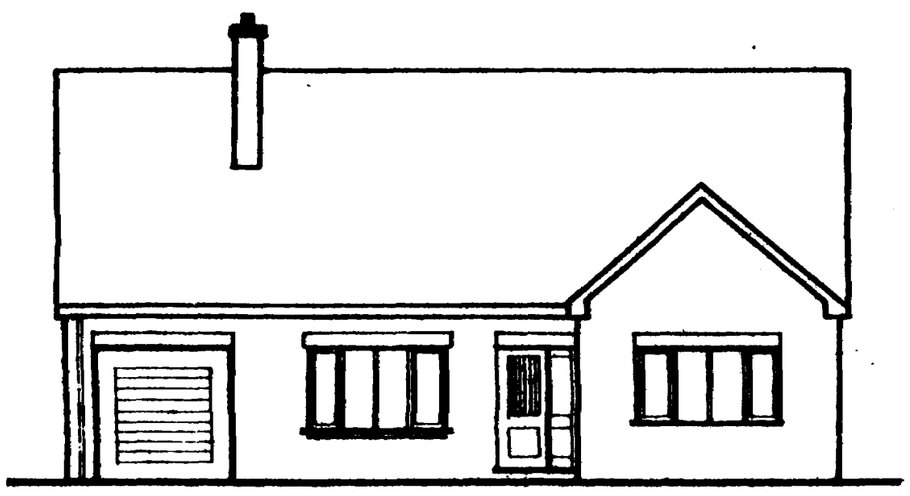
THE HIGHBRIDGE

KINGS QUALITY HOMES

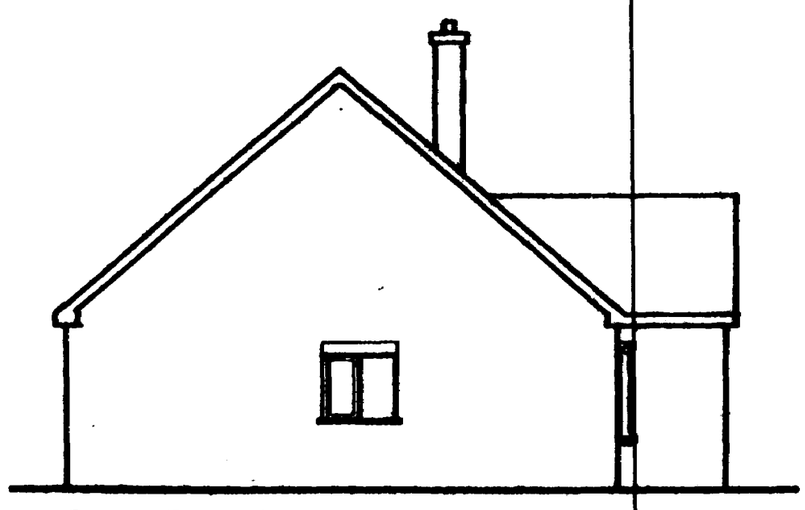
HOUSE TYPES Scale 1:100 Dwg 148//41/2



First Floor



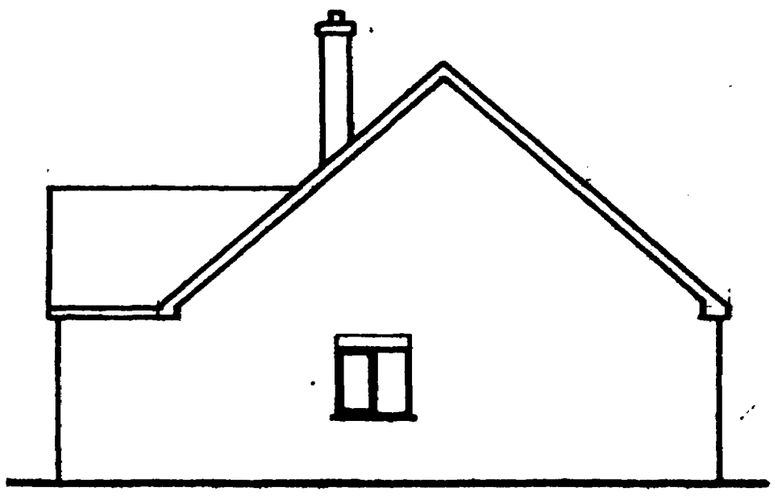
Front Elevation



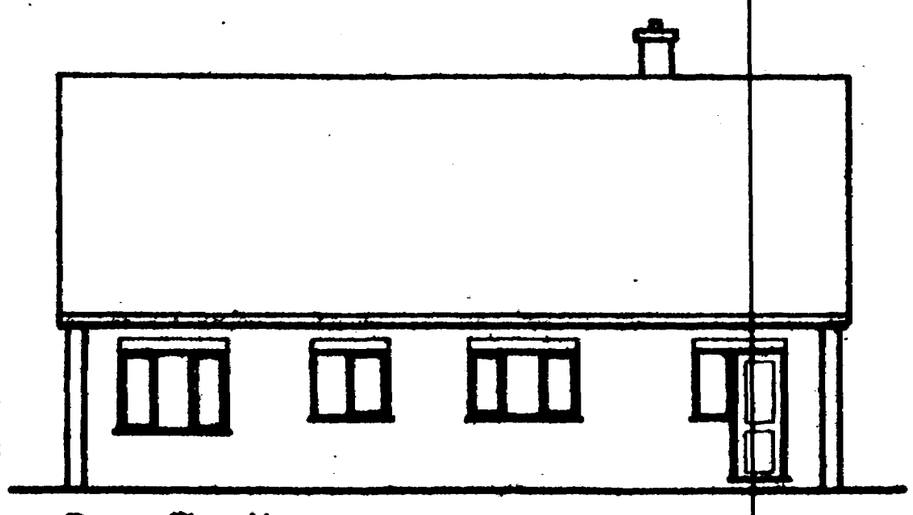
Side Elevation

THE KENNET

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1992
REF 0069/92



Side Elevation



Rear Elevation



Floor

CHAR
32 H