



Town and Country Planning Act 1990

Planning Permission

Reference: H06/0281/94

Received: 31-MAR-94 Type: FULL

Name: R A Whiteley Esq
38 Roman Bank
Gedney Dyke
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Seal off shared access and make individual access

Location : 38 Roman Bank Gedney Dyke
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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

- 3 Before the permitted access is commenced to be used the existing access between the site and Roman Bank shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: To reduce to a minimum the number of individual access points to the Class II County Road, in the interests of road safety.

Director of Planning and Building Control Services
10-MAY-94 H06/0281/94

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.

PLANNING APPLICATION

For office use only

Application No. H06 | 0281 | 94
 Date Registered 22 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R.A. WHITELEY ESQ.
 28. ROMAN BANK
 GEDNEY DYKE
 SPALDING. Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LOWERY CONSULTING DESIGN
 4 VICTORIA STREET
 HOLEBACH
 SPALDING Lincs.
 Tel. No. 0406 422126
 (Personal contact name) LOWERY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

28. ROMAN BANK. GEDNEY DYKE
 SPALDING. Lincs.

OFFICE
 COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SHARED ACCESS AND TO SEAL OFF
 INDIVIDUAL ACCESS.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Signed... *[Signature]*

Date 21/3/94

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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

NO
NO
NO
NO

If so, how many:

4. A. Please state site area (in all cases)

B. If building works are proposed, please state extra floor space to be created:

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

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

E. Please state type and colour of roofing materials.

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

→	hectares
—	sq. metres
—	metres
—	metres
—	metres
—	metres
YES	

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

dwelling house

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

☒

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

If so, name of road: *Corunna Bank*
Will there be —
Individual access(es) ☒
New estate road ☐

provided

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

☐

snubs only
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:

Mains sewer ☐

Cesspool ☐

Septic tank ☐

n/a
n/a
no

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial 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
NO
NO
NO
NO

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☒

Date:
Consultee(s)

☒

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 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

[Signature]

(Applicant / Agent)

Date

21/3/94

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

[Signature]

(Applicant / Agent)

Date

21/3/94

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

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Reg4 -

☐☒

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐☐

Details needed: APPLICATION SITE ERODED IN RED ON 1/2500 PLAN DOES NOT CORRESPOND WITH SITE SHOWN IN RED ON 1/500. PLEASE RECTIFY. AREA (Non-std only) of SEVERED OFF ACCESS SHOULD BE PART OF APPLICATION SITE ERODED IN RED.

Other.....

Direction authorised by Senior Officer.....

4) Date..... 29/5/94

Revalidation after Direction

Information satisfactory

Signed..... M.F.

Date..... 31/5

Valid date:

31/3

Amended description

Same.

Superseded plans indicated

☒Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐None
identified
initiallyRECONSULTS
(revalidated)

All

☐

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary

.....
.....
.....
.....

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport
TRA

D/Transp A15
D/Transp A18
B Rail

..... G* T15
.....
.....

WP Note -
G Group available
G* Group essential
(longer expiry)

Press
PC
WM
Residents

Environment/
Drainage
WAT

Env Services
NRA
IDB
Env Assess

.....
.....
.....
☐ G ENV (See separate sheet)

Conservation
LB

LB Demolish
Archaeology
Eng Heritage
Consultant
Other

..... G* DEM
..... G ARC Specify:
.....
.....

Order No:
Specify:

Hazards

HSC Group
Specific

..... G* HAZ
.....
.....

Specify:
Specify:

Other PLA

Case Officer: DAVID GILKIN

Senior Officer Confirmed

Date..... 29/3/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Existing shared access.
Neighbours :
Boundaries : 3 silver birch within centre of site.
Site Features : Large verge.
Hedge to south set back from road approx 2.5m.

Inspected by DMG
Date 7/4
Site Notice posted by
Date DMG
Expiry 7/4

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date	Conversation with	Conclusion
------	-------------------	------------

Case Officer Conclusions DMG 3/5.

Existing access to be sealed off.
No objection on highway grounds.
Not detrimental to visual or residential amenity of locality.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *DMG* Date *3/5*

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

- ① B22 - Reason B21.
② B20 - Roman Bank.
Reason B7 - class II country Rd - -

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒☐☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70.

Receipt No

P4091

Date first Rec'd

22 MAR 1994

Registration

Reference

H06/0281/94

Cross-Ref

Date

23/38

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 £ 70.

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 136 OS Plots
Grid ref 541310 326120

Ward

E

Parish GEDNEY

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref

Dist Bound

Linked to property

Ref

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0281/94

Received: 31-MAR-94 Type: FULL

Name: R A Whiteley Esq
38 Roman Bank
Gedney Dyke
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Seal off shared access and make individual access

Location : 38 Roman Bank Gedney Dyke
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

- 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 vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

- 3 Before the permitted access is commenced to be used the existing access between the site and Roman Bank shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: To reduce to a minimum the number of individual access points to the Class II County Road, in the interests of road safety.

04-MAY-94

AD check... *N. S. / S.*.....

Authorised to issue (inc Delegation)..... *N. S. / S.*

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



H06/0281/94
FULL

Applicant: R A Whiteley Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Seal off shared access and
make individual access

Location: 38 Roman Bank
Gedney Dyke
Spalding
Lincs

Valid date:	31-MAR-94	Terminal date:	26-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	07-APR-94	Report deadline:	27-APR-94
Inspected by	14-APR-94	Agreed TD Ext:	
Extra contacts	21-APR-94	Case Officer:	
Report if not clear by	05-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	01	18
Clerk to Gedney PC	06-APR-94	27-APR-94
Cllr B Fines	05-APR-94	19-APR-94
	05-APR-94	12-APR-94

L.C.C. - Obs Attached
~~for take as 15/4/94~~ JB 28/4/94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application
Reference

H06/0281/94

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		

2. Address or location

38 ROMAN BANK, GEDNEY DYKE

3. Name, classification and number of road

II

4. Date application referred

13-4-94

5. State whether outline, detailed application etc.

Full

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

SEAL OFF SHARED ACCESS & MAKE
INDIVIDUAL ACCESS.

- 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:

25-4-94

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS: —

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) B22

(2) B20

Roman Book

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) B7

Class II Read

BRIAN SMITH Dip TP MRTPI
Director Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H06/0281/94

Applicant: R A Whiteley Esq
38 Roman Bank
Gedney Dyke
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Seal off shared access and make individual access

Location: 38 Roman Bank Gedney Dyke
Spalding Lincs

Type: FULL

Date received: 31-MAR-94

05-APR-94

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 19-APR-94. 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

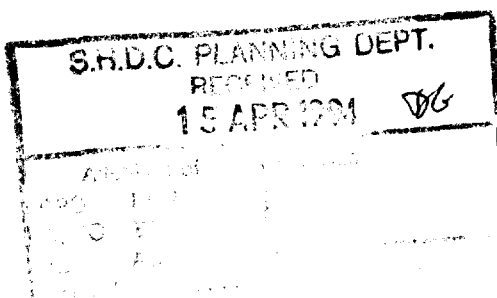
Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

No objections to the application.

Signed: *Jim Bennett*



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



Application no: H06/0281/94

Applicant: R A Whiteley Esq
38 Roman Bank
Gedney Dyke
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Seal off shared access and
make individual access

Location: 38 Roman Bank
Gedney Dyke
Spalding
Lincs

Type: FULL

Date received: 22-MAR-94

29-MAR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

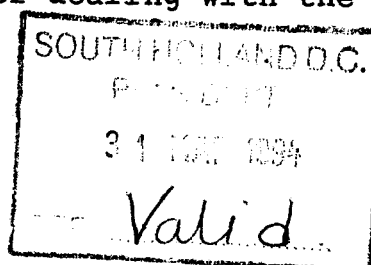
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

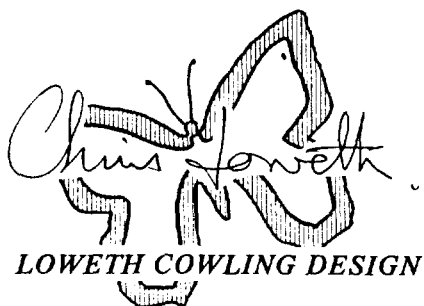
Application site edged in red on 1:2500 plan does not correspond with site shown in red on 1:500. Please rectify. Area of sealed off access should be part of application site edged in red.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

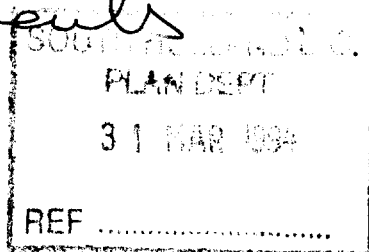




4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

31/3/94

with compliments



[Handwritten signature]

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4051
Date received : 22-MAR-94

Received from

R A & I C Whiteley

Address

38 Roman Bank
Gedney Dyke
Spalding

Fee paid	£	70.00
VAT	£	0.00

Total received £ 70.00

Cash/Cheque : Cheque

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

FILE COPY

REF ..0281..94.

22 MAR 1994

REF ..0281..94.

Gedney D

THE SITE
[DEFENSE PLAN]

LOCATION: PAN. SURVE 1.2500
CLEAN COPY LIGHT, RESERVED.

NEW ACCESS POINT
ARE TO HIGHWAY
REQUIREMENTS.
REMOVE SHEETS TO
SUIT.

Dist. ~~Planted~~ ~~Trees~~
(by ~~Dept~~ ~~of~~ ~~Env~~) ~~no~~
~~Remains.~~

Redford
Road
for
the
Trust
Company

Score $1/0$ $1/0$

WR. 0406 422126.

**DETERMINED
PLAN**

Wagoner. Ref: 0422/1

SEAL OFF 8TH FLOOR
ACCESS TO NO 38
AN AS AGENT
WITH MR. F. CONDELY
OF NO. 40.

Don't expect
KELLS no but
+ the others.

EXISTING DEEP
TRENCH TO REMAIN.

Remains

BLACK PLAN. SQUARE 1.500.

Donnerstag

0407

Spencer

583-222-1000

525