PLANNING APPLICATION

For office use only

Application No. H06/0627/01

Date Registered 22 MAY 2001

Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS S BOOR
93 LITTLE LONDON
LONG SUTTON
SPALDING. LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

PROF MIDLANDS DESIGN SERVICES
WILLOW LODGE
HORSESHOE ROAD
SPALDING. LINCS.

Tel. No. 01775 767968.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 5 RECTORY LANE, GEDNEY, SPALDING. LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED DWELLING & GARAGE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £90-00 (If you consider no fee is payable include a written explanation instead)

Signed ..... Date 21-05-01

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: H06/0873/00
B. Please state which reserved matters are dealt with in this application: 1.2.5

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	☐	If so, how many:
(ii) Other new building(s)	☐	
(iii) Alterations or extension	☐	
(iv) Change of use	☐	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max height:	6·5	metres
(b) max. length:	18·9	metres
(c) max. width:	12·0	metres
D. Please state type and colour of materials for facing external walls:	EXAMPLE 'BIZET' facing brick	
E. Please state type and colour of roofing materials.	MARLEY MENDIP. Smooth grey	
F. Has a survey of the site been undertaken? State Yes or No	☐	

5. GENERAL INFORMATION Please complete each section

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

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?		

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

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 ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	☐	➡ If so, **please give details in Part 6**
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.*	☐	➡ 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.

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 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?	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 ..... ~~(Applicant~~ / ~~Agent)~~ Date 21-05-01 .....

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**

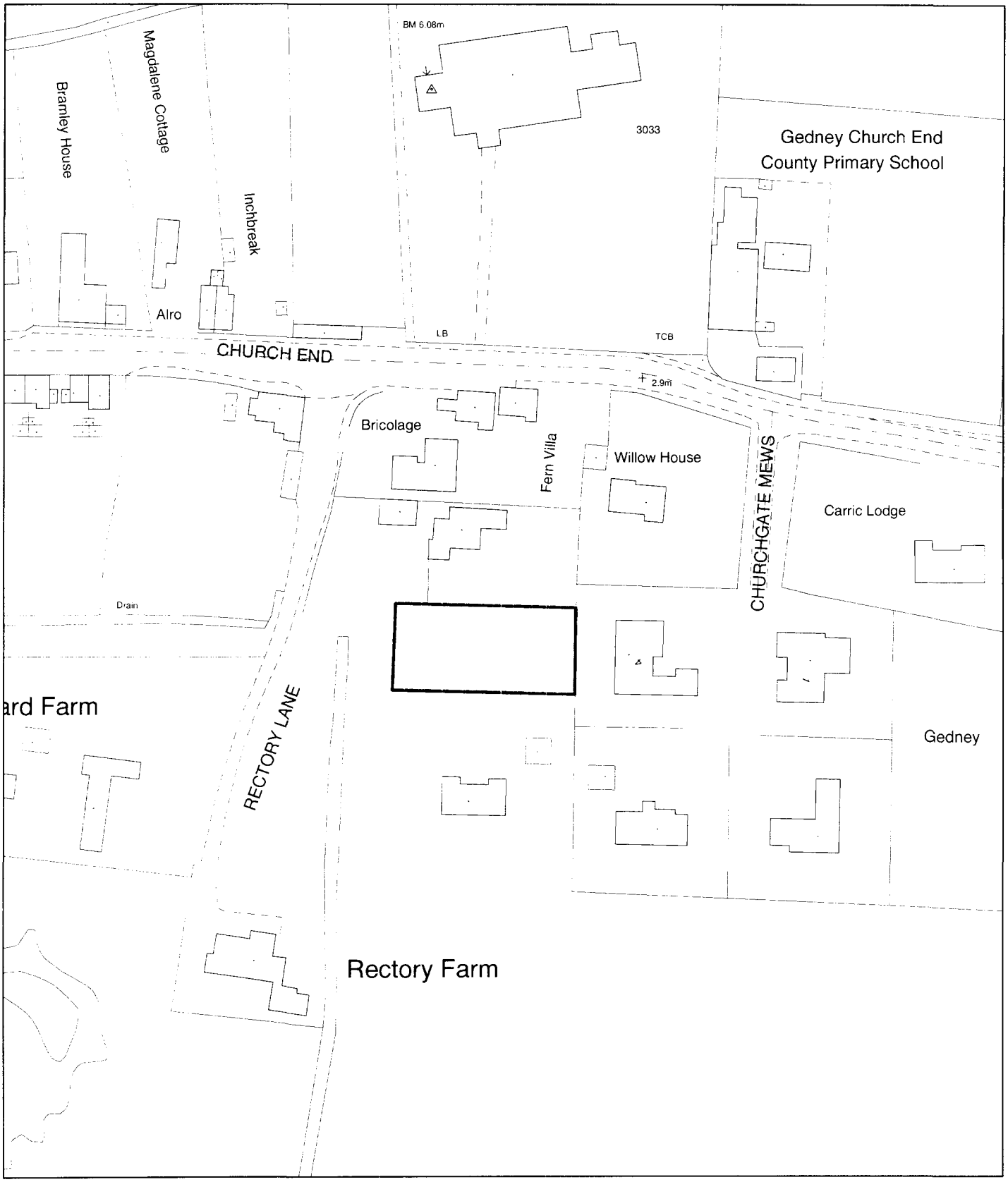
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are 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 ..... ~~(Applicant~~ / Agent) Date 21-05-01 .....

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 .....



Planning Application Location Plan
Ward Member Notification

FILE COPY

H06/0627/01

Scale: 1:1250

Housing and Planning Services Department

Council Offices, Priory Road, Spalding, Lincolnshire

PLEASE DO NOT COPY THIS PLAN
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SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H06/0627/01 Received: 22-MAY-01 Type: RESERVED MATTERS

Name: Mr & Mrs Boor
93 Little London
Long Sutton
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Proposed dwelling and garage (Outline application H06/0873/00)

Location : Plot 5, Rectory Lane Gedney
Spalding

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:

1 Before the bungalow is occupied french drains shall be installed in accordance with details shown on drawing no. 01/13/04 received by the Local Planning Authority on 7 August 2001.

Reason: In the interests of the amenities of the locality and also that of future occupiers of the dwelling.

The determined plans are:-
1:2500 plan and dwg nos. 01/13/01 and /03 received 22 May 2001.
Dwg no. 01/13/04 received 7 August 2001.

You are reminded that Condition 4 (archaeology) of outline planning permission reference H06/0873/00 is still outstanding.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
14 AUG 2001

H06/0627/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

SALLY WALTHA
BA (Hons) F.C
Director of Housing & Pla g Services

Ho g a d Pla
ervices D partmen
Council Off es,
riory Road,
Lincol PE KE
Telephone: (0 01
Fax: (01775) 710

S O U T H
H O L
DISTR
HOUSING & PLANNING
ERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/0627/01 Received: 22-MAY-01 Type: RESERVED MATTERS

Name: Mr & Mrs Boor
93 Little London
Long Sutton
Spalding
Lincs

Agent: East Midlands Design Assoc.
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Spalding
Lincs PE11 3JA

Description: Proposed dwelling and garage (Outline application H06/0873/00)
Location : Plot 5, Rectory Lane Gedney
Spalding

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

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Director of Housing and Planning Services
10 AUG 2001

H06/0627/01

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H06/0627/01

RESERVED MATTERS

Applicant: **Mr & Mrs Boor**
Tel:

Agent: **East Midlands Design Assoc.**
01775 767968

Description: Proposed dwelling and garage (Outline application H06/0873/00)

Case Officer:
D M GEDNEY

Location: **Plot 5, Rectory Lane**
Gedney
Spalding

VALID DATE: 22-MAY-01

Targets:	To case office	29-MAY-01	
	Inspected by	05-JUN-01	
	Extra contacts	12-JUN-01	
	Refer outstanding	26-JUN-01	

TARGET COMMITTEE	11-JUL-01
Report deadline:	27-JUN-01
TERM DATE:	**17-JUL-01**

Agreed TD Ext:

1 DW Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

			Sent	Expiry
The Owner and/or the	Hunters Brook		15-JUN-01	06-JUL-01
The Owner and/or the	4 Churchgate Mews		15-JUN-01	06-JUL-01
The Owner and/or the	El Refingio		15-JUN-01	06-JUL-01
Site/Press Advert	MIN		05-JUN-01	26-JUN-01 ✓
Mrs Bennett	Clerk to Gedney Parish Council	01775 710451	04-JUN-01	25-JUN-01
South Holland IDB	Marsh Reeves	01406 24933	07-JUN-01	28-JUN-01
Cllr B Fines		01406 550374	04-JUN-01	25-JUN-01

No Highways objection dps for DMSP 4 July 2001

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H06/0627/01

RESERVED MATTERS

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Spalding

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Mrs Bennett	Clerk to Gedney Parish Council	01775 710451	04-JUN-01	25-JUN-01
Cllr B Fines		01406 550374	04-JUN-01	25-JUN-01

No Highway objection JPS for DH&P 6 June 2001

DC RECORD SHEET

Registration
Reference H06/0627/01 22/5/01
Cross-reference

Case Officer DMS

Directions

Standard: Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard: Article 3 ☐ Reg 4 ☐ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer _____

No of copies	Details

Further direction authorised by Senior Officer _____

No of copies	Details

Information satisfactory for DC _____

Amended description

Fee validation check: ☐ _____

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations

	All	Selected	Viz:	
ROW	☐			
T15	☐			
TRA		☐	_____	_____
ENV		☐	_____	_____
EA		☐	_____	_____
DEM	☐			
LB		☐	_____	_____
			_____	_____
ARC		☐	_____	_____
AG		☐	_____	
HAZ		☐	_____	_____
HSC	☐			
PLA		☐	_____	_____
			_____	_____
ADV		☐	_____	
ADJ		☐	_____	

OTHER _____

Senior Officer confirmed: DMS 29-5-01

Extra (Case Officer after inspection)
Specify:
South Holland IDB
✓ 1/6

Second Stage (after revnlidation)
Reconsult
None ☐
All ☐
Specify

Consult for first time

Residents (Adjacent only)
Addresses :
1) Hunters Block, [illegible]
2) No 4 [illegible]
3) El Refuge, [illegible]

Deliver/Post

Residents (consult first time)
Addresses :

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

Accuracy ? Currently shown.
Neighbours ? Shelter shed in NE corner.
Boundaries ? Legal to both sides & N boundary. House beyond.
Features ? Bungalow to west (rear).
Inspected by MG
Date 6/6
Site Notice posted by GS
Date 5/6
Resident Notices delivered by
Date

Access to south. 1.8m fences on boundary.
Existing shed.

Telephone and Visitor Record

8/6. Plans inspected by Environment Agency.
27/6. Discussed with John Elvy of SHIDP. His comments remain same as previously.

Case Officer Conclusions / Report

Recommendation

Approve (or favourable) ☑

Refuse (or adverse) ☐

Signed _____

Date _____

Conditions / Reasons

Non-Determination

Permitted development (or equiv) ☐

Non-development (or equiv) ☐

Withdrawn ☐

Other ☐ _____

Confirmed by Senior Officer _____

Referral Prior to Issue

Dept of Environment (LBC) ☐

Dept of Environment (DEP) ☐

1) Before the ~~development~~ is commenced ~~further details~~ of the foul drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of the dwelling.

Note

1 Should [illegible] foul sewer.

2 [illegible] Water Act 1991.

2) [illegible] by virtue of Class [illegible] Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no [illegible] shall be carried out to the dwelling hereby approved without the prior permission of the Local Planning Authority.

NOTES

Disabled ☐

Section 106 / 278 ☐

Demolition ☐

LB Demolition ☐

Amended Plans ☐ Received

Drawing nos

Validation Record Sheet

Reference H06/0627/01

Submitted Fee £ 190 Fees

Receipt No P15723 **Correct fee** £ 190 Nil / discount Reason:

Date received 22 MAY 2001

Additional £ Receipt No

VALID ☑ Refund £ Voucher No

Invalid ☐

Reminder .....

Fees ☐

Site plans ☐ Cancelled .....

Certificate ☐

Other ☐

Type : RM

Description :
(if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings 1

Floorspace

Earlier permission reference

GRID REFERENCE 540210 324212

Building Control records:

Already submitted - Ref

Request needed

BO6/0426/01

NOTES

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

COUNCILORS
Gedney 50716566 B Fines

Code E

Parish Boundary

ADMINID ONS_CODE FC HA COUNT
005418 GEDNEY CP 3903 7943.370 0

Local Plan - Development Boundaries

DEVB Development Boundary 168325

Ocella Sites

DISPLAYFLG
1988 10392 540313 324221 0

Planning Historical

DISPLAYFLG
H06/0122/90 1622 540250 324208 0
H06/0343/91 10297 540317 324221 0

Planning Applications1998-2000

DISPLAYFLG
H06/0873/00 933 540265 324214 0
H06/0627/01 912 540270 324212 0

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H06/0627/01

Applicant: Mr & Mrs Boor
93 Little London
Long Sutton
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Proposed dwelling and garage (Outline application H06/0873/00)

Location: Plot 5, Rectory Lane Gedney
Spalding

Type: RESERVED MATTERS

16-AUG-01

Dear Sir/Madam,

PLANNING DECISION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

Mrs S A Waltham

Director of Housing and Planning Services

Mr & Mrs French
Hunters Brook
Rectory Lane
Gedney
Spalding Lincs PE12 0BU

Application Number: **H06/0627/01** **Date Received:** **22 May 2001**

Application Type: **Reserved matters**

Description: **Proposed dwelling and garage (outline application H06/0873/00)**

Location: **Plot 5, Rectory Lane, Gedney, Spalding**

Applicant: Mr & Mrs Boor Agent: East Midlands Design Assoc.

---

1. REASON FOR COMMITTEE CONSIDERATION

Recommendation of approval contrary to objection received.

2. PROPOSAL

The application is a reserved matters submission for a relatively large 3 bedroom bungalow, including integral garage.

3. SITE DESCRIPTION

- The site (some 0.09 hectares) is currently vacant but was previously garden land associated with "El Refugio".
- Access off Rectory Road.
- Existing residential development located to the north, east and south, as well as on the opposite side of Rectory Lane.

4. RELEVANT PLANNING POLICIES

Local Plan
Inside Gedney Development Boundary.

Interim Rural Housing Policy H2A provides criteria by which new homes in villages are assessed. Should be in scale and character with their surroundings.

Policy E1 indicates, amongst other things, a development should maintain the amenity of neighbouring residents and generally be acceptable on highway grounds.

Where the development plan contains relevant policies, Section 54A of the Town and Country Planning Act 1990 requires that a planning application shall be decided in accordance with the plan. This is unless material considerations indicate otherwise.

5. RELEVANT PLANNING HISTORY

H06/0873/00 – Outline – Erection of a detached dwelling and garage, Plot 5, Rectory Lane, Gedney – Permitted.

6. REPRESENTATIONS

Parish Council	Supported.
County Highways	No objections.
South Holland Internal Drainage Board	Most preferable form of drainage would be lengths of French Drain in the problem areas. These should extend down into the subsoils and be directed to an outpour into the nearby dyke.
Public	Objection received from owner/occupiers of "Undersbrook" Summarised: • Concerned about the frequent flooding of this plot and our property. Consider that the new development will exacerbate this situation. • As a safety measure a sign should be erected in Church Gate, near the rectory lane entrance, warning speeding motorists of the concealed entrance to this lane.

7. MATERIAL CONSIDERATIONS

Main Issues

The site already has the benefit of outline planning permission for residential development (H06/0873/00). The principle of a dwelling upon the site has therefore been established. The main issues therefore are.

- Whether the proposal is in character with its surroundings.
- Whether the new bungalow would adversely affect the amenity of neighbouring residents, including drainage considerations.
- Highway issues.

Visual Impact/Appearance

The bungalow is considered acceptable in terms of scale and design. It would be constructed in attractive red brickwork, with a grey concrete tiled roof (pantile profile).

Amenity

The neighbouring property would not be materially affected in terms of overlooking/overshadowing. An existing Leylandii hedge exists along the northern boundary and a 1.8 metre high close boarded fence along the southern. 1.8 metre high fencing is proposed along the rear (eastern) boundary.

In terms of drainage, the applicants have agreed to install French drains in the problem areas so these would link up to one continuous pipe directed to an outfall into the nearby dyke to the west. This is in accordance with advice provided by the South Holland Internal Drainage Board.

Highways

On site parking is provided. The County Highways Authority raise no objections. A copy of the objectors letter has been passed to them regarding the suggestion to install signs at the junction of Rectory Lane and Church Gate.

8. RECOMMENDATION

Approval.

1. Before the bungalow is occupied the French drain system shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Reason: In the interest of the amenities of the locality. Note 1 SM1 amended plans.
2. You are reminded that condition 4 (archaeology) of outline planning permission reference H06/0873/00 is still outstanding.

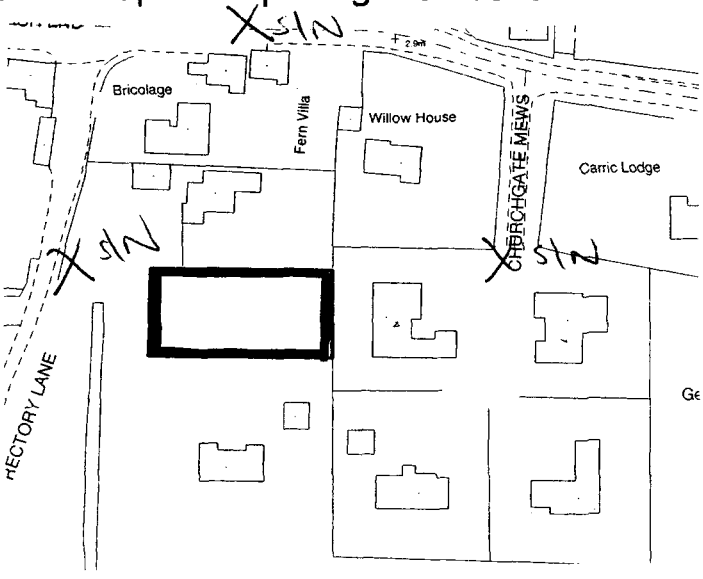
PLANNING APPLICATION

Mr & Mrs Boor
is applying to the Council for planning permission for the following:

Reference No: H06/0627/01
Description: Proposed dwelling and garage (Outline application H06/0873/00)

Location: Plot 5, Rectory Lane
Gedney
Spalding

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.
They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number .



Mrs S A Waltham
Director of Housing and Planning Services

Date of Notice:

5th June 2001

SOUTH HOLLAND DISTRICT COUNCIL

Mr & Mrs B K French
Hunter's Brook
Rectory Lane
Church End
Gedney
Lincolnshire
PE12 0BU

David Gedney

H06/0627/01

9 August 2001

Dear Mr & Mrs French

Reserved matters application H06/0627/01
Proposed dwelling and garage, Plot 5, Rectory Lane, Gedney – Mr & Mrs Boor

I write further to your letter dated 5 July 2001.

The applicants have now agreed to install a French drainage system in accordance with South Holland Internal Drainage Board guidelines. It has therefore been decided to approve the application subject to a condition requiring that the drains be installed before occupation.

Regarding your concern relating to signage, a copy of your letter has been passed to the County Highways Authority for their attention.

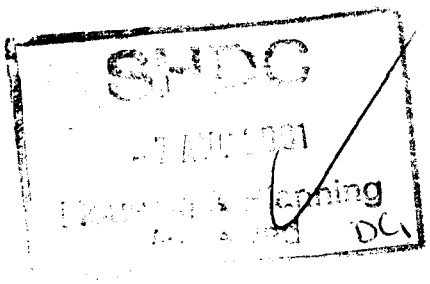
I trust the above is of assistance. You will receive a formal notification of the decision in due course.

Yours sincerely

David Gedney
Planning Officer

East Midlands Design Associates

South Holland District Council
Planning Department
Council offices
Priory Road
Spalding
Lincs
PE11 2XE



7th July 2001

Dear Sir

Re : **Proposed dwelling and garage at Plot 5 Rectory Lane, Gedney for Mr & Mrs Boor**
Planning ref. No H06/0627/01

In reply to your letter of the 31st July 2001we confirm our clients acceptance to providing underground drainage to the site in accordance with the recommendations of the South Holland Internal Drainage Board and as outlined in your letter.

We enclose 4 copies of the proposed drainage layout in accordance with your requirements and trust this will meet with your approval.

Yours faithfully

Andrew R Lowther

"Willow Lodge", Horseshoe Road, Spalding, Lincs. PE11 3JA.
Tel/Fax 01775 767068

FILE COPY

East Midlands Design Associates
Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

David Gedney

H06/0627/01
DMG/MJT

31 July 2001

Dear Sir

Application H06/0627/01
Proposed Dwelling and Garage, Plot 5, Rectory Lane, Gedney – Mr & Mrs Boor

I write further to your letter dated 5 July 2001 relating to drainage matters.

I have now consulted the South Holland Internal Drainage Board who have indicated that the most preferable solution would be to lay French drains in the problem areas. These would need to extend down into the sub-soils and incorporate within the gravel fill a 150mm diameter perforated plastic pipe as used in field underdrainage systems. They consider that one continuous pipe directed to an outfall in the nearby dyke could be used to interconnect a number of French drains, from which there may be an added benefit to the level of the water table during wet periods.

Can you please indicate, therefore, whether your client would be agreeable to the above. If this is the case an amended plan will need to be shown indicating details of such a system.

I look forward to hearing from you at your earliest convenience.

Yours faithfully

David Gedney
Planning Officer

South Holland Internal Drainage Board

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk
www.south-holland-idb.gov.uk

Our Ref JTE-PAH0627-01-JAM
Your Ref H06/0627/01

Please Contact Mr Elsey

17 July 2001

South Holland District Council
Housing and Planning Services Dept
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

FOR THE ATTENTION OF MR D GEDNEY

Dear Sirs

DG

RE : RESERVED MATTERS, PLOT 5, RECTORY LANE, GEDNEY

Thank you for your letter dated 12 July 2001.

The land drains to which I referred in my letter of 12 September were indeed installed to cater for a drainage problem to the north and I enclose for your information a plan showing their approximate line. May I stress that they were not intended to cater for drainage of the above referenced site; they purely cross the site access to the open dyke.

As stated in my previous letter, I am not aware of any "flooding" of this site but I do not doubt that surface ponding would occur given the information obtained by East Midlands Design Association from the borehole.

Regarding comment upon the drainage proposals these would I believe work as it is a matter of creating a permeable route through which water can permeate to the silt sub-soil and thereby disperse within the ground water.

However, in view of the fact that there is an open dyke nearby it would be preferable to create lengths of french drain in the problem areas, again extending down into the subsoils, but incorporate within the gravel fill a 150 mm dia perforated plastic pipe as used in field underdrainage systems. One continuous pipe directed to an outfall into the dyke, could be used to interconnect a number of "French drains" from which there may be an added benefit to the level of the water table during wet periods.

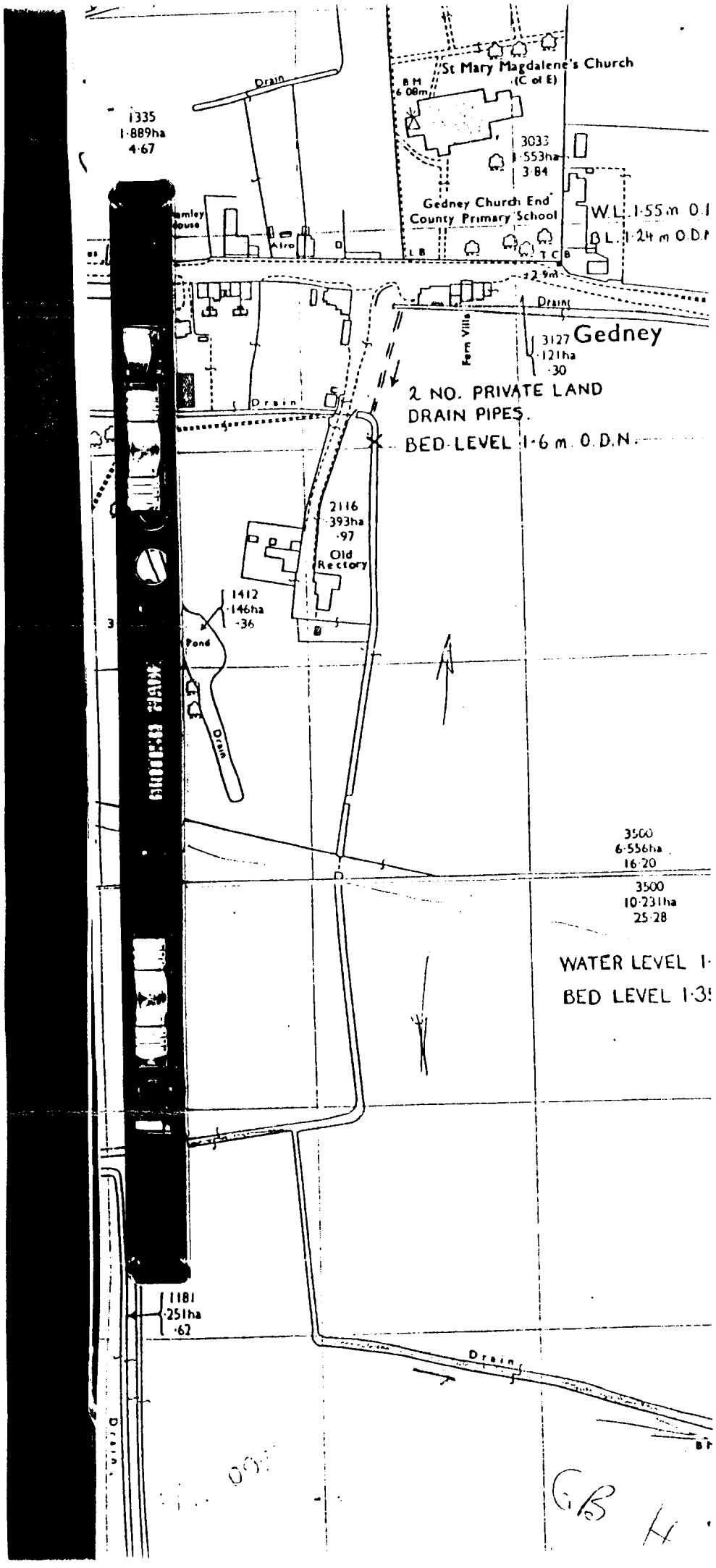
Trusting the foregoing to be of assistance.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

Enc

BOARD MEMBERS
S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay, C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R C Thompson, P M Walls, D R Worth


St Mary Magdalene's Church
(C of E)
B M
6·08m
Drain
1335
1·889ha
4·67
3033
1·553ha
3·84
Gedney Church End
County Primary School
W.L. 1·55 m O.D.
B.L. 1·24 m O.D.
Airo
L B
T C B
+2·9m
Drain
Fen Villa
3127 Gedney
1·121ha
·30
2 NO. PRIVATE LAND
DRAIN PIPES.
BED LEVEL 1·6 m. O.D.N.
Drain
2116
·393ha
·97
Old
Rectory
1412
·146ha
·36
Pond
Drain
3500
6·556ha
16·20
3500
10·231ha
25·28
WATER LEVEL 1·
BED LEVEL 1·3
1181
·251ha
·62
Drain
Drain

South Holland Internal Drainage Board
Marsh Reeves
Foxes Low Road
Holbeach
Spalding
Lincolnshire
PE12 7PA

David Gedney

H06/0627/01

JTE-PAH0627-01
-JAM
12 July 2001

For the attention of Mr Elsey

Dear Sirs

Application HO6/0627/01
Proposed dwelling and garage, Plot 5, Rectory Lane, Gedney – Mr & Mrs Boor

Thank you for your letter dated 27 June 2001 regarding the above.

It is noted that your earlier letter indicates that land drains were installed during the mid-seventies to alleviate drainage problems. It has been inferred that these may not have been provided. Do you have any further information that may assist in this matter?

Regarding the proposal, the submitted plans indicate that surface water would be disposed of via soakways (4). A further letter has been submitted from the applicants agent indicating that further measures would be undertaken to prevent surface water flooding. An objection has been received from a neighbour indicating that these measures would not be sufficient and that French Drains should be installed, connecting to the drain to the west.

I welcome your assistance in terms of whether you consider the proposed drainage scheme to be satisfactory in terms of preventing surface water flooding and the likely embarrassment of neighbouring land. I enclose the relevant plans/information to assist you in this matter.

Yours faithfully

David Gedney
Planning Officer

MESSAGE

FOR: David Gedney

FROM: Mrs Boor

ORGANISATION:

TEL. No: 01406 362518 **EXT No:**

DATE: 10.7.01 **TIME:** 9.35

TELEPHONE		VISITS	
Telephoned		Visit Required	Date:
Returned Your Call			Time:
Please Call		Will Visit You	Date:
Will Call Again			Time:
Needs to See You		Visited Your Office	

(Please Tick Where Applicable)

MESSAGE:

Re: H06/0627/01.

Rang Mrs Boor

Explained that ~~was~~ objection rec'd and that earliest committee it can go to is 1/8/01.

Also explained drainage issue.

DMK 10/7

Taken By: Marie Dept/Section:

Rectory Lane, Sha...
GEDNEY, Lincs. PE12 0BU
Tel. 01406 365077

06 JUL 2001
Housing & Planning
Received

5th July 2001

OBJECTION

Housing and Planning
Services Debt
Council Offices
Priory Road SPALDING
Lincs PE11 2XE
(FAO Mrs D M Hickling)

SHDC
06 JUL 2001
Housing & Planning
Received
DG

Dear Sir,

Comments on proposed dwelling and garage
application no H06/0627/01
(Plot 5 Rectory Lane)

We are the owners of 'Hunters Bank', the northern boundary of which borders Plot 5. We have written to you before regarding our concern about the frequent flooding of our plot and plot 5 (Photos available) which I believe will be even more often the proposed dwelling sheds water into the soakaways.

Since then a test trench was dug in the NE corner of plot 5 and it proved my point when it filled to the surface with draining ground water and this did not drop for several weeks. A soakaway at this point and 3 others are marked on the plan to take run off from the roof of the dwelling.

1 of 2

reduces the absorption capacity of the whole plot by 1/3 - this will then become a run off to the road ways which will as far as I can see be ineffective. If the area flooded without a dwelling it will be exacerbated with one.
I don't think the road ways will be effective when the area under field capacity unless they can be connected to a trench drain which can shed the water into the dyke running along the west side of plot 5

I also believe in a septic tank one or more should be erected in block gate near the Rectory Lane entrance running shedding moisture of the concealed entrance to this time

Yours faithfully
E M French.

E M FRENCH

Copy passed to Highway Authority. Contact paragraph.

DMG 12/1.

E 06 2.

East Midlands Design Associates

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

DG

5th July 2001

For the attention of Mr D Gedney

Dear Sir

Re **: Proposed dwelling and garage at Plot 5 Rectory Lane, Gedney for Mr & Mrs Boor**
H06/0627/01

In reply to your letter of the 3rd inst. it would appear that the site does have a drainage problem although I doubt it affects the neighbouring property as from memory I believe the site is lower than the adjoining properties.

The soil investigation for the area indicates a layer of top soil over clay with silt at a depth of 1.0m. It is probable that the surface water is being prevented from draining by the layer of clay and it is my clients intention to break through this layer of clay to see if this will allow the water to drain away. In conjunction with this it is intended to auger a series of holes to a depth of approx. 2.0m and fill them with clean gravel to provide permanent drainage to the layer of silt which should allow good drainage.

I shall advise my client to further investigate the possibility that land drains have been laid in the site and to see whether these are working at all.

I trust this meets with your approval.

Yours faithfully

Andrew R Lowther

"Willow Lodge", Horseshoe Road, Spalding, Lincs. PE11 3JA.
Tel/Fax 01775 767068

East Midlands Design Associates
Willow Lodge
Horseshoe Road
Spalding
Lincs

David Gedney

H06/0627/01

3 July 2001

Dear Sir

Planning Application H06/0627/01
Proposed Dwelling and Garage, Plot 5, Rectory Lane, Gedney – Mr. & Mrs Boor

I write with regard to the above.

Concern has previously been expressed that this site is prone to localised surface water flooding. It is understood that this has in the past caused embarrassment to neighbouring properties.

Discussions have been held with the South Holland Internal Drainage Board who have indicated that at one time there was a drainage problem in the locality. The situation was dealt with at the time by the installation of land drains which enter the private dyke to the west. It may be that this facility is no longer working efficiently and I would be grateful if you could look into the matter and suggest remedial measures to alleviate this problem.

I look forward to hearing from you.

Yours faithfully

David Gedney
Planning Officer

South Holland Internal Drainage Board

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk
www.south-holland-idb.gov.uk

Our Ref JTE-PAH0627-01-JAM
Your Ref H06/0627/01

Please Contact Mr Elsey

27 June 2001

South Holland District Council
Housing and Planning Services Dept
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

SHDC
28 JUN 2001
Housing & Planning
Received

Dear Sirs

RE : RESERVED MATTERS, PLOT 5, RECTORY LANE, GEDNEY

Thank you for your consultation on the above application regarding which I have no observations beyond those made in respect of the outline application ref H06/873/00. A copy of my response at that time is enclosed for your information.

My apologies for the delay in responding.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

Enc

BOARD MEMBERS
S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay, C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R C Thompson, P M Walls, D R Worth

South Holland Internal Drainage Board

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk

Our Ref JTE-PAF/0873/00-KMC
Your Ref

Please Contact Mr Elsey

12th September 2000

South Holland District Council
Housing & Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

COPY

For the attention of Mr D Gedney

Dear Sirs

OUTLINE PLANNING APPLICATION – MR A A HAKSTEEG
DETATCHED DWELLING AND GARAGE
PLOT 5 RECTORY LANE, GEDNEY

I refer to your consultation dated 25th August 2000 relating to the above.

Drainage in this locality is served by the privately maintained dyke along the western boundary of the applicants property, which conveys flows to my Board's Kitling Lane Drain situated some 300 metres to the south.

Whilst I am not aware of any flooding on this individual site, which is at much the same level as that of surrounding residential development, there was a drainage problem a little to the north during the mid seventies. The situation which prevailed was however resolved at that time by the installation of land drains which enter the private dyke under the access of the applicants site.

Trusting the foregoing to be of assistance.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

Copy to Hix & Son

BOARD MEMBERS
S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay, C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R Thompson, P M Walls, A J L Worth, MA DL

Ref H66/0627/C1.

Mrs Maybank on "The Nails"

Explained the line is Mr. Said they really should look at the plan again. Mrs T said she had no objections.

MH 16/6.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

08 JUN 2001
Housing & Planning
Received

DG

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

PARISH COUNCIL RESPONSE FORM

Application no: H06/0627/01 Applicant: Mr & Mrs Boor

Description: Proposed dwelling and garage (Outline application H06/0873/00)

Location: Plot 5, Rectory Lane Gedney Spalding

This Council -

✓

1 **Supports the application, or** ✓

2 **has no observations to make at this stage, or**

3 **has some concerns about the application at this stage**
The reasons are:

Do you want this application to be dealt with by the Development Control Committee?

No, if our concerns are satisfactorily resolved

Yes

Any other comments or information (Continue over if necessary)

Signed: J M Bennett Date: 7.6.01

Clerk to Gedney Parish Council

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P15723
Date received : 22-MAY-01

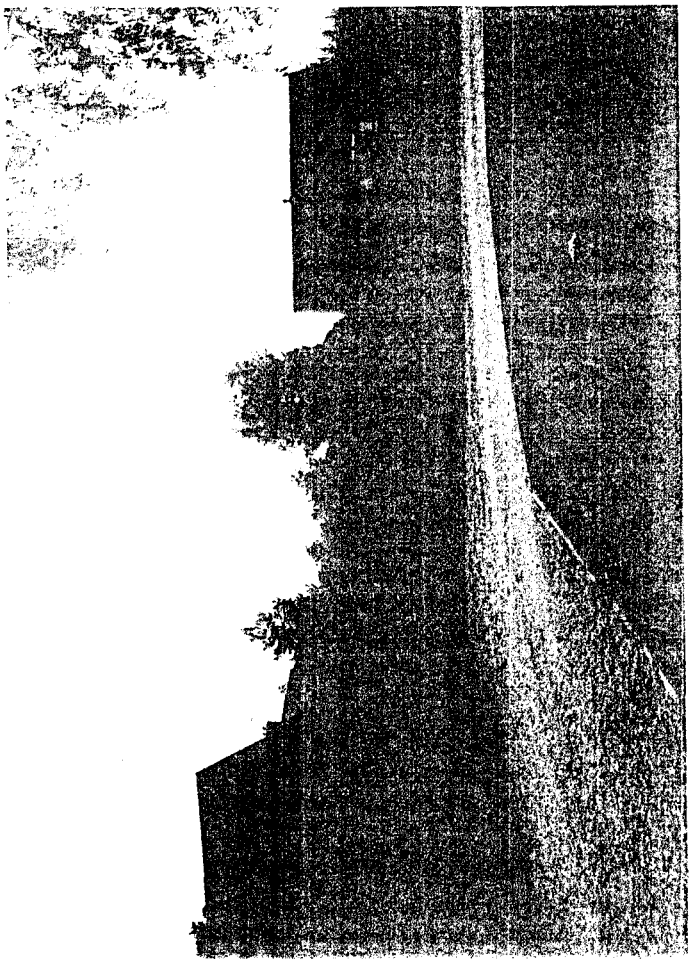
Received from S R & B Boor

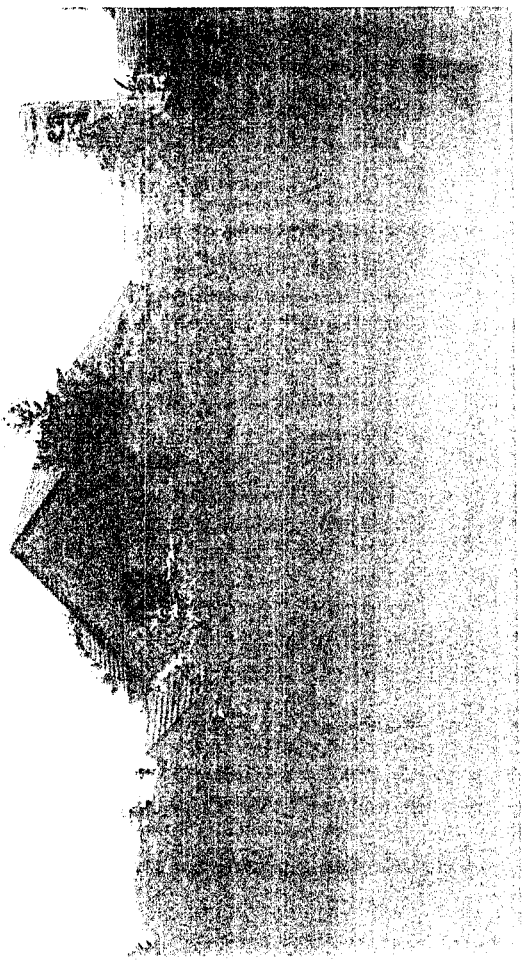
Address Plot 5, Rectory Lane
Gedney
Spalding

Fee paid	£	190.00
VAT	£	0.00
Total received	£	190.00

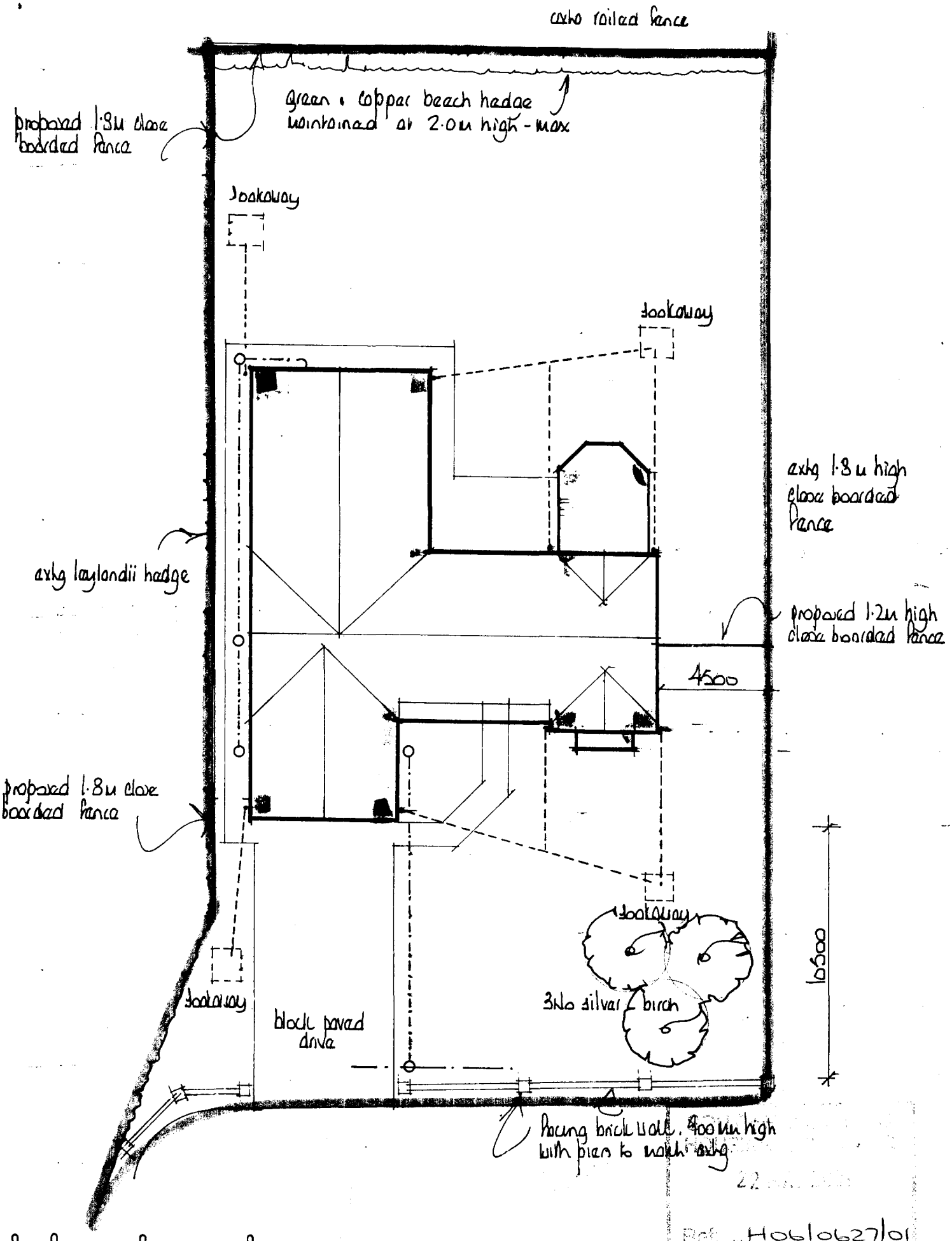
Cash/Cheque : Cheque

Signed..... K Border (Authorised Collector)







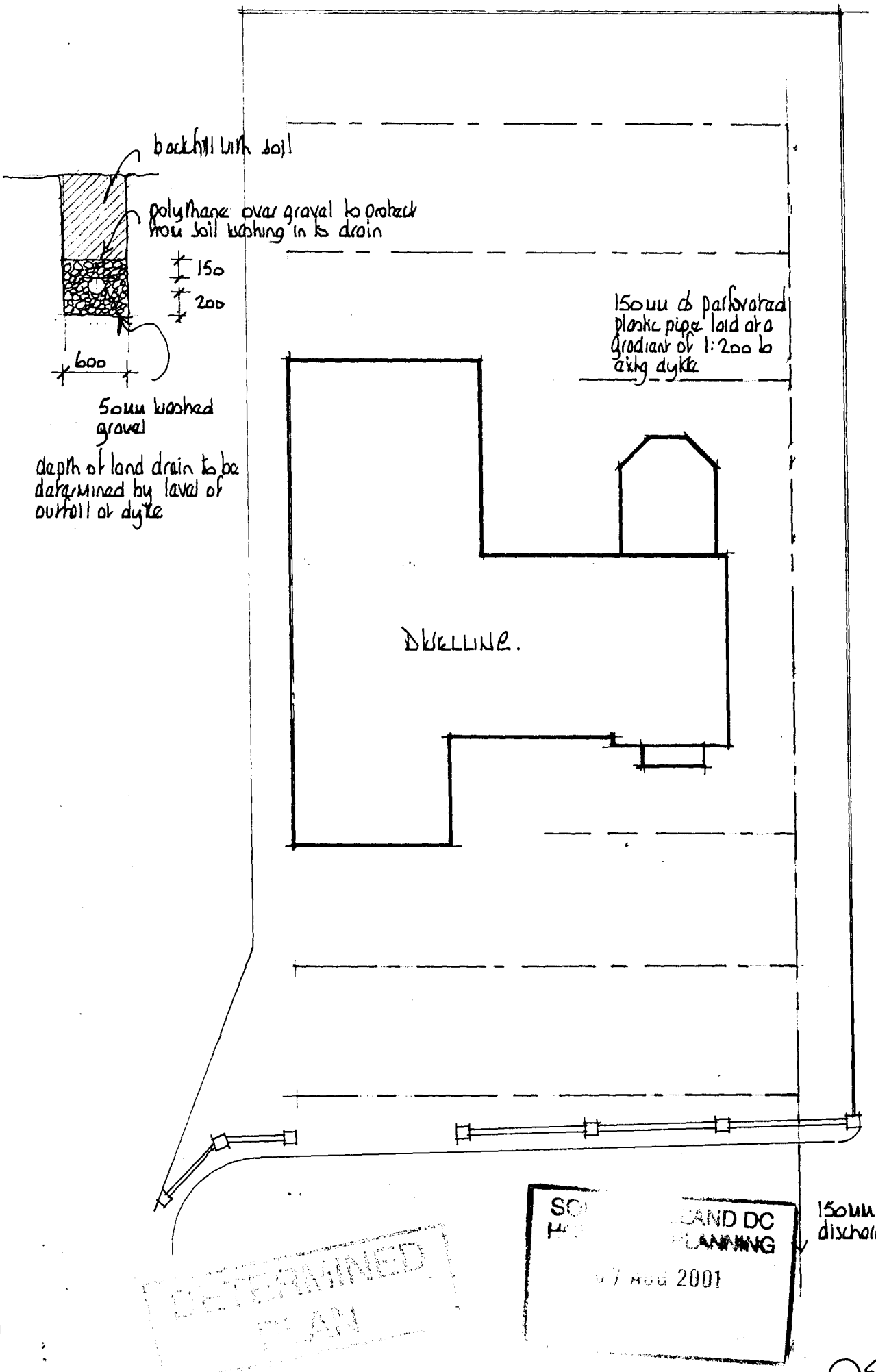


Ref. ..H06/0627/01

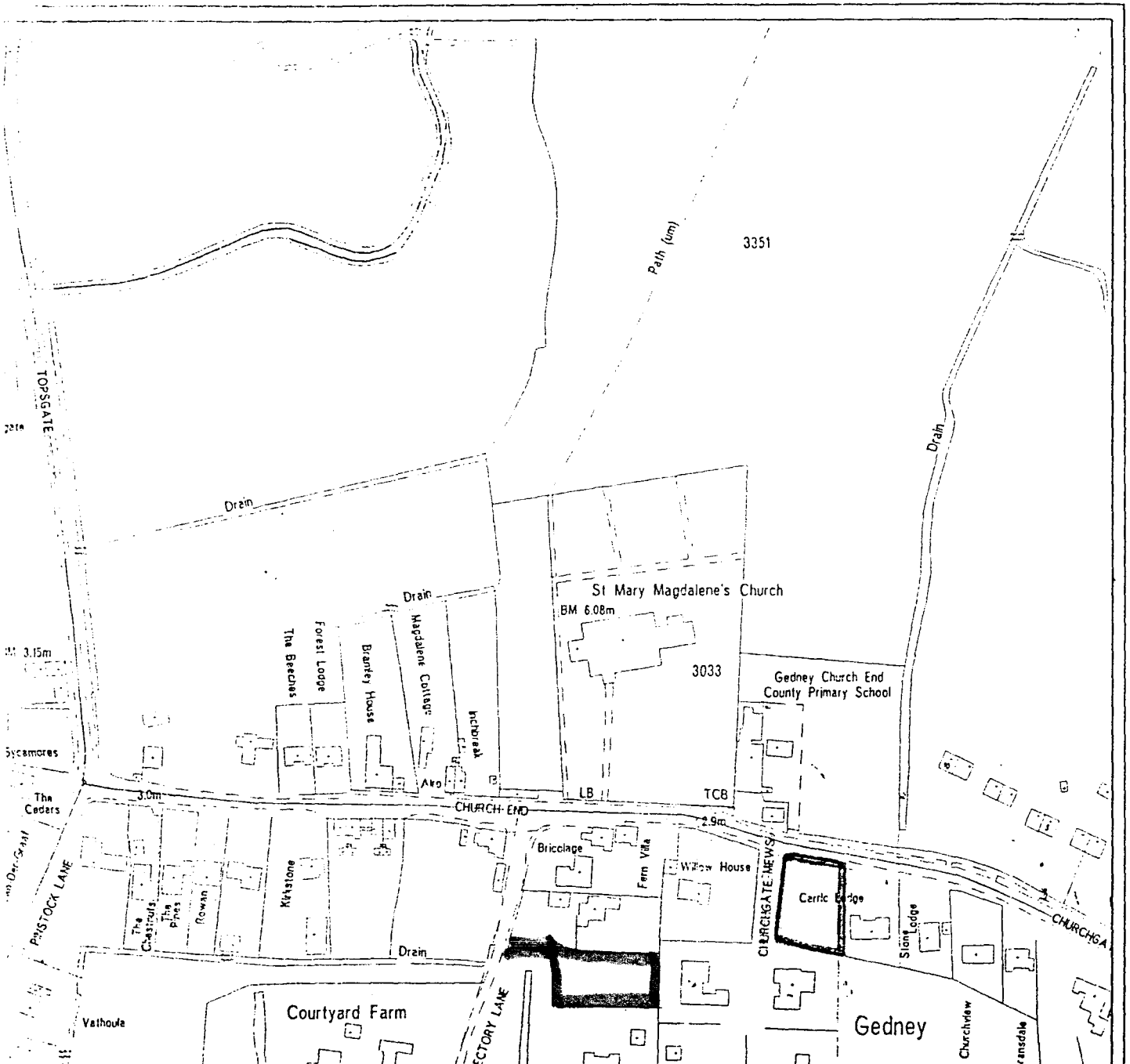
block plan

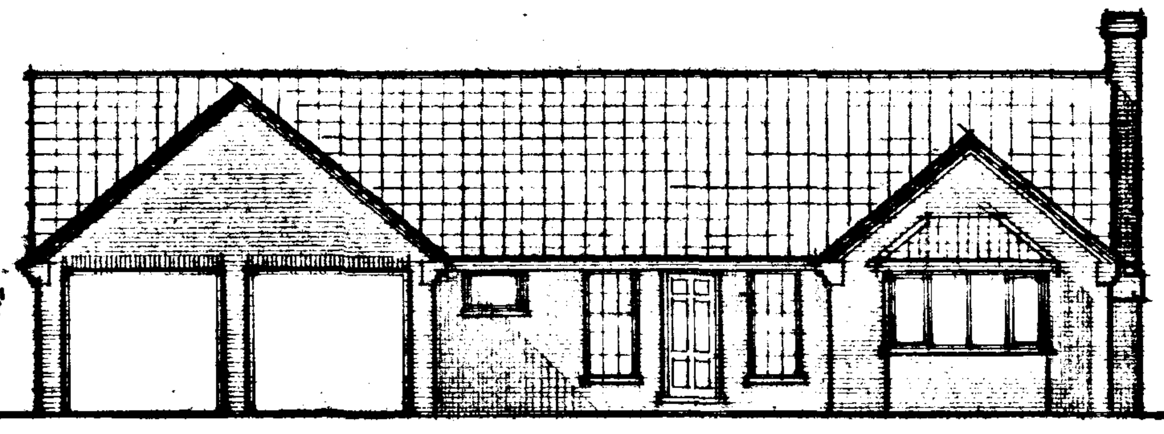
1:200

01/13/03

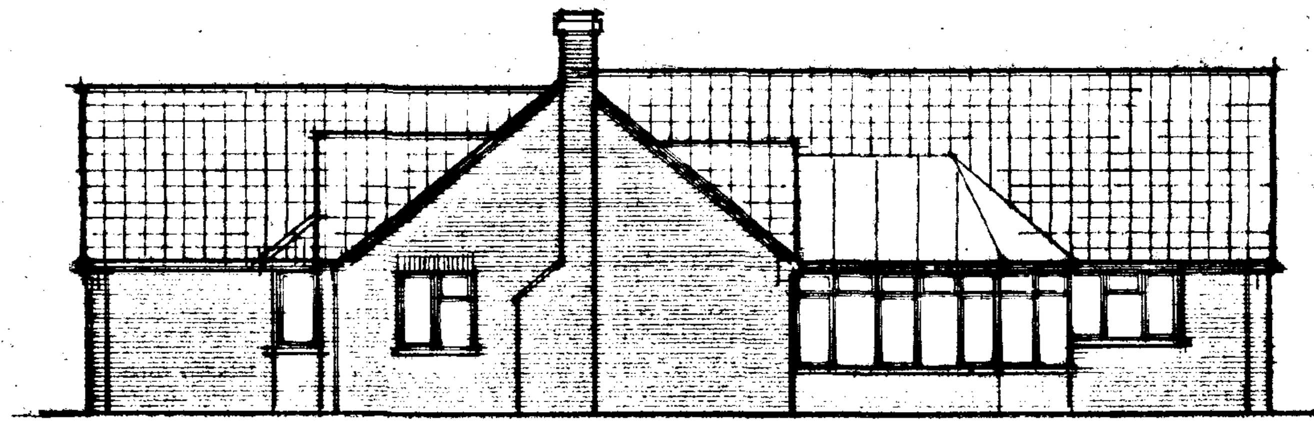

backfill with soil
polythene over gravel to protect from soil washing in to drain
150
200
600
50mm washed gravel
depth of land drain to be determined by level of outfall at dyke
150mm dia perforated plastic pipe laid at a gradient of 1:200 to exist dyke
DWELLING.
150mm dia drain to discharge to dyke
DETERMINED PLAN
AND DC
2001

01/13/04

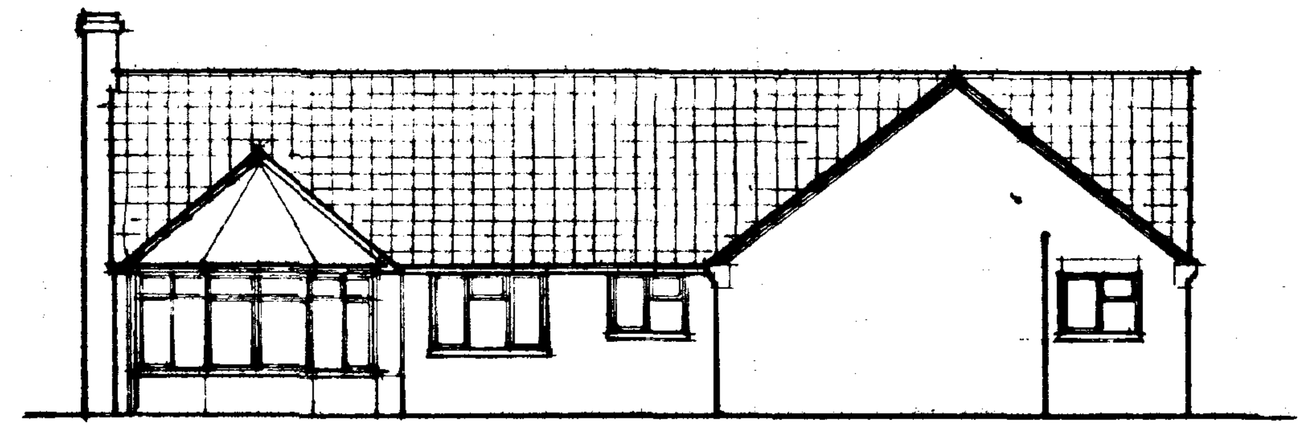

Path (um)
3351
TOPSGATE
Drain
Drain
Drain
St Mary Magdalene's Church
BM 6.08m
3033
Gedney Church End
County Primary School
3.15m
Sycamores
The Beeches
Forest Lodge
Brantley House
Magdalene Cottage
Inchbreak
Aka
LB
TCB
The Cedars
3.0m
CHURCH END
2.9m
Bricolage
Fern Villa
Willow House
Cerric Lodge
Stone Lodge
CHURCHGATE NEWS
CHURCHGA
PINFOLD LANE
The Chestnuts
The Pines
Rowan
Kirkstone
Drain
Courtyard Farm
Vathoule
Gedney
Churchview
Ransdale
N
Scale 1/2500.
DETERMINED
PLAN
H0610627/01



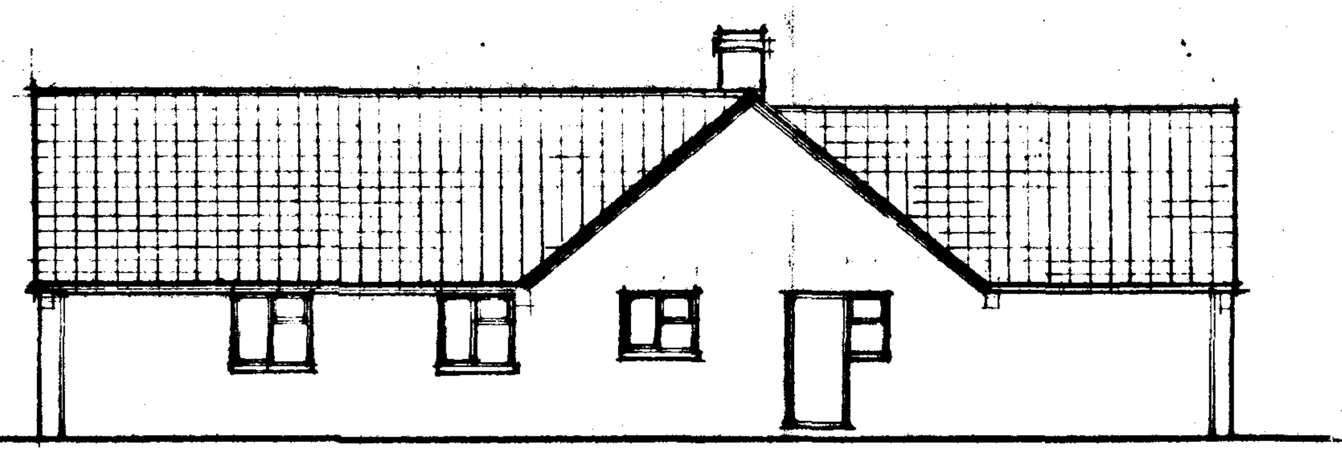
west



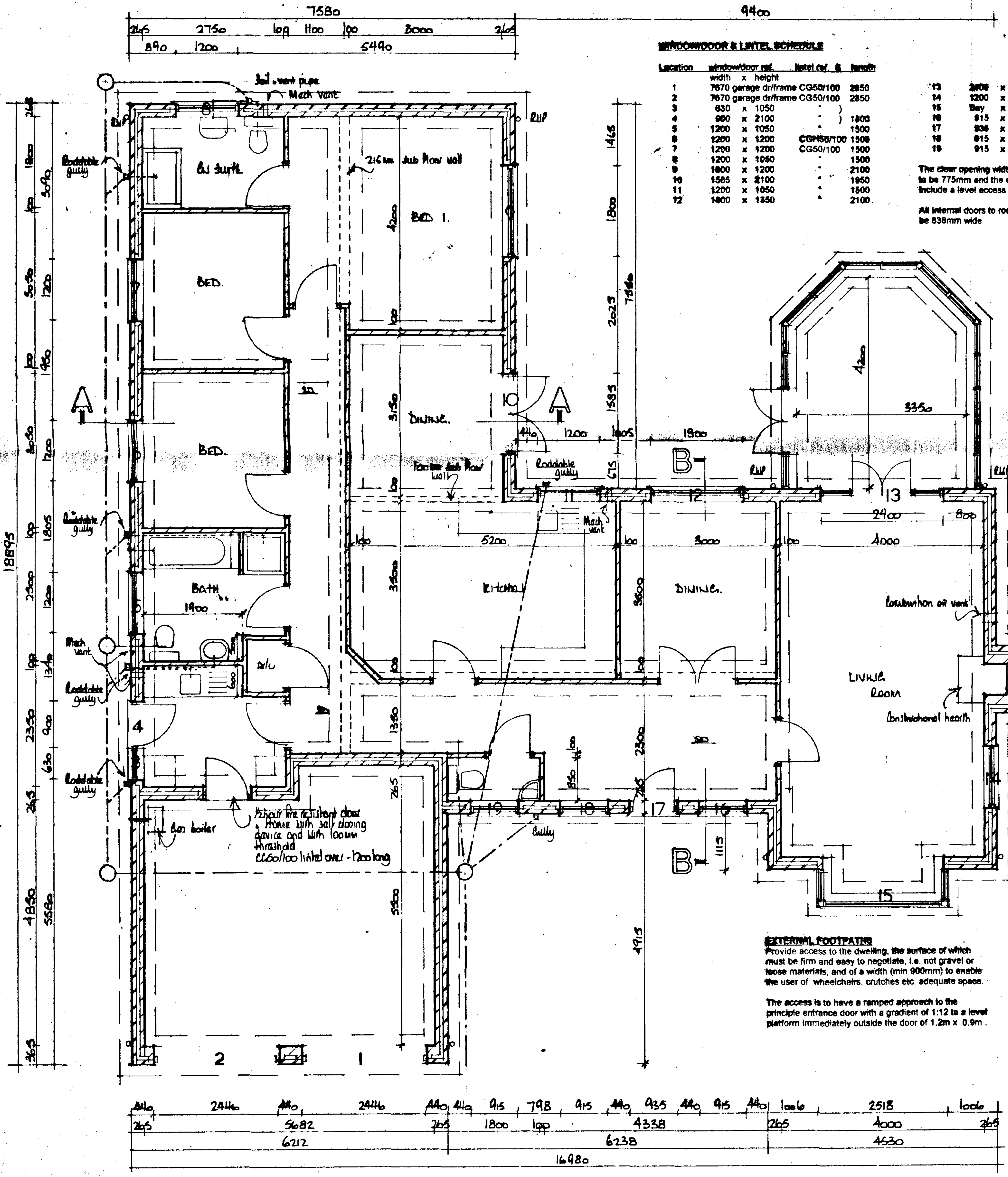
south



east



north



WINDOW/DOOR & LINTEL SCHEDULE

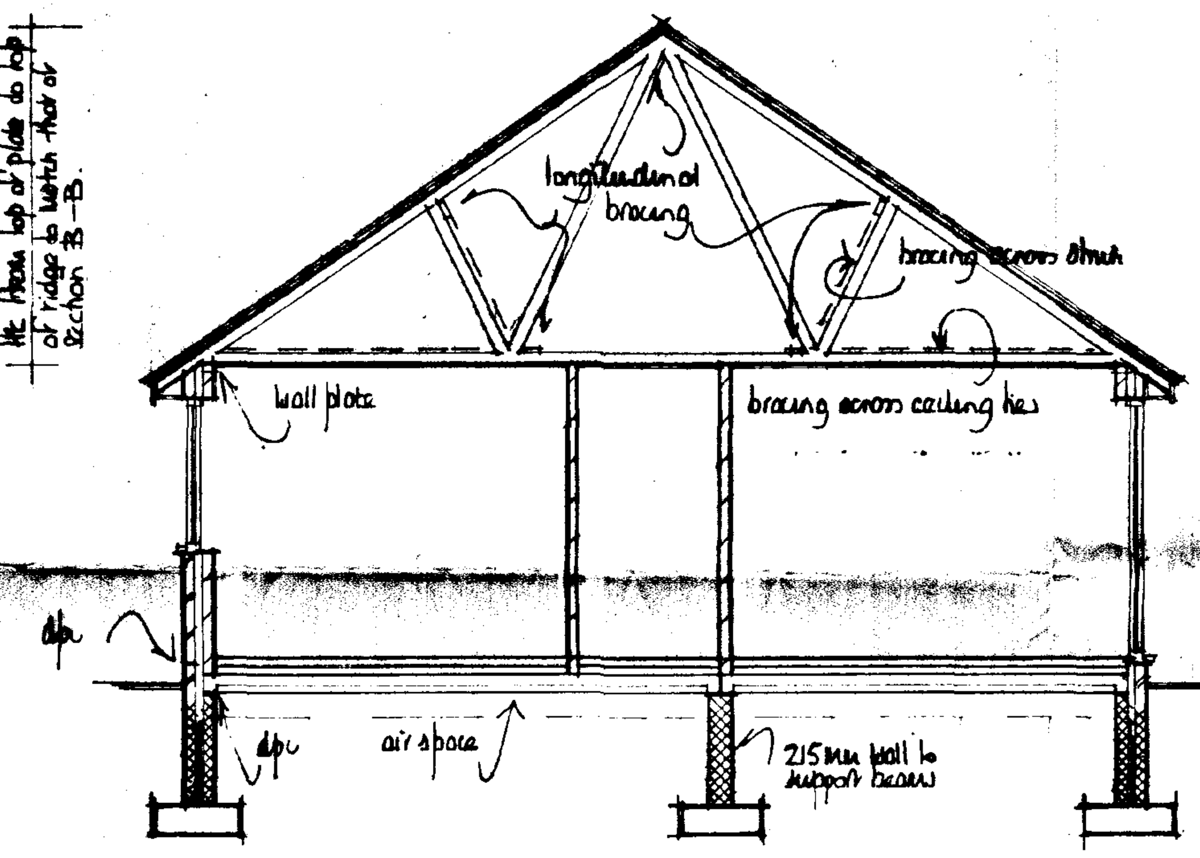
Location	window/door ref. width x height	lintel ref. & length	
1	7670 garage dr/frame	CG50/100	2850
2	7670 garage dr/frame	CG50/100	2850
3	630 x 1050	")	
4	900 x 2100	")	1800
5	1200 x 1050	"	1500
6	1200 x 1200	CGH50/100	1500
7	1200 x 1200	CG50/100	1500
8	1200 x 1050	"	1500
9	1800 x 1200	"	2100
10	1585 x 2100	"	1950
11	1200 x 1050	"	1500
12	1800 x 1350	"	2100
13	2400 x 2100	CGH50/100	2700
14	1200 x 1350	CG50/100	1500
15	Bay x 1350	CGH50/100	2700
16	915 x 1800	CG50/100	1200
17	935 x 2100	"	1200
18	915 x 1800	"	1200
19	915 x 750	"	1200

The clear opening width of the principal entrance door is to be 775mm and the entrance to the dwelling is to include a level access threshold.

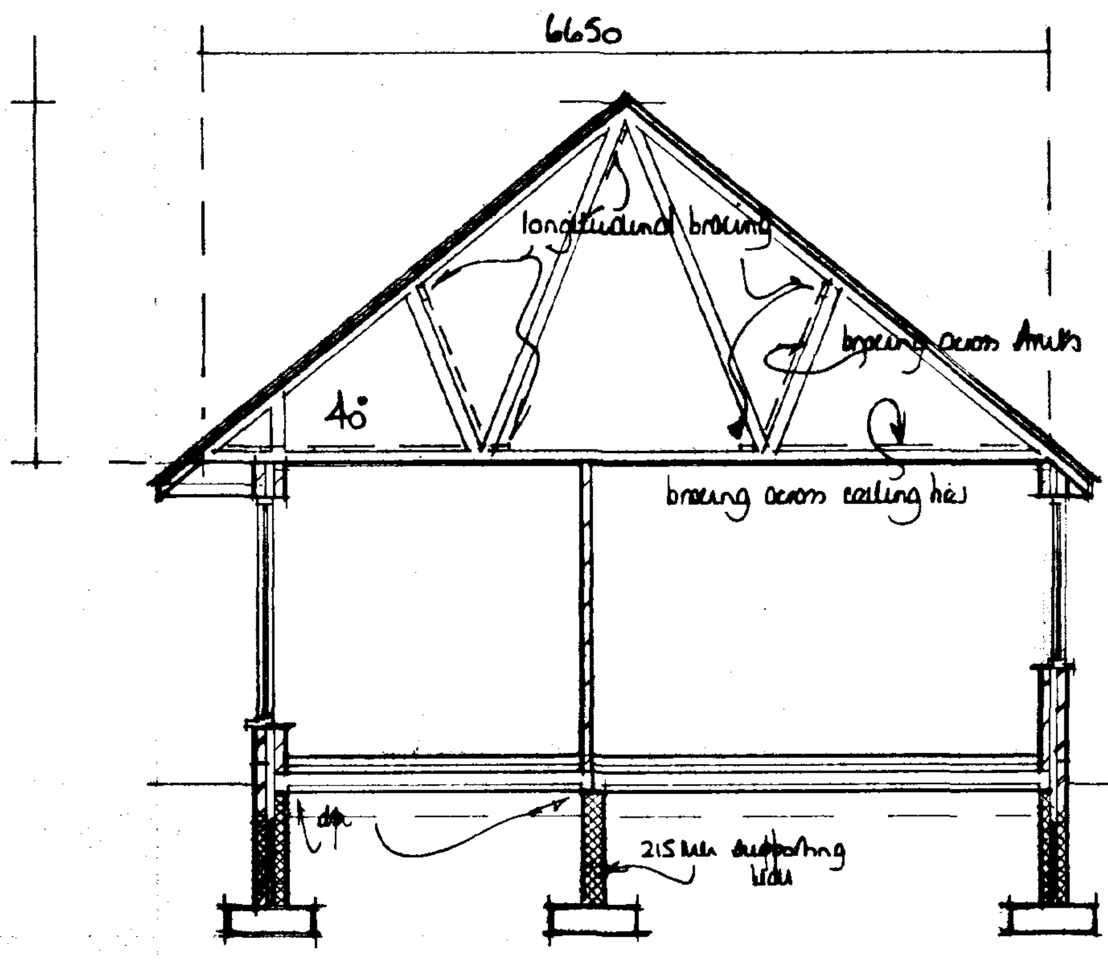
All internal doors to rooms other than cup'ds etc are to be 838mm wide

EXTERNAL FOOTPATHS
Provide access to the dwelling, the surface of which must be firm and easy to negotiate, i.e. not gravel or loose materials, and of a width (min 900mm) to enable the user of wheelchairs, crutches etc. adequate space.

The access is to have a ramped approach to the principle entrance door with a gradient of 1:12 to a level platform immediately outside the door of 1.2m x 0.9m .



A - A



B - B

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 MAY 2001
Ref: 0627/01

A	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client: Mr. Mrs J Booe

Job Title: Proposed Dwelling at Plot 5 Rectory Lane Gosberton Spalding.

Drawing Title: Plan, Sections & Elevations

Scale: 1:50 & 1:100

Date: May 01 Drawn by: AL

Drg. No. 01/13/01 Rev