FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0737/93 Received:13-AUG-93 Type:FULL

Name: Mr D J Edgeley
Tylers Farm
Gedney Marsh
Spalding
Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: New access

Location : Pt. 0036, Main Road Gedney Drove End
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The access shall, for the first 5 metres from the nearside edge of Main Road, be suitably constructed in accordance with details to be approved.

Reason: To prevent unsuitable material from being deposited on the adjoining highway, in the interests of highway safety.

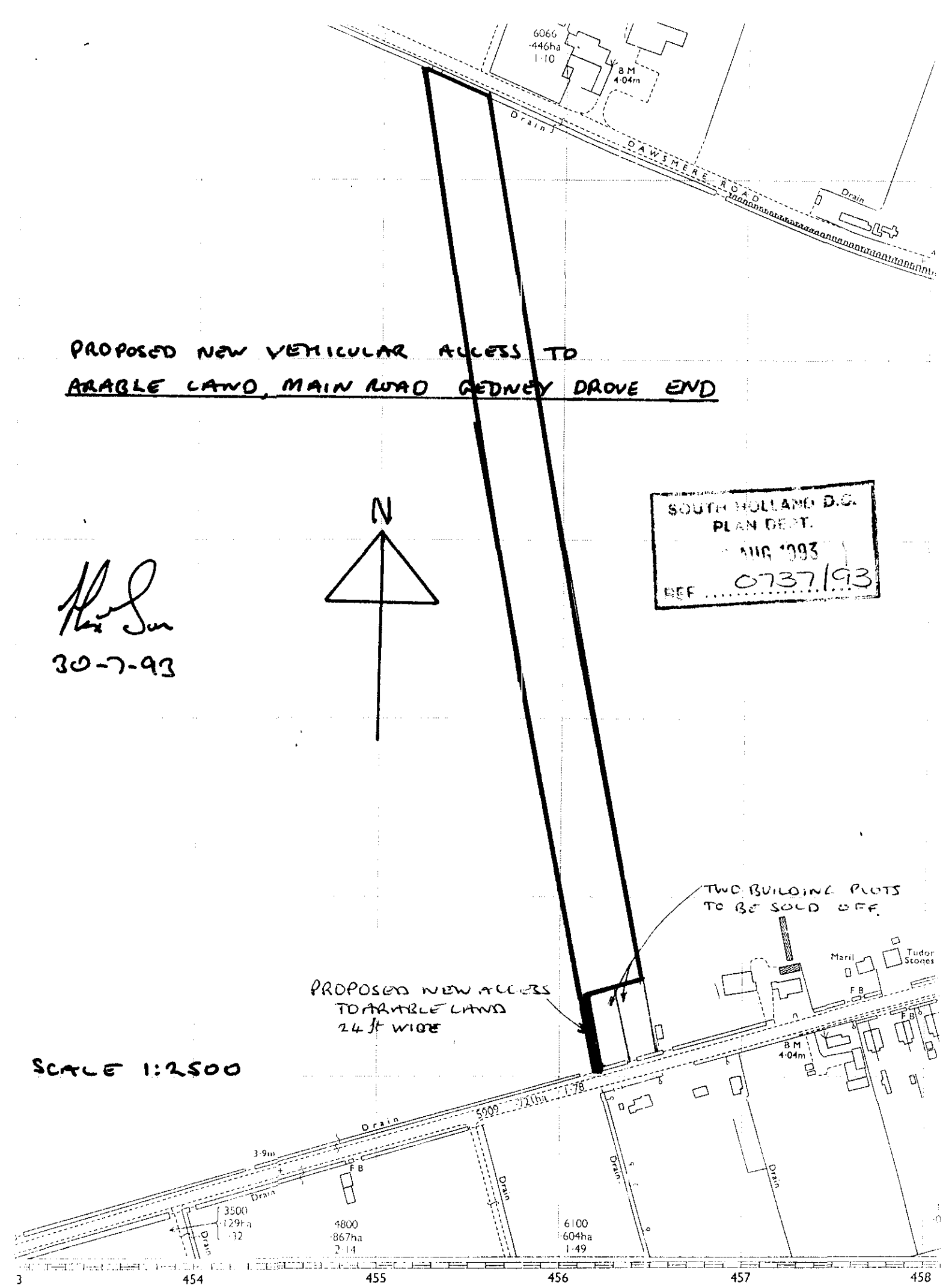
Director of Planning and Building Control Services
22-SEP-93 H06/0737/93

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

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PROPOSED NEW VEHICULAR ACCESS TO
ARABLE LAND, MAIN ROAD GEDNEY DROVE END



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0737/93

Date Registered 02 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. D. J. Edgeley,
Tylers Farm,
Gedney Marsh,
Nr.Spalding,
Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Hix & Son,
28 Church Street,
Holbeach,
Nr.Spalding, Lincs. PE12 7LL.
Tel. No. 0406-22777
(Personal contact name) G. A. Mills

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Pt. 0036, Main Road, Gedney Drove End, Nr. Spalding, Lincolnshire.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Provision of a new culverted vehicular access from Main Road.

Please complete

Signed..... on behalf of Mr. D. J. Edgeley

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60.00..... If you consider no fee is payable include a written explanation instead.

Date..28th July, 1993.....

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:		sq. metres
B. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:	N/A	metres
(c) max. width:		metres
C. Please state type and colour of materials for facing external walls:	N/A	
D. Please state type and colour of roofing materials.	N/A	

5. GENERAL INFORMATION Please complete each section

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

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: Main Road
Will there be --
Individual access(es) ✓
New estate road

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

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	Natural Drainage
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	N/A
D. Foul sewerage will be disposed of to:	N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	Yes	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	→ Date: Consultee(s): N/A

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/Occupier

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~/Agent) Date 28th July, 1993
on behalf of Mr. D. J. Edgeley

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 28th July, 1993
on behalf of Mr. D. J. Edgeley

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

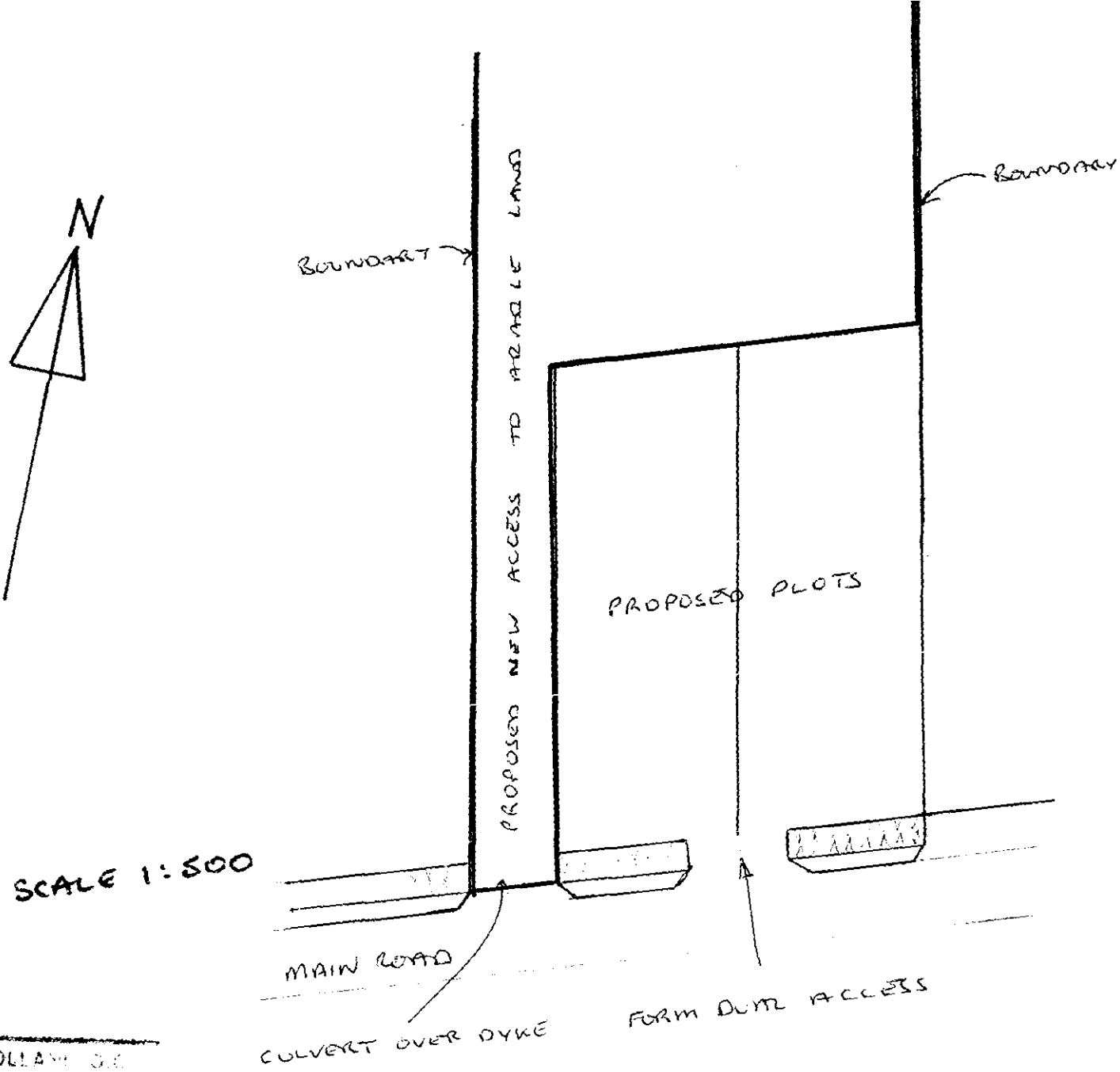
Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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



30-7-93

SOUTH HOLLAND D.C.
PLAN ROOM
02 AUG 1993
REF. 0737/93

PROPOSED NEW ACCESS MAIN ROAD ADNEY DROVE END

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : currently agricultural land. Leyland hedge alongside. Drain along frontage. Straight road.

Inspected by DMG
Date [redacted] 25/8

Site Notice posted by DMG
Date 25/8.
Expiry [redacted]

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

[redacted]

Case Officer Conclusions DMG 17/9

Acceptable on highway grounds, subject to conditions
Neighbours not materially affected

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

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

Signed DMG Date 17/9

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons:~~ (cont overleaf)

1) The access shall, for the first 5 metres from the nearside edge of Main Rd, be suitably constructed in accordance with details to be approved.

Reason: To prevent unsuitable material from being deposited on the adjoining highway, in the interests of highway safety.

DC INSTRUCTION SHEET

APPLICATION REF: H06/0737/93

Directions

7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

DME 6/5 ☑ Non Std

Precise details: Please outline site in red on four enclosed 1:500 plans and return.

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

Revalidation after Direction

Information satisfactory Signed...DME... Date...13/8.

Valid date: 13/8.

Amended description

Reconsultations:

All.....

Specified:

Unsatisfactory – Further direction:

Signed.....

Senior Off.....

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer P - GEDNEY.

Senior Officer Confirmed .....[signature] Date 17/8. Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 .

Receipt No P3065

Date first Rec'd 02 AUG 1993

Registration

Reference H06/0737/93

Cross-Ref N/A

Date 3/8

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: New Access

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

Fees: Correct fee £ 60 . Nil fee / Discounted

Previous app - ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 89
Grid ref 54560329120

Ward E

Parish GEDNEY

Inside IBD YES

Inside LP area NO

OS Plots

Linked to site Ref 1538

Linked to property Ref

Constraints:

CA Cons Area

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

Hazards -

Dist Bound

Other:

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

TPO Tree Pres

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

Planning Records:
Earlier apps 889/92

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H06/0737/93

FULL

Applicant: Mr D J Edgeley
Tel:

Agent: Hix & Son
0406 22777

Description: New access

Location: Pt. 0036, Main Road
Gedney Drove End
Spalding
Lincs

Valid date:	13-AUG-93	Terminal date:	08-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	20-AUG-93	Report deadline:	22-SEP-93
Inspected by	27-AUG-93	Agreed TD Ext:	
Extra contacts	03-SEP-93	Case Officer:	
Report if not clear by	17-SEP-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		25 20-AUG-93	10-SEP-93
Clerk to Gedney PC	0775 710451	17-AUG-93	31-AUG-93
Cllr B Fines	0406 8 374	17-AUG-93	24-AUG-93

SITE RECORD

Grid ref: 545650 329120
OS Sheet: 89 Parcel:

L.C.C. - Obs Attached Jack 26/8/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0737/93

Applicant: Mr D J Edgeley
Tylers Farm
Gedney Marsh
Spalding
Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: New access

Location: Pt. 0036, Main Road Gedney Drove End
Spalding Lincs

Type: FULL

Date received: 13-AUG-93

17-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-AUG-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 SEP 1993 DG

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:

Chairman

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H94/0375/93

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

Mains Road Gedney Drove End

3. Name, classification and number of road

U

4. Date application referred 19-8-93

5. State whether outline, detailed application etc.

Full

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

New Vehicular Access to Field

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: 20/8/93 Signed: B Emerson

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) The access shall, for the first 5m from the nearside carriageway edge of Main Road, be suitably constructed in accordance with details to be approved.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety.

Note:— use continuation sheet(s) as necessary.

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: H06/0737/93

Applicant: Mr D J Edgeley
Tylers Farm
Gedney Marsh
Spalding
Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: New access

Location: Pt. 0036, Main Road
Gedney Drove End
Spalding
Lincs

Type: FULL

SOUTH HOLLAND D.C.
PLAN DEPT
13 AUG 1993
REF. Valid

Date received: 02-AUG-93

06-AUG-93

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:

Please outline site in red on three enclosed 1:500 plans and return.

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 D M GEDNEY

Yours faithfully

Principal Planning Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3065
Date received : 02-AUG-93

Received from

A A & D J Edgley

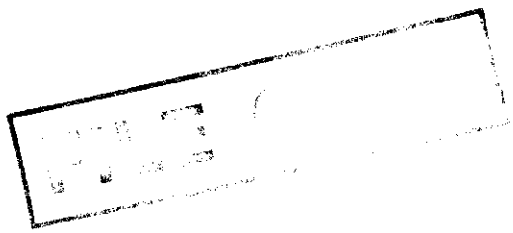
Address

Tylers Farm
Gedney Marsh
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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



HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: GAM/6056/PJC Date 28th July, 1993 Your Ref:

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

Dear Sirs,

Re: Proposed new access to arable land

Please find enclosed a Planning Application for a new access into part O.S. No. 0036 as shown on plan TF 4429 and TF 4529.

Following the grant of Planning Consent reference H06/0889/92 for two (2) dwellings on the frontage of the above fields, permission is now required to create a new vehicular access into the field immediately to the West of the plots.

We enclose herewith a 1:2500 and 1:500 scale plan showing the proposed access together with a cheque to the value of Sixty Pounds (£60) being the Application fee.

Yours faithfully,

SOUTH HOLLAND D.C.
PLAN DEPT.
02 AUG 1993
REF ...0737/93

FIMBRA MEMBER