SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0746/92 Received:08-JUL-92 Type:OUTLINE

Name: Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs. PE12 7BB

Description: Residential development for 2 No. dwellings

Location : Main Road Gedney Drove End
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The northern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginnin with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

Notes to Applicant:

The landscaping scheme should include the provision of indigenous hedging along the eastern boundary of the site.

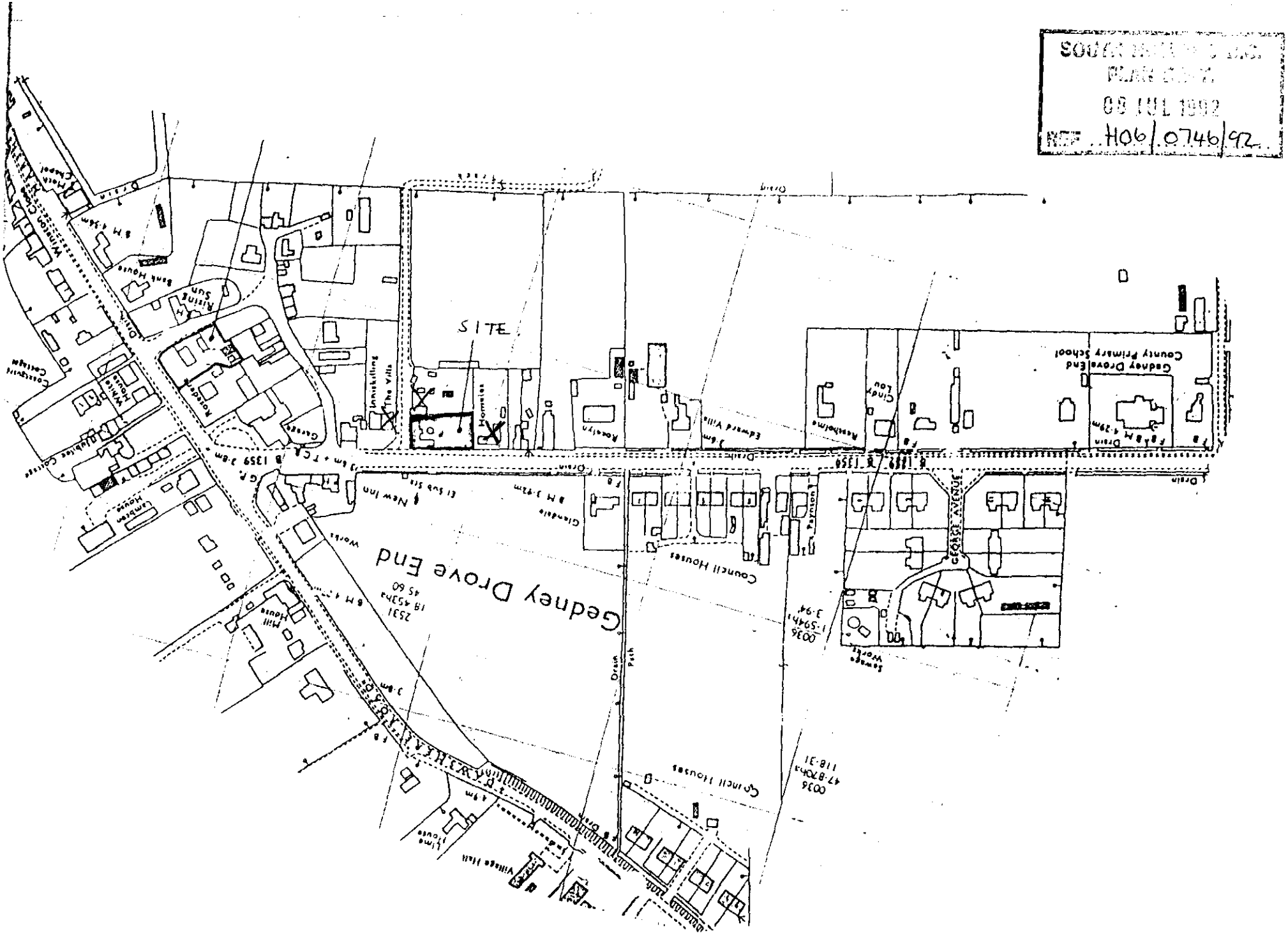
The applicant is advised that the site layout submitted with the application is indicative only and that such a scheme may well be unsuitable.

Director of Planning and Building Control Services
20-AUG-92 H06/0746/92

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)



SOUTH HOLLAND D.C.
PLAN CHEST
09 JUL 1992
REF. H06/0746/92

LOCATION PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0746/92

Date Registered 08 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Main Road, Gedney Drove End, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development for 2 No. Dwellings

Please complete

Signed.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00
If you consider no fee is payable include a written explanation instead.

Date...8th. July .1992.....

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 0.0625 (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: 2 No.

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:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

House and 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

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?

On site garaging/parkin

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	Yes	? 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.	N/A	→ 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	Owner

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

Signed ..... (Applicant/Agent) Date 8th July 1992

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 8th July 1992

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

ALL MATTERS RESERVED — BUT IF APPROVED PERHAPS A LETTER WITH DECISION STATING ILLUSTRATIVE LAYOUT IS NOT THE PREFERRED OR ACCEPTABLE WAY OF DEVELOPING SITE?

Inspected by: DMG
date: 14/7

[illegible]

Case Officer Conclusions (issues)

DMG 17/8

Considered acceptable in principle for residential development. No objections to demolition of old post office. Indicative scheme not considered totally suitable

Case Officer Recommendations (summary)
(details overleaf)

GRANT
~~REFUSE~~

Recommended approvals –

Departure from policy	Yes		No ✓
Ward member request	Yes		No ✓
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No (Reason:	No ✓
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ✓

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ✓

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

(1) TL2

(2) SC8

(3) SC27

(4) ~~[illegible]~~ B21

(5) The ..... Northern boundary of the site shall be delineated by a hawthorn ~~[illegible]~~ hedge of a height of at least ....1.. metre and in the event of the existing hedge being removed it shall be replaced within ...6.... months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all lossess shall be made good as and when necessary: the ~~hedge~~ replanting shall be allowed to reach a height of at least ....1... metre.

SG

Reason

(2) - (3) Standard

(4) B21

(5) In the interests of the visual amenities of the street scene.

Notes to applicant.

(6) The landscaping scheme should include the provision of indigenous hedging along the eastern boundary ~~include the retention of the existing indigenous hedging along the site's frontage as far as possible~~ of the site.

SNA

(7) The applicant is advised that the site layout submitted with the ~~[illegible]~~ application is indicative only and that such a scheme may ~~not be suitable~~ well be unsuitable.

SNB

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Yes

Other

F 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 Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMF 14/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):
Owned/occupied Main Rd

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P1108

Date First Received 08 JUL 1992

REGISTRATION

REFERENCE H06/0746/92

Cross-Ref N/A

Date 9/7/92

VALIDATION Date 8/7/92

Type OUTLINE Earliest permission date (Cert B) _____

Site area 0.6 No. of dwellings 2 Floorspace _____

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

Earlier permission ref _____

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date _____

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

Correct fee £ 110 Additional £ _____ Receipt no. _____

Refund £ _____ Issued _____

CONSTRAINTS Date 10.7.

Index Sheets 90 OS Nos _____ Grid Ref 546230 329270

Ward E Parish GEDNEY

Inside IBD YES Inside LP Area NO

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

Linked to site _____ Ref 668 Linked to property _____ Ref _____

Planning Records:
Earlier apps 571/92
No Dec yet
Refusal

B Reg Records:
Already submitted Ref _____
Requested _____

Inputs completed 13/7/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0746/92 Received:08-JUL-92 Type:OUTLINE

Name: Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs. PE12 7BB

Description: Residential development for 2 No. dwellings

Location : Main Road Gedney Drove End
Spalding Lincs

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The northern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginnig with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

Notes to Applicant:

The landscaping scheme should include the provision of indigenous hedging along the eastern boundary of the site.

The applicant is advised that the site layout submitted with the application is indicative only and that such a scheme may well be unsuitable.

Authorised to issue:

18-AUG-92 H06/0746/92

AD..AP.....DC..JMS..

18/8 19/8

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: H06/0746/92 Type: OUTLINE

Applicant: Mrs D Reader
Tel:

Agent: Status Design
0406 24343

Description: Residential development for 2 No. dwellings

Location: Main Road
Gedney Drove End
Spalding
Lincs

Valid date: 08-JUL-92 Terminal date: 02-SEP-92
Target dates: Target Committee: 26-AUG-92
To case officer 13-JUL-92 Report deadline: 12-AUG-92
Inspected by 18-JUL-92
Extra contacts 23-JUL-92 Case Officer:
Report if not clear by 12-AUG-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	13-JUL-92	27-JUL-92
Cllr B Fines	0406 8 374	13-JUL-92	27-JUL-92
Owner/Occupier, main Rd, G.D.E.		16-JUL-92	30-JUL-92 (BY HAND)

H.C.C. - Obs Attached JC-CB 22-7-92

SITE DETAILS

Grid ref: 546230 329270
OS Sheets: 90 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0746/92.

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	6	2	2	9	7

2. Address or location
Main Road, Gedney Drove End.

3. Name, classification and number of road
II

4. Date application referred 22-7-92

5. State whether outline, detailed application etc.
OL.

6. Description of proposed development/change of use including access details
Residential - 2 No Dwellings

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).~~

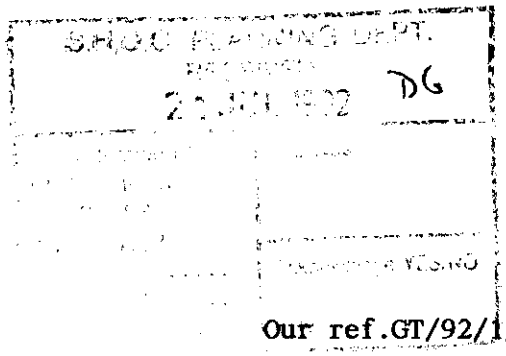
d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown~~ overleaf.

Date: 22-7-92 Signed: [signature]
Director of Highways and Planning

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region



17 July 1992

Our ref.GT/92/1/SH/0198

Dear Sir

PLANNING APPLICATION NO. H06/0746/92
PROPOSED ERECTION OF 2 NO. DWELLINGS AT MAIN ROAD, GEDNEY DROVE END, BY MRS D. READER.

With regard to the above-mentioned application received on 16 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no further observations other than those contained in my letter dated 3 July 1992 in reply to Planning Application Number H06/0571/92 submitted by Mrs D Reader at the site referred to in the current application.

A copy of the above letter is enclosed for your record and information purposes.

Yours faithfully

R F Morgan
Planning Engineer

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

3 July 1992

Our ref.GT/92/1/SH/0165 79/se

Dear Sir

PLANNING APPLICATION NO. H06/0571/92
PROPOSED ERECTION OF 3 NO. DWELLINGS AT MAIN ROAD, GEDNEY DROVE END, SPALDING, BY MRS D. READER.

With regard to the above-mentioned application received on 18 June 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

/contd

NRA

Our ref.GT/92/1/SH/0165

If tests indicate the percolation value is greater than that identified in B.S.6297 (ie >140s) then other means of disposal of foul sewage will need to be considered. Details of alternative proposals should be submitted to the NRA.

The applicant would be advised to consider the use of a full treatment package sewage plant which may have a discharge direct to a watercourse subject to formal Consent under the Water Resources Act 1991.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Status Design
4 Princes Street
Holbeach, PE12 7BB

VJC

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0746/92

Applicant: Mrs D Reader
54 St Matthews Drive
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs. PE12 7BB

Description: Residential development for 2 No. dwellings

Location: Main Road Gedney Drove End
Spalding Lincs

Type: OUTLINE

Date received: 08-JUL-92

13-JUL-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 28-JUL-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 supports this application.

Signed: Jim Bennett

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JUL 1992 DG

Attention of
DPO NPM
DOPO BS
JC AOP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-K/746/92/JAM **Your Ref.** **Date** 16 June 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MRS. D. READER
RESIDENTIAL DEVELOPMENT - MAIN ROAD, GEDNEY DROVE END

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

No Board's or private watercourses adjoin the site.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

Yours faithfully,

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs. PE12 7BB

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1992
DG

Attention of	File Nos.
DSO NEM	
DOPO BS	
JC JCP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

status design

Ref H06/0746/92

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 8th July 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771635/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT MAIN ROAD, GEDNEY DROVE END FOR MRS D READER

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771635/2
3. Cheque to the value of £110.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

P T Ely (Contractors) Ltd.,
High Road
Whaplode
Spalding
Lincs

Mr A C Pickering

ACP/JP/H11/0617/93

RKE/EW/SRW-P

19 August, 1993

Dear Sir

Residential Development, Station Road West, Long Sutton

I refer to your letter of 11 August, 1993, and can confirm that as the development has been commenced on Plot 66, the estate as a whole can be considered commenced. The permission will not therefore lapse in December 1993, and can be continued on any timescale to suit yourselves

Yours faithfully

A C PICKERING
Principal Administrative Officer

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
H11/0617/93	RKE/EW/SRW-P	11th August, 1993.

Dear Sirs,

Reference: Station Road (West) Long Sutton.
Residential Development 66 Plots.

Further to our letter to you of 6th October 1992, your reply of 8th October 1992 (copies enclosed) and your issuing of Modified Planning Consent on 9th August, 1993.

The foundations are now installed to plot 66.

Please confirm for the avoidance of any doubt that this means that our Planning Consent for the whole site (as modified on 9th August 1993) will now remain valid in perpetuity due to the fact that we have materially commenced development.

Due to the recession we need to be absolutely certain that the deadlines set in the outline consents are no longer valid.

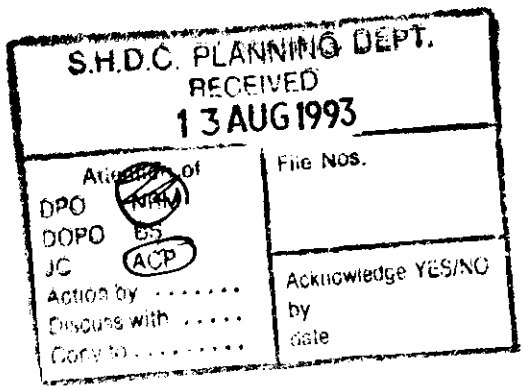
Yours faithfully,
for P. L. Ely (Contractors) Limited

P. L. Ely
Director

Attn: Mr B. Smith,
Director of Planning & Building Control,

South Holland District Council,
Council Offices,
Priory Road
SPALDING,
Lincolnshire.
PE11 2XQ

Enc.



HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING
CONTROL DEPARTMENT

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

Your Contact: C J Toynton

Our Ref: H11/1384/90

Your Ref: RKE/EW/SRW-P

Date: 8th October 1992

P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs
PE12 6TG

Dear Sir

Station Road (West) Long Sutton

In reply to your letter concerning the above proposed development.

Commencement of building on Plot 66 prior to the expiry date relating to Planning Permission H11/1384/90 would allow future development of the remaining plots.

I hope this information is of assistance to you.

Yours faithfully

A C Pickering
Principal Administrative Officer

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

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

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
H11/1384/90	RKE/EW/SRW-P	6th October, 1992.

Dear Sir,

Reference: Station Road (West) Long Sutton.

Further to Reserved Matters Consent Ref: H11/1384/90.

We are wary that with the recession slowing down production development on this site in depth may not be able to start before the "deadline" of December 1993 as set out on condition 1(a) of outline consent H11/1387/88.

Outline H11/1387/88 being the earliest of three outline consents granted prior to a single reserved matters application for the three parcels of land making one development.

Would you agree that the commencement of the dwelling on plot 66 prior to December 1993 which fronts Station Road (and does not therefore require any in-depth development) would preserve the reserved matters planning consent in-perpetuity?

Yours faithfully,
P. L. Ely (Contractors) Limited

Richard K. Ely
Sales Manager & Designer

Mr B. Smith,
Director of Planning & Building Control,

South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

Enc. Copies of Outline Consents:
H11/1387/88
H11/0058/89
H11/0358/89
Reserved Matters:
H11/1384/90

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Mr A C Pickering

ACP/JP/H06/0746/92

771635/BG/ASW

19 August, 1993

Dear Sir

Residential Development, Gedney Drove End (Mr & Mrs D Reader)

I refer to your letter of 9 August, 1993, and confirm that as the area in question is very small and not in a critical part of the site, we would consider the reduction in size of the plot to be insignificant. The planning permission can therefore be considered to stand as valid for the reduced area.

Yours faithfully

A C PICKERING
Principal Administrative Officer

DESIGN **Status**

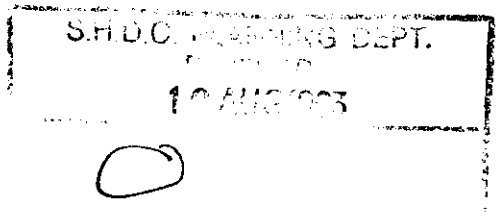
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 9th August 1993

Our Ref: 771635/BG/AEW

Your Ref: H06/0746/92



South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT MIN ROAD GEDNEY DROVE END
MR MRS D READER - PLANNING REF. H06/0746/92

Enclosed is a copy of the site plan drawing relating to the above Outline Planning Permission.

To the rear of the garage block is an area of land coloured green which is in dispute regarding its ownership with the neighouring property. I would be grateful for your advice as to how the possible loss of this small area of land would affect the present planning permission.

Your earliest possible response would be appreciated.

Yours faithfully

B. Gilham F.F.B.

Enc.

Notes and Revisions

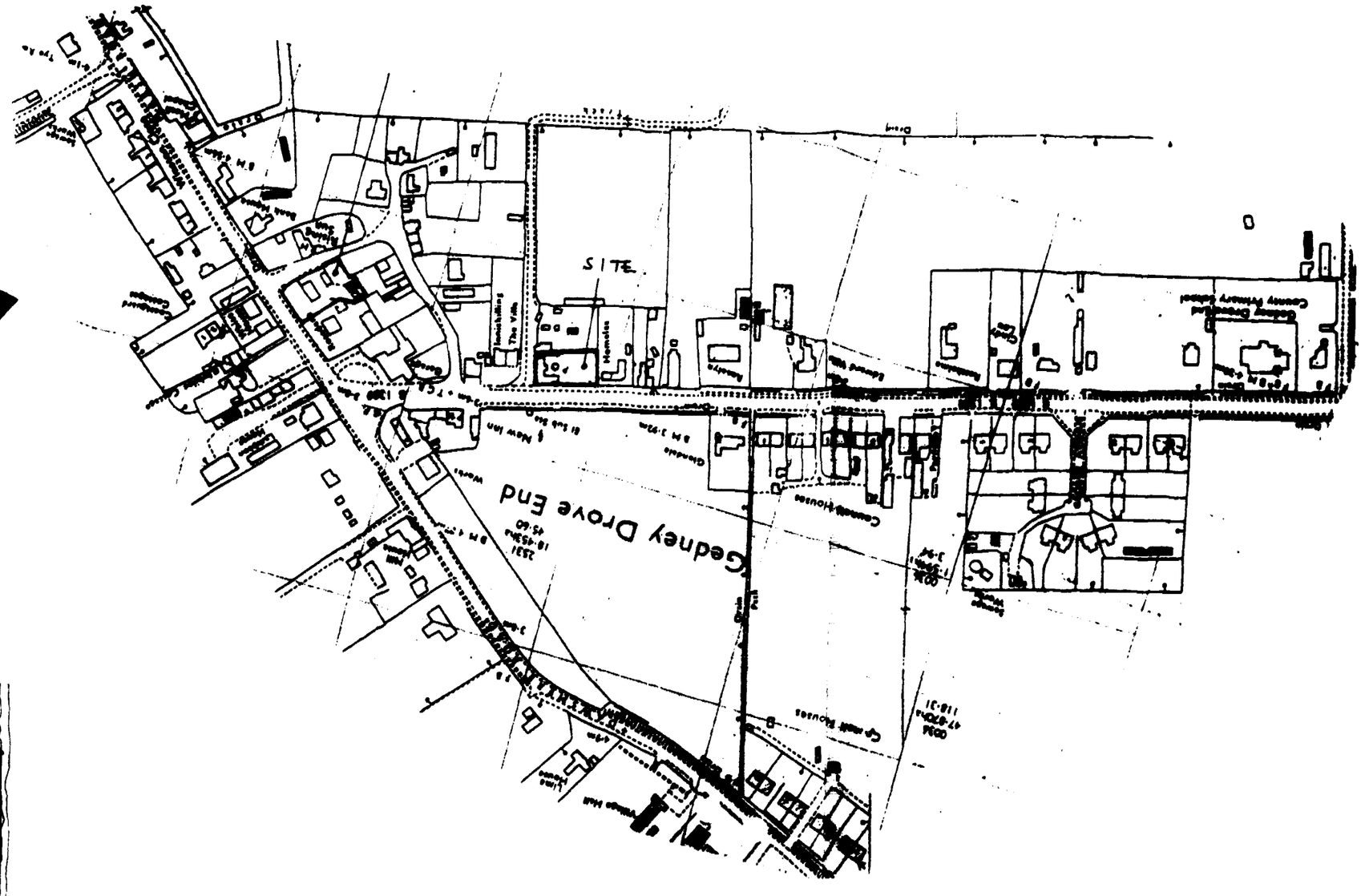
Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

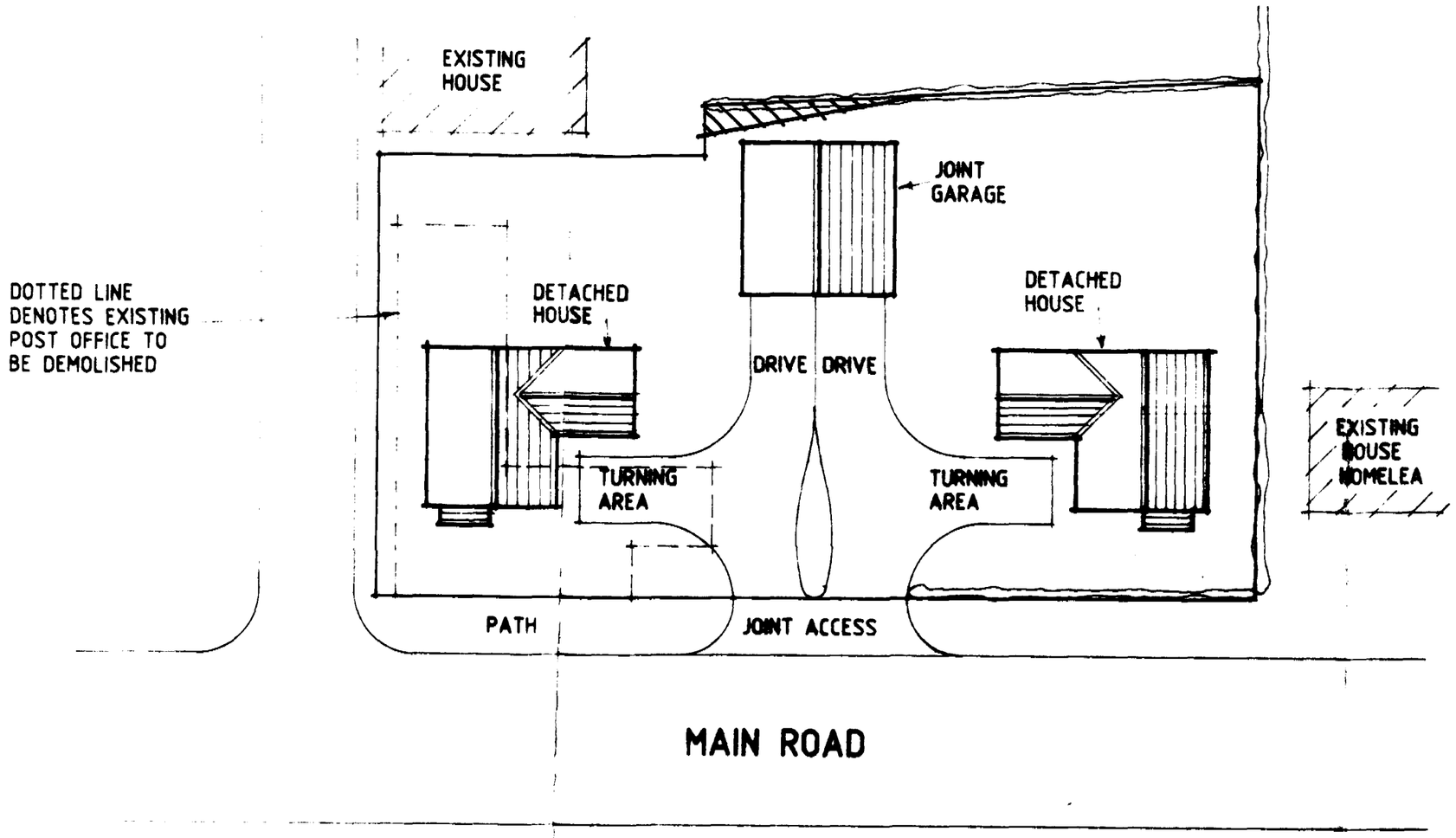
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.



LOCATION PLAN



MAIN ROAD

NOTE

THIS DRAWING SHOWS A POSSIBLE LAYOUT OF 2No HOUSES & ASSOCIATED GARAGES.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1993
Attention of | File Nos.
DPO NRM
DOPO BS
JC ACP

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406-243343

PROPOSED RESIDENTIAL DEVELOPMENT FOR 2No DWELLINGS AT MAIN ROAD, GEDNEY DROVE END FOR MRS. D. READER.

SITE LAYOUT

1:200 1:2500 771635/2

JUNE-92 B.GILHAM.

Architectural, Planning & Building Design Consultants

Notes and Conditions

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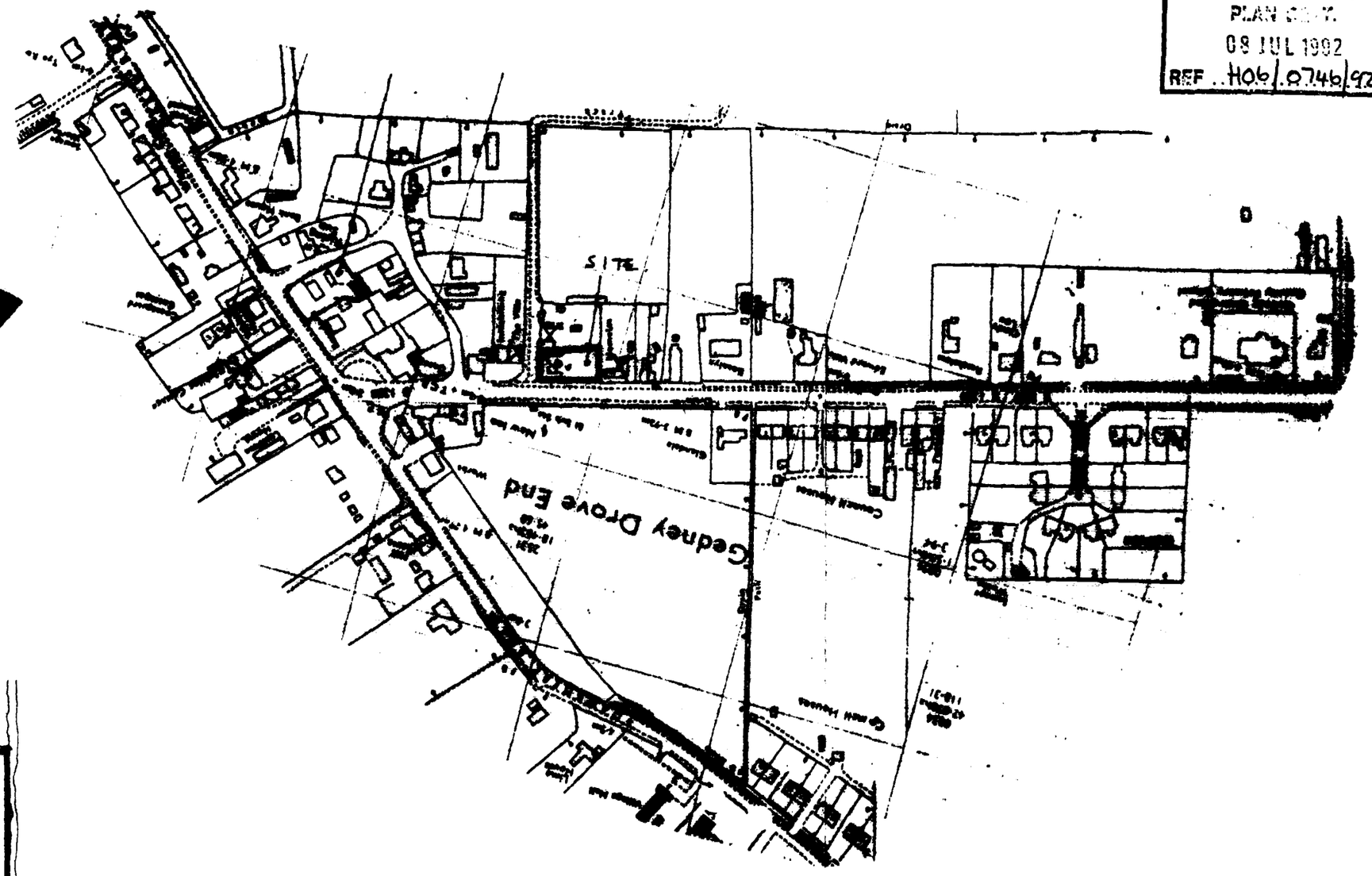
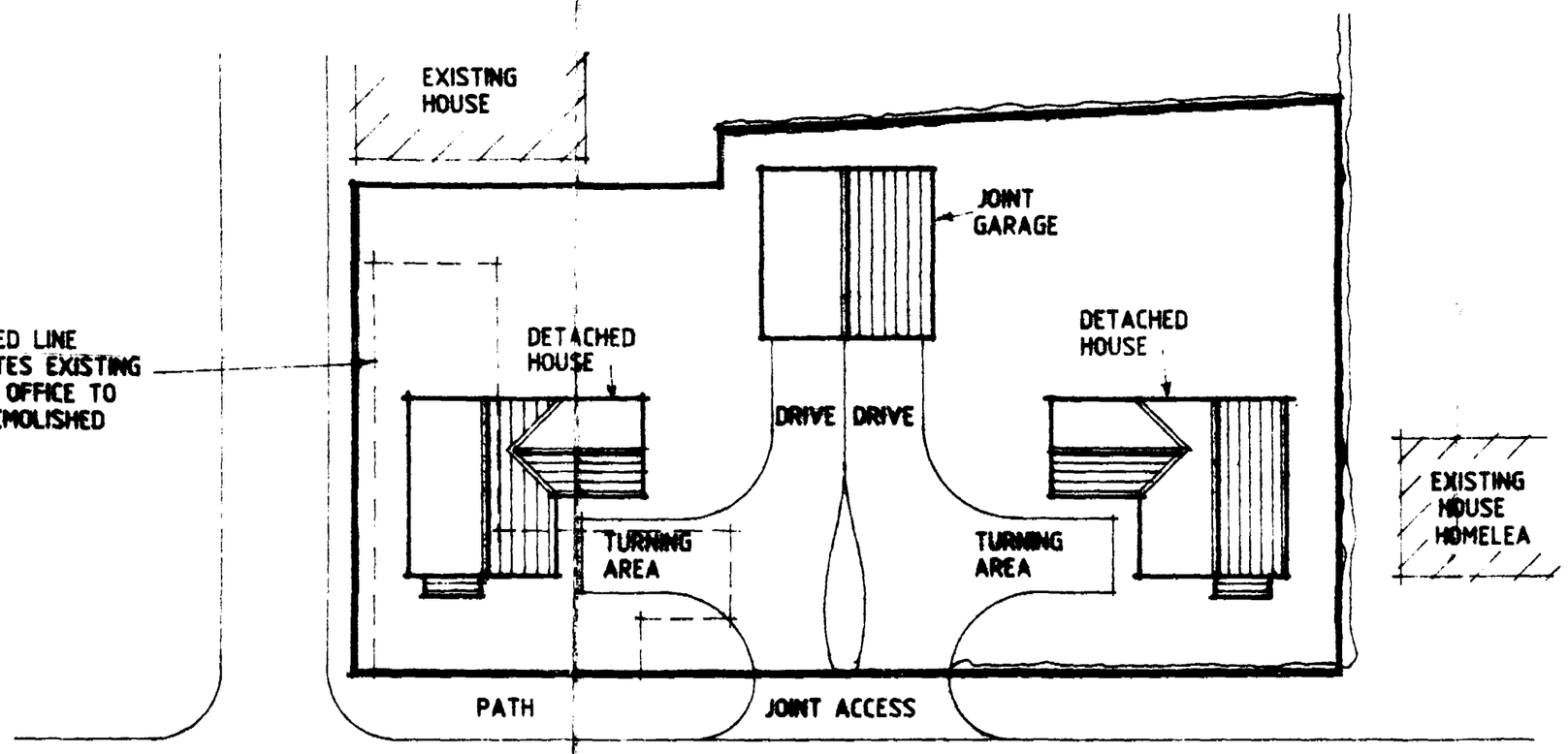
Please note: This drawing is not a conveyance drawing.

SOUTH HOLLAND D.C.
PLANNING
08 JUL 1992
REF. H06/0746/92



LOCATION PLAN



SITE LAYOUT

NOTE

THIS DRAWING SHOWS A POSSIBLE LAYOUT OF 2No HOUSES & ASSOCIATED GARAGES.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423723

PROPOSED RESIDENTIAL DEVELOPMENT FOR 2No DWELLINGS AT MAIN ROAD, GEDNEY DROVE END FOR MRS. D. READER.

1:200 1:2500 771635/2

JUNE-92 B.GILHAM.

Architectural, Planning & Building Design Consultants