SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0947/93 Received:04-OCT-93 Type:FULL

Name: Mr & Mrs J Boardman
Northons Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of house in connection with nursery and temporary accommodation
Location : Off Old Fendyke Road Sutton St James Spalding Lincs

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

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the bricks to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission

SOUTH HOLLAND DISTRICT COUNCIL

is therefore confined to it.

5 Before the dwelling is occupied the applicant shall first erect 400 sq.m. of protected cropping and the proposed packing shed/coldstore.

Reason: To ensure that the reason for granting planning permission are reasonably complied with.

6 The access shall be upgraded in accordance with the plan accompanying the application (Drawing no: LS 9146:2 received by the Local Planning Authority on 4 October, 1993).

Reason: To ensure satisfactory access to the site in the interests of highway safety.

7 Upon occupation of the dwelling the caravan/mobile home shall cease to be used as an independent dwelling.

Reason: The purpose of the mobile home/caravan is to meet the temporary needs of the applicant. Its retention as an independant dwelling after completion of the house would be contrary to planning policy in respect of new residential development in the open countryside.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Any cold store/refrigeration equipment should be sited away from the residential properties on Old Fendyke Road.

Director of Planning and Building Control Services
19-JAN-94 H06/0947/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0947/93

Date Registered 04 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs J. BOARDMAN.
NORTHONS LANE
HOLBEACH
LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HECKINGATE
FLEET
SPALDING LINCS

Tel. No. 0406 23762.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

off. OLD FENDYKE ROAD SUTTON ST JAMES

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF HOUSE IN CONNECTION WITH NURSERY & TEMPORARY ACCOMMODATION

Please complete

Signed. ..... Date ...1/10/93.....

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

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.
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 pervious 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:	8.2.	metres
(b) max. length:	13.6	metres
(c) max. width:	10.1	metres
D. Please state type and colour of materials for facing external walls:	RED RUSTIC FACING BRICK	
E. Please state type and colour of roofing materials.	CADDERDALE SLATE CONC TILE . GREY	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

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

NURSERY

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?

DRIVE

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 — SOAKAWAY.

B. For estate developments, please state how highway surface water will be disposed of — ✓

C. Please state whether a land drain will be affected — NO.

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	YES	➡ 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. APPLICATION DETAILS REMAIN AS APPROVED UNDER HC6/0385/92. HOUSE DESIGN ONLY CHANGED

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 1/10/03

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 1/10/03

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : currently agricultural land
Boundaries : Poplar trees on southern boundary
Site Features : Access track - Hawks further to south

Inspected by DMG
Date 13/10

Site Notice posted by
Date
Expiry DMG 13/10.

Individual Resident Notices required:

Addresses to be sent to – 1, 2, 3, 4 (Council Houses) Old Fendyke.

Addresses delivered to –

Case Officer Conclusions DMG 13/11

Agricultural circumstances remain the same.
House design only changed from approval ref H06/0385/92. This considered acceptable.
County Highways raise no objection to construction of access.
All other circumstances remain the same.
No need to revoke previous approval since both cannot be implemented.

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 13/11/92

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)

PTO

Prior submission ✓
Workspace restricted ✓

(1) SC12 --- bricks. Reason: Standard.

(2) SC27. —— " ——

(3) SC39 (Agricultural habitation) Reason standard.

(4) Before the dwelling is occupied the applicant shall first erect 400 sq metres of pristected clapping and the proposed packing shed/coldstore.

Reason: To ensure that the reasons for granting planning permission are reasonably complied with.

(5) The access shall be upgraded in accordance with the plan accompanying the application (drg no CS 9146:2 recd by the LPA on 4/10/93).

Reason: To ensure satisfactory access to the site in the interests of highway safety.

(6) Upon occupation of the dwelling the caravan/mobile home shall cease to be used as an independant dwelling. Reason: The purpose of the mobile home/caravan is to meet the temporary needs of the applicant ~~[illegible]~~ its retention as an independant dwelling after completion of the house would be contrary to planning policy in respect of new residential development in the open countryside.

Notes.

(1) SN 9. (Planning obligation).

(2) Any cold store/refrigeration equipment should be sited away from the residential properties on Old Fendyke Rd.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Press
PC
WM
Residents

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

Case Officer : D.M. Gosney.
Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 14 OCT 1993

Registration

Reference H20|0947|93 (06)

Cross-Ref R

Date 05-OCT-93 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ NIL

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet [illegible] OS Plots
Grid ref 5 [illegible] 3 [illegible]

Ward E

Parish [illegible] CEDNEY

Inside IBD NO

Inside LP area NO

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

Linked to site Ref 1702

Linked to property Ref

Planning Records:
Earlier apps

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

H06/0947/93

FULL

Applicant: Mr & Mrs J Boardman
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Erection of house in connection with nursery and temporary accommodation

Location: Off Old Fendyke Road
Sutton St James
Spalding
Lincs

Valid date:	04-OCT-93	Terminal date:	29-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	11-OCT-93	Report deadline:	03-NOV-93
Inspected by	18-OCT-93	Agreed TD Ext:	
Extra contacts	25-OCT-93	Case Officer:	
Report if not clear by	08-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Occupier		14-OCT-93	04-NOV-93
The Occupier		14-OCT-93	04-NOV-93
The Occupier		14-OCT-93	04-NOV-93
The Occupier		14-OCT-93	04-NOV-93
Site/Press Advert MIN		13~~15~~-OCT-93	03~~05~~-NOV-93
Clerk to Gedney PC	0775 710451	27-OCT-93	10-NOV-93
Cllr B Fines	0406 8 374	27-OCT-93	03-NOV-93

SITE RECORD

Grid ref: 537280 318660
OS Sheet: 282 Parcel:

L.C.C. - Obs Attached for CS

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0947/93 Received:04-OCT-93 Type:FULL

Name: Mr & Mrs J Boardman
Northons Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of house in connection with nursery and temporary accommodation
Location : Off Old Fendyke Road Sutton St James Spalding Lincs

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

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the bricks to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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.

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Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission

is therefore confined to it.

5 Before the dwelling is occupied the applicant shall first erect 400 sq.m. of protected cropping and the proposed packing shed/coldstore.

Reason: To ensure that the reasons for granting planning permission are reasonably complied with.

6 The access shall be upgraded in accordance with the plan accompanying the application (Drawing no: LS 9146:2 received by the Local Planning Authority on 4 October, 1993).

Reason: To ensure satisfactory access to the site in the interests of highway safety.

7 Upon occupation of the dwelling the caravan/mobile home shall cease to be used as an independant dwelling.

Reason: The purpose of the mobile home/caravan is to meet the temporary needs of the applicant. Its retention as an independant dwelling after completion of the house would be contrary to planning policy in respect of new residential development in the open countryside.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Any cold store/refrigeration equipment should be sited away from the residential properties on Old Fendyke Road.

14-JAN-94 AD check.....

Authorised to issue (inc Delegation).....

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
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SOUTH HOLLAND DISTRICT COUNCIL

H20/0947/93

FULL

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Extra contacts	25-OCT-93	Case Officer:	
Report if not clear by 08-NOV-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier,1 Council Houses, Old Fendyke Rd	14-OCT-93	04-NOV-93
The Occupier,2 " " " " "	14-OCT-93	04-NOV-93
The Occupier,3 " " " " "	14-OCT-93	04-NOV-93
The Occupier,4 " " " " "	14-OCT-93	04-NOV-93
Site/Press Advert MIN	13-OCT-93	03-NOV-93
Clerk to Sutton St J	11-OCT-93	25-OCT-93
Cllr Mrs E O Hall-Pa 0945 700 829	11-OCT-93	18-OCT-93

SITE RECORD

Grid ref: 537280 318660
OS Sheet: 282 Parcel:

L.C.C. Dm Attached for 8

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

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Cllr Mrs E O Hall-Pa 0945 700 829	11-OCT-93	18-OCT-93

SITE RECORD

Grid ref: 537280 318660
OS Sheet: 282 Parcel:

LCC — Obs Attached fc CB 14/10/93

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/KS/PL.730

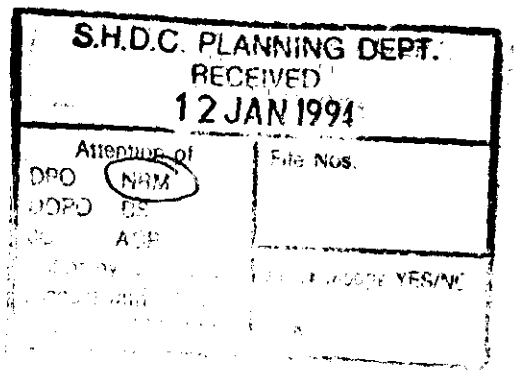
YOUR REF:

DATE: 10th January, 1994

SUBJECT: PLANNING APPLICATION NO. H06/0947/93
ERECTION OF HOUSE AT OLD FENDYKE ROAD, SUTTON ST JAMES

Would you please note that the Supplemental Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Supplemental Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JOHN BOARDMAN AND ANN BOARDMAN

The erection of a house in connection with Nursery on land at Old Fendyke Road Sutton St James

I hereby certify that this is a true copy of the Supplemental Planning Obligation relating to the erection of a house in connection with Nursery on land at Old Fendyke Road, Sutton St James



.....

Director of Administration

THIS DEED is made the Sixth day of JANUARY One thousand nine hundred and ninety ~~three~~ Four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and JOHN BOARDMAN and ANN BOARDMAN of 9 St Martins Road Wisbech in the County of Cambridge (hereinafter called "the Owners") of the other part and supplemental to a Deed (hereinafter called "the Principal Deed") dated the twenty fourth day of October one thousand nine hundred and ninety one between the Council and the Owners

NOW THIS DEED WITNESSETH as follows:

(1) The following Recital shall be substituted for Recital (3) in the principal Deed

"The Owners have by a written application dated the first day of October one thousand nine hundred and ninety three applied for planning permission for the erection of house in connection with nursery on the land edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H06/0947/93 (hereinafter called "the Development")"

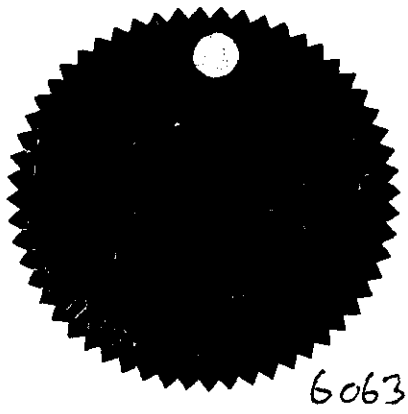
(2) There shall be substituted for the plan annexed to the principal deed the plan annexed to this Deed

(3) The Council and the Owners hereby covenant with each other that they will respectively perform and observe the covenants and stipulations contained in the Principal Deed as amended by Clauses 1 and 2 hereof as if the same had been repeated herein in full

(4) This Agreement shall take effect only upon the date specified by the Owners in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development was begun within the meaning of section 56 of the Town and Country Planning Act 1990 and upon commencement of the Development the Deed dated the seventh day of August one thousand nine hundred and ninety two between the Council and the Owners shall forthwith determine and cease to have effect

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)



A M Newton
Chairman of the Council

R Eccles
Director of Administration

SIGNED AS A DEED by the said JOHN BOARDMAN in the presence of:-)

J Boardman

Witness John Cooper

Address Hockliscate, Fleet Spalding, Lincs

Occupation Design Consultant

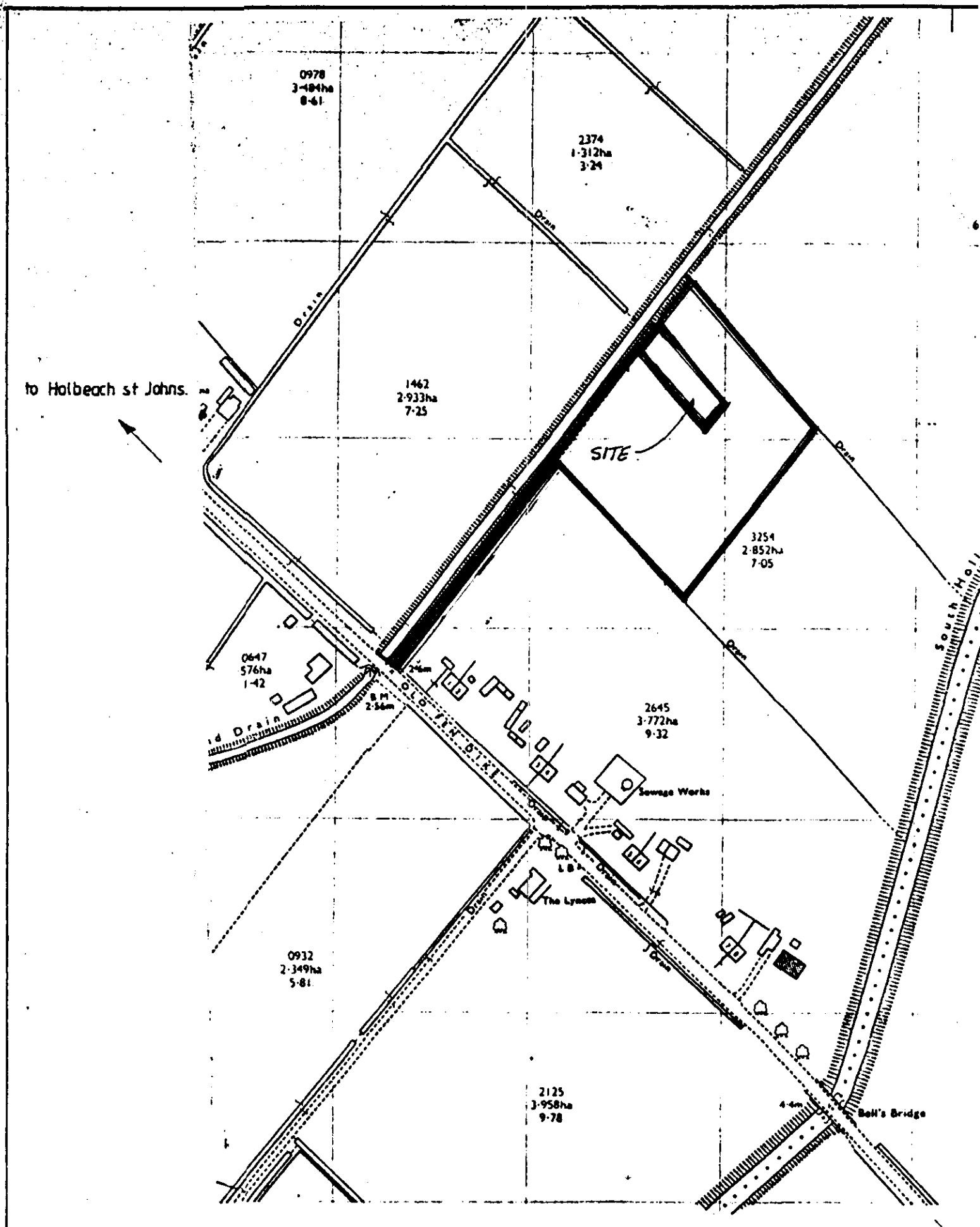
SIGNED AS A DEED by the said ANN BOARDMAN in the presence of:-)

A. J. Boardman

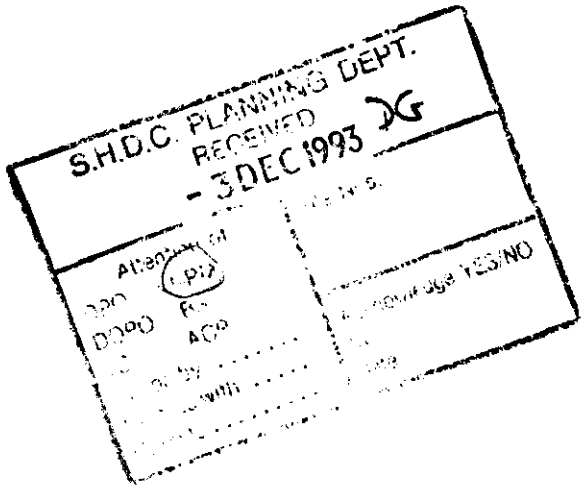
Witness John Cooper

Address Hockliscate, Fleet, Spalding. Lincs.

Occupation Design Consultant


0978
3·484ha
8·61
2374
1·312ha
3·24
Drain
Drain
to Holbeach st Johns.
1462
2·933ha
7·25
SITE
Drain
3254
2·852ha
7·05
0647
576ha
1·42
Drain
BM
2·56m
OLD TEN DIKE
2645
3·772ha
9·32
Sewage Works
The Lynch
Drain
Drain
0932
2·349ha
5·81
2125
3·958ha
9·78
Bell's Bridge
South Ho
LOCATION PLAN 1:2500
to Su

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762



South Holland District Council.
Planning Dept.,
Council Offices.
Priory Road
Spalding.
Linc's.

2nd December 1993.

F.A.O. Mr D. Gedney.

Dear Sir.

Re: Proposed House. Old Fendyke Rd, Sutton St James. Ref: H06/0347/93.

Further to our recent telephone call we can confirm that the bricks to be used on the above project will be Ibstock Bradgate Regal.

Yours Faithfully.

J. Cooper.

M E M O R A N D U M

FROM: [illegible]

TO: [illegible]

REF: [illegible]

YOUR REF:

DATE: 29 November 1993

SUBJECT: [illegible]

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

SOUTH HOLLAND D.C.
PLANNING DEPT
PRIORY ROAD
SPALDING
LINCS.

23RD NOV. '93

F.A.O. MR. D. CEDNEY.

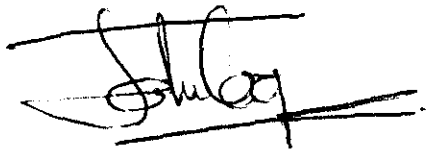
DEAR SIR.

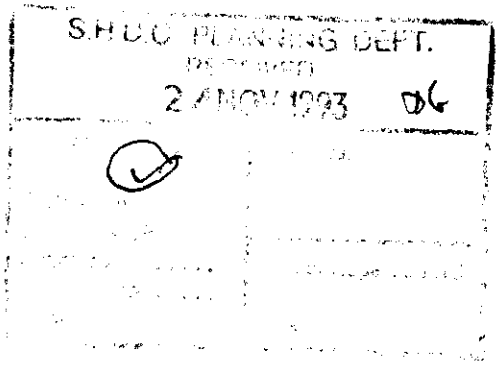
RE. APP. N°. H06/0947/93 MR & MRS. BOARDMAN

FURTHER TO YOUR LETTER of THE 19TH NOV. '93 WE CAN CONFIRM THAT OUR CLIENT IS PREPARED TO RE-ENTER INTO A SECTION 106 PLANNING OBLICATION.

PLEASE COULD YOU ENSURE THAT THE AGREEMENT IS SENT TO THIS ADDRESS AS SOON AS POSSIBLE. AS MR BOARDMAN NO LONGER LIVES AT 27 FENLAND RD, WISBECH.

YOURS FAITHFULLY





[illegible] Architectural Design
[illegible]
[illegible]
[illegible]
[illegible]

Mr J M Pedney

D&E/LAU
H05/0943/93

20 November 1993

Dear Sir

Planning Application H05/0943/93 - Erection of Garage in connection with Nursery and Temporary Accommodation off Old Wellgate Road, Sutton St James (Mr A Pike / Beaupupil).

I refer to the above planning application which was received by myself and would be grateful if you would confirm our understanding that we would not be required to pay a further fee of [illegible] (Planning (Applications) Regulations) the amendment to the application is not considered [illegible].

I look forward to your response in due course.

Yours faithfully

D J Miller
Principal Planning Officer
Development Control

M E M O R A N D U M

FROM:

TO:

RE:

REF:

DATE:

SUBJECT:

BRIAN SMITH Dip 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

DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0947/93

Applicant: Mr & Mrs J Boardman
Northons Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of house in connection with nursery and temporary accommodation

Location: Off Old Fendyke Road Sutton St James
Spalding Lincs

Type: FULL

Date received: 04-OCT-93

27-OCT-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 10-NOV-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

FOR PARISH COUNCIL USE ONLY

Comments:

No objection.

Signed:

BRIAN SMITH D[illegible] 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: H20/0947/93

Applicant: Mr & Mrs J Boardman
Northons Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of house in connection with nursery and temporary accommodation

Location: Off Old Fendyke Road Sutton St James Spalding Lincs

Type: FULL

Date received: 04-OCT-93

11-OCT-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 25-OCT-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 Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments:

Signed:

PLEASE NOTE

This property is at Gedney Fen and is not within the parish of Sutton St. James.

[illegible]NING DEPT.
[illegible]93 DG

Admin leave Dave in hand
Date 27/10

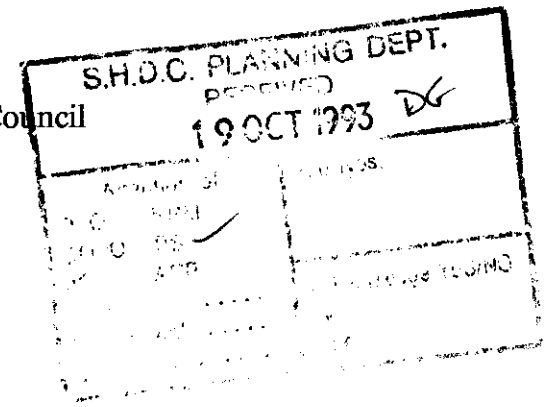
Our Ref: 93/1/SH/0272
Contact: G Thornalley

Date: 14 October 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

Planning Application No. H20/0947/93

PROPOSAL : **ERECTION OF A HOUSE**
LOCATION : **OFF OLD FENDYKE ROAD, SUTTON ST JAMES**
APPLICANT : **MR & MRS J BOARDMAN**

I refer to your consultation received on 27 September 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council **Application Reference** H20/0947/93

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		
	3	7	2	1	8	6

2. Address or location

Off Old Fendyke Road, Sutton St James

3. Name, classification and number of road

4. Date application referred 14 - 10 - 93

5. State whether outline, detailed application etc.

Full

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

Erection of house in connection with Nursery & Temporary Accommodation (Previous Approval H06/0385/93)

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: 14 - 10 - 93 Signed: [signature]
Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0947/93

Applicant: Mr & Mrs J Boardman
Northons Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of house in connection with nursery and temporary accommodation

Location: Off Old Fendyke Road
Sutton St James
Spalding
Lincs

Amendment: Roof tiles to be Goxhill Smooth Brown Double Pantile in lieu of Calderdale Slate Grey

21-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

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)

PLANNING AMENDMENT

For office use only
Application No. H06/0947/93/A1
Date registered 19 APR 1994
Case Officer DG SB

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
MR. & MRS. J. BOARDMAN
OLD FENDYKE RD
SUTTON ST JAMES
SPALDING
LINCS
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
COOPER ARCHITECTURAL DESIGN
HOCKLEYGATE
FLEET
SPALDING LINCS.
Te . No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
AS APPLICANT

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H06/0947/93

Building Regulation reference relating to same development.
—

2. Please tick **one** box only
A. Amendment is proposed where permission already granted ✓
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed J Boardman Date 14/4/94

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECTION OF HOUSE IN CONNECTION WITH NURSERY

As **NOW PROPOSED**, if different
—

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
ROOF TILES TO BE GOXHILL SMOOTH BROWN DOUBLE PANTILE IN LIEU OF CALDERDALE SLATE GREY

State drawing no's of the current submission
—

State Officer dealing with the application, if known.
D. GEDNEY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
—

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

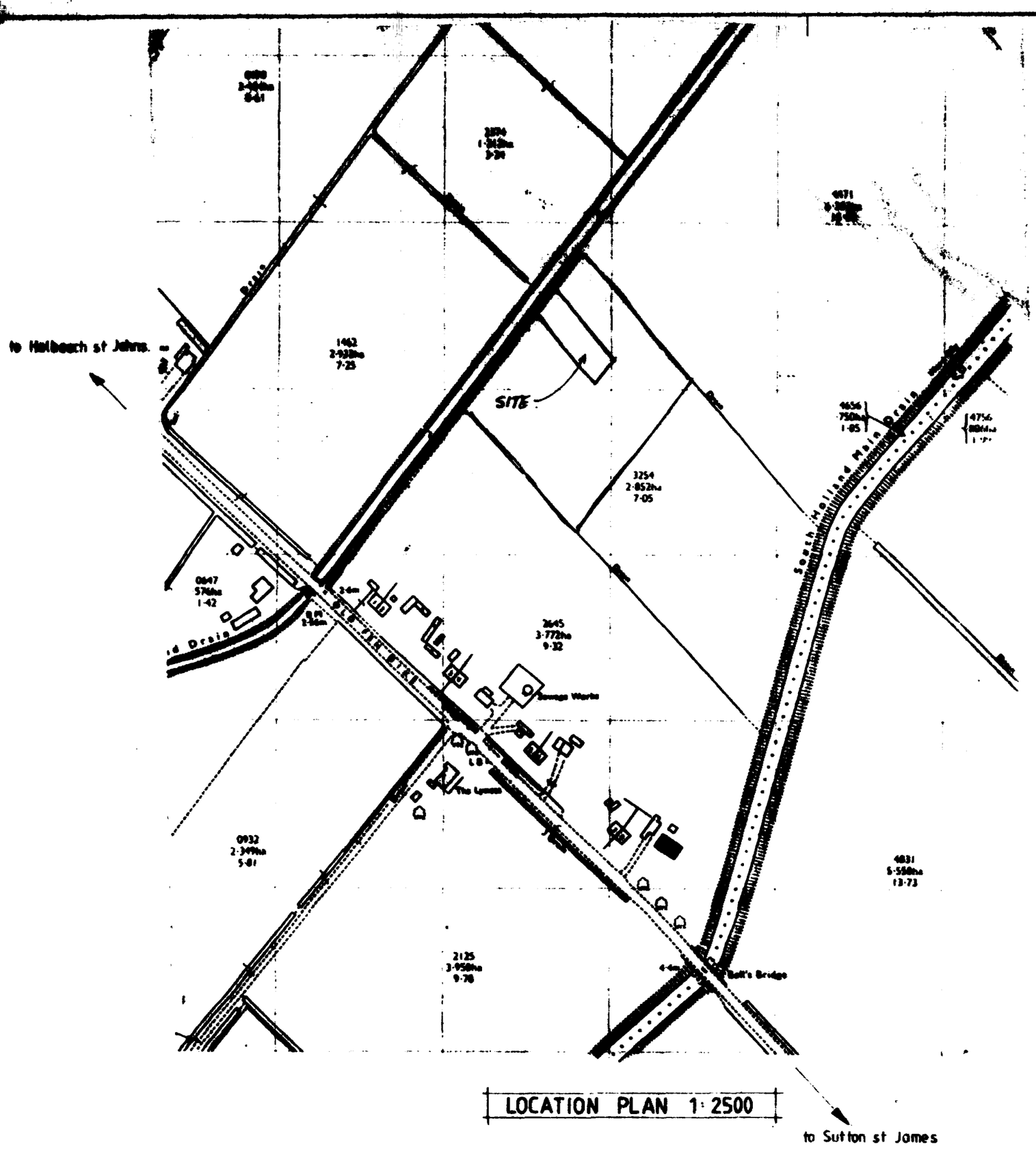
Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: JME 19/4

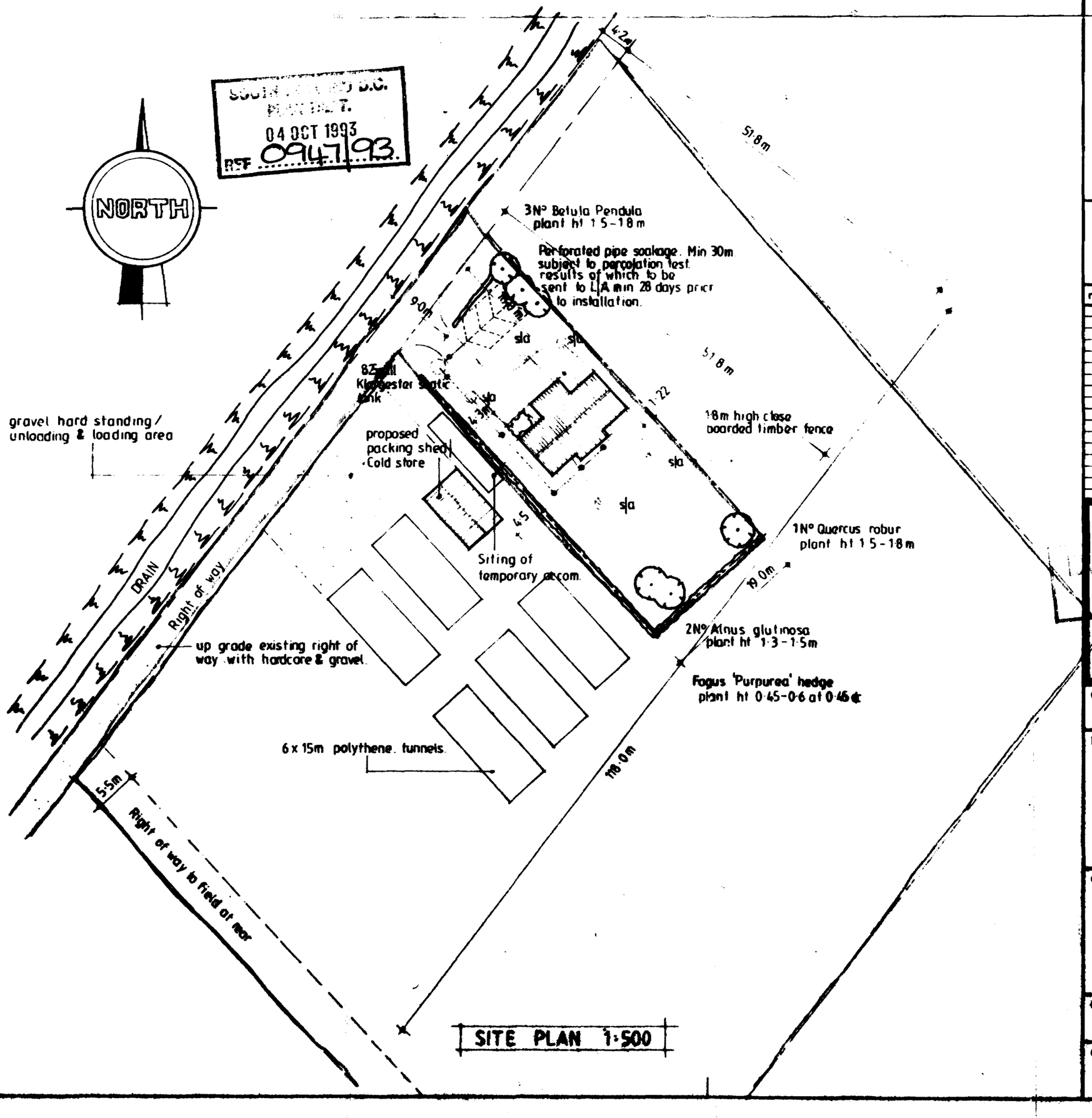
Give a revised description if the details accepted are different to the submission:

Same.

Acceptance issued:



LOCATION PLAN 1:2500



SITE PLAN 1:500

Notes & Schedule

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

PLAN

COOPER ARCHITECTURAL DESIGN

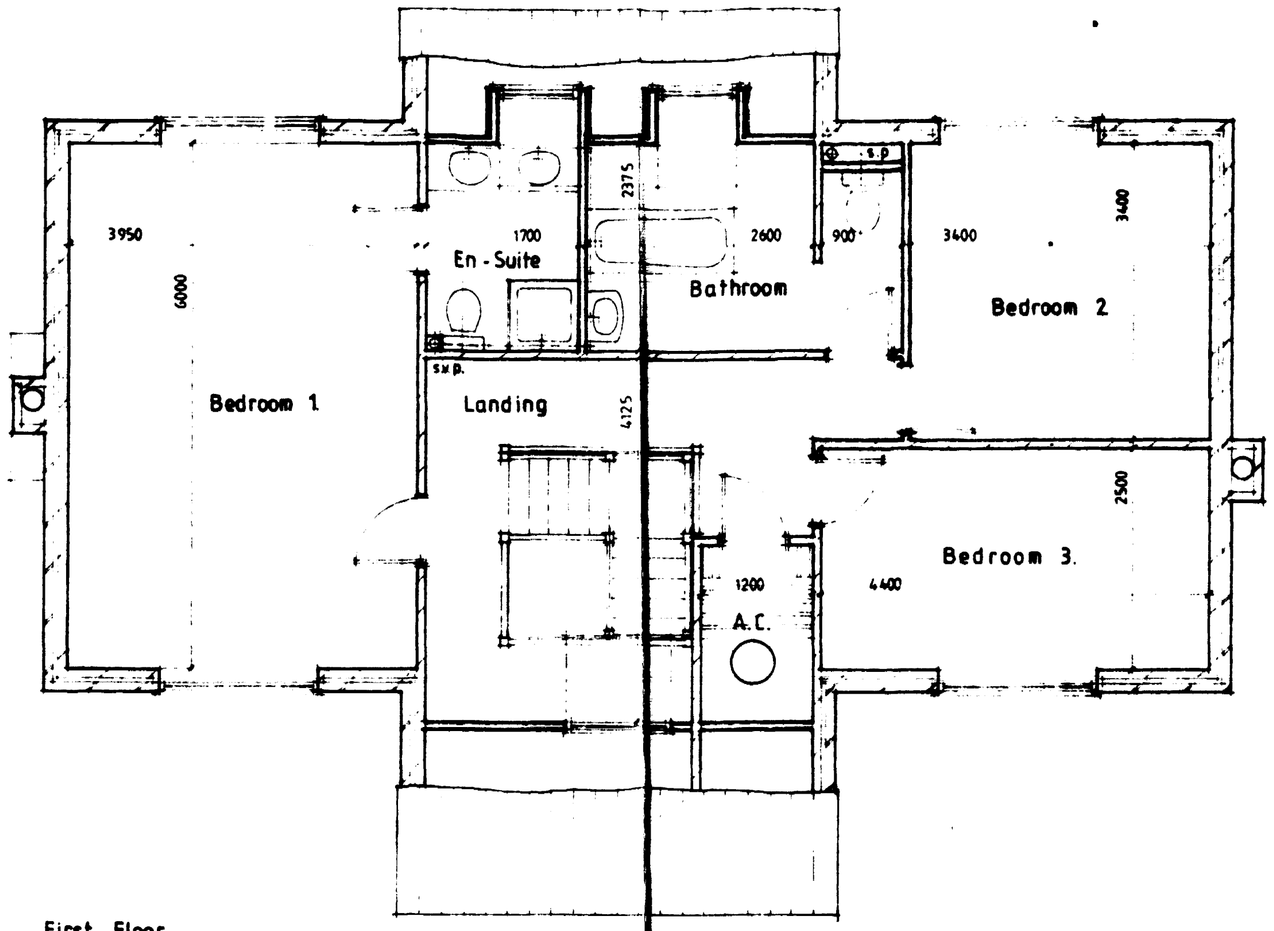
client
MR & MRS J. BOARDMAN

project
PROPOSED DWELLING
OLD FENDYKE ROAD
SUTTON ST JAMES,
SPALDING,
LINC'S.

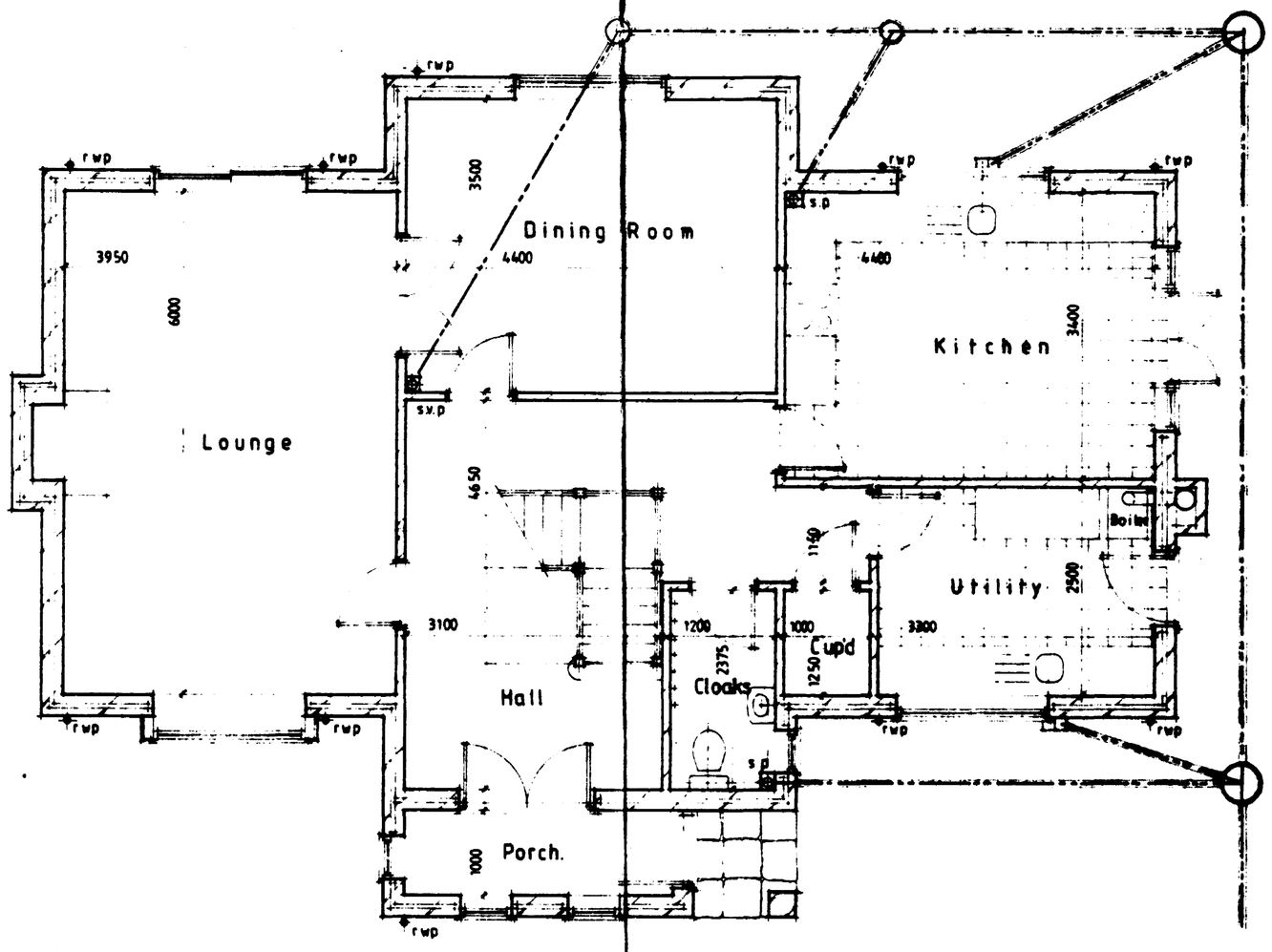
drawing
BLOCK & LOCATION PLAN

scale
1:500, 1:2500

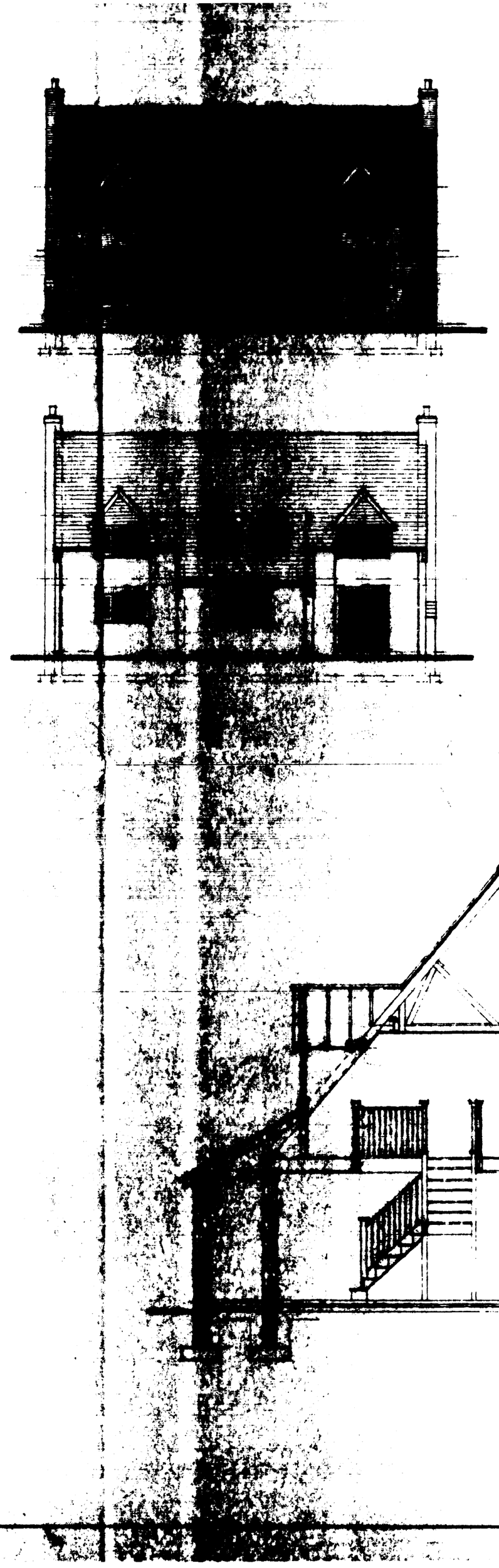
date
Sept. 93

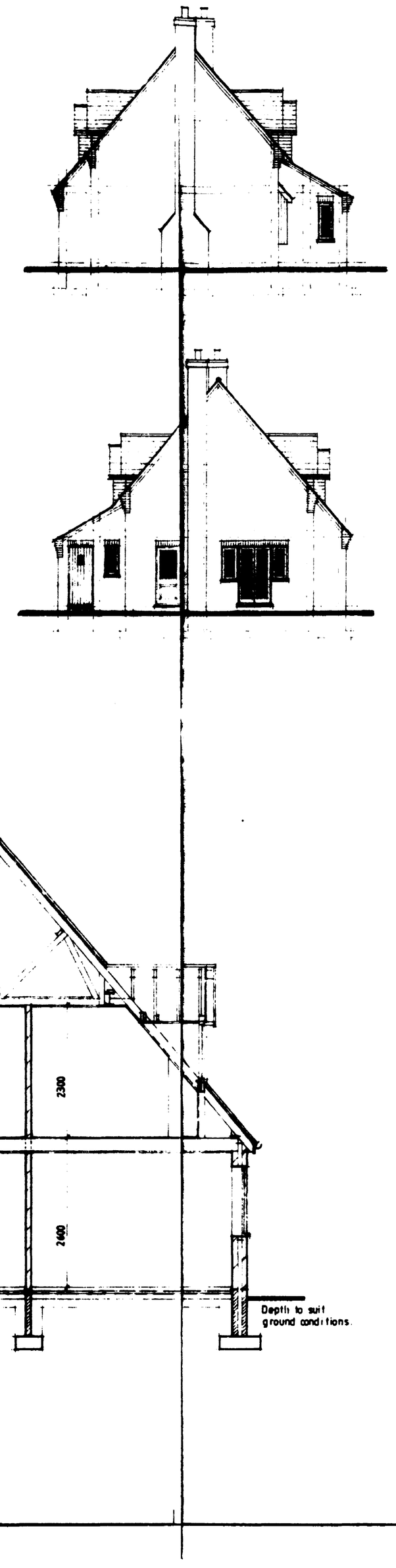


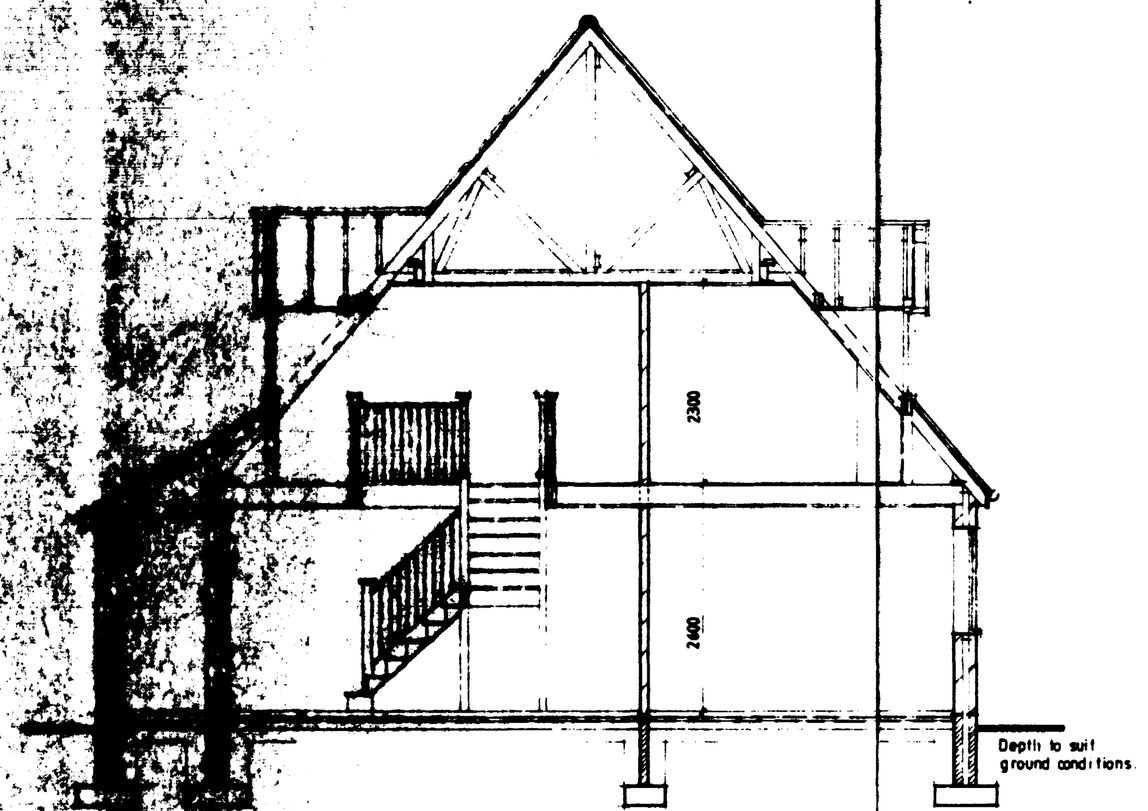
First Floor.



Ground Floor







Notes & Schedules

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLEBEATE
FLEET SPALDING LINCS PE12 6LF

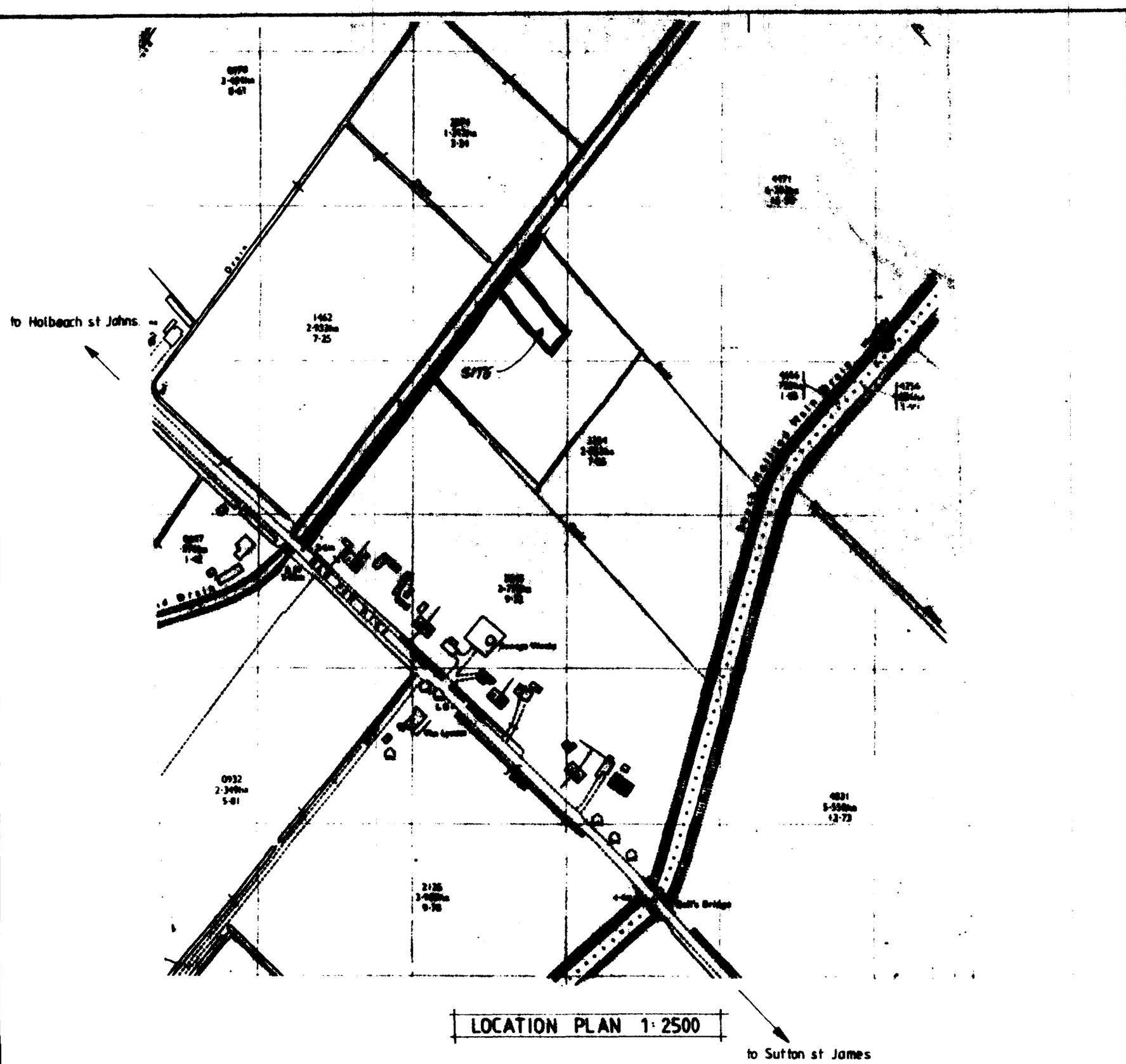
client
MR & MRS J. BOARDMAN.

project
PROPOSED DWELLING
OLD FENDYKE ROAD,
SUTTON ST JAMES,
SPALDING,
LINC'S

DETERMINED
PLAN

drawing
FLOOR PLANS ELEVATIONS.

scale	drawing no
1:50 1:100	LS 9146
date	drawn
SEPT '93	



LOCATION PLAN 1:2500

SITE PLAN 1:500

Notes & Schedules

SOUTH HOLLAND D.C.
D
0 [illegible] 1992
REF 385 23012

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COPYRIGHT RESERVED

revision	date	init.	revision details

APPROVED PLAN
Ref.

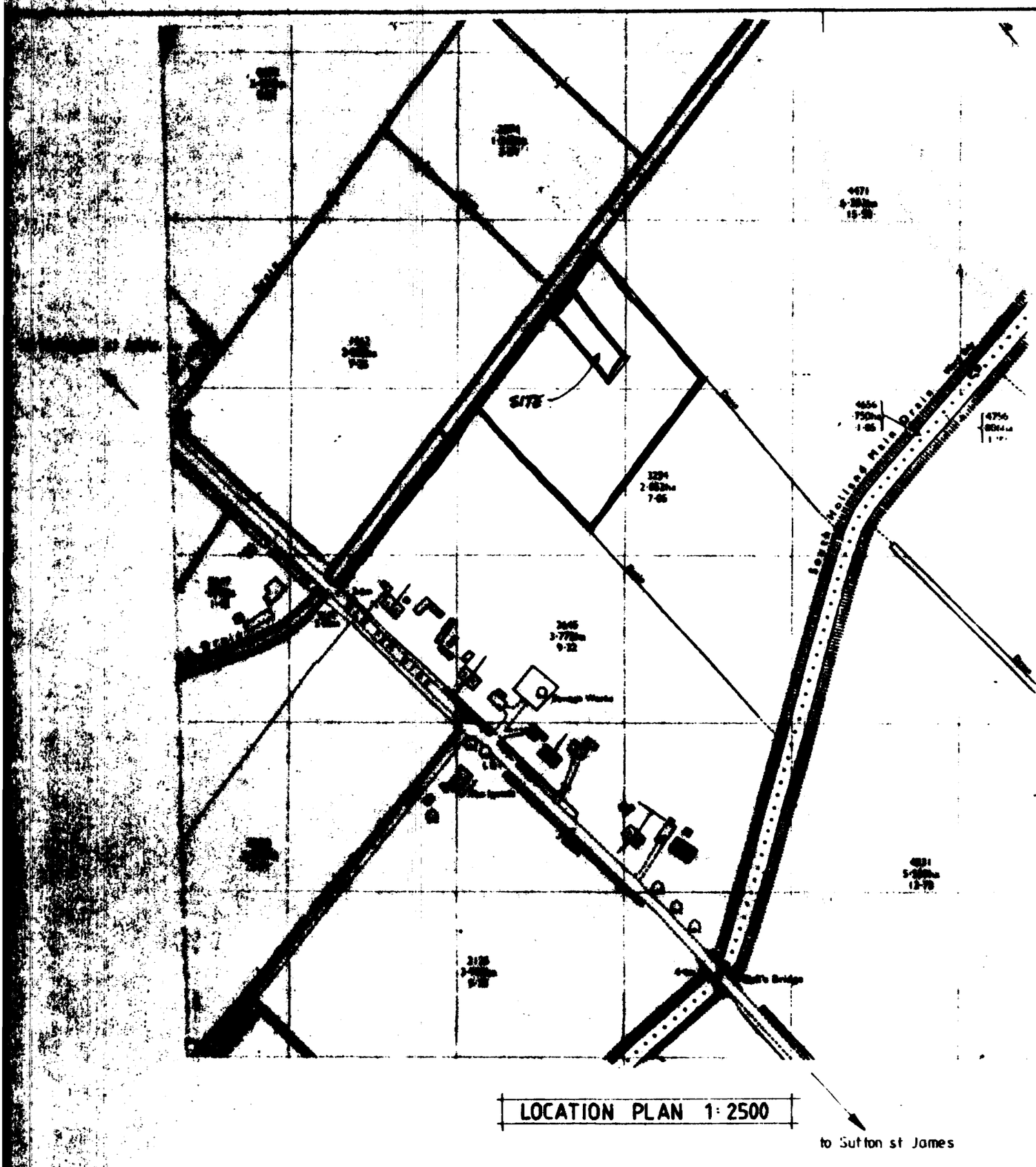
COOPER ARCHITECTURAL DESIGN

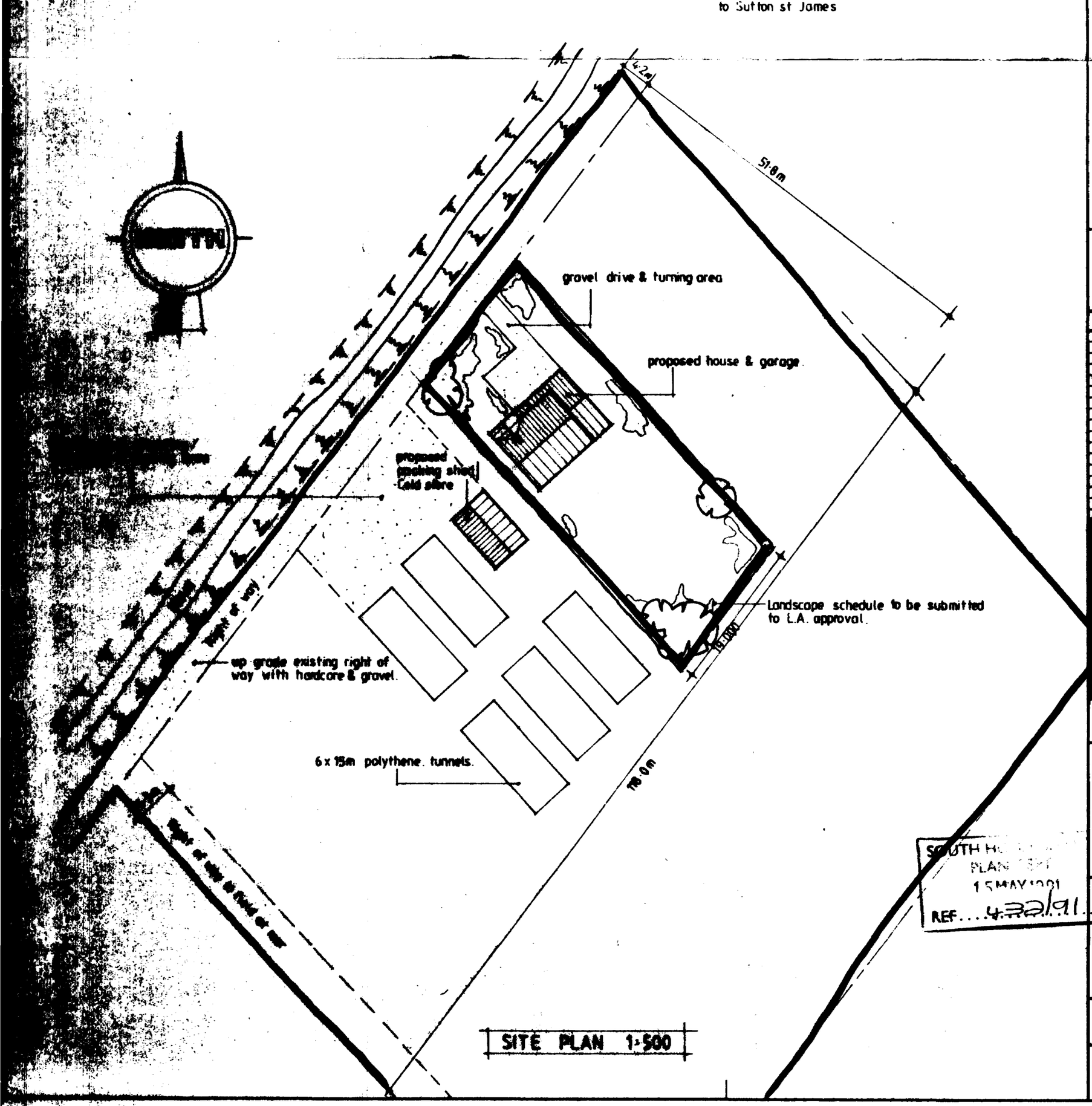
client
MR & MRS J. BOARDMAN

project
PROPOSED DWELLING & GARAGE
OLD FENDYKE ROAD
SUTTON ST JAMES,
SPALDING,
LINC'S.

drawing
BLOCK & LOCATION PLAN

scale	drawing no
1:500, 1:2500	LS 9146:2
date	drawn
DEC 90	D. J. Cooper





Notes & Schedules

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
26a MARKET PLACE, LONG SUTTON,
LINCS. PE12 9JF TEL. 0406 [illegible]

client
MR J. BOARDMAN

project
PROPOSED DWELLING / GARAGE AND NURSERY.
SITE OFF OLD FEN DYKE ROAD,
SUTTON ST JAMES,
SPALDING.

drawing
OUTLINE PLANING

scale	drawing no
1:500, 1:2500	LS90 [illegible]
date	drawn
DEC 90	[signature]

SOUTH H[illegible]
PLAN[illegible]
15 MAY 1991
REF....4.22/91...