SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0698/92 Received:24-JUN-92 Type:FULL

Name: Exors of W A Judge
c/o 22 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location : West Drove Gedney Hill
Spalding

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 development is commenced a scheme shall be submitted to and approved by the Local Planning Authority showing native hedging (eg. hawthorn) along the sites frontage, including details of type, position and height on planting.

Reason: In the interest of visual amenity.

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 front porch shown on the plans accompanying the application shall be centrally placed on the front (western) elevation.

Reason: To achieve a satisfactory development, in the interest of visual amenity.

Notes to Applicant:

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

Notes to Applicant:

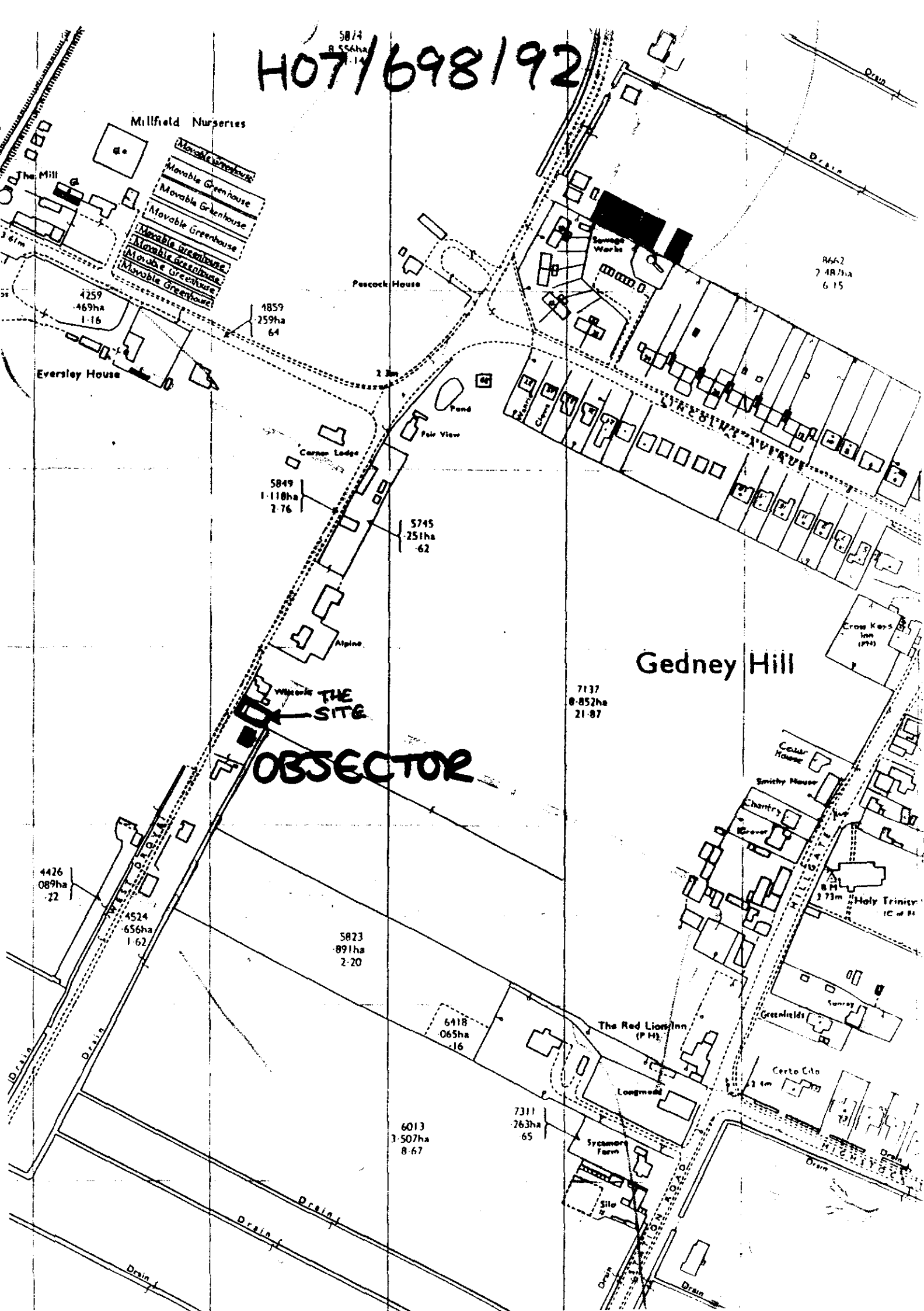
The applicants attention is drawn to the letter from the National Rivers Authority and their comments regarding sewage disposal. Should it be necessary to install a private sewage treatment plant a separate planning application shall be required.

Director of Planning and Building Control Services
04-AUG-92 H07/0698/92

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)


H07/698192
Millfield Nurseries
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
The Mill
Peacock House
Sewage Works
Eversley House
Pond
Fair View
Corner Lodge
Alpine
THE SITE
OBSECTOR
Gedney Hill
Cross Keys Inn (PH)
Cedar House
Smithy House
Chantry
Holy Trinity
Greenfields
Sunray
The Red Lion Inn (P H)
Longmead
Certo Cito
Swanney Farm
Silo
Drain
4259 ·469ha 1·16
4859 ·259ha 64
5849 1·118ha 2·76
5745 ·251ha ·62
7137 8·852ha 21·87
4426 089ha ·22
4524 ·656ha 1·62
5823 ·891ha 2·20
6418 ·065ha ·16
6013 3·507ha 8·67
7311 ·263ha ·65

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07|0698|92

Date Registered 24 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

EXORS of W. A. JUDGE.
C/o 22 PINCHBECK ROAD.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS

Tel. No. HOL 37853
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST DROVE. GEDNEY HILL.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM HOUSE & GARAGE.

Please complete

Signed G. R. Merchant Date 23:6:92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 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 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: 1.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A. sq. metres

B. Please state size of any new structure:- (a) max. height: 4.2. metres
(b) max. length: 8.2. metres
(c) max. width: 10.0. metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY DESFORD GOLDEN RUSSET.

D. Please state type and colour of roofing materials. SANDTOFT DOUBLE PANTILES - SMOOTH BROWN.

E. 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. BUILDING PLOT.

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: WEST DROVE.
Will there be —
Individual access(es) ✓
New estate road ☐

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

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 SURFACE WATER SEWER. - TO OPEN DYKE.

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	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):
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 D.K. Merchant (~~Applicant~~/Agent) Date 23.6.92

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 D.K. Merchant ~~Applicant~~/Agent) Date 23.6.92

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

Inspected by: DMG
date: 30/6

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

DMG 28/7

GRANT / REFUSE

DPC authorised at Planning Committee held on 14 July 1992.

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 — No ----

[Reason:

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 DFO authorised Consent

1 Before development is commenced a scheme shall be submitted to and approved by the Local Plan showing native hedging (eg. hawthorn) along the sites frontage, including details of type, position and height on planting.

2 SC27 - (Implementation of planting)

3 The front porch shown on the plans accompanying the application shall be central.

Reasons

1 In the interest of visual amenity.

2 Standard

3 To achieve a satisfactory development, in the interest of visual amenity.

Note

(1) The applicants attention is drawn to the contents of the enclosed letter from the National Rivers Authority dated 17th July 1992.

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	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 DMG 29/4 DR 29/4 ? Bucks . .

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
The Paddock West Drive South
"Westview"

Residents (Delivery):

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. P1347

Date First Received 24 JUN 1992

REGISTRATION

REFERENCE H07/0698/92

Cross-Ref R

Date 25/6/92 DR

VALIDATION Date 21/6/92

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 1 Floorspace .....

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.6

Index Sheets 374 OS Nos ..... Grid Ref 593590 311360

Ward Wall Parish Guthlaxton

Inside IBD YES Inside LP area NO

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

Grade

Linked to site.....Ref..637..... Linked to property.....Ref.....

Planning Records: 949/91
Earlier apps 1296/89

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H07/0698/92 Received:24-JUN-92 Type:FULL

Name: Exors of W A Judge
c/o 22 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location : West Drove Gedney Hill
Spalding

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 development is commenced a scheme shall be submitted to and approved by the Local Planning Authority showing native hedging (eg. hawthorn) along the sites frontage, including details of type, position and height on planting.

Reason: In the interest of visual amenity.

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 front porch shown on the plans accompanying the application shall be centrally placed on the front (western) elevation.

Reason: To achieve a satisfactory development, in the interest of visual amenity.

† Note re NRA

Authorised to issue:

31-JUL-92 H07/0698/92

AD..AH.....DC.....

4/8

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

For the attention of David Gedney

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1992 DG
File Nos.

NRA

National Rivers Authority
Anglian Region

17 July 1992

Our ref.GT/92/1/SH/0194

Dear Sir

PLANNING APPLICATION NO. H07/0698/92
PROPOSED ERECTION OF A HOUSE AND GARAGE AT WEST DROVE, GEDNEY HILL, BY EXECUTORS OF W.A. JUDGE.

Further to my letter dated 6 July 1992 and the subsequent telephone conversation regarding the above, I would further advise as follows:

Site investigation has been undertaken and the Authority's water quality officer is advising that septic tank and associated soakaway drainage is unlikely to provide a satisfactory means of drainage and such installation may give rise to future pollution.

It is therefore recommended that a full treatment package unit be installed, subject to relevant consent to discharge under the Water Resources Act 1991 or alternatively a sealed cesspit with no outlet.

If a septic tank system is installed at the site and pollution of ground or surface water results, the owner would be subject to prosecution under the Water Resources Act 1991.

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

APPLICATION REFERENCE: H07/0698/92 DATE RECEIVED: 24-Jun-92

APPLICANT: Exors of W A Judge
c/o 22 Pinchbeck Road
Spalding
Lincs.

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: 3 bedroom house and garage

LOCATION: West Drove, Gedney Hill, Spalding, Lincs.

Parish Council: Response awaited (expiry date 10th July 1992).

County Highways: Does not wish to restrict the grant of permission.

Public Objections: (Expiry date 16 July 1992)

Received from owner/occupier of The Pebbles (summarised)

- Understand that the sewerage proposals involve the installation of a bio disk sewage treatment unit draining into the dyke which runs along the rear of both of the plots and our property.
- No objections in principle to above, however, in view of the fact that the dyke is in a very short distance from the rear of my property, do seek a condition that the developer should pipe the dyke along the length of her property to minimise (and hopefully eliminate) smells.
- Dyke to the rear is owned half by our client and the other half by Messrs. Elgood & Sons Ltd.
- Prepared to deal with, at my own expense, the erection of a fence but would require that the developer in liaison with the Internal Drainage Board deal with the infilling of the dyke to an acceptable standard and make good any damage caused.
- Surface water presently drains into the dyke and it would be necessary for these to be connected to the piped drain.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.

PREVIOUS DECISIONS
H07/1296/88 - Outline - One residential building plot - permitted.
H07/0949/91 - Outline - One residential plot (renewal of planning permission H07/1296/88) - permitted.

PLANNING ISSUES

1 The determining issue in this particular case is whether the proposed dwelling is appropriate for the site.

2 Application is for a three bedroom "Cottage" style dwelling with separate garage at the rear. Turning facilities have been provided upon the site.

3 Existing residential development is located immediately to the north and south.

CONCLUSIONS

1 It is my opinion that the proposal is acceptable in terms of design, subject to the drawings being amended so that the porch is central. The bricks proposed are Butterley Desford Golden Russet which are considered acceptable on balance.

2 The matters raised by the objector relating to the bio disk sewage treatment unit and also the piping of the drain, etc are considered to be non planning matters which fall within the jurisdiction of Building Regulations and the Councils Housing and Property Services Department if the drain is privately owned.

RECOMMENDATION - That upon the consultation expiry date the Director of Planning and Building Control Services be authorised to grant permission subject to:-

A No further objections being received which raise material considerations not already referred to.

B The following conditions:

1 Before development is commenced a scheme shall be submitted to and approved by the Local Plan showing native hedging (eg. hawthorn) along the sites frontage, including details of type, position and height on planting.

2 SC27 - (Implementation of planting)

3 The front porch shown on the plans accompanying the application shall be central.

Reasons

1 In the interest of visual amenity.

2 Standard

3 To achieve a satisfactory development, in the interest of visual amenity.

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8. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H08/0479/92 Mortgage Services Ltd	Conversion of outbuildings to nine cottages with the construction of access routes and covered parking at Gosberton Manor Outbuildings, Westhorpe Road, Gosberton.

(Pending a site inspection in order to assess the suitability of the site for the proposed development, and in view of concern regarding the proximity of the development to the neighbouring Gosberton Manor.)

(d) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to approve the undermentioned developments in accordance with his recommendations, as amended, where indicated:-

Plan No. and Applicant		Proposal
H09/0240/92 Lincoln Diocesan Trust and Board of Finance	O.A.	Parsonage House with vehicular access from Church Street on part Vicarage Garden, Church Street, Holbeach.

(Subject to agreement about the provision of a suitable alternative access from Church Walk.)

H22/0550/92 Mr J Hurrey	O.A.	Residential estate including details of means of access at 222 Broadgate, Weston Hills.

(Subject to the provision of the footpath required by the Lincolnshire County Council, to be the subject of an Agreement under Section 278 of the Highways Act 1980, being acceptable to the Director of Planning and Building Control Services.)

DG H07/0698/92 — House and garage at West Drove,
Exors of W A Judge — Gedney Hill.

(Councillor N P Judge MBE declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(e) **Applications Director of Planning and Building Control Services Authorised to Refuse**

The Director of Planning and Building Control Services be authorised to refuse the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H14/0474/92 Mr C M Bowser	O.A.	Four dwellings with access off Knight Street, and one dwelling with access off Bear Lane at Knight Street/Bear Lane, Pinchbeck.
H09/0685/92 Mr Ladbrook		Alterations to 18 Fleet Street, Holbeach.

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: H07/0698/92 Type: FULL

Applicant: Exors of W A Judge
Tel:

Agent: G R Merchant
0406 370853

Description: 3 bedroom house and garage

Location: West Drove
Gedney Hill
Spalding

Valid date: 24-JUN-92 Terminal date: 19-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 29-JUN-92 Report deadline: 22-JUL-92
Inspected by 04-JUL-92
Extra contacts 09-JUL-92 Case Officer:
Report if not clear by 29-JUL-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gedney Hill 0775 724941	26-JUN-92	10-JUL-92
Cllr Mrs E O Hall-Pa 0945 700 829	26-JUN-92	10-JUL-92
Owner/Occ, The Pebbles, West Dr. South	02-JUL-92	16-JUL-92
Owner/Occ, Wisteria,	"	"

L.C.C. - Objs Attached Jo CB 2/7/92

SITE DETAILS

Grid ref: 533520 311360
OS Sheets: 374 Parcel:

D M Gedney

DMG/WL
H07/0698/92
MJG/BC

29th July 1992

Mossop & Bowser
Solicitors
11 West End
Holbeach
Spalding
Lincs PE12 7LP

Dear Sirs,

Planning Application H07/0698/92 - Three bedroom house and garage, West Drove, Gedney Hill (Executors of W H Judge)

I refer to your letter on behalf of Mrs D J Slack in respect of the above.

I would now like to inform you that the application was considered by Members at the Planning Committee Meeting held on 14th July 1992, when it was resolved that the Director of Planning and Building Control Services be authorised to grant permission.

The points raised within your letter were essentially considered to be non planning matters. However, I can advise that the National Rivers Authority have stated that a full treatment package unit or alternatively a sealed cesspit with no outlet should be installed and not a septic tank. Further, the applicants have been advised of this and a copy of a letter from the NRA dated 17th July 1992 is hereby enclosed for your information.

Concerning the piping of the drain, if this is in private ownership then the developers and/or your client are advised to contact the Council's Housing and Property Services Department, plus the South Holland Internal Drainage Board if appropriate.

I hope the above information is of assistance to you.

Yours faithfully,

M R Midlen
Principal Planning Officer
(Development Control)
Enc.

N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
y Road, Spalding,
olnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS: Offr. DMG Date. 14/7
Salient points highlighted

Application no: H07/0698/92

Applicant: Exors of W A Judge
c/o 22 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location: West Drove Gedney Hill
Spalding

Type: FULL

Date received: 24-JUN-92

26-JUN-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 11-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 Hill PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JUL 1992

FOR PARISH COUNCIL USE ONLY

Comments: No objection

Signed:

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

NRA

National Rivers Authority
Anglian Region

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1992 DG
Use Nos

For the attention of David Gedney

17 July 1992

Our ref.GT/92/1/SH/0194

Dear Sir

PLANNING APPLICATION NO. H07/0698/92
PROPOSED ERECTION OF A HOUSE AND GARAGE AT WEST DROVE, GEDNEY HILL, BY EXECUTORS OF W.A. JUDGE.

Further to my letter dated 6 July 1992 and the subsequent telephone conversation regarding the above, I would further advise as follows:

Site investigation has been undertaken and the Authority's water quality officer is advising that septic tank and associated soakaway drainage is unlikely to provide a satisfactory means of drainage and such installation may give rise to future pollution.

It is therefore recommended that a full treatment package unit be installed, subject to relevant consent to discharge under the Water Resources Act 1991 or alternatively a sealed cesspit with no outlet.

If a septic tank system is installed at the site and pollution of ground or surface water results, the owner would be subject to prosecution under the Water Resources Act 1991.

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

LATE OBS: Offr. M.C. Date. 17.7

SOUTH HOLLAND Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUL 1992

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/698/92/JAM **Your Ref.**

Date 2 July 1992

Dear Sir,

NB SHDB have sent copy to agent.

FULL PLANNING APPLICATION - EXORS OF W.A. JUDGE
DWELLING AT WEST DROVE, GEDNEY HILL

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Bridgefords Drain situated some 230 metres to the South. The watercourse is in various ownerships and has also been piped at the rear of developments to the South.

Examination of old ordnance survey maps of the locality indicates there to have been a private dyke at the rear of the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged.

I note soakaway drainage systems are intended for the disposal of foul water and that porosity tests have been undertaken. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced. I would suggest also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

With regard to the intention to provide a roof water outfall to the private dyke, I set out below standard advice and look forward to receiving confirmation of riparian owners consent etc. prior to the outfall being installed.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to the privately owned dyke to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments. The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Our Ref: RS/PA-E/698/92/JAM Your Ref: 2 July 1992

Full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Should you wish to discuss the matter further, please contact my assistant Mr. Staines.

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

Yours faithfully,

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0693/92.

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		

2. Address or location

West Drove, Gedney Hill

3. Name, classification and number of road

4. Date application referred 2 - 7 - 92.

5. State whether outline, detailed application etc.

FULL

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

3 Bedroom House
(infill Plot)

7. 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:—

Delete as appropriate

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: 2-7-92. Signed: [signature]
Director of Highways and Planning

OBJECTION

Our ref. MJG/BC

Your ref.

Date. 24th June, 1992.

S.H.D.C. PLANNING DEPT. RECEIVED 25 JUN 1992 DC 698/92

Attention of DPO (MSM) DEPO

MOSSOP & BOWSER

SOLICITORS

11 West End Holbeach Lincs PE12 7LP

Telephone: (0406) 22651

DX 29522 Holbeach

Fax (0406) 25177

Partners: P. F. S. Brown LL.B.
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor (H.M.Coroner for Boston & Spalding)

For the attention of Mr.David Gedney,

Planning Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

Dear Sirs,

re: Our Client Mrs.D.I.Slack
The Pebbles, West Drove,Gedney Hill, Lincs.
re: Proposed development at West Drove South, Gedney Hill
(Land owner H.Judd)

We have been consulted by Mrs.Slack in relation to the proposed development of a building plot next door to her property in West Drove, Gedney Hill.

We understand that the sewerage proposals in relation to the plot involve the installation of a bio disk sewage treatment unit draining into the dyke which runs along the rear both of the plot in question and of our Client's property.

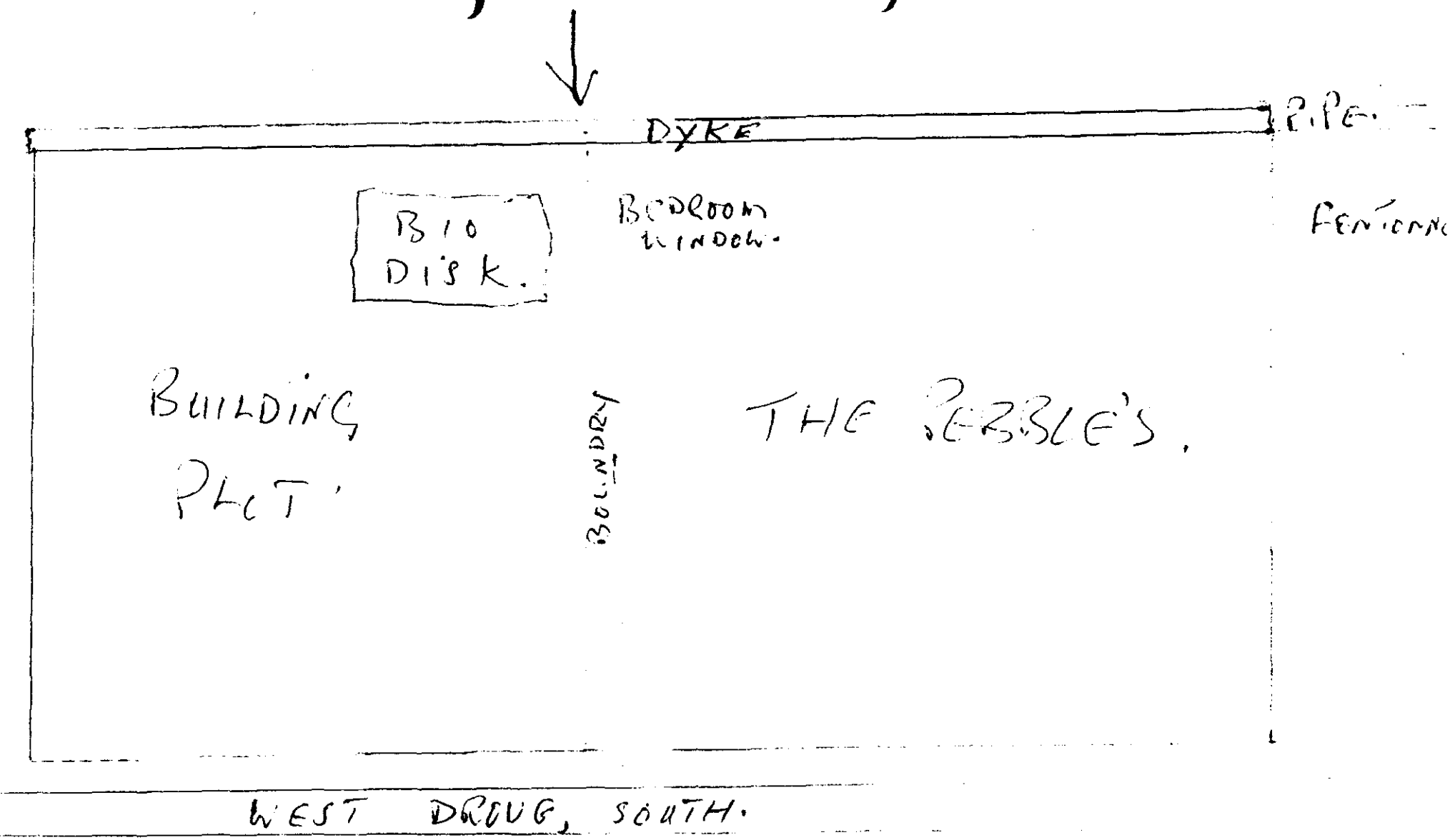
Our Client has no objection in principal to this proposal, however in view of the fact that the dyke is within a very short distance of the rear of her property and in particular her bedroom window, she does seek a condition that the developer should pipe the dyke along the length of her property in order to minimise (and hopefully eliminate) smells.

We enclose herewith a sketch plan showing the situation on the ground. We can advise you that the dyke to the rear of our client's property is owned as to half by our Client and as to the other half by Messrs.Elgood & Sons Ltd. We are able also to enclose a copy of a letter from Messrs.Elgoods agents confirming that they would agree to the section of dyke being piped subject to a fence being erected and on the basis that they are not responsible for any of the costs. Our Client is prepared to deal, at her own expense, with the erection of the fence but she would require that the developer, in liaison with the Internal Drainage Board, deal with the infilling of the dyke to an acceptable standard and make good any damage caused to our Client's property in the process.

There is one further point in that our Clients surface water drains presently run into the dyke and it would be necessary for these to be connected to the piped drain.

We look forward to your response.

Yours faithfully,


DYKE
PIPE.
BIO DISK.
BEDROOM WINDOW.
BUILDING PLOT.
BOUNDRY
THE PEBBLE'S.
WEST DROVE, SOUTH.

Maxey & Son
Auctioneers, Valuers and Estate Agents.

1-3 South Brink, Wisbech, Cambridgeshire PE13 1JA.
Telephone: (0945) 583123/4
Facsimile: (0945) 589440

JRM/E300

20 February 1992

Mrs. Slack,
The Pebbles,
West Drove,
Gedney Hill,
Lincs.

Dear Mrs. Slack,

Dyke to the rear of your property

I act on behalf of Elgood & Sons Ltd. who have referred your enquiry and request to pipe the above dyke to me for attention.

In principle my clients are prepared to consider giving consent for piping of the dyke providing the following conditions are agreeable:

1. They would wish the whole of the section of dyke onto which their land fronts to be piped and filled to a standard acceptable to the Internal Drainage Board.

2. They would wish the new boundary created, which would coincide with the centre line of the existing dyke, to be fenced with a solid fence (i.e. panelled or close boarded) of not less than 4'6" height.

3. They would want the costs associated with the filling of the dyke and erection of the fence to be borne by yourself and/or the adjoining owner. Elgoods would meet my charges.

If this basis of proceeding is acceptable to you in principle then I would suggest we meet on site to finalise details and then once the dyke was filled I would meet you again to agree the positioning of the new fence.

I look forward to hearing further from you on this matter.

Yours sincerely,

J.R. MAXEY.

Also at:
24 Market Place, Long Sutton. Tel. (0406) 364188
Auction Hall, Cattle Market, Wisbech. Tel. (0945) 584609

R.G. Allen, FRICS, J.R. Maxey MA(Cantab) ARICS, M.C. Allen, R.W. Maxey, FRICS.

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: H07/0698/92

Applicant: Exors of W A Judge
c/o 22 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location: West Drove Gedney Hill
Spalding

Type: FULL

07-AUG-92

Dear Sir/Madam,

PLANNING APPLICATION

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

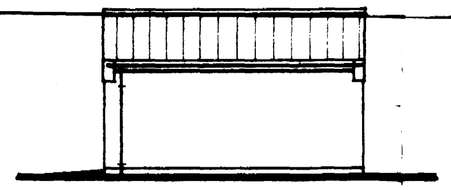
The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

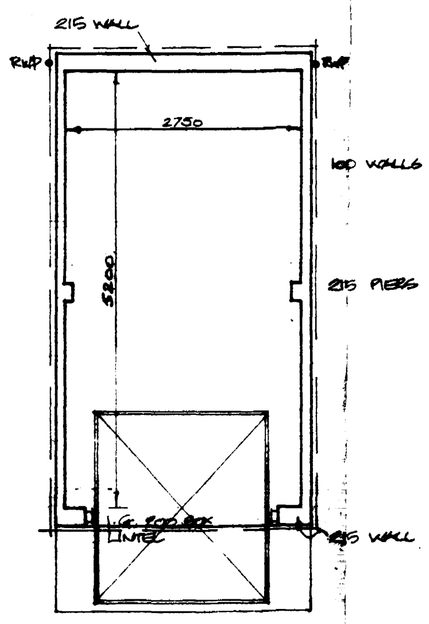
Owner/Occupier
The Pebbles
West Drove South
Gedney Hill
Spalding Lincs



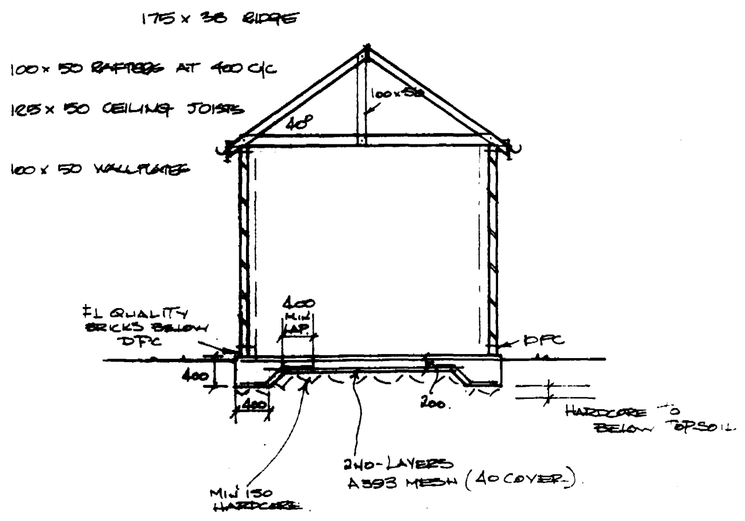
FRONT.



SIDE.



PLAN.



ROOF
Roof covering to be concrete interlocking tiles, SANTOFT DOUBLE PANTILES or similar, fixed strictly in accordance with the manufacturer's instructions, on 38mm x 25mm softwood battens at gauge centres on untearable sarking felt, COROVIN 150 or similar.
Roof timbers to be in G.S. grade softwood to the sizes shown on the drawing.
Lateral restraint straps to be provided at gable ends centrally at ceiling joist level and 450mm down rafter slope on rafters, solid nog below straps. Straps to be patent 30mm x 5mm galvanised mild steel, BATSTRAP or similar.
Anchor straps to be provided to hold down wall plate at 2.0 metre centres and as described, BATSTRAP or similar.
Fascias and barge boards to be in wrot softwood nominal 19mm thickness with 6mm WBP plywood soffit supported with 25mm x 38mm softwood framing.

RAINWATER GOODS
Provide and fix 115mm half round uPVC guttering and 63mm diameter downpipes as shown complete with all couplings, brackets clips, stop ends, outlets bends and adaptors etc and connect to underground drain.

STORMWATER DRAIN
Excavate for and lay and backfill 100mm diameter GVC drain as shown from downpipe positions [redacted]. Drain pipes to be bedded and surrounded with 100mm peagravel and have flexible couplings and laid to a fall of 1:70 approx.

[redacted]

LINTELS
Lintels to be I.G. LINTELS of the types shown on the drawing and installed strictly in accordance with the manufacturer's instructions and have a minimum end bearing of 150mm.

JOINERY
All joinery to be as BOULTON & PAUL, or equal, and to the codes indicated. All windows and doors to be complete with ironmongery and matching furniture.
Garage door to be HENDERSON MERLIN MK 2 with treated wooden sub-frame.

WALLS
WALLS TO BE IN CLAY FACING BRICKS TO BS 3921 1974 TO THE THICKNESSES AS SHOWN. FLUSH POINTING TO THE INTERNAL FACES, & KEYED STYLE TO THE OUTER FACES.

FLOOR SLAB.
200 THICK C20P CONCRETE.
FABRIC MESH REINFORCEMENT (A393 - 2NO. LAYERS)
TO BE LAID AS DETAILED WITH MIN' 400 SIDE LAP.
40 COVER.
1200 GAUGE DPM, THIS CAN BE BELOW RAFT

DEPTH OF FOUNDATION BELOW G.L SUBJECT TO APPROVAL OF S.H.D.C B.I. INSPECTOR.

RAFT TO BE FOUNDED ON SOIL BELOW TOPSOIL.

ANY SOFT SPOTS BELOW RAFT TO BE REMOVED & MADE UP WITH LEAN MIX.

MIN' 150 HARDCORE BELOW RAFT.

0698/90

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
SINGLE GARAGE.
WEST DROVE.
GEDNEY HILL.

CLIENT:
EXEC. OF W.A. JUDGE.
%22 PINCHBECK ROAD.
SPALDING.
LINCS.

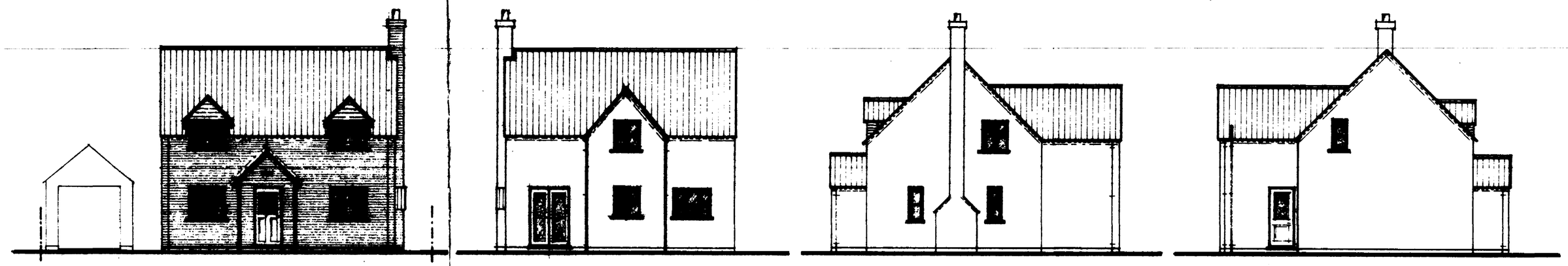
SCALES: 1/50 & 1/100.

DATE: JUNE 1990.

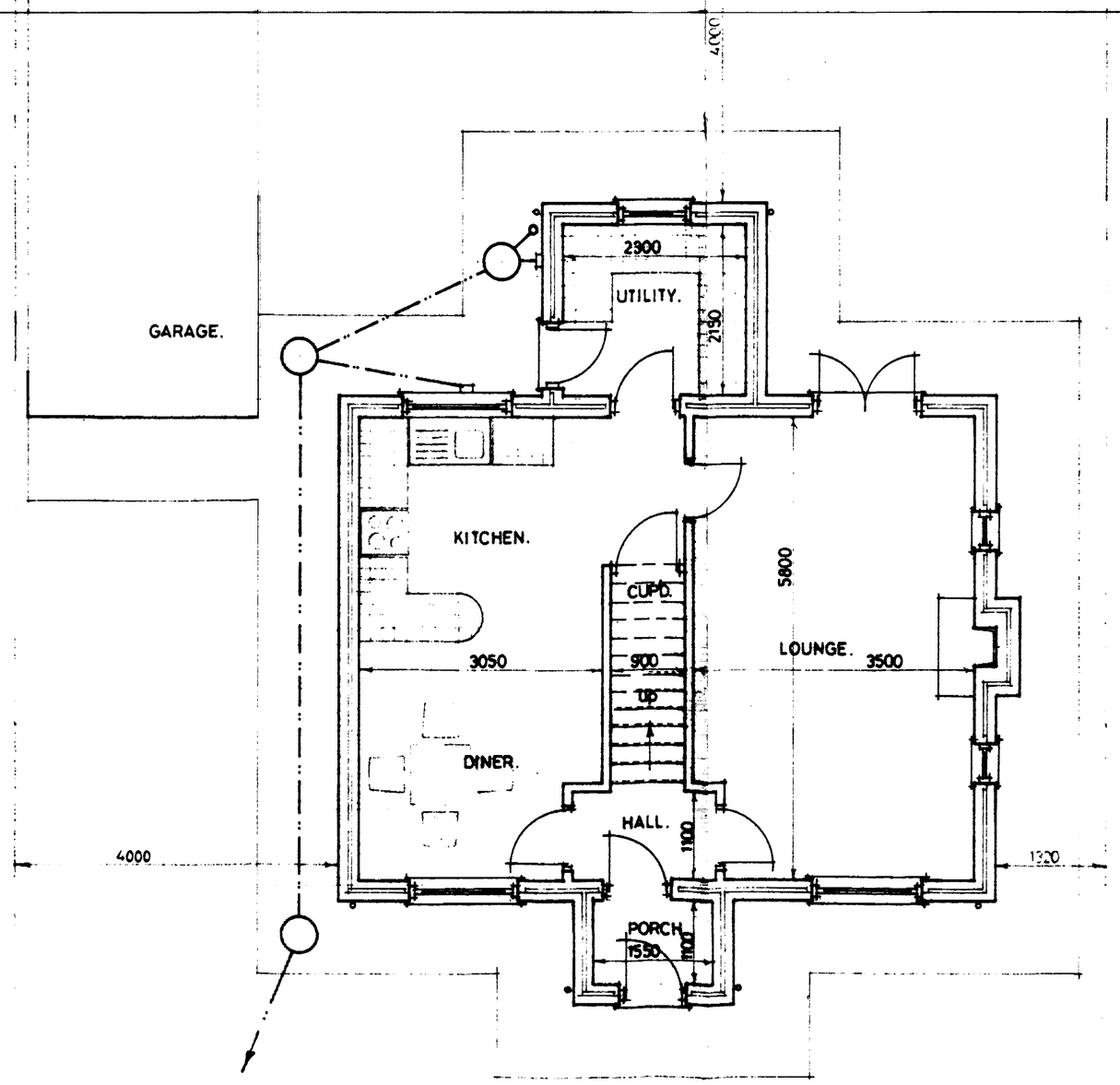
G.R.MERCHANT.

DRAWING No.: WJ.3.

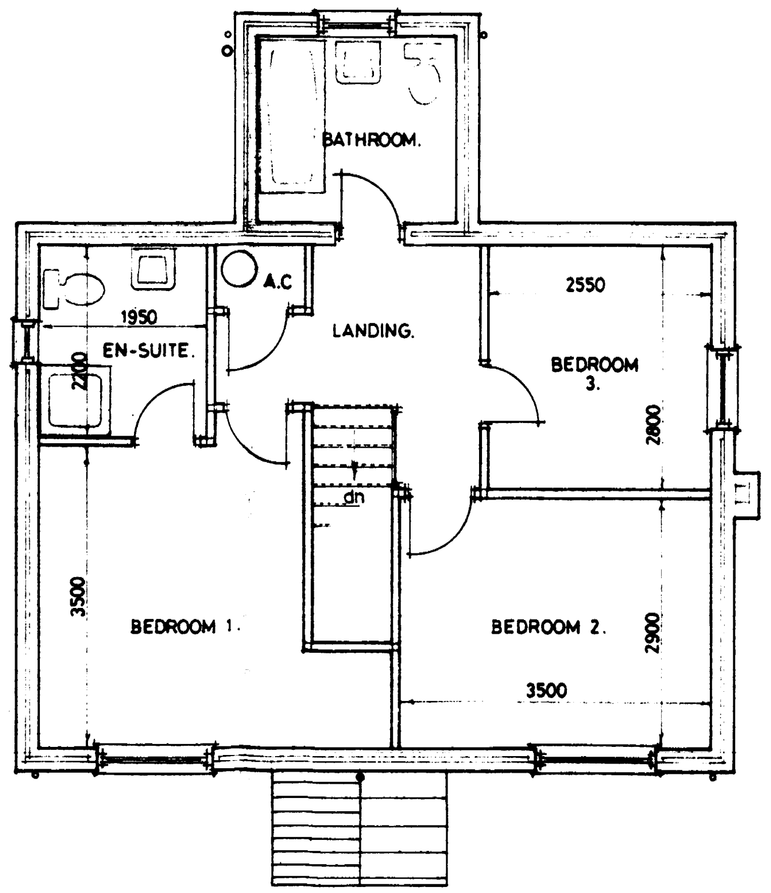
REVISIONS:



FRONT. REAR. SIDE. SIDE.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 376863.

PROJECT:
3 BEDROOM COTTAGE & GARAGE.
WEST DROVE.
GEDNEY HILL.

CLIENT:
Ex of W. A. JUDGE.
c/o 22 PINCHBECK ROAD.
SPALDING.
LINCS.

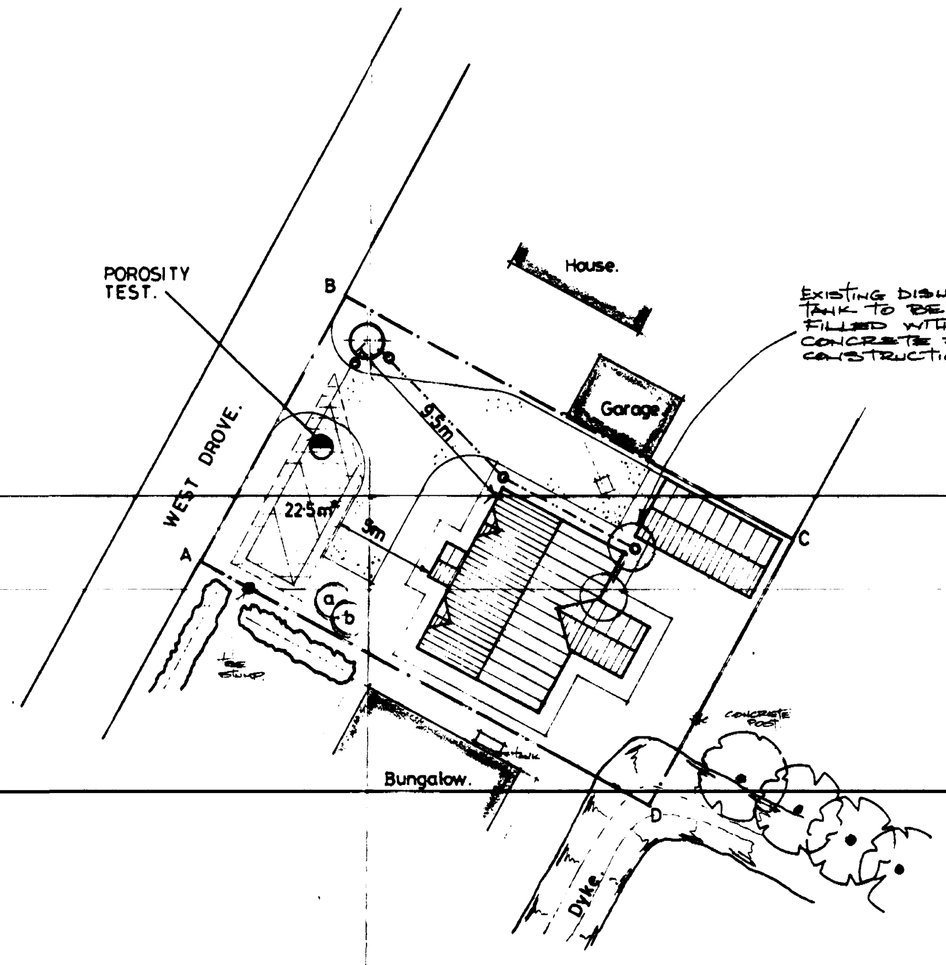
SCALES: 1/50 & 1/100.

DATE: JUNE 1992.

G.R.MERCHANT.

DRAWING No.: HJ 2.

REVISIONS:



FENCING

BC - 1800 HIGH CLOSE BOARDED FENCING REDUCING TO 1000 AT WEST DROVE.

CD - 1800 HIGH CLOSE BOARDED FENCING.

AD - 1800 HIGH CLOSE BOARDED FENCING REDUCING TO 1000 AT WEST DROVE.

TREE PLANTING

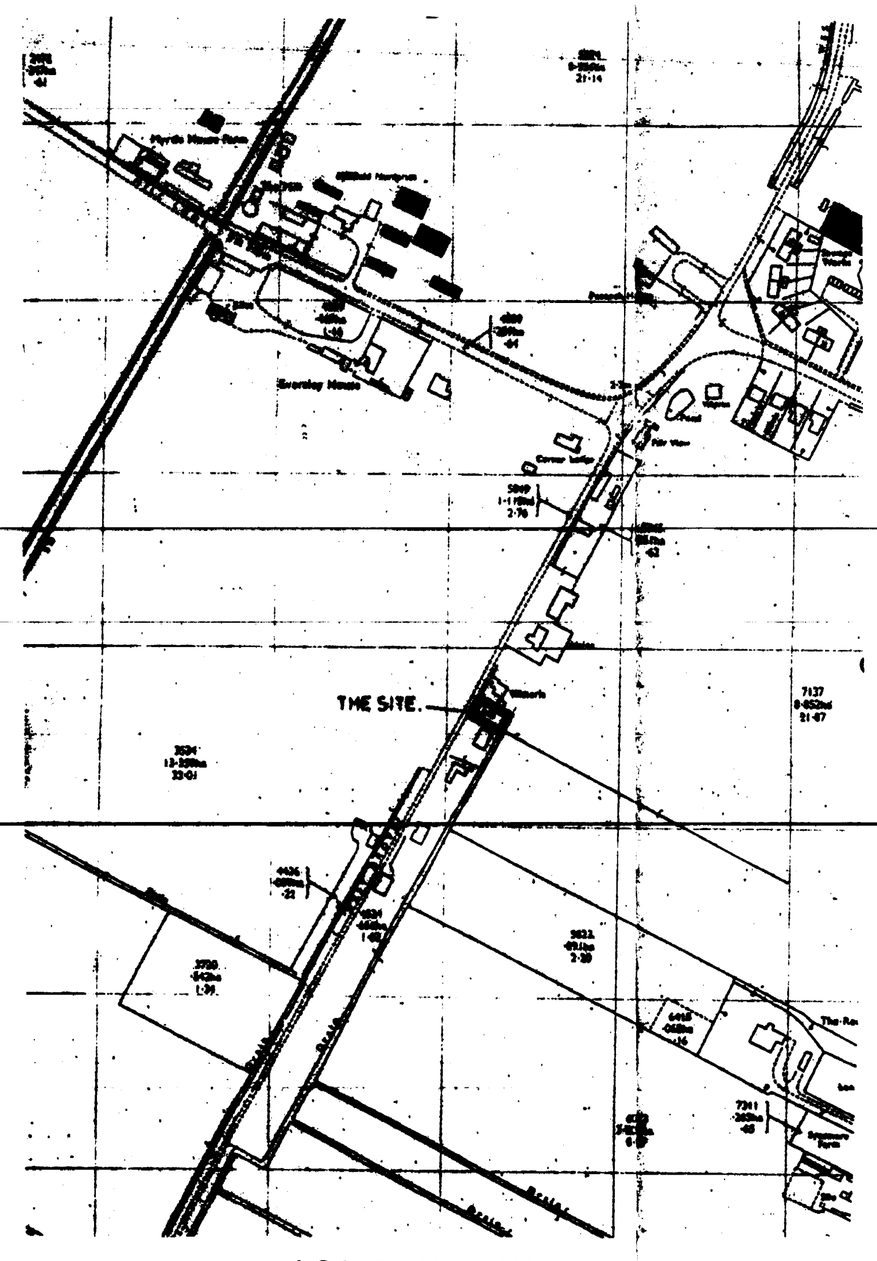
a - FLOWERING CHERRY. - ½ STANDARD.

b - WEEPING CHERRY - ½ STANDARD.

AB -	13·50m
BC -	23·50m
CD -	13·80m
AD -	23·50m

SITE LAYOUT.

SCALE: 1/200.



LOCATION PLAN.

SCALE: 1/2500.

...ground water is found to be within 1 m. of the surface, any 1 in 20, and the type of industry the land is type, to overcome by reducing its root length by cutting to ensure that inlet and outlet are maintained above ground water level.

Applicants are reminded that the consent of the(s) Board(s) may be required under the provisions of Schedule 12 of the Water Act 1989 for the purposes to discharge sewage effluent into the land. Similarly, Severn Authority do not permit surface water soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR WATER SOAKAWAYS DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR WELL-PROVEN TREATMENT PLANT MUST BE USED.

ROOF SURFACE WATER. TO BE TAKEN TO SURFACE WATER SYSTEM TO OUTFALL INTO DYKE E.D SUBJECT TO APPROVAL OF E.A.I.D.B.

E. 2 JULY 1992 --- 0648/92

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
3 BEDROOM COTTAGE & GARAGE.
WEST DROVE.
GEDNEY HILL.

CLIENT:
EX OF W.A JUDGE.
C/O 22 PINCHBECK ROAD.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	JUNE 1992.
G.R.MERCHANT.	DRAWING No.: HJ.1

REVISIONS: