FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0717/92 Received:30-JUN-92 Type:FULL

Name: Mr & Mrs N P Shortland
35 Lincolns Avenue
Gedney Hill
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of house and garage in conjunction with nursery

Location : West Drove Gedney Hill
Spalding Lincs

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

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

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

2 The 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.

3 Noise emitted from the fixed plan (cold store) and machinery shall not exceed a level equivalent to a Noise Rating curve 30 measured on the boundaries of the site.

Reason: In the interests of the amenity of the environment.

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

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:

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

Director of Planning and Building Control Services
27-NOV-92 H07/0717/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07 / 0717 / 92

Date Registered 30 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS N. P. SHORTLAND
35 LINCOLNS AVE
GEDNEY HILL
SPALDING LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET HARGATE
SPALDING LINCS

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST DRONE, GEDNEY HILL, SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF HOUSE & GARAGE IN CONJUNCTION WITH NURSERY.

Please complete

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.

Signed ..... Date 29/6/92 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: ONE

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

B. Please state size of any new structure:- (a) max. height: 8.0 metres
(b) max. length: 16.6 metres
(c) max. width: 7.64 metres

C. Please state type and colour of materials for facing external walls: RED RUSTIC FACING BRICK.

D. Please state type and colour of roofing materials. SANDTOFT DOUBLE ROMAN GREY

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. AGRICULTURAL

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 & 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 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 ✓

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	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. THIS APPLICATION IS A RESUBMISSION FOLLOWING APPROVAL OF APP.Nº H07/1255/01 ALL DETAILS PREVIOUSLY SUBMITTED STILL APPLY

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE 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 29/6/92

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 ..... ~~(Applicant/~~Agent) Date 29/6/92

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

Existing access gate & shed - Jackhouse, Cutting ... Site visit for undergrowth ... Existing Gate.

Inspected by: DMC
date: 8/7

Case Officer Conclusions (issues)

See draft report

2-10 19/1 with REA
Discussion whether delegation agreed enables the recommendation to be dealt with under delegated power - Recognised is contrary to policy

Case Officer Recommendations (summary)
(details overleaf)

GRANT / REFUSE DMC 20/11 25/11

Recommended approvals –

Departure from policy — Yes ---- / No ----

Ward member request — Yes ---- / No ----

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No ----
Yes / No
Yes ----
[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 ---- All fees (not first Submission)
Other info. req:
Signed .....
Yes ----

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

1 SC27 - (Implementation of Planting).
2 Noise emitted from the fixed plant (cold store) and machinery shall not exceed a level equivalent to a Noise Rating curve 30 measured on the boundaries of the site.
3 SC12 - (Materials)...bricks.

Reasons

1 Standard.
2 In the interests of the amenity of the environment.
3 Standard.

Note

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

Notes to applicant

Disabled access .....

Outstanding IM .....

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)						
	BM 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 DMC 9/7 MS 9/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): ~~Nos~~ Fenhouses, West Drive, Dixon House, ...

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

INIT

Submitted Fee £ 110

Receipt Issued ..... No. P1370

Date First Received 30 JUN 1992

REGISTRATION

REFERENCE H07/0717/92

Cross-Ref P/.....

Date 1/7/92

VALIDATION Date 30/6/92

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 .....

HM:-	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 2-7-92

Index Sheets 374 OS Nos ..... Grid Ref 523400 311330

Part III Parish Gedney Hill

Inside EPD No. Inside LP area No.

TR Rural	☒	C1	☒
TR Bypass	☒	C3	☒
Level crossing	☒	EPD	☒
Footpath	☐	Other:	

Grade

Linked to site..... Ref. 647 Linked to property..... Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H07/0717/92 Received:30-JUN-92 Type:FULL

Name: Mr & Mrs N P Shortland
35 Lincolns Avenue
Gedney Hill
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of house and garage in conjunction with nursery

Location : West Drove Gedney Hill
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 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.

3 Noise emitted from the fixed plan (cold store) and machinery shall not exceed a level equivalent to a Noise Rating curve 30 measured on the boundaries of the site.

Reason: In the interests of the amenity of the environment.

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

Notes to Applicant:

Notes to Applicant:

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

Authorised to issue:

23-NOV-92 H07/0717/92 AD...N.....DC...MC...

23/11 25/11

BI J 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

Com

Application no: H07/0717/92 Type: FULL

Applicant: Mr & Mrs N P Shortland Agent: Cooper Architectural Design
Tel:

Description: Erection of house and garage
in conjunction with nursery

Location: West Drove
Gedney Hill
Spalding
Lincs

Valid date: 30-JUN-92 Terminal date: 25-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 05-JUL-92 Report deadline: 22-JUL-92
Inspected by 10-JUL-92
Extra contacts 15-JUL-92 Case Officer:
Report if not clear by 04-AUG-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	02-JUL-92	16-JUL-92
Cllr Mrs E O Hall-Pa 0945 700 829	02-JUL-92	16-JUL-92

L C C - Cons Attached Jc cb 9/7/92.

SITE DETAILS

Grid ref: 523400 311330
OS Sheets: 374 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: Director of Planning and Building Control Services

Our Ref: PC/LDS/PL.631

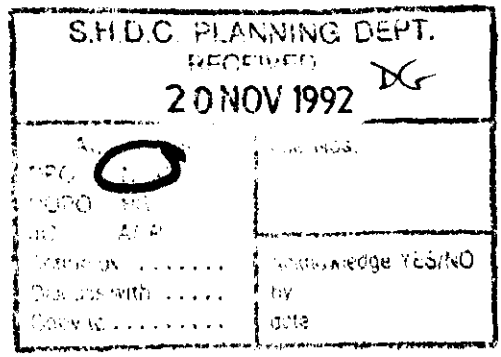
Your Ref: DMB/LAB

Date: 19th November 1992

SUBJECT: PLANNING APPLICATION NO. H07/0717/92
ERECTION OF HOUSE AND GARAGE AT WEST DROVE, GEDNEY HILL (SHORTLAND)

Would you please note that the 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

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

NIGEL PETER SHORTLAND

and

PAMELA SHORTLAND

re

house and garage in conjunction
with adjoining nursery, land at
West Drove, Gedney Hill

I hereby certify that this is a true copy
of the planning obligation relating to
land at West Drove, Gedney Hill

R. Gee

.....

Director of Administration

THIS DEED is made the 17th day of November One thousand nine hundred and ninety-two 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 NIGEL PETER SHORTLAND and PAMELA SHORTLAND of 'Windy Nook" West Drove Gedney Hill in the County of Lincoln (hereinafter called "the Owners") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land

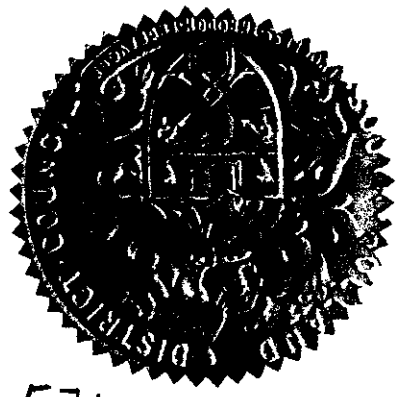
(3) The Owners have by application by their agent dated the twenty ninth day of June one thousand nine hundred and ninety two applied to the Council for planning permission for a house and garage for use in conjunction with adjoining nursery on the land edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H07/0717/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

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



5714

Chairman of the Council

Director of Administration

SIGNED AS A DEED by the said
NIGEL PETER SHORTLAND N P Shortland
in the presence of:-

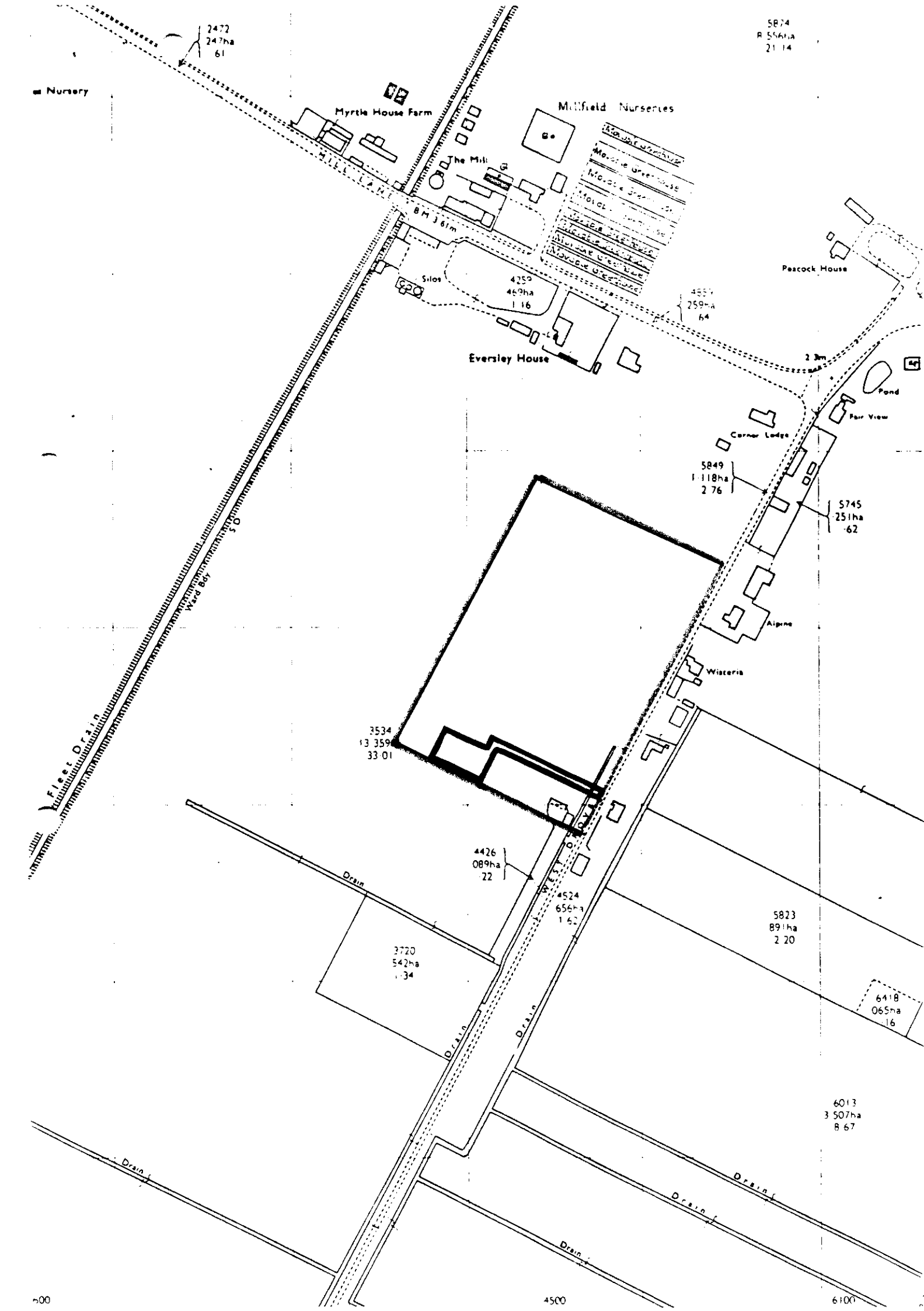
Witness M. Bellamy.
"Fair View"
Address Holbeach Drove.
Spalding.

Occupation Housewife

SIGNED AS A DEED by the said
PAMELA SHORTLAND
in the presence of:- P Shortland

Witness M. Bellamy.
"Fair View"
Address Holbeach Drove.
Spalding.

Occupation Housewife


Nursery
2472
247ha
61
Myrtle House Farm
Millfield Nurseries
MILL LANE
The Mill
8 M 3 6fm
Silos
4259
469ha
1 16
Eversley House
Peacock House
4657
259ha
64
2 3m
Pond
Pair View
Corner Lodge
5849
1 118ha
2 76
5745
251ha
62
Alpine
Wisteria
Fleet Drain
Ward Boy
5874
R 556ha
21 14
3534
13 359
33 01
4426
089ha
22
4524
656ha
1 62
Drain
3720
542ha
1 34
5823
891ha
2 20
6418
065ha
16
6013
3 507ha
8 67
4500
6100

Cooper Architectural Design,
Hocklesgate,
Fleet Hargate,
Spalding,
Lincs.

Mr D Gedney

DMG/JJ H07/0717/92

10 Nov 1992

Dear Sir,

H07/0717/92 - MR AND MRS P SHORTLAND
HOUSE AND GARAGE IN CONJUNCTION WITH NURSERY, WEST DROVE, GEDNEY HILL.

With reference to the above, it has been brought to my attention from my Building Control Section that development has commenced.

I am writing to inform you that planning permission has not yet been issued as the application is subject to a Planning Obligation under the provisions of Section 106. This agreement has not been signed, and until such time all work is undertaken at the applicants risk.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc Mr & Mrs P Shortland
35 Lincolns Avenue
Gedney Hill
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: The Director of Planning and Building Control Services

Our Ref: PC/LST/PL 631

Your Ref: DMG/LAB

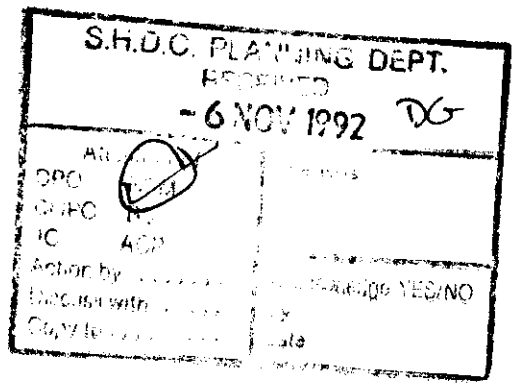
Date: 5th November, 1992

SUBJECT: REVOCATION OF PLANNING PERMISSION H07/1255/91 : ERECTION OF HOUSE AND BUNGALOW AT WEST DROVE, GEDNEY HILL

The Secretary of State for the Environment has confirmed that no objections have been received to the Revocation Order in this case and the Order has now taken effect. Would you please therefore arrange to issue the substitute planning permission H07/0717/92 forthwith. – Subject to 106 agreement being completed

A copy of the Revocation Order is enclosed for your records.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

REVOCATION ORDER NO26

in respect of

PLANNING PERMISSION H07/1255/91

relating to the erection of a house and garage
in conjunction with nursery,
land at West Drove, Gedney Hill

I hereby certify that this is a
true copy of Revocation Order No 26
relating to land at West Drove,
Gedney Hill

.....

Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 97

REVOCATION ORDER NO.26

RECITALS

1. On 17th day of December one thousand nine hundred and ninety-one the South Holland District Council ("the Authority"), being the local planning authority and in pursuance of their powers under the Town and Country Planning Act 1990, granted planning permission ("the Planning Permission") in respect of the land described in the First Schedule to Mr & Mrs N P Shortland of 35 Lincolns Avenue, Gedney Hill, Lincolnshire.

2. A copy of the Planning Permission is annexed as the Second Schedule.

3. The building or other operations referred to in the Planning Permission have not yet been completed.

4. It appears to the Authority, having regard to the development plan and all other material considerations, that it is expedient to revoke the Planning Permission in the manner hereinafter appearing.

NOW THEREFORE the Authority as local planning authority and in pursuance of section 97 of the Town and Country Planning Act 1990 and of all other powers enabling hereby make the following order:

1. The Planning Permission is revoked.

FIRST SCHEDULE

The land at West Drove, Gedney Hill shown edged red on the plan annexed hereto.

SECOND SCHEDULE

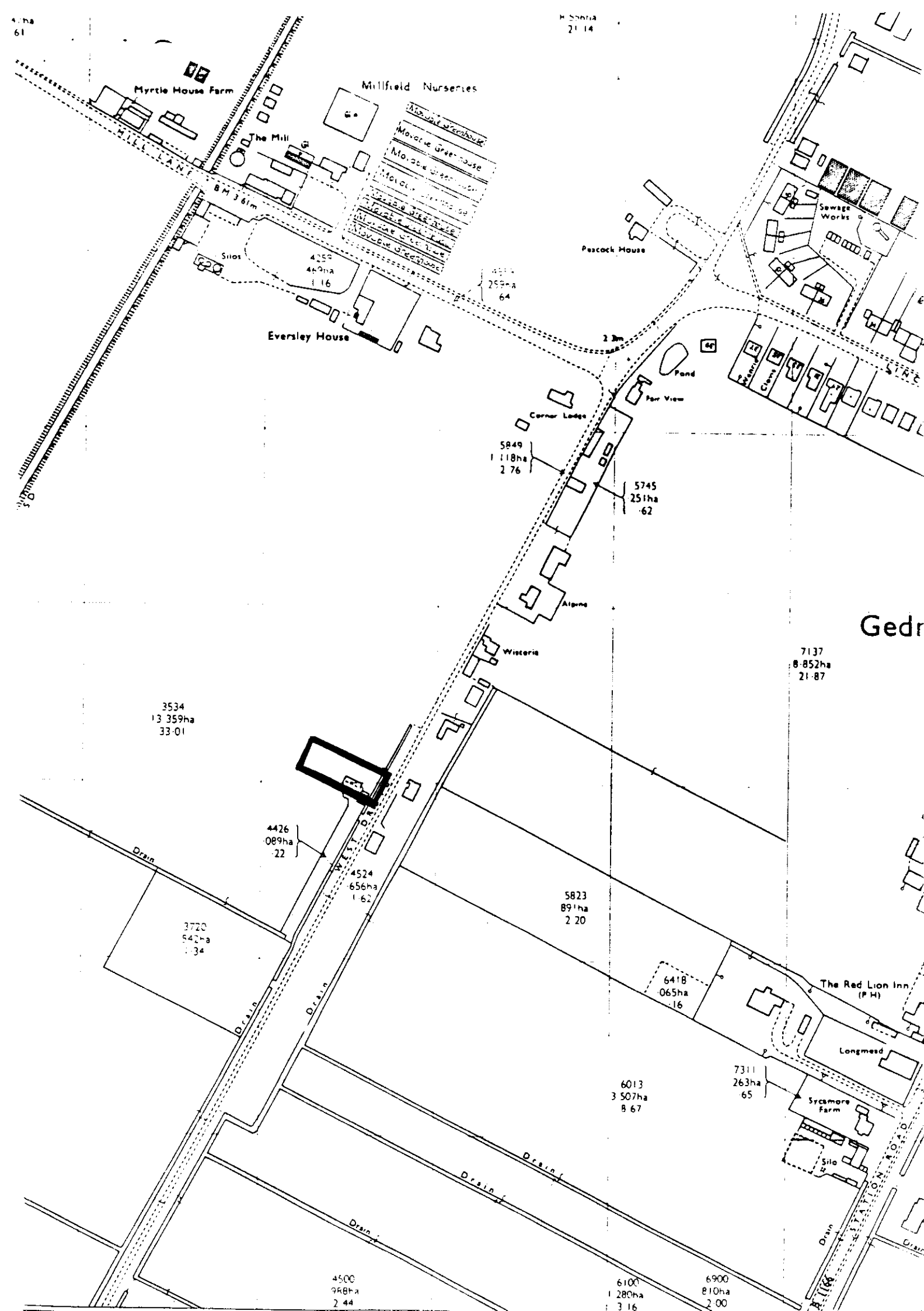
Planning permission H07/1255/91 annexed hereto.

GIVEN UNDER THE COMMON SEAL OF
SOUTH HOLLAND DISTRICT COUNCIL
this 16th day of SEPTEMBER 1992

Chairman of the Council

Director of Administration

5663


Myrtle House Farm
Millfield Nurseries
The Mill
HILL LANE
BM 3.61m
Silos
4259
4·09ha
1·16
Eversley House
Peacock House
Sewage Works
Pond
Pear View
Corner Lodge
5849
1·118ha
2·76
5745
251ha
·62
Alpine
Wisteria
Gedr
7137
8·852ha
21·87
3534
13·359ha
33·01
4426
·089ha
·22
4524
·656ha
1·62
Drain
WEST
5823
891ha
2·20
3720
542ha
1·34
6418
·065ha
·16
The Red Lion Inn
(P H)
Longmead
7311
263ha
·65
Sycamore Farm
Silo
6013
3·507ha
8·67
STATION ROAD
4500
·988ha
2·44
6100
1·280ha
3·16
6900
810ha
2·00

BRIAN ITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/1255/91 Received: 15-JUL-91 Type: FULL

Name: Mr & Mrs N P Shortland
35 Lincolns Avenue
Gedney Hill
Spalding
Lincs

Agent: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs, PE12 9JF

Description: Erection of house and garage in connection with nursery (registered as H07/0642/91)

Location : West Drove Gedney Hill
Spalding Lincs

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

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

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

2 The 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.

3 Noise emitted from the fixed plant (cold store) and machinery shall not exceed a level equivalent to Noise Rating curve 30 measured on the boundaries of the site.

Reason: In the interests of the amenity of the environment.

Notes to Applicant:

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
17-DEC-91

H07/1255/91

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.

COPY

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: The Director of Planning and Building Control Services

Our Ref: PC/LST/PL 631

Your Ref: DMG/LAB

Date: 5th November, 1992

SUBJECT: REVOCATION OF PLANNING PERMISSION H07/1255/91 : ERECTION OF HOUSE AND BUNGALOW AT WEST DROVE, GEDNEY HILL

The Secretary of State for the Environment has confirmed that no objections have been received to the Revocation Order in this case and the Order has now taken effect. Would you please therefore arrange to issue the substitute planning permission H07/0717/92 forthwith.

A copy of the Revocation Order is enclosed for your records.

David - please ignore this sentence! PP cannot be issued until Plans obligation has been completed. Apologies P Clayton

Director of Administration

Discussed with P. Clayton 10/11 Still awaiting completion of planning obligation DMG 10/11

Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Mr D M Gedney

DMG/JP/
H07/0717/92

2 October, 1992

Dear Sir

Planning Application H07/0717/92 - Erection of house and garage in conjunction with nursery, West Drove, Gedney Hill (Mr & Mrs N P Shortland

As you may be aware, the above application is currently being determined under delegated powers subject to the applicants entering into a Section 106 planning obligation covenanting that the house to be provided permanently remains part of the nursery unit of which it forms an integral part and that it shall not be occupied except by the owner, manager or an employee of that nursery unit.

Pursuant to the above, however, the Department recently received a telephone call from Mrs Shortland stipulating that she was having difficulty obtaining a mortgage due to the above agreement. Could you please advise me, therefore, as to the current situation in respect thereof and whether or not your clients are still prepared to enter into such an agreement.

I look forward to your response in respect of the above as soon as possible, therefore, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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

Destination Name: Tom Holmes

Fax No: (0664) 410029

Your Ref/Contact: As above

No. of Pages

Our Ref/Contact: D.M. Gedney.

Date: 4/9/92

Subject: Mrs Shortland – Agricultural dwelling, West Drove, Gedney Hill, Spalding (Ref H07/0717/92)

FAX MESSAGE

Copy of Section 106 Planning Obligation in respect of previous application (Ref H07/1255/91) enclosed for your information.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H07/0717/92

Your Ref:

Date: 26 Aug 1992

PLANNING APPLICATION H07/0717/92 - ERECTION OF HOUSE AND GARAGE IN CONJUNCTION WITH NURSERY, WEST DROVE, GEDNEY HILL.

I refer to my earlier memorandum dated 14th August 1992.

With reference to the revocation of the existing planning permission reference H07/1255/91, I enclose information as requested:-

i) A copy of the planning application form.

ii) A copy of the planning permission dated 17th December 1991.

iii) 6 1:2500 site location plans indicating the site area in red, with the surrounding land edged blue.

G Smith
Technical Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning & Building Control Services

TO: Director of Administration FAO Mr P Cleghorn

REF: DMG/LAB/H07/0717/92

REF:

DATE: 14 August 1992

SUBJECT: Planning Application H07/0717/92 - Erection Of House And Garage In Conjunction With Nursery, West Drove, Sedney Hill.

I refer to the above planning application submitted by Mr and Mrs N P Shortland.

It has now been decided that the application be determined under delegated powers subject to:-

(A) The applicants entering into a Section 106 Planning Obligation to ensure that the house permanently remains part of the nursery unit of which it forms an integral part and it only being occupied by the owner, manager or an employee of that nursery unit.

(B) The unopposed revocation of the existing planning permission (reference H07/1255/91).

I will therefore be pleased if you could make the necessary arrangements in respect of the above. Concerning the Section 106 Planning Obligation I enclose six copies of the appropriate plan, as well as an application form and a copy letter stating that the applicant is prepared to enter into such an agreement. I await your instructions in respects of any information required in respect of the revocation order.

N R Midlen
Principal Planning Officer
Development Control

Enc

APPLICATION REFERENCE: H07/0717/92 DATE RECEIVED: 30 06 92

APPLICANT: Mr & Mrs N P Shortland
35 Lincolns Avenue
Gedney Hill
Spalding
Lincs

AGENT: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

TYPE: Full

DESCRIPTION: Erection of house and garage in conjunction with nursery

LOCATION: West Drove, Gedney Hill

Parish Council: No objections.

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

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policy 7A.

PREVIOUS DECISIONS
H07/1255/91 - Full - Erection of house and garage in connection with nursery, West Drove, Gedney Hill - Permitted subject to Section 106 Planning Obligation tying the dwelling to the nursery unit of which it forms an integral part.

PLANNING ISSUES
1 Planning permission has already been granted for a dwelling of similar scale along the frontage (H07/1255/91). The determining issue, therefore, is whether the position now proposed, which is further back, is acceptable.
2 The applicants have stated that the agricultural circumstances remain the same as previously, when ~~it was considered that~~ there was an essential agricultural need for a dwelling on this particular holding.
3 Existing development in the locality consists of residential development upon the eastern side of West Drove. The western side is ~~essentially~~ open countryside.

CONCLUSIONS
1 It has been established that there is an essential agricultural need for a dwelling on this particular holding so no objections are raised in principle.
2 Although the dwelling is located further back to that previously permitted, it is nevertheless my opinion that it is acceptable on balance since it forms part of the horticultural unit and there is no other existing residential development on this side of West Drove.
3 The applicant will be required to enter into a new Section 106 Planning Obligation to tie the dwelling to the unit. Also, since the site differs to the previous, the latter will need to be revoked.

RECOMMENDATION - That following the unopposed relocation of the existing planning permission (H07/1255/91), the Director of Planning and Building Control Services be authorised to grant permission subject to:-

(A) The applicants entering into a Section 106 Planning Obligation covenanting that the house to be provided shall permanently remain part of the nursery unit of which if forms an integral part and shall not be occupied except by the owner, manager or an employee of that nursery unit.

(B) The following conditions.

1 SC27 - (Implementation of Planting).
2 Noise emitted from the fixed plant (~~coldstore~~) and machinery shall not exceed a level equivalent to a Noise Rating ~~curb~~ 30 measured on the boundaries of the site.
3 SC12 - (Materials)...bricks.

Reasons

1 Standard.
2 In the interests of the amenity of the environment.
3 Standard.

Note

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

DPO / DDPO.
I think this should be a DPO - as you agree - it is only the proposed relocation that is in question.

NRO7

I agree subject to LEA having authority to alter the S106.

13/8

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

DG

NRA

National Rivers Authority
Anglian Region

20 July 1992

Our ref.GT/92/1/SH/0205

Dear Sir

PLANNING APPLICATION NO. H07/0717/92
PROPOSED ERECTION OF A HOUSE AND GARAGE AT WEST DROVE, GEDNEY HILL, SPALDING, BY MR AND MRS N.P. SHORTLAND.

With regard to the above-mentioned application received on 15 July 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) The 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/0205

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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 surface or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding

VJC

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-E/717/92/JAM **Your Ref.** **Date** 16 July 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. N.P. SHORTLAND
DWELLING AT WEST DROVE, GEDNEY HILL

Thank you for the plan showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

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 from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

pp. ENGINEER TO THE BOARD

Cooper Architectural Design,
Hocklesgate,
Fleet Hargate,
Spalding, Lincs.

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

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

BRIA 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: H07/0717/92

Applicant: Mr & Mrs N P Shortland
35 Lincolns Avenue
Gedney Hill
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of house and garage in conjunction with nursery

Location: West Drove Gedney Hill
Spalding Lincs

Type: FULL

Date received: 30-JUN-92

02-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 17-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

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1992 DG
Attention of
DPO NRM
DDPO RB
JC ACP
Action by .....
Discuss with .....
Date .....
File Nos.
Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0717/92.

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	3	4	1	1	3

2. Address or location

West Drove, Crowland Hill

3. Name, classification and number of road

UC

4. Date application referred 9-7-92

5. State whether outline, detailed application etc.

Full

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

House & Garage in Conjunction with Nursery.
(Resubmission of Previous Approval H07/0642/91).

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).

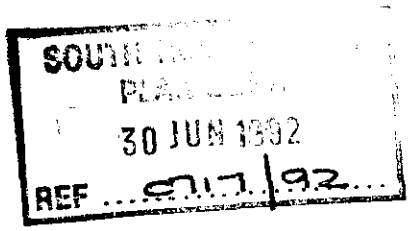
d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown~~ overleaf.

Date: 9-7-92 Signed: [signature]
Director of Highways and Planning

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.

29th June 1992.



Dear Sir,

Re: Erection of House & Garage. Mr & Mrs N.P. shortland.

Please find enclosed revised planning application relaiting to tne above. Could you take note that all details contained in the previously submitted A.D.A.S. report and supporting documentation are still relavent. If it is neccessary to sign a new section 106 planning commitment my clients are willing to do so.

Trusting this meets with your approval we remain.

Yours Faithfully.

John Cooper.
COOPER ARCHITECTURAL DESIGN.

Mr & Mrs N P Shortland,
25 Lancelot Avenue,
Gedney Hill
Spalding
Lincs

Mr D Gedney

DMC/LI H07-0717/92.

1st Jan 1993

Sir and Madam,

H07/0717/92 - ERECTION OF HOUSE AND GARAGE IN CONJUNCTION WITH NURSERY, WEST DROVE, GEDNEY HILL.

With reference to the above it has been brought to my attention from the Building Control Section that development was commenced.

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 27th November 1992

Condition No 4 states:-

"Before this development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority

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

I therefore look toward to hearing from you within the next 28 days, but I must advise you that Section 179 of the Town and Country Planning Act 1990 empowers the Council to take by proceedings against any breach of planning control

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

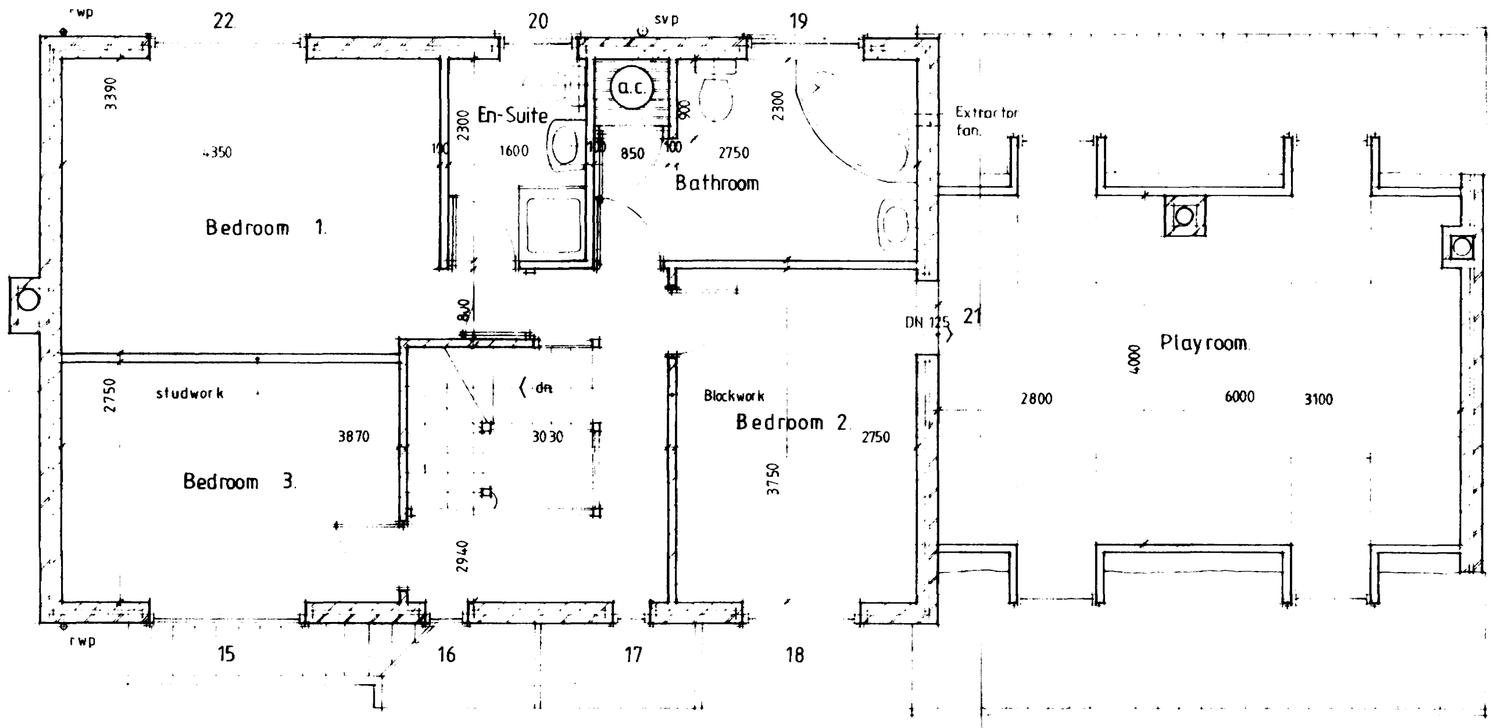
Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

cc Cooper Architectural Design
Bocklesgate
Fleet dargate
Spalding
Lincs
PE12 8LY

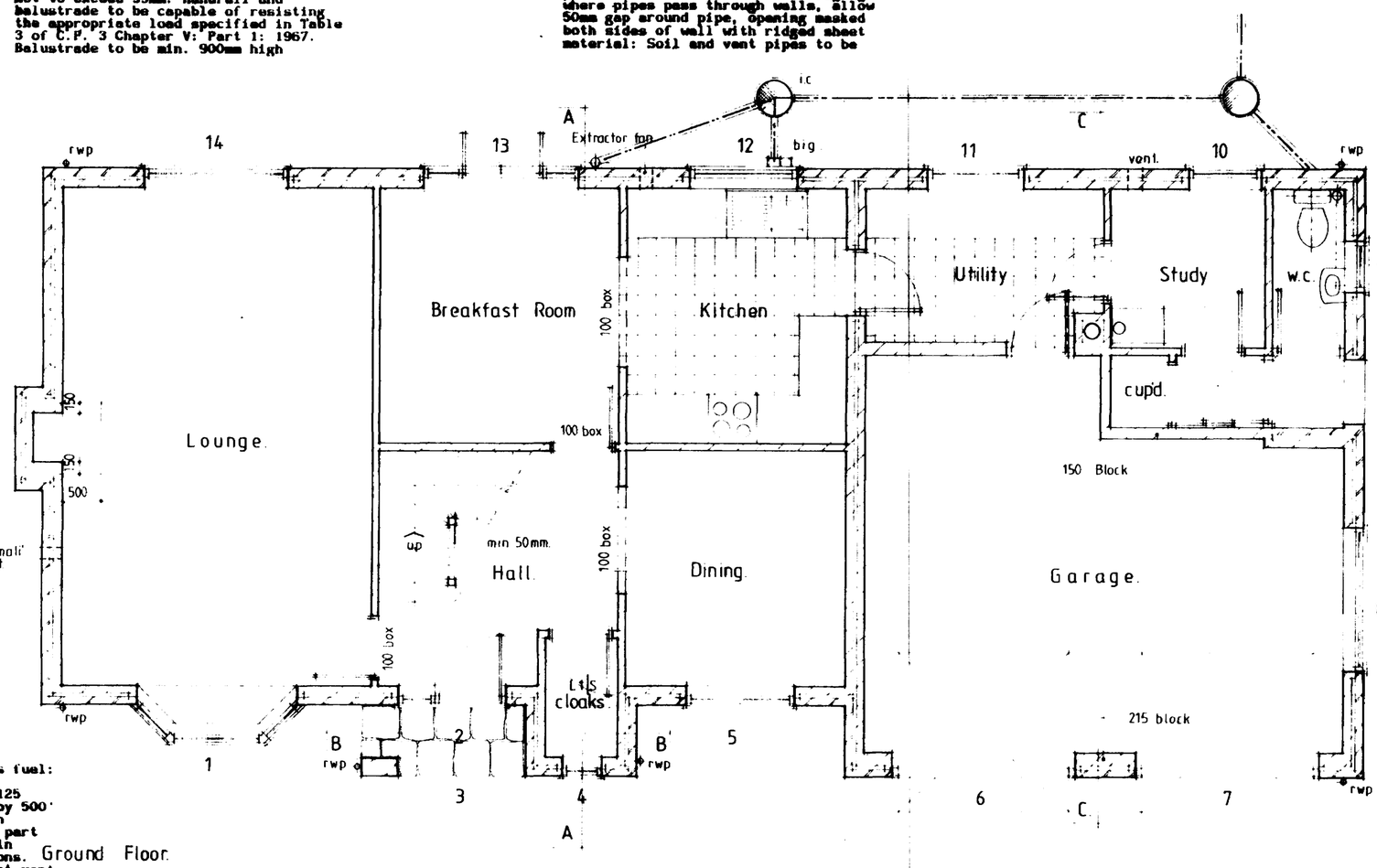
FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue no timber within 40mm of Flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.



First Floor

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 914 o/a strings 13No. risers of 200mm ex 25 x 225: 223 going ex 32 x 250: pitch 42 deg. min. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 840 or max. 1000 above pitch line. 100 x 100 softwood newel post . Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

FOUL DRAINAGE.
Inspection chamber construction to be '0smm'' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti syphon trap and 50mm waste.



Ground Floor.

OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide 225x 150 louvered permanent vent positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

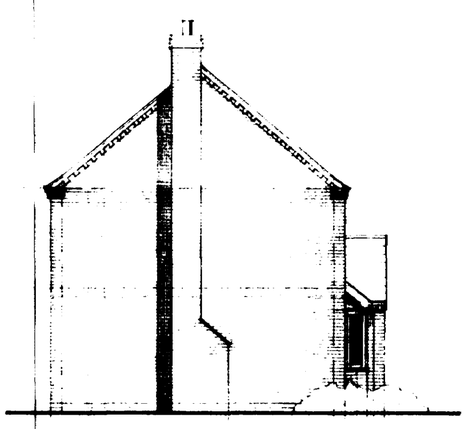
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.



East Elevation.

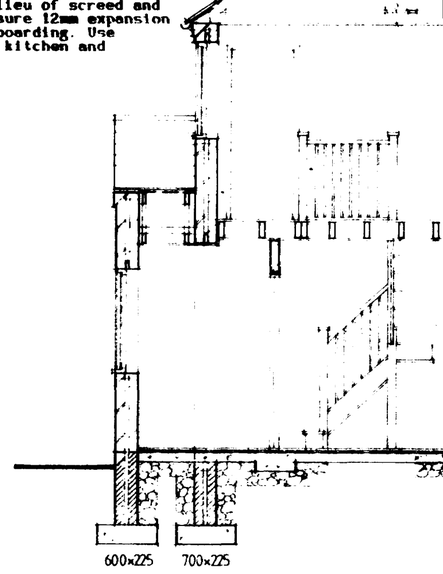


West Elevation.



South Elevation.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1000g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix C15P min. : 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to utility. Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.



Section A-A