BRIAN SMITH ip 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: H07/0920/91 Received:02-OCT-91 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Description: Erection of bungalow and garage

Location : Hillgate Road 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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

**BRIAN SMITH** DipTP MRTPI District Planning Officer

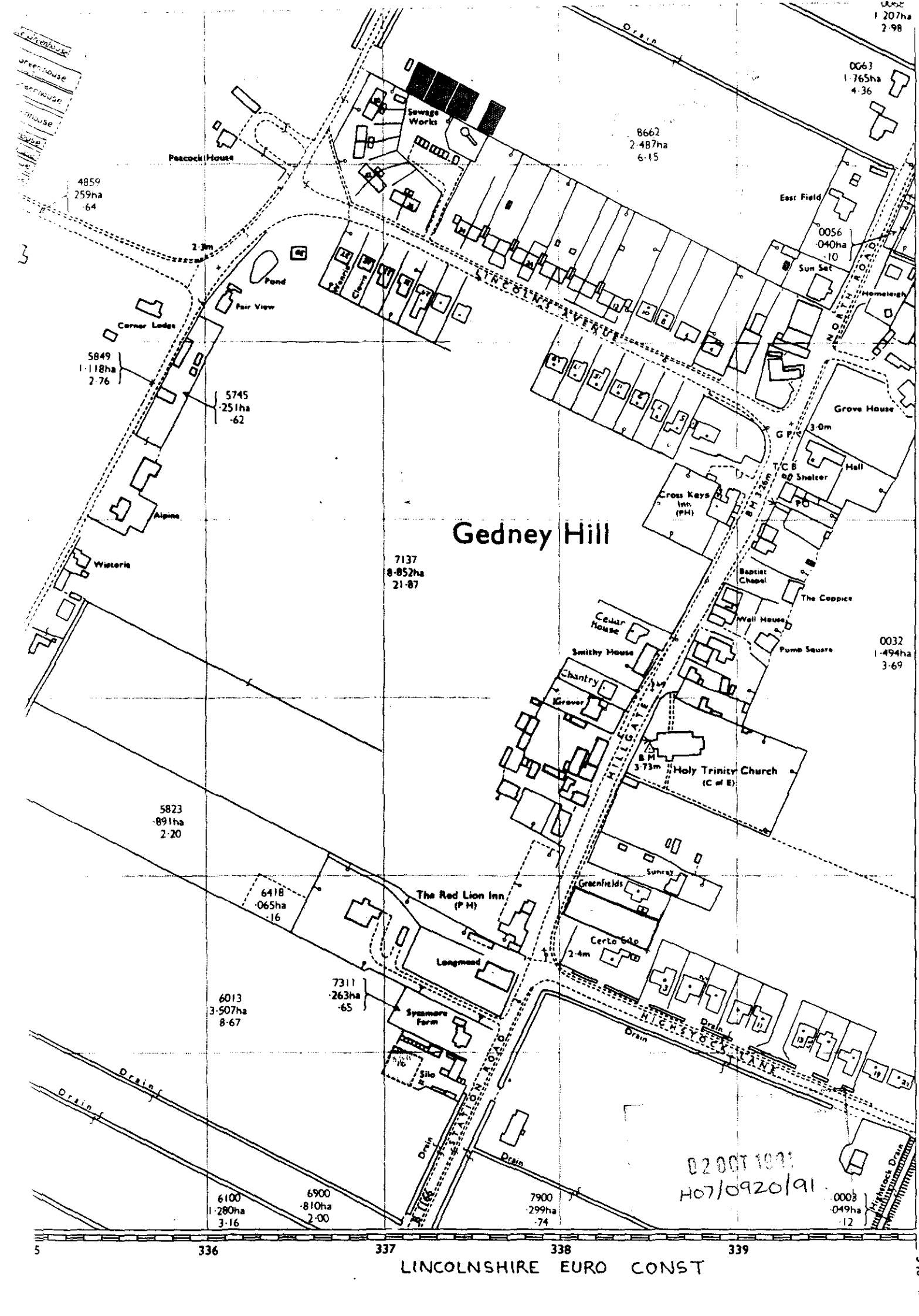
Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
29-NOV-91

H07/0920/91

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.




D200T1021
H07/0920/91

LINCOLNSHIRE EURO CONST

# PLANNING APPLICATION

**For office use only**

Application No. H07/0920/91

Date Registered 02 OCT 1991

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

ASHWOOD HOMES
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH

Tel. No. 0406 - 23388

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

Tel. No.
(Personal contact name)

COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

HILLGATE STREET, GEDNEY HILL

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

ERECTION OF BUNGALOW & GARAGE

Please complete

For Ashwood Homes

Signed ..... Date 1.10.91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 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: One.

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

B. Please state size of any new structure:- (a) max. height: 4.4 metres

(b) max. length: 13.5 metres

(c) max. width: 12.3 metres

C. Please state type and colour of materials for facing external walls: Brick Blocks Render Roof tiles Concrete tiles

D. Please state type and colour of roofing materials.

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 on which O.P.P has expired

**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: Hillgate Street

Will there be —
Individual access(es) ✓
New estate road

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

Garage & parking bay

**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: Soakaway

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. This plot has the benefit of O.P.P. ref 407/0232/88 which expired on 6.4.91

## 7. INDU RIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

| | Office staff | Industrial staff | Other staff |
|---|---|---|---|
| How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff? | | | |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected. | | | |
| In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed | | | |
| If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development | | | |
| Is the proposal related to an existing use on or near the site? | State Yes or No ☐ | | |
| If so, please explain the relationship | | | |
| Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? | State Yes or No ☐ | | |
| If so, please give details including gross floor area of such premises and state your intentions in respect of those premises | | | |
| What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes) | | | |
| What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work) | | | |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse? | | | |
| Will the proposed use involve the use of storage of any hazardous materials? | State Yes or No ☐ | | |
| What provision is being made for access to the premises for the disabled? | | | |

# 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).

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 for Elmwood Homes (Applicant/~~Agent~~) Date 1.10.91

**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 for Elmwood Homes Applicant/~~Agent~~) Date 1.10.91

**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 .....

# ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H07/0920/91 SC ref : ✓

Type : Full

First received :

VALID :

---

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £92
Submitted fee £92 Receipt no.6956
Additional fee £ — Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

---

INFORMATION

Site area H —
Floorspace M —
No of dwellings 1

Plotted 7.10

Location -

Index sheet no 37H

Grid ref 533830.311180

Ward W

Parish Stithians

Local Plan area NC

IBD Inside/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application
897/91
833/91 still current

Other applications on site
232/88
1374/87 743/8
1232/87

Other relevant apps

SITE NO 3

---

Data input.....

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NB. Check access arrangements for 'Certo Cetc'. (Mrs Hall-Patch)

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features currently vacant land. Access to Certo Cito close to site, but does not appear to be significantly affected

Inspected by: DMG
date: 29/10

Residents notified on site visit: ✓Certo Cito - ✓Fresh Fields } Hillgate } Highstock Lane. Post-Bungalows both sides and to rear,

Case Officer Conclusions (issues)
Suitable in terms of dimensions
Has previously had outline consent. (232/88)
Access to Certo Cito not affected.
Neighbours not materially affected

Case Officer Recommendations (summary) Consent
(details overleaf)

---

Delegation
Recommended approvals –

Confirmed by DMG
Case Officer: 29/11

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? No / Yes / No — No ..✓..

[Reason:

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... — No ..✓..

[Reason:

ALL OF ABOVE ▽

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes ..✓..

ANY ONE OF ABOVE — Other info. viz: Signed .....

▽

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

Delegation confirmed by Senior Officer
DMG 30/11

---

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

(1) Sc27

(3) ~~Sc~~ R22

(4)

Reasons

(1) Standard.

(3) R21.

**Notes to applicant**

**Disabled access .....**

**Outstanding RM .....**

**Amended plans ..... viz**

**Other**

## F U R T H E R  I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

| | Siting | Design | Ext App | Access | Lands |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

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

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Application no: H07/0920/91 Type: FULL

Applicant: Ashwood Homes
Tel: 0406 23388

Agent: Ashwood Homes
0406 23388

Description: Erection of bungalow and garage

Location: Hillgate Road
Gedney Hill
Spalding
Lincs

---

Valid date: ~~04~~ 02-OCT-91
Terminal date: ~~29~~ 27-NOV-91
Target dates:
To case officer 09-OCT-91
Inspected by 14-OCT-91
Extra contacts 19-OCT-91
Report if not clear by 08-NOV-91
Target Committee: 20-NOV-91
Report deadline: 06-NOV-91
Case Officer:
D M GEDNEY

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SITE DETAILS

Grid ref 533830 311180
OS Sheets 374
Listed building:
Conservation Area:

DEVELOPMENT

Size: 1 DWE
Category: Newbuild

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CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Clerk to Gedney Hill 0775 724941 | 10-OCT-91 | 24-OCT-91 |
| Cllr Mrs E O Hall-Pa 0945 700 829 | 10-OCT-91 | 24-OCT-91 |
| L.C.C. - ORS ATTACHED | 17-10-91 | 17-10-91 |
| The Owner/Occupier, "Carte Cita," Hillgate Road, Gedney Hill | 30-10-91 | 13.11.91. |
| The Owner/Occupier, "Greenfields," Hillgate, Gedney Hill | 30-10-91 | 13.11.91 |
| The Owner/Occupier, "Freshfields," Highstock Lane, Gedney Hill. | 30.10.91 | 13.11.91 |

**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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P15
Date received : 02-OCT-91

Received from

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding

in respect of application at
Holbeach Manor
Fleet Road
Holbeach
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 92.00 |
| VAT | £ | 0.00 |
| Total received | £ | 92.00 |

Cash/Cheque no: Cheque

Signed.....H. Lowe...
(Authorised Collector)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H07/0920/91.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

| | horizontal | | | vertical | | |
|---|---|---|---|---|---|---|
| | 3 | 3 | 8 | 1 | 1 | 1 |

2. Address or location

Hillgate Road, Geddney Hill.

3. Name, classification and number of road

4. Date application referred 17-10-91

5. State whether outline, detailed application etc.

Full.

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

Erection of Bungalow & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

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

Date: 17-10-91. Signed: J Emmerson

Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

Delete as appropriate

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

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

(D B21

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

# SOUTH HOLLAND
# Internal Drainage Board

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

PLANNING DEPT.
RECEIVED
29 OCT 1991
Attention of
DPO NRM
DOPO SS
JC ACP
Action by
Business with
File Nos.
DG
Your Ref.
AJK/BJ
YES/NO
by
Date

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/920/91/JAM

Date 24 October 1991

Dear Sirs,

**FULL PLANNING APPLICATION - BUNGALOW AND GARAGE**
**HILLGATE ROAD, 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.

With regard to the above, due consideration should be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

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

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

Yours faithfully,

J J Ebey.

ENGINEER TO THE BOARD

Ashwood Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Spalding, Lincs.

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H07/0920/91

1 November, 1991

Dear Sir

Planning Application H07/0920/91 - Erection of Bungalow and Garage, Hillgate Road, Gedney Hill, Spalding

I refer to the above planning application submitted by yourselves.

It is my opinion that the landscaping scheme as submitted is not totally satisfactory and that it should make provision for native hedging, especially along the site's frontage. This should preferably be of indigenous species (e.g. hawthorn, beech or privet).

If you are agreeable to the above, therefore, I would pleased to receive amended plans in due course.

Yours faithfully

N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 NOV 1991
Attention of
File Nos.
Acknowledge YES/NO
by
date

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

NRA
*National Rivers Authority*
*Anglian Region*

28 October 1991

Our Ref: GT/91/1/SH/0207

Dear Sir

**PLANNING APPLICATION NO. H07/0920/91**
**PROPOSED ERECTION OF BUNGALOW AND GARAGE**
**FOR ASHWOOD HOMES AT HILLGATE ROAD, GEDNEY HILL, SPALDING**

With regard to the above-mentioned application received on 24 October 1991, 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.

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 Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Cont/...

DR. KEVIN BOND
Regional General Manager

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

Cont/...

GT/91/1/SH/0207

NRA

*National Rivers Authority*
*Anglian Region*

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

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

Yours faithfully

R F MORGAN
Planning Engineer

c.c. Ashwood Homes, Holbeach Manor, Fleet Road, Holbeach, Spalding, Lincs.

SW

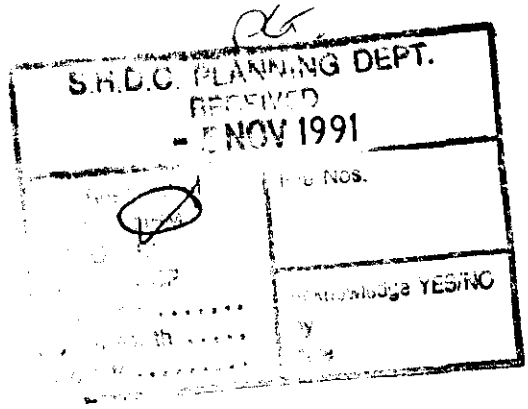
REGISTERED
HOUSE-BUILDER

# Kings Quality Homes


HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
*Telephone:* HOLBEACH 23388/24120
*Fax No.* 0406 26237


*Your Ref:*

*Our Ref:* JHK/TJ.




4th November, 1991.

For the attention of Mr. D. M. Gedney,

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Gedney,

On Saturday we received three letters regarding Planning Applications by Ashwood Homes and ourselves.

Each one asked for more landscaping, which is obviously more appropriate in the rural areas.

However, my main reason to write to you was to mention how much better it is if we can all co-operate in making this area more scenic and we will bear this in nmind with future applications.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

ASHWOOD HOMES
BUILD A BETTER NEIGHBOURHOOD

REGISTERED HOUSE-BUILDER

# ASHWOOD HOMES

Holbeach Manor,
Fleet Road,
Holbeach, Lincolnshire.
Telephone: Holbeach 23388/24120
Fax No. 0406 26237

Your Ref. Our Ref. HMK/TJ.

6th November, 1991.

**For the attention of D. M. Gedney Esq,**

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

Dear Mr. Gedney,

**Re:- Planning Application H07/0920/91.**
**Erection of Bungalow & Garage, Hillgate Street, Gedney Hill.**

We thank you for your letter of 1st November.

We enclose herewith four copies of drawing in respect of above amended to incorporate your suggestions.

We trust that your Council will now give their approval to this proposal.

With best wishes.

Yours sincerely,

07 NOV 1991
1 copy in NC.

**Howard M. King,**
Director,
Ashwood Homes.

**Enclousres.**

**BRIAN SMITH** Dip TP MRTPI District Planning Officer

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

S.H.D.C. PLANNING DEPT.
11 NOV 1991

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/0920/91

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Description: Erection of bungalow and garage

Location: Hillgate Road Gedney Hill
Spalding Lincs

Type: FULL

Date received: 04-OCT-91

10-OCT-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-OCT-91. 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
District Planning Officer

---

Clerk to Gedney Hill PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

FOR PARISH COUNCIL USE ONLY

Comments: No objections

Signed: M. Hayes
Clerk

# PLANNING AMENDMENT

**For office use only**

Application No. 17/92/0191

Date registered 6 NOV 1991

Case Officer

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Please complete

**EARLIER APPLICATION No.**

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

**A.** Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

**or**

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

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

Please complete

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

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

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

**OFFICE USE ONLY**

To D.C. ..... 7.11.91

| | | | |
|---|---|---|---|
| Validation | Adequate detail Acknowledged | ☐ ..... KL | Confirmed ..... |

| | | | |
|---|---|---|---|
| Liaison with Building Control | Outside parameters | ☐ | Confirmed ..... |
| | Referred to case officer | ..... KL | Officer ..... |
| | Amended plans received | ☐ | No further action ..... |
| | Amended plans needed | ☐ | Reference ..... |
| | New application needed | ☐ | |
| | New submission requested | ..... | |
| | Indexed | ..... | |

| | | Principal D.C. Check | Case Officer |
|---|---|---|---|
| | | ..... | ..... |
| **A.** **Post Decision** | Immaterial/acceptable as amendment | ☐ | ☐ |
| | New application needed | ☐ | ☐ |
| | New application requested | ..... | ..... |
| | Liaison recorded | ..... | ..... |
| **B.** **Current Application** | Same char/desc. (refer to Admin.) | YES NO | YES NO |
| | Publicity/residents required | NO YES | NO YES |
| | Too significant | NO YES | NO YES |
| | New application needed | YES | YES |
| | New application requested (incorporating fee position) | Date ..... | |
| | Liaison recorded | Date ..... | |

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: .....

Date: .....

THIS DRAWING MUST NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
ASHWOOD HOMES

NOTES

EXTERNAL WALLS OF 103MM. BUTTERLY BLABY LIAND MADE MULTI RED FACING BRICKS. 65MM. CAVITY WITH THERMATIC SUPERMICOL CAVITY WALL INSULATION (ASHPENT CERTIFICATE 89/2287) & 100MM. TARMAC TOPLITE GTI BLOCKS PLASTERED TWO COAT INTERNALLY. INTERNAL WALLS TO BE 100MM. TARMAC TOPLITE BLOCKS WITH 13MM. PLASTER & 50MM FINISH BLOCKS UP TO D.P.C. TO BE CLASS A DENSE CONCRETE. FACING BRICKS UP TO D.P.C. TO BE F.L. QUALITY. WALL TIES TO COMPLY WITH B.S. 1243: 1978 WITH MAX SPACINGS 900MM HORIZONTALLY, 450MM. VERTICALLY & EVERY 2.25MM AT 38MBS. I.O. L/S INSULATED LINTELS TO ALL DOOR & WINDOW OPENINGS EXCEPT GARAGE WHERE 1 OI BOX 200 TO BE USED 1 OI BOX 100 LINTELS TO BE USED OVER INTERNAL OPENINGS IN 100MM WALLS.
GARAGE/BEDROOM TO BE INSULATED AS EXTERNAL WALLS.

MARLEY MINDIP EMBOSSED RED ROOF TILES LAID WITH A MIN 75MM. LIEA LAP ON TYPE 1F REINFORCED SARKING FELT WITH 22 X 38MM TILE BATTENS. FELT TO HAVE MIN 150MM LAPS IN EACH DIRECTION.

CEILINGS LINED WITH 9.5MM SHOT. PLASTERBOARD WITH ARTEX FINISH. 200MM THICK THERMATIC RADIAN 300 LOFT INSULATION. ROOF SPACE VENTILATED TO BSS 5250 REQUIREMENTS WITH VENTILATING SOFFIT BOARDS AT TWO OPPOSITE EAVES VENTS. SOFFIT VENTILATION TO BE EQUIVALENT TO A 10MM. CONTINUOUS GAP. MIN. 50MM VENTILATION GAP ABOVE INSULATION AT EAVES. GARAGE/BEDROOM WALL TO BE FIRE STOPPED.

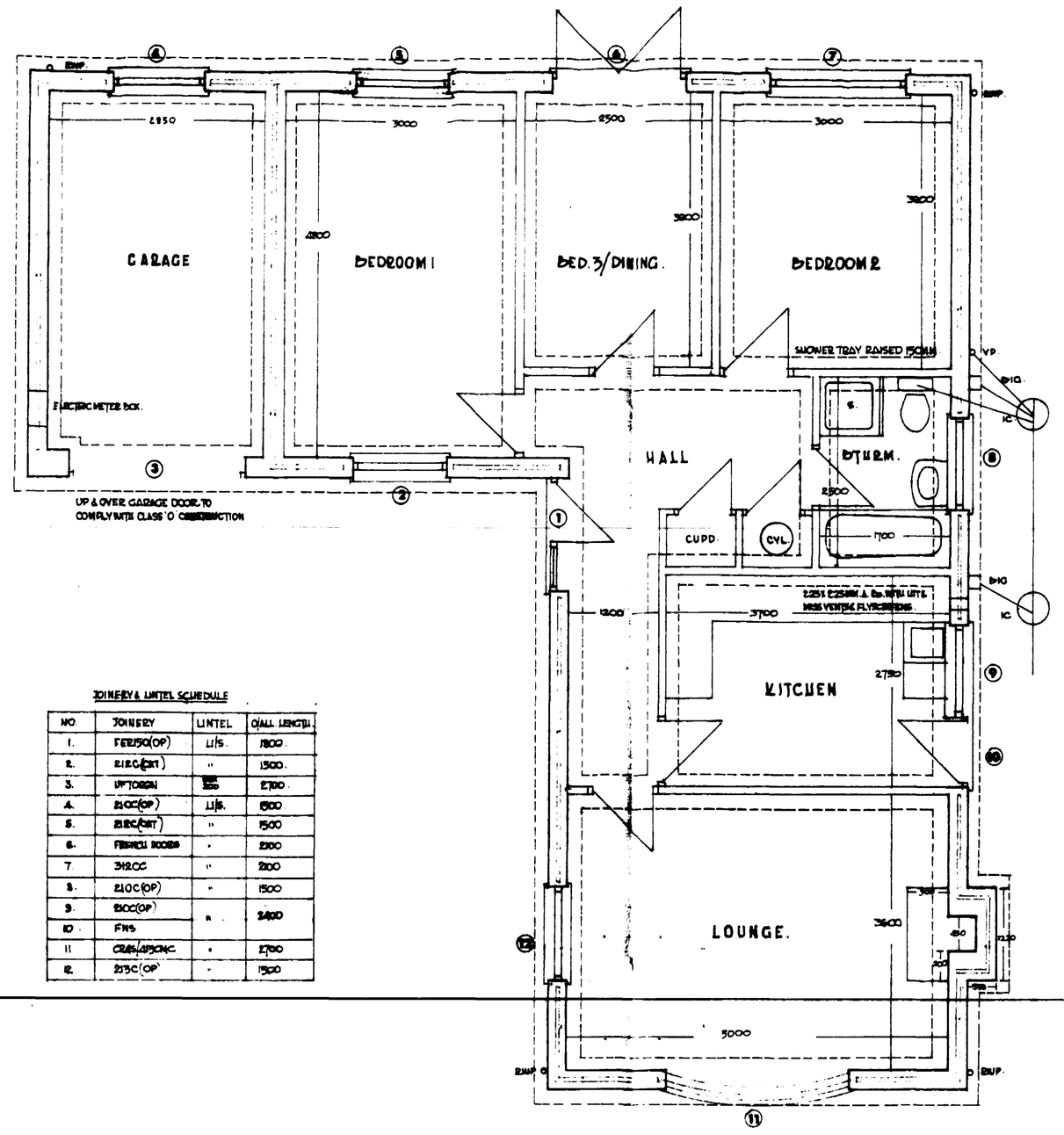
WINDOWS TO BE B.P. METRIC OR EQUAL. DOUBLE GLAZED & WITH MIN. 4000MM² NIGHT VENTS. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. SHALLOW CIRCULAR BAY TO HAVE GLASS FIBRE ROOF UNIT OVER 2, 150MM. THICK FIBREGLASS & 9.5MM. THICK PLASTERBOARD WITH ARTEX FINISH. RAPID VENTILATION EXTRACTOR FANS TO BE PROVIDED TO KITCHEN (60 LITRES/SECOND) & TO BATHROOM (15LIT/SEC) VENTILATION DUCTS IN ROOF SPACE TO BE INSULATED WHERE APPLICABLE.

GARAGE CEILING LINED WITH TWO LAYERS OF 12MM THICK PLASTERBOARD WITH STAGGERED JOINTS TO PROVIDE HALF HOUR FIRE RESISTANCE.

SPACE & WATER HEATING TO ELECTRICITY BOILERS MEDALLION SPECIFICATION OR EQUAL. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & HOT WATER PIPES TO BE INSULATED TO BSS 1.5 REQUIREMENTS. HOT WATER STORAGE VESSEL TO HAVE THERMOSTAT CONTROL.

SOLID FUEL FIRE TO MEET THE REQUIREMENTS OF PARAS 31, 32 & 35 OF THE BUILDING REGULATIONS 1985. MIN. 225MM DIAM. FLUE LINERS TO B.S. 1181/1971 (1977). SOCKETS PLACED UPPERMOST. MIN. OF 550CM² PERMANENT VENTILATION TO BE PROVIDED IN USE OF 225 X 225 MM. PERMALI AIR BRICKS OR EQUAL. ALL THREE TO BE MIN. 450MM. FROM CHIMNEY.

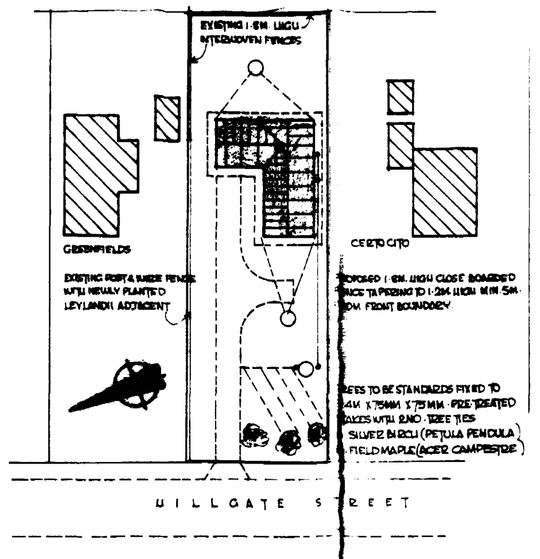
DRAINS TO BE CONSTRUCTED IN 100MM. DIAM. PLASTIC DRAIN PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (RODDING 1:70, S.W. 1:200) & UNDERGROUND PROTECTED WHERE PASSING THROUGH EXTERNAL WALLS WITH R.S. LINTEL OVER & 50MM. SPACE ALL ROUND THE PIPE. ALL PIPES TO HAVE 150MM. THICK PEA GRAVEL BEDDING AROUND. INSPECTION CHAMBERS NOT EXCEEDING 900MM. DEEP TO BE 450MM. DIAM. APPROVED PVC OR CONCRETE 150MM. THICK CONCRETE RINGS. ALL GULLIES TO BE BRICK INLET TYPE. 150MM. DIAM WASTE TO SURROUND, 40MM. DIAM. TO BATH & SINK & 100MM. DIAM. TO BASIN. ALL TO HAVE MIN. 75MM. DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3.0M. 100MM. DIAM. VENT PIPE TO HAVE DURABLE CAGE AT TERMINAL MIN. 900MM. ABOVE WINDOW HEADS. FOUL DRAINS CONNECTED TO 2700 LITRES CAPACITY KLARGESTER SEPTIC TANK WITH MIN. 25M OF IRRIGATION DRAINS. LAND DRAINAGE TO SEPTIC TANK TO BE DETERMINED BY PERCOLATION TEST IN ACCORDANCE WITH R.2. APPROVAL TO SEPTIC TANK TO BE OBTAINED BEFORE COMMENCEMENT.
ROOF WATER DRAIN TO DISCHARGE INTO 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BUILDING. DRAINS TO HAVE RODDING EYES AT EVERY CHANGE OF DIRECTION.



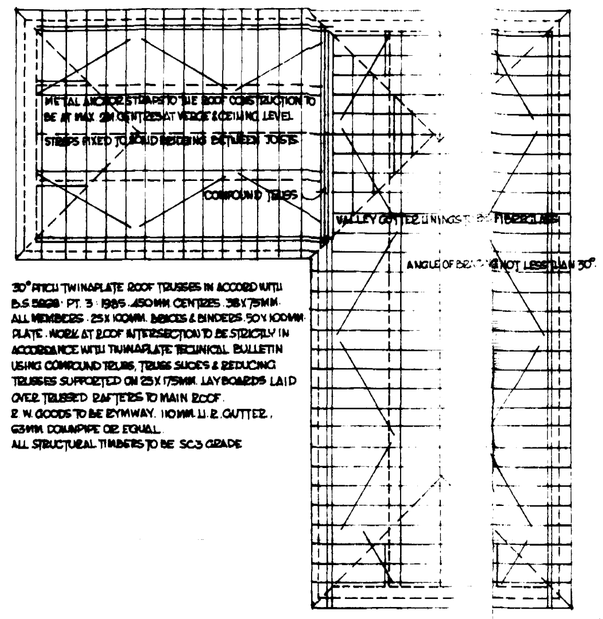

PLAN.

JOINERY & LINTEL SCHEDULE

| NO. | JOINERY | LINTEL | OVALL LENGTH |
|---|---|---|---|
| 1. | FER150(OP) | L/S. | 1800 |
| 2. | 2120(ENT) | " | 1500. |
| 3. | UPTORIN | " | 2700 |
| 4. | 2120(OP) | L/S. | 1800 |
| 5. | 2120(ENT) | " | 1500 |
| 6. | FRENCH DOORS | - | 2100 |
| 7 | 3120C | " | 2100 |
| 8. | 2100(OP) | - | 1500 |
| 9. | 1500(OP) | - | 1200 |
| 10. | FNS | - | - |
| 11 | CRAVAPRONG | - | 2700 |
| 12. | 2130(OP) | - | 1500 |

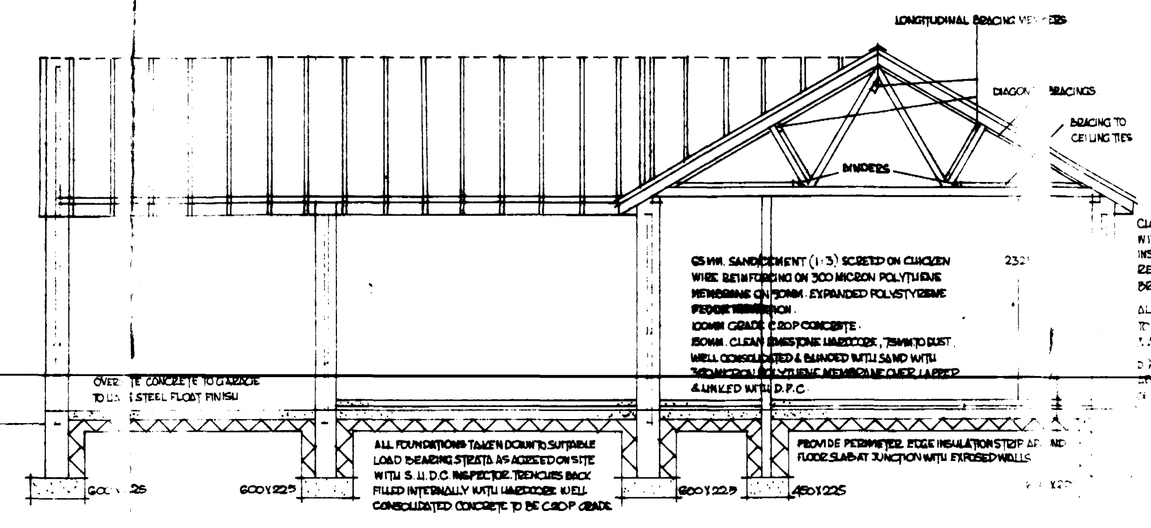



BLOCK PLAN. SCALE 1/500

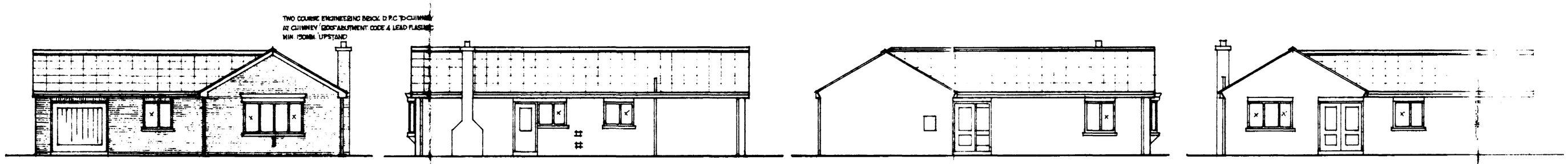



30° PITCH TWINAPLATE ROOF TRUSSES IN ACCORD WITH B.S 5268: PT. 3: 1985 @ 600MM CENTRES. 38 X 75MM. ALL MEMBERS: 25 X 100MM. BRACES & BINDERS 50 X 100MM. PLATE. WORK AT ROOF INTERSECTION TO BE STRUCTURALLY IN ACCORDANCE WITH TWINAPLATE TECHNICAL BULLETIN USING COMPOUND TRUSS, TRUSS SHOES & REDUCING TRUSSES SUPPORTED ON 25 X 175MM. LAY BOARDS LAID OVER TRUSSED RAFTERS TO MAIN ROOF.
2 N. GOODS TO BE EYEWAY. 110MM. U.P.V. GUTTER.
65MM. COMPOSITE OR EQUAL.
ALL STRUCTURAL TIMBERS TO BE SC3 GRADE

ROOF PLAN.




SECTION.



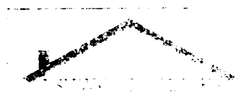

FRONT ELEVATION.

SIDE ELEVATION.

SIDE ELEVATION.

REAR ELEVATION.

02 OCT 1991
H07/0920/91



8130-1187

GARAGE

BEDROOM 1

BED. 3/DINING

BEDROOM 2

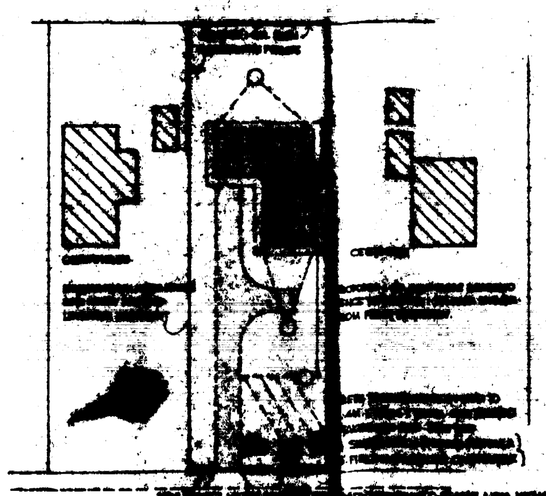
HALL

CUPD.

KITCHEN

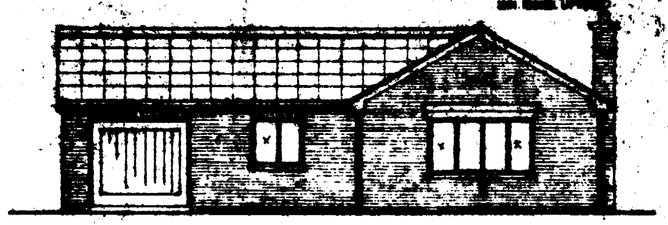
LOUNGE

PLAN

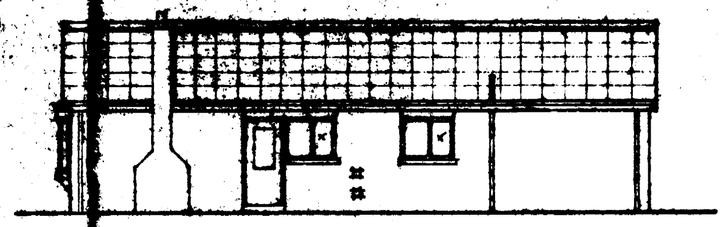




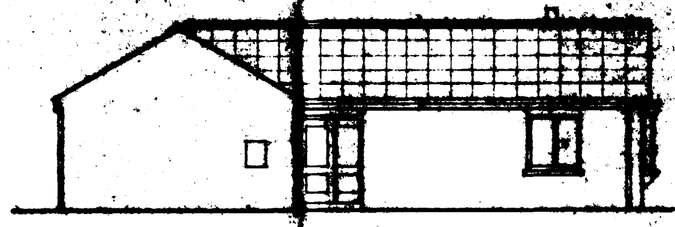
SECTION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

PROPOSED BUNGALOW & GARAGE
HILLGATE CLOSE CLEVEDON

DRAWING DESCRIPTION

| | |
|---|---|
| DATE | DESIGN A. C. W. |
| DWG No. | SCALE 1:50 & 1:100 |

| REVISIONS | DES | DATE | SIGN |
|---|---|---|---|
| | | | |

PLANNING

BUILDING REGS.

CHECKED BY

ISSUED