SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/1015/93 Received:25-OCT-93 Type:FULL

Name: Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill, Spalding
Lincs, PE12 OPW

Agent: Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill, Spalding
Lincs, PE12 OPW

Description: Erection of house and garage

Location : Mill Lane 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 Before development is commenced details (including species and height of planting) of an indigenous hedge in the position shown on the amended block plan accompanying the application shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

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

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

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

4 Before the 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.

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

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

This permission is granted in accordance with the application submitted as revised by the amended drawing (reference H07/1015/93) received by the Local Planning Authority on 2 December 1993.

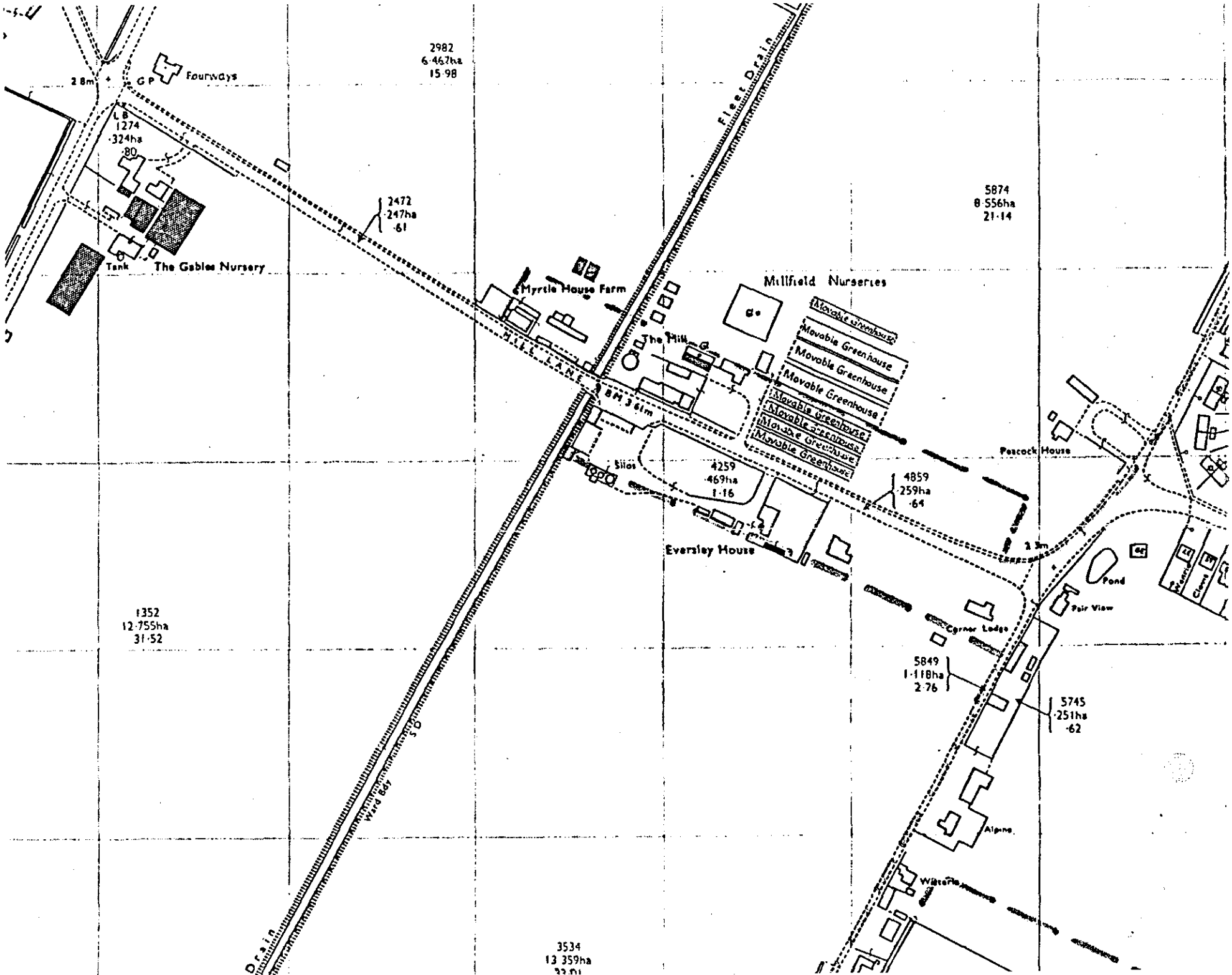
It is considered that any future development on adjacent sites (if permitted) should also be two storey to secure a harmonious form of development.

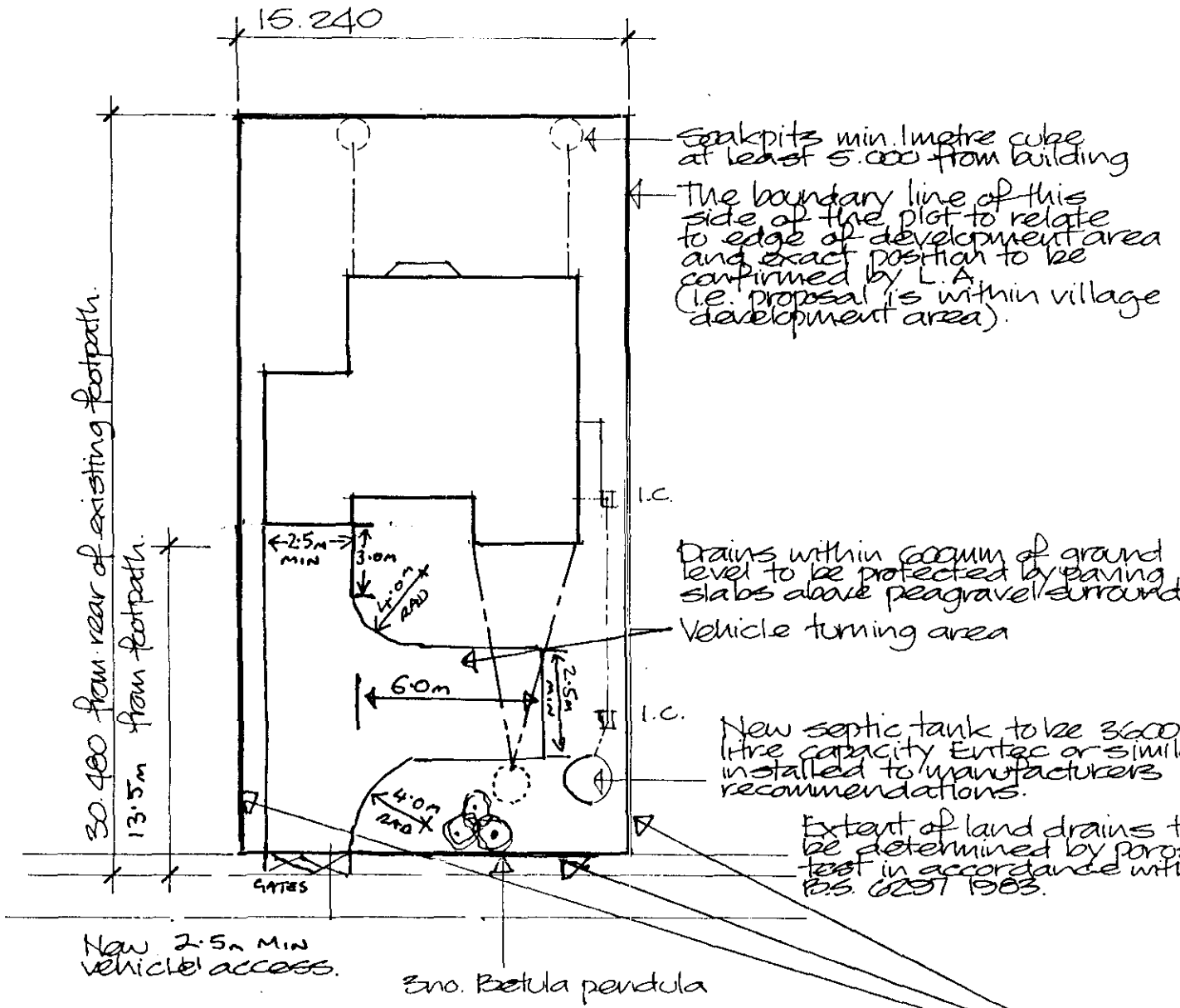
Director of Planning and Building Control Services
14-DEC-93 H07/1015/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

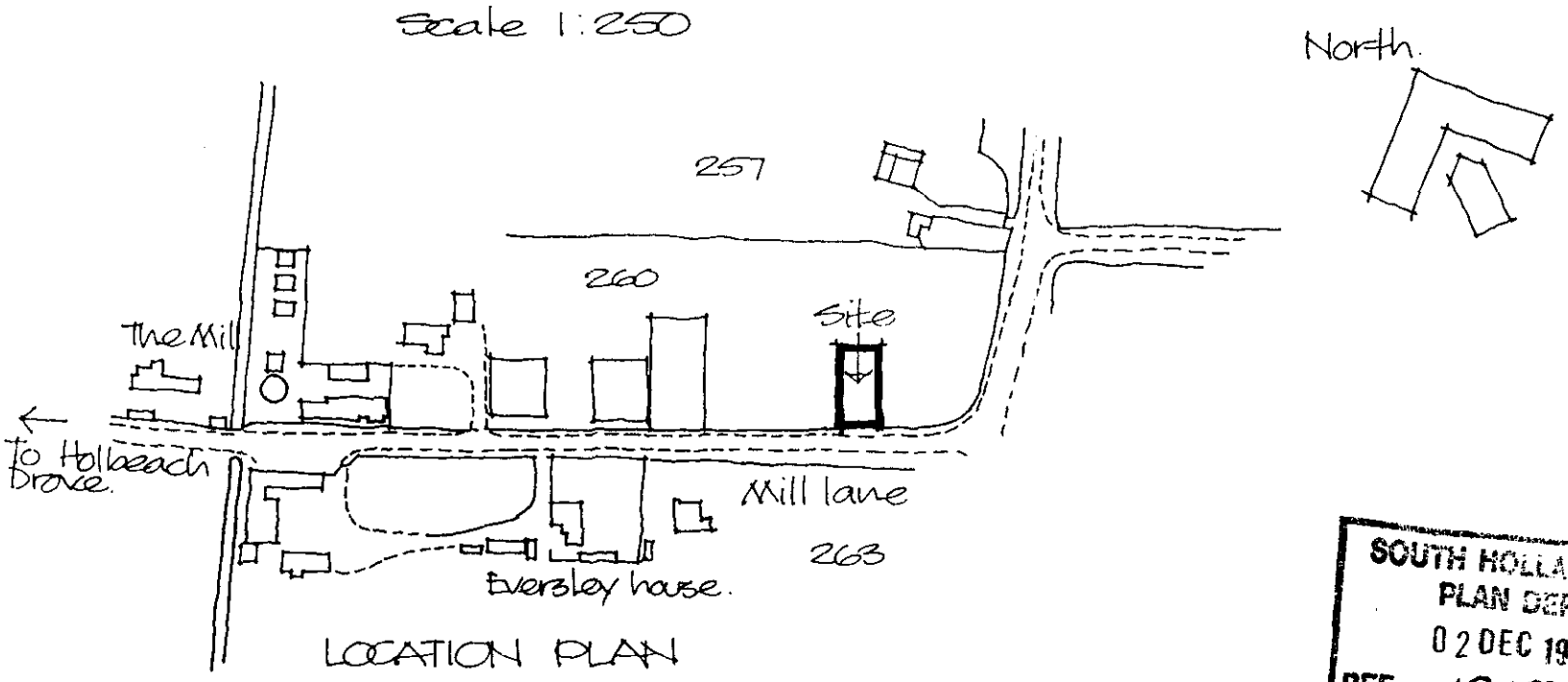
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


2982
6·462ha
15·98
Fourways
GP
28m
L B
1274
·324ha
·80
Tank
The Gables Nursery
2472
·247ha
·61
Fleet Drain
5874
8·556ha
21·14
Millfield Nurseries
Myrtle House Farm
The Mill
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
Movable Greenhouse
MILL LANE
BM 3·61m
Silos
4259
·469ha
1·16
4859
·259ha
·64
Peacock House
Eversley House
Pond
Fair View
Corner Lodge
5849
1·118ha
2·76
5745
·251ha
·62
Alpine
Waterlo
1352
12·755ha
31·52
Ward Boy
3534
13·359ha



BLOCK PLAN
Scale 1:250



LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
02 DEC 1993
REF ...H015/93...

AMENDMENT . . 1
Ref.

PROPOSED HOUSE AND GARAGE
MILL LANE, GEDNEY HILL.
FOR S. GREEN ESQ.

October 93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07/1015/93

Date Registered 25 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. S. GREEN
31 ESSEX ROAD
ROMFORD
RM7 8BE

Tel. No. 0708 726589

Millfield Nurseries
Mill Lane
Gedney Hill
PE12 0PW

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

—

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MILL LANE, GEDNEY HILL

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF HOUSE AND GARAGE

Please complete

Signed. [signature]

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.00 ... If you consider no fee is payable include a written explanation instead.

Date. 22.10.93

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: 8.250 metres
(b) max. length: 10.756 metres
(c) max. width: 12.534 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY OLD ENGLISH HARVEST MULTI RUSTIC BRICKS

D. Please state type and colour of roofing materials. DOUBLE ROMAN TILES COLOUR BROWN

5. GENERAL INFORMATION Please complete each section

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

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: MILL LANE
Will there be —
Individual access(es) ✓
New estate road ☐

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

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 TO SOAKPITS

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	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):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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 22.10.93

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 22.10.93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H07/1015/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Non-std: *Details needed*

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

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

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

Case Officer : DAVID GODLEY

Senior Officer Confirmed ..... Date.....24/5 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Generally agricultural land. Footpath in front.
Boundaries : New bungalow to west. Hawthorn hedge along
Site Features : frontage.

Inspected by DMC
Date 3/11

Site Notice posted by DMC
Date 3/11
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

—

Case Officer Conclusions DMC 6/12

As per report attached.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) — Refuse (or equiv)

Signed DMC Date 6/12

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~



~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no:~~
~~Received:~~

Conditions/~~Reasons~~: (cont overleaf)

PTO

1. TL1

in the positions shown on the ~~submitted~~ amended block plan accompanying the application

(2) Before development is commenced details (including ~~position~~, species and height of planting) of an indigenous ~~frontage~~ hedge shall be submitted to and approved by the Local Planning SCA Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of land is commenced. The hedging shall be maintained by their owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

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

(3) SC27.

(4) B22 — amended dwg plan reference H07/1015/93 rec'd by the LPA on 2/12/93.
Reason B21.

Notes

(5) SN1 — dwg ref H07/1015/93 rec'd by the LPA on 2/12/93.

(6) It is considered that any future development on adjacent sites (if permitted) should SNA also be two storey to secure a harmonious form of development.

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P 3425

Date first Rec'd 25 OCT 1993

Registration

Reference H07/1015/93

Cross-Ref B07/0658/93

Date 26-OCT-93 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £120.
Nil fee
Discounted
Previous app - ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 374
Grid ref 533560 311570
Ward W
Parish CP HILL
Inside IBD YES
Inside LP area NO

Constraints:

CA Cons Area
LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards -
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1760
Linked to property Ref

Dist Bound
Other: pit + ponds

* Site At least 8m from pit.

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref:
Request needed
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H07/1015/93 Received:25-OCT-93 Type:FULL

Name: Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill, Spalding
Lincs, PE12 OPW

Agent: Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill, Spalding
Lincs, PE12 OPW

Description: Erection of house and garage

Location : Mill Lane 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 Before development is commenced details (including species and height of planting) of an indigenous hedge in the position shown on the amended block plan accompanying the application shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

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

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

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

4 Before the 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 enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

This permission is granted in accordance with the application submitted as revised by the amended drawing (reference H07/1015/93) received by the Local Planning Authority on 2 December 1993.

It is considered that any future development on adjacent sites (if permitted) should also be two storey to secure a harmonious form of development.

09-DEC-93 AD check.....10/12.....

Authorised to issue (inc Delegation).....14/12

BRIAN SMI. 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

H07/1015/93

FULL

Applicant: Mr S Green
Tel: 0708 726589

Agent: Mr S Green
0708 726589

Description: Erection of house and garage

Location: Mill Lane
Gedney Hill
Spalding
Lincs

01 Feb 94

Valid date:	25-OCT-93	Terminal date:	~~20-DEC-~~93
Target dates:		Target Committee:	07-DEC-93
To case officer	01-NOV-93	Report deadline:	23-NOV-93
Inspected by	08-NOV-93	Agreed TD Ext:	
Extra contacts	15-NOV-93	Case Officer:	
Report if not clear by 29-NOV-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	03 ~~02~~-NOV-93	24 ~~23~~-NOV-93
Clerk to Gedney Hill 0775 724941	28-OCT-93	11-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	28-OCT-93	04-NOV-93

SITE RECORD

Grid ref: 533560 311570
OS Sheet: 374 Parcel:

L.C.C. OS Attached Jc 04/11/93

PLANNING AMENDMENT

For office use only

Application No. H07/1015/93

Date Registered 02 DEC 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr S Green.
Mill Lane,
Millfield Nursery,
Gedney Hill,
Spalding, Lincs
PE12 0PD.

Tel. No. (0406) 330239

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

Plot 2, Mill Lane, Gedney Hill, Spalding, Lincs.

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H07/1015/93

Building Regulation reference relating to same development

B07/0658/93

2. Please tick **one** box only

Amendment is proposed where permission already granted — A: [ ]
If yes, submit two forms and two plans.

or

Amendment is to a proposal currently being considered — B: [Yes]
If yes, submit four forms and four plans.

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 1-12-93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of house and garage at Mill Lane, Gedney Hill for Mr S. Green.

State details of amendments proposed

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

Reduction of vehicular turning area in accordance with advised standard.
Provision of a hedge of native species to frontage and along side boundaries to at least building line.
Tiles to be used are brown double roman manufactured by 'Sandtoft'.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

Yes MR. D.M. Gedney.

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

.dmin

Validation:

Inadequate/Inappropriate ☐ ✓

Clarification/Details required: Please clarify – you have submitted all details requested but have signed a statement requesting the application be determined as originally submitted. If that was a mistake, please confirm in writing.

Appears valid ☐ ✓

Registered .....

Terminal date/committee updated ..... ✓ 8/11

DC Procedural Assessment

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

Has this amendment been requested? ~~Yes~~/No *

If Yes, is it what was asked for? ~~Yes~~/No *

Who do you need to reconsult as a result of this amendment? None ☐ ✓

PC
WM
Press
Residents
Other –

Is it an amendment in principle? ~~Yes~~/No

Is it the same character/description for fee purposes? ~~Yes~~/No (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DMS

Superseded details removed ☐ ✓

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

Sam

Acceptance issued: ✓ 8/11

Public register updated: ✓ 8/11

DC Professional Assessment

NOTES:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/1015/93

Applicant: Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill, Spalding
Lincs, PE12 0PW

Agent: Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill, Spalding
Lincs, PE12 0PW

Description: Erection of house and garage

SOUTH HOLLAND D.C.
PLANNING DEPT
07 DEC 1993
REF .....

Location: Mill Lane
Gedney Hill
Spalding
Lincs

Amendment Submitted: Reduce vehicle turning area. Provide hedge to frontage side boundaries. Tiles - brown double roman (Sandtoft)
03-DEC-93

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please clarify: you have submitted all details requested, but have signed a statement requesting the application be determined as originally submitted. If that was a mistake, please confirm in writing.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

~~*I agree to an extension of time to eight weeks after the date of submission of amended details.~~ L. Green

or

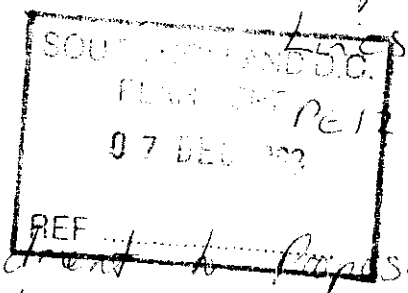
*I do not agree ~~to the amendment suggested or to an extension of time.~~

(*Please delete whichever does not apply)

Signed ..... Date..1-12-93.....

Application reference:

Millfield Nursery
Cockney Hill
Nr Spalding.



Dear Mr Smith,

Amendment to Proposal
Application no H07/0015/93.
Erection of House + Garage,
Mill Lane, Cockney Hill

In reply to the second paragraph of your letter I confirm that the statement requesting the application to determined as originally submitted was an error.

Yours truly, J. Green

Mr S Green
Millfield Nurseries
Mill Lane
Gedney Hill
Spalding
Lincs
PE12 0PW

Mr D M Gedney

DMG/LAC
H07/1015/93

30 November 1993

Dear Sir

Planning Application H07/1015/93 - Erection of House and Garage, Mill Lane, Gedney Hill.

I refer to the above planning application recently submitted by yourself.

Firstly, it is considered on visual amenity grounds that the vehicular turning area should be reduced so that it is more or less in accordance with the enclosed standard.

Secondly, it is suggested that provision should be made for a frontage hedge of native species (i.e. hawthorn) and also similar hedging along the side boundaries at least between the highway and the building line.

Finally, it is noted that you propose to use Brown Double Roman tiles for the roof. Could you please therefore provide details of the manufacturers name?

I look forward to your response in respect of the above as soon as possible and enclose a copy of relevant forms you will need to complete if you submit amended plans.

Yours faithfully

N W Midlen
Principal Planning Officer
Development Control

Enc

APPLICATION REFERENCE: H07/1015/93 DATE RECEIVED: 25-OCT-93

TYPE: Full

DESCRIPTION: Erection of house and garage

LOCATION: Mill Lane, Gedney Hill.

APPLICANT: Mr S Green AGENT:

REASON FOR COMMITTEE CONSIDERATION

~~Concern over the way the remaining frontage will be developed.~~
To get Committee endorsement over the way the remaining frontage should be developed.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission subject to (a) the receipt of satisfactory amended plans reducing the vehicular turning area so that it does not cover the majority of the front garden. (b) conditions.

COMMENTS

1 ~~The~~ Site ~~is~~ within I.B.D. Permission recently granted for bungalow approximately 50 metres to the west (H07/0533/91).

2 It is my opinion that the two storey dwelling as proposed is acceptable on balance, providing the vehicular turning area is reduced to make the development less "suburban". Indigenous hedging should also be planted along the site's frontage ~~and side boundaries between the building line and the~~ highway.

3 There are a number of adjacent sites which are also within the Interim Boundary of Development. It is considered that any future development upon ~~these~~ should also be two storey. ~~dwelling to prevent a jagged tooth affect.~~ to ensure harmonious form of development.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request conditions.

SCHEDULE OF CONDITIONS

1 Before development is commenced details (including position, species and height of planting) of native hedging

site's frontage
along the ~~south western boundary of the site and also the north western and south eastern boundaries [between the building line and the public highway]~~ shall be submitted to and approved by the Local Planning Authority. The approved scheme 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 hedging shall be maintained by the owner(s) of the land on which it is situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least one metre.
Reason: In the interests of the visual amenities of the street scene.

2 SC27 ~~SC7~~ - ~~(Fences limitation)~~. (Implementation of planting).

3 B22 - (Access and Turning Space To Accord With Application) ...amended plan.

4 SC12 - (Materials)...material to be used for external roofs...

Notes

1 SN1 - (Amended Plans).

2 It is considered that any future development on adjacent sites (if permitted) should also be two storey, ~~in order to achieve a harmonious ...elopment.~~

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1993 DG

Attention of
DPO NRM
DUPO
JC ASP
Action by
Reply

File Nos.

B' Rep

19/11

Millfield Nurseries
Mill Lane
Gedney Hill
Spalding
Lincolnshire
PE12 0PW

18 11 93

Dear Sirs,

I am writing to you with regard to a change of address with reference to Building applications No's H07/1015/93 for planning Permission and No. B07/0658/93 Building regulations for MR S. GREEN, please note that as of now I will no longer be residing at 31 ESSEX RD ROMFORD and will be at the above address, Millfield Nurseries. Many thanks,

S GREEN

Our Ref: 93/1/SH/0290
Contact: G Thornalley

Date: 18 November 1993

NRA

National Rivers Authority
Anglian Region

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

DG

Dear Sir

Planning Application No. H07/1015/93

PROPOSAL : **ERECT HOUSE AND GARAGE**
LOCATION : **MILL LANE, GEDNEY HILL**
APPLICANT : **MR S GREEN**

I refer to your consultation received on 8 November 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

Cont/....

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

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

NRA

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

CONDITION: All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Only clean surface water from roofs and roads should discharge to any soakaway.

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F Morgan
Planning Manager

DPO

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/1015/93/FES **Your Ref.** **Date** 10 November 1993

Dear Sir,

FULL PLANNING APPLICATION - DWELLING AND GARAGE
MILL LANE, GEDNEY HILL

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

No Board's or private watercourses adjoin the site.

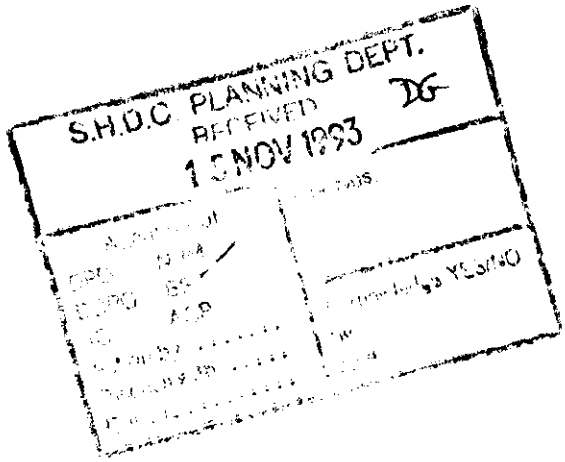
Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that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

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

Mr. S. Green
31 Essex Road
Romford
RM7 8BE

Yours faithfully,

pp ENGINEER TO THE BOARD



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/1015/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	3	5	1	1	5

2. Address or location

Mill Lane, Gedney Hill

3. Name, classification and number of road

Road

4. Date application referred 4-11-93

5. State whether outline, detailed application etc.

Full

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

House & 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: 4/11/93 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/1015/93

Applicant: Mr S Green
31 Essex Road
Romford
RM7 8BE

Agent: Mr S Green
31 Essex Road
Romford
RM7 8BE

Description: Erection of house and garage

Location: Mill Lane Gedney Hill
Spalding Lincs

Type: FULL

Date received: 25-OCT-93

28-OCT-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 NOV 1993
DG

FOR PARISH COUNCIL USE ONLY

Comments: no objection

Signed:

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

COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3425
Date received : 25-OCT-93

Received from

Mr & Mrs S Green

Address

31 Essex Road
Romford
Essex

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe.
(Authorised Collector)

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H07/1015/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H07/1217/93 Received:10-JAN-94 Type:CONDITION COMPLIANCE

Name: S Green
Millfield Nurseries
Mill Lane
Gedney Hill
Spalding Lincs PE12 OPW

Agent: S Green
Millfield Nurseries
Mill Lane
Gedney Hill
Spalding Lincs PE12 OPW

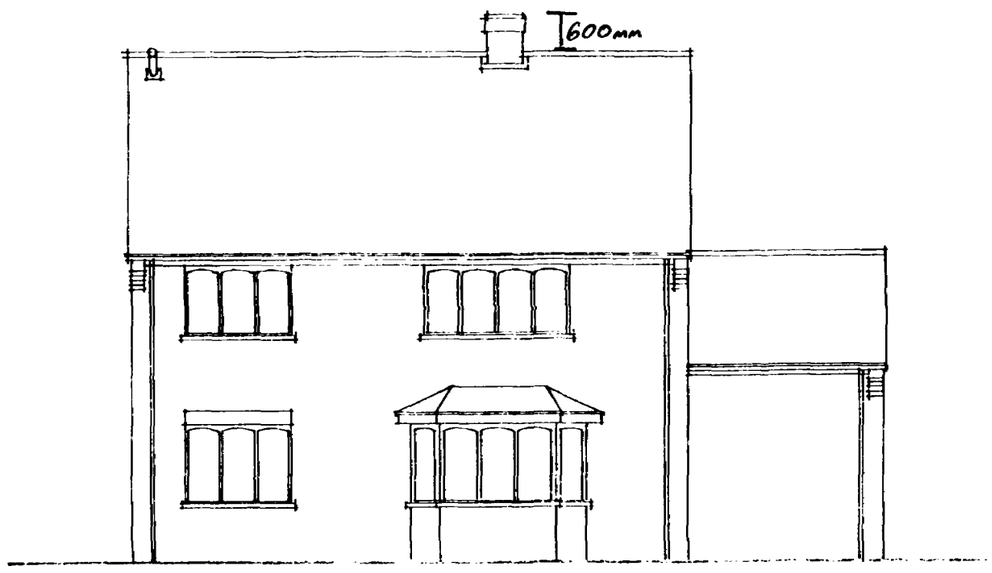
Description: Details of landscaping (Condition 2 of application H07/1015/93)

Location : Mill Lane Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

27-JAN-94 H07/1217/93



REAR ELEVATION



SIDE ELEVATION

SANDTOFT
Double roman interlocking concrete tiles colour brown.

Dark brown stain/ preservative finish to all external joinery.

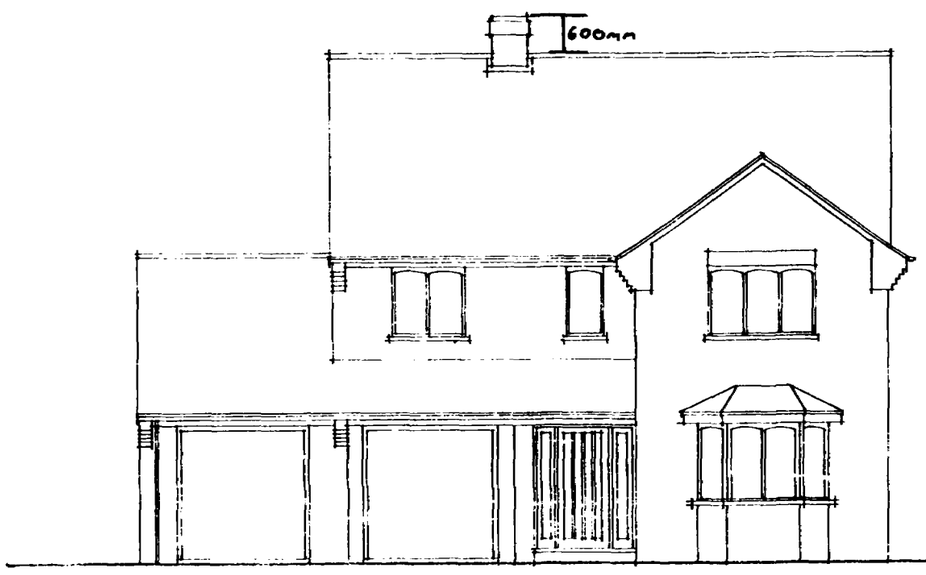
Soldier arches above openings.

Cavity tray d.p.c. and code 4 lead flashings to junction of lower roofs and house walls.

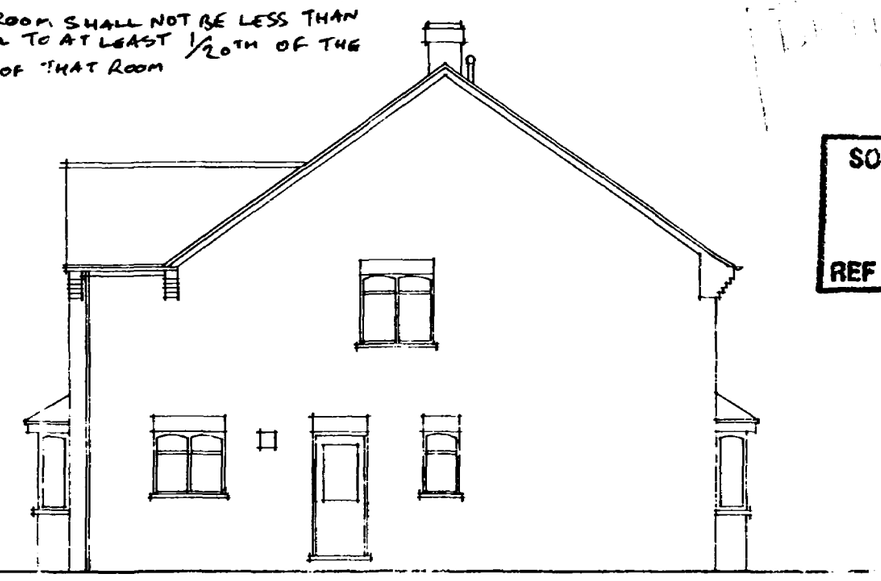
Ruttterley Old English Harvest multi rustic facing bricks.

OPENABLE AREA OF WINDOWS TO EACH HABITABLE ROOM SHALL NOT BE LESS THAN AN AREA EQUAL TO AT LEAST 1/20TH OF THE FLOOR AREA OF THAT ROOM

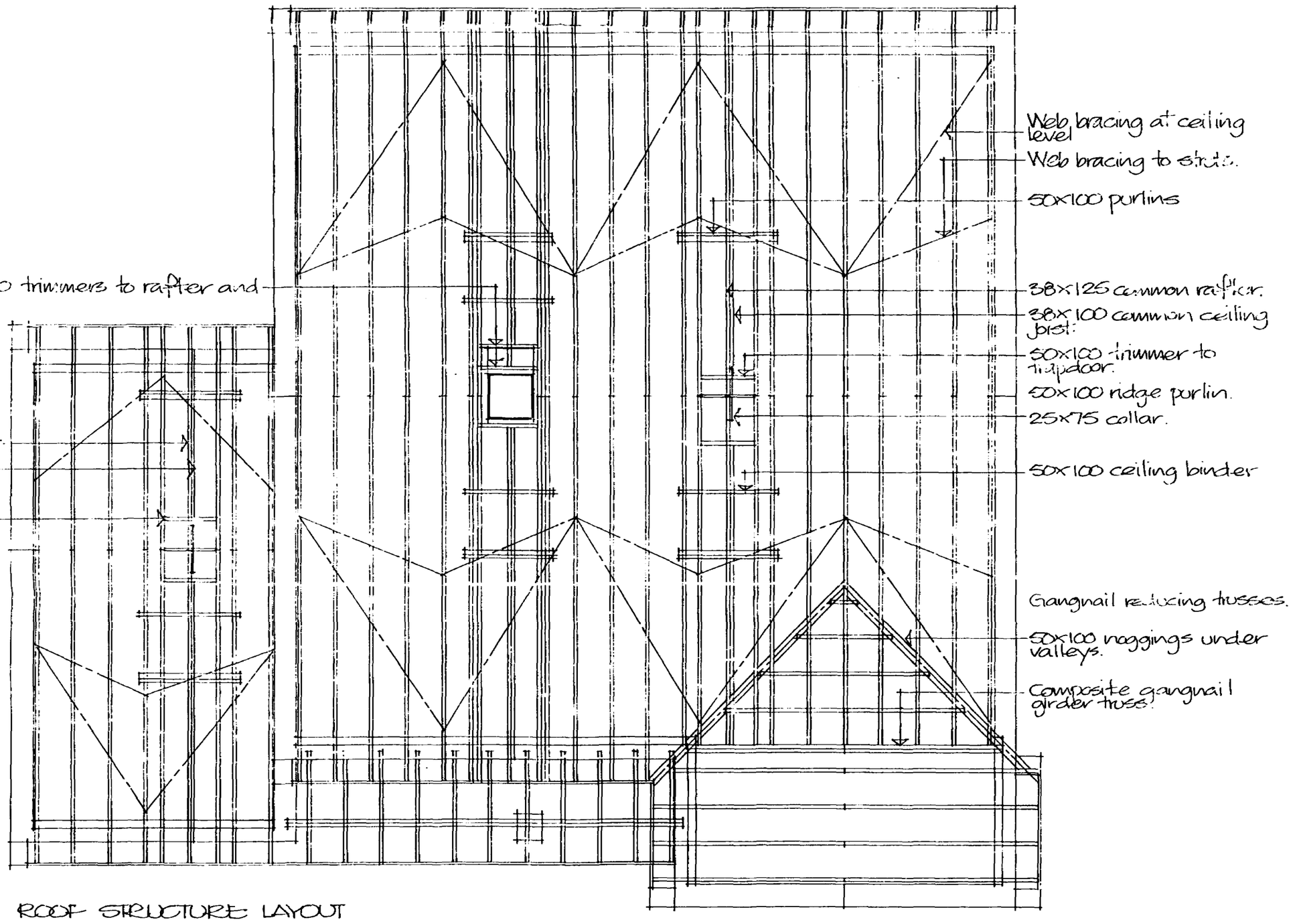
SOUTH HOLLAND D.C.
PLAN DEPT.
02 DEC 1993
REF ....1015|93....



FRONT ELEVATION



SIDE ELEVATION



ROOF STRUCTURE LAYOUT

PROPOSED HOUSE AND GARAGE
MILL LANE, GEDNEY HILL.
FOR S. GREEN ESQ.

Scales 1:50 & 1:100 October 93

himney etc.

n 68mm dia.

vers of roofs.

onstructed of
ade chipboard
mm cts.
either as
ell
ting to centres
n more than

2 102mm thick
avity and
con blockwork
th cavity
manufacturers

C
W/m²deg.C
to be provided
and max. 600mm

to be formed of
of with Artex

ilt insulation to
ng to garage laeiow

at of 9.5mm thick
with Artex

th cavity tray

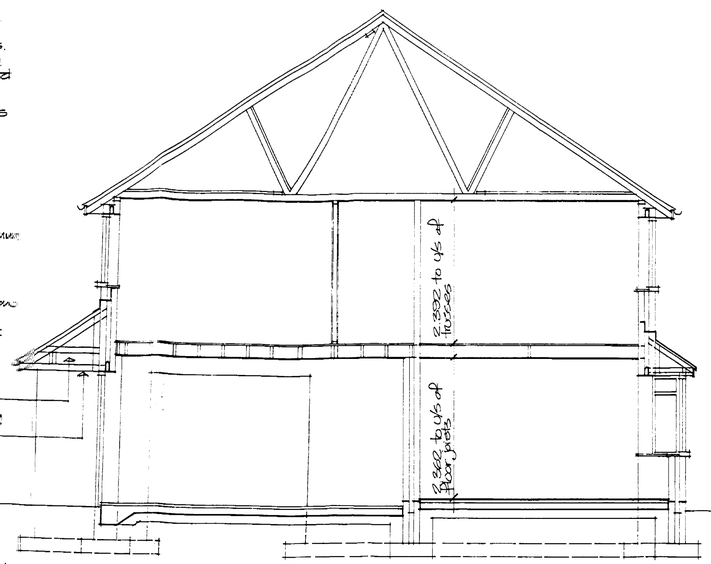
roof construction
and joists at
38x100 framing

together to
orch roof

ed of 40mm thick
on 100mm thick
ete. clop on
m. on
re well blinded

n garage floor

ated of 18mm thick
ch integral on 500 gauge
on 50mm thick cast
0mm concrete slab with
. Visqueen d.p.m. on
blinded and consolidated.
mm below d.p.c level.



SECTION A-A

roof covering: ted of Double roman interlocking
concrete tiles clour brown on 25x38 Cedured
battens on ing felt on gangnail roof
trusses at 450mm cts
roof trusses to comply with BS 5268 part 3.
Design certi te to be supplied by roof
trusses manufa turers before work on site
commences n roof construction.

Longitudinal to be 25x10 s at rafter and ceiling level
25x100 wide racing above ceiling ties
and 38x175 25x100 diag nal wind braces at gables.

All structural mber to be stress grade SC3.
30x5mm mild ael straps to be provided
at average cts around roof perimeter
and to be p at ceiling level and at slope
of roof.

150mm thick glass fibre quilt roof insulation
laid between ceiling ties
Canvic or sim ar roof void ventilator strip to
give equival nt of 10mm wide clear
ventilation s ip to be fitted to soffits.
6x 25x150 fa ing board.
12mm Supers sestos board, overal soffit
projection of ax 300mm.

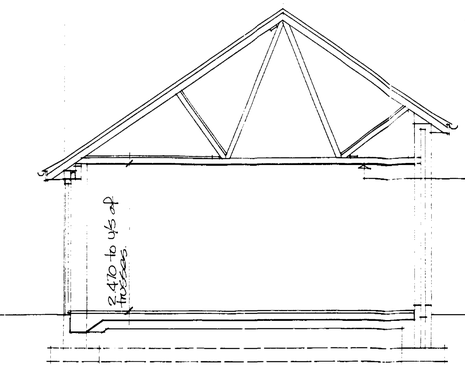
50x100 wall ties
Slate or sim ilar seal to tops of wall cavities.

Code 5 lea head flashing. ... finishing with cavity tray d.p.c.
Lead roll ov ... at approx. 500mm cts
Lead to be ... ed on 15mm thick exterior
quality ply ... 100mm cts
with dewove ... framing of 38x75 timbers
solid timber ... set between window frames at
corners to ... post 50x75 timber plate below
bay window ... eat structure.

Boulton and ... ual standard timber window frames.
window fram ... to be double glazed except
garage and ... to be fitted with trickle
ventilators ... give min. of 4000mm² clear
ventilation ... room.
sliding patio ... doors to be double glazed
with safety ... glass.
Glazed entra ... ance doors to be glazed with
safety glas...

Hyload d.p.c. ... with dpm lapped over to be
min. 150mm ... above ground level
Concrete fill ... to edge of cavities to within
200mm of d.p.c. level.

225x700 (c... 3x450 for internal walls) concrete
strip founda ... ons. min. 750mm deep (1:2:3
in shrinkab... soil)
foundation c... concrete to be min. grade C15P.



SECTION B-B

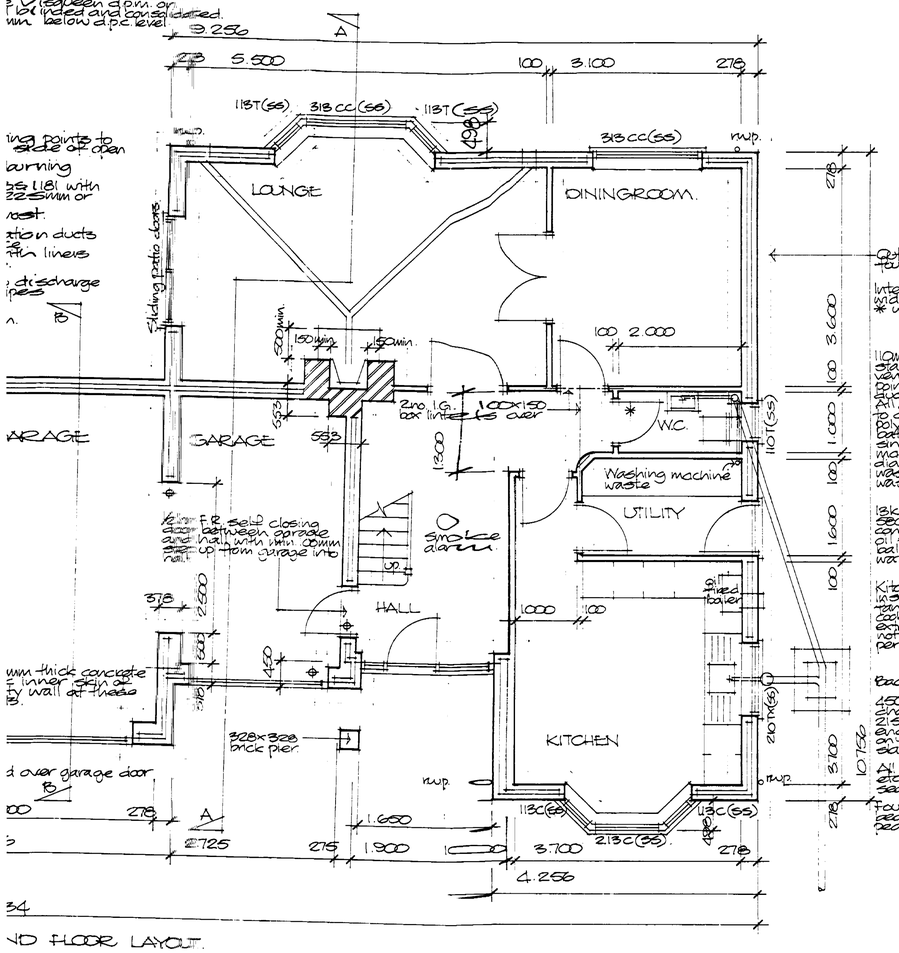
Roof finish and construction to be generally as detailed on section A-A except for truss design.

IG type L/4/070 steel lintels to all openings in external walls and to 2.600 wide opening between garages all to be installed to manufacturers recommendations. Cavity tray 150 c/s above lintels where not protected by keyed projection. Expanded metal and plaster fire protection to lintel in garage indicated by ⊕.

Ceiling to this area as remaining ground floor ceilings.

30x5mm mild steel lateral restraint straps between floor joists and walls at max. 2.000 cts.
Straps to extend over at least 3no. joists where walls and joists parallel and to have min. 38x100 noggings under straps.

Plasterboard ceiling above garage and under bedroom/wardrobe to have solid noggings to unsupported joints min. 47mm wide.



ving points to
side of open
burning

55 11B1 with
225mm or
roof.

tion ducts
ith liners

discharge
pes

ck over garage door

mm thick concrete
inner skin of
ty wall at these

328x328 brick pier.

ND FLOOR LAYOUT.

Internal doors generally 762mm wide except those indicated * which are 626mm wide.

110mm dia. UPVC single stack soil, vent & ventilating pipe at eaves all within duct.
All above ground drainage to comply with BS 5572 polypropylene, ... from bath, shower, kitchen sink and washing machine to be 42mm dia. with 32mm dia. from wash basins, trapped wastes to be 22mm dia.

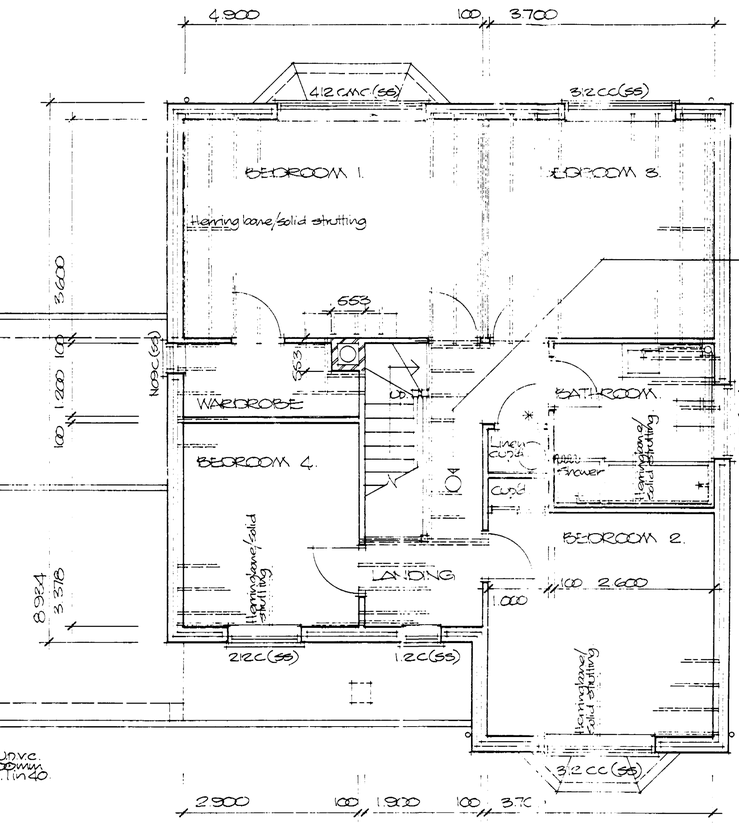
13kw-17kw (44,000 - 58,000 btu/hr) ... to be controlled, wall mounted pressurised boiler with balanced flue for hot water and central heating.

Kitchen ventilation ... install mechanical extract fan incorporated in ... hood discharging externally at not less than 30 litres per second.

Back inlet gully
450x600 inspection chambers constructed of 215mm thick class B engineering brickwork on 150mm thick concrete slab foundation.

All sinks, wash basins etc. to have 76mm deep seal traps.

Foul drains to be 110mm dia. UPVC bedded and surrounded in 100mm pea gravel with rails at approx. 11m c/c.



FIRST FLOOR LAYOUT

Structural timber (joists and trimmers) to be at least 40mm from outside face of chimney.

Install mains operated self contained smoke alarm with battery back up. An interconnected alarm also to be installed throughout floor level, units to be installed at least 300mm from any wall or light fitting and not more than 3.000 from any bedroom door.

Fully insulated hot water storage cylinder in linen cupb... with 3 kw immersion heater with cut out & ... option. Hot water system to be open vented type.

Timber staircase to have total rise of approx 2.600 with 13 risers of 200mm each with 235mm treads.

Handrail to be min 900mm above line of stair and landing balustrade to have max. 99mm gaps with vertical balusters.

Bathroom ventilation ... install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second.

All window and door reveals to have 150mm wide vertical d.p.c. tacked to frame.

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1015/93

PROPOSED HOUSE AND GARAGE
MILL LANE, GEDNEY HILL.
FOR S. GREEN ESQ.

Scale 1:50 October 93