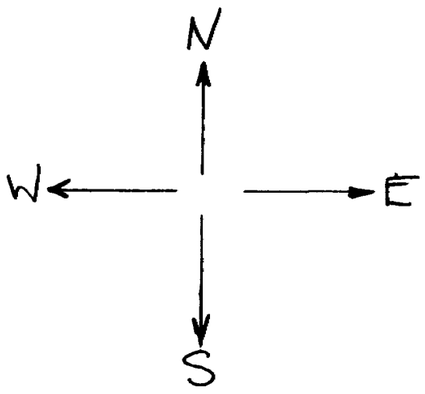
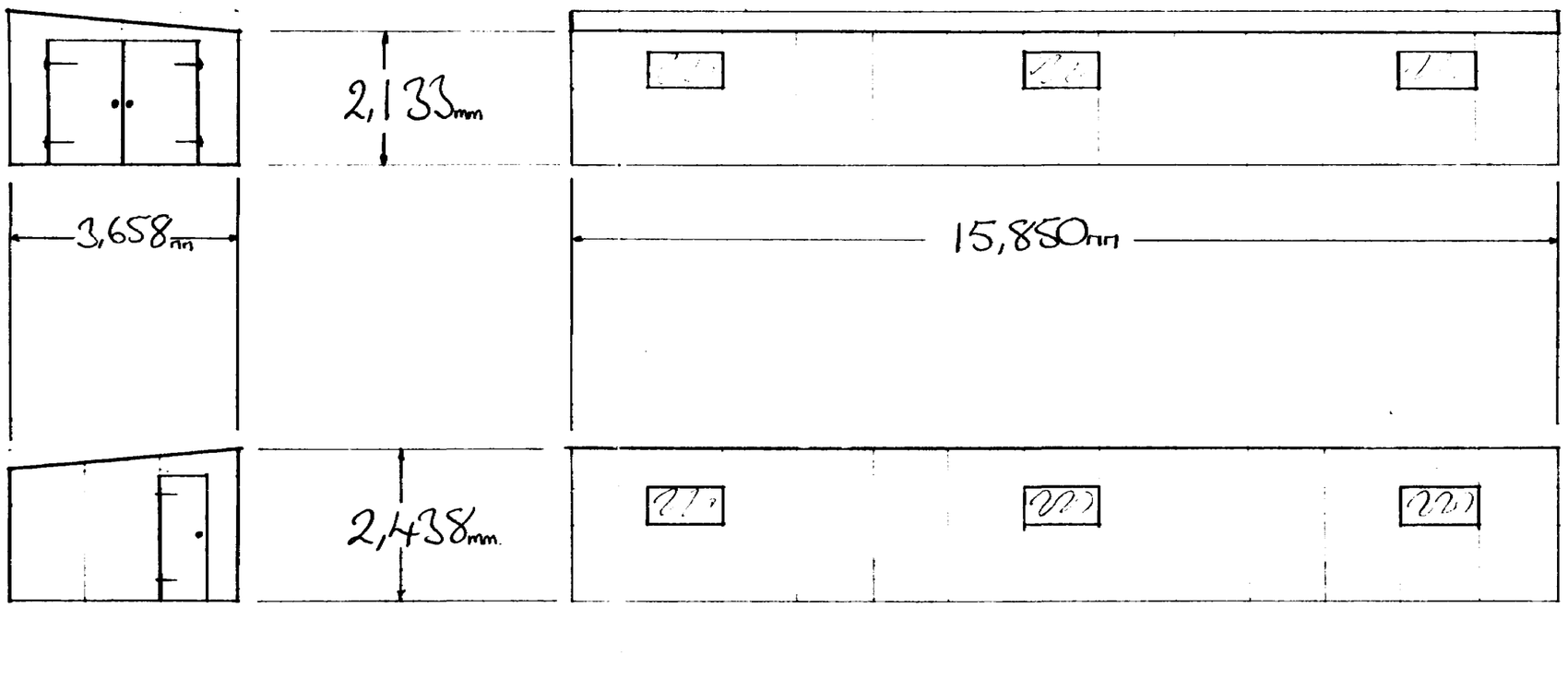
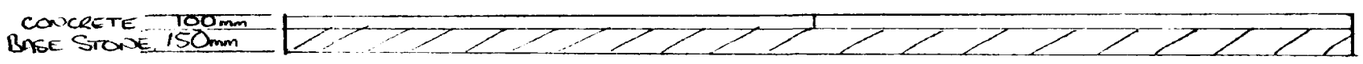
SCALE 1:90

PROPOSED PLAN
FOR GARAGE/WORKSHOP
AT 8 WEST DRIVE
GEDNEY HILL
SPALDING
LINCS







FLOOR SLAB TO BE 100mm THICK CONCRETE. MIN GRADE C20.
BASE STONE TO BE 100mm CARSTONE & INCORPORATING D.P.M. 1000
COVERED WITH 10mm OF BLINDING.

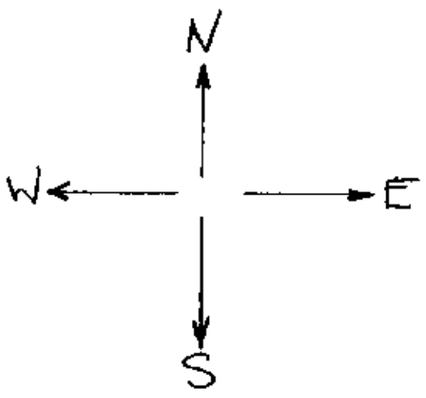
FRAMEWORK TO BE 100mm X 50mm TIMBER JOISTS & SET AT 610mm CENTRES
COVERED WITH 4FT x 8FT x 3/4 INCH EXTERIOR PLYWOOD.
ROOF TO BE COVERED WITH GREEN MINERAL FELT.
ALL DOORS TO OPEN OUTWARDS, 1 SET OF DOUBLE 4FT
DOORS AT FRONT. 1 STANDARD SIZE DOOR AT REAR.
3 SETS OF GLASS WINDOWS EACH SIDE OF BUILDING.
EACH WINDOW TO BE 4FT. X 2FT.

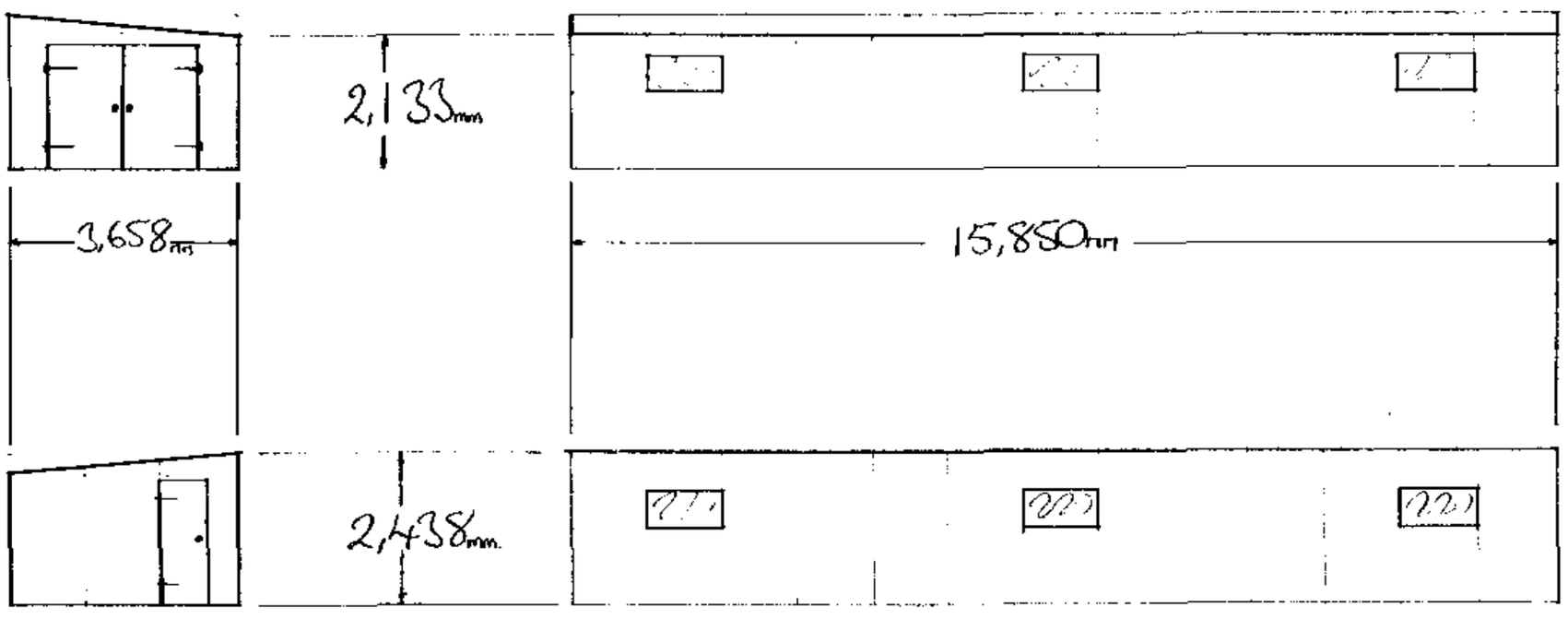
SOUTH ... AND D.C.
PLANNING DEPT
07 DEC 1993
REF 1140/93

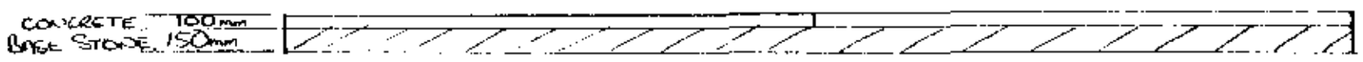
... TERMINED
... PLAN ...

SCALE 1:90

PROPOSED PLAN
FOR GARAGE/WORKSHOP
AT 8 WEST DRIVE
GEDNEY HILL
SPALDING
LINCS







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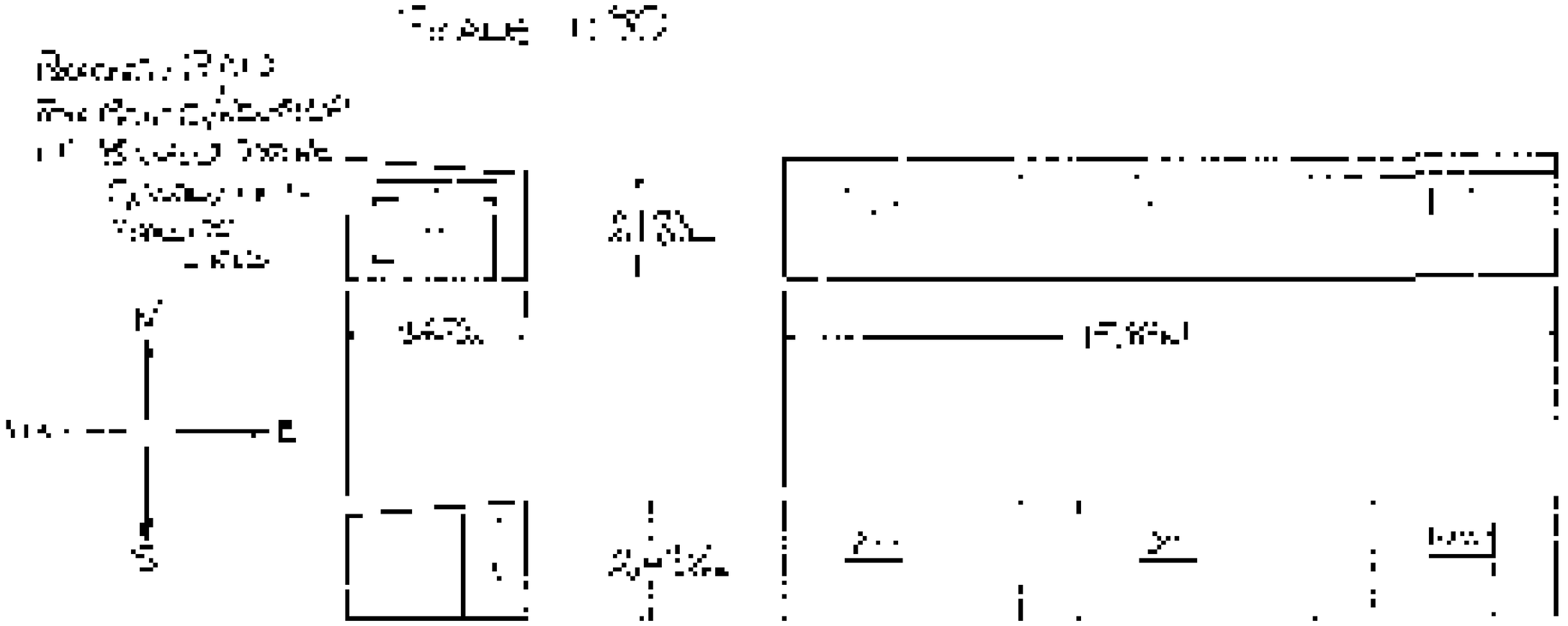
BASE STONE TO BE 100mm CARSTONE & INCORPORATING D PT1.1000
COVERED WITH 10mm OF BLINDING.

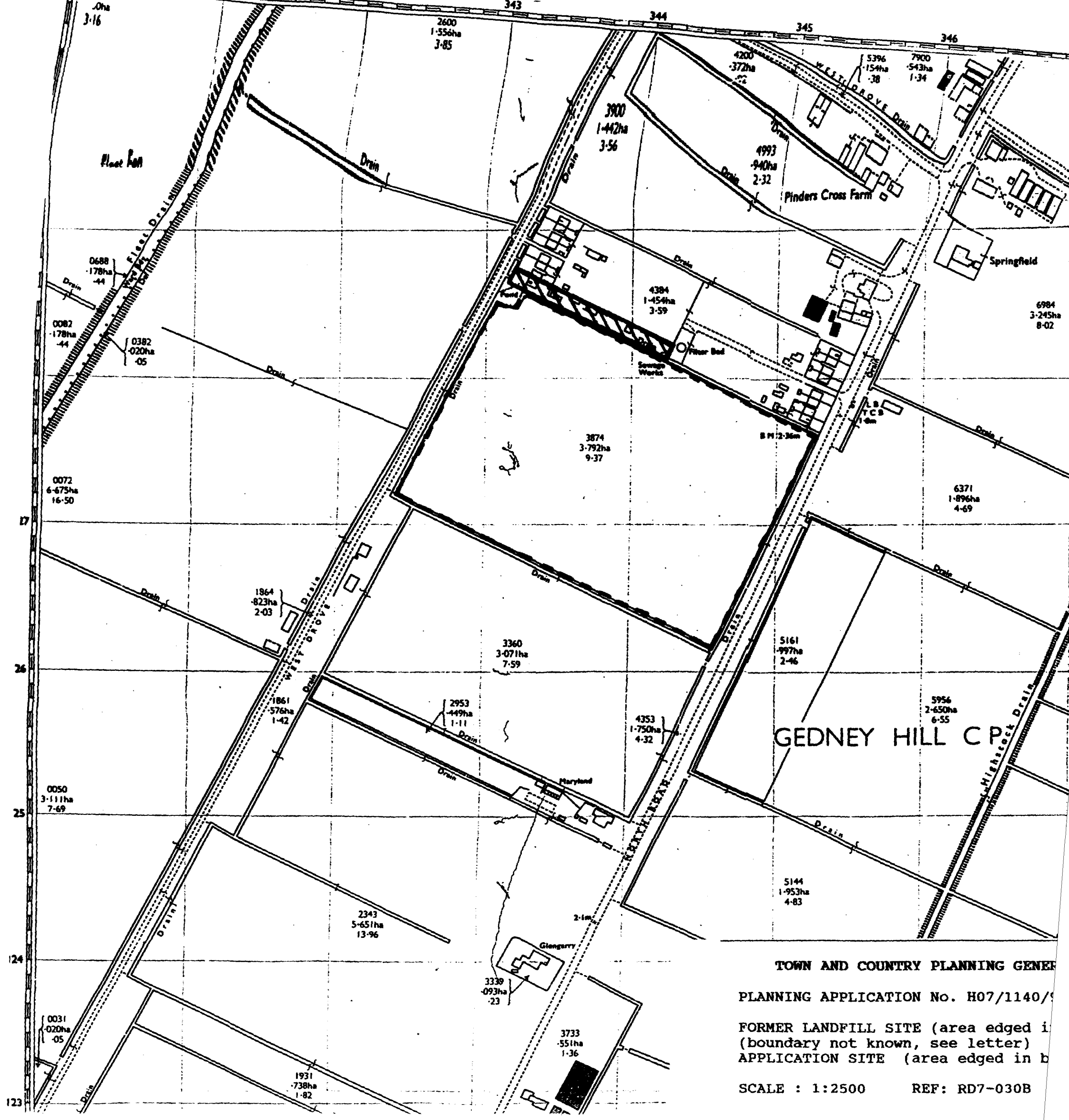
FRAMEWORK TO BE 100mm X 50mm TIMER JOISTS & SET AT 610mm CENTRES
COVERED WITH 4FT X 8FT X 3/4 INCH EXTERIOR PLYWOOD.
ROOF TO BE COVERED WITH GREEN MINERAL FELT.
ALL DOORS TO OPEN OUTWARDS, 1 SET OF DOUBLE 4FT
DOORS AT FRONT, 1 STANDARD SIZE DOOR AT REAR
3 SETS OF GLASS WINDOWS EACH SIDE OF BUILDING.
EACH WINDOW TO BE 4FT X 2FT.

SOUTH ... AND D.C.
PLANNING DEPT
07 DEC 1993
REF. 1140/93

... ERMINED
... PLAN ...





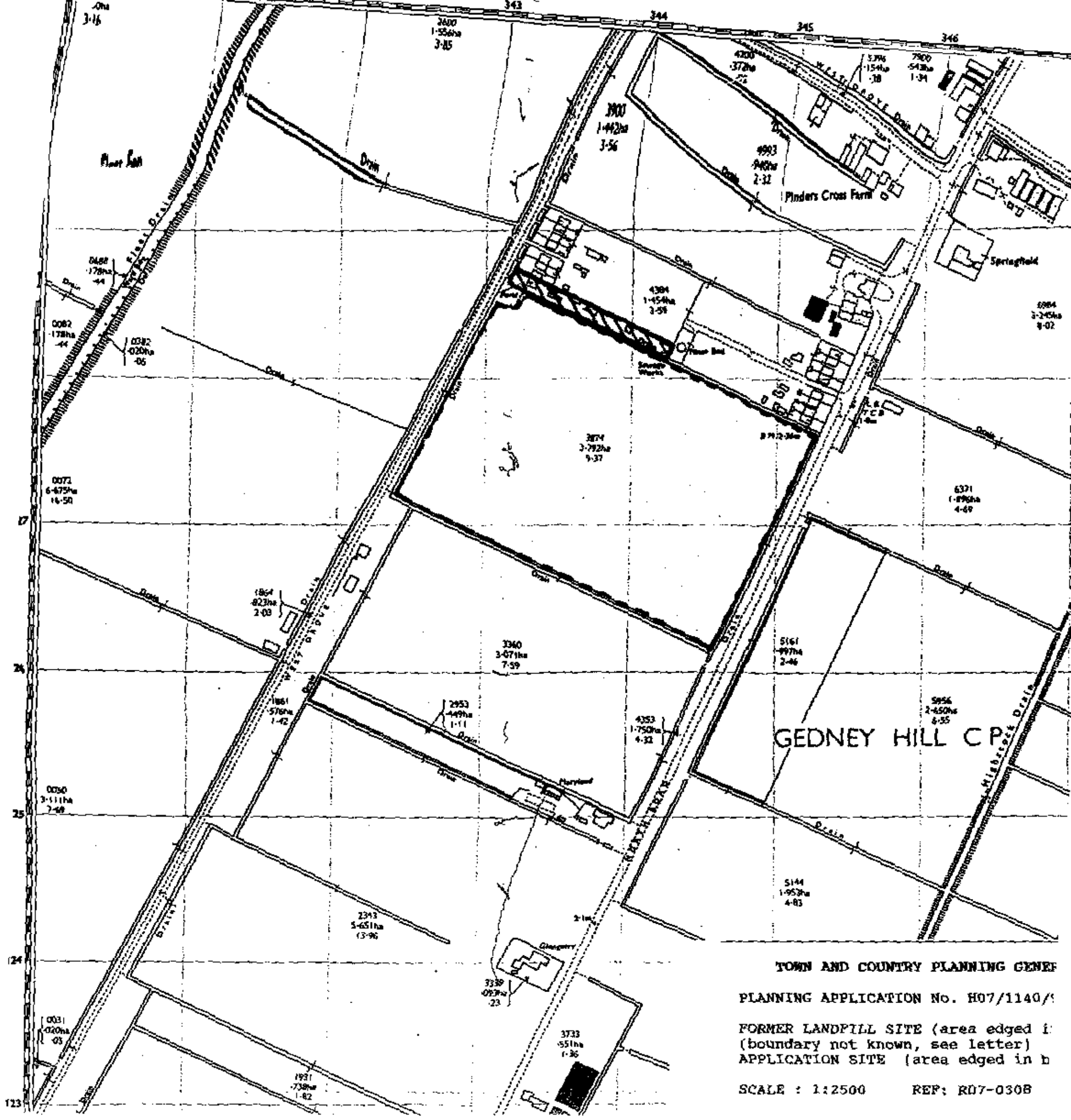


TOWN AND COUNTRY PLANNING GENER

PLANNING APPLICATION No. H07/1140/9

FORMER LANDFILL SITE (area edged i
(boundary not known, see letter)
APPLICATION SITE (area edged in b

SCALE : 1:2500 REF: RD7-030B

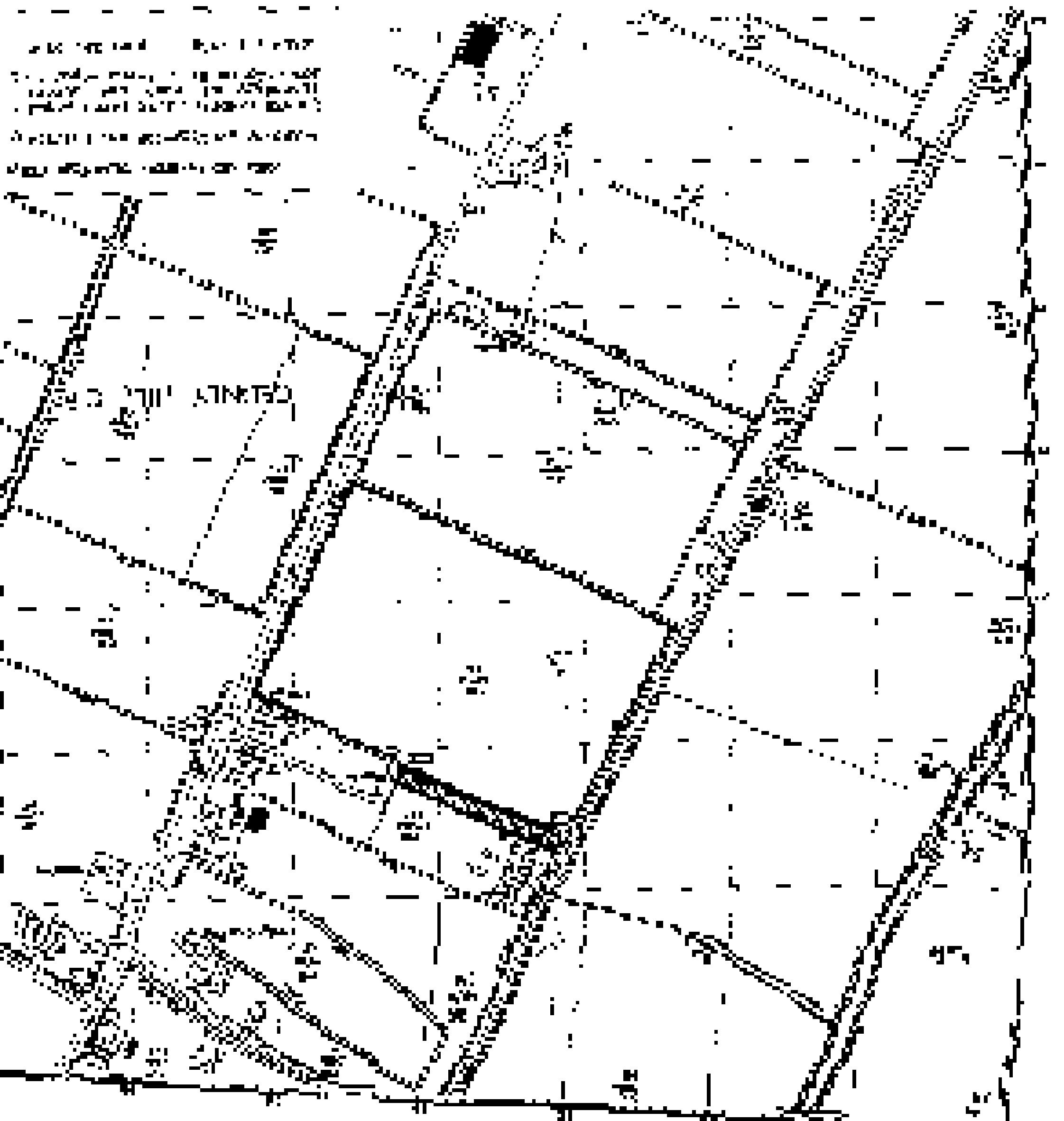


TOWN AND COUNTRY PLANNING GENER

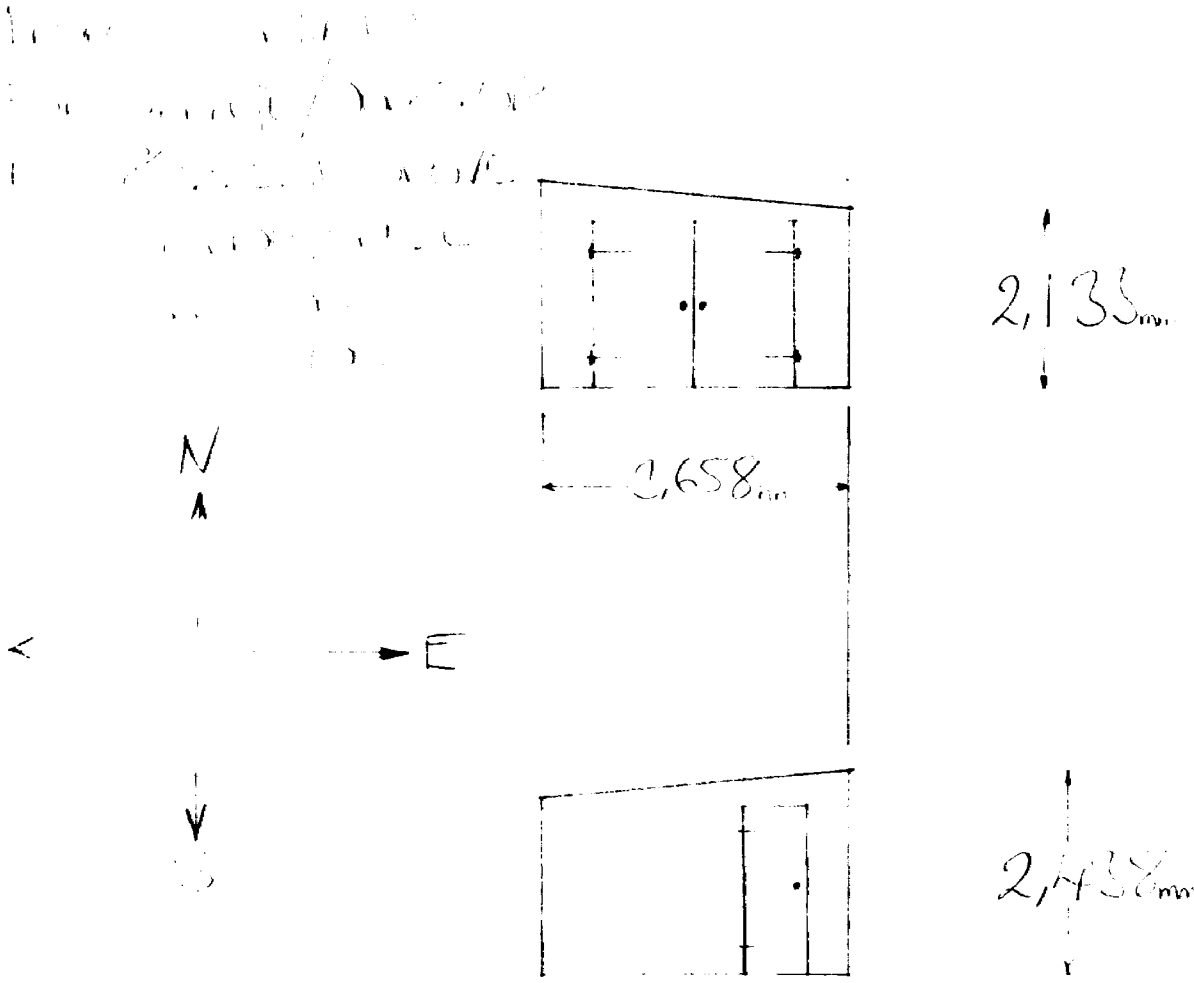
PLANNING APPLICATION No. H07/1140/

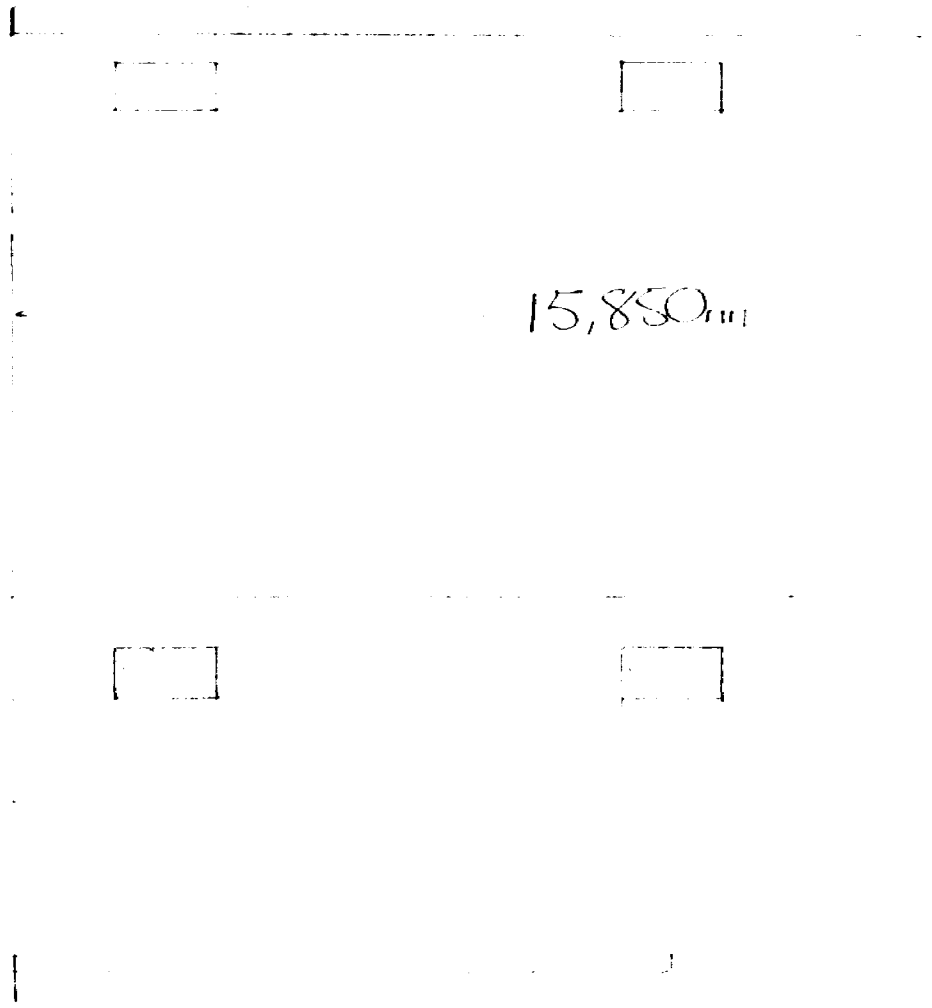
FORMER LANDFILL SITE (area edged i
(boundary not known, see letter)
APPLICATION SITE (area edged in b

SCALE : 1:2500 REF: RD7-0308



SCALE 1:90

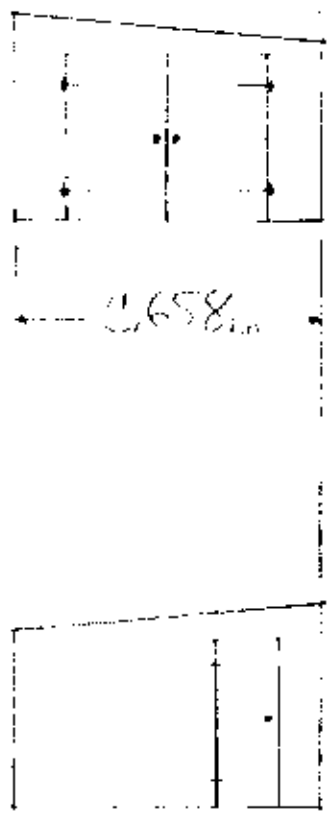


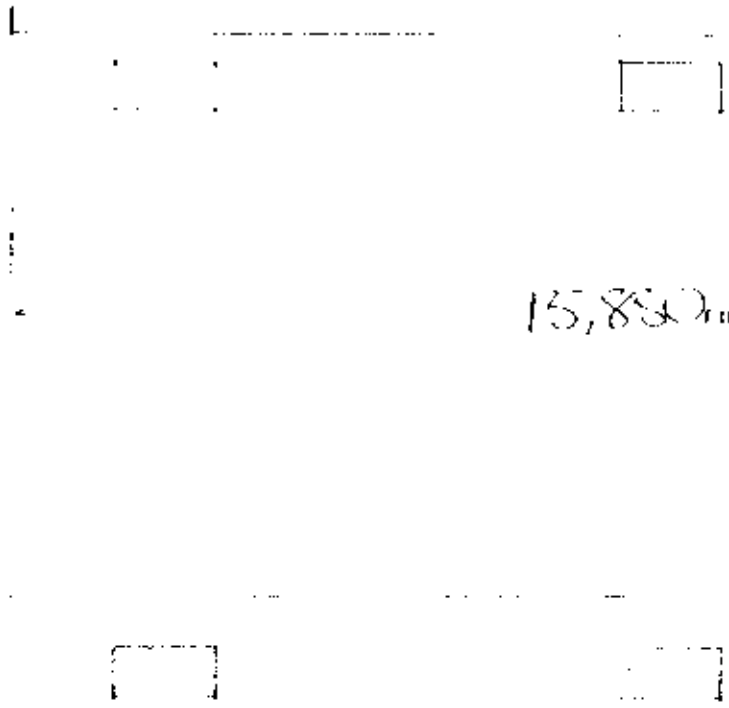


SOUTH ... D.C.
07 DEC 1993
PSE 1140/93

... DOOR
... PLANT, 1 ...
2 SETS OF ... EACH S...
EACH WINDOW FRAME 4FT X 2FT

SCALE 1:70

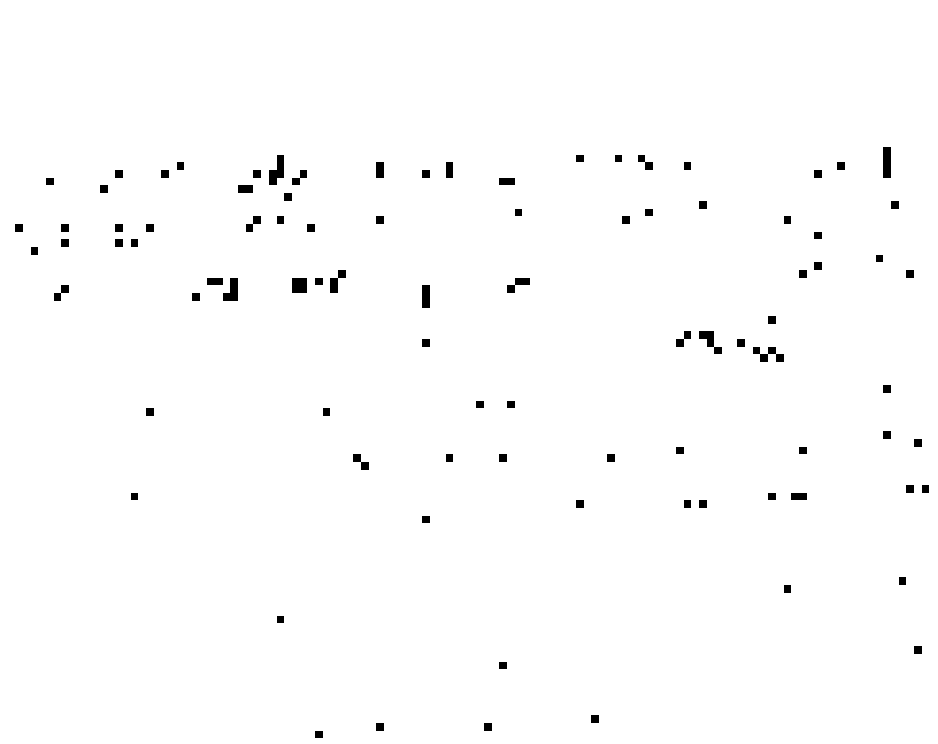




RECEIVED
07 DEC 2009
LPE 1140/93

DOG

EACH UNIT 4FT X 2FT



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07/1140/93

Date Registered 30 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

WAYNE VERNON WEBBER
8, WEST DROVE,
GEDNEY HILL,
NR. SPALDING,
LINCS.

Tel. No.

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

PE12 ONT — AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

LARGE GARAGE - Previous garage destroyed by fire

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120. . . . If you consider no fee is payable include a written explanation instead.

Signed. . . W. Webber . . . . . Date . . 15/10/93 . . . . . 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 Certificates

or This is an **outline** application ☐

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ☐

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ☐

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:	80	sq. metres
C. Please state size of any new structure:- (a) max. height:	4	metres
(b) max. length:	15	metres
(c) max. width:	5	metres
D. Please state type and colour of materials for facing external walls:	PLYWOOD	
E. Please state type and colour of roofing materials.	FELT	
F. Has a survey of the site been undertaken? State Yes or No	NO	

5. GENERAL INFORMATION Please complete each section

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

USED AS A FIBRE GLASS BUSINESS BY PREVIOUS OWNER. THEN USED AS A MOULD GARAGE BY US THE PRESENT OWNERS UNTIL BURNT DOWN.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAY

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

C. Please state whether a land drain will be affected — N/A

D. Foul sewerage will be disposed of to: — N/A

Mains sewer ☐ *Cesspool* ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed .W. Webber..... (Applicant / Agent) Date 15/10/93....

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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed .W. Webber..... (Applicant / Agent) Date .15/10/93...

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed .....(Applicant / Agent) Date .....

DC INSTRUCTION SHEET

APPLICATION REF: H07/1140/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) PROVIDE BLOCK PLAN TO A SUITABLE SCALE (1/500) ~~SHOWING~~ WITH SITE OUTLINED IN RED AND SHOWING POSITION OF PROPOSED GARAGE. PLEASE EXPLAIN WHAT IS MEANT BY WORKSHOP.

Other.....

Direction authorised by Senior Officer..... Date..... 10/12

Revalidation after Direction

Information ~~satisfactory~~ satisfactory Signed..... Date..... 2/6

Valid date: 1/6

Amended description: Same.

Superseded plans indicated ☑

Unsatisfactory ☑
Further direction:
Signed.....
Senior Off..... 2/12

Precise details: 1/500 SCALE PLAN OF SITE DOES NOT CORRESPOND TO 1/2500 EITHER IN TERMS OF DIMENSIONS OR SHAPE. PLEASE RECTIFY.

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) All

Publicity: >>

Departure	.....
Setting of LB	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

Press
PC
WM
Residents

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

Extra Consultations:

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

Case Officer: PAUL GEDNEY

Senior Officer Confirmed ..... Date..... 10/12 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Hardstanding ~~presently~~ from previous garage still existing.
Boundaries :
Site Features : Large store to rear of site. Golf course to south.
Vacant land to north. To rear of row of LA houses.

Inspected by DMG
Date 19/

Reinspected
DMG Garage now completed. ~~[illegible]~~ Wooden ~~[illegible]~~ sectional.
15/6. New hardstanding. Presently being used to store household equipment and old car.

Site Notice posted by
Date
Expiry DMG
19/

Amended Notice DMG 20/6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

~~Telephone/Visitor~~ Record

Date	Conversation with	Conclusion
15/6	Mr Webber (applicant)	Discussed on site with Mr Webber who showed me the inside of the garage stated he wanted it to store household goods ~~[illegible]~~. Presently using part of it to dismantle old cortina so that he can use the spare parts on his own car DMG 15/6.

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3979

Date first Rec'd 30 NOV 1993

Registration

Reference H07/1140/93

Cross-Ref R

Date 1/12

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 8692mts

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

Description to be recorded: Erection of Garage

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

Fees
- Correct fee £ ~~210~~ 120
- Additional £ ~~120~~
- Refund £
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet ~~34~~ OS Plots
Grid ref 5 34340 31 23350

Ward W Parish G HILL

Inside IBD NO 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

Linked to property Ref 0051330

Dist Bound

Other: Area of Pits + Yards

Planning Records:
Earlier apps

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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 14/7

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ~~(or equiv)~~ Refuse (or adverse)

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

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

use restricted ✓

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H07/1140/93 Received:02-JUN-94 Type:FULL

Name: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Description: Erection of garage

Location : 8 West Drove Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 building shall be used for a purpose incidental to the enjoyment of the dwellinghouse (8 West Drove) and not for commercial purposes.

Reason: The site is in a residential area and this condition is imposed to safeguard the residential amenities of the locality.

14-JUL-94 AD check.....N 19/7...

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

APPLICATION REFERENCE: H07/1140/93 DATE RECEIVED: 02-JUN-94

TYPE: Full

DESCRIPTION: Erection of garage

LOCATION: 8 West Drove, Gedney Hill

APPLICANT: Mr W V Webber AGENT:

SOUTH HOLLAND DISTRICT COUNCIL.
REPORT TO PLANNING COMMITTEE
Date 12 JUL 1994

REASON FOR COMMITTEE CONSIDERATION

Resident objections received.

RECOMMENDATION

Grant permission, subject to conditions.

COMMENTS

1 In 1989 permission was granted for two workshops/ garage units at the rear of 8 West Drove to be used for the manufacture of glass fibre panels (H07/1560/88).

2 However, one of the two units has since burnt down and has recently been replaced. It is now being used for a purpose incidental to the enjoyment of the existing dwelling and not for business purposes.

3 This is application is therefore to regularise the situation. No objections are raised to the proposal.

REPRESENTATIONS

Parish Council: No response.

Public: Objections received from 4, 5, 6, 7 West Drove (summarised)

- Already has garage/workshop on site large enough to accommodate six vehicles and unless he is planning some form of commercial enterprise, can't see why he needs another building on site.
- Understand from members of applicants family that he intends to use site for vehicle repairs.
- Concern regarding environmental pollution from the site (i.e. noise, smell, fire hazards from products used,

pollution, danger from testing and trying of vehicles).

- Access to site between nos. 4 and 5 and across rear of nos. 5, 6 and 7 is unsuitable and anymore use will constitute a danger to children/ property and cause even more wear on road surface.

SCHEDULE OF CONDITIONS

1 The building shall be used for a purpose incidental to the enjoyment of the dwellinghouse (No. 8 West Drove) and not for commercial purposes.
Reason: The site is in a residential area and this condition is imposed to safeguard the residential amenities of the locality.

BRIAN S[illegible]H 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

H07/1140/93
FULL

Applicant: Mr W V Webber
Tel:

Agent: Mr W V Webber

Description: Erection of garage

Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Valid date:	02-JUN-94	Terminal date:	28-JUL-94
Target dates:		Target Committee:	12-JUL-94
To case officer	09-JUN-94	Report deadline:	28-JUN-94
Inspected by	16-JUN-94	Agreed TD Ext:	
Extra contacts	23-JUN-94	Case Officer:	
Report if not clear by	07-JUL-94	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 86 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
P Rowe (Petition Lea	02-JUN-94	23-JUN-94
Site/Press Advert MIN	20 ~~06~~-JUN-94	~~27-JUN-94~~ 11 JULY
Clerk to Gedney Hill 0775 724941	02-JUN-94	16-JUN-94
County Waste Regulat 0522 552222	03-JUN-94	17-JUN-94
Cllr Mrs E O Hall-Pa 0945 700 829	02-JUN-94	09-JUN-94

L C C - No Objections [illegible] 8/6/94

BRIAN S H 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

H07/1140/93

FULL

Applicant: Mr W V Webber
Tel:

Agent: Mr W V Webber

Description: Erection of garage

Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Valid date:	02-JUN-94	Terminal date:	28-JUL-94
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	Sent	Expiry
P Rowe (Petition Lea	02-JUN-94	23-JUN-94
Site/Press Advert MIN	06-JUN-94	27-JUN-94
Clerk to Gedney Hill 0775 724941	02-JUN-94	16-JUN-94
Cllr Mrs E O Hall-Pa 0945 700 829	02-JUN-94	09-JUN-94

BRIAN S. H 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

H07/1140/93

FULL

Applicant: Mr W V Webber
Tel:

Agent: Mr W V Webber

Description: Erection of garage

Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Valid date: ~~12-JAN-94~~ 02-JUN-94
Terminal date: ~~09-MAR-94~~ 28-JUL-94
Target dates:
To case officer 19-JAN-94
Inspected by 26-JAN-94
Extra contacts 02-FEB-94
Target Committee: ~~08-MAR-94~~ 12-JUL-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer: D M GEDNEY
Report if not clear by 16-FEB-94

DEVELOPMENT/CONSTRAINTS

Size: 86 M2
Category: Misc works
Listed building:
Conservation Area:
Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	17-JAN-94	07-FEB-94
Clerk to Gedney Hill 0775 724941	14-JAN-94	28-JAN-94
Cllr Mrs E O Hall-Pa 0945 700 829	14-JAN-94	21-JAN-94

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: H07/1140/93

Applicant: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Description: Erection of garage

Location: 8 West Drove Gedney Hill
Spalding Lincs

Type: FULL

Dear Sir/Madam,

26-JUL-94

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

P Rowe (Petition Leader)
7 West Drove North
Gedney Hill
Spalding
Lincs PE12 0NT

c/o 7, West Drove North,
Gedney Hill,
Lincs., PE12 ONT.

January 22, 1994.

OBJECTION

Dear Sirs;

Ref: H07/1140/93. Errection of garage
8, West Drove, Gedney Hill.

The undersigned hereby object to this planning application as follows:-

1) The applicant already has a garage/workshop on the site large enough to accomodate 6 vehicles and, unless he is planning some form of commercial enterprise, we cannot see why he needs another building on the site.

2) We understand from members of the applicants family that he intends to use the site for vehicle repairs.

3) We are concerned regarding the enviromental pollution that will arrise from the site - noise from repairing vehicles, smells and fire hazards from products used (oil, paint etc) and, further noise, pollution and danger from testing and trying of vehicles.

4) Access to the site between nos 4 & 5 and, accross the rear of nos 5, 6 & 7 is unsuitable and any more use would constitute a danger to our children and property (cars etc) and, would cause even more wear on the road surface.

We appreciate that we only represent just over half of the Council occupants but, as you will see from your plans we consider ourselves to be those most at risk from this proposal and feel that for the reasons shown it should not be given approval.

Yours faithfully,

R. Wilson.
4, West Drove North. R. Wilson.

J. Clapton.
5, West Drove North.

S. Gay.
6, West Drove North.

P. Rowe.
7, West Drove North.

S.H.D.C. PLANNING DEPT.
DG
25/1

TOWN AND COUNTRY PLANNING ACT 1971

REFUSAL OF PLANNING PERMISSION

REFERENCE : H07/0732/88

DATE RECEIVED : 19 5 88

APPLICANT : Mr & Mrs G Cannon
8 West Drove
Gedney Hill
Spalding
Lincs

AGENT :

TYPE : Full GRID REF : 534400 312820

DESCRIPTION : Erection of workshop for manufacture of glass fibre panels

LOCATION : 8 West Drove, Gedney Hill

The South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the carrying out of the development for the following reason(s):

1. The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permisssion, which would be contrary to Structure Plan Policy 97 of the Lincolnshire Structure Plan.

2. The introduction of this industrial activitiy in this location will be detrimental to the general residential amenities of the adjoining properties by reason of small and traffic generation and general disturbance.

Cont....

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

3. The proposal, if permitted, would lead to an unjustified increase in the number of private and service/delivery vehicles using West Drove which is inadequate in width and construction to facilitate such development. The width is inadequate to allow two vehicles to pass in safety and would lead to vehicles overrunning the edge of the carriageway and adjoining verge causing an unacceptable level of damage to both and possible structural failing of the carriageway edges. Vehicles may also be forced to reverse back onto the busy Class II County Road to the detriment of highway safety. If permitted this could lead to other applications of a similar nature which would be difficult to refuse.

4. The plans of the building that have been submitted are inadequate for the Local Planning Authority to assess its appearance.

B Smith

District Planning Officer
6th July 1988 (C)

ST

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 12th July, 1994.

PRESENT

Councillors:

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. N.H. Pepper
Mr. T. Barker	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. C.F. Fisher	Mr. W.D. Skells
Mr. N.I. Capes	Mr. J. Goodley	Mr. D.A. Tennant
Mr. J. Clark	Mr. N.P. Judge, MBE	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mrs. D.F. Davies	Mr. B.A. Paul	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor B. Fines and the Press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, T. Bray, Mrs E.O. Hall-Patch and Mrs A.M. Newton.

441. ELECTION OF CHAIRMAN

The Deputy Director of Administration reported that the Chairman and Vice-Chairman of the Committee were unable to attend the meeting and invited nominations for the election of a Chairman of the Committee for the meeting.

RESOLVED: Councillor W.D. Skells be elected Chairman for the meeting.

(Councillor W.D. Skells in the Chair)

442. MINUTES

The Minutes of the meeting held on 22nd June 1994 were signed by the Chairman as a correct record.

443. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H07/1140/93 Mr W V Webber	Garage at 8 West Drove, Gedney Hill.

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: H07/1140/93
My Ref: RD7-030B/RG/DLN

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For further information contact
Mr R Gray
Telephone Lincoln (0522) 553096

10 June 1994

Dear Sir

PLANNING APPLICATION H07/1140/93:- DEVELOPMENT OF DOMESTIC GARAGE/SHED, 8 WEST DROVE, GEDNEY HILL, SPALDING, LINCS

The above application lies within 250m of the former landfill at West Drove, Gedney Hill as shown on the attached plan.

The site was notified by your authority, but no details of the types and depths of waste deposited or the sites period of use are available.

This Authority is not aware of any landfill gas associated problems at the application site or in the surrounding area. It would seem reasonable to suggest therefore, that the development might suffer no further hazard from landfill gas than may already exist.

Yours faithfully

County Waste Regulation Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JUN 1994 DG
DPO
DOPO
JC
Action by
Discuss with
Copy to
File Nos
YES/NO

12023.w51

BRIAN SM. 4 Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building C[illegible]l Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H07/1140/93 Date Received: 30-NOV-93

Applicant: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent:

SOUTH HOLLAND D.C.
PLAN DEPT
12 MAY 1994
REF Valid

Description: Erection of garage

Location: 8 West Drove, Gedney Hill.

22 March 1994

Dear Sir/Madam

REQUIREMENT FOR FURTHER INFORMATION OR FEES TO BE SUBMITTED - REMINDER

Your application cannot be considered as submitted as it is not yet complete and I have not yet received any reply to my letter requesting completion or further information.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be returned and any fee received will be reimbursed.

Yours faithfully

Director of Planning and Building Control Services

SOUTH HOLLAND D.C.
PLAN DEPT
02 JUN 1994
REF Valid

inv.1

* Hold as invalid

KW to press for completion/corrects.

Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Mr D M Gedney

DMG/JK/H07/1140/93

18 April, 1994

Dear Sir

Planning Application H07/1140/93 - Erection of Garage, 8 West Drove, Gedney Hill

I refer to the above application recently submitted by yourself and which is currently invalid awaiting further information (see attached).

Since the development has now been commenced, I look forward to receipt of the above information as a matter of urgency. I also advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take proceedings against breaches of planning control.

Consequently, if such information is not received within the next 14 days, it will be necessary to report the situation to the Planning Committee for any action they care to take under the above legislation.

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

Application no: H07/1140/93

Applicant: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Description: Erection of garage

Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Type: FULL

Date received: 30-NOV-93

01-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
The dimensions of the garage given on the 1:500 plan appear incorrect (they should be 15.85 metres x 3.658 metres as shown on the 1:90 plan). 4 amended 1:500 plans are therefore required which correct this.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

D M Cedney

DMG/SAH H07/1140/93

Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

24 January 1994

Dear Sir

Planning Application H07/1140/93 - Erection of Garage, 8 West Drove, Gedney Hill

I refer to the above planning application submitted by yourself.

It is noted that the proposed dimensions of the garage differ on the various plans submitted. For instance, on the 1:500 block plan the length and width given are 13 metres and 4 metres respectively. However, on the 1:50 elevational plans the dimensions referred to are 15.85 metres by 3.658 metres, with a height varying between 2.133 metres and 2.438 metres.

Accordingly, could you please confirm which of the above is correct (including the height). Also, could you please verify that the position of the garage is the same as that occupied by the previous building destroyed by fire (the foundations of which still remain).

I look forward to your response in respect of the above within the next 14 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Middleton
Principal Planning Officer (Development Control)

BRIAN S..TH 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

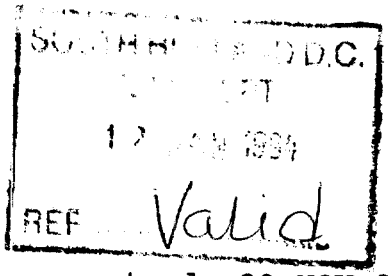
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/1140/93

Applicant: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Description: Erection of garage



Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Type: FULL

Date received: 30-NOV-93

23-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

The 1:500 scale plan of the site does not correspond to 1:2500 either in terms of dimensions or shape. Four copies of amended plans therefore required which rectify this.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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: H07/1140/93

Applicant: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Description: Erection of garage

Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Type: FULL

Date received: 30-NOV-93

10-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Provide four block plans to a suitable scale (1:500) with site outlined in red and showing position of proposed garage. Please explain what is meant by workshop - is this just for domestic purposes?

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/1140/93

Applicant: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

Agent: Mr W V Webber
8 West Drove
Gedney Hill
Spalding
Lincs

SOUTH HOLLAND D.C.
PLANNING
07 DEC 93
REF Valid

Description: Erection of garage

Location: 8 West Drove
Gedney Hill
Spalding
Lincs

Type: FULL

Date received: 30-NOV-93

01-DEC-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please see attached.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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

H07/1140/93

1 Four copies of a 1:2500 site location plan with the site edged red and any adjoining land in blue.

2 Four copies of a scaled plan showing elevations and floor plan of the garage.

3 Four copies of a block plan showing the position of the garage in relation to 8 West Drove.

4 Confirmation as to whether the garage is for residential or commercial use. If it is commercial then a further fee of £120.00 is required. Telephoned 6-12 - confirmed not commercial

Invalid

* Four copies of a 1:2500 site location plan with site edged red and any adjoining land in blue
* Four copies of a scaled plan showing elevations and floor plan of the garage
* Four copies of a block plan showing the position of the garage in relation to 8 West Drove.
* ~~A further fee of £120.~~
* Confirmation as to whether the garage is for residential or commercial use. If it is commercial then a further fee of £120 is required.

Thomas Howell (Midlands) Limited
Chartered Loss Adjusters
Winchester Place
80 Thorpe Road
Peterborough PE3 6AP

Telephone: (0733) 342434
Facsimile: (0733) 557396



Thomas Howell Group

Date: 25 November 1993

Our Ref: PE/9300751/S ADAMS/jc Your Ref:

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE
For the attention of Mr Gedney - Planning Authority

Dear Sirs,

Our Principals: Royal Insurance
Our Principal's Insured: Mr Webber
8 West Drove, Gedney Hill, Spalding, Lincs

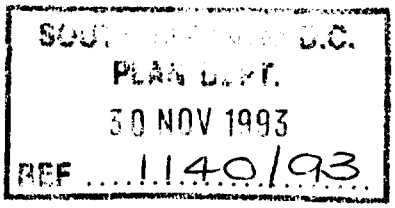
Further to our recent correspondence we are enclosing four Planning Application Forms which have now been completed by our Principal's Insured along with a cheque in the sum of £120.

We look forward to hearing from you regarding the Planning Application in early course.

Yours faithfully,

Thomas Howell & Co

encs.



Directors: J A Stitch FCILA (Chairman) N H Kelly ACII FCILA (UK Managing) R A Murray BSc (Econ) FCII FCILA (Managing) T A Flood ACII FCILA (Deputy Managing) M W Ball ACII FCILA N P Barraclough FCILA D J Barratt ACII FCILA J H Carpenter FCII FCILA D Fisher FCII FCILA B J Gibson ACII FCILA J N Gray ACII FCILA K I Manners FCII FCILA D Mead ACII FCILA J H Middleton FCII FCILA K J Mountford ACII FCILA J D Percival FRICS M.B. Eng FCILA B J Polley MA (Oxon) FCII FCILA J E Rampling ACII FCILA J P P Shaw ACII FCILA D M Smith FCILA R Taylor ACII FCILA P J Ward ACII FCILA **Associate Director**: S J Shirley BA (Hons) ACII ACILA

Subsidiary of Thomas Howell Group (UK) Limited.

Registered In England No 1321468 Registered Office: Trinity Court, 42 Trinity Square, London EC3N 4TH

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3579
Date received : 30-NOV-93

Received from

Royal Insurance (UK) Ltd.

Address

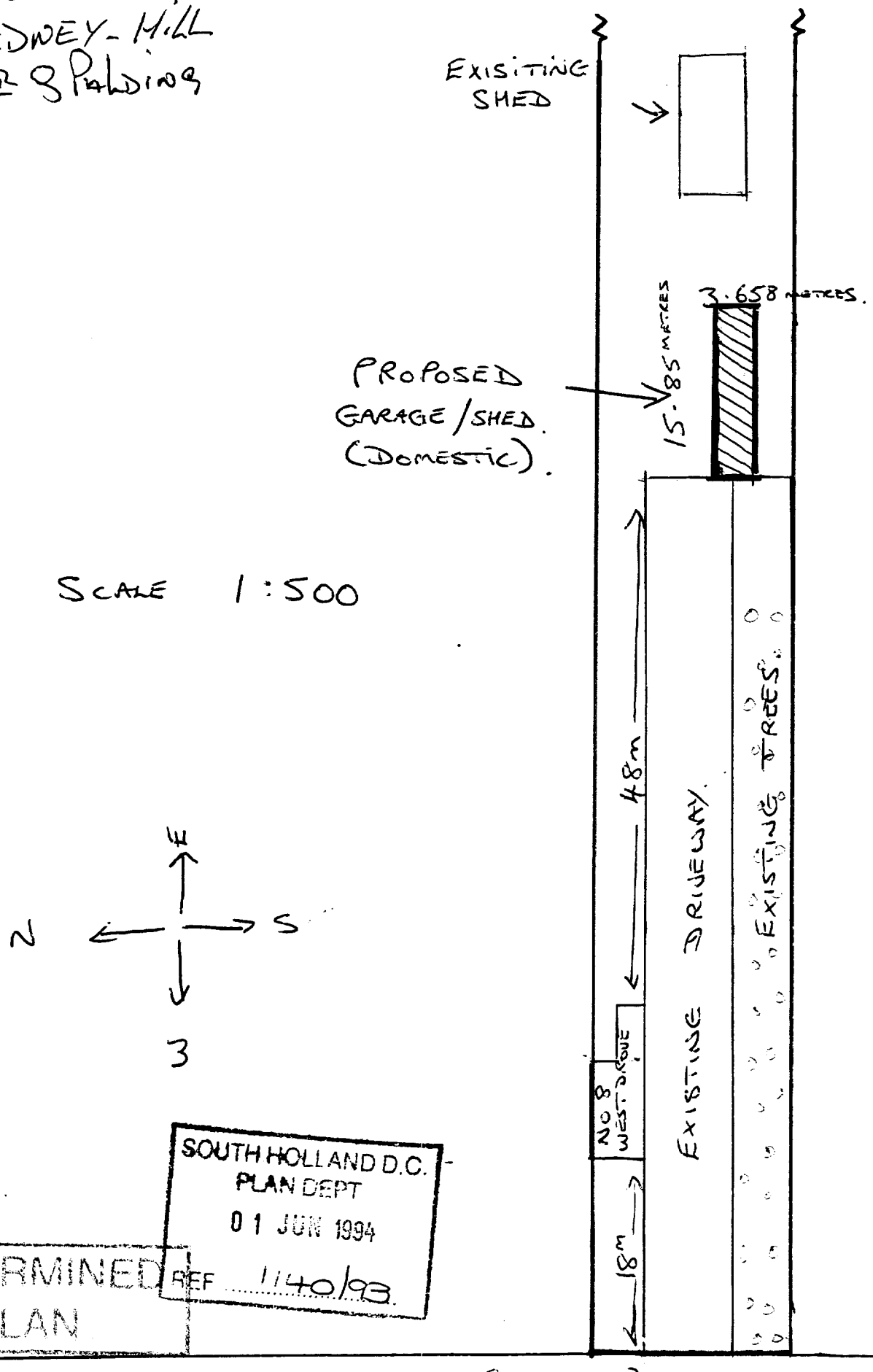
8 West Drove
Gedney Hill
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

MR LOEBBER
& WEST-DROVE
GEDNEY-HILL
NR SPALDING

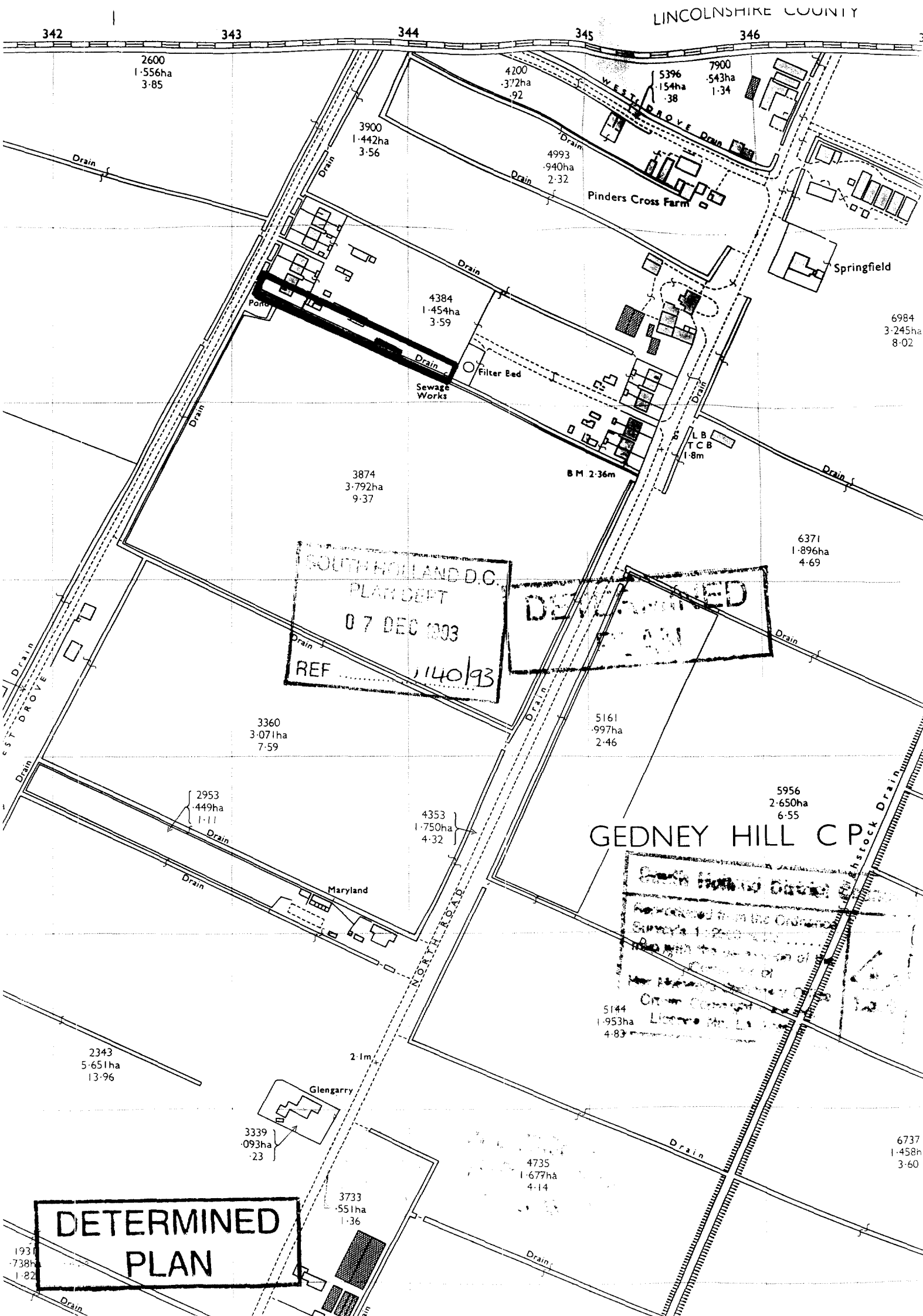


SCALE 1:500

N E S 3

SOUTH HOLLAND D.C.
PLAN DEPT
01 JUN 1994
REF 1140/93

DETERMINED PLAN


LINCOLNSHIRE COUNTY
342
343
344
345
346
2600
1·556ha
3·85
4200
·372ha
·92
5396
·154ha
·38
7900
·543ha
1·34
WEST DROVE Drain
3900
1·442ha
3·56
4993
·940ha
2·32
Pinders Cross Farm
Springfield
Drain
Pond
4384
1·454ha
3·59
Filter Bed
Sewage Works
6984
3·245ha
8·02
L B
T C B
1·8m
BM 2·36m
3874
3·792ha
9·37
SOUTH HOLLAND D.C.
PLAN DEPT
07 DEC 1993
REF H140/93
DETERMINED
6371
1·896ha
4·69
3360
3·071ha
7·59
5161
·997ha
2·46
2953
·449ha
1·11
4353
1·750ha
4·32
5956
2·650ha
6·55
GEDNEY HILL C P
Maryland
NORTH ROAD
5144
1·953ha
4·83
2343
5·651ha
13·96
2·1m
Glengarry
3339
·093ha
·23
4735
1·677ha
4·14
3733
·551ha
1·36
6737
1·458h
3·60
DETERMINED
PLAN