

Town and Country Planning Act 1990

## Planning Permission

Reference: H08/0363/92

Received: 27-MAR-92 Type: FULL

Name: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Agent: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Description: Erect new dwelling

Location : Adj 191 Westhorpe Road Gosberton  
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 the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 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.

Director of Planning and Building Control Services  
08-JUN-92      H08/0363/92

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

**BRIAN SMITH** Dip TP MRTPI  
Director of Planning & Building Control Services  
Planning & Building Control Department,  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
  
Telephone: (0775) 761161  
Fax: (0775) 710772



Copy sent to:-

Application no: H08/0363/92

Applicant: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Agent: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Description: Erect new dwelling

Location: Adj 191 Westhorpe Road Gosberton  
Spalding Lincs

Type: FULL

19-JUN-92

Dear Sir/Madam,

**PLANNING APPLICATION**

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

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

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mrs P Dennis  
Zanadu  
Westhorpe Road  
Gosberton  
Spalding, Lincs. PE11 4EN

1053  
016ha  
2-51

NOT BE COPIED FOR ANY PURPOSE

# South Holland District Council

Reproduced from the Ordnance  
Survey's 1:2500 scale  
map with the permission of the  
Controller of  
Her Majesty's Stationary Office  
Crown Copyright reserved.  
Licence No. LA 079413



5257  
1-190ha  
194

1835  
4-669ha  
11-54

3037  
2-662ha  
6-58

4836  
7-938ha  
19-62

Houses

Thatched  
Cottage  
being  
renovated

House Bungalow

Proper house

Bungalow

BUILDING  
PLOT

Zanadu

Springfield

Fernies

Berwick House

Lemon

Pond

Drain

4619  
113ha  
28

Pond

Longacres

5319  
105ha  
26

Westhorpe

2111  
4-847ha  
11-98

Bungalow

23 MAR 1982  
0363/92

2000  
906ha  
2-24

4700  
3-722ha  
9-20

5900  
1-093ha  
2-70

222

223

224

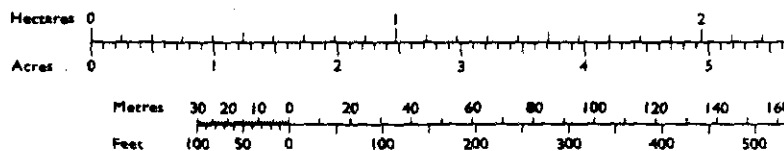
225

226

Ordnance Survey, Southampton.

## COMPILATION DATA

Levelled.....1965,66  
Boundaries.....Aug 1972



## ABBREVIATIONS

|      |            |           |                  |
|------|------------|-----------|------------------|
| B.H. | Beer House | L.B. Sta. | Lifeboat Station |
| B.M. | Bench Mark | L.C.      | Level Crossing   |
| B.P. | Boundary   |           |                  |

# PLANNING APPLICATION

## For office use only

Application No. H08/0363/92

Date Registered 23 MAR 1992

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

MR & MRS R. SMITH,  
16 CHURCH ST,  
GOSBERTON,  
NR SPALDING

Tel. No. 840553

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

OFFICE  
COPY

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT ADJACENT TO 191 WESTHORPE RD, GOSBERTON

Please complete in block letters

### DESCRIPTION OF PROPOSED DEVELOPMENT

NEW DWELLING

Please complete

I attach

\* Four copies of all plans

\* an ownership certificate (see back page)

\* a fee of £92

If you consider no fee is payable  
include a written explanation instead.

Signed. *R. Smith*

Date. 22.03.92

Previous application No:

Please tick **one** box and answer the extra questions under that section.

## 2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

or This is an **outline** application

☒  
☐

Now complete Parts  
3, 4 and 5 and an  
Ownership Certificate

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:

7.9 metres

(b) max. length:

10.3 metres

(c) max. width:

9.8 metres

C. Please state type and colour of materials for facing external walls:

WESTBRICK GROVENOR DARK RED

D. Please state type and colour of roofing materials.

SANDTOFT DOUBLE ROMAN RUSTIC

## 5. GENERAL INFORMATION Please complete each section

### EXISTING USES

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

GARDEN OF 191 WESTHORPE RD

### 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: WESTHORPE RD

Will there be —

Individual access(es)

YES

New estate road

NO

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

INTEGRAL GARAGE

### TREES Please tick **one** box

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

☒

B. The proposal does involve the felling of one of more trees

☐

→ If so, please show details on plans

### DRAINAGE Please complete

A. Please state how surface water will be disposed of

SOAKAWAY

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

N/A

C. Please state whether a land drain will be affected

NO

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

### OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

NO

→ If so, please give details in Part 6

The proposal affects a listed building

NO

The proposal affects a public footpath

NO

The proposal is known to affect contaminated or filled land

NO

The proposal is for industrial, warehousing, offices or

NO

shopping purposes

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

NO

Date:

Consultee(s):

## 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 *[Signature]* (Applicant/Agent) Date *22.03.92*

### Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner:

State Date notice served:

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

## 3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

### Certificate 1

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

Signed *[Signature]* (Applicant/Agent) Date *26.03.92*

### Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:

State Date notice served:

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

## NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

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.

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

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

# ADMIN RECORD SHEET

## INITIAL

Submitted Fee £ 92...

Receipt Issued ..... No. P992

Date First Received .....

## REGISTRATION

REFERENCE ... HOS/0363/92...

Cross-ref ... BOS/0261/92

Date 24/3/92

## VALIDATION

Date 24/3/92

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

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

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

Earlier permission ref .....

RM:- Sitting Design Ext app Access Lands

Previous

Current

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|  |  |  |  |  |  |

Description

Technical:

Certificate  
Site plans  
Description

|  |
|--|
|  |
|  |
|  |

Accuracy  
Incomplete form

|  |
|--|
|  |
|  |

S65 Advert required ☐ Expiry date .....

Fees:

Nil fee - previous app  
- type  
Discounted fee

|  |
|--|
|  |
|  |
|  |

Ref .....

Reason .....

Correct fee £ 110 Additional £ 18 Receipt no. P992

Refund £ ..... Issued .....

## CONSTRAINTS

Date 31-3

Index Sheets 446 OS Nos ..... Grid Ref 522380 131230

Ward F Parish GOSPORTON

TR Rural

TR Bypass

Level crossing

Footpath

|  |
|--|
|  |
|  |
|  |
|  |

CA

CB

TPO

Other:

|  |
|--|
|  |
|  |
|  |

Grade

Inside EBD NO Inside LP Area NO

Linked to site ..... Ref 436 Linked to property ..... Ref .....

Planning Records:

Earlier apps

3 Reg Records:

Already submitted Ref .....

Requested .....

Inputs completed.....

# APPLICATION ASSESSMENT

## Notes for Case Officer

Site Notes: Accuracy *ok*

Neighbours *Yes*

Other

Boundaries *open*

Site Features *Building Plot*

Inspected by: *PSY*

date: *14/4*

## Case Officer Conclusions (issues)

*Plot received P.P. Side boundaries open, rear some trees. Between two bungalows. Though houses further up. Perhaps better as a bungalow but not too big of house built. Proposal is not too large. French door to side elevation is a little silly.*

Case Officer Recommendations (summary)  
(details overleaf)

GRANT  
REFUSE

## Recommended approvals -

|                                                                                                                                                                                                                             |          |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|
| Departure from policy                                                                                                                                                                                                       | Yes .... | No ....      |
| Ward member request                                                                                                                                                                                                         | Yes .... | No ....      |
| Recommend approval against material objection                                                                                                                                                                               | Yes .... | No ....      |
| <div style="border: 1px solid black; padding: 5px;"> Any objection received? No <input type="checkbox"/><br/> If yes, is any obj. material? No <input type="checkbox"/><br/> Yes <input checked="" type="checkbox"/> </div> |          | No ....      |
| [Reason: ]                                                                                                                                                                                                                  |          |              |
| Other circumstances needing Committee decision                                                                                                                                                                              | Yes .... | No ....      |
| <div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Flagged by Senior Officer<br/> Signed ..... </div>                                                                                 |          | No ....      |
|                                                                                                                                                                                                                             |          | ALL OF ABOVE |

## Recommended refusals -

|                                                                                                                                                                                                             |         |                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| Refusal on adopted policy grounds on first Applic.                                                                                                                                                          | No .... | Yes ....                                                                                                      |
| <div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Nil fees (not first Submission)<br/> <input checked="" type="checkbox"/> Other info. viz:<br/> Signed ..... </div> |         | Yes ....                                                                                                      |
| ANY ONE OF ABOVE                                                                                                                                                                                            |         |                                                                                                               |
| <div style="border: 1px solid black; padding: 5px;"> Committee report<br/> Sub-Committee:<br/> SV recommended .....<br/> Est/Ind. recommended ..... </div>                                                  |         | <div style="border: 1px solid black; padding: 5px;"> Delegation confirmed by Senior Officer<br/> ..... </div> |

Recommendation/draft report produced.....

# FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

## DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous  
Current  
Required

Siting Design Ext App Access Lands

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

Reg 4

Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate  
if other  
Regs]

Precise details,  
for non-standard  
direction:

## CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB Viz

Residents (Postal):

*PSN 3-4*  
*7264*  
*Zanadu } Westhope & fill. before!*  
*westway } Rd. Gorker*

Residents (Delivery):

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II\*

Setting I, II\*

Major CA

Consultant : Name

Order No:

Other :

## REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory

Signed .....

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date .....

Re-Registered .....

Ack/Reception .....

Town and Country Planning Act etc

## **DRAFT DECISION**

Reference: H08/0363/92

Received: 27-MAR-92 Type: FULL

Name: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Agent: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Description: Erect new dwelling

Location : Adj 191 Westhorpe Road Gosberton  
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 the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 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.

Authorised to issue:

04-JUN-92

H08/0363/92

AD... *AD* .....DC... *AD* .....  
5/6 5/6

APPLICATION REFERENCE: H08/0363/92

DATE RECEIVED: 27 March 1992

APPLICANT: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Erect new dwelling

LOCATION: Adjacent: 191 Westhorpe Road, Gosberton, Spalding

Parish Council: No response.

County Highways: Request conditions.

Public Consults: Objection from neighbour  
- House would alter my outlook.  
- Bungalow more suitable.  
- A house between two bungalows would look out of place.

#### PREVIOUS DECISIONS

H08/0405/91 - One dwelling - Outline - Granted.

#### PLANNING ISSUES

- 1 The proposal is for a house between two bungalows within a loose ribbon of development of both houses and bungalows.
- 2 I am satisfied that the submitted details would not materially affect either bungalow to each side, and that the visual relationship between dwellings is acceptable.

---

#### RECOMMENDATION - Grant Permission.

- 1 TL 1
- 2 1 B22 - (Access and turning space to accord with application).
  - 3 2 SC21 - (Landscaping Scheme).
  - 4 3 SC27 - (Implementation of planting).

#### Reasons

- 1 B21.
  - 2 Standard.
  - 3 Standard.
-

**BRI. 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



Application no: H08/0363/92

Type: FULL

Applicant: Mr & Mrs R Smith  
Tel: 0775 840553

Agent: Mr & Mrs R Smith  
0775 840553

Description: Erect new dwelling

Location: Adj 191 Westhorpe Road  
Gosberton  
Spalding  
Lincs

|                        |           |                   |           |
|------------------------|-----------|-------------------|-----------|
| Valid date:            | 27-MAR-92 | Terminal date:    | 22-MAY-92 |
| Target dates:          |           | Target Committee: | 13-MAY-92 |
| To case officer        | 01-APR-92 | Report deadline:  | 29-APR-92 |
| Inspected by           | 06-APR-92 |                   |           |
| Extra contacts         | 11-APR-92 | Case Officer:     |           |
| Report if not clear by | 01-MAY-92 | P J UDY           |           |

#### DEVELOPMENT/CONSTRAINTS

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

#### CONSULTATIONS CARRIED OUT

|                                       | Sent      | Expiry    |
|---------------------------------------|-----------|-----------|
| Clerk to Gosberton P 0775 840415      | 01-APR-92 | 15-APR-92 |
| Owner/Occupier Westways, Westhorpe Rd | 15-APR-92 | 29-APR-92 |
| Owner/Occupier Zanadu                 | "         | "         |
| Cllr W D Skells 0775 840415           | 01-APR-92 | 15-APR-92 |

*L.C.C. Ops Attached for CAB 30/4/92.  
See H/A/33 dated 8/4/92*

#### SITE DETAILS

Grid ref: 522320 331230  
OS Sheets: 46

Parcel:

**BR. 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



Application no: H08/0363/92

Type: FULL

Applicant: Mr & Mrs R Smith  
Tel: 0775 840553

Agent: Mr & Mrs R Smith  
0775 840553

Description: Erect new dwelling

Location: Adj 191 Westhorpe Road  
Gosberton  
Spalding  
Lincs

Valid date: 27-MAR-92

Terminal date: 22-MAY-92

Target dates:

Target Committee: 13-MAY-92

To case officer 01-APR-92

Report deadline: 29-APR-92

Inspected by 06-APR-92

Extra contacts 11-APR-92

Report if not clear by 01-MAY-92

Case Officer:  
P J UDY

#### DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Conservation Area:

#### CONSULTATIONS CARRIED OUT

|                                  | Sent      | Expiry    |
|----------------------------------|-----------|-----------|
| Clerk to Gosberton P 0775 840415 | 01-APR-92 | 15-APR-92 |
| Cllr W D Skells 0775 840415      | 01-APR-92 | 15-APR-92 |

L-C-C

*per letter 14/4/92  
See 11/A/35 dated 8/4/92*

#### SITE DETAILS

Grid ref: 522320 331230

OS Sheets: 46

Parcel:

LINCOLNSHIRE COUNTY COUNCIL  
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/0363/92

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

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

1. National Grid Reference of a  
central point on site

| horizontal |   |   | vertical |   |     |
|------------|---|---|----------|---|-----|
|            | 2 | 2 | 3        | 3 | 1 2 |

2. Address or location

AOJ 191 WESTHORPE ROAD, GOSBERTON

3. Name, classification and number of road

III

4. Date application referred

2-4-92

5. State whether outline, detailed application etc.

Full

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

NEW DWELLING ✓

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:

30/4/92

Signed:

Director of Highways and Planning

Emmerson

Planning Department  
South Holland District Council  
Council Offices  
Priory Road  
Spalding

26th April 1992

Dear Sirs,

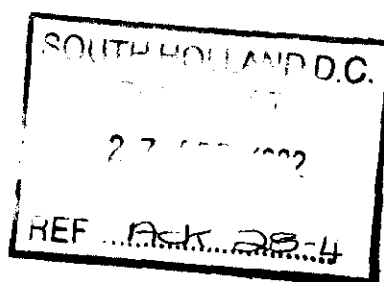
Re: Application No. H08/0363/92 - for Mr & Mrs R. Smith.

Please find enclosed 4 copies of revised plan and Block plan. To achieve the required turning area we have reduced the length of the garage from 19' to 18' and taken the set out point from the edge of the road. We trust this meets with your approval and look forward to hearing from you in due course.

Yours faithfully



pp R. Smith



# PLANNING AMENDMENT

## For office use only

Application No.

H08/363/70

Date registered

27 11 1997

Case Officer

P.O.

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

Tel. No.

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Contact)

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

### EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

A.

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

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

Signed .....

Date .....

3. Please complete in block letters

### FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

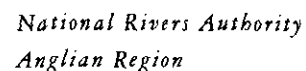
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

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



Our ref.GT/92/1/SH/0121

PLANNING APPLICATION NO. H08/0363/92  
PROPOSAL TO ERECT A NEW DWELLING ADJACENT TO 191 WESTHORPE ROAD,  
GOSBERTON, SPALDING, BY MR AND MRS R. SMITH.

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

We have no objection to the use of a septic tank(s) at this location provided that:

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

ROGER HYDE  
Regional General Manager

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

Our ref.GT/92/1/SH/0121

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

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

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

Yours faithfully

  
R F Morgan  
Planning Engineer

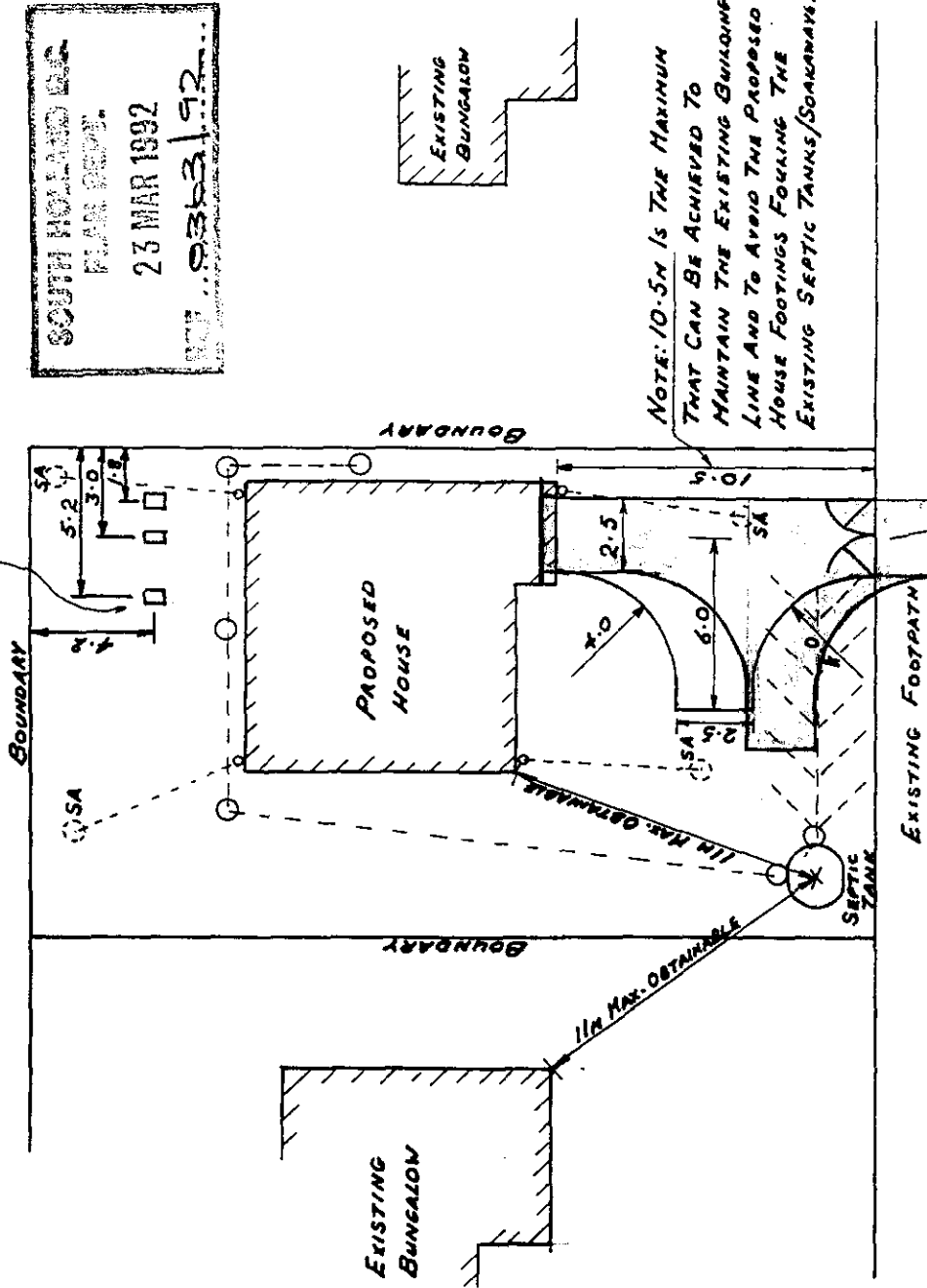
cc Mr and Mrs R Smith  
16 Church Street  
Gosberton, Spalding

VJC



## BLOCK PLAN

EXISTING SEPTIC TANKS/SOAKWAYS  
TO BE FILLED WITH RUBBLE AND  
LEAN MIX CONCRETE.



SOUTH HOLLAND DC  
PLAN DEPT.  
23 MAR 1992  
007.0363.192...

## SEPTIC TANK

CONNECT FOUL WATER DRAINS TO 600 GALLON CAPACITY 'KLARGESTER' TYPE SEPTIC TANK, CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. THE SUB-IRRIGATIONAL DRAINAGE SYSTEM TO THE SEPTIC TANK IS TO BE DETERMINED BY A PERCOLATION TEST IN ACCORDANCE WITH THE PROVISIONS OF CLAUSE 15.3.2. OF BRITISH STD. 6297 1985. THE APPLICANT IS RESPONSIBLE FOR CARRYING OUT THE TESTS AND THE MINIMUM REQUIREMENT IS 30 METRES OF SUB-IRRIGATIONAL DRAINAGE OR SUCH LENGTH AS MAY BE DETERMINED BY THE TEST, WHICHEVER IS THE GREATER.

THE LOCAL AUTHORITY RECOMMEND THAT THE SEPTIC TANK IS POSITIONED 12M FROM DWELLINGS, HOWEVER IN THIS INSTANCE THE MAX DISTANCE ACHIEVABLE IS 11M.

DRAINAGE FALLS TO THE TANK TO BE KEPT TO A MINIMUM (1 IN 10) DUE TO GROUND WATER LEVELS RISING DURING INCLEMENT WEATHER.

ALSO ENSURE THAT BOTH THE INLET AND OUTLET OF THE SEPTIC TANK ARE MAINTAINED ABOVE GROUND WATER LEVEL.

THE APPLICANT IS ALSO REMINDED THAT THE CONSENT OF THE NATIONAL RIVERS AUTHORITY MUST BE OBTAINED UNDER THE PROVISIONS OF SCHEDULE 12 OF THE WATER ACT 1989, FOR PERMISSION TO DISCHARGE SEWAGE EFFLUENT INTO THE LAND. THE NATIONAL RIVERS AUTHORITY DO NOT PERMIT SEPTIC TANK SOAKWAY SYSTEMS TO BE SITED WITHIN 10 METRES OF ANY WATERCOURSE OR TO DISCHARGE EFFLUENT DIRECTLY INTO AN AQUIFER. SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS THEN A CESSPOOL OF 18,000 LITRES CAPACITY TO BE USED.

## DRIVES

75(19 DOWN) WASHED GRAVEL ON 100 BLINDS AND CONSOLIDATED HARDCORE BASE. 50x125 CONC. EDGING KERBS BEDDED AND HAUNCHED IN NEAR MIX CONCRETE.

PROPOSED DWELLING FOR MR & MRS SMITH  
ON BUILDING PLOT ADJACENT TO  
191 WESTTHORPE RD, GOSBERTON.

SCALE: 1:250

Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. UDY S.H.D.C.

Planning Reference H08/0303/92

The following are my observations upon the enquiry under the reference quoted above:—

191 WESTHORPE ROAD, GOSBORGN.

The proposed turning facility is inadequate and in order for it to meet the Highway Authority requirements it will require amending as shown on the attached plan. I shall be pleased if you will refer this back for amended plans to be submitted.

Saw agent in reception 13-4.  
Plans to John

Date

8-4-92

Signed

James  
Director of Highways and Planning

BR SMITH Dip TP MRTPI  
Dir. of Planning & Building Control Services  
Planning & Building Control Department,  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
Telephone: (0775) 761161  
Fax: (0775) 710772



Application no: H08/0363/92

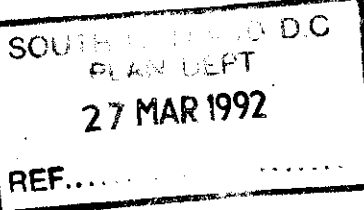
Applicant: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Agent: Mr & Mrs R Smith  
16 Church Street  
Gosberton  
Spalding  
Lincs

Description: Erect new dwelling

Location: Adj 191 Westhorpe Road  
Gosberton  
Spalding  
Lincs

Type: FULL



Date received: 23-MAR-92

25-MAR-92

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:

✓ An additional amount of £18 is required since the correct fee is £110.

✓ The enclosed certificate needs to be signed where marked.

Please return the extra 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 Maxwell quoting the above reference.

Yours faithfully

 Principal Administrative Officer

PT 4DY

Mrs. P. A. Dennis.

**OBJECTION**

Zaradu.

187 Westhorpe Road,

Gosberton

Spalding.

Lines. PE. 114EN.

|                                                |                    |
|------------------------------------------------|--------------------|
| S.H.D.C. PLANNING DEPT.                        |                    |
| RECEIVED                                       |                    |
| 28 APR 1992                                    |                    |
| Att. of <input checked="" type="checkbox"/> of | File nos.          |
| DPO <input checked="" type="checkbox"/>        |                    |
| ADPO <input type="checkbox"/>                  |                    |
| UC <input type="checkbox"/>                    |                    |
| ADP <input type="checkbox"/>                   |                    |
| Ant. on by .....                               | Acknowledge YES/NO |
| Quoted with .....                              | by ST              |
| Copy to .....                                  | date 28/4          |

27th April, 1992

Dear Sir,

with reference to planning application  
to erect new dwelling adjacent 191 Westhorpe  
Rd. Gosberton.

I have recently been to view the  
plans of proposed new dwelling, and was very  
unhappy to find that they are for a house.

It will alter my outlook considerably as one  
of my lounge windows overlooks the plot.

I feel that a bungalow would have been

more suitable for the situation.

I have owned the property known as Zanadu for the past sixteen years, which is a bungalow. 191 Westhope Rd. is also a bungalow. A house between the two will look out of place.

Hoping you will consider my opinion.

yours faithfully,

P. A. Dennis.

---

PLANNING COMMITTEE - 2nd June, 1992

416. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

| <u>Plan No. and Applicant</u>            | <u>Proposal</u>                                                                                        |
|------------------------------------------|--------------------------------------------------------------------------------------------------------|
| H02/0327/92<br>Mrs G M Thistlewaite      | Demolish existing subsidence damaged rear extension and rebuild at Bank House, North Street, Crowland. |
| H13/0334/92<br>DGM Properties Ltd        | 4 bedroomed house and garage, Plot 4, Off Station Yard, Moulton.                                       |
| H08/0363/92<br>Mr & Mrs R Smith          | Dwelling, land adjacent 191 Westhorpe Road, Gosberton.                                                 |
| H16/0390/92<br>Mrs Halgarth              | Georgian sun room at 8 Halmergate, Spalding.                                                           |
| H17/0392/92<br>Mr G A Squires            | Change of use to nursing home at 73 Seas End Road, Surfleet.                                           |
| H13/0395/92<br>Mr C Shardlow             | Extension to house at 37 Station Road, Moulton.                                                        |
| H16/0411/92<br>Mr & Mrs R F Brocklehurst | Extensions and alterations to existing house at Cattolica, Manor Close, Little London, Spalding.       |
| H14/0374/92<br>Mr & Mrs M L & R Bottom   | Bungalow extension and garage at Bungalow, Red Mile Lane, Pinchbeck.                                   |

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

| <u>Plan No. and Applicant</u>    | <u>Proposal</u>                                                                                 |
|----------------------------------|-------------------------------------------------------------------------------------------------|
| H17/0202/92<br>Mr & Mrs K Napper | OA 3 bedroom house and garage (Renewal of H17/1761/88) at Wedgewood, 1 Seas End Road, Surfleet. |

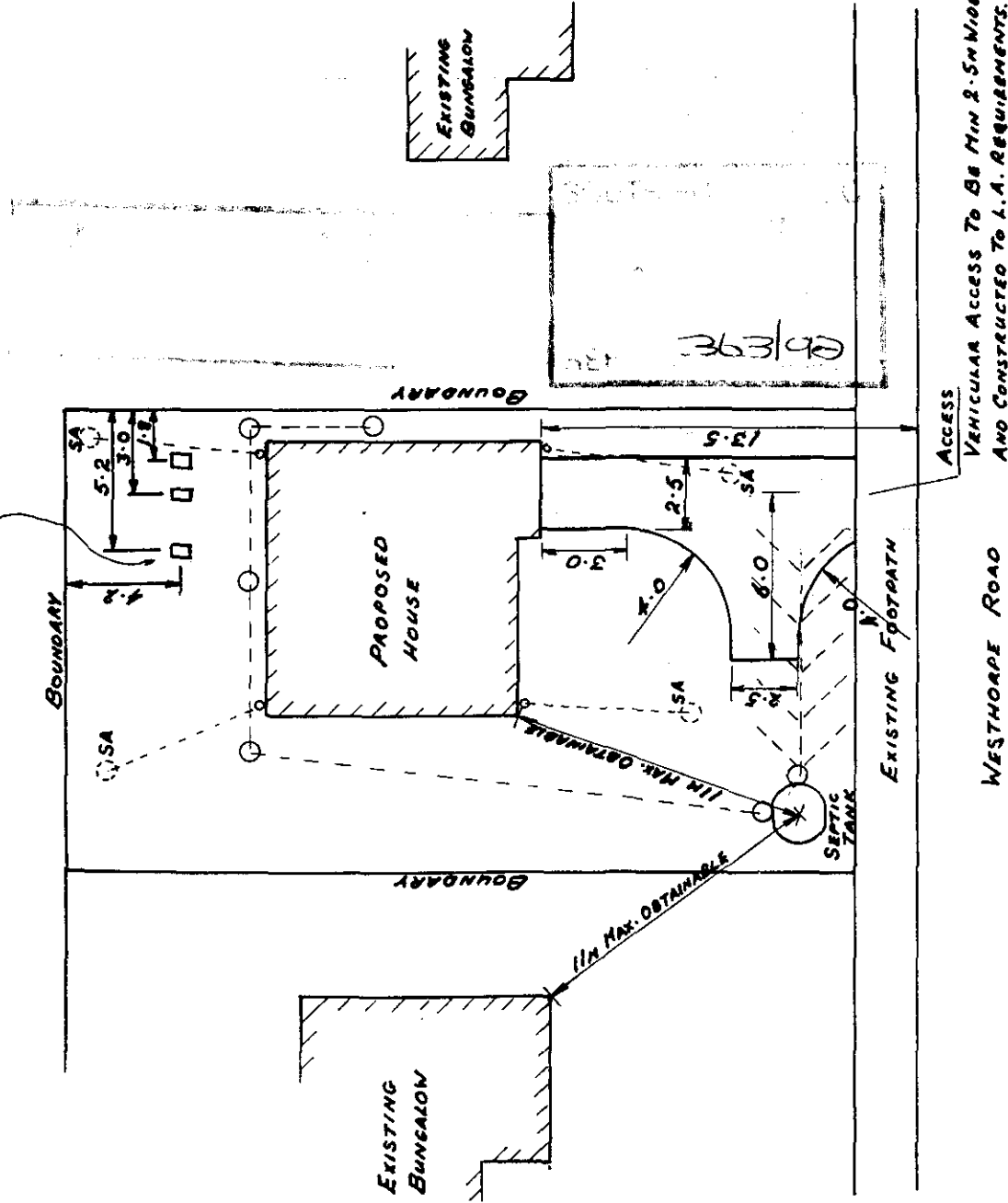
(Councillor E J Clarey entered the meeting during consideration of this application.)

|                                                      |                                                                                                                           |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| H16/0353/92<br>Executors of W R P<br>Farrow Deceased | OA Residential development (one plot) on land fronting Horseshoe Road and adjoining The Castle, Horseshoe Road, Spalding. |
| H21/0147/92<br>Endersby Development<br>Ltd           | OA Replacement dwelling including turning area and siting at (Former White Lion), Station Road, Tydd Gote.                |
| H18/0490/92<br>Mr & Mrs A J & Mrs M<br>Judd          | Bungalow at The Bungalow, Off East Bank, Sutton Bridge.                                                                   |



## BLOCK PLAN

EXISTING SEPTIC TANKS/SOAKAWAYS  
TO BE FILLED WITH RUBBLE AND  
LEAN MIX CONCRETE.



## SEPTIC TANK

CONNECT FOUL WATER DRAINS TO 600 GALLON CAPACITY 'KLARGESTER' TYPE SEPTIC TANK, CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. THE SUB-IRRIGATIONAL DRAINAGE SYSTEM TO THE SEPTIC TANK IS TO BE DETERMINED BY A PERCOLATION TEST IN ACCORDANCE WITH THE PROVISIONS OF CLAUSE 15.3.2. OF BRITISH STD. 6297 1985. THE APPLICANT IS RESPONSIBLE FOR CARRYING OUT THE TESTS AND THE MINIMUM REQUIREMENT IS 30 METERS OF SUB-IRRIGATIONAL DRAINAGE OR SUCH LENGTH AS MAY BE DETERMINED BY THE TEST, WHICHEVER IS THE GREATER.

THE LOCAL AUTHORITY RECOMMEND THAT THE SEPTIC TANK IS POSITIONED 12 M FROM DWELLINGS, HOWEVER IN THIS INSTANCE THE MAX DISTANCE ACHIEVABLE IS 11 M.

DRAINAGE FALLS TO THE TANK TO BE KEPT TO A MINIMUM (1 IN 70) DUE TO GROUND WATER LEVELS RISING DURING INCLEMENT WEATHER. ALSO ENSURE THAT BOTH THE INLET AND OUTLET OF THE SEPTIC TANK ARE MAINTAINED ABOVE GROUND WATER LEVEL.

THE APPLICANT IS ALSO REMINDED THAT THE CONSENT OF THE NATIONAL RIVERS AUTHORITY MUST BE OBTAINED UNDER THE PROVISIONS OF SCHEDULE 12 OF THE WATER ACT 1989, FOR PERMISSION TO DISCHARGE SEWAGE EFFLUENT INTO THE LAND. THE NATIONAL RIVERS AUTHORITY DO NOT PERMIT SEPTIC TANK SOAKAWAY SYSTEMS TO BE SITED WITHIN 10 METERS OF ANY WATERCOURSE OR TO DISCHARGE EFFLUENT DIRECTLY INTO AN AQUIFER. SHOULD THE RESULTS OF THE PERCOLATION TEST ABOVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS THEN A CESSPOOL OF 18,000 LITRES CAPACITY TO BE USED.

## DRIVES

75(19 DOWN) WASHED GRAVEL ON 100 BLINDS AND CONSOLIDATED HARDCORE BASE. 50x125 CONC. EGGING KERBS BEDDED AND HAUNCHED IN NEAR MIX CONCRETE.

PROPOSED DWELLING FOR MRS MRS SMITH  
ON BUILDING PLOT ADJACENT TO  
191 WESTHORPE RD, GOSBERTON.

SCALE: 1:250

