SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/1124/92 Received:02-NOV-92 Type:FULL

Name: Receivers of Crag Dev. Ltd
c/o Connell
1 Abbey Road
Bourne
Lincs

Agent: Clifford Hirst FRICS, MBIAT
Hurn House
61 West Street
Bourne
Lincs PE10 9NT

Description: Erection of nine dwellings

Location : Off Church Fleet Lane Gosberton
Spalding Lincs

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

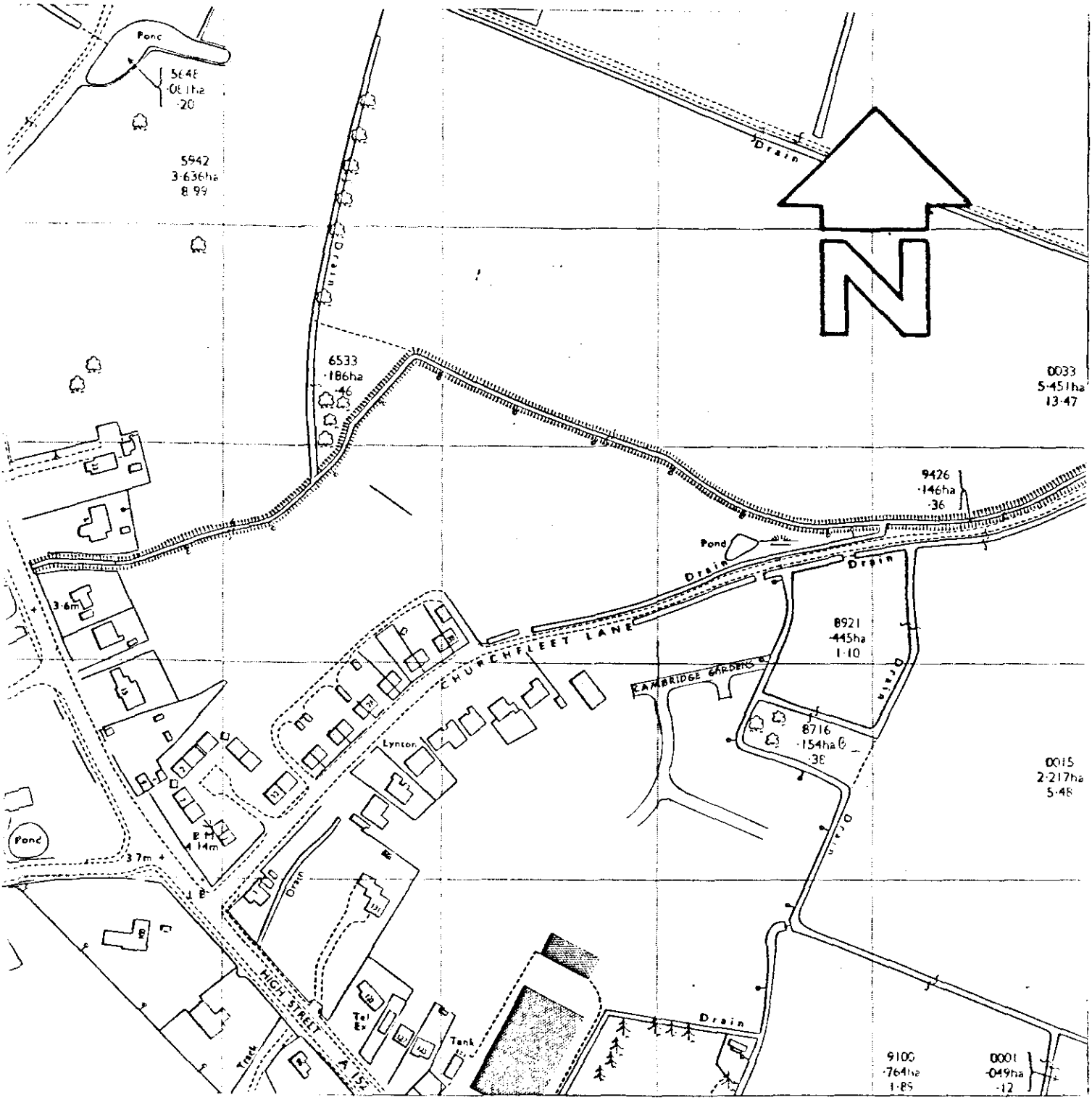
1 Notwithstanding that permission has previously been granted for this proposal in the past, this permission has now lapsed and the Local Planning Authority is of the opinion that the proposal would be seriously detrimental to the rural character and visual amenities of the locality as viewed from Church Fleet Lane. This is as a result of the density and form of the development, which have insufficient scope for the implementation of a satisfactory landscaping scheme to reduce the impact of the development on the landscape. Any development of this site should, in the opinion of the Local Planning Authority provide for a more satisfactory scheme for the rounding off of the village in this location in terms of design, density and landscaping. As proposed, therefore, this development would be contrary to the approved Structure Plan Policy 5A.

Director of Planning and Building Control Services
28-JAN-93 H08/1124/92

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

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

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



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0591/93

Clifford S. Hirst FRICS MBIAT
Chartered Surveyor. Building Consultant
Hurn House, 81 West Street Bourne Lincs PE10 9NE (0778) 423173

Project

LPA Receivers of Crag Dev'ts Ltd. off Church Fleet Lane, Gosberton

Site plan

Scale	Date	Drawing No	Revision
1:2500	6/93	427-5	

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1124/92

Date Registered 23 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

THE RECEIVERS OF CRAG DEVELOPMENTS LTD
C/O CONNELL
1, ABBEY ROAD
BOURNE
LINCS

Tel. No.

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

CLIFFORD HIRST, FRICS, MBIAT
Chartered Surveyor Building Consultant
HURN HOUSE, 61 WEST STREET
BOURNE, LINCS. PE10 9NT
Tel. No. BOURNE (0778) 423173
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OFF CHURCH FLEET LANE, GOSBERTON, NEAR SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

OUTLINE PLANNING PERMISSION H8/0672/86
APPROVAL OF RESERVED MATTERS H08/1622/88 DATED 8-12-88

9 NO. DWELLINGS - RENEWAL OF EXPIRED PERMISSION

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £190.00 If you consider no fee is payable include a written explanation instead.

Signed..... Date..... 15-10-92 Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application →

Please state Site Area (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting Design External Appearance
Means of Access Landscaping
Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 9 DWELLINGS

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:	SINGLE STOREY BUNGALOWS metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	FACING BRICK WORK
D. Please state type and colour of roofing materials.	CONCRETE TILES

5. GENERAL INFORMATION Please complete each section

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

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 — YES → If so, name of road: CAMBRIDGE GARDENS; Will there be -- Individual access(es) ☐ New estate road YES

C. What provision will be made for garages or parking within the site? — EACH DWELLING HAS A GARAGE & CAR SPACE

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 — NORTH SIDE TO DRAIN, REMAINDER TO BE PIPED

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

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:

Mains sewer YES 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.	YES	→ Date: H8/1622/83 ? Consultee(s):

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

Continue on separate sheet if necessary. HW 87/74 :- 1 BUNGALOW TYPE A
2 " " B
3 SITE PLAN & SETTING OUT

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)	THE RECEIVERS OF CRAG DEVELOPMENTS LTD C/O CONNELL 1, ABBEY ROAD, BOURNE, LINCS, PE10 9EE

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 15-10-92

Certificate B

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

State Name and address of owner:

State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed ..... Applicant/Agent) Date 15-10-92

Certificate 2

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

State Name and address of tenant:

State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

POW 4-11
M 5/11

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area – Local	.....	.....
– Local & National	.....	.....
– English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DC

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 990

Receipt Issued

Date first Rec'd 23 OCT 1992

Registration

Reference H08/1124/92

Cross-Ref R

Date 26/10

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 9

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee 990

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 34

OS No's

Grid ref 523910 332230

Ward F

Parish GOSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 917

Linked to property

Ref

Planning Records:
Earlier apps

1022/89
672/86
292/89
19/83
519/90

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by TR
Date 12/11

Notice posted by TR
Date 12/11

low lying site of and of cul-de-sac
not at all happy with this
in favour of change
impact on you can't be
important that
P.P. previously granted.

Resident Notices required

Sent ✓ Delivered

13/11
19 Cambridge Gdns
26 " "
15 " "
17 " "
13 " "

Gosberton.

DONE 13/11

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/1124/92 Received:02-NOV-92 Type:FULL

Name: Receivers of Crag Dev. Ltd
c/o Connell
1 Abbey Road
Bourne
Lincs

Agent: Clifford Hirst FRICS, MBIAT
Hurn House
61 West Street
Bourne
Lincs PE10 9NT

Description: Erection of nine dwellings (~~renewal of expired permission~~)
Location : Off Church Fleet Lane Gosberton
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

for this proposal in the past, this permission has now lapsed

1 Notwithstanding that permission has previously been granted, the Local Planning Authority is of the opinion that the proposal would be seriously detrimental to the ~~established~~ rural character and visual amenities of the locality.* This is as a result of the density and form of the development, which have insufficient scope for the implementation of a satisfactory landscaping scheme to reduce the impact of the development on the landscape. Any development of this site should provide for a more satisfactory scheme for the rounding off of the village in this location in terms of design, density and landscaping. ~~and the~~ development as proposed would be contrary to the approved Structure Plan Policy 5A.

26-JAN-93 AD check.....26/1.....

Authorised to issue (inc Delegation).....28/1.

*as viewed from Kirkgate

APPLICATION REFERENCE: H08/1124/92 TYPE: Full

DESCRIPTION: Erection of nine dwellings (renewal of expired permission)

LOCATION: Off Church Fleet Lane, Gosberton

APPLICANT: Receivers of Crag Development Ltd.

SOUTH KESTEVEN DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Balance of policy against precedent.

RECOMMENDATION
Refuse.

1 Notwithstanding that permission has previously been granted, the Local Planning Authority is of the opinion that the proposal would be seriously detrimental to the established rural character and visual amenities of the locality as a result of the density and form of the development. Such a development would be contrary to Approved County Structure Plan Policy 5A.

PLANNING ISSUES

1 Site inside I.B.D. Previous Outline and Reserved Matters for this development permitted. Now lapsed.
2 Council recently approved report concerning village character/residential estates aimed at ensuring more appropriate development to reflect rural character of locations such as this.
3 Present proposal is of 'stereo-typed' form, as extension of similar development in Cambridge Gardens, with 'over engineered' highway and standard bungalow types. Main issue is effect of development on open views to village and character of this part of Church Fleet Lane which is a narrow rural road.
4 Considered that recent resolutions of Council and changes to Structure Plan Policy override argument that existence of previous permission should take precedence.

REPRESENTATIONS
Parish Council: None received.

18th JANUARY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number	Case Offr	Instructions/ Decision
H06/0994/92	JB	Refused. Adverse impact on amenities and attraction of traffic noise. Advise further application would need to provide more positive information on scale of proposal - wait for minute
H06/1113/92	DG	Defered. Investigate ways to ameliorate impact of building on surroundings. Take photographs of garage and similar buildings in area for comparison. Defer taking enforcement action.
H08/1124/92	DR	Refused as recommended. Elaborate more on reasons. Refer to rounding off of development at that part of village, screening & planting and effect on reduction of density of plot
H16/1199/92	PU	Refused as recommended. Suggest to applicant that they negotiate the incorporation of the frontage plot.
H05/1211/92	DG	Refused as recommended.
H14/1223/92	PU	Refused as recommended.
H16/1229/92	PU	Granted as recommended.

20th Jan 93

Signed _____
Principal Planning Officer

PR 26/1

Revised Reason

Notwithstanding that permission has previously been granted, the LPA is of the opinion that the proposal would be seriously detrimental to the established rural character and visual amenities of the locality. This is as a result of the density and form of the development, which leaves insufficient scope for the implementation of a satisfactory landscaping scheme to reduce the impact of the development on the landscape. Any development of this site should provide for a more satisfactory scheme for the rounding off of the village in this location in terms of design, density and landscaping and the development as proposed would be contrary to the approved structure plan policy 5A.

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: H08/1124/92 Type: FULL

Applicant: Receivers of Crag Dev. Ltd Agent: Clifford Hirst FRICS, MBIAT
Tel: 0778 423173

Description: Erection of nine dwellings (renewal of expired permission)

Location: Off Church Fleet Lane
Gosberton
Spalding
Lincs

Valid date:	02-NOV-92	Terminal date:	28-DEC-92
Target dates:		Target Committee:	08-DEC-92
To case officer	09-NOV-92	Report deadline:	24-NOV-92
Inspected by	12-NOV-92		
Extra contacts	16-NOV-92	Case Officer:	
Report if not clear by	07-DEC-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 9 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	06-NOV-92	20-NOV-92
Cllr W D Skells 0775 840415	06-NOV-92	20-NOV-92
Owner/Occupier 13 Cambridge Gardens	13-NOV-92	04-DEC-92
Owner/Occupier 15 " "	"	"
Owner/Occupier 17 " "	"	"
Owner/Occupier 19 " "	"	"
Owner/Occupier 26 " "	"	"
Site/Press Advert MIN	13-NOV-92	04-DEC-92

SITE DETAILS

Grid ref: 523910 332230
OS Sheets: 34 Parcel:

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: H08/1124/92 Type: FULL

Applicant: Receivers of Crag Dev. Ltd Agent: Clifford Hirst FRICS, MBIAT
Tel: 0778 423173

Description: Erection of nine dwellings (renewal of expired permission)

Location: Off Church Fleet Lane
Gosberton
Spalding
Lincs

Valid date: 02-NOV-92 Terminal date: 28-DEC-92
Target dates: Target Committee: 08-DEC-92
To case officer 09-NOV-92 Report deadline: 24-NOV-92
Inspected by 12-NOV-92
Extra contacts 16-NOV-92 Case Officer:
Report if not clear by 07-DEC-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 9 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

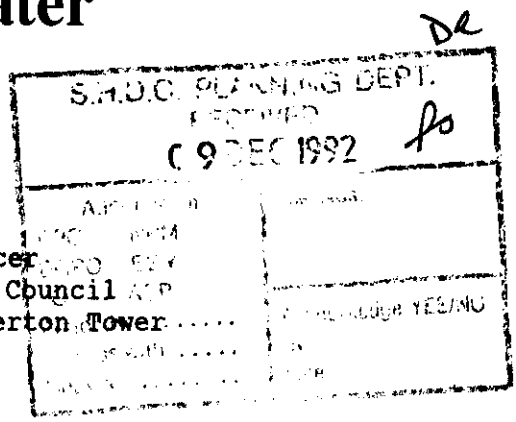
		Sent	Expiry
Clerk to Gosberton P	0775 840415	06-NOV-92	20-NOV-92
Cllr W D Skells	0775 840415	06-NOV-92	20-NOV-92
Site/Press Advert MIN		~~13~~-NOV-92	~~04~~-DEC-92

C.C. — Cpts Attached for CS 11/11/92

SITE DETAILS

Grid ref: 523910 332230
OS Sheets: 34 Parcel:

Anglian Water



Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920130

Your ref H08/1124/92

04-DEC-92

Dear Sir,

Proposal : RENEWAL OF EXPIRED PERMISSION
Location : OFF CHURCH FLEET LANE, GOSBERTON, NEAR SPALDING
Applicant: THE RECEIVERS OF CRAG DEVELOPMENTS LIMITED

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Acting Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H08/1124/92

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	3	9	3	2	2

2. Address or location

OFF CHURCH FIELD LANE, GOSBERTON

3. Name, classification and number of road

UC

4. Date application referred 11-11-92

5. State whether outline, detailed application etc.

FULL.

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

ERECTION OF 9 DWELLINGS (RENEWAL OF EXPIRED P.P).

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: 11/11/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C2

(2) C 2(a)

(3) C3

(4) B2 — — vehicular or pedestrian — — Churchfleet Lane.

Delete as appropriate

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

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

(1) C2

(2) C 2(a)

(3) C3

(4) B1

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

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: H08/1124/92

Applicant: Receivers of Crag Dev. Ltd
c/o Connell
1 Abbey Road
Bourne
Lincs

Agent: Clifford Hirst FRICS, MBIAT
Hurn House
61 West Street
Bourne
Lincs PE10 9NT

SOUTH HOLLAND D.C.
PLAN
REF .....

Description: Erection of nine dwellings (renewal of expired permission)

Location: Off Church Fleet Lane
Gosberton
Spalding
Lincs

Type: FULL

Date received: 23-OCT-92

27-OCT-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:

The site needs to be edged red on the enclosed site location and block plans, and notices served on any other owner if necessary. (Four plans returned for your use)

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 Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

* All land owned by the Applicant

Clifford S. Hirst FRICS. MBIAT
Chartered Surveyor. Building Consultant
Hurn House, 61 West Street, Bourne, Lincs. PE10 9NB (0778) 423173 VAT No. 550 8193 42

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

D.C.
23 OCT 1992
1124/92

22/10/92

Our ref. 427/92

Dear Sir,

re 9 Dwellings off Church Fleet Lane, Gosberton, near Spalding

Please find enclosed four copies of planning application, drawings and cheque for £990.00 for the above mentioned site. This is a new full planning application for the renewal of a lapsed reserved matters.

The Outline planning approval was no. H8/0672/86, and the approval of reserved matters was no.H08/1622/88 dated 8/12/88.

The application is identical to that which was approved on 8/12/88.

Yours faithfully,

36. PLANNING APPLICATIONS (Continued)

Plan No and Applicant		Proposal
H05/1211/92 J F & B Hook	O.A.	Two dwellings at Branch's Lane, Holbeach.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H14/1223/92 G F Scrupps	Change of use - operation of commercial vehicle rental business at Crown Hall Farm, Dozens Bank, Pode Hole.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(The Director of Planning and Building Control Services also reported the receipt of further information regarding the application including the fact that 50 tractor units would operate from the site.)

H08/1124/92 Receivers of Crag Development Ltd	Nine dwellings (renewal of expired permission) off Church Fleet Lane, Gosberton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the reason for refusal including a specific reference to the relative importance of the site in rounding off development in that part of Gosberton.

(Councillor T G M Tyler left the meeting during consideration of the above application.)

H16/1229/92 Mr W A Lynn	Telescopic aerial at 54 Willesby Road, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(End of Minutes)

File note re Mtg w Smith (Coy Receivers) + w Hunt (Agent) 18/2

long that one Rec development could be impeded and getting obtain o/c as alternative.

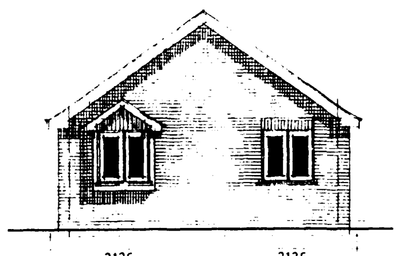
Coun one prefer need to pay Re-submission fee

Advised that I would ask Ld. to place w. Smith to discuss quarter of fee generally.

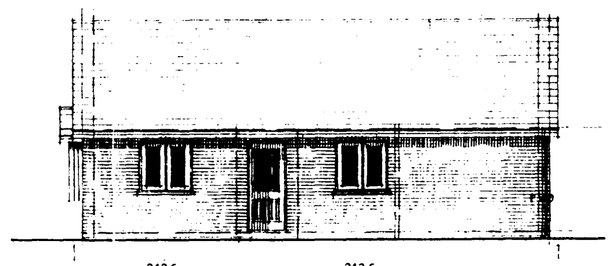
CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES

Notes & Schedules

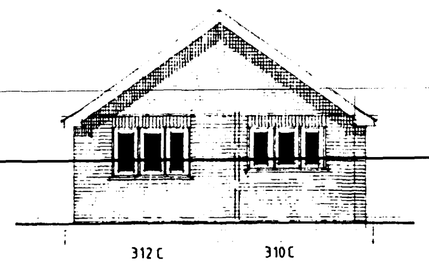
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9	I.G.	L1/S	1500



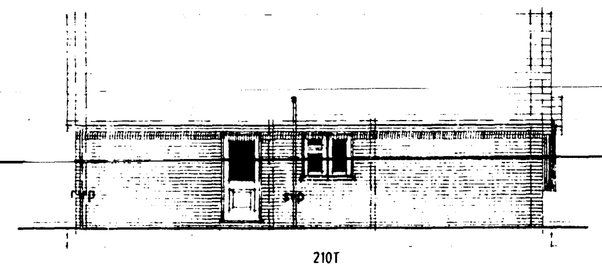
Front elevation



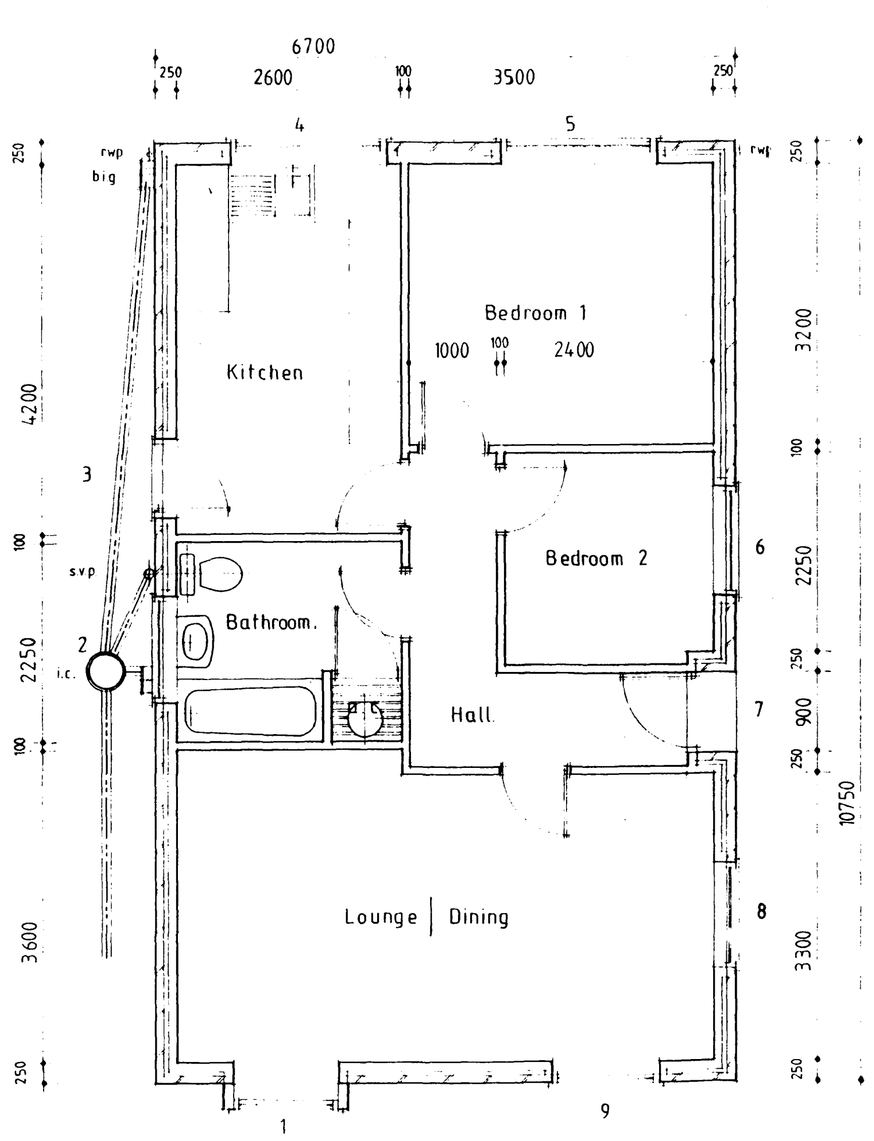
Side elevation



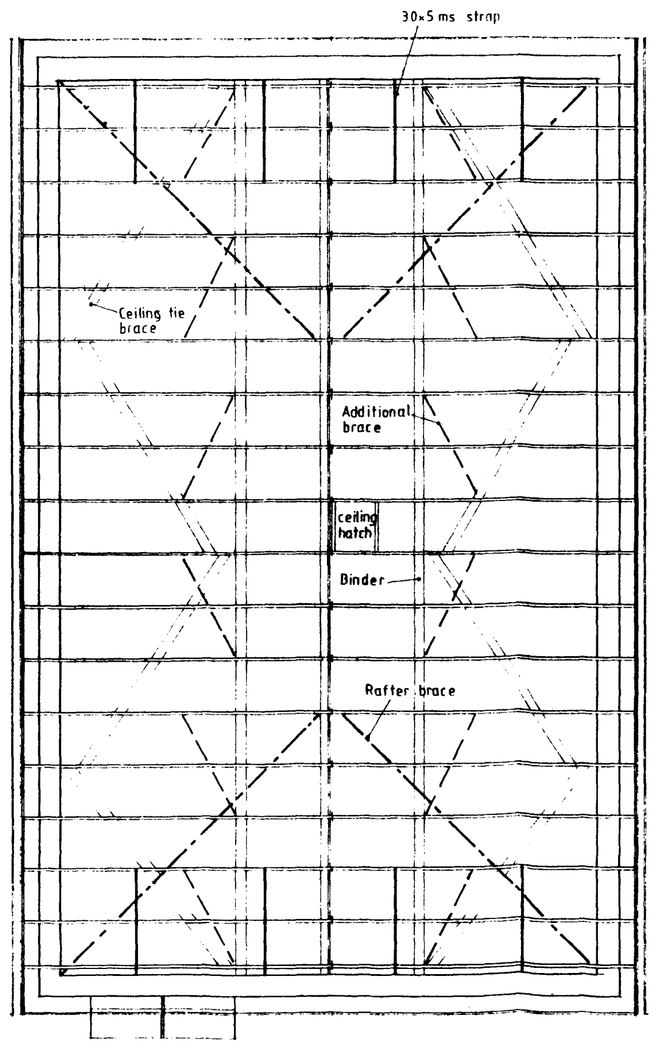
Rear elevation



Side elevation



Plan.



Plan (roof)

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally; tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinepinte specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985; trusses to be Fink type at 600c/c. to a pitch of 35deg; 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 2.0m c/c. Restraint straps to rafters and ceiling ties Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 9mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists : Close cavity at plate level.

CEILINGS.
100mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
250 cavity walling to consist of face brickwork to B.S. 5921:1976 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity "Rockwool" cavity wall bats in accord. with makers instructions 100mm Thermalite solid insulation blocks: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: At every closure of cavity provide bitumen felt DPC to C.P.121 external walls to have max 'U' value of 0.6 W/m2 deg. C.: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim .

BAY ROOF CONSTRUCTION.
As main roof construction yet with 50 x 100 head plates over windows 100 x 100 corner posts gable wall construction to be of 38 x 100 studs at 400 c/c clad externally with 9mm ext. grade plywood breather paper, battens and min 16mm thick T & G V jointed boarding subject to suitable preservative treatment: 100mm glassfibre insulation quilt. Provide 10mm air gap to soffit

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level:

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay Reinforced concrete raft to engineers details. Lay Syntheprufe DPM over raft top. Provide 50mm sand cement screed.

FOUNDATIONS.
Reinforced concrete raft to Engineers details.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be corrugated steel.

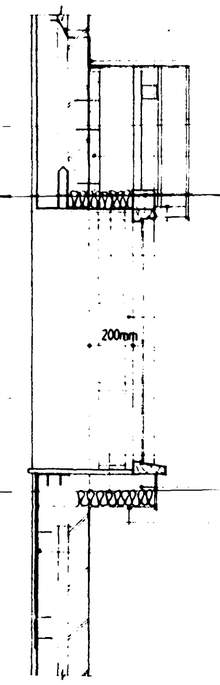
FOUL DRAINAGE.
Inspection chamber construction to be 'Bartol' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives haunch with concrete: With suitable bridging where pipes pass through walls: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 38 int. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps:

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes B2.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

FOOD CUPBOARD.
Under 1985 regulation Ref: ADG 1.1.1. to have capacity of 1.75cu m. and to be ventilated by 2No 225 x 225 air bricks complete with hit and miss vents and fly screens.

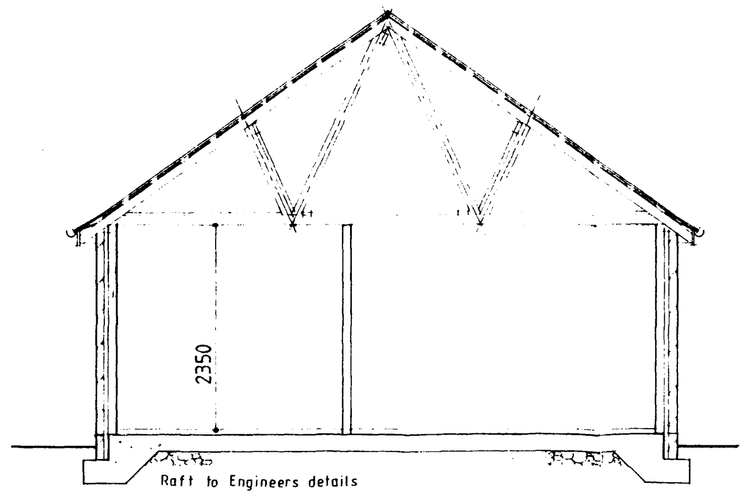
DOUBLE GLAZING.
Double glaze property throughout excluding garage.

HEATING AND HOT WATER.
Provide Economy 7 Electric Night Storage Radiators to all rooms.
All hot water storage tanks and pipes to be insulated to BR L5.



Box window detail. 1:20

Cavity tray
Code 4 lead
50 × 100 rafter at 400 c/c
50 × 75 rffr screw to bwk with 'Fischer' S6RS fixings
100 × 100 hwadplate to 100 × 100 cnr post
6mm ply soffit 10mm cont air gap
100 glassfibre
38 × 100 Studs & noggins connect using m s angle brkts
100 glassfibre
50 × 150 joist at 400 c/c
9mm ext grade ply
30 × 5 ms strap screw to joist & blockwork



Section.

23 OCT 1992
1124/92

revision	date	init.	revision details
A	23.10.92	JE	BOX WINDOW DETAIL ADDED

HICKS WILLIAMS PARTNERSHIP
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37A West Street, Boston, Lincs. PE21 8QN
Tel. (0205) 310216

client: SOUTHERN HOUSE IMPROVEMENTS LTD

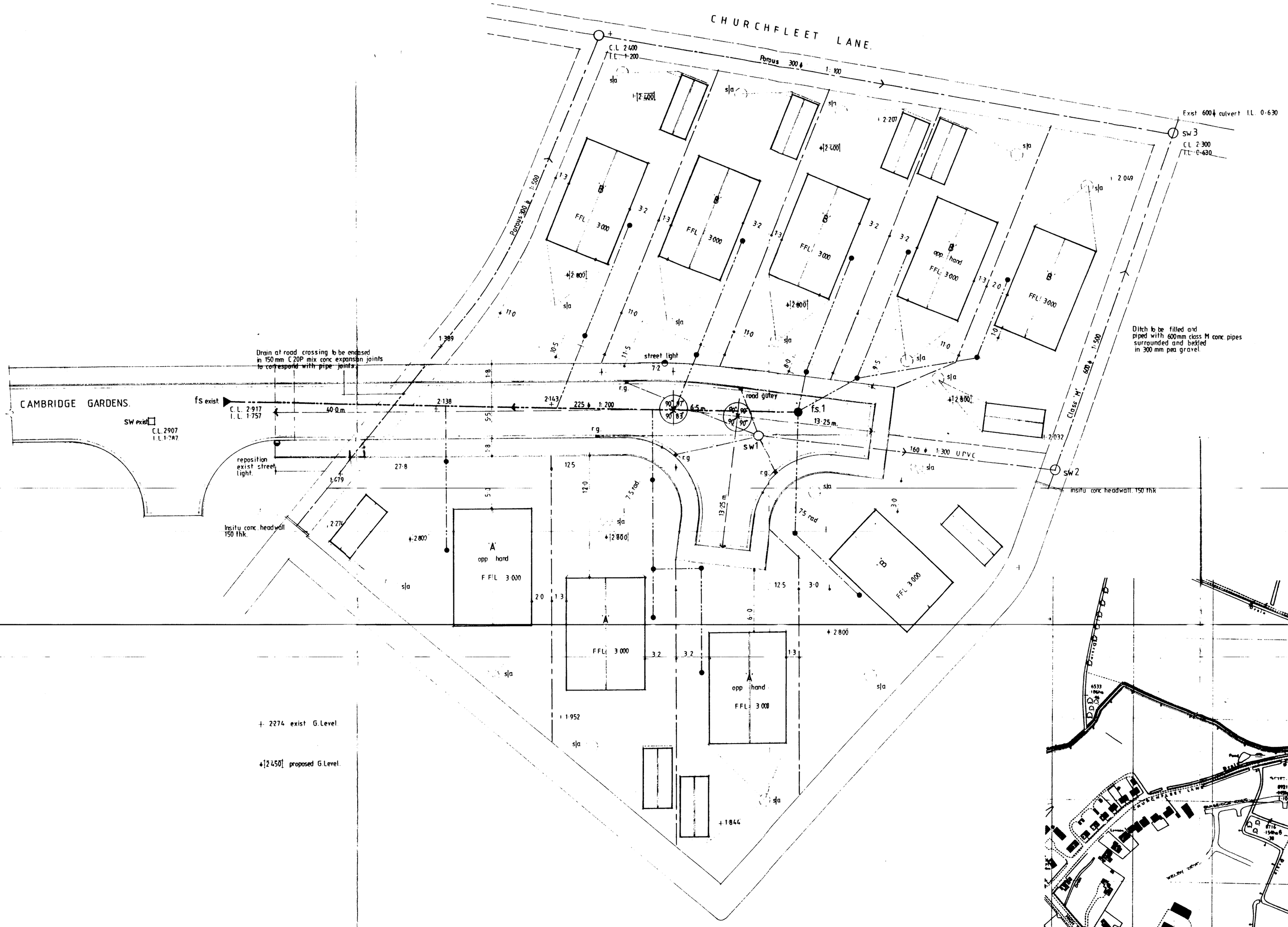
project: RESIDENTIAL DEVELOPMENT
CHURCH FLEET LANE,
GOSBERTON,
SPALDING,
LINC'S

drawing: BUNGALOW TYPE 'B'

scale: 1:50 1:100
drawing no.: HW 87 174: 2
contact office: Long Sutton
A
date: Sept 88
drawn:

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES

Notes & Schedules



S.D.C.
23 OCT 1992
1124/92

revision	date	init.	revision details
A	5.1.93	JC	F.F.L. RAISED TO 3.000.

HICKS WILLIAMS PARTNERSHIP
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client
SOUTHERN HOUSE IMPROVEMENTS LTD

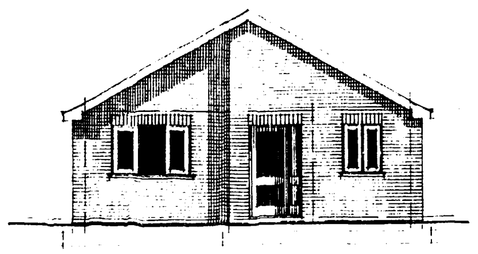
project
RESIDENTIAL DEVELOPMENT
CHURCHFLEET LANE
GOSBERTON
SPALDING
LINCS.

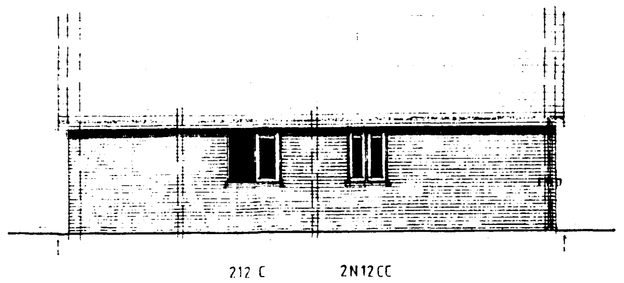
SOUTH HOLLAND D.C.
PLAN DEPT
02 NOV 1992
REF 1124/92

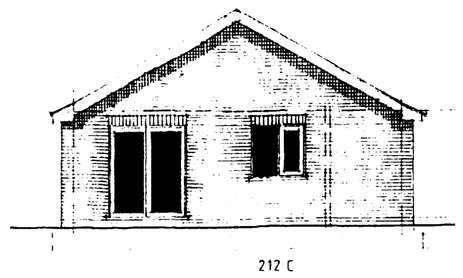
drawing
SETTING OUT & DRAINAGE LAYOUT

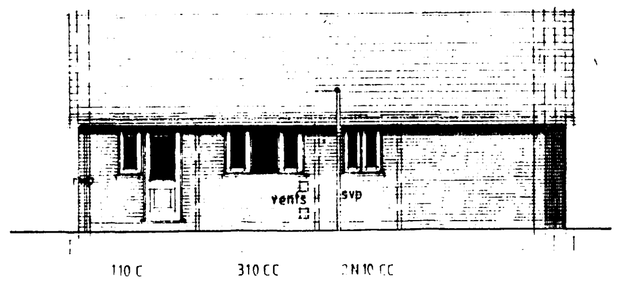
scale	drawing no
1: 200	HW 87174 : 3
contact office: Long Sutton	A
date: NOV '88	drawn

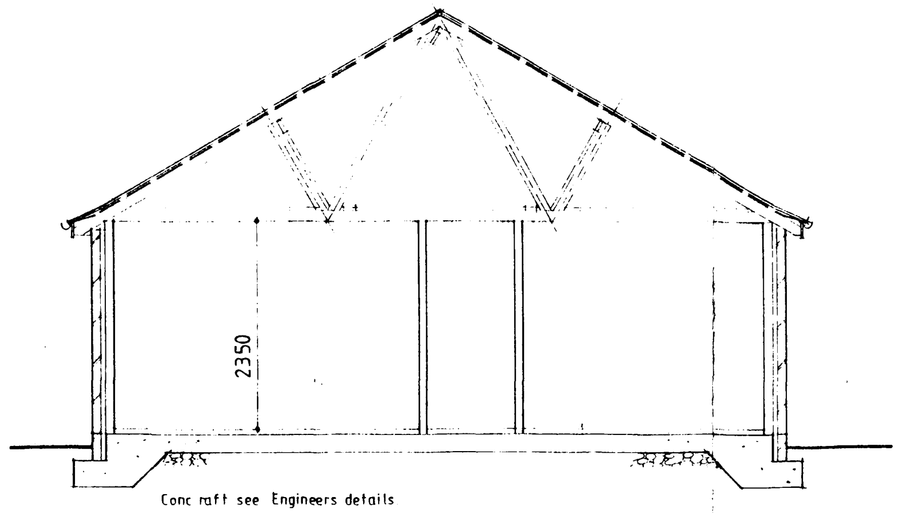
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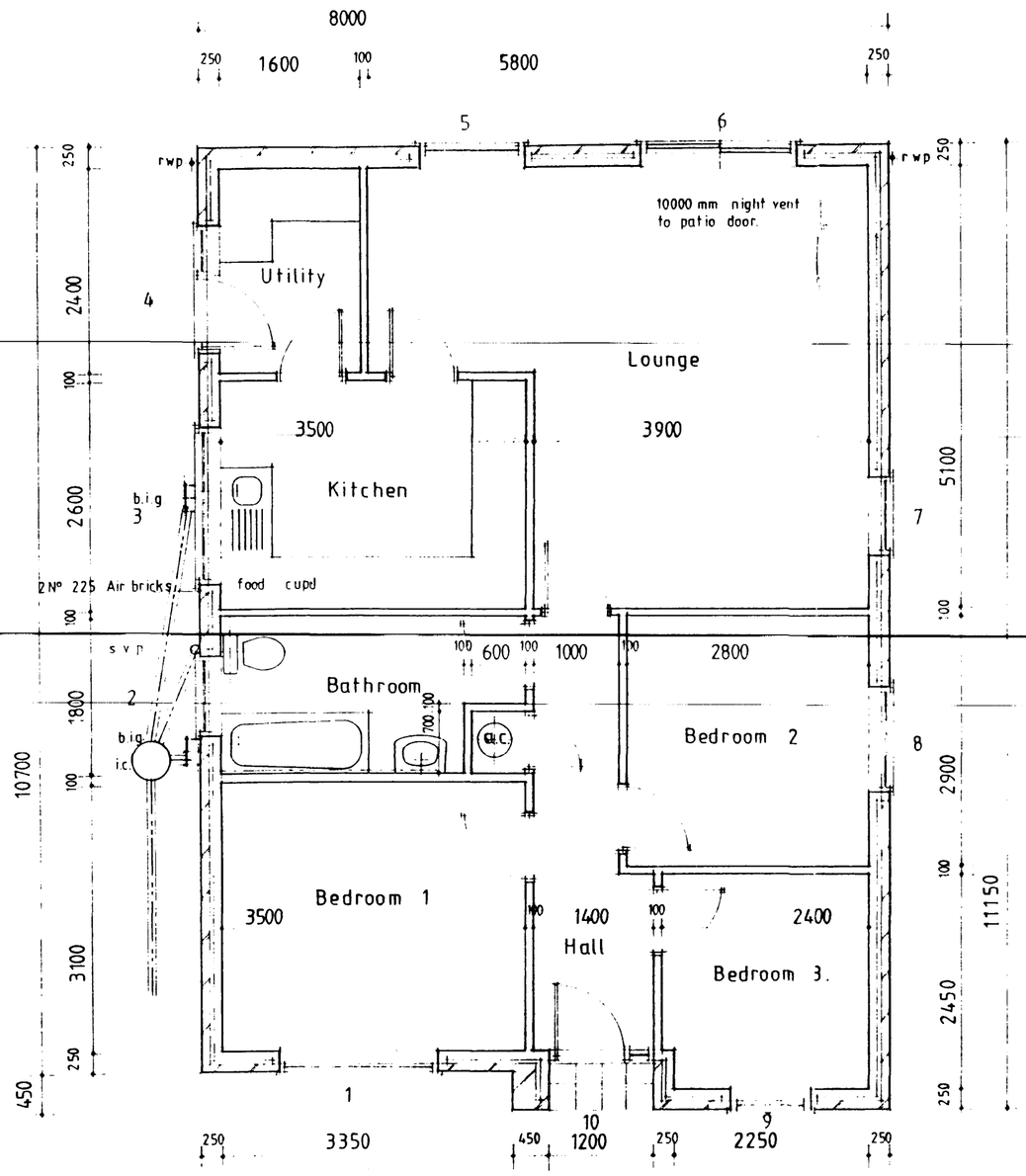




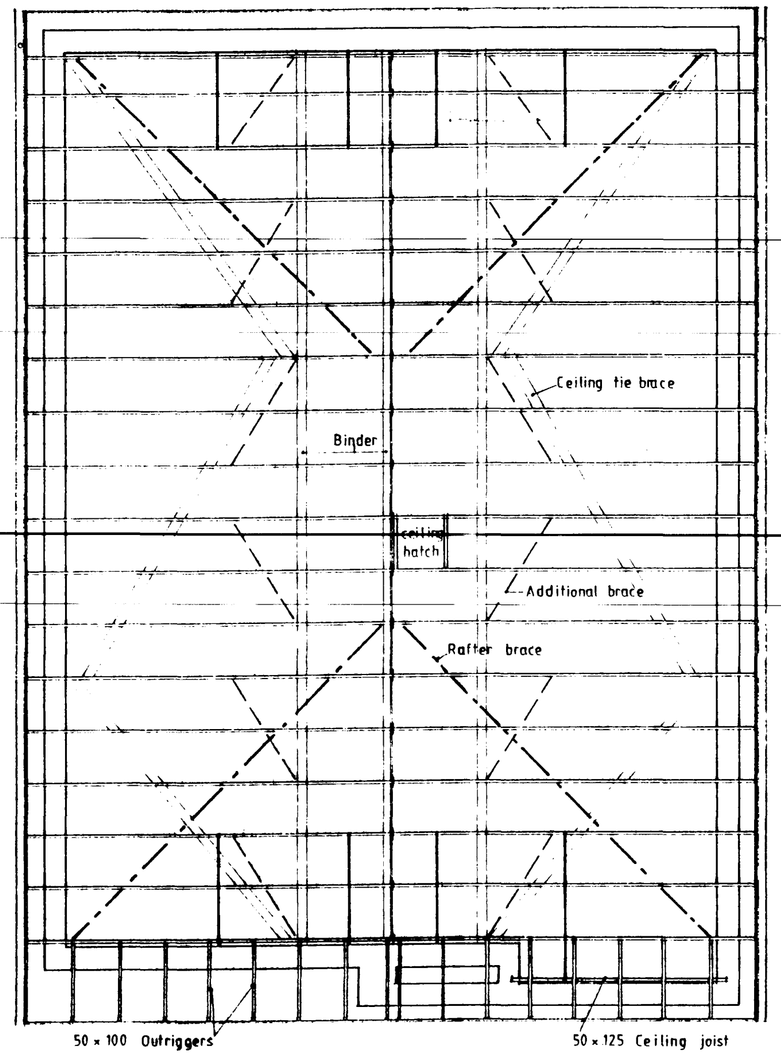








Plan



Plan (roof)

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally: tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinnplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985: trusses to be Fink type at 600c/c. to a pitch of 30deg: 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at mex. 2.0m c/c. Restraint straps to rafter and ceiling tie Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascie boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists : Close cavity at plate level.

CEILINGS.
100mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Porch ceiling to be 12mm 'Supalux' board . Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity "Rockwool" cavity wall bats in accord. with makers instructions 100mm Thermalite solid insulation blocks: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: At every closure of cavity provide bituwen felt DPC to C.P.121 external walls to have max 'U' value of 0.6 W/m2 deg. C.: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim .

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay Reinforced concrete Raft to Engineers details lay Synthaprufe DPM over raft top Provide 50mm sand cement screed.

FOUNDATIONS.
Provide Reinforced concrete raft to Engineers details.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal Lintels to be corrugated steel.

FOUL DRAINAGE.
Inspection chamber construction to be 'Bartol' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives haunch with concrete: With suitable bridging where pipes pass through walls: Soil and vent pipes to be 100mm in. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 38 int. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps:

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

FOOD CUPBOARD.
Under 1995 regulation Ref: ADG 1.1.1. to have capacity of 1.75cu m. and to be ventilated by 2No 225 x 225 air bricks complete with hit and miss vents and fly screens.

DOUBLE GLAZING.
Double glaze property throughout .

HEATING AND HOT WATER.
Provide Economy 7 Electric Night Storage Radiators to all rooms.
All hot water storage tanks and pipe runs to be insulated to BR L5.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

Notes & Schedules

Position	Type		Length
1	I.G.	L1 / S	2100
2	I.G.	L1 / S	1200
3	I.G.	L1 / HD.	2100
4	I.G.	L1 / S	1800
5	I.G.	L1 / S	1500
6	I.G.	L1 / S	2100
7	I.G.	L1 / S	1200
8	I.G.	L1 / S	1500
9	I.G.	L1 / S	1200
10	I.G.	L1 / S	1500

RECEIVED D.C.
PLANNING DEPT.
23 OCT 1992
1124/92

revision	date	init	revision details

HICKS WILLIAMS PARTNERSHIP
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Tel. (0205) 310216

client: SOUTHERN HOUSE IMPROVEMENTS LTD

project: RESIDENTIAL DEVELOPMENT
CHURCH FLEET LANE,
GOSBERTON,
SPALDING,
LINC'S

drawing: BUNGALOW TYPE 'A'

scale: 1:50 1:100

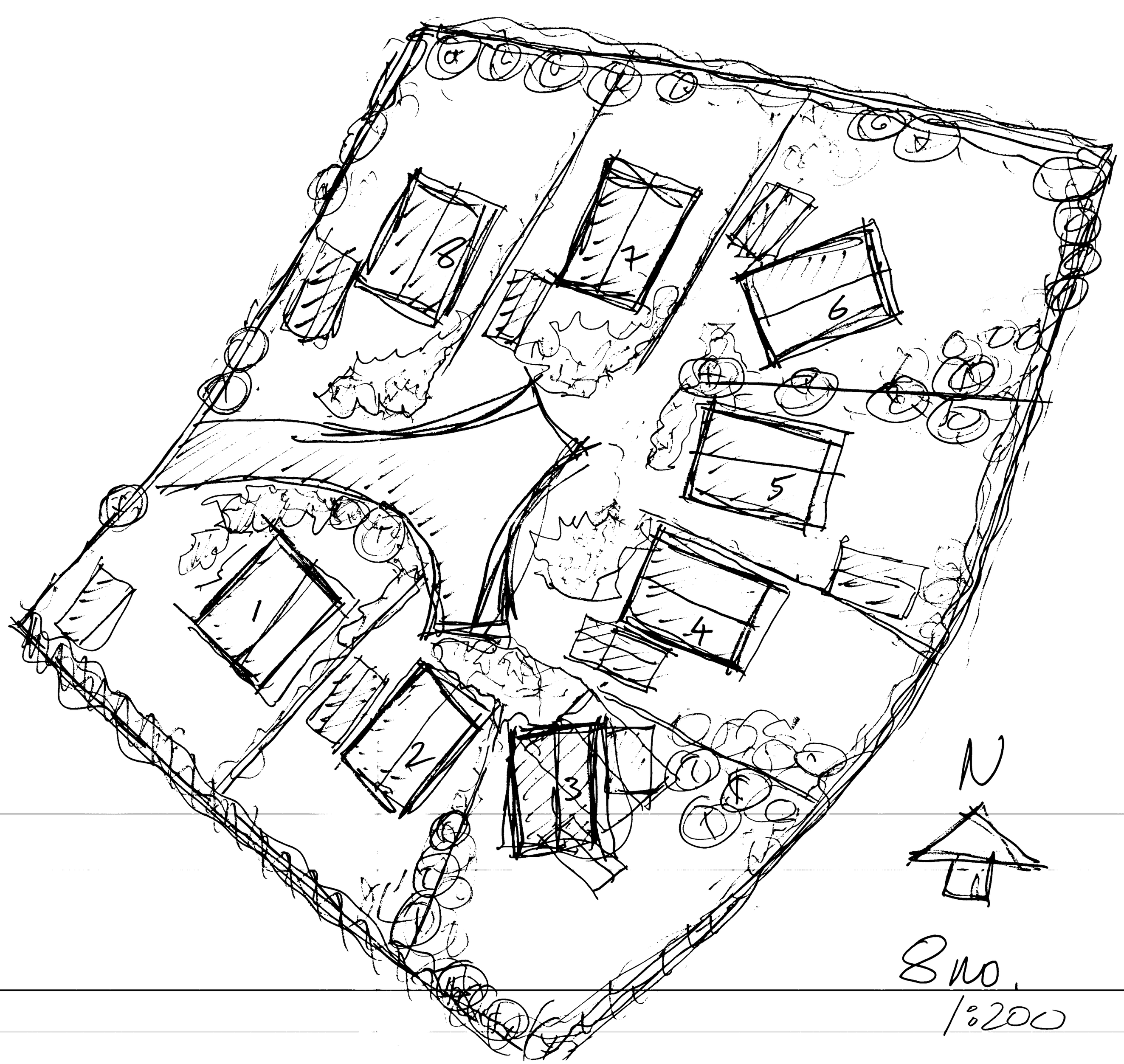
drawing no.: HW 87174:1

contact office: Long Sutton

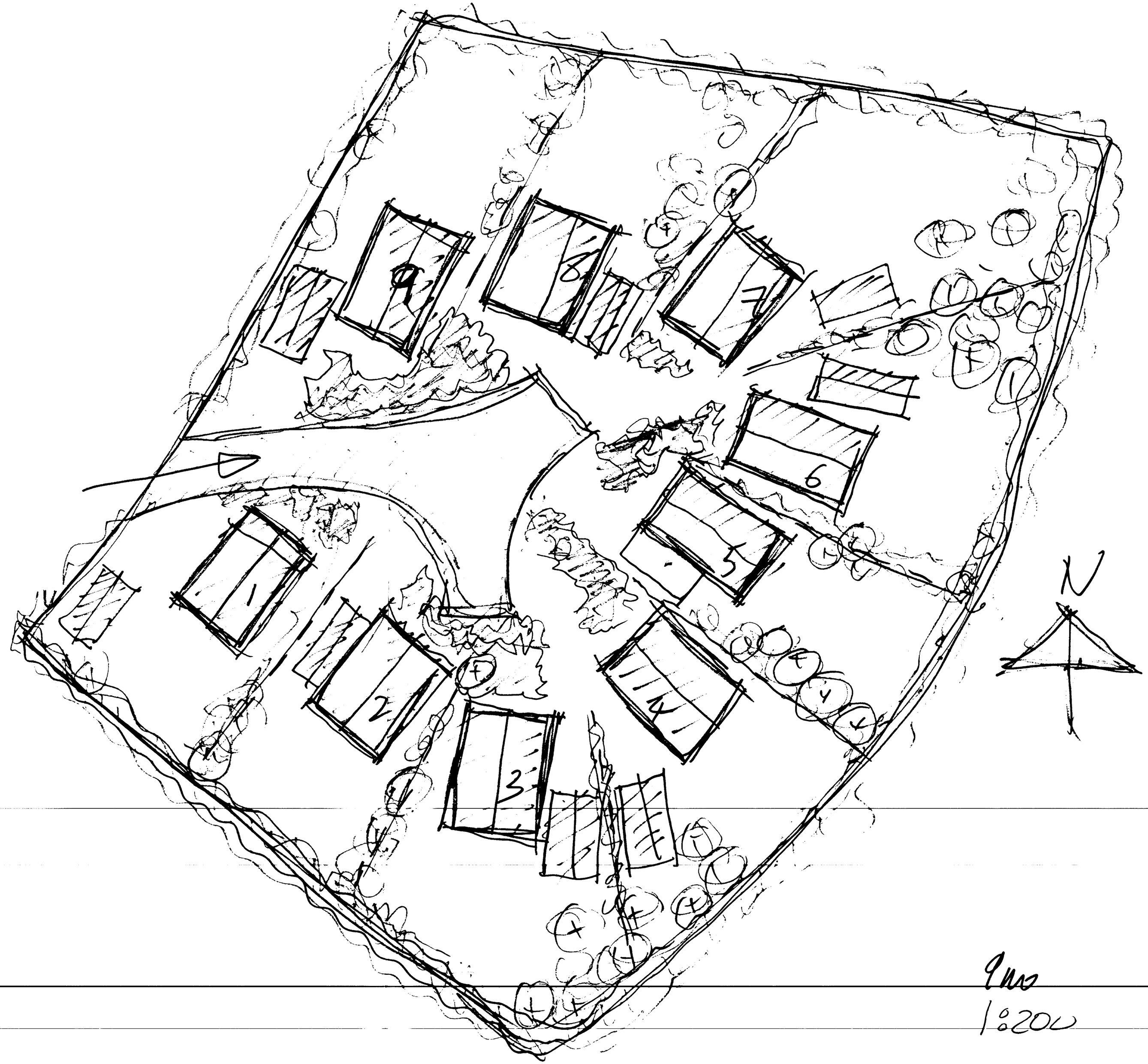
date: Sept. '88

drawn:

Admrl C/B/254



8 no.
1:200



9m²
1:20