SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/1204/93 Received:28-JAN-94 Type:OUTLINE

Name: Mr B Ibbotson
2 Goore Avenue
Little Dale Estate
Sheffield
West Yorkshire

Agent: Colleys
11-13 Cowgate
Peterborough
Cambs

Description: Erection of 2 dwellings and demolition of existing

Location : 9 Quadring Road Gosberton
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development of this site as two separate plots as shown on the 1:500 block plan will result in an overdevelopment of the site. Council owned bungalows located to the south east of the site are close to the boundary and, therefore, any development close to the shared boundary will affect their amenity. The proposed development is also out of character with the sites located to the north which are substantial single plots.

Director of Planning and Building Control Services
15-MAR-94 H08/1204/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1204/93

Date Registered 22 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. B IBBOTSON
2 GOORE AVENUE
LITTLE DALE ESTATE
SHEFFIELD

Tel. No. 0742-431444

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

COLLEYS
11-13 CowGATE
PETERBOROUGH CAMBS.

Tel. No. 0733 - 555977.
(Personal contact name) J. WHEELER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

No 9 QUADRING ROAD, GOSBERTON, SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

APPLICATION FOR 2 BUILDING PLOTS ON ABOVE SITE TOGETHER WITH DEMOLITION OF EXISTING POOR HOUSE.

Please complete

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

Signed... Colleys ..... Date 14/12/93 .....

Previous application No. N/A.

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 0.087 (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)	✓	2 DETACHED HOUSES
(iii) Alterations or extension		Garages to be agreed.
(iv) Change of use		Demolition of existing house

4. A. Please state site area (in all cases)	0·087	hectares
B. If building works are proposed, please state extra floor space to be created:	N/A.	sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:	N/A	metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:	N/A	
E. Please state type and colour of roofing materials.	N/A.	
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.

HOUSE AND GARDEN.

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 ✓ ➡

SEE ENCLOSED LETTERS

If so, name of road: ePLAN FROM HIGHWAYS DEPART.

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

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

GARAGING AND ACCESS

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

PART OF HEDGE TO FRONT SEE LETTER PLANS etc

DRAINAGE Please complete

A. Please state how surface water will be disposed of — COUNCIL SEWER/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 ☐

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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

SEE ENCLOSED LETTER - PLANS FROM HIGHWAYS DEPARTMENT.

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 ..Jon. Wheeler Colleys..... (~~Applicant~~ / Agent) Date ..14/12/93...

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

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 .....

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: NJW/SLS
My Ref : CB/PLAN 11/JP

Colleys
11-13 Cowgate
Peterborough
Cambridgeshire
PE1 1LZ

SOUTH HOLLAND D.C.
PLAN DEPT.
22 DEC 1993
REF 1204/93

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

16 November 1993

Dear Sirs

9 QUADRING ROAD, GOSBERTON

I refer to your letter of 10 November 1993 and the subsequent telephone conversation between Messrs Wheeler and Briggs.

If this site is to be developed for one or two new plots or a new plot plus the existing property then I will require the following highway details:-

(1) A central access point shall be provided incorporating visibility splays as shown on the attached plan. Such splays will require removal of the existing frontage hedge.

(2) Turning facilities for each dwelling based on the dimensions shown on the attached drawing.

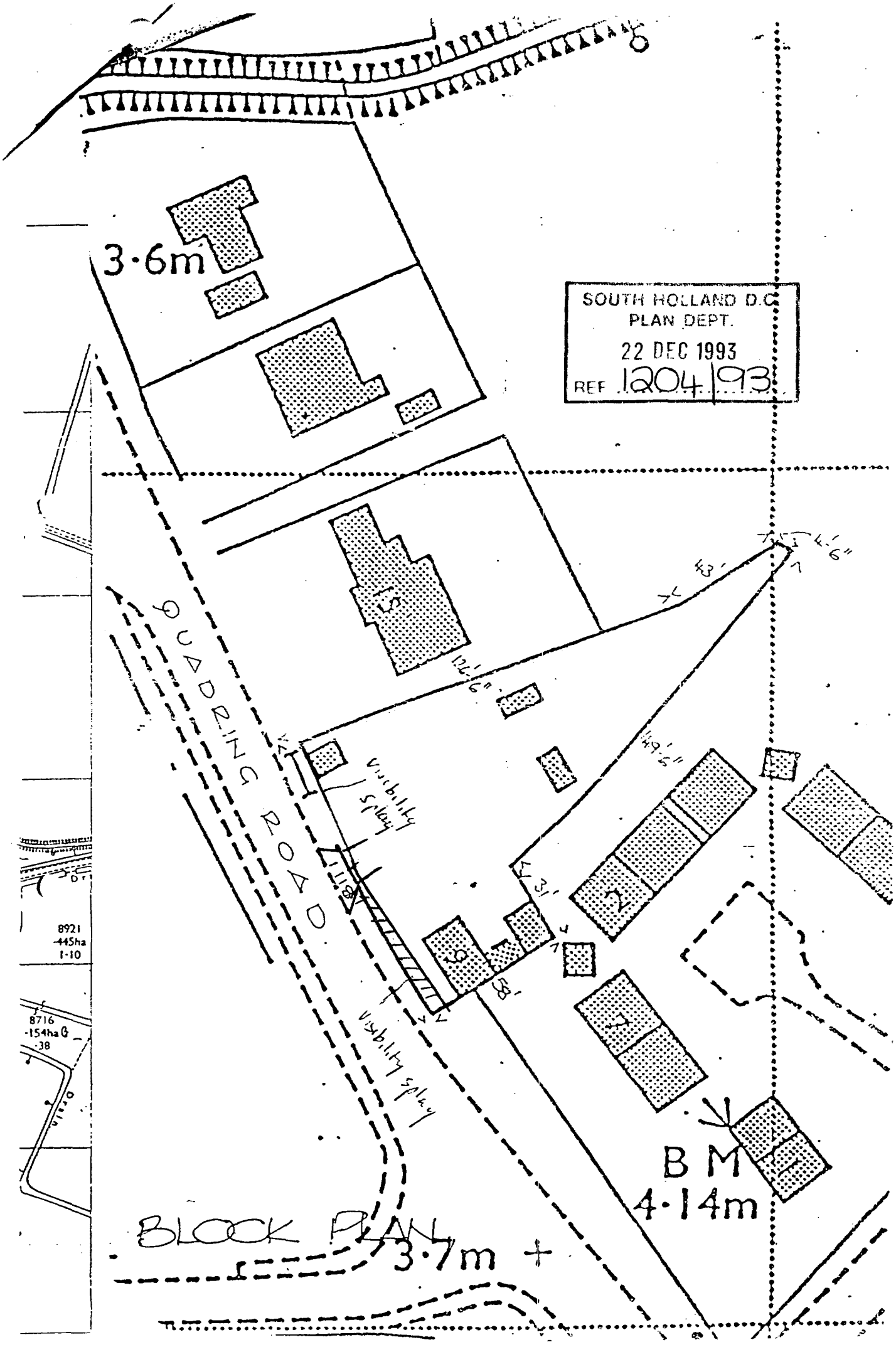
I trust this information is of assistance.

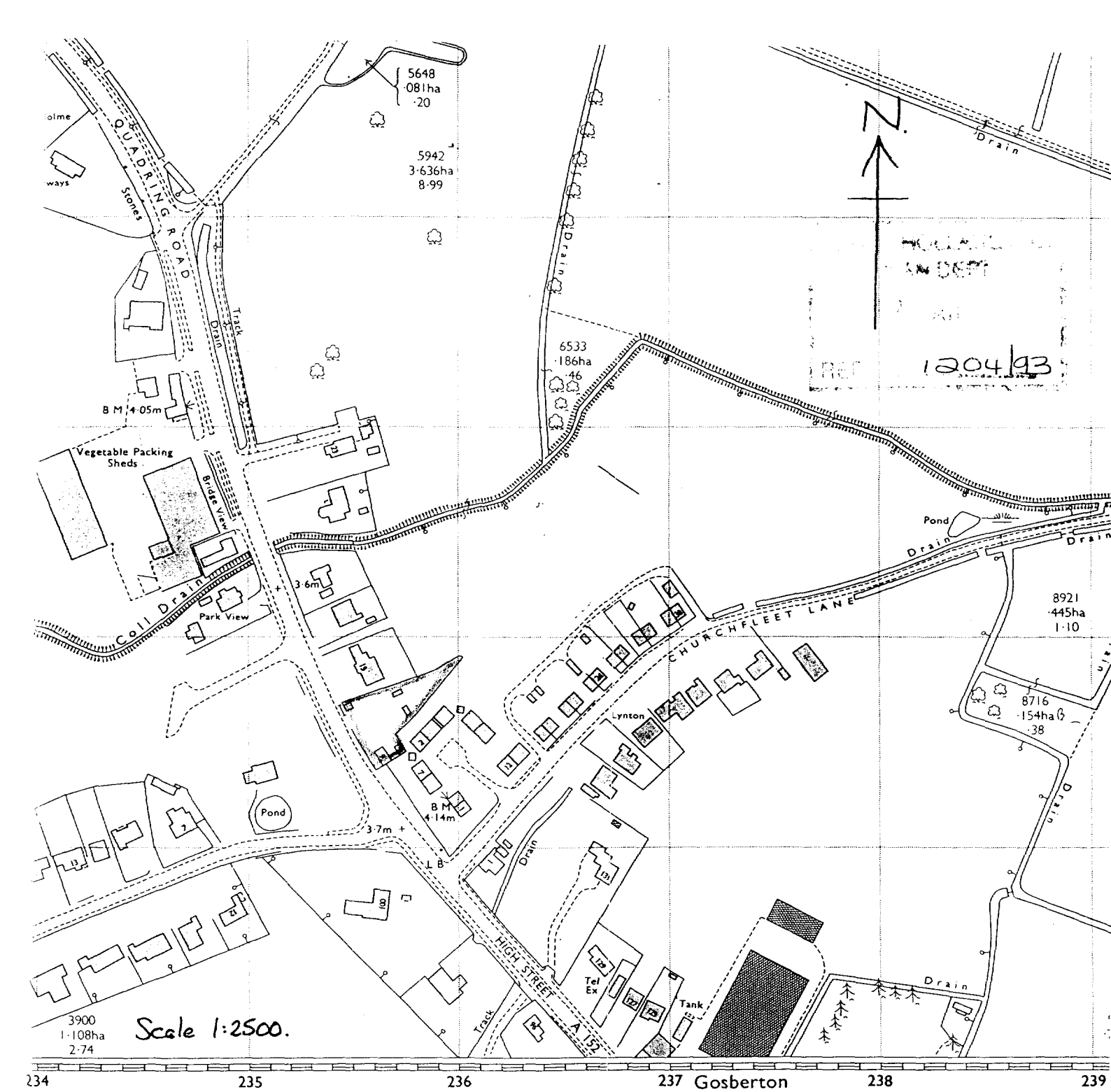
Yours faithfully

C Briggs

Director of Highways & Planning

13941.d41


3·6m
SOUTH HOLLAND D.C.
PLAN DEPT.
22 DEC 1993
REF 1204/93
QUADRING ROAD
BM
4·14m
BLOCK PLAN
3·7m +



TON C P

No 9, QUADRING ROAD. GOSBERTON. SPALDING LINCS

10/1/94

COLLETS 11-13 Cowgate Peterborough.

10 11 12 Hectares
25 26 27 28 29 Acres

One grid square on this plan represents one hectare.

940 960 980 1000 1020 1040 1060 1080 1100 Metres
3100 3200 3300 3400 3500 3600 Feet

BOUNDARIES

Scotland

Geographical County		Geographical County
Admin County / County Borough		County Council / County of the City
London Borough	Burgh Bdy	Burgh
County Districts	Dist Bdy	District Council
Civil Parish		Civil Parish
Rural Borough	Burgh Const & Ward Bdy / Co Const Bdy	Parly Constituency & Ward
Constituency & Ward		

ugh or Co of City is coincident with that of a geographical county, the symbol for the latter is shown.
vil parish boundary and the symbols for both are shown, e.g. — · — or — · —
of a civil parish the symbol for the latter only is shown, e.g. Burgh Const & Burgh Bdy / Co Const & Dist Bdy

Made and published by the Director General o

AREAS

Area measurement is to plan edge only.
The number and area, in hectares (ha) and acres, is shown within each

EXAMPLE: 4267 ..... parcel number
1·809ha ..... area in hectares
4·47 ..... area in acres

When identifying a parcel it is important to specify the number of the plan
Enclosures or features joined for measurement of area .....
Limit of area within which individual parcels are not shown .....

To convert hectares to acres multiply by 2·471 05
To convert acres to hectares multiply by 0·404 69

NATIONAL GRID REFERENCE

The grid lines form part of the National Grid and are at 100 metre intervals. To giv
defining the position of a point to within 10 metres proceed as follows:—

EXAM

1. Take the two letters preceding the sheet number ..... TQ
2. Take the west edge of the grid square in which the point lies and read the figures opposite this line on the north or south margin 058
   Estimate tens of metres from the grid line to the point (distance e) 8
   The resulting four figure number is the Easting 0588
3. Take the south edge of the grid square in which the point lies and read the figures opposite this line on the east or west margin 291

DC INSTRUCTION SHEET

APPLICATION REF: H08/1204/93

Dire ions

Art 7 ☐ (V) 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) details of siting, in conjunction with access & turning arrangements

Other.....

Direction authorised by Senior Officer.....TR..... Date.....7/1

Revalidation after Direction

Information satisfactory Signed.....TR..... Date.....28/1

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially PDM 14-1 Px1 1-2

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer: PM

Senior Officer Confirmed .....TR..... Date...2.../1 Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 4/10/3

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (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 ☐

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3663

Date first Rec'd 22 DEC 1993

Registration

Reference H08|1204|93

Cross-Ref

Date 23-DEC-93 JAC

Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of 2 Dwellings + Demolition of Existing

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

Fees
- Correct fee £~~140~~ 120
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £~~80~~
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 34 OS Plots
Grid ref 523560 339160

Ward F Parish CROSBY

Inside IBD Y/(N) 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 1936 ☐ Dist Bound

Linked to property Ref ☐ Other:

Planning Records:
Earlier apps

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

Trumans
SOLICITORS TRUMAN CLOSE KENDALL & APPLEBY

30 Avenue Road
Grantham NG31 6TH
Telephone (01476) 591550
FAX 591552
DX 27003

Our Ref: EMB/NP Your Ref: Planning Dept. Please ask for: Mrs. E. Barker.

20th October 1994.

Dear Sirs,

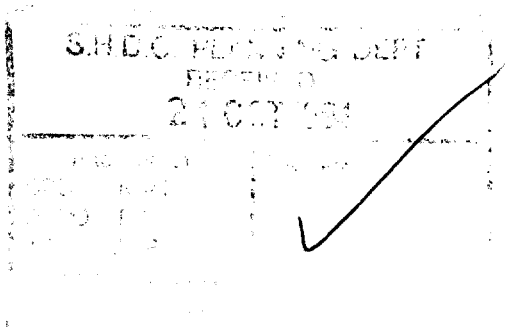
Application No. H08/1204/93
9 Quadring Road, Gosberton - 1952-94.

We refer to our telephone conversation this morning and should pleased if you will provide us with a faxed copy of a letter dated 14th April 1994; reference PJU/LAC from Mr. P.J. Udy relating to this matter. Our cheque for £0.40 in respect of the fee is enclosed herewith.

Yours faithfully,

Trumans

TRUMANS



South Holland District Council,
Planning Dept.,
P O Box 8,
Priory Road,
SPALDING,
Lincs. PE11 2XQ.

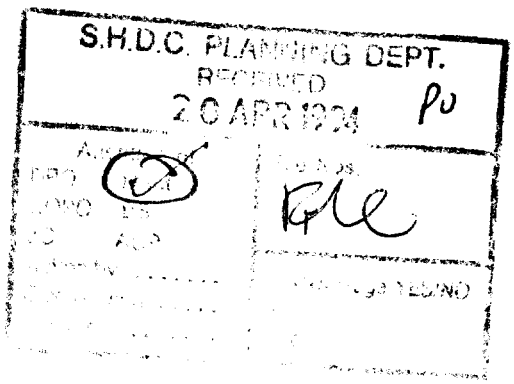
COLLEYS
PROFESSIONAL SERVICES
SURVEYORS & VALUERS

11-13 Cowgate
Peterborough
Cambridgeshire PE1 1LZ
Telephone: 0733 555977
Fax: 0733 555537

18th April, 1994

Our Ref NJW\SLS
Your Ref PJU/LAC H08/1204/93

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



For the attention of P. J. Udy.

Dear Sirs,

Re: Application for Mr. B. Ibbotson, 9 Quadring Road, Gosberton, Spalding, Lincs.

Thank you for your letter of 14th April, 1994 setting out your Council's opinions on the above property. It is hoped that this property will be put on the open market in the not too distant future.

We thank you for your assistance in this matter.

Yours faithfully,

N. J. Wheeler FRICS.

Colleys
11-13 Cowgate
Peterborough
PE1 1LZ

Mr F J Udy

PJU/LAC
H08/1204/93
NJW/SLS

14 April 1994

Dear Sir

Application For Mr B Ibbotson, 9 Quadring Road, Gosberton, Spalding.

I refer to your letter of the 23 March 1994.

There would appear to be sufficient room to the side of the existing property for a building plot. Lincolnshire County Council as Highways Authority have raised no objection to your suggestion subject to conditions including the access being paired in the centre of the site and the existing hedge being removed and any new hedge, fence or wall being set back two metres from the highway boundary. They will also require the existing access to be stopped up and a turning facility provided to allow vehicles to enter and leave the highway in forward gear.

I trust this satisfactorily answers your queries.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Chris what do you think of this? – No objections subject to the conditions imposed on HO8/1204/93 CB 13/4/94

COLLEYS
PROFESSIONAL SERVICES
SURVEYORS & VALUERS

11-13 Cowgate
Peterborough
Cambridgeshire PE1 1LZ
Telephone: 0733 555977
Fax: 0733 555537

Peter this follows a Telephone conversation with me

PLANNING DEPT. PV

23rd March, 1994

Our Ref: NJW/SLS

Your Ref:

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincs,
PE11 2XE

Dear Sirs,

Re: Application No. HO8/1204/93
Mr. B. Ibbotson, 9 Quadring Road, Gosberton, Spalding, Lincs.

Further to our recent telephone conversation and your Council's Refusal on the above site for Outline Planning Permission for 2 dwellings with the demolition of the existing cottage no. 9.

We would be much obliged if you would indicate to us in writing the possibility of your Council approving a single unit on the north end of the plot with a frontage of approximately 55-60 ft together with the retention of the existing cottage. The 2 properties would have a shared vehicular access.

Many thanks for your assistance in this matter and we await to hear further from you.

Yours faithfully,

N. J. Wheeler FRICS.

136. PLANNING APPLICATIONS

(a) Applications Granted (Continued)

Plan No. & Applicant		Proposal
H09/0017/94 Mr R Stokes		Glasshouse at Holbeach Drove Gate, Holbeach Drove.
H17/0044/94 Mrs M C P Daniels	O.A.	Residential development at Surfleet Road, Surfleet.
H16/0052/94 South Holland District Council		Satellite dish at Council Offices, Priory Road, Spalding.
H09/0077/94 Kings Quality Homes		Two dwellings at Roman Bank, Holbeach Bank.
H18/0093/94 Regalbourne Ltd		Residential development (Substitute dwelling types on Plots 550, 569, 574-5) at Falklands Road, Sutton Bridge.

(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:-

Plan No. and Applicant		Proposal
H06/1118/93 Mr & Mrs C J Warboys		Retention of dwelling without complying with agricultural occupancy restriction at Rydal, Ryefield Lane, Holbeach Fen.

(Councillors C F Fisher and B A Paul left the meeting following consideration of the above application.)

H08/1192/93 The Vicar, Church Wardens & Parochial Church Council of St Gilbert & St Hugh's Church	O.A.	Residential development on land adjoining St Gilbert and St Hugh Church, Clough Road, Gosberton Risegate.

(Subject to the reason for refusal being amended to indicate that the development as presented would result in a conflict between the amenities of future occupiers of the dwellings on the site and the commercial activities on the haulage site to the east.)

H08/1204/93 Mr B Ibbotson	O.A.	Two dwellings and demolition of existing at 9 Quadring Road, Gosberton.
H02/1205/93 Mr P Staniforth		Bungalow and garage at Thorney Road, Crowland.

APPLI TION REFERENCE: H08/1204/93 DATE RECEIVED: 28-JAN-94

TYPE: Outline

DESCRIPTION: Erection of 2 dwellings and demolition of existing

LOCATION: 9 Quadring Road, Gosberton.

APPLICANT: Mr B Ibbotson AGENT: Colleys

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

Refuse Permission.

1 *In the opinion of the Local Planning Authority the proposed development of this site as two separate plots as shown on the 1:500 Block Plan will result in an overdevelopment of the site. Council owned bungalows located to the south east of the site are close to the boundary and therefore any development close to the shared boundary will affect their amenity. The proposed development is also out of character with the sites located to the north which are substantial single plots.*

COMMENTS

1 The site currently has a house upon it located on the south eastern boundary of the site and it is intended to demolish this and divide the site into two plots. The siting shown on the block plan forms part of the application.

2 To the north of the site there is a large bungalow in a large site and to the south of the site there are small elderly persons bungalows located off Churchfleet Lane.

3 The County Council have no objections to the proposal subject to the vehicular access being paired and located in the centre of the side in order to maximise visibility in both directions.

REPRESENTATIONS

Parish Council: No response received.

Ward Member: Derelict site in need of development. See comments on H08/0101/94.

Public: Publicity period expires on 3 March 1994 and any responses will be reported.

BRIAN 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

SOUTH HOLLAND DISTRICT COUNCIL

H08/1204/93

OUTLINE

Applicant: Mr B Ibbotson
Tel: 0742 431444

Agent: Colleys
0733 555977

Description: Erection of 2 dwellings and demolition of existing

Location: 9 Quadring Road
Gosberton
Spalding
Lincs

Valid date: 28-JAN-94
Target dates:
To case officer 04-FEB-94
Inspected by 11-FEB-94
Extra contacts 18-FEB-94
Report if not clear by 04-MAR-94

Terminal date: 25-MAR-94
Target Committee: 08-MAR-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
	10	3	
Owner/Occupier, 7 Quadring Road	~~03~~-FEB-94	~~03~~-MAR-94	HAND DELIVER
Owner/Occupier, 2 Churchfleet Lane	~~03~~-FEB-94	~~03~~-MAR-94	
Owner/Occupier, 4 Churchfleet Lane	~~03~~-FEB-94	~~03~~-MAR-94	
Owner/Occupier, 6 Churchfleet Lane	~~03~~-FEB-94	~~03~~-MAR-94	
Site/Press Advert MIN	04-FEB-94	25-~~FEB~~-94	
Clerk to Gosberton P 0775 840415	02-FEB-94	16-FEB-94	
Cllr W D Skells 0775 840415	02-FEB-94	09-FEB-94	

SITE RECORD

Grid ref: 523560 332160
OS Sheet: 34 Parcel:

L C C OS Attached to OS

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

H08/1204/93

OUTLINE

Applicant: Mr B Ibbotson
Tel: 0742 431444

Agent: Colleys
0733 555977

Description: Erection of 2 dwellings and demolition of existing

Location: 9 Quadring Road
Gosberton
Spalding
Lincs

Valid date:	28-JAN-94	Terminal date:	25-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	04-FEB-94	Report deadline:	22-FEB-94
Inspected by	11-FEB-94	Agreed TD Ext:	
Extra contacts	18-FEB-94	Case Officer:	
Report if not clear by	04-MAR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		04-FEB-94	~~01-MAR~~ 25 Feb 94
Clerk to Gosberton P	0775 840415	02-FEB-94	16-FEB-94
Cllr W D Skells	0775 840415	02-FEB-94	09-FEB-94

SITE RECORD

Grid ref: 523560 332160
OS Sheet: 34 Parcel:

L.C.C. Obs Attached fe OS 3/2/94

LIN[illegible]LNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/1204/93

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

9 Quadring Road, Gosberton

3. Name, classification and number of road

I (A152)

4. Date application referred 3-2-94

5. State whether outline, detailed application etc.

OL.

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

Erection of 2 Dwelling & Demolition of Existing.

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: 3-2-94 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) The proposed vehicular accesses shall be paired in the centre of the site

(2) ~~B22~~ B21

(3) Before the access is commenced to be used the existing hedge along the site frontage shall be removed and any new hedge / fence / wall shall be set back 2m from the highway boundary and nothing shall be grown or erected within the gap above 0.6m in height above the level of the adjoining carriageway

Delete as appropriate

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

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

(4) B20

(1) B6

(2) B21

(3) B4.

(4) B1

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1204/93

Applicant: Mr B Ibbotson
2 Goore Avenue
Little Dale Estate
Sheffield
West Yorkshire

Agent: Colleys
11-13 Cowgate
Peterborough
Cambs

Description: Erection of 2 dwellings and demolition of existing

Location: 9 Quadring Road Gosberton
Spalding Lincs

Type: OUTLINE

Date received: 28-JAN-94

02-FEB-94

Dear Cllr W D Skells

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

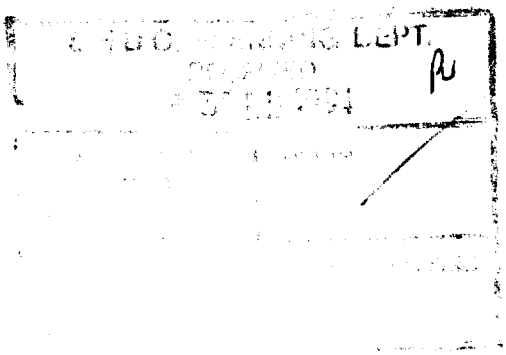
As applications can be determined under delegated powers in many cases, please let me know by 09-FEB-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr W D Skells
33 Lowgate
Gosberton
Spalding Lincs
PE11 4NL

I request that this application be considered by Planning Committee, because

This derelict site is in need of redevelopment.
See comments on H08/0101/94



Signed:

W D Skells

BR[illegible]N SMITH Dip TP MRTPI
D[illegible]r of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

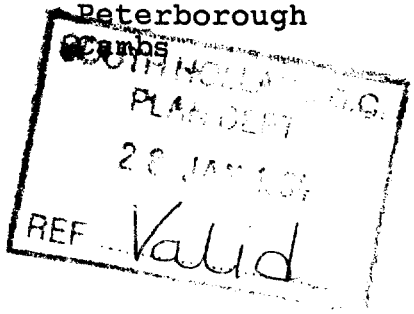
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1204/93

Applicant: Mr B Ibbotson
2 Goore Avenue
Little Dale Estate
Sheffield
West Yorkshire

Agent: Colleys
11-13 Cowgate
Peterborough
Cambs



Description: Erection of 2 dwellings and demolition of existing

Location: 9 Quadring Road
Gosberton
Spalding
Lincs

Type: OUTLINE

Date received: 22-DEC-93

19-JAN-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 in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:
Four copies of plans showing siting, in conjunction with access and turning arrangements.

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 are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS .

Yours faithfully

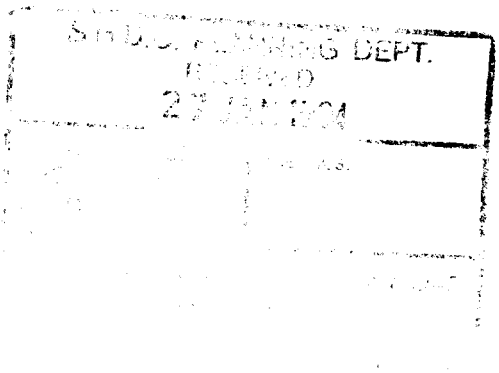
Principal Planning Officer

Advised of extra £30. payable

COLLEYS
PROFESSIONAL SERVICES
SURVEYORS & VALUERS

11-13 Cowgate
Peterborough
Cambridgeshire PE1 1LZ
Telephone: 0733 555977
Fax: 0733 555537

26th January, 1994



Our Ref: NJW\SLS

Your Ref:

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincs,
PE11 2XE

Dear Sirs,

RE: Application No: **H08/1204/93**
Applicant : **Mr. B. Ibbotson, 2 Goore Avenue, Littledale Estate, Sheffield, West Yorkshire.**
9 Quadring Road, Gosberton, Spalding, Lincs.

Further to your letter of 19th January we have now prepared a revised plan of the property showing 2 building plots with the house demolished. This is for identification purposes and the measurements etc have been taken from the plan which has been provided for us by the solicitors from the Deeds. You will see from this that we have suggested a shared driveway with each property having a double garage. This could of course be altered in many ways, i.e. provision of single garage, smaller houses or bungalows if your Authority thought they were more appropriate.

We would anticipate that any prospective purchaser would remove the hedge to the roadside and also the poor dilapidated garage. There would appear to be ample turning space to the garages within the curtiledge.

We trust this is the information you require and if you need any further assistance, please do not hesitate to contact us. We enclose herewith four copies of the plan.

Yours faithfully,

N. J. Wheeler FRICS.

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

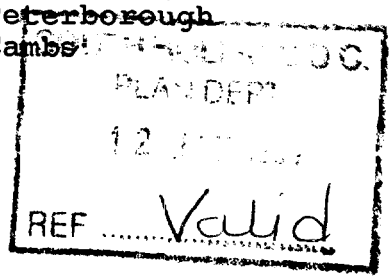
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1204/93

Applicant: Mr B Ibbotson
2 Goore Avenue
Little Dale Estate
Sheffield
West Yorkshire

Agent: Colleys
11-13 Cowgate
Peterborough
Cambs



Description: Erection of 2 dwellings and demolition of existing

Location: 9 Quadring Road
Gosberton
Spalding
Lincs

Type: OUTLINE

Date received: 22-DEC-93

23-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:

Four copies of a 1:2500 site location plan with the site edged red and any adjoining land in blue.
If you wish siting and means of access to be included please provide four copies of a 1:500 block plan to show these.

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

COLLEYS
PROFESSIONAL SERVICES
SURVEYORS & VALUERS

11-13 Cowgate
Peterborough
Cambridgeshire PE1 1LZ
Telephone: 0733 555977
Fax: 0733 555537

10th January, 1994

Our Ref: NJW/SLS

Your Ref:

South Holland District Council,
Planning & Building Control Department,
Council Office,
Priory Road,
Spalding,
Lincs,
PE11 2XE

SOUTH HOLLAND D.C.
PLANNING DEPT
12 JAN 1994
REF .....

Dear Sirs,

Re: Application No. H08/1204/93
Applicant: Mr. B. Ibbotson, 2 Goore Avenue, Littledale Estate, Sheffield, West Yorkshire.

9 Quadring Road, Gosberton, Spalding, Lincs.

Further to your letter dated 23rd December 1993 and our subsequent telephone conversation, we have pleasure in enclosing herewith four copies of the 1:2500 site location plan with the site edged red. We confirm that our client owns no adjoining land.

We confirm our telephone conversation that we wish the siting and means of access to be excluded from the application as the application was for outline planning permission only.

We trust that this is the information you require and if you need any further assistance please do not hesitate to contact us.

Yours faithfully

N. J. Wheeler FRICS

COLLEYS
PROFESSIONAL SERVICES
SURVEYORS & VALUERS

11-13 Cowgate
Peterborough
Cambridgeshire PE1 1LZ
Telephone: 0733 555977
Fax: 0733 555537

20th December, 1993

Our Ref: NJW\SLS

Your Ref: PJU/LAC/1870.8

SOUTH HOLLAND D.C.
PLAN DEPT.
22 DEC 1993
REF 1204/93...

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

For the attention of N. R. Midlen.

Dear Sirs,

Re: 9 Quadring Road, Gosberton, Spalding, Lincs.

Further to our recent telephone conversations with Mr. P. J. Udy and your letter of 1st December 1993, we have pleasure in enclosing herewith four copies of Planning Application with respect to the above land. We also enclose four copies of the plan which has been taken from the Deeds, the measurements of which have not been checked. We also enclose copies of plans from the Lincolnshire County Council Highways Department at Lincoln.

We trust that this is all the information you require and if you need any further assistance please do not hesitate to contact us.

Yours faithfully,

N. J. Wheeler FRICS.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3663
Date received : 22-DEC-93

Received from

Halifax B. S.

Address

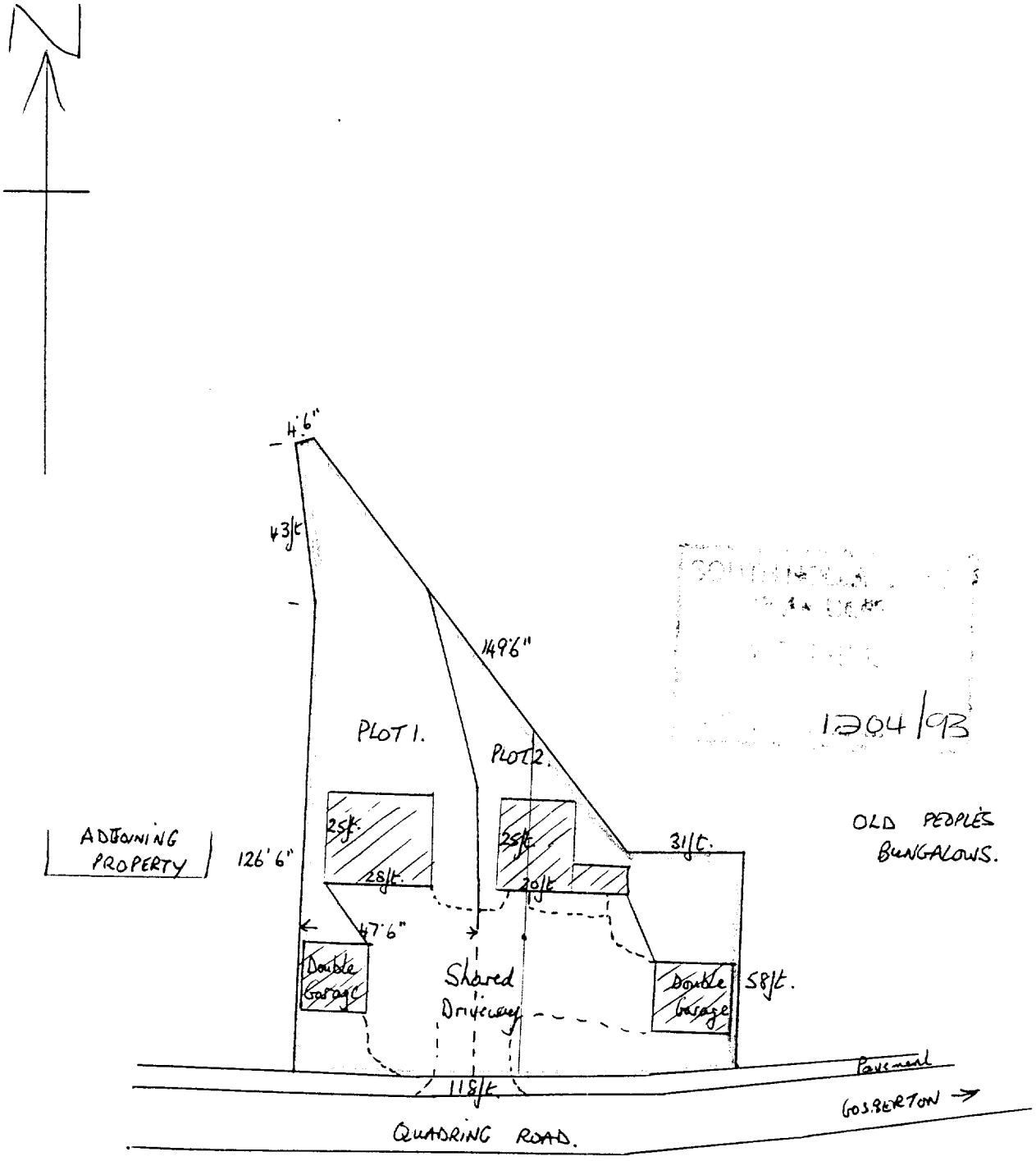
9 Quadring Road
Gosberton
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

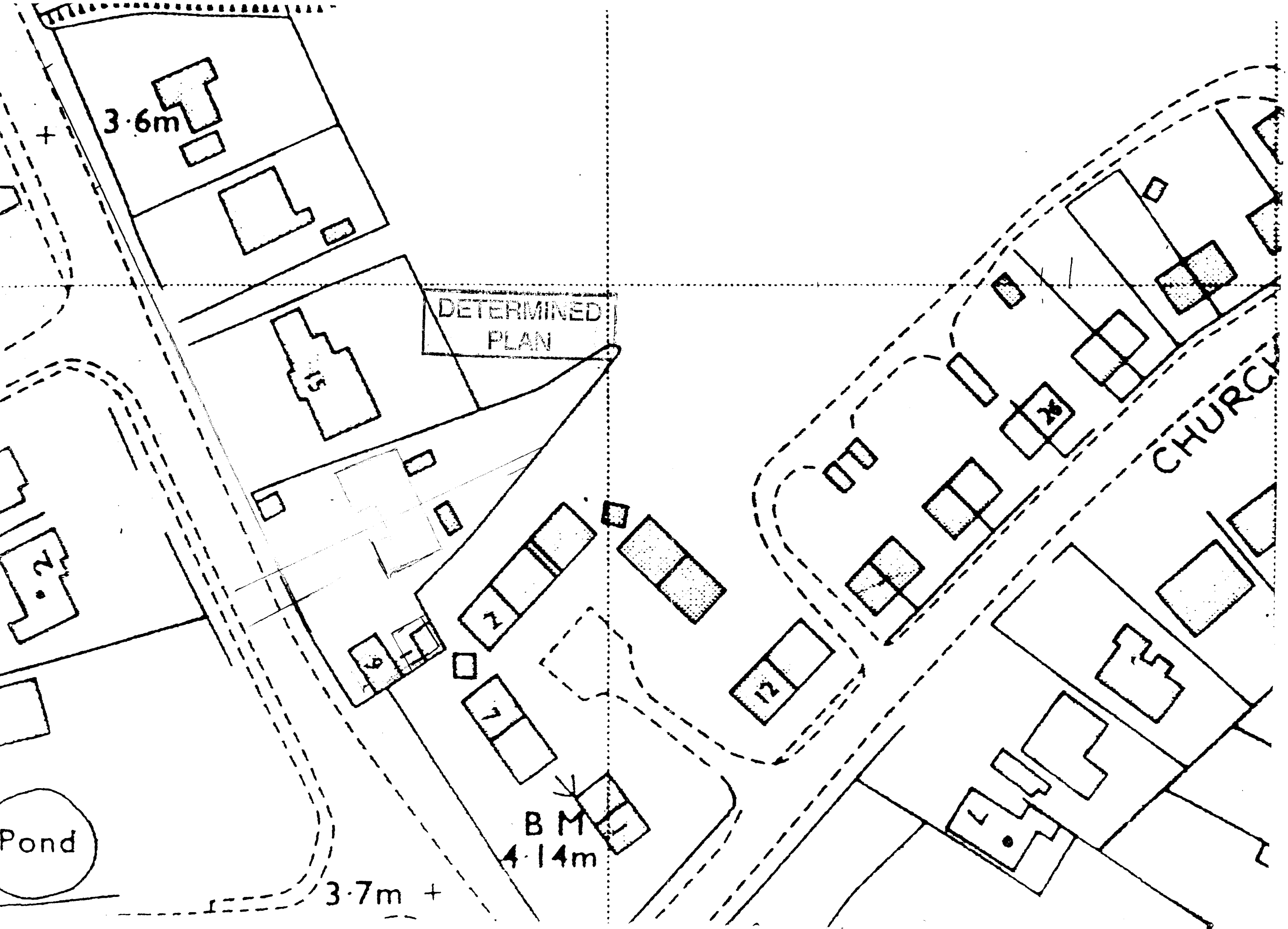
No 9 QUADRING ROAD, GOSBERTON, SPALDING LINCS.



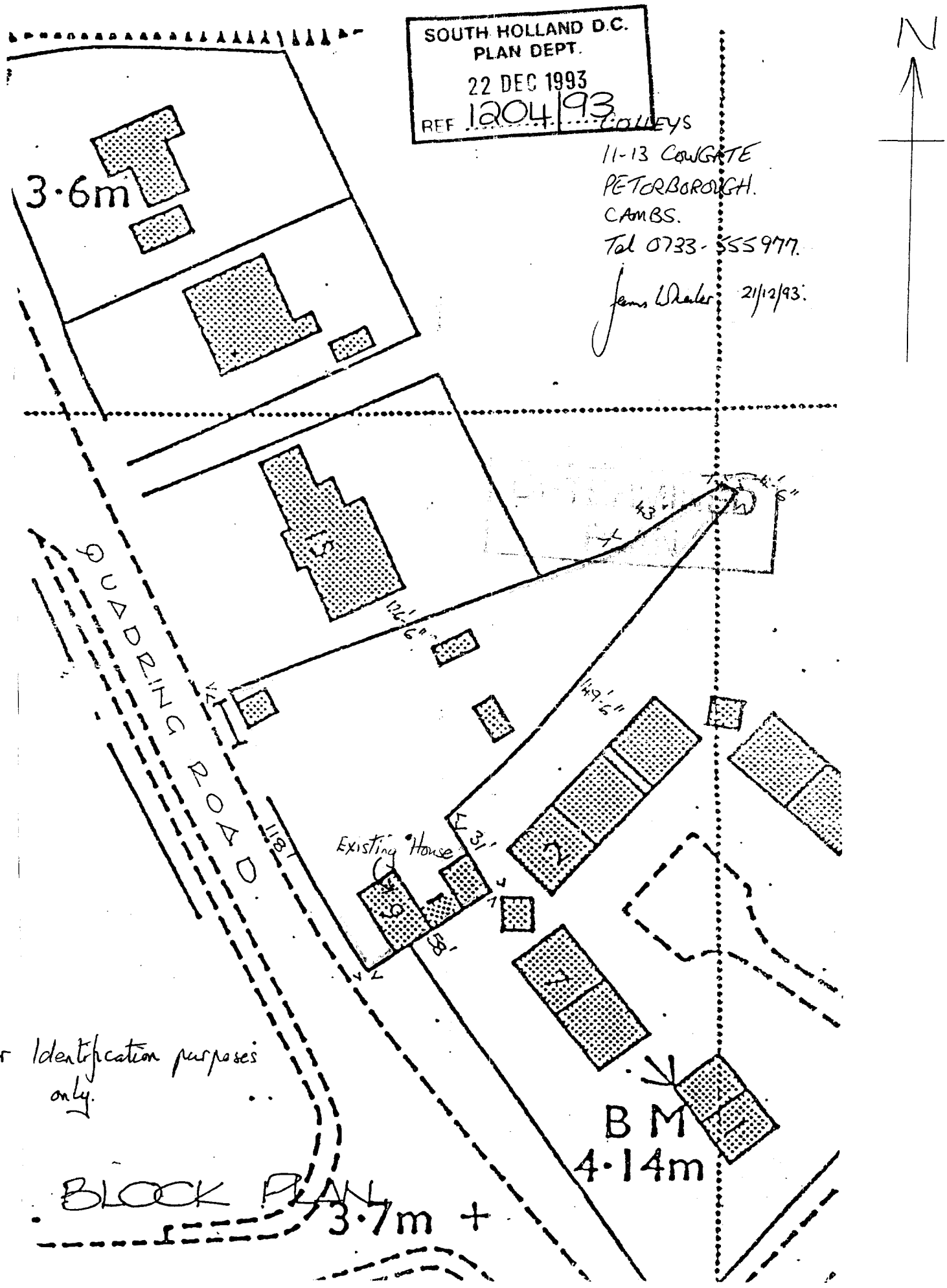
Scale 1:500 approx.
For identification purposes only.

24/1/94

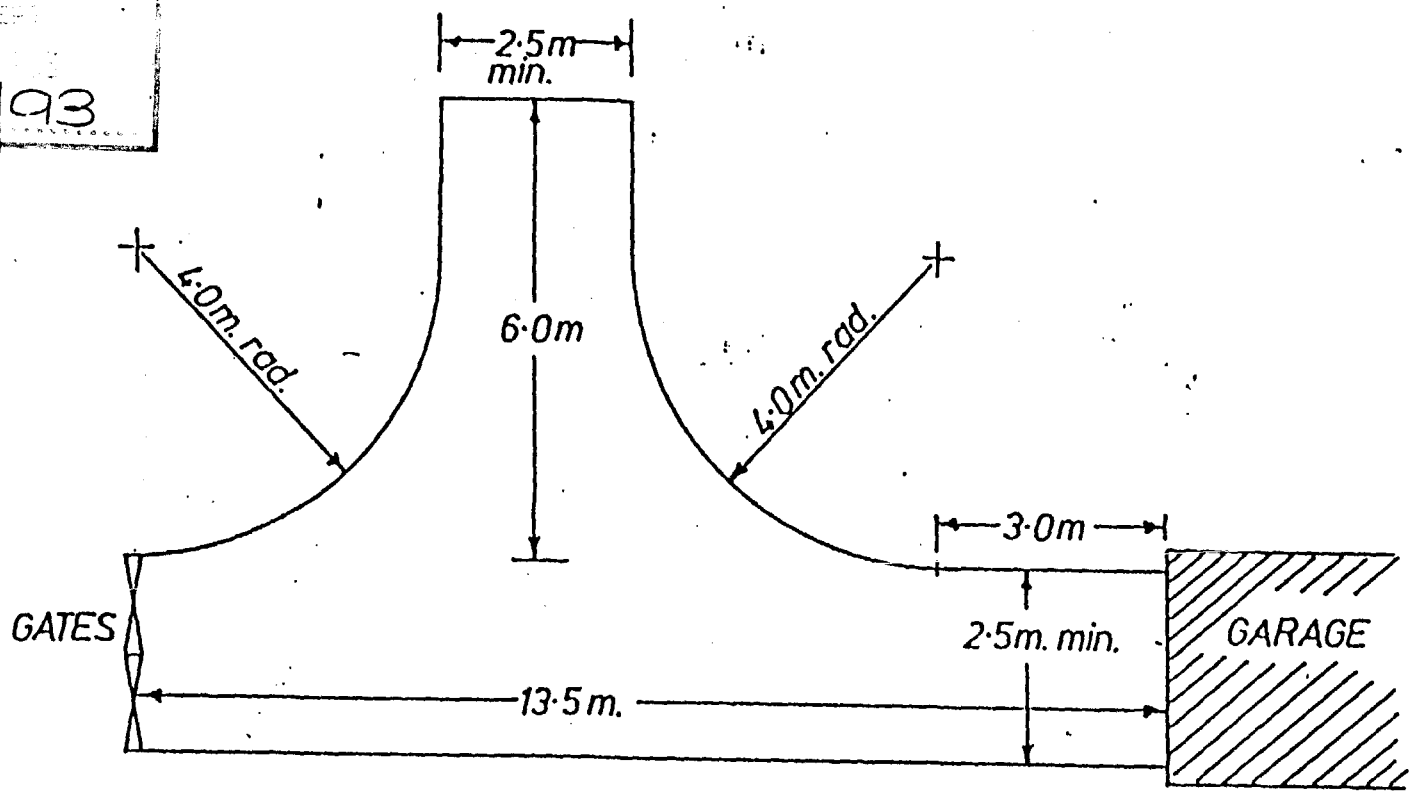
Colleys 11-13 Cowgate Peterborough
Cambs. Tel: 0733 555977


3·6m
DETERMINED
PLAN
15
CHURCH
Pond
3·7m +
B M
4·14m

No 9 QUADRING ROAD, GOSBERTON, SPALDING LINCS



PLAN DEPT
REF 1204/93



DETAIL OF DOMESTIC TURNING SPACE.

SCALE....1:100

Colleys
11-13 Cowgate
Peterborough
PE1 1LZ

Mr P J Udy

PJU/LAC
H08/1204/93
NJW/SLS

14 April 1994

Dear Sir

Application For Mr B Ibbotson, 9 Quadring Road, Gosberton, Spalding.

I refer to your letter of the 23 March 1994.

There would appear to be sufficient room to the side of the existing property for a building plot. Lincolnshire County Council as Highways Authority have raised no objection to your suggestion subject to conditions including the access being paired in the centre of the site and the existing hedge being removed and any new hedge, fence or wall being set back two metres from the highway boundary. They will also require the existing access to be stopped up and a turning facility provided to allow vehicles to enter and leave the highway in forward gear.

I trust this satisfactorily answers your queries.

Yours faithfully

Peter Midlen

P.P.

N R Midlen
Principal Planning Officer
Development Control

Colleys
11-13 Cowgate
Peterborough
PE1 1LZ

Mr P J Udy

PJU/LAC
H08/1204/93
NJW/SLS

14 April 1994

Dear Sir

Application For Mr B Ibbotson, 9 Quadring Road, Gosberton, Spalding.

I refer to your letter of the 23 March 1994.

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I trust this satisfactorily answers your queries.

Yours faithfully

pp Peter Midlen

N R Midlen
Principal Planning Officer
Development Control

[redacted]

[redacted]