SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/1227/93 Received:31-DEC-93 Type:OUTLINE

Name: Mr & Mrs D Brooks
"Derriline"
43 Mill Lane
Gosberton
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Residential development

Location : 33-37 Salem Street Gosberton
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the design of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

Reason: In the interests of visual amenity and to ensure that the

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)

approved scheme is implemented satisfactorily.

4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 The subsequent application for approval of reserved matters shall include details of the external appearance of the northern, eastern and western elevations of the proposed dwellings, together with detailed plans to a scale of not less than 1:50 of the southern elevation of the proposed dwellings.

Reason: No such details have been submitted, and in the opinion of the Local Planning Authority this submission is necessary to ensure that the development protects or enhances the character of the Conservation Area.

6 Notwithstanding the details shown on the submitted plans the access drive and car parking areas shall be hard surfaced, in accordance with details to be approved by the Local Planning Authority, before any of the dwellings are occupied

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

7 The northern and eastern boundaries of the site shall be delineated by fences, in accordance with details to be approved by the Local Planning Authority, before any of the dwellings are occupied.

Reason: To safeguard the amenities and privacy of adjoining dwellings.

The applicant is advised that siting, means of access and external appearance (of the southern elevation) have been determined as part of this application, and are not reserved for subsequent approval.

This permission is granted in accordance with the application submitted as revised by the amended drawing no. 92/86/01 A received by the Local Planning Authority on 3 March 1994.

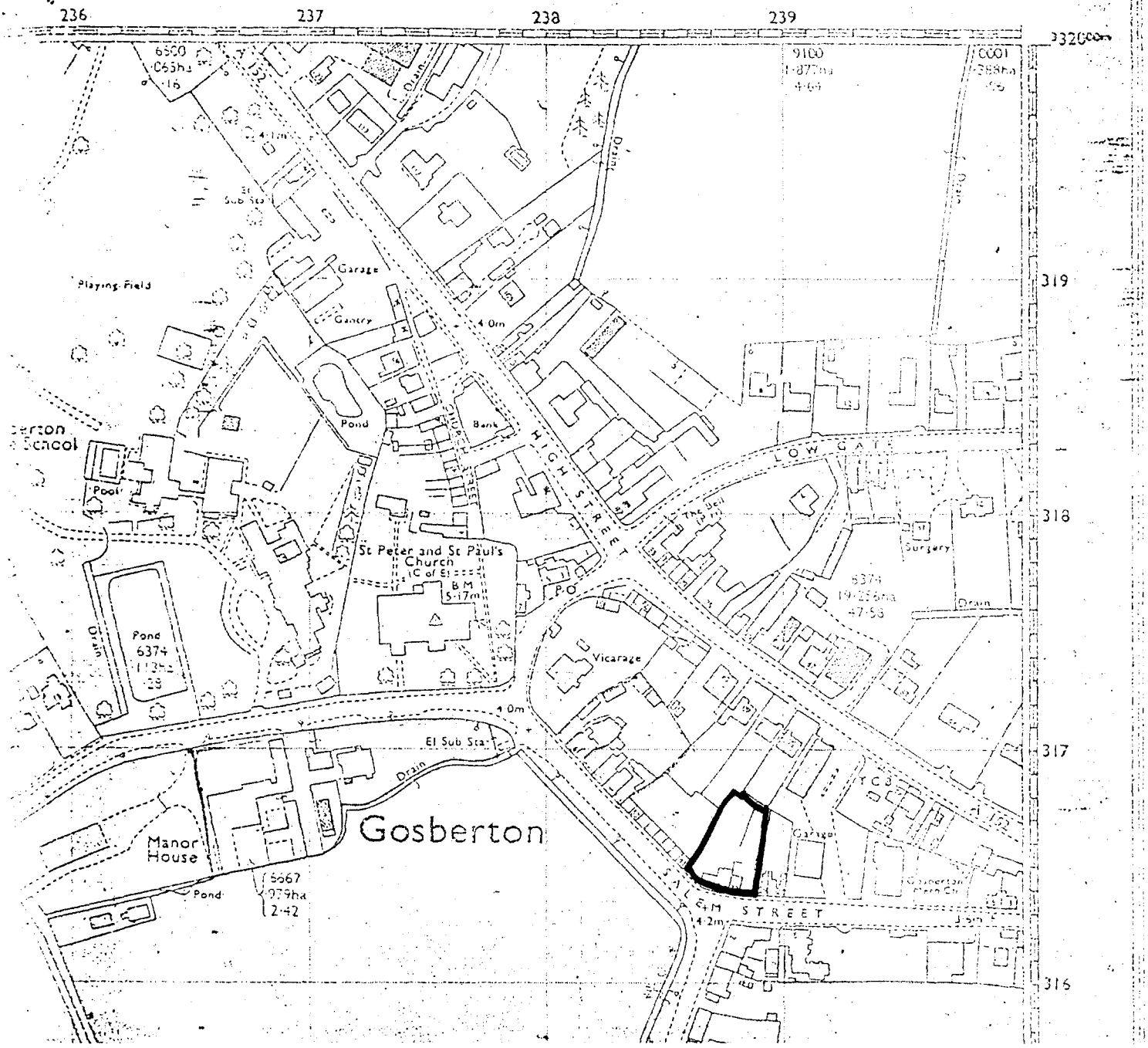
Director of Planning and Building Control Services
23-MAR-94 H08/1227/93

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.

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1993
REF 1227/93

PLAN TF 1-2331

OSBERTON CP



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1227/93

Date Registered 31 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. D. BROOKS
"DERRILINE"
43 MILL LANE
GOSBERTON.

Tel. No.

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

EAST MIDLANDS DESIGN ASSOC
"WILLOW LODGE"
HORSEHOE RD
SPALDING

Tel. No. 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

33-37 SALEM STREET, GOSBERTON.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL REDEVELOPMENT

Please complete

Signed ..... Date 31-12-93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240-00 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

	(✓)	
This is a **full** application for change of use and/or new building works		➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates
or This is an **outline** application	✓	⬇

Please state Site Area 0.1009 (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: 4
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

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

5. **GENERAL INFORMATION** Please complete each section

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

BAKERY

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: SALEM STREET
Will there be—
Individual access(es)
New estate road

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

SEE PLAN

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

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.

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 ..... ~~(Applicant~~ / Agent) Date 31-12-93

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 31-12-93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H08/1227/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PM 6-1-94 RECONSULTS (revalidated) ☐ All

Agent happy to delete Ext. App if not need it in writing

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

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/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer : DE

Senior Officer Confirmed ..DE.... Date.....13/1 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Chat to WRA - 13/1 Happy as it stands
But re-assess after S.V. need for Many How consult

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

2 to retain detached cottage. (Pender/Parker)
& single cottage. (2 storey)
Between new detached units & residential cottages
new units well screened -
2 Rows some way to rear - Then Comp
Row to other side Boundary open.

Inspected by JE
Date 21/1

Site Notice posted by JE
Date
Expiry 21/1

Individual Resident Notices required:

Addresses to be sent to - 53-58 Agt 82

Addresses delivered to -

✓ DONE 24/1

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date....7/3

Notes:

Disabled
Prev conditions
Amended plans – Dwg no: 92/86/01 A. Received: 3/3/94.

CONDITIONS/REASONS:

(1) OTL2

(2) 1. SC8. -- include siting: Means of access: Extend

(3) 2. SC27

(4) 3. F4

(5) 4. The subsequent application for approval of Reserved matters shall include details of the external appearance of the Northern: Eastern and Western elevations of the proposed dwelling. (No such details have been submitted).

(6) 5. Notwithstanding the details shown on the submitted plans the access drive and car parking areas shall be hard surfaced, in accordance with details to be approved by the LPA, before any of the dwellings are occupied

(7) 6. the Northern and Eastern boundaries of the site shall be delineated by fences, in accordance with details to be approved by the LPA, before any of the dwellings are occupied (i.e. to safeguard the amenities & privacy of adjoining dwellings).

Note to applicant is advised that siting: Means of access and External appearance (of the buildings also to have been determined as part of this application, and are not reserved for subsequent approval.

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 £240.

Receipt No P3686

Date first Rec'd 31 DEC 1993

Registration

Reference H08/1227/93

Cross-Ref

Date 04-JAN-94 LAC

Validation

TYPE OUTLINE

Site area 0.1009
No of dwellings
Floorspace

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

Description to be recorded

Invalid — Site plans / Certificate

Fee / Fee (not free)

Inaccurate / Incomplete / Unclear

Fees — Correct fee £240.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet H6
Grid ref 5[illegible] 3[illegible]

Ward F

Parish [illegible]

Inside IBD YES

Inside LP area NO

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards –

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

Linked to site — Ref 1914

Linked to property — Ref

Dist Bound

Other:

Planning Records:
Earlier apps

25/70.
25a/70
1228/93

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

APPLICATION REFERENCE: H08/1227/93 DATE RECEIVED: 31-DEC-93

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: 33-37 Salem Street, Gosberton

APPLICANT: Mr & Mrs D Brooks AGENT: E. M. D. A.

REASON FOR COMMITTEE CONSIDERATION

Sensitive site inside Conservation Area.

RECOMMENDATION

That the Director of Planning & Building Control Services be authorised to grant permission following discussions with the applicant, and on receipt of satisfactorily amended plans to overcome design problems to the westernmost plot.

COMMENTS

1 Prominent Conservation Area site opposite junction of Salem Street and Wargate Way site contains range of traditional cottages, close to recently constructed Longhurst Housing bungalows to west.

2 Application is in outline, but contains sufficient details to enable assessment of proposal to be made; plans show a scheme mirroring what already exists, with the exception of an additional two storey unit at the western end, closest to new bungalows.

3 It is the westernmost unit which gives rise to some concern; its visual relationship with the adjoining bungalows may not be satisfactory and negotiations are recommended to secure a re-design for this element of the scheme.

4 The existing dwellings are beyond economic repair, and a separate application for their demolition has been submitted.

REPRESENTATIONS

Ward Member: Within Conservation Area. Appears to be acceptable replacement for existing buildings which are in a very poor condition and unsafe.

Public: Any further response to be reported.
56 High Street: -
- Buildings in keeping with Conservation Area but wooden fence at back not in keeping.
- Suggest natural screen of trees/hedges.

BRIAN SMITH P 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

H08/1227/93

OUTLINE

Applicant: Mr & Mrs D Brooks
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Residential development

Location: 33-37 Salem Street
Gosberton
Spalding
Lincs

Valid date: 31-DEC-93
Target dates:
To case officer 07-JAN-94
Inspected by 14-JAN-94
Extra contacts 21-JAN-94
Report if not clear by 04-FEB-94

Terminal date: 25-FEB-94
Target Committee: 16-FEB-94
Report deadline: 02-FEB-94
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area: GOSBERTON

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 56 High Street	24-JAN-94	14-FEB-94
Owner/Occupier, 58 High Street.	24-JAN-94	14-FEB-94
Site/Press Advert CSA	25-JAN-94	15-FEB-94
Clerk to Gosberton P 0775 840415	14-JAN-94	28-JAN-94
Cllr W D Skells 0775 840415	14-JAN-94	21-JAN-94

SITE RECORD

Grid ref: 523860 331660
OS Sheet: 46 Parcel:

L.C.C. – Obs Attached JC 27/1/94

BRIAN SMITH [illegible] 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

H08/1227/93

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Applicant: Mr & Mrs D Brooks
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Cllr W D Skells 0775 840415	14-JAN-94	21-JAN-94

SITE RECORD

Grid ref: 523860 331660
OS Sheet: 46 Parcel:

East Midlands Design Associates,
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1227/93

22 Mar 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, SALEM STREET, GOSBERTON FOR MR AND MRS D BROOKS.

Further to the issue of the Decision Notice for the above proposal. This is to advise that this decision does not authorise the demolition of the existing buildings on site. Separate Conservation Area consent will be required prior to the existing buildings being demolished. I would be grateful if you could bring this to the attention of the applicants.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

East Midlands Design Associates,
Willow Lodge,
Horseshoe Road,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1227/93

25 Feb 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, SALEM STREET, GOSBERTON FOR MR AND MRS BROOKS.

The above application was considered at the Council's Planning Committee meeting on 16th February 1994. It was resolved as follows:

"That the Director of Planning and Building Control Services be authorised to grant permission following discussions with the applicant, and on receipt of satisfactorily amended plans to overcome design problems to the westernmost plot."

I would be grateful if you could contact me to arrange a meeting to discuss the above resolution.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

78. PLANNING APPLICATIONS

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended, where indicated, in respect of the following proposals:-

Plan No. and Applicant		Proposal
H16/1159/93 Mr N Wilkins		Temporary marquee to the Market Place entrance of the Red Lion Hotel for period 2nd May to 29th August 1994 inclusive, at Red Lion Hotel, Market Place, Spalding.

(Subject to the Director of Planning and Building Control Services holding further discussions with the applicant to discuss the provision of measures to ensure that blind people and organisations are made aware of any temporary structures in advance of their erection.)

H02/1166/93 Mr & Mrs T B Foreman	O.A.	Residential development at land adjacent 23 Kemp Street, Crowland.
H16/1206/93 Hanson Land Developments Ltd	O.A.	Residential development at land off St Thomas's Road, Spalding.
H09/1208/93 M Ayres		Three bedroomed bungalow and garage at Hallgate, Holbeach.

(The Director of Planning and Building Control Services was authorised to negotiate with the applicant possible measures to increase the privacy of the objector and it was agreed that the drive should be surfaced in tarmacadam and not gravel.)

H16/1210/93 David Parker Homes	12 flats and 1 house at Abbey Print site, High Street, Spalding.

(The Director of Planning and Building Control Services was also authorised to enter discussions with the applicant to pursue possible further frontage development and the rationalisation of the public parking area.)

H11/1226/93 C R Neaverson		Garden Centre and restaurant/motel complex (renewal of application H16/0937/88) off Wisbech Road, Long Sutton.
DL H08/1227/93 Mr & Mrs D Brooks	O.A.	Residential development at 33-37 Salem Street, Gosberton.

16th FEBRUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H05/0209/93 D Brown Ltd	JB	Deferred for sub-cttee as recommended.
4	H02/0723/93 Mr & Mrs Speechley	DJR	DPBCS Auth subject to sect 106 legal obligation as recommended.
6	H12/0919/93 Mountains Road Haulage	JB	Deferred. Ltr to David Loveday, copy to agents, advising that onus is now on applicant to supply additional information in support of application. A thorough research is required before reporting back to committee, the updated report to contain quoted extracts from earlier reports. See DPBCS.
11	H12/1036/93 Mountains Road Haulage	JB	Deferred. To be considered with H12/0919/93.
13	H12/0938/93 Mountains Road Haulage	JB	Deferred. To be considered with H12/0919/93.
15	H08/1021/93 Miss E Ram	DJR	Grant as recommended. Note re manure storage to be added to decision notice and conditions 1 & 2 to be reworded.
17	H21/1115/93 B D Groves Tpt	JB	Deferred for site visit.
19	H16/1159/93 Mr N Wilkins	DJR	DPBCS Auth subject to meeting to discuss provision for blind alertness measures. Applicant to advise local blind association. Investigate possibility of audio tape in library.
21	H02/1166/93 Mr & Mrs Foreman	DJR	DPBCS Auth as recommended.
23	H23/1170/93 Mr & Mrs Glowcyk	DMG	Deferred for site visit.
25	H11/1178/93 L.C.C.	DMG	Grant as recommended.
27	H11/1179/93 L.C.C.	DMG	Grant as recommended.
30	H11/1180/93 L.C.C.	DMG	Grant as recommended.
32	H16/1188/93 H16/1189/93 Mr & Mrs Grimston	DJR	Deferred for site visit.
34	H16/1197/93 Adams & Sons	DJR	Grant as recommended. Amend reason for condition 3.

36.	H16/1205/93 Hanson Land Development	DJR	DPBCS Auth subject to sect 278 agreement as recommended.
38	H09/1208/93 M Ayres	DMG	DPBCS Auth subject to driveway surfacing being tarmacadam instead of gravel.
40	H16/1210/93 David Parker Homes	JB	DPBCS Auth as recommended. Additional condition required re dedicated parking area and delineation of same. See DPBCS re archaeological matters. Cttee endorsed pursuit of further frontage development and rationalisation of public parking area.
42	H16/1211/93 David Parker Homes	JB	DPBCS Auth subject to sect 106 legal obligation as recommended. See DPBCS re archaeological matters.
43	H19/1223/93 N S Morris	DMG	Refused as recommended. Amend applicants name to read "Morris".
45	H11/1226/93 C R Neaverson	DMG	DPBCS Auth subject to sect 278 agreement as recommended. Amend description to read "Garden Centre".
48	H08/1227/93 Mr & Mrs Brooks	DJR	DPBCS Auth as recommended.
49	H23/0011/94 Mr D Burchnall	DMG	Grant as recommended.
50	H16/0015/94 Mr J Thurston	DJR	Refused as recommended.
52	H09/1239/90 Kings Quality Homes	NRM	Refused as recommended. Reasons on pages 57 and 58 of agenda. Amend 1st word of reason 6 on page 58 to read "Analysis".

17th Feb 94

Signed: .....

pp N Midlen
Principal Planning Officer

Fax sent
Not agreed on 3/3/94
Agreed amendments & Reasons
Items to be submitted

Lincs Free Press 25th January 1994

Your money go further

E (or less!)

, Household Goods

EATHER JACKETS

9. OUR PRICE just

£55

and Boots from £10

HING GOES

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PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H03/0029/94
Gallaher Pension Fund
Erection of ten dwellings (renewal of H03/0427/89)
OS8321, Counter Drain Drove, Tongue End, Spalding, Lincs.
PERMISSION RENEWAL

H13/0030/94
Mr and Mrs Price — OUTLINE
Residential development
Rear 30 Seas End Road, Moulton Seas End, Spalding, Lincs.

H16/1229/93
Brookhouse Partnership — FULL
Residential development comprising of 21 dwellings
Land off Park Road, Spalding, Lincs.
The following application(s) do not accord with the provisions of the relevant Development Plan.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H14/0045/94
Broadgate Blds (Spalding) Ltd — OUTLINE
Food processing including offices and distribution (B1, B2 and B6)
Enterprise Way, Pinchbeck, Spalding, Lincs.

H16/0469/93
Mr S. H. Freir and Simons Estates — OUTLINE
Development of housing and retail foodstore
Land at Pinchbeck Road, Spalding, Lincs.
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H08/1227/93
Mr and Mrs D. Brooks — OUTLINE
Residential development
33-37 Salem Street, Gosberton, Spalding, Lincs.

H11/0002/94
Johnson Fry Properties — LISTED BUILDING
Alterations to property and partial demolition
26 Market Street, Long Sutton, Spalding, Lincs.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H16/0050/94
Alliance & Leicester BS — ADVERTISEMENT
Internally part illuminated projecting box sign
3 Market Place, Spalding, Lincs.

H16/1197/93
Messrs George Adams & Sons — S73A CONTINUATION
Continuation of temporary planning consent for car parking
Crescent Gardens, Spalding, Lincs.

H16/1210/93
David Parker Homes — FULL
Erection of 12 flats and 1 house
Abbey Print Site, High Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during *normal office hours.* Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
January 25, 1994.

8k©WVN 9296 187/507 LF21

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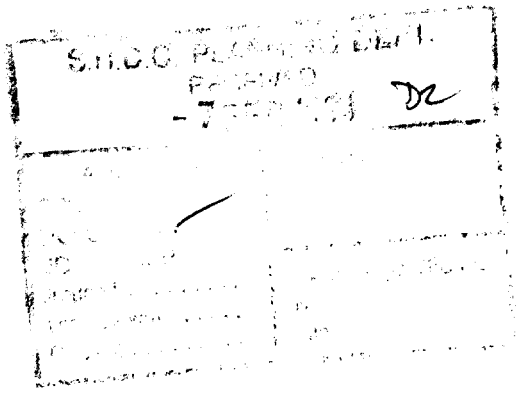
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Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992



Our ref SH/940013

Your ref H08/1227/93

03 February 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential Development
Location : 33 - 37 Salem Street, Gosberton
Applicant: Mr & Mrs D Brooks

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 public surface water sewerage facilities in the vicinity of the proposed development.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

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

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

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

cont'd

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

03 February 1994

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,

P Laws

Philip Laws
Customer Services Manager

Fro: NAME MICHAEL STREET

ADDRESS 56, HIGH STREET
OSSETON

Tel no 0775 840955

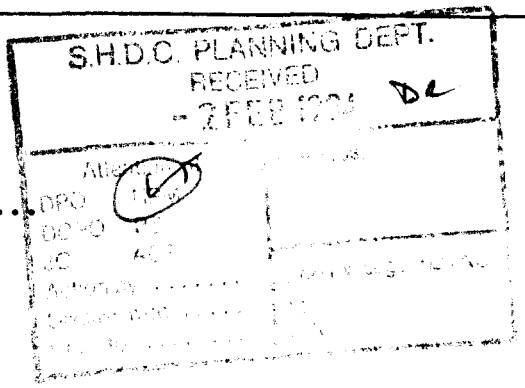
Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...



COMMENTS ON APPLICATION

APPLICATION NO : H.8/1227/93

SUBJECT : SALEM ST, OSSETT MRS MRS BROOKS

My comments are as follows...

Buildings in keeping with surrounding area but high wooden fence at back not in keeping. Would suggest natural screening (trees / hedging)

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

Has been incorporated in Appeals dept
DC 3/2

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of GOSBERTON .

Reference No: H08/1227/93
Description: Residential development

Location: 33-37 Salem Street
Gosberton
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 15-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-JAN-94

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/1227/93

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	3	8	3	1	6

2. Address or location

33-37 Salem Street, Gosberton

3. Name, classification and number of road

UC

4. Date application referred 20-1-94

5. State whether outline, detailed application etc.

OL

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

Residential Development
(Replacement for 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: 21-1-94. 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) F4.

Delete as appropriate

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

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

(1) F4.

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: H08/1227/93

Applicant: Mr & Mrs D Brooks
"Derriline"
43 Mill Lane
Gosberton
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Residential development

Location: 33-37 Salem Street Gosberton
Spalding Lincs

Type: OUTLINE

Date received: 31-DEC-93

14-JAN-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 D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 21-JAN-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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JAN 1994

I request that this application be considered by Planning Committee, because: Within Conservation Area. Appears to be complete replacement for existing buildings which are in very poor condition and unsafe.

Signed: W D Skells

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

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

COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3686
Date received : 31-DEC-93

Received from

D & G Brooks

Address

Derriline
43 Mill Lane
Gosberton
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

Signed.....K. LOWE
(Authorised Collector)

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1227/93

Applicant: Mr & Mrs D Brooks
"Derriline"
43 Mill Lane
Gosberton
Spalding Lincs

Agent: East Midlands Design Asso
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Residential development

Location: 33-37 Salem Street Gosberton
Spalding Lincs

Type: OUTLINE

29-MAR-94

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

Mr M Strutt
56 High Street
Gosberton
Spalding
Lincs

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)

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

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

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other –

None ☑

Is it an amendment in principle? Yes/No

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

If No, but Yes to (*) requested :–

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

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

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

AUTHORISED to treat as amendment

Confirmed: DS 8/3

Superseded details removed ☑

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H08/1227/93

Date Registered 02 MAR 1994

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs D. Brooks
43 Mill Lane
Garleton

Tel. No.

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

E. M. D. A.

Tel. No. 767968. (Contact) A Lowther

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

33-37 Salton St. Garleton.

Please complete

APPLICATION No.

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

H08/1227/93

Building Regulation reference relating to same development (if any)

—

2. Please tick **one** box only

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

or

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

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ...DSR... P.A. Lowther ..... Date ...2/3/94.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Revision to Roofline

As above

State drawing no's of the current submission

92/186/01 A

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

YES / NO

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

NA.

Has a similar amendment been submitted under Building Regulations? Yes / No

East
Midlands
Design
Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 92/86
Your Ref: H08/1228/93
Date: 30/05/94

South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
Lincs

For the attn of Mr D Roberts

Dear Sir

Re : **Demolition of extg buildings at Salem Street, Gosberton for Mr & Mrs D Brooks.**

In reply to your letter of the 26th inst I confirm my clients agreement to enter into the Section 106 Obligation with the Local Authority as worded in that letter.

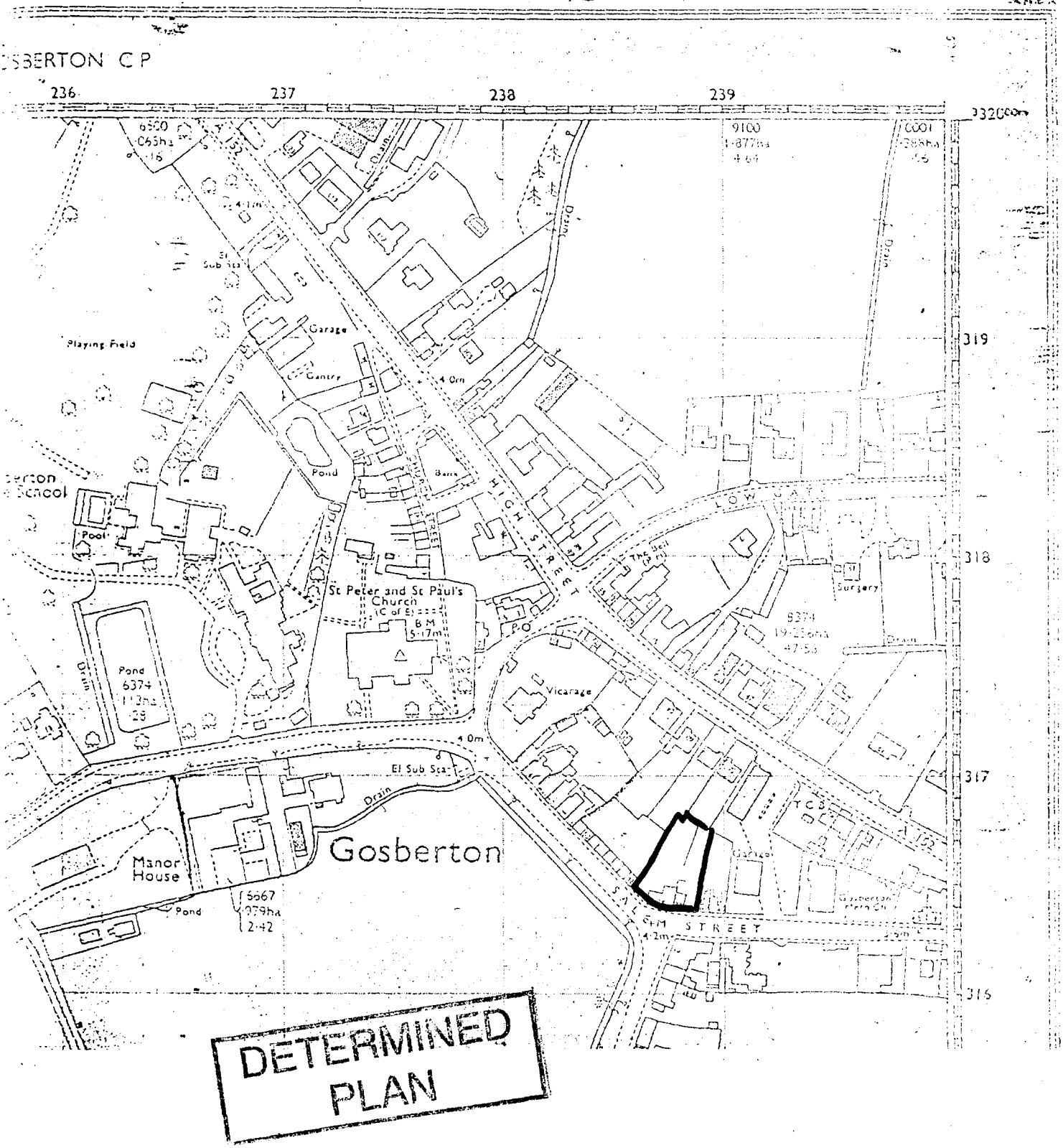
Yours faithfully

Andrew R Lowther

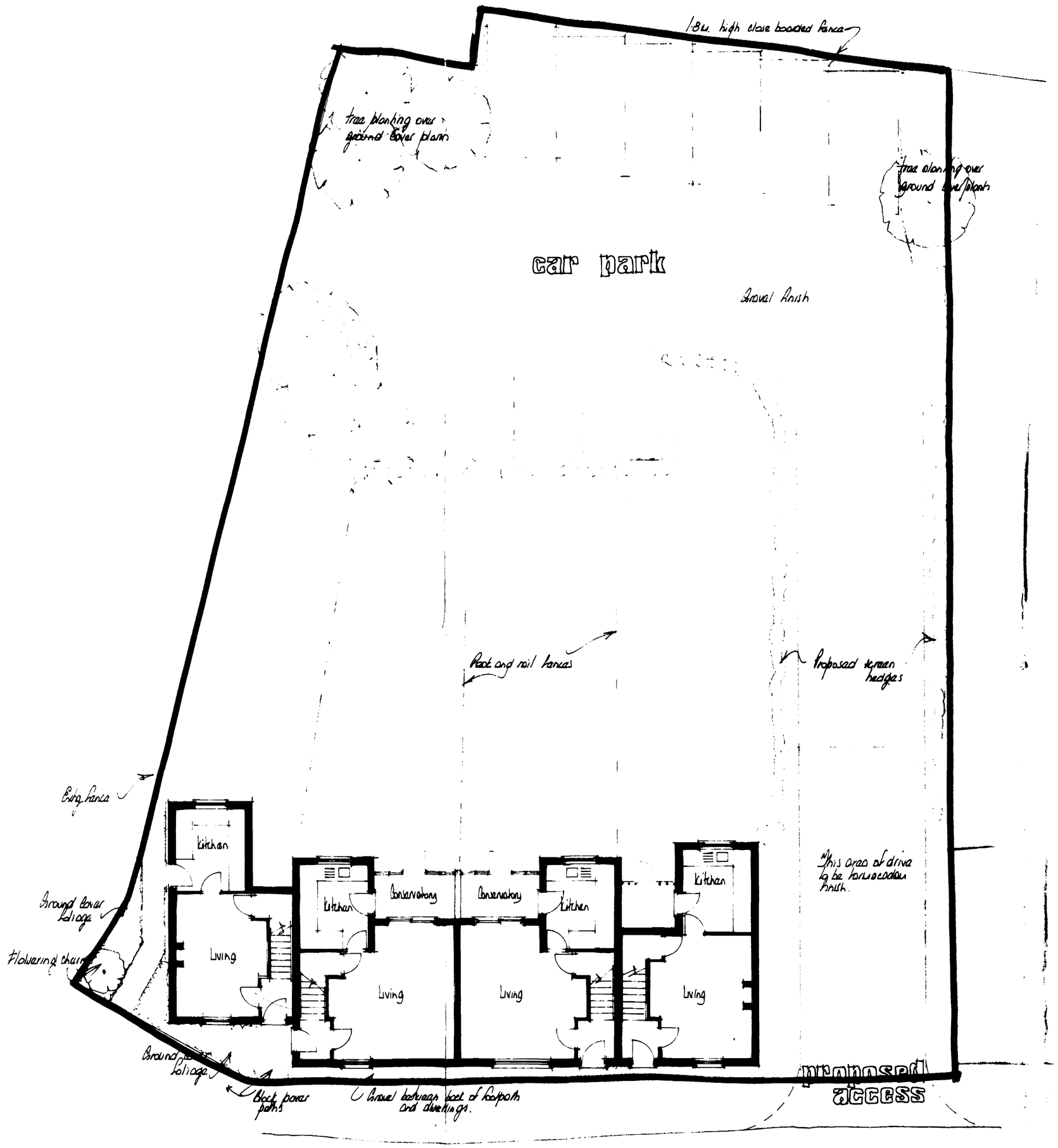
S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1994

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1993
REF 1227/93

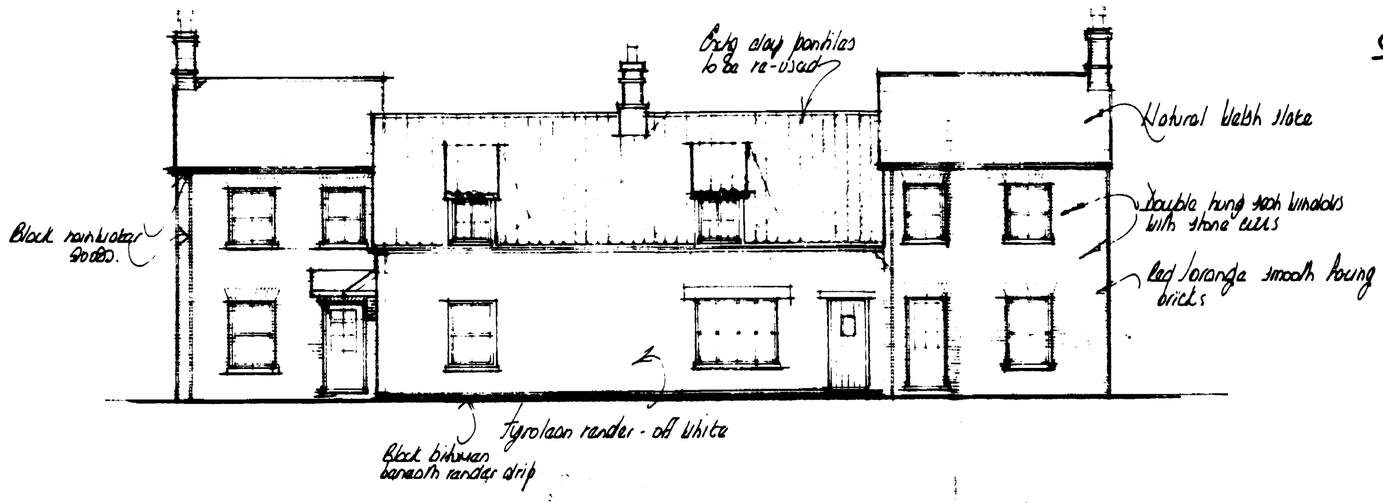
PLAN T: 1-2331



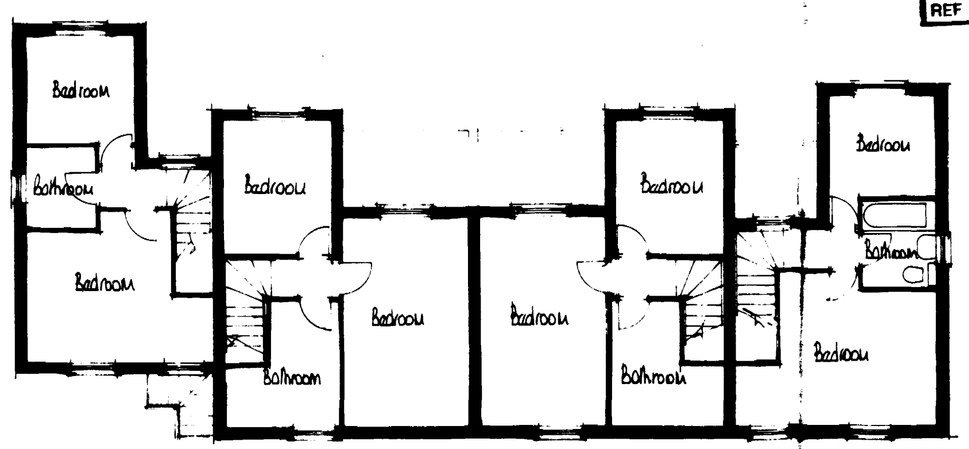
DETERMINED PLAN



ground floor



south elevation



first floor

Retain on file - for site area only

SUPERSEDED

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1993
REF 1227/93

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr. & Mrs. D. Brooks.

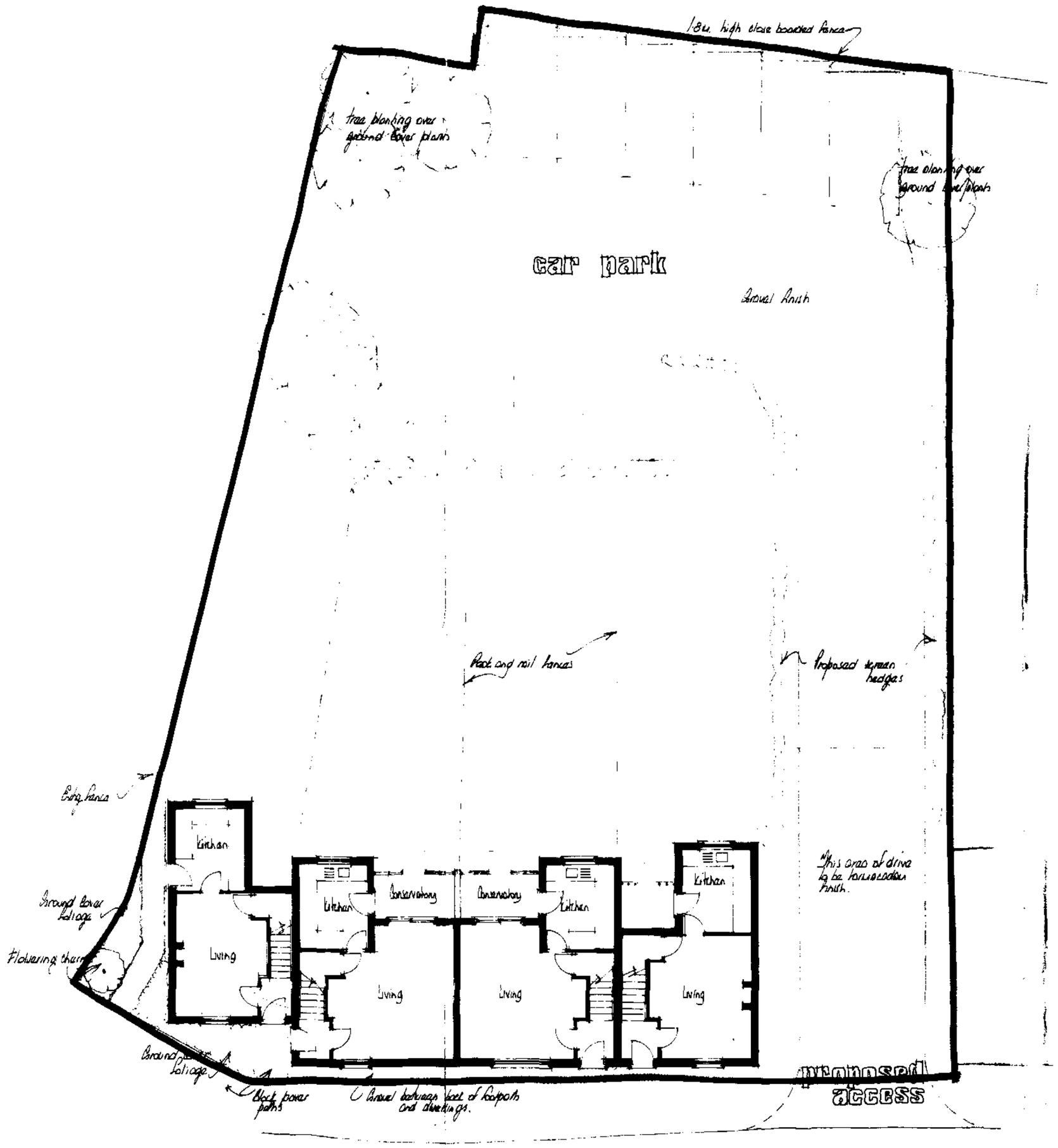
Job Title
Proposed Re-Development at Salem Street Gosberton.

Drawing Title
Plans & Elevations.

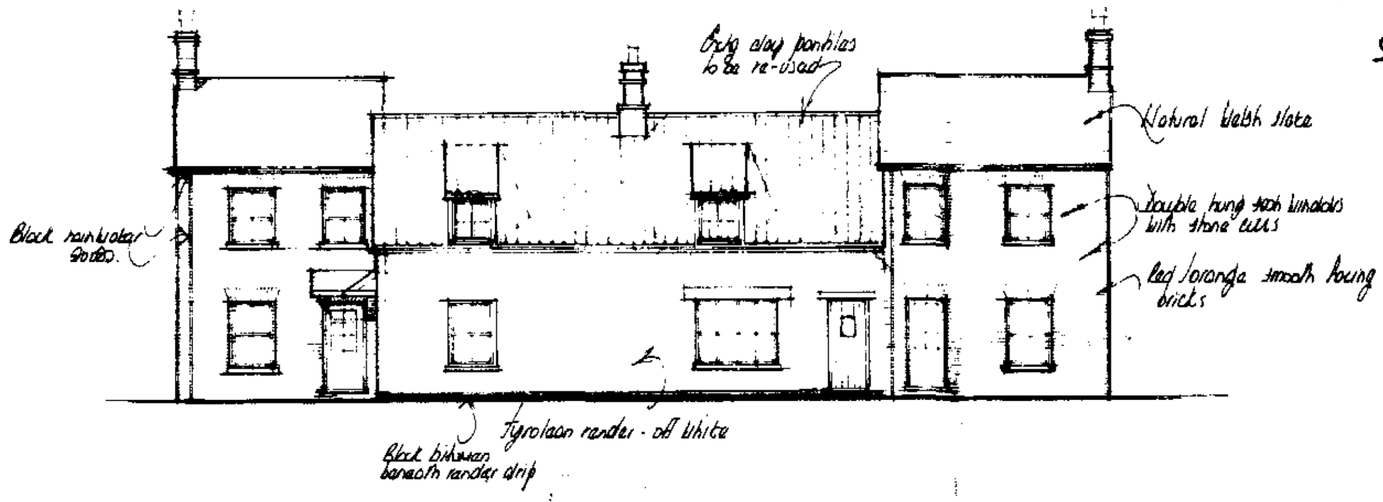
Scale 1:100

Date Dec 93 | Drawn by

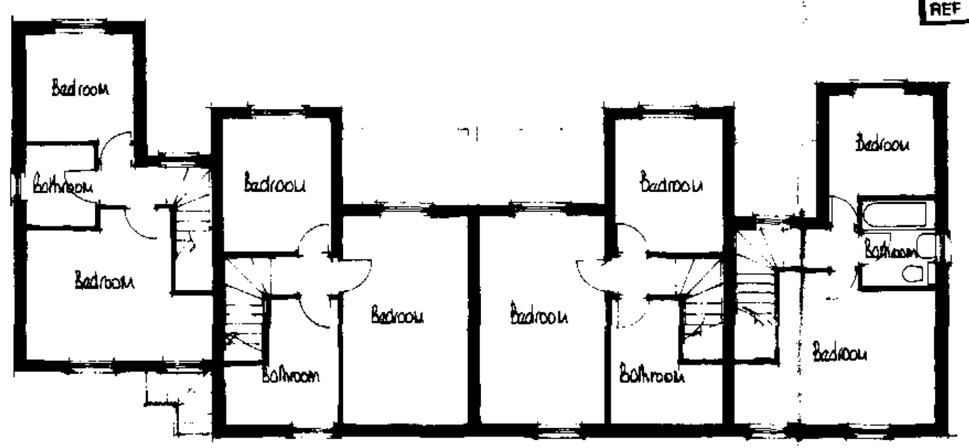
Drg. No. 92/86/01. | Rev



ground floor



south elevation



first floor

Retain on file - for site area only

SUPERSEDED

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1993
REF. 1227/93

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr. & Mrs. D. Brooks.

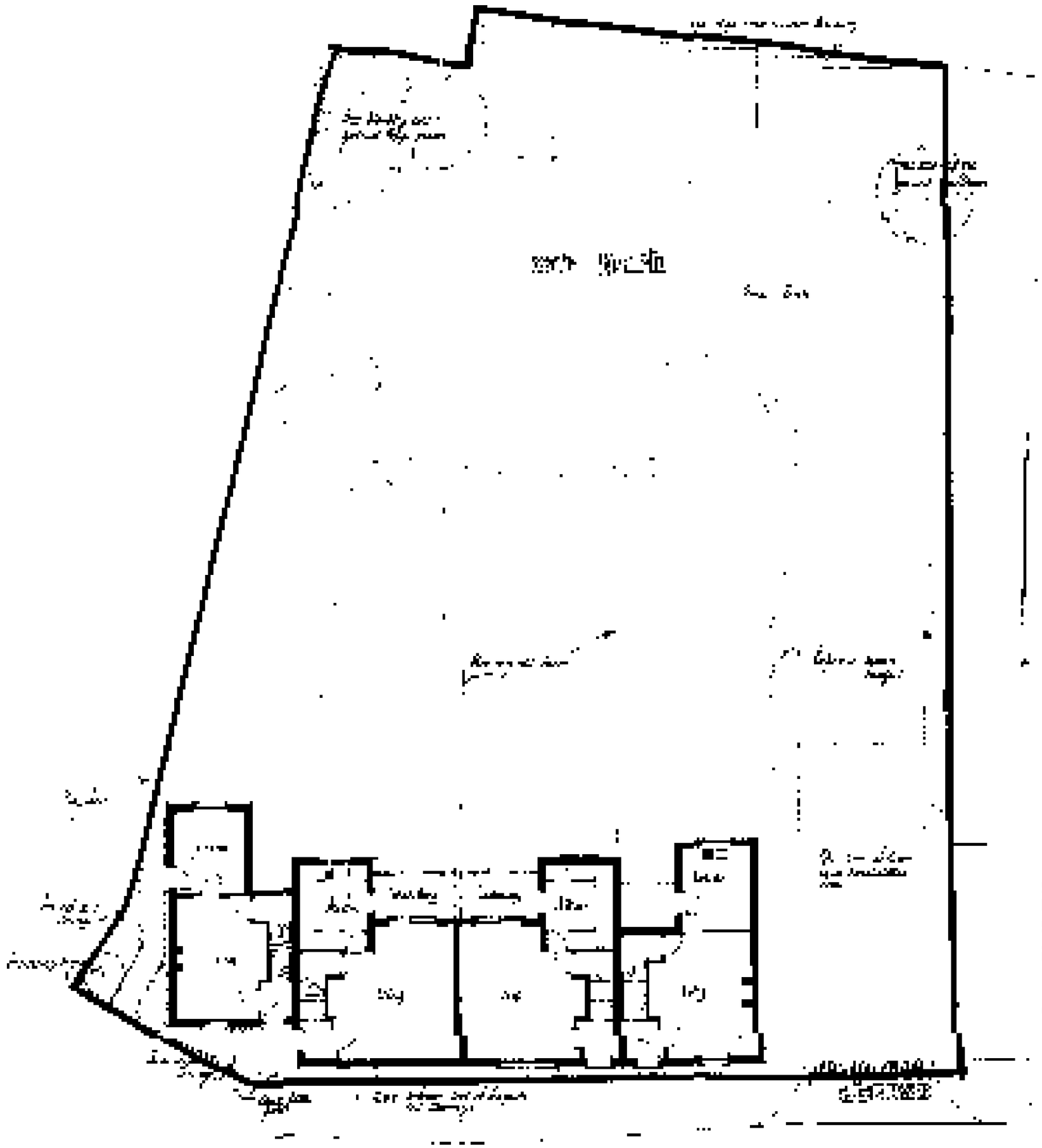
Job Title
Proposed Re-development at Salem Street Gosberton.

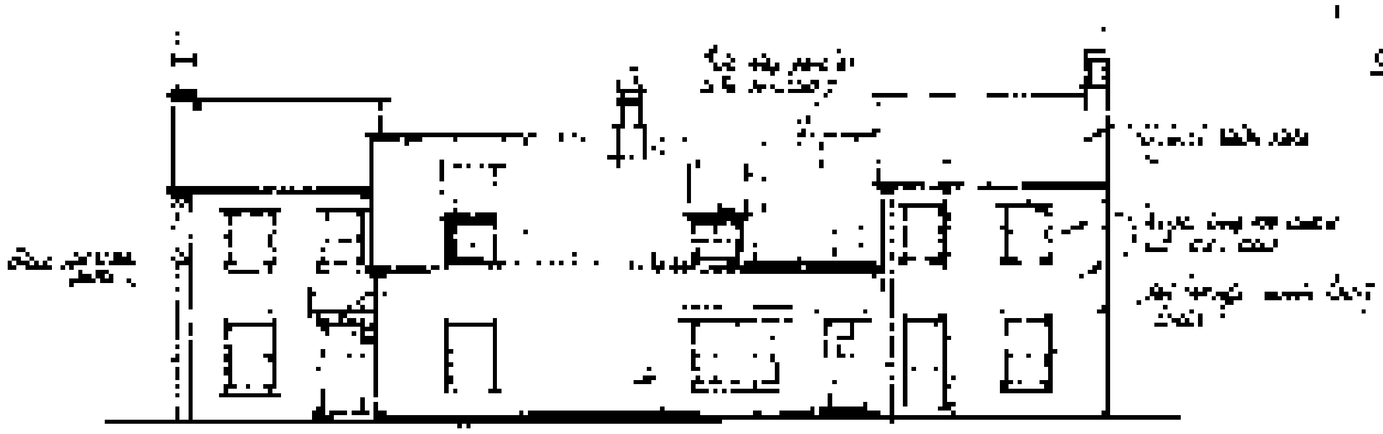
Drawing Title
Plan & Elevation.

Scale 1:100

Date Dec 93 | Drawn by AL

Org. No. 92/86/01. | Rev







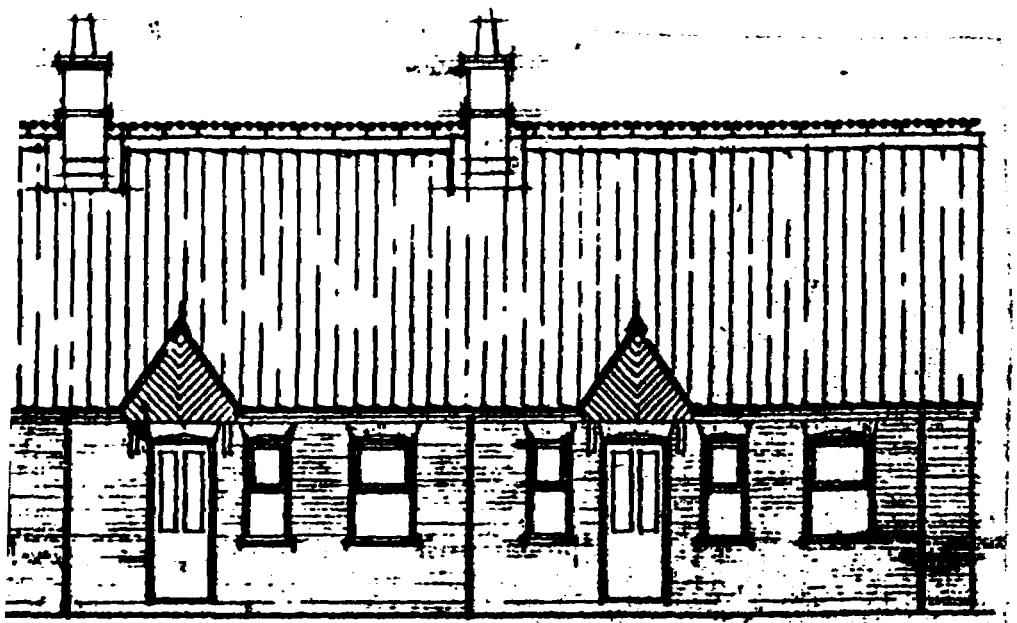
Rotation on
file — plan
side elevation only

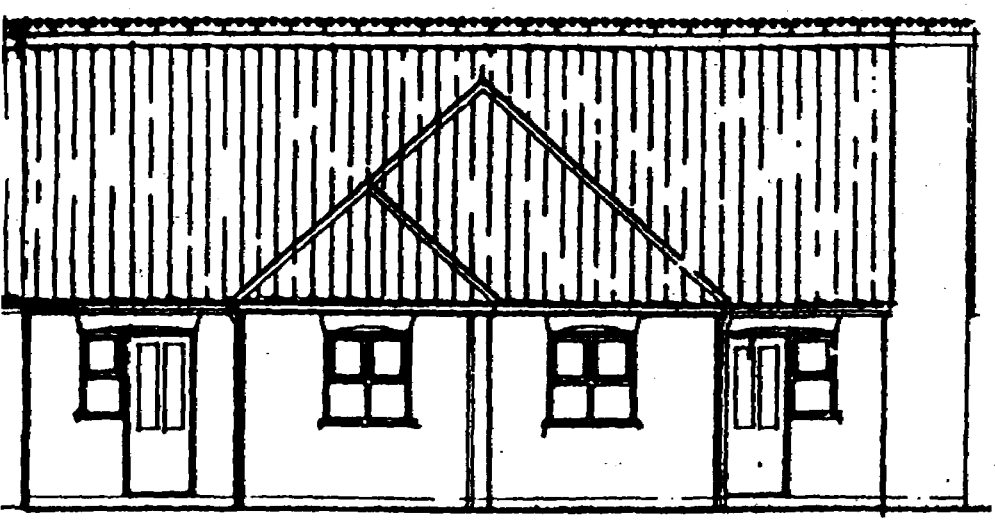
BUILDING

Client
Address
Design
Architect

Drawing Title

Drawing No.

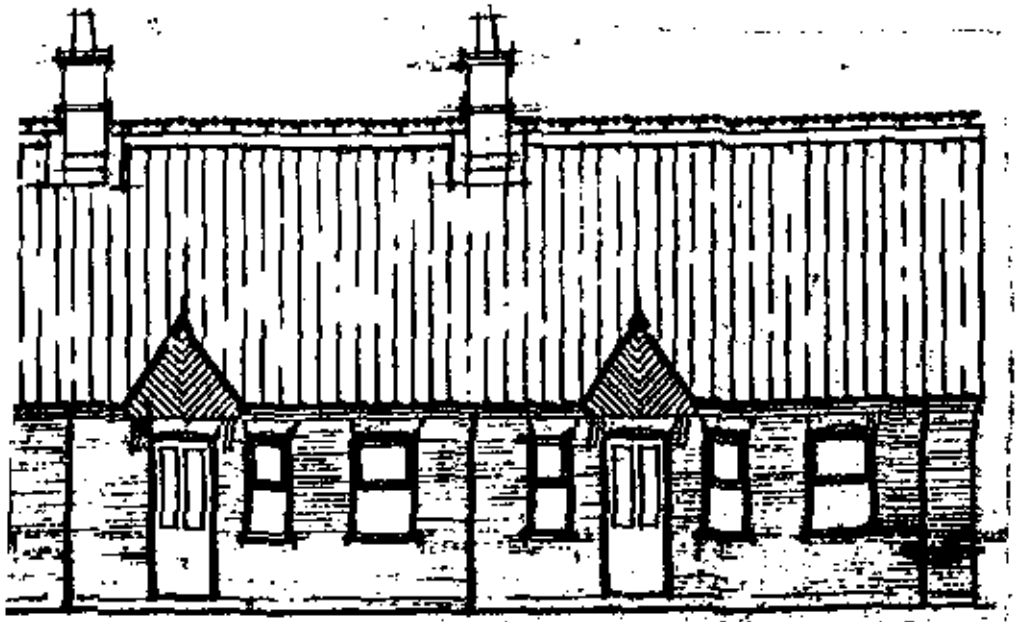


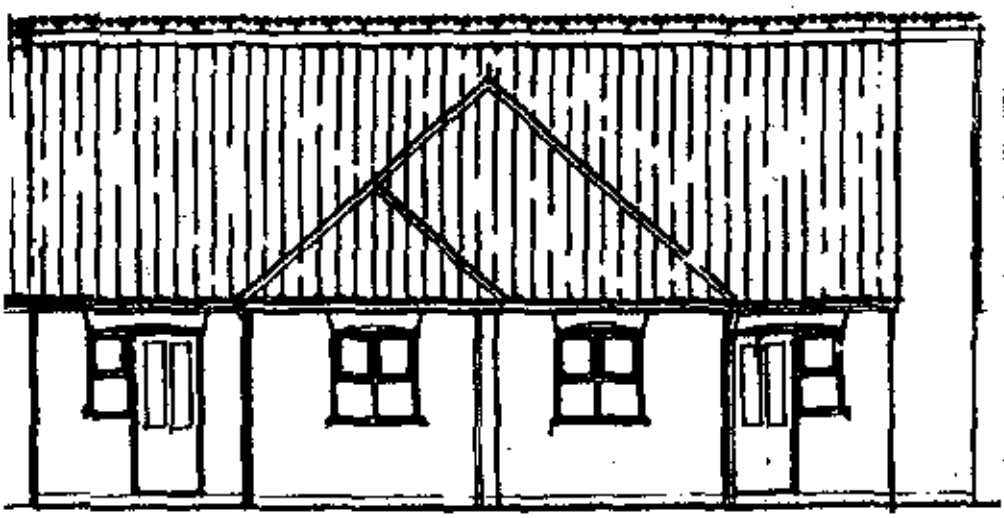


Extract From

138/91

Adj. development

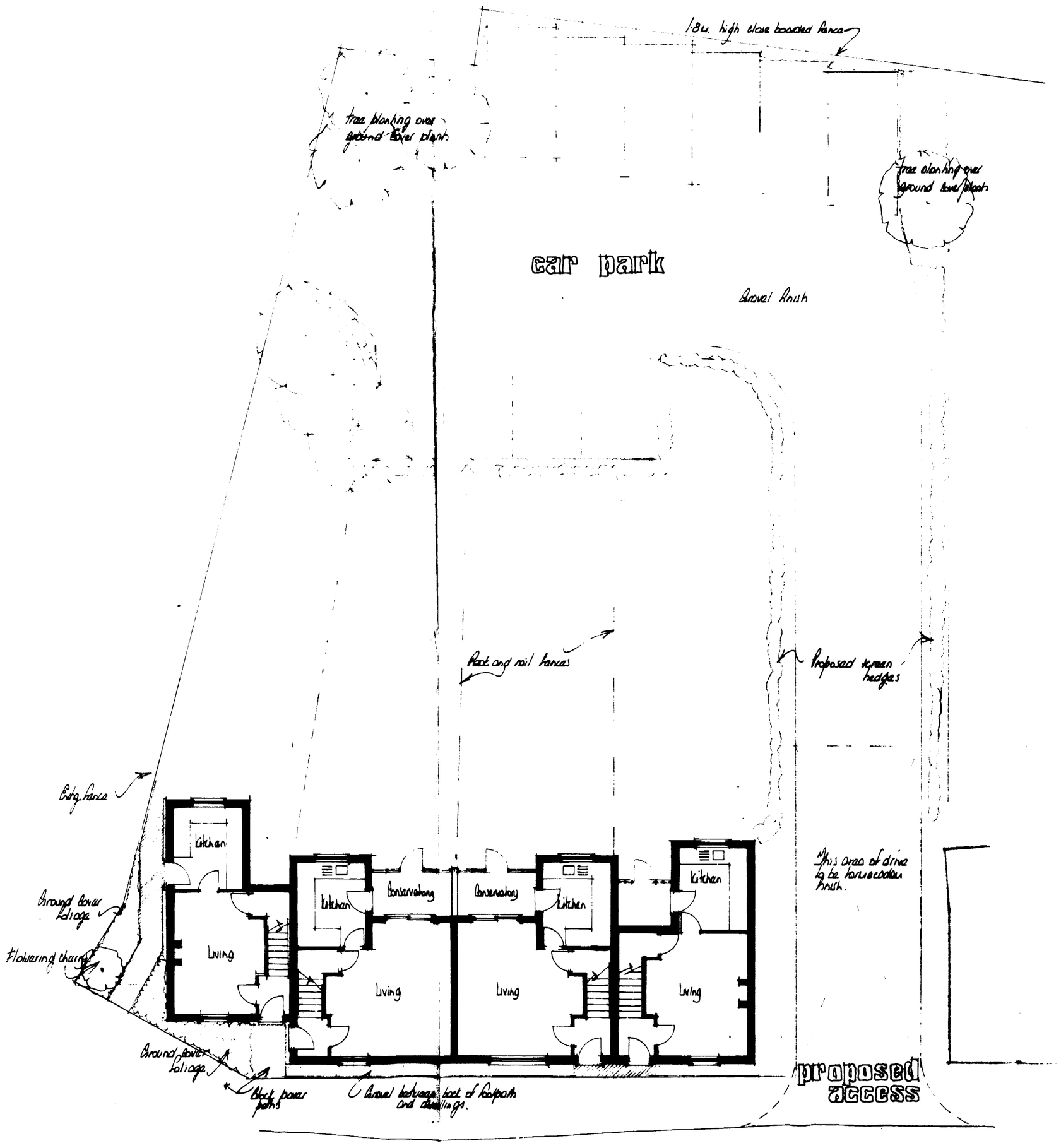




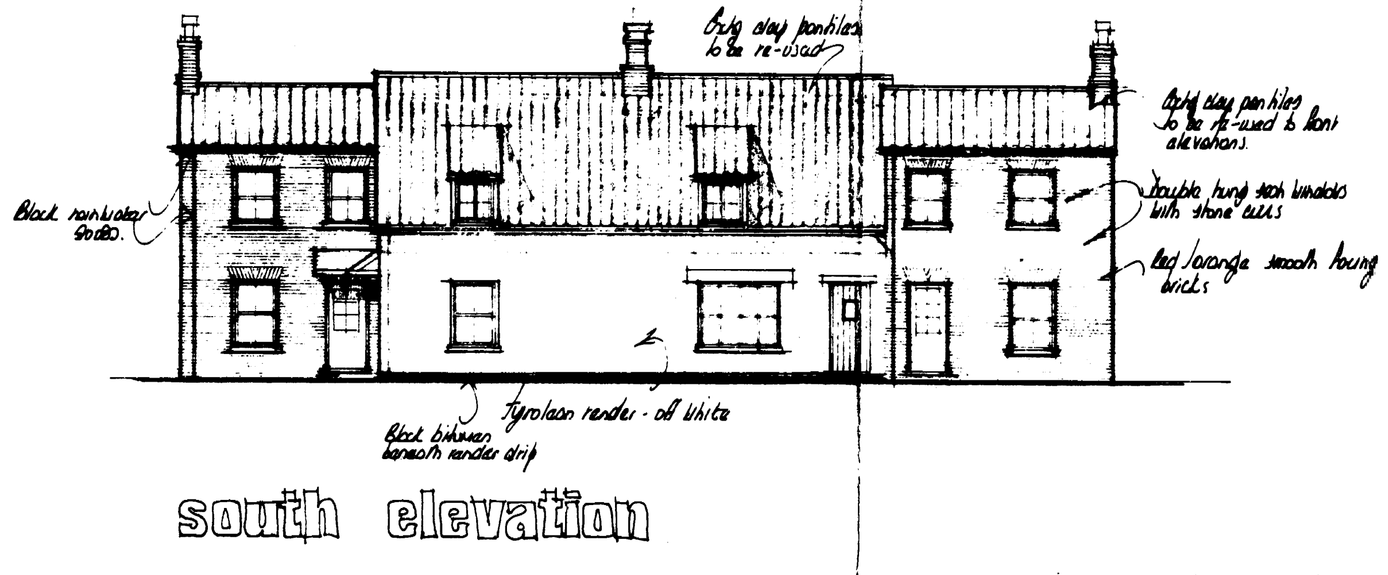
Extract From
138/91
Adj. development



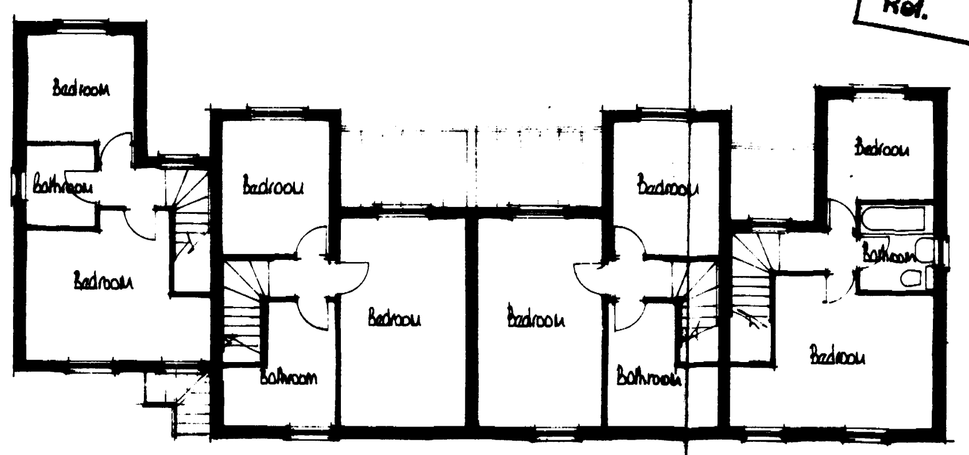




ground floor



south elevation



first floor

AMENDED PLAN
Ref.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
- 3 MAR 1994
REF ... 227/93

A	Mar 94	Road line amended
	Date	Revisions

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Client
Mr. & Mrs. D. BROOKS.

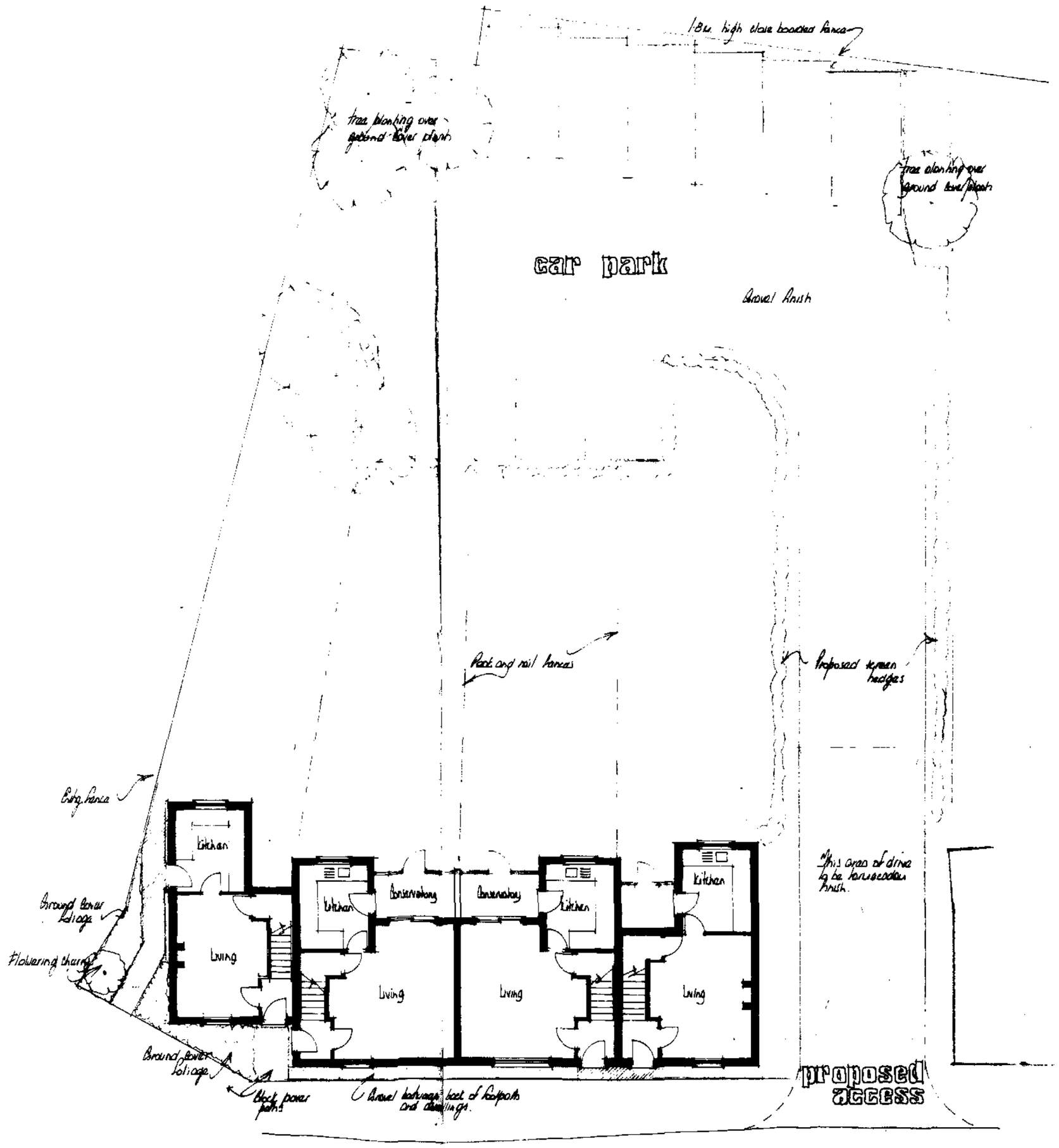
Job Title
PROPOSED DE. DEVELOPMENT AT SALEM STREET BOSTON.

Drawing Title
PLAN & ELEVATION.

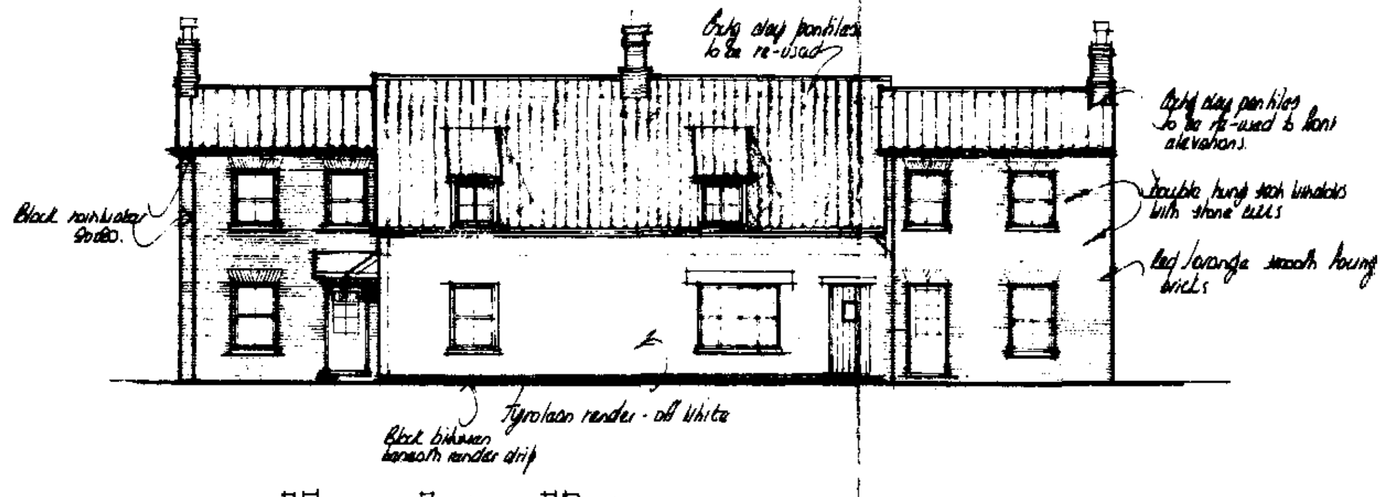
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Date Dec 93 | Drawn by AL

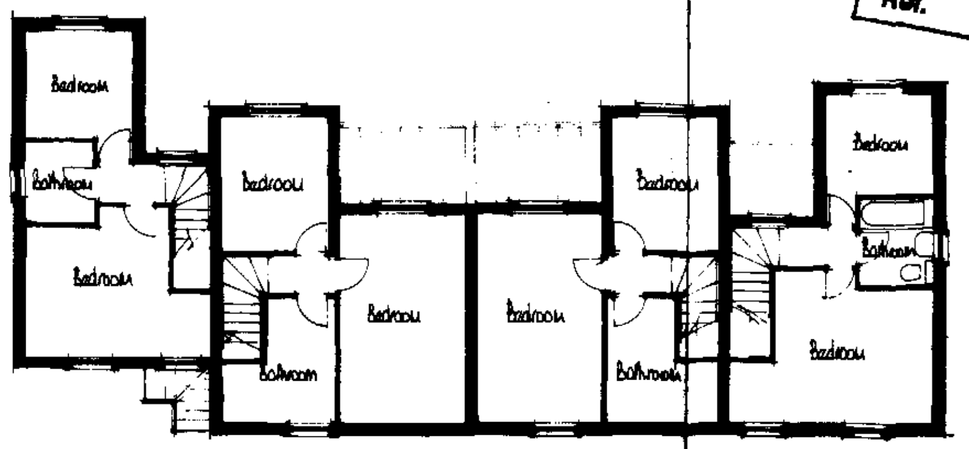
Drg. No. 92/86/01. | Rev A



ground floor



south elevation



first floor

AMENDED PLAN
Ref.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
- 3 MAR 1994
REF 1227/93

A	Nov 93	Road line amended
	Date	Revisions

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Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767966

Client
Mr. & Mrs. D. Brooks

Job Title
Proposed Re-development at Salem Street Baxterton.

Drawing Title
Plan, Elevation.

Scale 1:100

Date Dec 93 | Drawn by AL

Drg. No. 92/86/01. | Rev A

DETERMINED
PLAN

AMENDED PLAN