

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0123/94

Received: 02-FEB-94 Type: OUTLINE

Name: Mr J & Mrs B Goodley
Washway Road Nursery
Holbeach
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling

Location : Washway Road Holbeach
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 siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) 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

PLANNING APPLICATION

For office use only

Application No. H09/0123/94

Date Registered 02 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. J. and Mrs. B. Goodley,
Washway Road Nursery,
Holbeach,
Nr. Spalding,
Lincolnshire.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Messrs. Hix & Son,
23 Church Street,
Holbeach,
Lincolnshire PE12 7LL.

Tel. No. 0406-422777

(Personal contact name) Mr. C. Shallice

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Washway Road, Holbeach, Nr. Spalding, Lincolnshire.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use of the land for the erection of one (1) residential dwelling and garage.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £140.00 ... If you consider no fee is payable include a written explanation instead.

Signed

Date 31st January, 1994

On behalf of Mr. and Mrs. J. Goodley

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 worksor This is an **outline** application

(✓)

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

Please state Site Area 0.08 (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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE ACTIONS.

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 31.1.94.....
On behalf of Mr. J. and Mrs. B. Goodley

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 31.1.94.....
On behalf of Mr. J. and Mrs. B. Goodley

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: H09/0123/94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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

RECONSULTS
(revalidated)

All

☐

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary

.....
.....
.....
.....

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15
TRA D/Transp A18
B Rail

..... G* T15
.....
.....

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

Environment/
Drainage
WAT

Env Services
NRA
IDB
Env Assess

.....
.....
.....

☐ G ENV (See separate sheet)

Conservation
LB

LB Demolish
Archaeology
Eng Heritage
Consultant
Other

..... G* DEM
..... G ARC Specify:
.....
.....
.....

Order No:
Specify:

Hazards

HSC Group
Specific

..... G* HAZ
.....
.....

Specify:
Specify:

Other PLA

.....

Case Officer:

DAVID GEDNEY

Senior Officer Confirmed

Date: 3/2/94

Recorded DC....

Press
PC
WM
Residents

R. COMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

COMMITTEE

DMF 23/2

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

ME 24/3

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *DMF* Date *23/2*

Notes:

☒ Disabled
☒ Prev conditions
☒ Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

1. *TL2*

② *SC 8. Reason standard.*

③ *SC 27*

④ *SC 22*

⑤ *B3 north western Wash way Rd.*

Reason: B6.

⑥ *B21 Reason B21*

⑦ *The dwelling hereby approved shall be compatible in terms of scale, massing, design and use of materials with existing residential property in the locality.*

Reason: In the interests of the visual amenities of the rural locality.

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒☐☐

ADMIN RECORD SHEET

Initials

Registration

Submitted Fee £ 140

Reference H09/0123/94

Receipt No

P3839

Cross-Ref

Date first Rec'd

02 FEB 1994

Date

3/2/94

Validation

Site area
No of dwellings
Floorspace

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

TYPE OUTLINE

Description
to be recorded

Erection of dwelling

Invalid

Site plans
Certificate

☐

Fee

Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £140

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 151 OS Plots

Grid ref 53730325750

Ward C1

Parish HOLBEAKH

Inside IBD NO

Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 1960

Dist Bound

Linked to property

Ref

Other:

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Planning Records:
Earlier apps

FSH

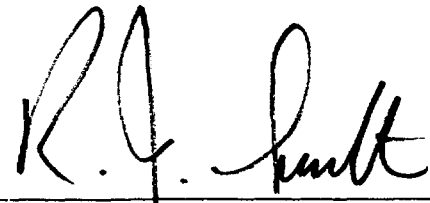
B Reg Records:
Already submitted - Ref:
Request needed
Requested

21st MARCH 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H05/0689/93 Temples Transport	JB	Deferred. Require suitable draft legal agreement with owner of land at Fleet Hargate with carefull consideration being given to timing of cease of use and vacation of premises. Members accept that the removal of haulage yard gives sufficient environmental gain to outweigh planning policy and have indicated their clear preference for residential development on the village site and general support for the new green-field site development as detailed in latest scheme.
H13/1093/93 D G M Properties Ltd	JB	Refused as recommended. (N.B. Any new proposal to re-position the dwelling on the site must be a new application.)
H21/1115/93 B D Groves Transport	JB	Refused as recommended.
H17/0013/94 Exors of E M Skells	PJU	Refused as recommended. (N.B. Sub-Cttee did not rule out possibility of a suitably designed dwelling on the site i.e full application, in view of planning ~~limits~~ history)
H09/0123/94 Mr & Mrs Goodley	DMG	Grant contrary to recommendation and subject to appropriate conditions. Members regarded development as suitable, infilling.

24th March 1994

Signed:


Deputy Director of Planning
and Building Control Services

PLANNING COMMITTEE - 8th March 1994

136. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the proposal.)

(It was reported that observations had been received from the Parish Council, who had indicated no objections to the proposal.)

Plan No. and Applicant

Proposal

H19/0043/94
Mr & Mrs Markillie

New access at Southeau Bank,
Throckenholt.

(To enable the Director of Planning and Building Control Services to verify information currently available.)

H08/0058/94
Rigbolt Farms Ltd

General purpose building at Rigbolt
House, Beach Bank, West Pinchbeck.

(Pending a site inspection to assess the suitability of the site for the proposal and to enable the Director of Planning and Building Control Services to discuss with the applicant the possible re-siting of the proposed new building.)

H09/0123/94
Mr J & Mrs B Goodley

O.A. Dwelling at Washway Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(d) Application Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development, in accordance with his recommendations, as amended where indicated, in respect of the following proposal:-

Plan No. and Applicant

Proposal

H16/0068/94
Kings Quality Homes

Residential development at Fen End Lane,
Spalding.

(The Director of Planning and Building Control Services was authorised to negotiate the repositioning of dwellings on the site so that single story dwellings were situated on plots 7 and 8.)

(Whilst Councillor M.C. White had taken part in the discussion on the above application he asked that it be recorded that he abstained from voting on the matter.)

(e) Application Director of Planning and Building Control Services Authorised to Refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the undermentioned development in accordance with his recommendation:-

08th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H03/0637/93 Mr P Coupland	DJR	Deferred to allow Cttee Members to visit Kimbolton Kart Track, possibly in April, before inspecting site. Application to be determined by full cttee. Meeting arranged for Fri 11 Mar between DPBCS/DDPBCS/NRM/Case Offr & Env Svcs to discuss matter. Specialist advice to be sought with a view to requirements for achieving creativity as well as acoustic protective measures. A New, less detailed, report required with more emphasis on visual information. Policy on restoration of land to be considered.
15	H05/0689/93 Temples Transport	JB	Deferred for site visit as recommended.
20	H06/1085/93 Messrs R & D Wright	JB	Grant as recommended.
22	H16/1092/93 Mrs J E Sampson	DMG	Grant as recommended.
24	H13/1093/93 DGM Properties	JB	Deferred for site visit.
25	H06/1118/93 Mr & Mrs C Warboys	JB	Refused as recommended.
27	H16/1123/93 E Loveridge esq	DMG	DPBCS Auth to Refuse as recommended.
29	H11/1126/93 Mr & Mrs Clifton	DMG	DPBCS Auth subject to sect 106 obligation.
32	H08/1192/93 St Gilbert and St Hugh's Church	PJU	Refused as recommended. Amend line 4 of refusal reason to read "development as submitted".
34	H08/1204/93 Mr B Ibbotson	PJU	Refused as recommended.
35	H02/1205/93 Mr P Staniforth	PJU	Refused as recommended. Case Officer to offer meeting if required.
37	H17/0013/94 L.C.C.	PJU	Deferred for site visit.
38	H09/0017/94 Mr R Stokes	DMG	Grant as recommended.
39	H14/0033/94 Mr J G Sneath	PJU	Refused as recommended.
41	H19/0043/94 Mr & Mrs Markillie	DMG	Deferred. Check ownership of existing access. Additional photo highlighting restricted visibility required.

42	H17/0044/94	PJU	Grant as recommended.
	Mrs M Daniels		
44	H17/0046/94	DMG	Refused as recommended.
	Mr C Mitchell		
46	H16/0052/94	DJR	Grant as recommended.
	S.H.D.C.		
47	H08/0058/94	PJU	Deferred for site visit.
	Rigbolt Farms Ltd		Meeting to be held with applicant before arranging site visit to discuss future of barns.
48	H16/0068/94	DMG	DPBCS auth subject to exchange of houses for Kings Quality Homes bungalows within the overall layout of plot.
50	H09/0077/94	DMG	Grant as recommended.
	Kings Quality Homes		
51	H18/0093/94	DMG	Grant as recommended.
	Regalbourne Ltd		
53	H08/0101/94	PJU	Refused as recommended.
	G P Meads		
55	H16/0109/94	DJR	Grant subject to DoE approval as recommended.
	British Rail		
57	H09/0123/94	DMG	Deferred for site visit.
	Mr & Mrs Goodley		

09th Mar 94

Signed:
N Midlen
Principal Planning Officer

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



H09/0123/94 OUTLINE

Applicant: Mr J & Mrs B Goodley
Tel:

Agent: Messrs Hix & Son
0406 422777 Mr C Shallice

Description: Erection of dwelling

Location: Washway Road
Holbeach
Spalding
Lincs

Valid date:	02-FEB-94	Terminal date:	30-MAR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	09-FEB-94	Report deadline:	16-MAR-94
Inspected by	16-FEB-94	Agreed TD Ext:	
Extra contacts	23-FEB-94	Case Officer:	
Report if not clear by	09-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	09 08-FEB-94	02 01-MAR-94
Clerk to Holbeach PC 0406 26739	07-FEB-94	21-FEB-94
Cllr J R Pearl 0406 32 207	07-FEB-94	14-FEB-94

SITE RECORD

Grid ref: 537320 325750
OS Sheet: 151 Parcel:

*Q3s Attached
plan 10/12/94 for CB 17/2/94*

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



Application no: H09/0123/94

Applicant: Mr J & Mrs B Goodley
Washway Road Nursery
Holbeach
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling

Location: Washway Road Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 02-FEB-94

07-FEB-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 21-FEB-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

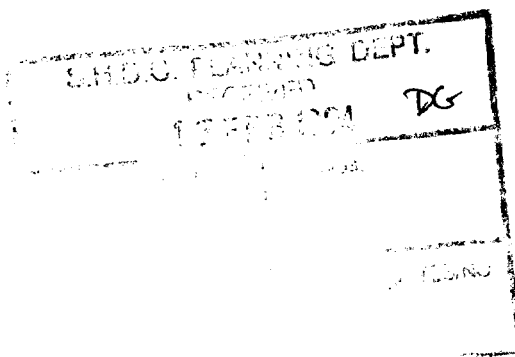
FOR PARISH COUNCIL USE ONLY

Comments:

Supported, On main sewer

Signed:

11/8/94



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H09/0123/94

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		
	3	7	3	2	5
					7

2. Address or location

WASHWAY ROAD, HOLBOURN

3. Name, classification and number of road

III

4. Date application referred

10-2-94

5. State whether outline, detailed application etc.

OL

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

ERUCTION OF DWELLING

- 7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

☒ b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. ~~Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

14-2-94

Signed:

[Signature]
Director of Highways and Planning



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

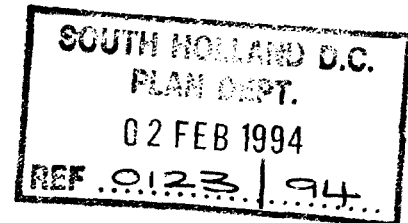
TEL. HOLBEACH (0406) 422777

FAX. HOLBEACH (0406) 426142

Our Ref: CS/6166/PJC

Date 31st January, 1994 Your Ref:

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.



Dear Sirs,

Re: Outline Planning Application -
Land at Washway Road, Holbeach, Lincolnshire

We attach hereto the completed Application forms and the appropriate planning fee in respect of the above Outline Application and we look forward to receiving the Planning Committee's decision in due course.

Yours faithfully,

[Handwritten signature]



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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3829
Date received : 02-FEB-94

Received from

J & B J Goodley

Address

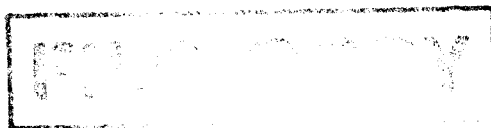
Washway Road Nursery
Holbeach
Spalding

Fee paid	£	140.00
VAT	£	0.00

Total received £ 140.00

Cash/Cheque : Cheque

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



Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0123/94

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H09/0183/96

Received: 27-FEB-96 Type: RESERVED MATTERS

Name: M Ayres
High Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of bungalow and garage

Location : Washway Road Holbeach
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

This permission is granted in accordance with the application submitted as revised by the amended drawing reference H09/0183/96 received by the Local Planning Authority on 21/03/96.

sgd S A WALTHAM
Director of Housing and Planning Services

10-APR-96 H09/0183/96

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0123/94

Received: 02-FEB-94 Type: OUTLINE

Name: Mr J & Mrs B Goodley
Washway Road Nursery
Holbeach
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling

Location : Washway Road Holbeach
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 siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) 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

approved scheme is implemented satisfactorily.

- 4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

- 5 The vehicular access shall be formed at the north western end of the site's frontage onto Washway Road.

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

- 6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

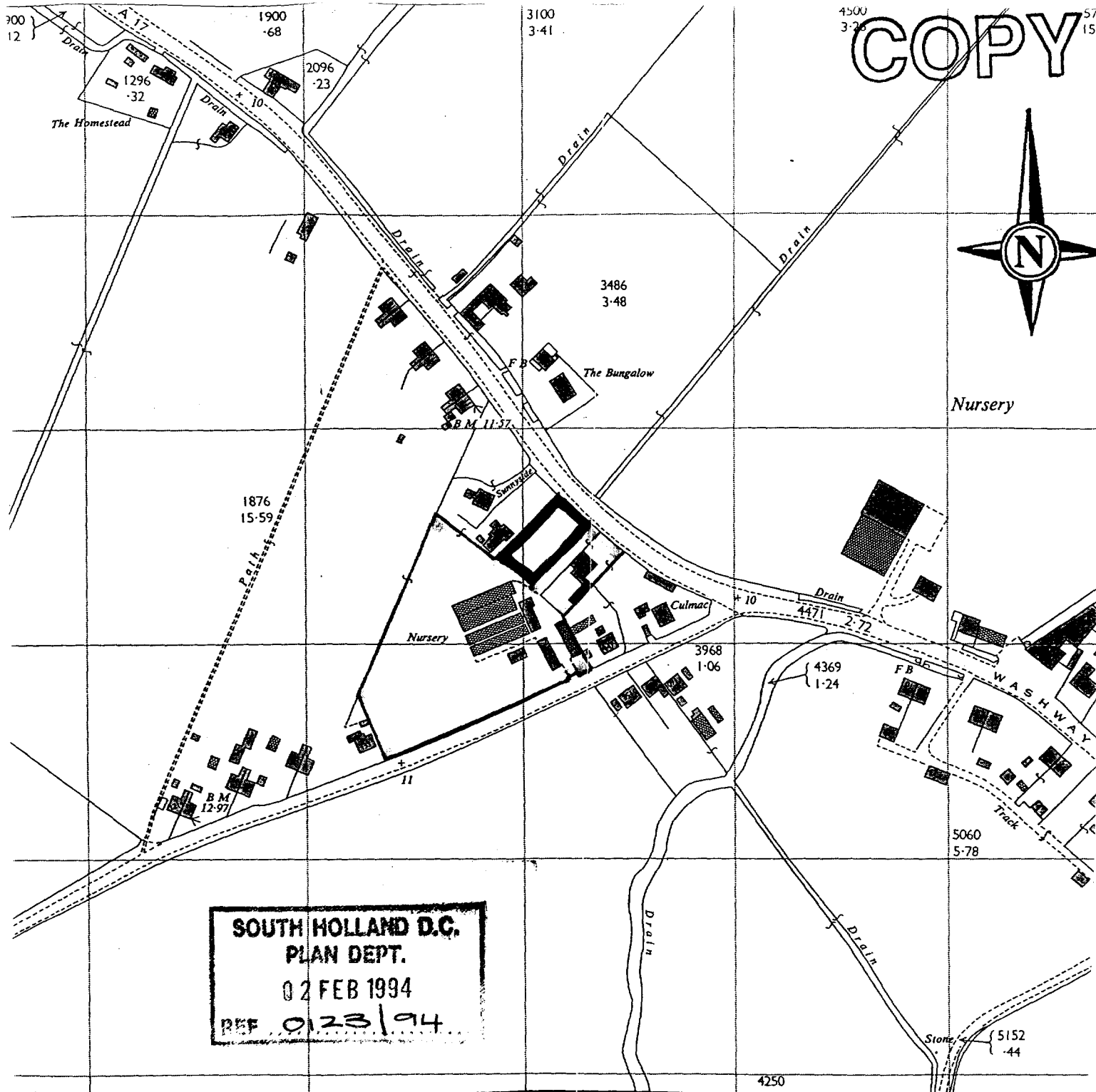
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 7 The dwelling hereby approved shall be compatible in terms of scale, massing, design and use of materials with existing residential property in the locality.

Reason: In the interests of the visual amenities of the rural locality.

Director of Planning and Building Control Services
31-MAR-94 H09/0123/94

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.



Outline Planning Application - Erection of one(1)
residential dwelling and garage on behalf of
Mr. J. and Mrs. B. Goodley

HIX & SON

Chartered Surveyors, Auctioneers & Estate Agents

28 CHURCH STREET
HOLBEACH

SPALDING, Lincs. PE12 7LL

Tel: HOLBEACH (0406) 422777

REPRODUCED FROM THE 19...69... ORDNANCE SURVEY
PLAN WITH THE PERMISSION OF THE CONTROLLER OF
HER MAJESTY'S STATIONERY OFFICE.

CROWN COPYRIGHT LICENCE No. ES 767360

PLAN No. TF 3625/3725

1:2500

31.1.94.

DETERMINED
PLAN

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many:
One (1)

4. A. Please state site area (in all cases)

0.08

hectares

B. If building works are proposed, please state extra floor space to be created:

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

Not finalised at this stage.

sq. metres
metres
metres
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

Yes

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Garden/Nursery Ground

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: Washway Road

Will there be—

Individual access(es)

Yes

New estate road

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

Proposed Garage and Turning 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 or more trees

☐

➡ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

By means of soakaways or the available surface water sewer whichever is appropriate.

No

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☐

➡ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

➡ If so, please complete Part 7

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

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☐

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : increasing agricultural land
Neighbours : frontage footpath
Boundaries :
Site Features : Boundary to south, cottage to north,
Glenhouse, etc to west.

Inspected by DMG
Date ~~9/12~~ 9/12
Site Notice posted by
Date DMG
Expiry ~~9/12~~ 9/12

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date	Conversation with	Conclusion
------	-------------------	------------

Case Officer Conclusions

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) B3 ——— North western ——— Washway Road

(2) B21

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) B21