SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0228/93 Received:22-APR-93 Type:FULL

Name: Fenbank Builders
Fenbank House
Romand Bank
Holbeach Bank
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 2 bedroom bungalow and garage

Location : Little Common Lane Holbeach Clough
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 No trees shown as being retained on the plan accompanying the application (drawing number FB/LCL/2A, received by the Local Planning Authority on the 22 April 1993) shall be lopped, topped, felled or uprooted.

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

3 A 1.8 metre closeboarded fence (as shown on the plan accompanying the application) shall be erected along the northern boundary of the site before the occupation of the dwelling hereby permitted.

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

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
02-JUN-93 H09/0228/93

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. H09/0228/93.

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

FENBANK BUILDERS.
FENBANK HOUSE.
ROMAN BANK.
HOLBEACH BANK.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. 0406 370853.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LITTLE COMMON LANE. HOLBEACH CLOUGH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 BEDROOM BUNGALOW & GARAGE.

Please complete

Signed.. G. R. Merchant Date 8.4.94

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.

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 [ ] (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: 1,
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	5. metres
(b) max. length:	10.38 metres
(c) max. width:	11.595 metres
C. Please state type and colour of materials for facing external walls:	BUTTERLEY - OLD ENGLISH ROSE.
D. Please state type and colour of roofing materials.	SANDTOFT - DOUBLE PANTILES - RUSTIC RED.
E. 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

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 roac	✓	If so, name of road: LITTLE COMMON LANE. Will there be— Individual access(es) ✓ New estate road
C. What provision will be made for garages or parking within the site?		GARAGE.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees		
B. The proposal does involve the felling of one or more trees	✓	➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	SOAKAWAYS
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.		➡ 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.

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).

PROSPECTIVE PURCHASER.

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 .....

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:

MRS. M. HAND. "THREE JOLLY BANKERS".
LITTLE COMMON LANE. HOGSTHORPE CHURCH 8.4.93

Signed ..... (Applicant / Agent) Date 8.4.93

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate ´.
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 8.4.93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Presently garden. N° of trees/shrubs upon site.
Neighbours : Nailor bne.
Boundaries : 3.4m high Hedgerow on
Site Features : S. boundary. Dwelling beyond that. Cottage opposite. House to N.

Inspected by DMG
Date 18/3

Site Notice posted by DMG
Date 18/3
Expiry Amended notice posted by ES 29/4.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 26/5.

No Objection in principle. Within IBD

Trees around boundaries of site to be retained.

Bungalow considered acceptable. Complies with by laws & SHSPB.

Neighbours not materially affected in my opinion.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

(Approve (or equiv)) Refuse (or equiv)

Signed DMG Date 26/5.

~~Notes~~:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

(1) TL1

Conditions/~~Reasons~~ (cont overleaf)

(2) No trees shown as being retained on the plan accompanying the application (~~reference~~ dwg n° FB-LCL-2A rec'd by the LPA on 22 April 1993) shall be lopped, topped, felled or uprooted without the consent of the LPA. Reason: In the interests of the visual amenities of the rural locality.

(3) A 1.8 metre close boarded fence (as shown on the plan accompanying the application) shall be erected along the northern boundary of the site before occupation of the dwelling hereby permitted. Reason: In the interests of the amenities of the locality.

(4) Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application. Reason B6.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 14/4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: (1) Position of site appears incorrect on 1:2500 plans. A amended plan hereby required ~~[illegible]~~ outlining the correct site in red. (2) The 1:200 plans appear to show the position of the dwelling to the south incorrectly. A amended plan therefore required which rectify this, with the site outlined in red.

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

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: ...D.M.G.

Further direction: **Precise details:**

Amended description:

New valid date: 22/4 Please alter to "Full" and reconsult all parties.

Consultation/Publicity Required

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

Case Officer DAVID GODLEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt Issued P2382

Date first Rec'd 11 MAR 1993

Registration

Reference H09/0228/93

Cross-Ref R,

Date 12-MAR-93

Validation

TYPE RM.

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 120

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref H09/1040/92.

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current	✓	✓	✓	✓	✓

Index sheets 116

OS No's

Grid ref S 34140 37690

Ward G1

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 1186

Ref

Planning Records:
Earlier apps 1344/91
1040/92

B Reg Records:
Already submitted - Ref
Request
Requested

B[illegible]N SMITH Dip TP MRTPI
D[illegible]or 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

H09/0228/93
FULL

Applicant: Fenbank Builders
Tel:

Agent: G R Merchant
0406 370853

Description: 2 bedroom bungalow and garage

Location: Little Common Lane
Holbeach Clough
Spalding

Valid date: 22-APR-93
Target dates:
To case officer 29-APR-93
Inspected by 06-MAY-93
Extra contacts 13-MAY-93
Report if not clear by 27-MAY-93

Terminal date: 17-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	~~30~~ 29-APR-93	~~31~~ 20-MAY-93	Amended plan + Changed to 'Full'
Clerk to Holbeach PC 0406 26739	26-APR-93	10-MAY-93	
Cllr J R Pearl 0406 32 207	26-APR-93	03-MAY-93	

SITE RECORD

Site Visited 29/4/93

Grid ref: 534940 327650
OS Sheet: 116 Parcel:

E[illegible]N 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

H09/0228/93
~~RESERVED MATTERS~~ FML

Applicant: Fenbank Builders
Tel:

Agent: G R Merchant
0406 370853

Description: 2 bedroom bungalow and garage

Location: Little Common Lane
Holbeach Clough
Spalding

Valid date: ~~11-MAR-93~~ 22-APR-93
Terminal date: ~~06-MAY-93~~ 17-JUN-93
Target dates:
To case officer 18-MAR-93
Inspected by 25-MAR-93
Extra contacts 01-APR-93
Report if not clear by 15-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93
Case Officer: D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	16-MAR-93	30-MAR-93
Cllr J R Pearl 0406 32 207	16-MAR-93	30-MAR-93
Site/Press Advert MIN	~~18-MAR-93~~	~~09~~-APR-93 08

L-C-C - Obs Attached jc 18/3/93

SITE DETAILS

Grid ref: 534940 327650
OS Sheets: 116 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

NB: Amended plan received, application type changed to 'FULL'.

Application no: H09/0228/93

Applicant: Fenbank Builders
Fenbank House
Romand Bank
Holbeach Bank
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 2 bedroom bungalow and garage

Location: Little Common Lane Holbeach Clough
Spalding

Type: FULL

Date received: 22-APR-93

26-APR-93

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 10-MAY-93. 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

Signed: N P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED DC
13 MAY 1993

Attention of
DPO NPM
SOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H09/0228/93
OUr ref : GRM/JJM/FB-LCL

20th April, 1993.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

FAO D. GEDNEY.

Dear Sir,

2 BEDROOM BUNGALOW & GARAGE, LITTLE COMMON LANE, HOLBEACH CLOUGH.

Further to our recent telephone conversation with respect to the above application, I enclose amended loccation plans showing the site re-positioned as discussed.

Yours faithfully,

J. Merchant.

G.R. Merchant.

SOUTH HOLLAND D.C.
PLAN DEPT
22 APR 1993
REF .....

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: H09/0228/93

Applicant: Fenbank Builders
Fenbank House
Romand Bank
Holbeach Bank
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 2 bedroom bungalow and garage

Location: Little Common Lane
Holbeach Clough
Spalding

SOUTH HOLLAND D.C. PLANNING REF Valid 11-MAR-93

Type: RESERVED MATTERS

Date received: 16-APR-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:

Position of site appears incorrect on 1:2500 plans. Four amended plans therefore required outlining the correct site in red.

The 1:200 plans appear to show the position of the dwelling to the south incorrectly. Four amended plans therefore required which rectify this, with the site outlined in red.

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

BRI. SMITH Dip TP MRTPI
Director of Planning & Building Control Services

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0228/93

Applicant: Fenbank Builders
Fenbank House
Romand Bank
Holbeach Bank
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 2 bedroom bungalow and garage

Location: Little Common Lane Holbeach Clough
Spalding

Type: RESERVED MATTERS

Date received: 11-MAR-93

16-MAR-93

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 31-MAR-93. 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

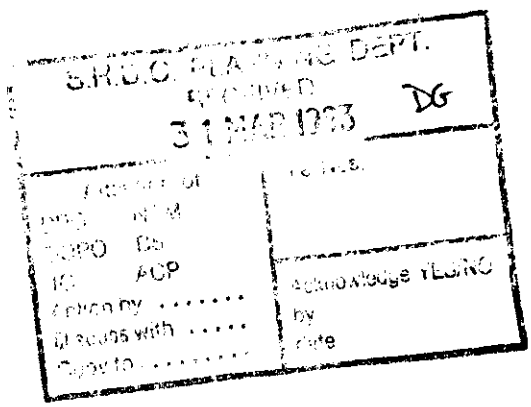
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed:



25th March 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1993 DG
Attention of
DPO NHM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

NRA
National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: 93/1/SH/0081
Contact: GILL THORNALLEY

Dear Sir,

Planning Application No. H09/0228/93

PROPOSAL: ERECTION OF A BUNGALOW & GARAGE
LOCATION: LITTLE COMMON LANE, HOLBEACH CLOUGH, HOLBEACH
APPLICANT: FENBANK BUILDERS

I refer to your consultation received on 16th March 1993.

This Authority has no objection to the proposal provided the following conditions are included in any approval.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).
REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

CONDITION: No part of the soakaway system shall be more than 2 metres below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

contd ...

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Advice to Planning Authority

The SOUTH HOLLAND Internal Drainage Board were consulted and their response letter is enclosed.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/228/93/JAM **Your Ref.** 93/1/SH/0081 **Date** 19 March 1993

Dear Sir,

RESERVED MATTERS PLANNING APPLICATION - FENBANK BUILDERS
DWELLING AT LITTLE COMMON LANE, HOLBEACH CLOUGH

I have the following observations to make in response to your consultation received on the 18th March 1993 regarding planning application No. H09/0228/93.

I would be glad to receive a copy of your response to the Planning Authority.

The watercourse along the sites Eastern boundary is my Board's Holbeach River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the dwelling conforms with my Board's requirements but I must be informed when works are due to commence in order the clearance can be verified on site.

With regard to the proposed fence along the Northern boundary, my Board will raise no objection to this being erected provided it terminates at least 1 metre from the brink of the watercourse and is of a temporary nature in order it can be easily removed at no cost to my Board should the need arise. Your client and prospective purchasers must however be informed that the Board's prior permission must be sought for any future works alongside the Board's watercourse as set out in clause 1 of the enclosed conditions.

I note soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

A copy of this letter is being sent to the applicants agent.

Yours faithfully,

ENGINEER TO THE BOARD

The Planning Engineer,
National Rivers Authority,
Anglian Region,
Northern Area,
Aqua House, Harvey Street,
Lincoln. LN1 1TF

N.R.A. — ANGLIAN REGION
HARVEY STREET, LINCOLN
24 MAR 1993
FILE

	Act	n		Act	Inf
O.M.					
admin					

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. Your Ref. Date

STANDARD PLANNING CONDITIONS

1. No buildings, hedges, fences, trees, hardstandings or septic tanks within 9 metres of the Board's watercourse without the special permission of the Internal Drainage Board.

2. The approval of the Drainage Board to the point of discharge of all surface water and the quantity thereof.

3. Any outfalls into a Board's watercourse to be constructed flush to the slope of the bank to facilitate mechanical mowing, and the batter below the outfall to be protected to prevent erosion, all to the satisfaction of the Engineer to the Board.

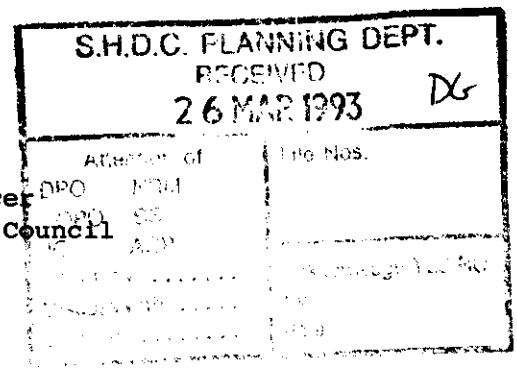
4. The provision of a land drainage system for the site to the satisfaction of the Engineer to the Board.

5. The applicant to inform the Drainage Board on the commencement of all work relating to the Standard Conditions and also to any Special Conditions.

SPECIAL CONDITIONS

The Planning Authority will be informed by the Drainage Board of any special conditions relating to individual applications.

25th March 1993



NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: 93/1/SH/0081
Contact: GILL THORNALLEY

Dear Sir,

Planning Application No. H09/0228/93

PROPOSAL: ERECTION OF A BUNGALOW & GARAGE
LOCATION: LITTLE COMMON LANE, HOLBEACH CLOUGH, HOLBEACH
APPLICANT: FENBANK BUILDERS

I refer to your consultation received on 16th March 1993.

This Authority has no objection to the proposal provided the following conditions are included in any approval.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).
REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

CONDITION: No part of the soakaway system shall be more than 2 metres below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

contd ...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Advice to Planning Authority

The SOUTH HOLLAND Internal Drainage Board were consulted and their response letter is enclosed.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/228/93/JAM **Your Ref.** 93/1/SH/0081 **Date** 19 March 1993

Dear Sir,

RESERVED MATTERS PLANNING APPLICATION - FENBANK BUILDERS
DWELLING AT LITTLE COMMON LANE, HOLBEACH CLOUGH

I have the following observations to make in response to your consultation received on the 18th March 1993 regarding planning application No. H09/0228/93.

I would be glad to receive a copy of your response to the Planning Authority.

The watercourse along the sites Eastern boundary is my Board's Holbeach River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the dwelling conforms with my Board's requirements but I must be informed when works are due to commence in order the clearance can be verified on site.

With regard to the proposed fence along the Northern boundary, my Board will raise no objection to this being erected provided it terminates at least 1 metre from the brink of the watercourse and is of a temporary nature in order it can be easily removed at no cost to my Board should the need arise. Your client and prospective purchasers must however be informed that the Board's prior permission must be sought for any future works alongside the Board's watercourse as set out in clause 1 of the enclosed conditions.

I note soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

A copy of this letter is being sent to the applicants agent.

Yours faithfully,

J J Elsey.

ENGINEER TO THE BOARD

The Planning Engineer,
National Rivers Authority,
Anglian Region,
Northern Area,
Aqua House, Harvey Street,
Lincoln. LN1 1TF

N.R.A. — ANGLIAN REGION
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Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. Your Ref. Date

STANDARD PLANNING CONDITIONS

1. No buildings, hedges, fences, trees, hardstandings or septic tanks within 9 metres of the Board's watercourse without the special permission of the Internal Drainage Board.

2. The approval of the Drainage Board to the point of discharge of all surface water and the quantity thereof.

3. Any outfalls into a Board's watercourse to be constructed flush to the slope of the bank to facilitate mechanical mowing, and the batter below the outfall to be protected to prevent erosion, all to the satisfaction of the Engineer to the Board.

4. The provision of a land drainage system for the site to the satisfaction of the Engineer to the Board.

5. The applicant to inform the Drainage Board on the commencement of all work relating to the Standard Conditions and also to any Special Conditions.

SPECIAL CONDITIONS

The Planning Authority will be informed by the Drainage Board of any special conditions relating to individual applications.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/0228/93

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		
	3	4	9	2	7	6

2. Address or location

Little Common Lane, Horbling Council

3. Name, classification and number of road

— UC

4. Date application referred 18-3-93

5. State whether outline, detailed application etc.

R.M.

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

2 Bed Bungalow

7. 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:—

Delete as appropriate

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: 18/3/93 Signed: [signature]
Director of Highways and Planning

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 : P2382
Date received : 11-MAR-93

Received from

Fenbank Builders Ltd

Address

Fenbank House
Romand Bank
Holbeach Bank
Spalding LINCS

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : CHEQUE

Signed.....
(Authorised Collector)

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

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1040/92 Received:02-OCT-92 Type:OUTLINE

Name: Mrs M Hand
"Three Jolly Bankers"
Common Road
Holbeach Clough
Spalding Lincs

Agent: E.M.D.A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (renewal of application no. H09/1344/89)

Location : Adj. "Three Jolly Bankers" Common Road Holbeach Clough 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

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

period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

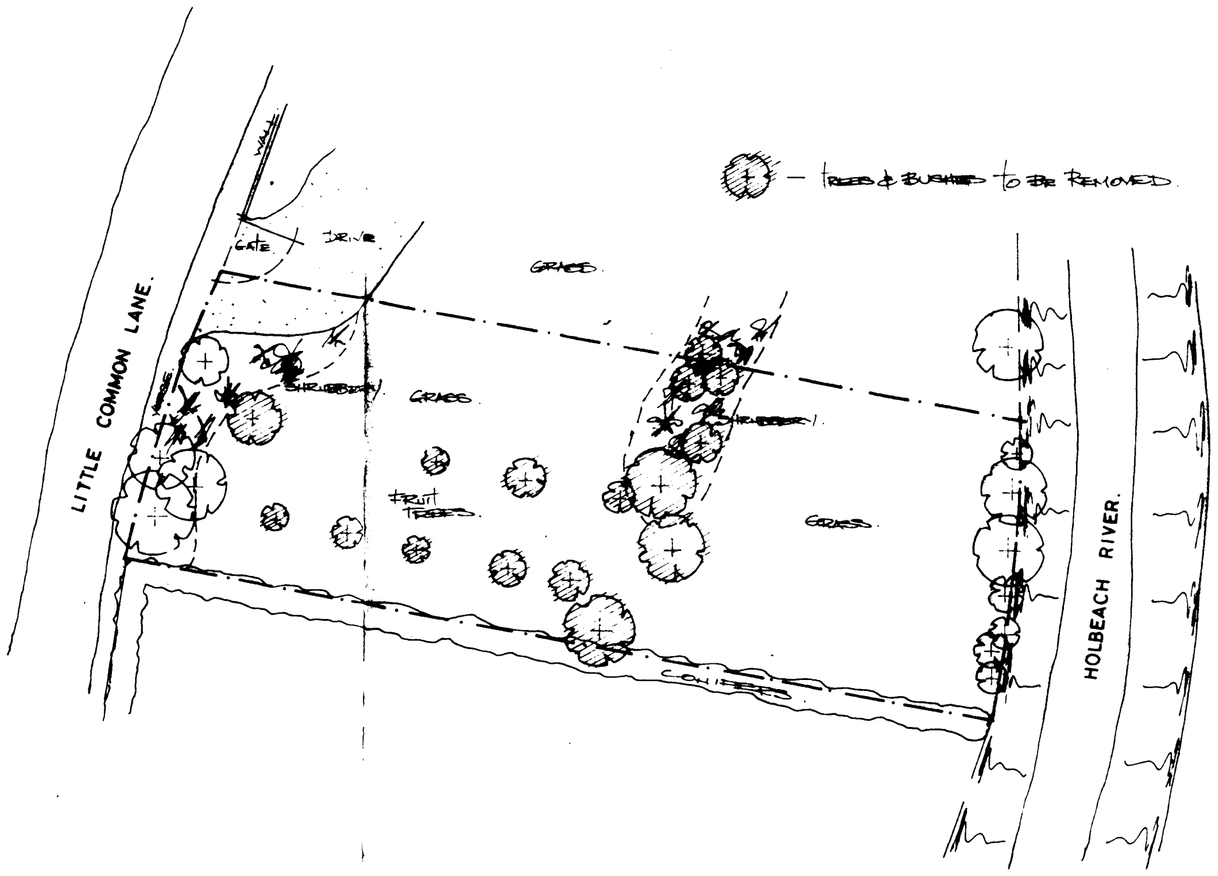
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Notes to Applicant:

The Landscaping scheme should, as far as possible, include the retention of the existing trees/shrubs upon the site.

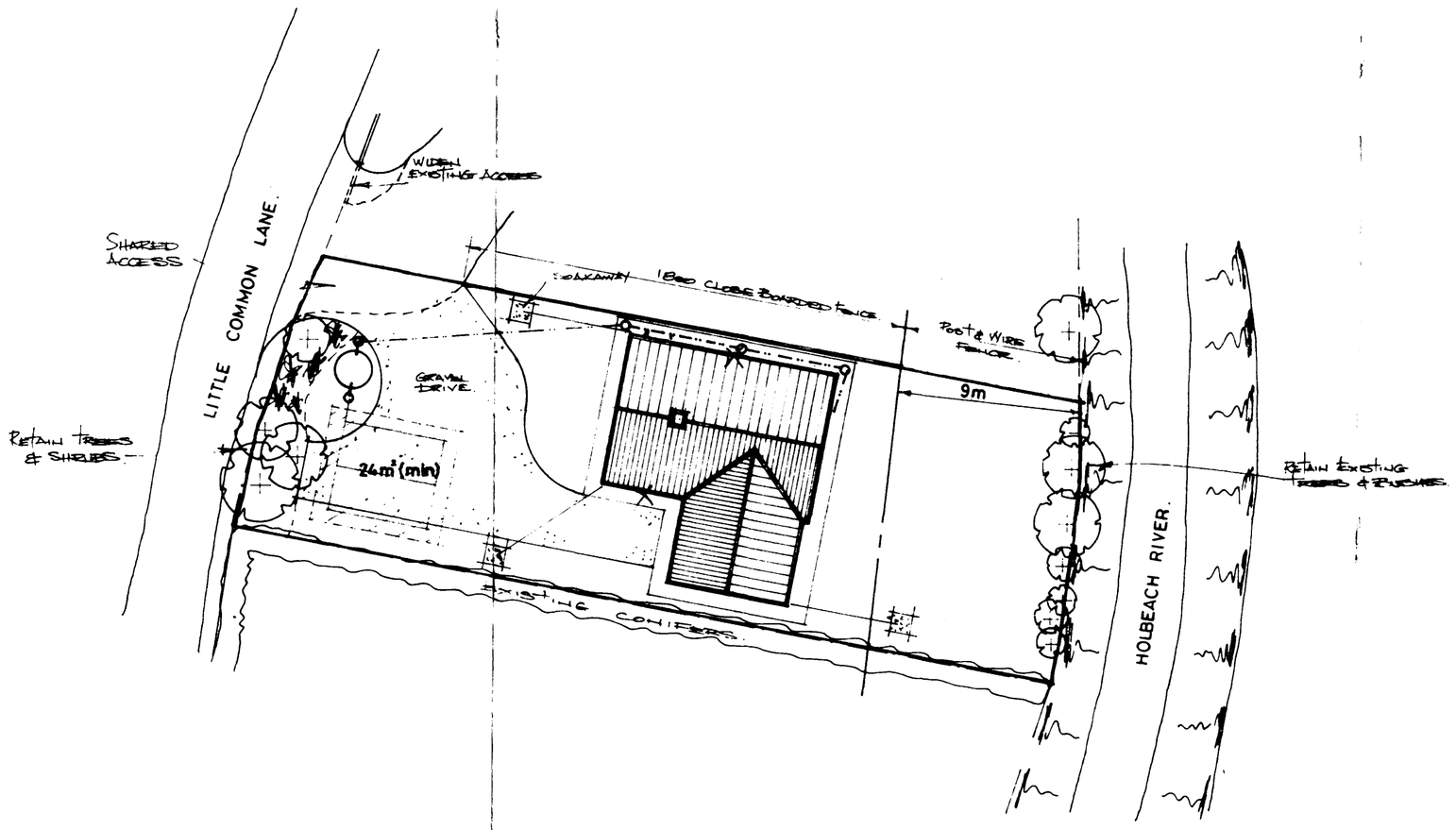
sgd B SMITH
Director of Planning and Building Control Services

19-NOV-92 H09/1040/92



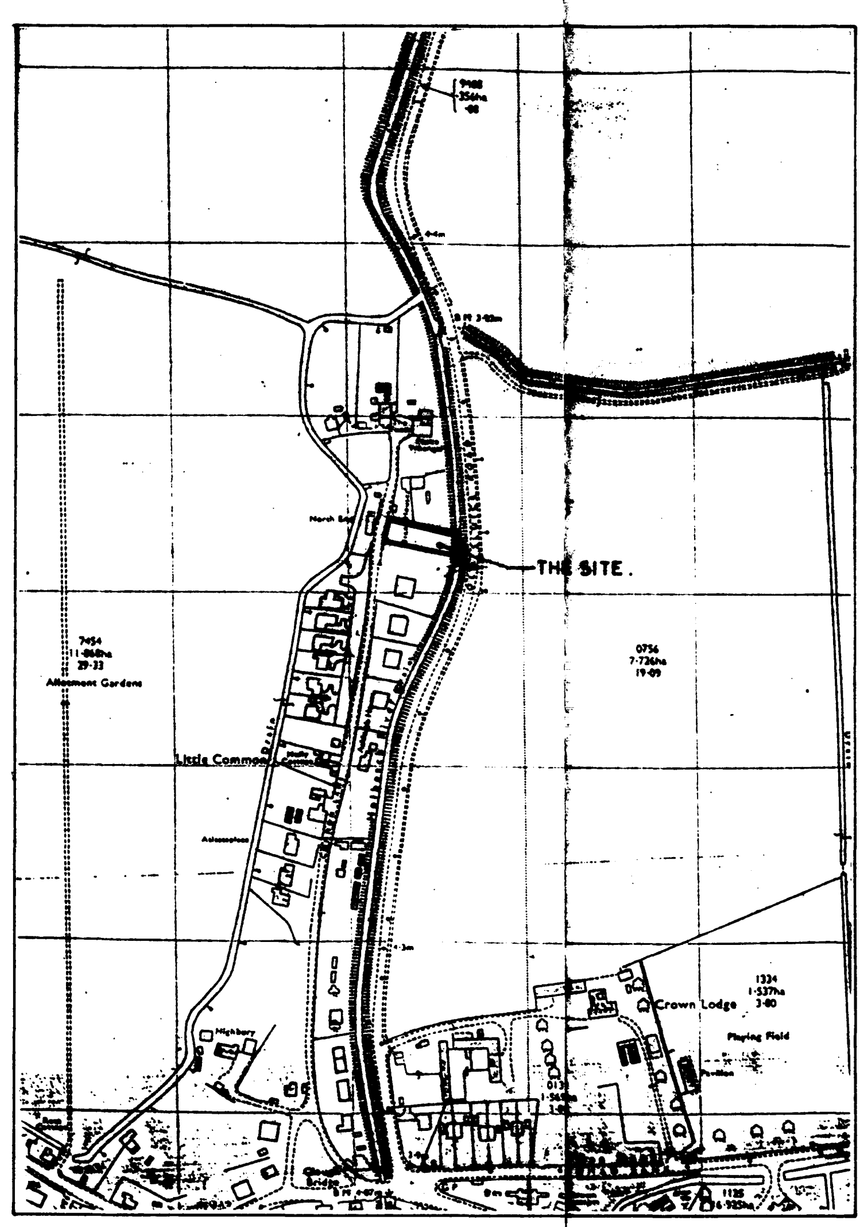
SITE LAYOUT EXISTING.

SCALE: 1/200.



SITE LAYOUT PROPOSED.

SCALE: 1/200.



LOCATION PLAN.

SCALE: 1/2500.

SEPTIC TANK

Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6267, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level.

Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES. (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

SOUTH HOLLAND D.C.
PLAN DEPT
22 APR 1993
REF 228/93

A 1:1250 Amend Site Position - Location Plan

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

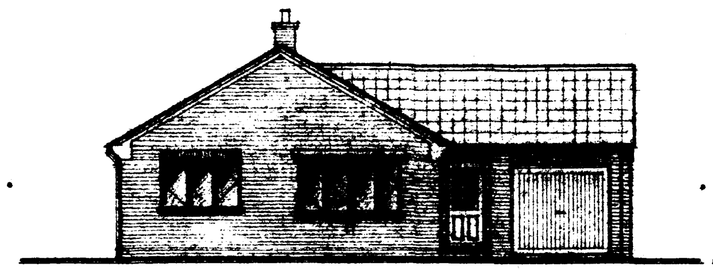
PROJECT:
2 BEDROOM BUNGALOW & GARAGE.
LITTLE COMMON LANE.
HOLBEACH CLOUGHT.

CLIENT:
FENBANK BUILDERS.
FENBANK HOUSE.
ROMAN BANK.
HOLBEACH BANK.
SPALDING. LINCS.

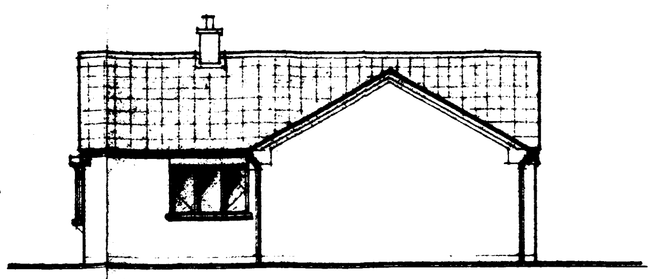
SCALES:	DATE:
AS INDICATED.	MARCH 93.
G.R.MERCHANT.	DRAWING No.: FB-LCL.2.A

REVISIONS:
A

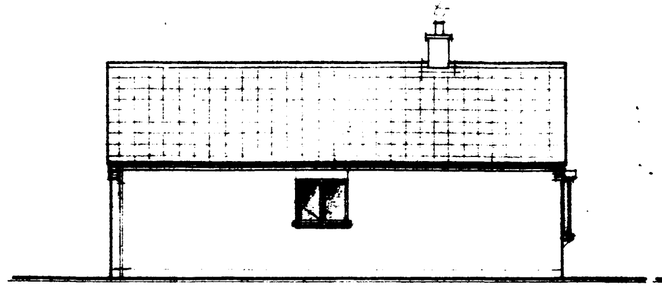
SUMMIT



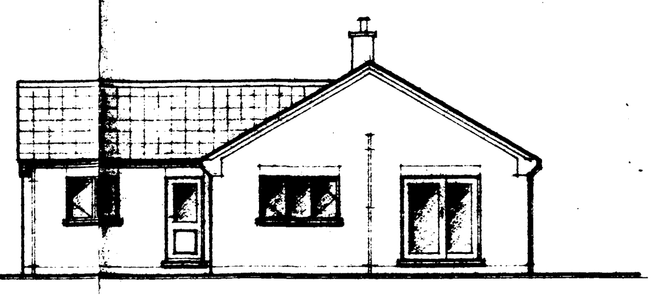
FRONT ELEVATION



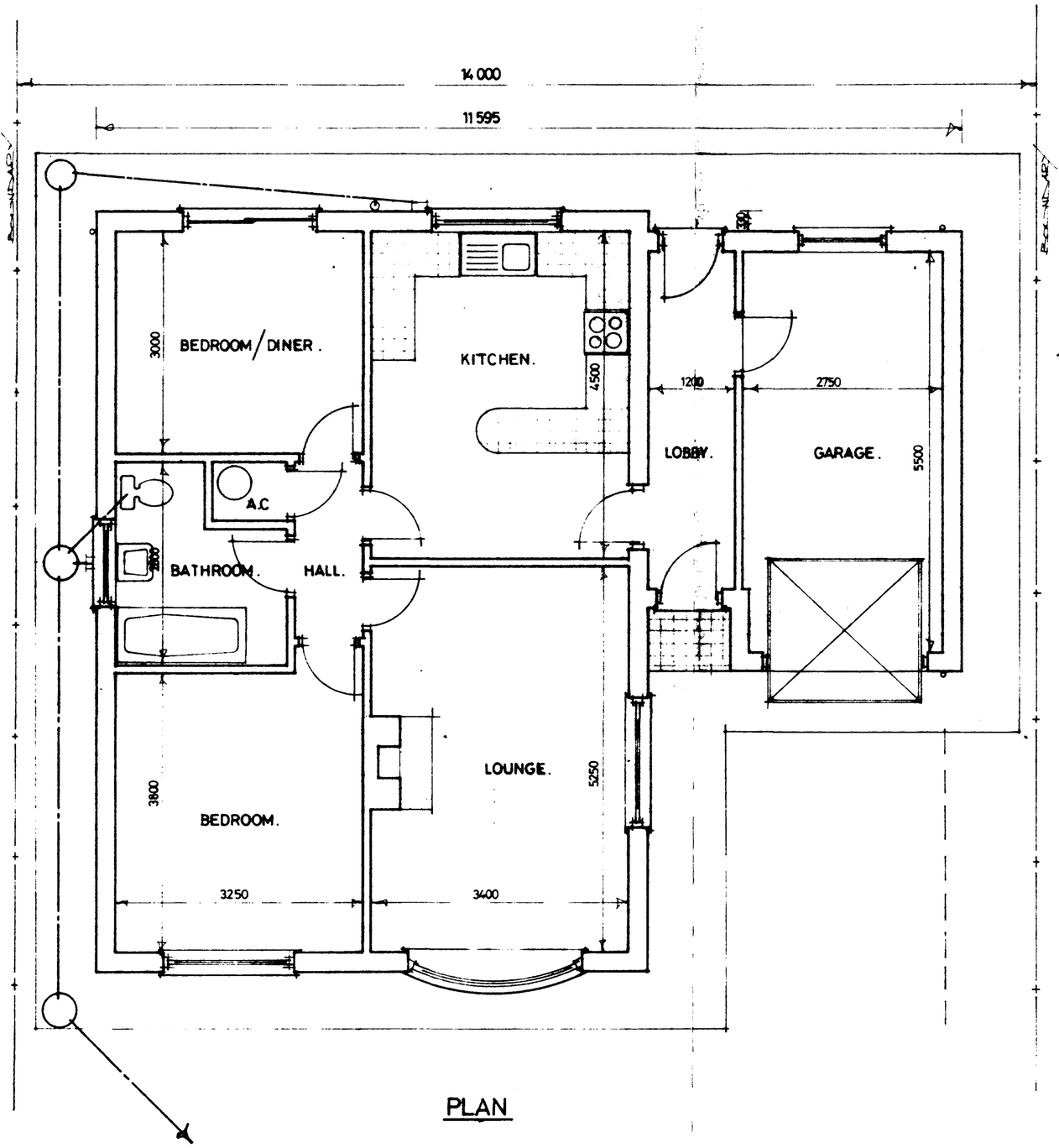
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



PLAN

11 MAR 1993
0228/93

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
2 BEDROOM BUNGALOW & GARAGE.
LITTLE COMMON LANE.
HOLBEACH CLOUGH.

CLIENT:
FENBANK BUILDERS.
FENBANK HOUSE.
ROMAN BANK.
HOLBEACH BANK.
SPALDING. LINCS.

SCALES: 1/50 & 1/100.
DATE: JAN 1993.
G.R.MERCHANT.
DRAWING No.: FB. LCL. 1.
REVISIONS: