

Application no: H09/0509/93

Applicant: N Dawson
Star Lodge
Nealsgate
Holbeach St Johns
Spalding Lincs

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

Description: Erection of 3 bed house

Location: Little Common Lane
Holbeach Clough
Spalding
Lincs

Type: FULL

Date received: 02-JUN-93

09-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

PLANNING APPLICATION

For office use only

Application No. H09/0509/93

Date Registered

02 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

N. DAWSON.
STAR LODGE.
NEALS GATE.
HOLBEACH-ST. JOHNS.
SPALDING.
LINES.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHARFLODE.
SPALDING.
LINES.
PETZ BUG.

Tel. No. 0406 490800

(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

3 BEDROOM HOUSE.

OFFICE COPY

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £20

If you consider no fee is payable include a written explanation instead.

Signed

Date

1.6.93

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 (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐
Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

1.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

7.2

sq. metres

(b) max. length:

13.3

metres

(c) max. width:

12.1

metres

metres

C. Please state type and colour of materials for facing external walls:

MATERIALS TO BE AGREED.

D. Please state type and colour of roofing materials.

E. 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.

GARDEN

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

☐

or

B. There will be a new or altered access to a public road

☒

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 of more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

SWAKAWAYS.

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

N/A.

C. Please state whether a land drain will be affected

NO

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

OTHER MATTERS Please complete

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 footpath

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices or shopping 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. APPLICANT'S INTEREST

Please state interest 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**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed _____ (Applicant/Agent) Date _____

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

State Name and address of owner:

State Date notice served:

G. BROOKFIELD. 40 LONGSTAFF. WEST END. HOLLAND 1.6.93.

Signed *A. K. Merchant* (Applicant/Agent) Date *1.6.93*

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed *A. K. Merchant* (Applicant/Agent) Date *1.6.93*

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.

State Name and address of tenant:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at *LITTLE COMMON LANE. HOLLAND CLOUGH.*

Take notice that application is being made to South Holland District Council by *N. DAVISON*

for planning permission for *3 BEDROOM HOUSE.*

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

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

A. K. Merchant

Date

1.6.93

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Partially overgrown by landis on site around boundaries
Also glasshouse. Residential to North + also south end
opposite.

Inspected by DMG
Date 16/6

Site Notice posted by DMG
Date
Expiry 16/6

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

3 Jolly Bankers, Little Common Lane ✓
North End Cottage, — " — ✓
The Yucca — " — ✓
Manor Farm Cottage — " — ✓
Pooka Whangai 17/6 ✓
DONG

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: 409/0509/9

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

Consultations:

County
IE Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess G ENV Specify:

Conservation LB Demolish G* DEM
LB Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific
Other PLA Specify:
Specify:

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

Case Officer *David Gentry*
Senior Officer Confirmed

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initi.

Registration

Submitted Fee £120.

Reference H09/0509/93

Receipt No P2759

Cross-Ref R

Date first Rec'd 02 JUN 1993

Date 03-JUN-93 JAB

Validation

Site area
No of dwellings /
Floorspace

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

TYPE FULL

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee
Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £120

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

~~120~~

Receipt No
Voucher No

Date
Date

~~03/06/93~~

NO REFUND GIVEN - OK - WITHDRAWN BY APPLICANT.

Information

Constraints:

Index sheet 116 OS Plots
Grid ref 5 349303 37680

Ward G Parish HOLBEACH

Inside IBD YES Inside LP area NO

--

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 1378

--

Dist Bound

Linked to property

Ref

Other:

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

Planning Records:
Earlier apps

1302/89

634/89

351/84

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

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



H09/0509/93

FULL

Applicant: N Dawson
Tel:

Agent: G R Merchant
0406 490800

Description: Erection of 3 bed house

Location: Little Common Lane
Holbeach Clough
Spalding
Lincs

Valid date:	02-JUN-93	Terminal date:	28-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	09-JUN-93	Report deadline:	29-JUN-93
Inspected by	16-JUN-93		
Extra contacts	23-JUN-93	Case Officer:	
Report if not clear by	07-JUL-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
<i>LCC - Docs Attached for CB</i>	<i>17/6/93</i>	
Owner/Occupier, 3 Jolly Bankers	17-JUN-93	08-JUL-93
Owner/Occupier, North End Cottage	17-JUN-93	08-JUL-93
Owner/Occupier, The Yucca	17-JUN-93	08-JUL-93
Owner/Occupier, Manor Farm Cottage	17-JUN-93	08-JUL-93
Owner/Occupier, Roaka Wharf	17-JUN-93	08-JUL-93
Site/Press Advert MIN	16-JUN-93	07-JUL-93 ✓
Clerk to Holbeach PC 0406 26739	08-JUN-93	22-JUN-93
Cllr J R Pearl 0406 32 207	08-JUN-93	15-JUN-93

SITE RECORD

Grid ref: 534930 327680
OS Sheet: 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



H09/0509/93

FULL

Applicant: N Dawson
Tel:

Agent: G R Merchant
0406 490800

Description: Erection of 3 bed house

Location: Little Common Lane
Holbeach Clough
Spalding
Lincs

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DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	16	01
Clerk to Holbeach PC 0406 26739	16-JUN-93	02-JUL-93
Cllr J R Pearl 0406 32 207	08-JUN-93	22-JUN-93
	08-JUN-93	15-JUN-93

SITE RECORD

Grid ref: 534930 327680
OS Sheet: 116 Parcel:

L.C.C. Obs Attached
plan taken 17/6/93 RCB

C.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



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

Your ref: H09/0509/93

Our ref : GRM/JJM/ND

7th July, 1993.

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

Dear Sir,

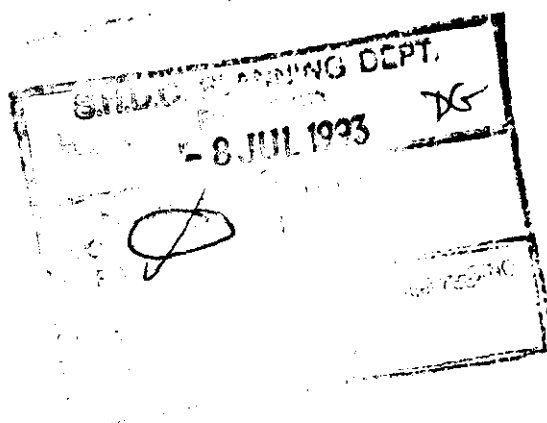
3 BEDROOM HOUSE, LITTLE COMMON LANE,
HOLBEACH CLOUGH, SPALDING, Lincs.

With reference to the above application, I have been instructed by my client N. Dawson to withdraw the application.

Yours faithfully,

J. Merchant.

P.p. G.R. Merchant.



*noted
supp*

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: H09/0509/93

Applicant: N Dawson
Star Lodge
Nealsgate
Holbeach St Johns
Spalding Lincs

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

Description: Erection of 3 bed house

Location: Little Common Lane Holbeach Clough
Spalding Lincs

Type: FULL

Date received: 02-JUN-93

08-JUN-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 22-JUN-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

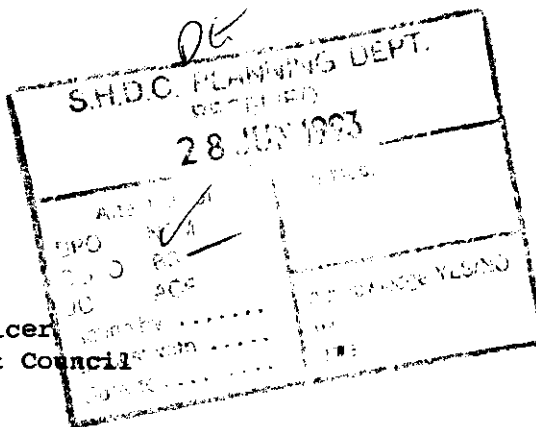
Signed:

N F Judge

S.H.D.C. PLANNING DEPT.	
RECEIVED	
29 JUN 1993	
Mr. Smith	Mr. Jones
Mr. Brown	Mr. White
Mr. Green	Mr. Black
Mr. Grey	Mr. Gold
Mr. Silver	Mr. Copper
Mr. Lead	Mr. Zinc
Mr. Tin	Mr. Nickel
Mr. Cobalt	Mr. Iron
Mr. Manganese	Mr. Magnesium
Mr. Calcium	Mr. Strontium
Mr. Barium	Mr. Radium
Mr. Potassium	Mr. Sodium
Mr. Lithium	Mr. Beryllium
Mr. Boron	Mr. Carbon
Mr. Nitrogen	Mr. Oxygen
Mr. Fluorine	Mr. Chlorine
Mr. Bromine	Mr. Iodine
Mr. Astatine	Mr. Tellurium
Mr. Polonium	Mr. Astatine
Mr. Francium	Mr. Actinium
Mr. Thorium	Mr. Protactinium
Mr. Uranium	Mr. Neptunium
Mr. Plutonium	Mr. Americium
Mr. Curium	Mr. Berkelium
Mr. Californium	Mr. Einsteinium
Mr. Fermium	Mr. Mendelevium
Mr. Nobelium	Mr. Lawrencium
Mr. Rutherfordium	Mr. Dubnium
Mr. Seaborgium	Mr. Bohrium
Mr. Hassium	Mr. Meitnerium
Mr. Darmstadtium	Mr. Roentgenium
Mr. Copernicium	Mr. Nihonium
Mr. Flerovium	Mr. Tennessine
Mr. Oganesson	

25th June 1993

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



NRA

*National Rivers Authority
Anglian Region*

Our Ref: 93/1/SH/0178
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H09/0509/93

PROPOSAL: ERECTION OF A HOUSE
LOCATION: LITTLE COMMON LANE, HOLBEACH CLOUGH, NR HOLBEACH
APPLICANT: N DAWSON

I refer to your consultation received on 23rd June 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

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

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



strata.
REASON: To prevent pollution of the water environment.

Advice to Planning Authority

If after test it is found that soakaways do not work satisfactorily then we must be consulted further.

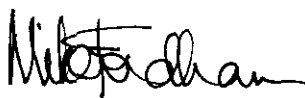
The South Holland Internal Drainage Board were consulted and their response letter is enclosed.

Advice to Applicant

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

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/509/93/FES

Your Ref.

Date 16 June, 1993

Dear Sir,

FULL PLANNING APPLICATION - N. DAWSON ESQ
DWELLING AT LITTLE COMMON LANE, HOLBEACH CLOUGH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The watercourse along the sites South Western boundary is my Board's Holbeach Clough Drain 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.

The existing planting alongside the Boards watercourse is noted. Your client and prospective purchasers must 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 at which time, any agreement would incorporate reference to the existing planting.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

With regard to the above, I have no doubt that the National Rivers Authority, to whom a copy of this letter is being sent, will advise regarding the clearance required between the septic tank system and the watercourse referred to.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for the surface water disposal will be required for my prior approval.

Your client will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site retention facilities are provided to limit flows to the "green field" condition.

- 2 -

RS/PAP/509/93/FES

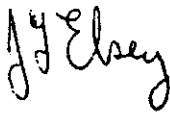
The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

With regard to the above, my files reveal that consent for such an outfall was granted in 1989 to your earlier client, a Mr. G. Brookfield.

Whilst that consent could of course pass to your present client I would require his formal acceptance of the conditions that are possibly on your earlier file.

A copy of this letter is being forwarded to the National Rivers Authority and the Director of Planning.

Yours faithfully,



ENGINEER TO THE BOARD

G.R. Merchant Esq
2-4 Spalding Road
Holbeach
Spalding
Lincoln

cc to: NRA & Director of Planning

21st June 1993

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

S.H.D.C. PLANNING DEPT. RECEIVED 22 JUN 1993 DG	
Project of 100 ES 100 ALF	File Nos.
100 ALF 100 ALF 100 ALF	Acknowledge YES/NO by date



NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0164
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H09/0509/93

PROPOSAL: ERECTION OF A HOUSE
LOCATION: LITTLE COMMON LANE, HOLBEACH CLOUGH, NR HOLBEACH
APPLICANT: N DAWSON

I refer to your consultation received on 9th June 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions

REASON: To prevent pollution of the water environment.

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: 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

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



with no direct discharge to any watercourse, land, or underground strata.

REASON: To prevent pollution of the water environment.

Advice to Planning Authority

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Advice to Applicant

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

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

Yours faithfully

R.Morgan
Planning Engineer

SOUTH HOLLAND Internal Drainage Board

DFO

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

Please contact: Mr. Staines

Our Ref. RS/PA-P/509/93/FES

Dear Sir,

S.H.O.C. PLANNING DEPT. RECEIVED 21 JUN 1993 DG	
Attention of DPO NSM DPO SS DPO ACP Your Ref.	File No.
Submitted by	Submitted by
Submitted on	Submitted on
Submitted to	Submitted to

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 16 June, 1993

FULL PLANNING APPLICATION - N. DAWSON ESQ
DWELLING AT LITTLE COMMON LANE, HOLBEACH CLOUGH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The watercourse along the sites South Western boundary is my Board's Holbeach Clough Drain 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.

The existing planting alongside the Boards watercourse is noted. Your client and prospective purchasers must 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 at which time, any agreement would incorporate reference to the existing planting.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

With regard to the above, I have no doubt that the National Rivers Authority, to whom a copy of this letter is being sent, will advise regarding the clearance required between the septic tank system and the watercourse referred to.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for the surface water disposal will be required for my prior approval.

Your client will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

RS/PAP/509/93/FES

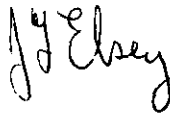
The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

With regard to the above, my files reveal that consent for such an outfall was granted in 1989 to your earlier client, a Mr. G. Brookfield.

Whilst that consent could of course pass to your present client I would require his formal acceptance of the conditions that are possibly on your earlier file.

A copy of this letter is being forwarded to the National Rivers Authority and the Director of Planning.

Yours faithfully,



ENGINEER TO THE BOARD

G.R. Merchant Esq
2-4 Spalding Road
Holbeach
Spalding
Lincs

cc to: NRA & Director of Planning

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council

Application Reference H09/0509/93

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, HARBOUR CROFT

3. Name, classification and number of road

UC

4. Date application referred

10-6-93

5. State whether outline, detailed application etc.

Full

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

ERECTION OF 3 BED HOUSE

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: 11-6-93

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2759
Date received : 02-JUN-93

Received from

CN & H C Dawson

Address

Star Lodge
Nealsgate
Holbeach St Johns
Spalding

Fee paid	£	120.00
VAT	£	0.00

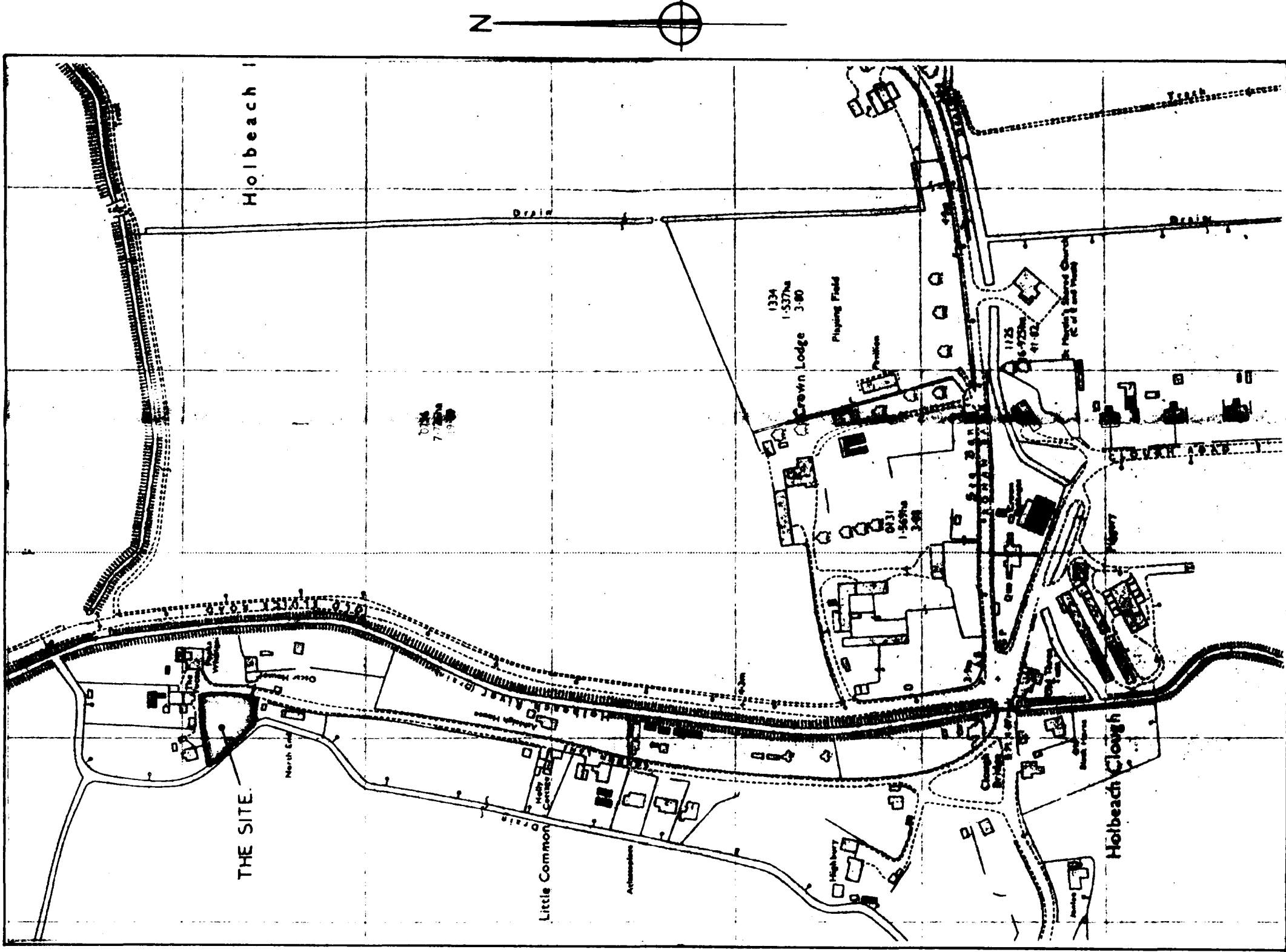
Total received £ 120.00

Cash/Cheque : Cheque

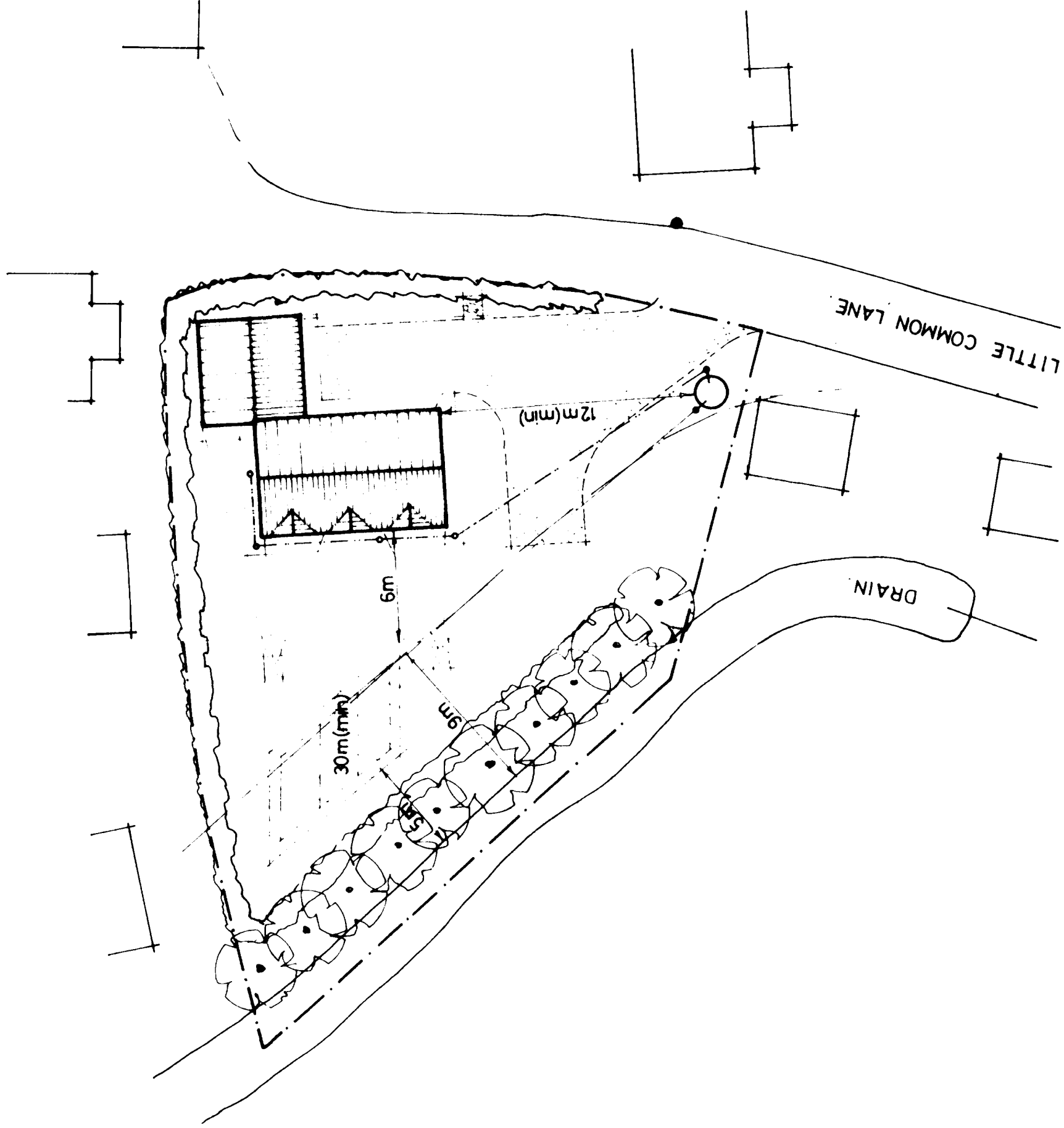
Signed.....*K. Lowe*....
(Authorised Collector)

SEPTIC TANK
Connect fall water drains to 800 gallon capacity "Uplander" type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by production test in accord with BS-6287. Production of at least 15.3 litres per hour. 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 clear of any obstruction. The tank must be particularly the bottom type, as notified by reducing its peak 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 outflow systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

PERCOLATION TEST
BEFORE THE PERCOLATION TEST IS CARRIED OUT, THE SOIL MUST BE TESTED FOR PERMEABILITY. THE TEST MUST BE CARRIED OUT IN ACCORD WITH BS-6287. SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4000 GALLONS) CAPACITY, OR MINI-POUGED TREATMENT PLANT MUST BE USED.



LOCATION PLAN.
SCALE: 1/2500.



SITE LAYOUT.
SCALE: 1/250.

DATE 08/09/93
PAGE 08/09/93

G. R. MERCHANT
11 ENG AMICE, FWO,
ARCHITECTURAL STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370663.

PROJECT:

3 BEDROOM HOUSE,
LITTLE COMMON LANE,
HOLBEACH CLOUGH.

CLIENT:

N. DAWSON
STAR LODGE
NEALS GATE
HOLBEACH-ST-JOHN'S
SPALDING Lincs.

SCALES:

AS INDICATED.

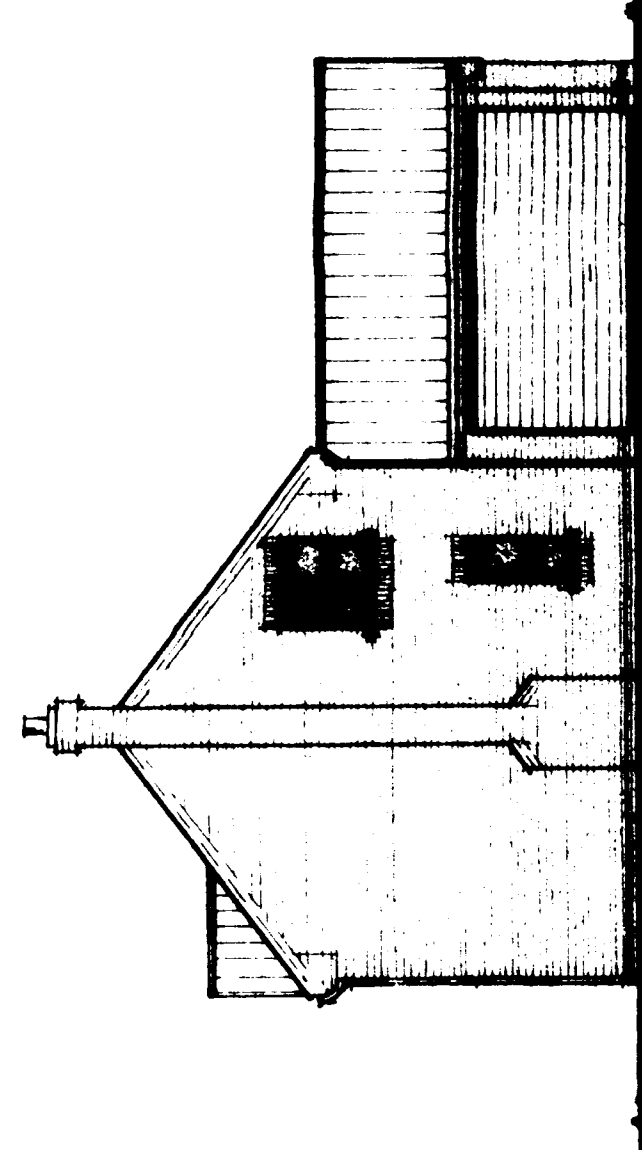
DATE:

MAY 1993.

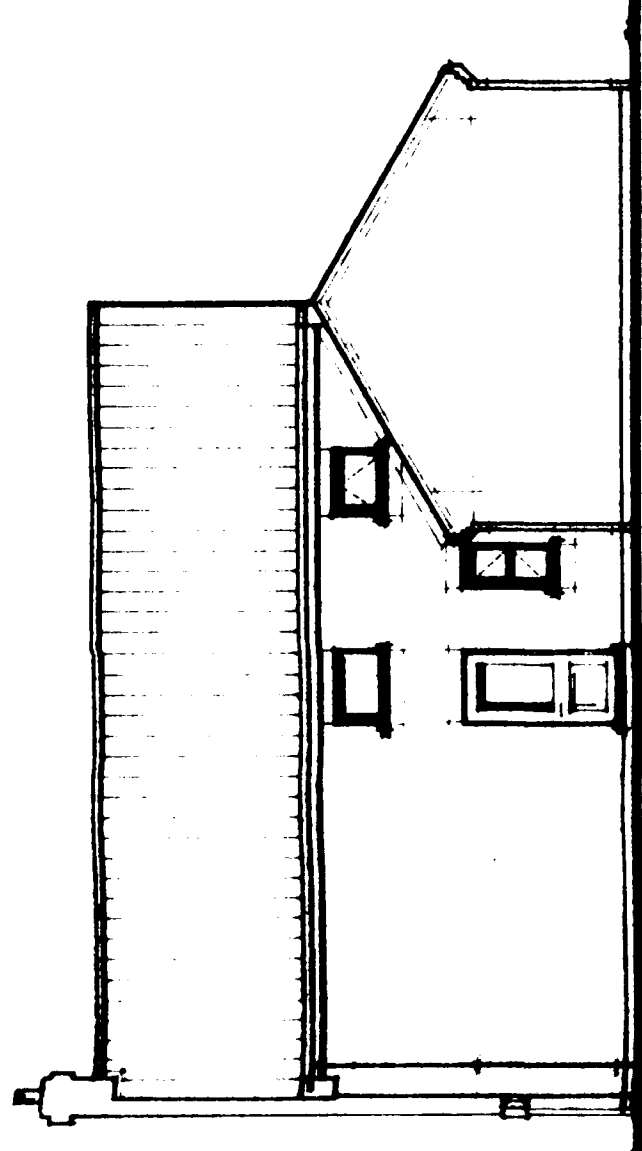
DRAWING No.:

ND 671.

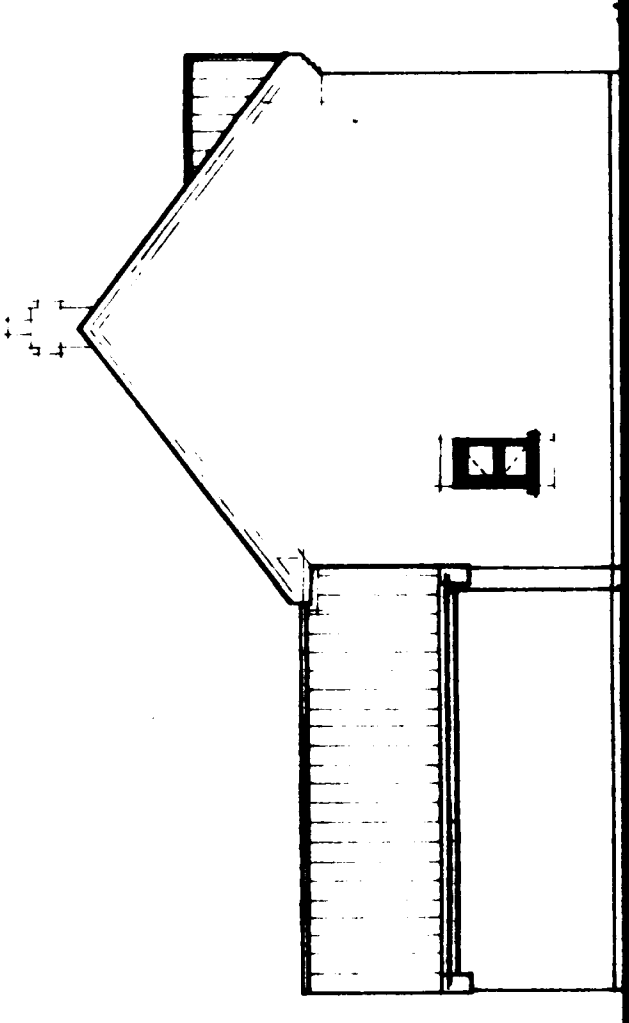
REVISIONS:



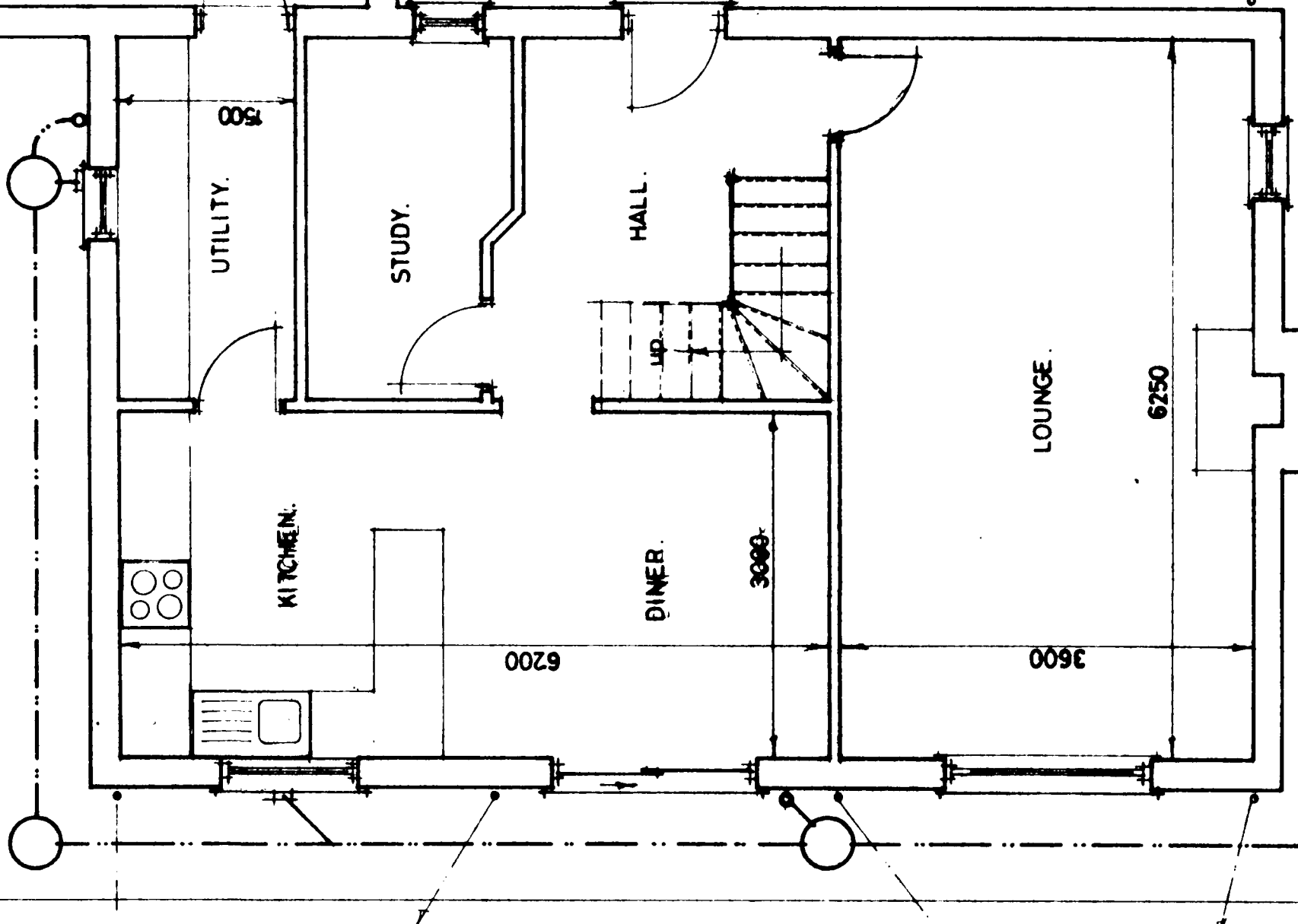
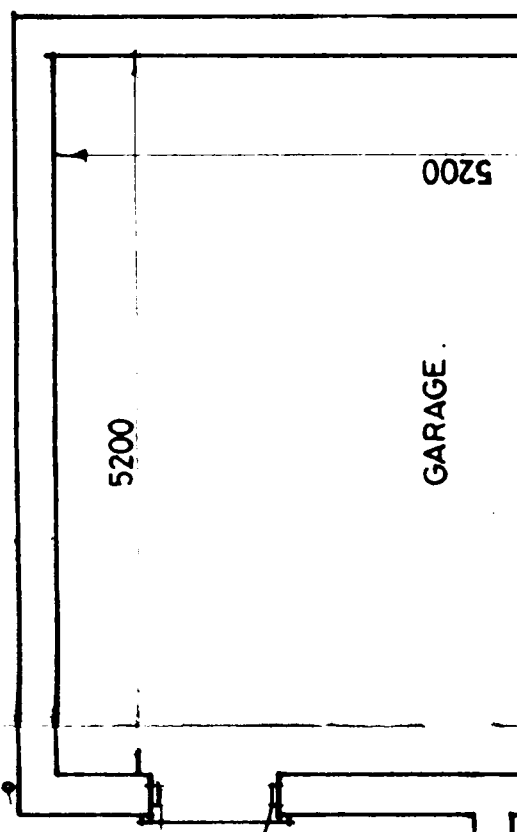
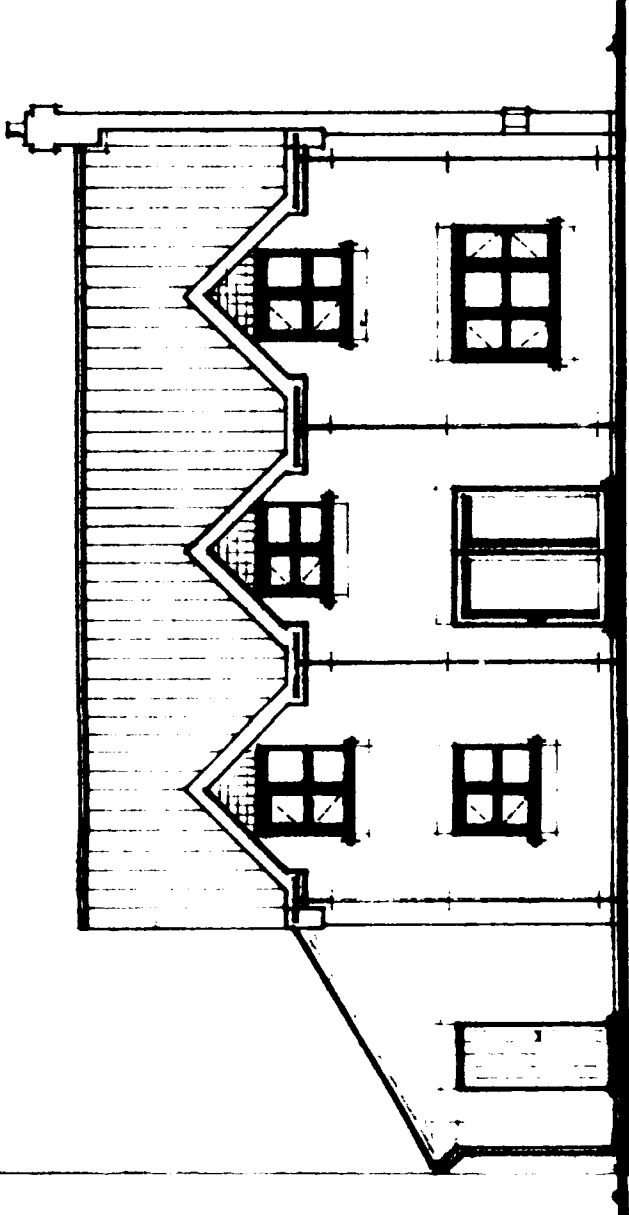
FRONT



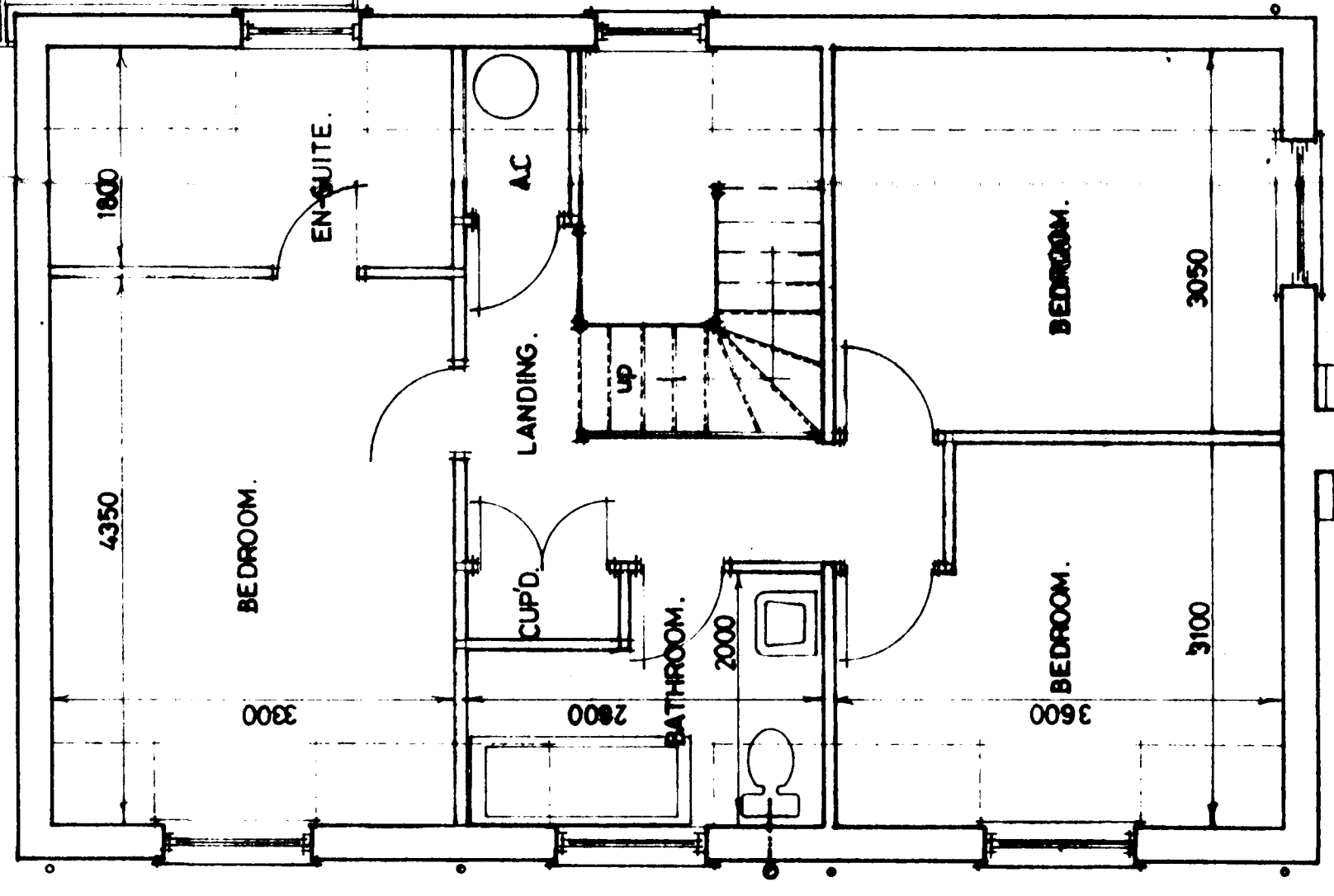
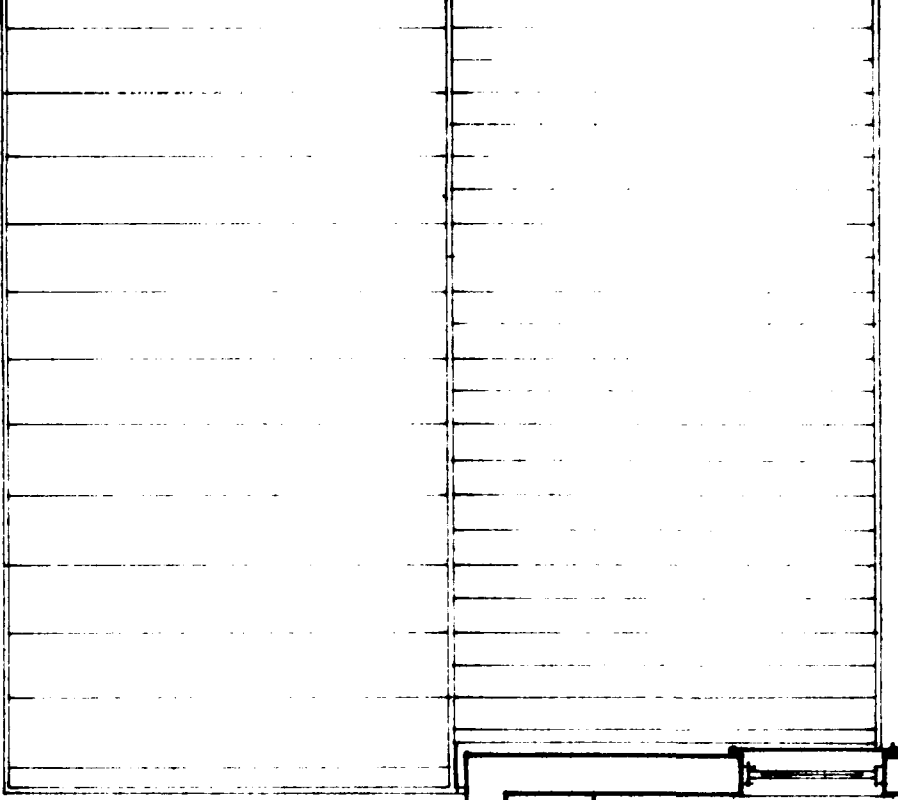
SIDE



REAR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

07 JUN 1993
SHEET 0509/93

G. R. MERCHANT LENG AMICE, FWO. ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT TEL: HOLBEACH (0498) 370883.	
PROJECT: 3 BEDROOM HOUSE LITTLE COMMON LANE. HOLBEACH CLOUGH.	
CLIENT: N. DAWSON. STAR LODGE. NEALS GATE. HOLBEACH-ST-JOHS. SPALDING Lincs.	
SCALES: 1/50 & 1/100	DATE: MAY 1993.
DRAWING No.: G.R.MERCHANT H.D. 6/2	
REVISIONS:	