SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0557/93 Received:09-JUL-93 Type:FULL

Name: Mr & Mrs H S Rumble
The Poplars
Silt Lane
Holbeach Drove
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed replacement bungalow and demolition of existing bungalow
Location : Silt Lane Holbeach Drove
Spalding Lincs

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 Before the development hereby permitted is commenced details of the type and colour of the bricks to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 The existing bungalow shown on the plan accompanying the application shall be demolished and rubble cleared from the site no later than 3 months after the completion date of the proposed development.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

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

This permission is granted in accordance with the application submitted as revised by the amended details (drawing no. MRH/2525/3) received

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

by the Local Planning Authority on 9 July 1993.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Planning and Building Control Services
30-JUL-93 H09/0557/93

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. H09/0557/93.

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. H. S. RUMBLE,
'THE POPLARS',
SILT LANE,
HOLBEACH DROVE,
SPALDING, LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856

(Personal contact name) M. R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SILT LANE, HOLBEACH DROVE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED REPLACEMENT BUNGALOW & DEMOLITION OF EXISTING BUNGALOW WHICH IS SUFFERING FROM SEVERE SUBSIDENCE.

Please complete

Signed Poddingtons

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Date 14th June 1993

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 Certificate**

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 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: ONE

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

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials. MARLEY MENDIPS OLD ENGLISH 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. HORTICULTURAL.

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: SILT LANE

Will there be –

Individual access(es) ✓

New estate road

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

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 SOAKAWAYS

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	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary. SEE ATTACHED STATEMENT.

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).

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.** 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 ..... Poddingtons (Applicant/Agent) Date 14th June 1993.

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:

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 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 ..... Poddingtons (Applicant/Agent) Date 14th June 1993.

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

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.

Signed ..... Date .....

PODDINGTONS

Architectural Design Consultants

Our ref:

Your ref:

Date: 14th June 1993.

STATEMENT TO ACCOMPANY PLANNING APPLICATION.

PROPOSED REPLACEMENT BUNGALOW & DEMOLITION OF EXISTING BUNGALOW WHICH IS SUFFERING FROM SEVERE SUBSIDENCE AT SILT LANE, HOLBEACH DROVE, SPALDING, LINCS, FOR: MR. & MRS. H. S. RUMBLE.

The application is for the replacement of an existing dwelling.

The existing building has suffered damage from subsidence in the last few years and has been monitored by a structural engineer for almost three years, as instructed by Mr. & Mrs. Rumble's insurance company.

It is not considered practical to repair the existing building and the insurers have agreed that the dwelling should be replaced. The existing garage is unaffected and will remain in position.

Mr. & Mrs. Rumble have lived on the site for approximately 20 years, and Mr. Rumble is self-employed, producing cut and dried flowers on the site which is approximately four acres with glasshouses as shown on the site plan.

The existing dwelling will be demolished upon completion/occupation of the proposed bungalow, and the site of the old dwelling will be planted with ornamental foliage to complement the Clients' business.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : currently a small holding. Existing glasshouse. Existing bungalow - central route with plain tile roof. Trees along boundaries. Poplars at rear

Inspected by DMG
Date 29/6

Site Notice posted by
Date
Expiry DMG 29/6.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 26/7.
~~Re~~ Residential use of existing has not been abandoned.
No objection in principle to replacement dwelling therefore (acceptable on policy grounds)
Amended site considered acceptable under the circumstances (existing unsuitable).
Proposed bungalow acceptable.

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 DMG Date 26/7

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)~~

TL1

(2) (1) SC12 — bricks. Reason. Standard.

3 (2) The existing bungalow shown on the plan accompanying the application shall be demolished + rubble SC4 cleared from the site no later than 3 months after the completion date of the proposed development.
Reason: SC38(b).

(1) (3) B22 Reason B21

Note

(1) SN1 — drg n° MRH/2525/3 recd by the LPA on 9/7/93.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

DMG 29/6

☑ Non Std

Precise details: (1) 4 copies of amended plan required which outline the proposed bungalow and its curtilage in red and the remainder of the holding (including the existing bungalow) in blue.
(2) Further evidence required (eg structural engineer report) demonstrating that the existing property has been subject to subsidence.
(3) Further information required demonstrating why the site of the existing dwelling is unsuitable in respect of the replacement.

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 DMG 10/6

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

Extra Consultations:

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

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

Case Officer JAP

Senior Officer Confirmed ....DMG Date....10/6 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P2828

Date first Rec'd 15 JUN 1993

Registration

Reference H09/0557/93.

Cross-Ref R

Date 16/6/93.

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Proposed Replacement Bungalow + demolition of exist bungalow.

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

Fees
Correct fee £ 120.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 374
Grid ref 532400 311900.

Ward H.
Parish Holbeach

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 –
Dist Bound ☐
Other:

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

Linked to site Ref 143 ☐
Linked to property Ref

Planning Records:
Earlier apps —

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0557/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0891/93 Received:16-SEP-93 Type:CONDITION COMPLIANCE

Name: Mr & Mrs H S Rumble
The Poplars
Silt Lane
Holbeach Drove
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Bricks - Butterley Burghley Red Rustic. Roof Tiles - Orange Red Redland Norfolk (Condition 2 of H09/0557/93)

Location : Silt Lane Holbeach Drove
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

29-SEP-93 H09/0891/93

BRIAN ITH 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

H09/0557/93

FULL

Applicant: Mr & Mrs H S Rumble
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed replacement bungalow and demolition of existing bungalow

Location: Silt Lane
Holbeach Drove
Spalding
Lincs

Valid date: ~~15-JUN~~ 9-JUL-93
Terminal date: ~~10-AUG~~ 3-SEP-93
Target dates:
To case officer 22-JUN-93
Inspected by 29-JUN-93
Extra contacts 06-JUL-93
Report if not clear by 20-JUL-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93
Case Officer: J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~25~~ 29-JUN-93	~~15~~ 20-JUL-93
Clerk to Holbeach PC 0406 26739	18-JUN-93	02-JUL-93
Cllr N P Judge MBE 0406 330300	18-JUN-93	25-JUN-93

SITE RECORD

Grid ref: 532400 311900
OS Sheet: 374 Parcel:

L.C.C. Obs Attached for CS 24/6/93

AFP ANDREW FIREBRACE PARTNERSHIP
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS
17/19 Queen Street, Whittlesey, Peterborough PE7 1AY. Tel/Fax: 0733 205633

Our ref: JEC/SJC/P90/144A

Poddingtons,
43 Double Street,
Spalding,
Lincs PE11 2AA

7th July 1993

Dear Sirs,

Mr. and Mrs. Rumble. Silt Lane, Holbeach Drove

We understand that the Planning Authoriyy have asked for details about the above property and why it is proposed to demolish and rebuild it. We have been investigating the problems associated with structural movement in this bungalow since late 1990.

The problems were basically due to both subsidence and heave forces on shallow foundations due to the proximity of existing trees around the property. Some Poplars at the front had been removed or died some years ago which resulted in the heave. It was our opinion that the property is likely to become unsafe and in fact a lot of temporary remedial work has already been carried out to keep it habitable.

Both a deep borehole investigation and a Consultant Arboriculturalists report were carried out during the course of the investigation and it was concluded by all parties that any attempt on remedial work to the property would be out of the question both on economic grounds and also that too much movement had already taken place. This is why we have had to recommend that the property is demolished and rebuilt. This course of action was agreed with the clients Insurers.

Should anyone require to see any of the various reports or technical details we will be pleased to provide them

Yours faithfully,

J. E. Callaghan
for and on behalf of Andrew Firebrace Partnership

SOUTH HOLLAND D.C.
PLAN DEPT
29 JUL 1993
REF S57/93

cc Mr. and Mrs. Rumble

Partners:
Andrew Firebrace CEng. MIStructE. Andrew Watson BEng. CEng. MICE. MIStructE.
John Howlett PhD. MSc. CEng. MIStructE. Keith Gibson BSc. CEng. MICE. MIStructE.
Consultants:
John Freer CEng. MIStructE. Richard Money BSc.CEng. MIStructE. Peter Stuart BSc. CEng. MICE. Gerry Bullard CEng. MICE.
John Callaghan David Layton Roger Willcocks BSc. CEng. MICE. MIStructE. Leslie Gawn BSc. CEng. MICE. MIStructE. MIQA.

Also at Studio 3, The Warehouse, St Botolphs Lane, Bury St Edmunds IP33 2BE. Bury St Edmunds 0284 750492
Main Office: Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB5 0NA. Cambridge 0223 811572 Fax: 0223 812719

12th July 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUL 1993
DPO
DOPO
JC
Action by .....
Discuss with .....
Copy to .....
YES/NO

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/0186
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H09/0557/93

PROPOSAL: ERECTION OF A BUNGALOW
LOCATION: SILT LANE, HOLBEACH DROVE HOLBEACH
APPLICANT: MR & MRS H S RUMBLE

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: 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: All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
REASON: To prevent pollution of the water environment.

Advice to Applicant

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

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.

Yours faithfully

A.Morgan
Planning Manager

BRIAN SI H 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: H09/0557/93

Applicant: Mr & Mrs H S Rumble
The Poplars
Silt Lane
Holbeach Drove
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
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Description: Proposed replacement bungalow and demolition of existing bungalow

Location: Silt Lane
Holbeach Drove
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
0 9 JUN
REF Valid

Type: FULL

Date received: 15-JUN-93

30-JUN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

H09/0557/93

1 Four copies of amended plan required which outline the proposed bungalow and its curtilage in red and the remainder of the holding (including the existing bungalow) in blue.

2 Further evidence required (eg. structural engineers report) demonstrating that the existing property has been subject to subsidence.

3 Further information required demonstrating why the site of the existing dwelling is unsuitable in respect of the replacement.

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-E/557/93/FES **Your Ref.** **Date** 30 June, 1993

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. H.S. RUMBLE
REPLACEMENT DWELLING - SILT LANE HOLBEACH DROVE

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's watercourse adjoins the proposed dwelling, the site of which drains via the bordering privately owned and maintained dykes to my Board's Lambert Drain along the South Eastern boundary of your clients field. The Boards Byelaws as summarised on the enclosed conditions apply to that watercourse.

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.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant should be advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JUL 1993

Our ref:- RS/PAE/557/93/FES

30 June, 1993

The Engineering & Administration Fees are:-

	Contribution	Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

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.

Should the project include the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Messrs. Poddingtons
43 Double Street
Spalding
Lincs PE11 2AA

BRIAN SM I 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: H09/0557/93

Applicant: Mr & Mrs H S Rumble
The Poplars
Silt Lane
Holbeach Drove
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed replacement bungalow and demolition of existing bungalow

Location: Silt Lane Holbeach Drove
Spalding Lincs

Type: FULL

Date received: 15-JUN-93

18-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 02-JUL-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

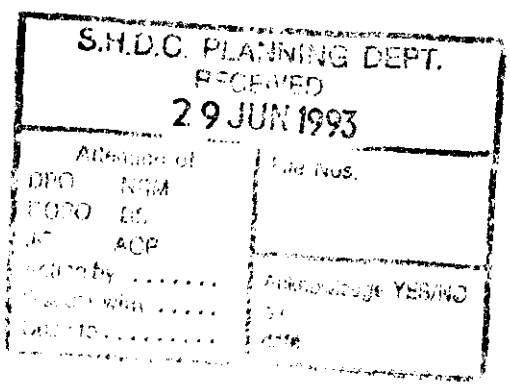
FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

M P Judge



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Kesteven District Council Application Reference H09/0557/93

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	2	4	1	1	?

2. Address or location

Silt Lane, Harrowgate Drove

3. Name, classification and number of road

4. Date application referred 24-6-93

5. State whether outline, detailed application etc.

Full

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

Proposed Replacement Bungalow & Demolition of Existing Bungalow

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: 24-6-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(i) B22

Delete as appropriate

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

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

(1) B21

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2828
Date received : 15-JUN-93

Received from

Mr & Mrs H S Rumble

Address

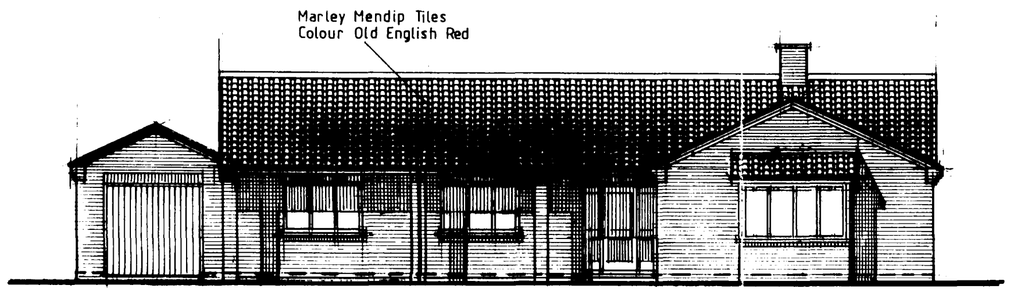
The Poplars
Silt Lane
Holbeach Drove
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

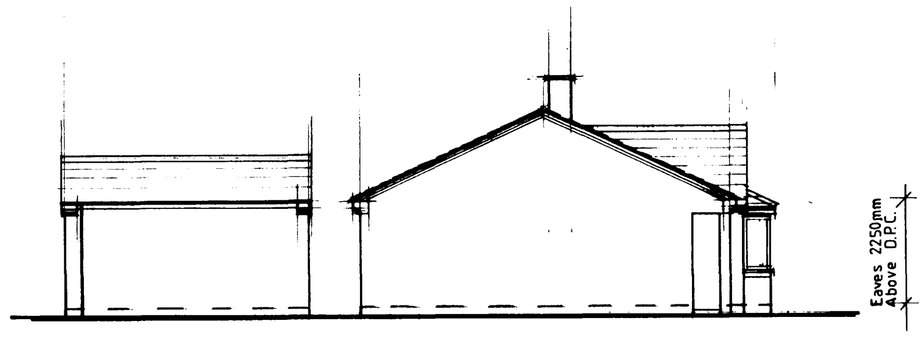
Cash/Cheque : Cheque

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

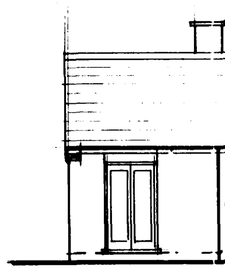
Pitch 25°
ry Std Boulton & Paul Softwood
rs & Downpipes To Be Black P.V.C.

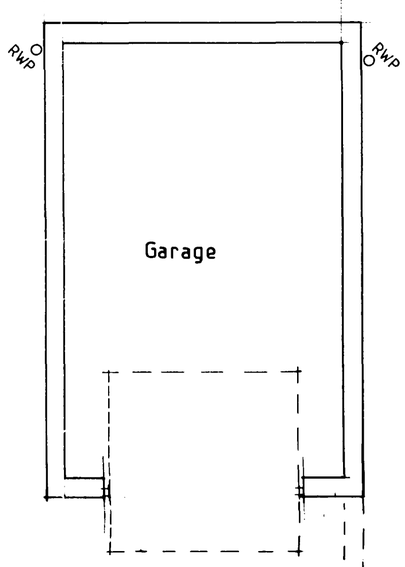


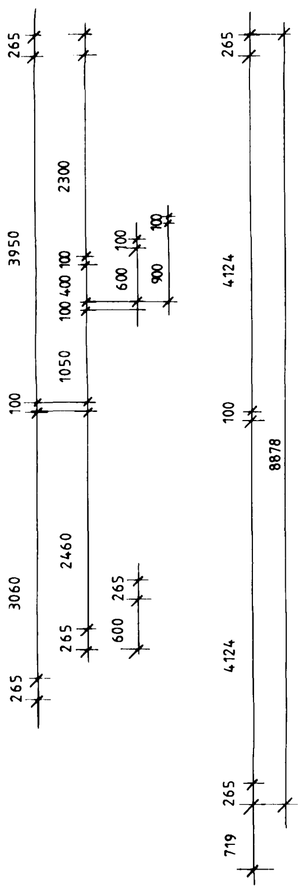
Northwest Elevation

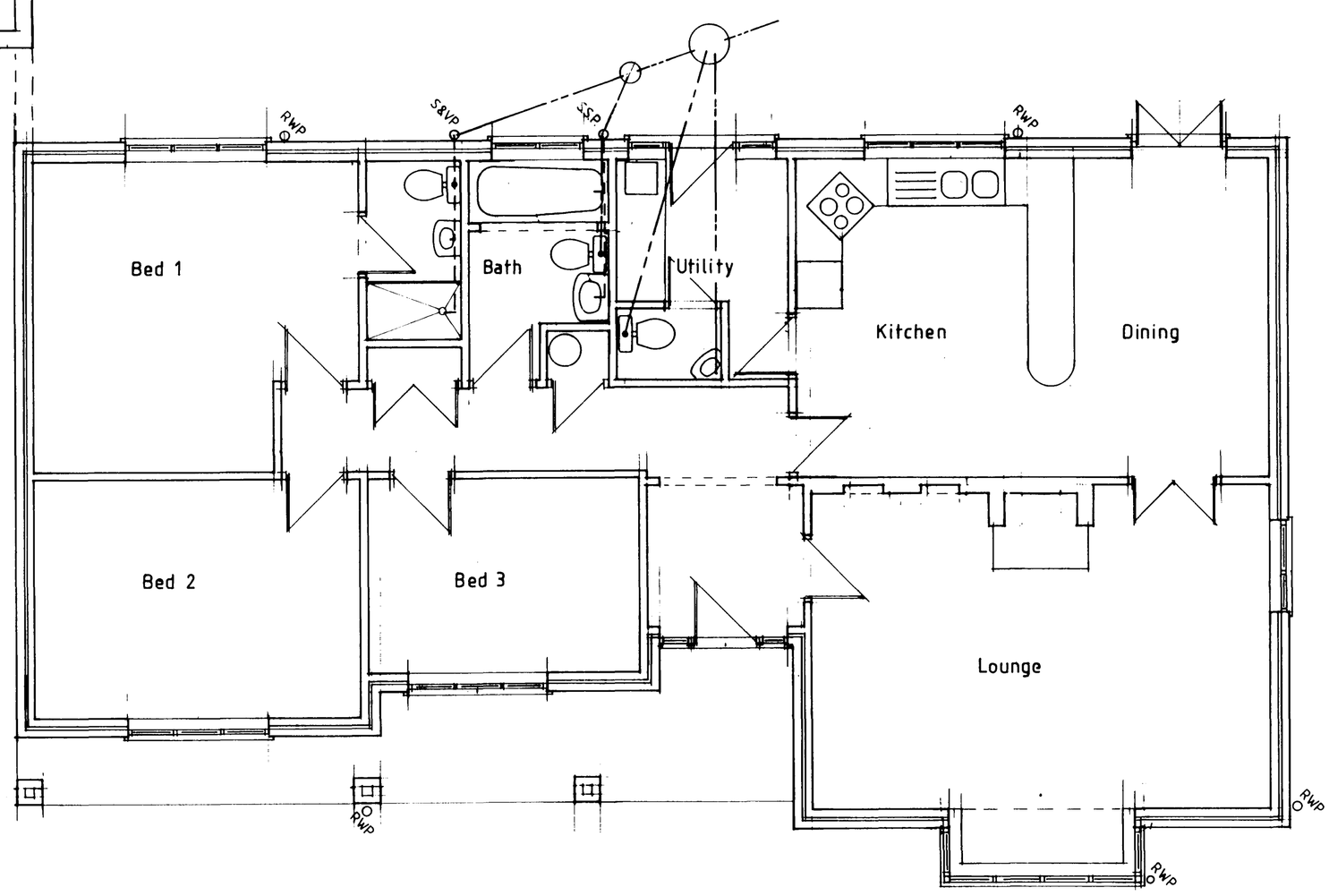


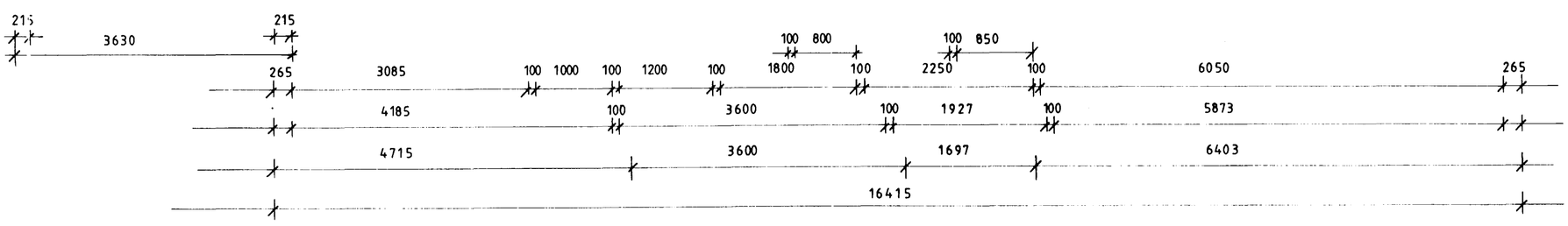
Northeast Elevation

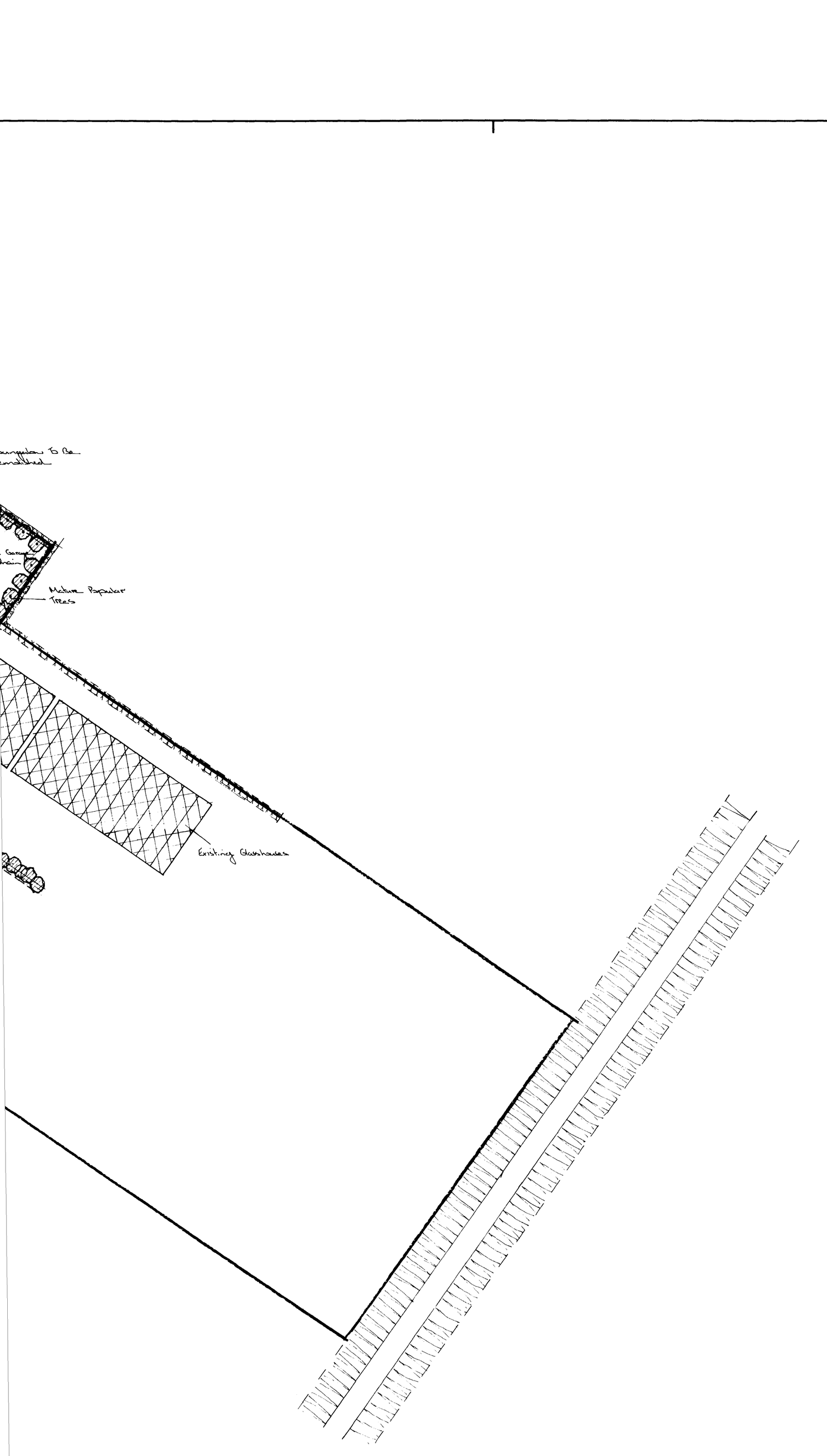


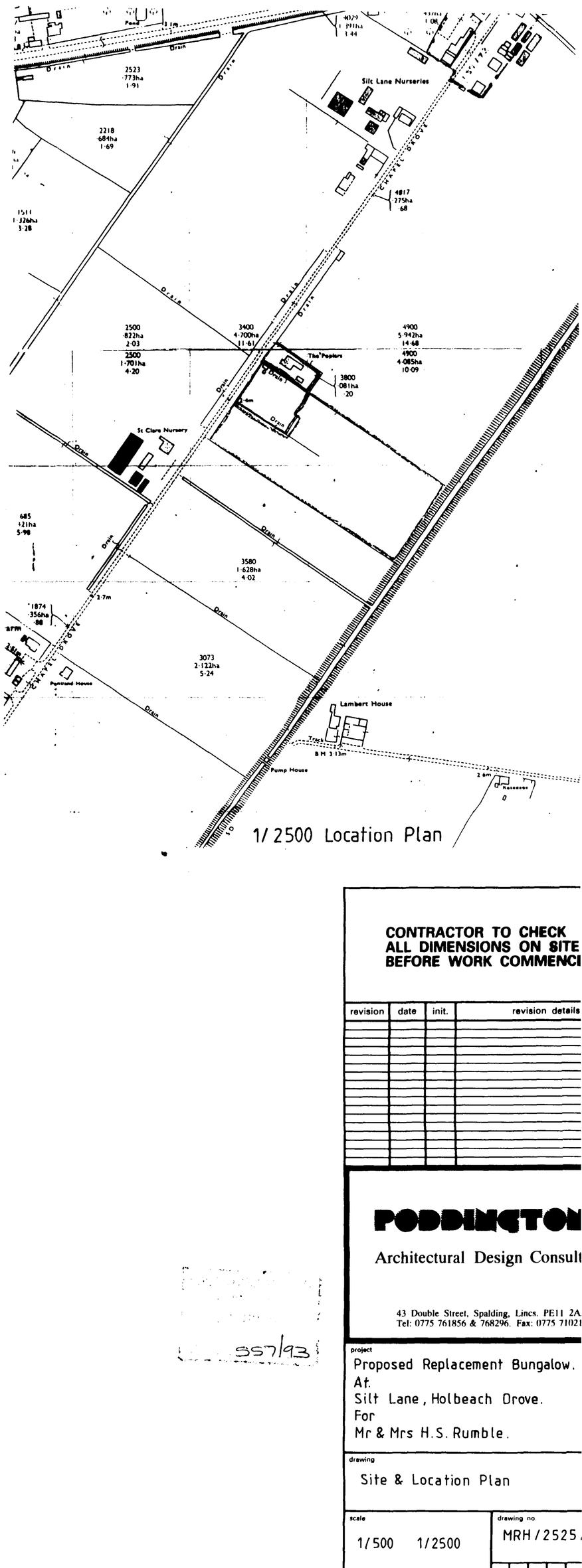












CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCI

revision	date	init.	revision details

PODDINGTON

Architectural Design Consult

43 Double Street, Spalding, Lincs. PE11 2A
Tel: 0775 761856 & 768296. Fax: 0775 7102

557/93

project
Proposed Replacement Bungalow.
At.
Silt Lane, Holbeach Drove.
For
Mr & Mrs H.S. Rumble.

drawing
Site & Location Plan

scale	drawing no.
1/500 1/2500	MRH/2525
May 93	checked