

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0954/93

Received:05-OCT-93 Type:FULL

Name: J & C Taylor
The Beeches
95 Hallgate
Holbeach
Spalding Lincs PE12 7HS

Agent: J & C Taylor
The Beeches
95 Hallgate
Holbeach
Spalding Lincs PE12 7HS

Description: Double garage and garden wall

Location : The Beeches 95 Hallgate
Holbeach 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 The brick to be used for the construction of the proposed garage and wall shall match, as closely as possible, the brick used for the construction of the house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
10-NOV-93 H09/0954/93

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.

PLANNING APPLICATION

For office use only

Application No. **H09/0954/93**

Date Registered

05 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JOHN TAYLOR & C TAYLOR
 THE BEACHES
 95 HALLGATE
 HOLBEACH
 SPALDING
 LINES
 PE12 7HS

Tel. No. **0406 490722**

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.
 (Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE BEACHES, 95, HALLGATE, HOLBEACH, SPALDING, LINES.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DOUBLE GARAGE AND GARDEN WALL

Please complete

I attach ☒ Four copies of all plans

* an ownership certificate (see back page)

* a fee of **£60**

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

Signed... **J. Taylor** Date... **30.9.93**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 Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☒
☐
☐

If so, how many:

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

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

30 sqm.

sq. metres

4200 mm

metres

6412.5 mm

metres

5615 mm.

metres

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

TO MATCH EXISTING RED/ORANGE

D. Please state type and colour of roofing materials.

SLATE COLOURED INTERLOCKING CONCRETE

E. Has a survey of the site been undertaken? State Yes or No

☒ YES

(See plans)

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

DRIVEWAY

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

☐ NO

If so, name of road:
Will there be -

Individual access(es)
New estate road

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

NEW DOUBLE 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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to: N/A

Mains sewer ☐

Cesspool ☐

Septic tank ☐

DISCHARGED TO SOAKAWAYS.

N/A

NO

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

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

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.

Is this application related to a previous submission?

State Yes or No

☐ NO

⇒ If so, please give details in Part 6

☐ NO☐ NO☐ NO☐ NO

⇒ If so, please complete Part 7

☐ N/A

Date:

Consultee(s)

☐ N/A

Application No.

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed S. Taylor (Applicant / Agent) Date 1/10/93

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

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed S. Taylor (Applicant / Agent) Date 1/10/93

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 :

Neighbours :

Boundaries :

Site Features :

Inspected by

Date

Site Notice posted by

Date

Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

Acceptable in terms of design/appearance.

Neighbours will not be materially affected in my judgement.

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 8/11

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)

The brick to be used for the construction of the proposed house shall match, as closely as possible, the brick used for the construction of the existing house.

in the interests of visual amenity.

DC INSTRUCTION SHEET

APPLICATION REF: 409/0954/93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All

See below

☐
☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

WP Note -

G Group available

G* Group essential

(longer expiry)

Press

PC

WM

Residents

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

..... G ENV Specify:

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

HSC Group

Specific

..... G* HAZ

.....

Specify:

Specify:

Other PLA

.....

Case Officer: D.M. Gedney

Senior Officer Confirmed DMG

Date: 8/10

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt No

P3349

Date first Rec'd

05 OCT 1993

Registration

Reference

H09/0954/93

Cross-Ref

B09/0614/93

Date

06-OCT-93 JAC

Validation

TYPE

FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:

New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Invalid

Site plans
Certificate

Fee

Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £60

Nil fee

Previous app - ref:

Type of app

Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 169 OS Plots

Grid ref 534760324470

Ward J

Parish HOUBEACH

Inside IBD YES

Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site

Ref

Linked to property

Ref

0075478

Dist Bound

Other:

Planning Records:
Earlier apps

1166/90

194/90

508/90

101/87

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



H09/0954/93

FULL

Applicant: J & C Taylor
Tel: 0406 490722

Agent: J & C Taylor
0406 490722

Description: Double garage and garden
wall

Location: The Beeches
95 Hallgate
Holbeach
Spalding Lincs

Valid date:	05-OCT-93	Terminal date:	30-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	12-OCT-93	Report deadline:	03-NOV-93
Inspected by	19-OCT-93	Agreed TD Ext:	
Extra contacts	26-OCT-93	Case Officer:	
Report if not clear by	09-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 30 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 93 Hallgate	14-OCT-93	04-NOV-93 ✓
Site/Press Advert MIN	13 15-OCT-93	03 05-NOV-93
Clerk to Holbeach PC 0406 26739	11-OCT-93	25-OCT-93
Cllr N I Capes 0406 23830	11-OCT-93	18-OCT-93
Cllr T G M Tyler 0406 22285	11-OCT-93	18-OCT-93
Cllr D S Venni	11-OCT-93	18-OCT-93

C.C.C. - No objection

BRIAN MITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
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Cllr D S Venni	11-OCT-93	18-OCT-93

L.C.C. - No objections for 14/10/93

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-F/954/03/FES

Dear Sir,

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 2 NOV 1993 DG	
Approved by	Authorised
DDO	ACM
APD	BS
DD	ACP
Activity by	Knowledge YES/NO
Discussion with	by
Copied to	date

Your Ref.

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

Date 26 October 1993

FULL PLANNING APPLICATION - DOUBLE GARAGE AND GARDEN WALL 95 HALLGATE, HOLBEACH

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above development. The submitted details have been inspected and I have the following observations for your attention.

The watercourse fronting your property is my Board's Holbeach New River and the Board's Byelaws as summarised on the enclosed standard conditions apply.

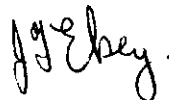
The details inspected at the Planning Department show the new works will not contravene my Boards requirements, but I shall be glad to receive a copy of your plan for my records and to learn when construction is due to commence so that an inspection can be made.

I understand soakaway drainage systems are intended for the disposal of roof water run-off and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

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

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

Mr. J. Taylor
The Beeches
95 Hallgate
Holbeach
Spalding
Lincs PE12 7HS

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



Application no: H09/0954/93

Applicant: J & C Taylor
The Beeches
95 Hallgate
Holbeach
Spalding Lincs PE12 7HS

Agent: J & C Taylor
The Beeches
95 Hallgate
Holbeach
Spalding Lincs PE12 7HS

Description: Double garage and garden wall

Location: The Beeches 95 Hallgate
Holbeach Spalding Lincs

Type: FULL

Date received: 05-OCT-93

11-OCT-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 25-OCT-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:

nr/jg

S.H.D.C. PLANNING DEPT.	
RECEIVED	
26 OCT 1993 DG	
Attention of	File Nos.
DDO NRM	
DDPO BS	
SC ACP	
Author by	Acknowledge YES/NO
Checked with	AY
Completed	Date

BR. 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

LE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3349
Date received : 05-OCT-93

Received from

J D & C Taylor

Address

The Beeches
95 Hallgate
Holbeach
Spalding

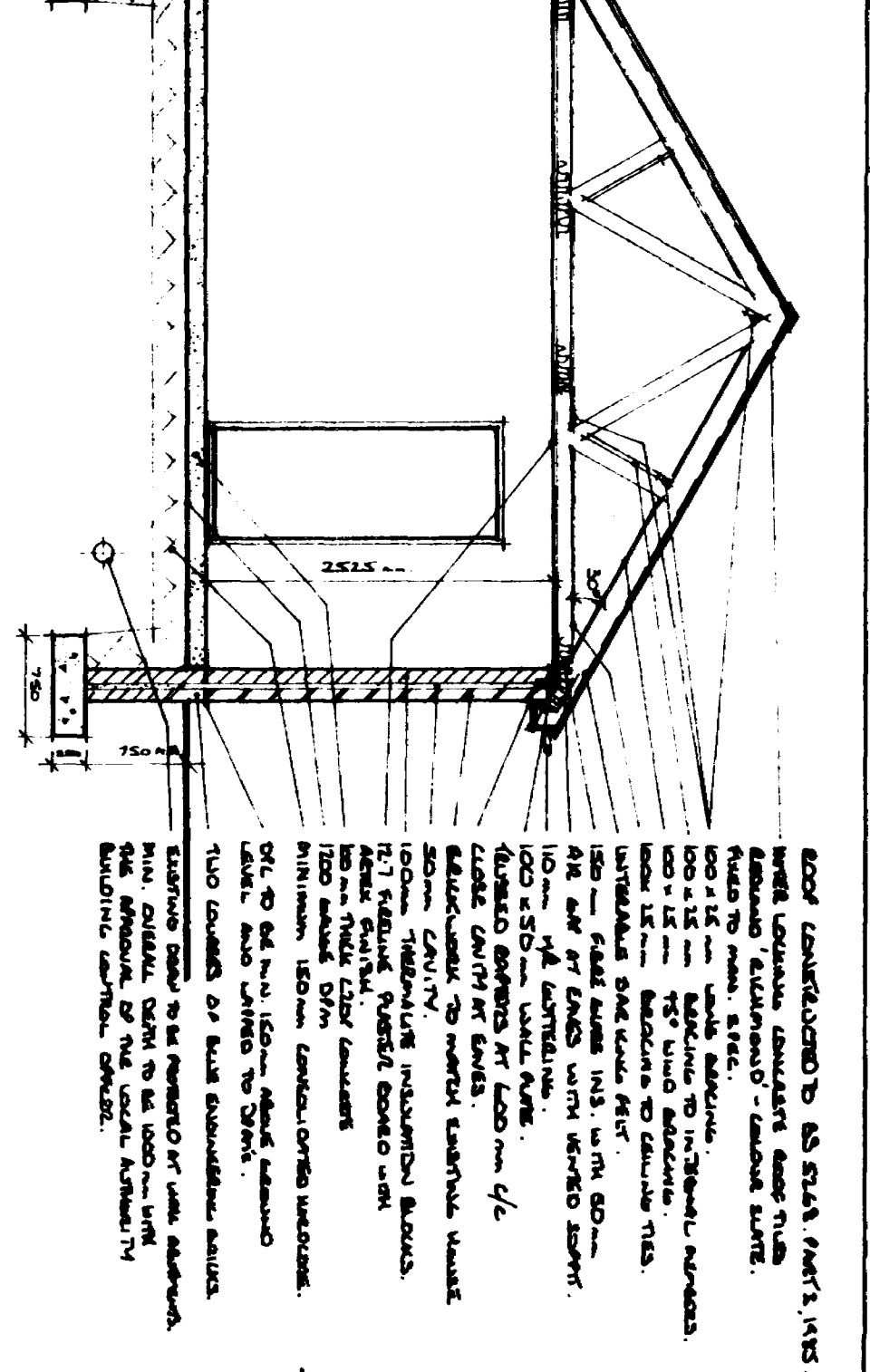
Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

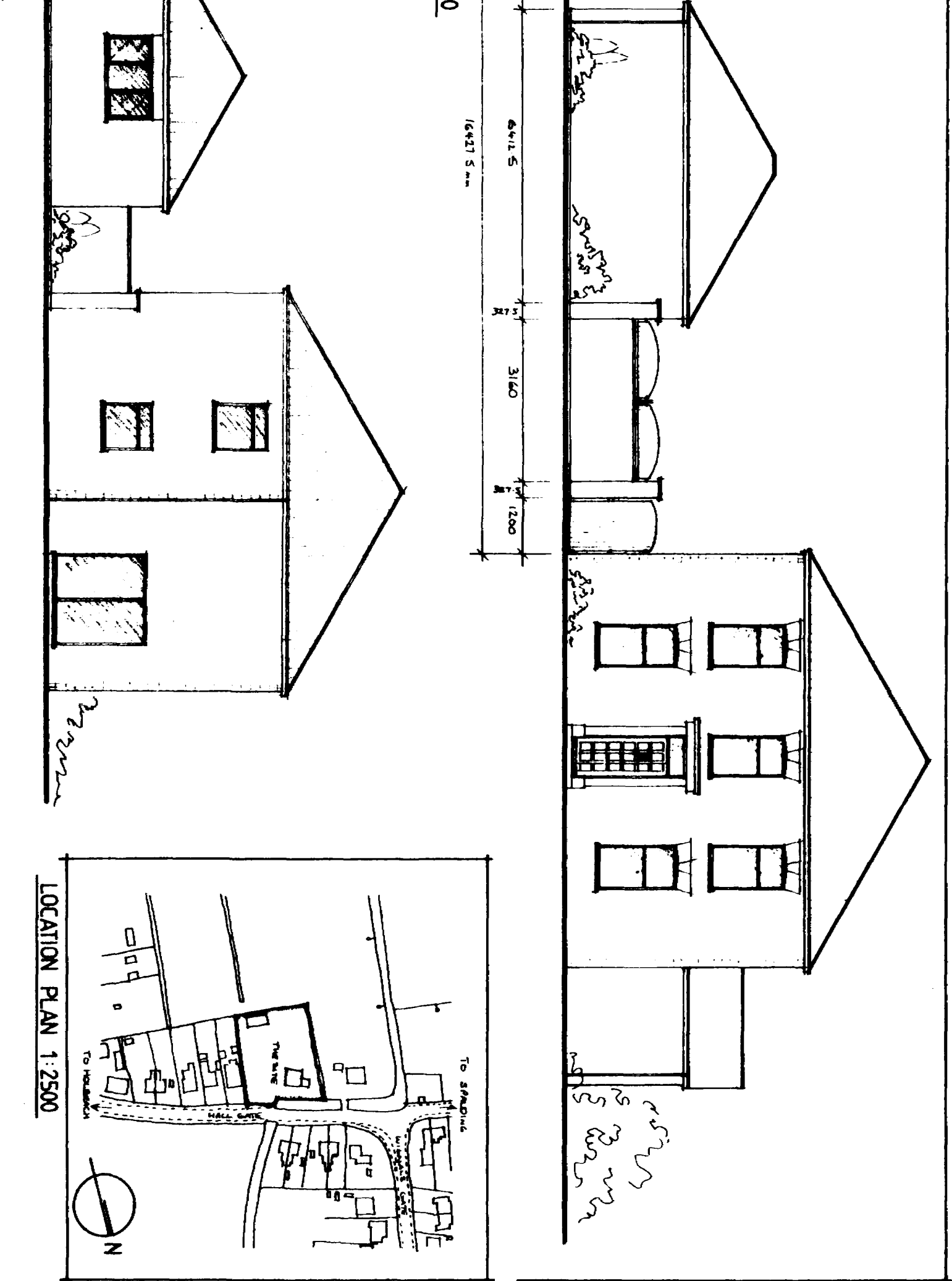
Cash/Cheque : Cheque

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

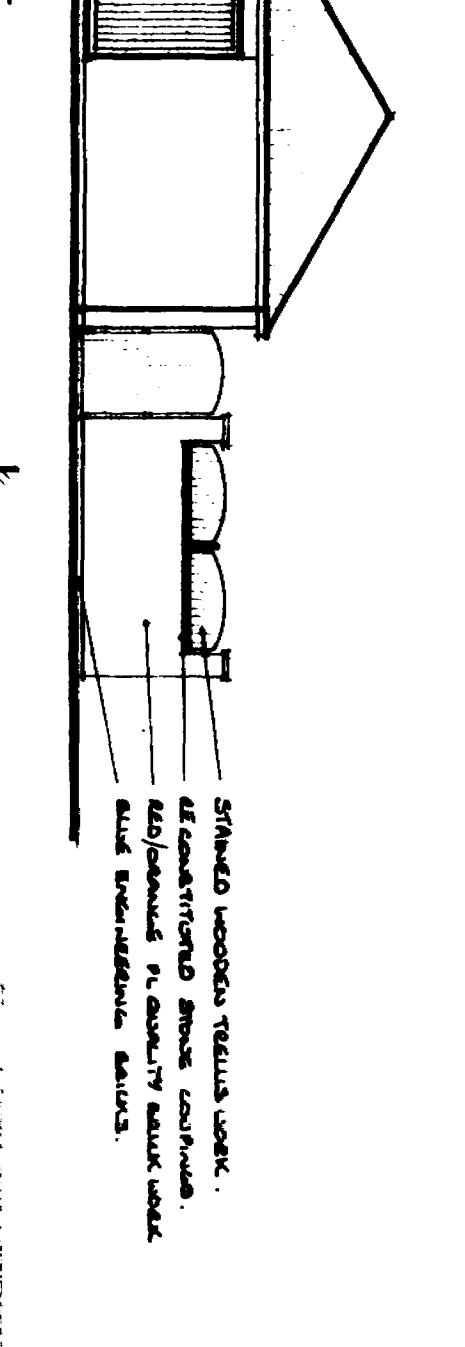
SECTION A-A 1:50



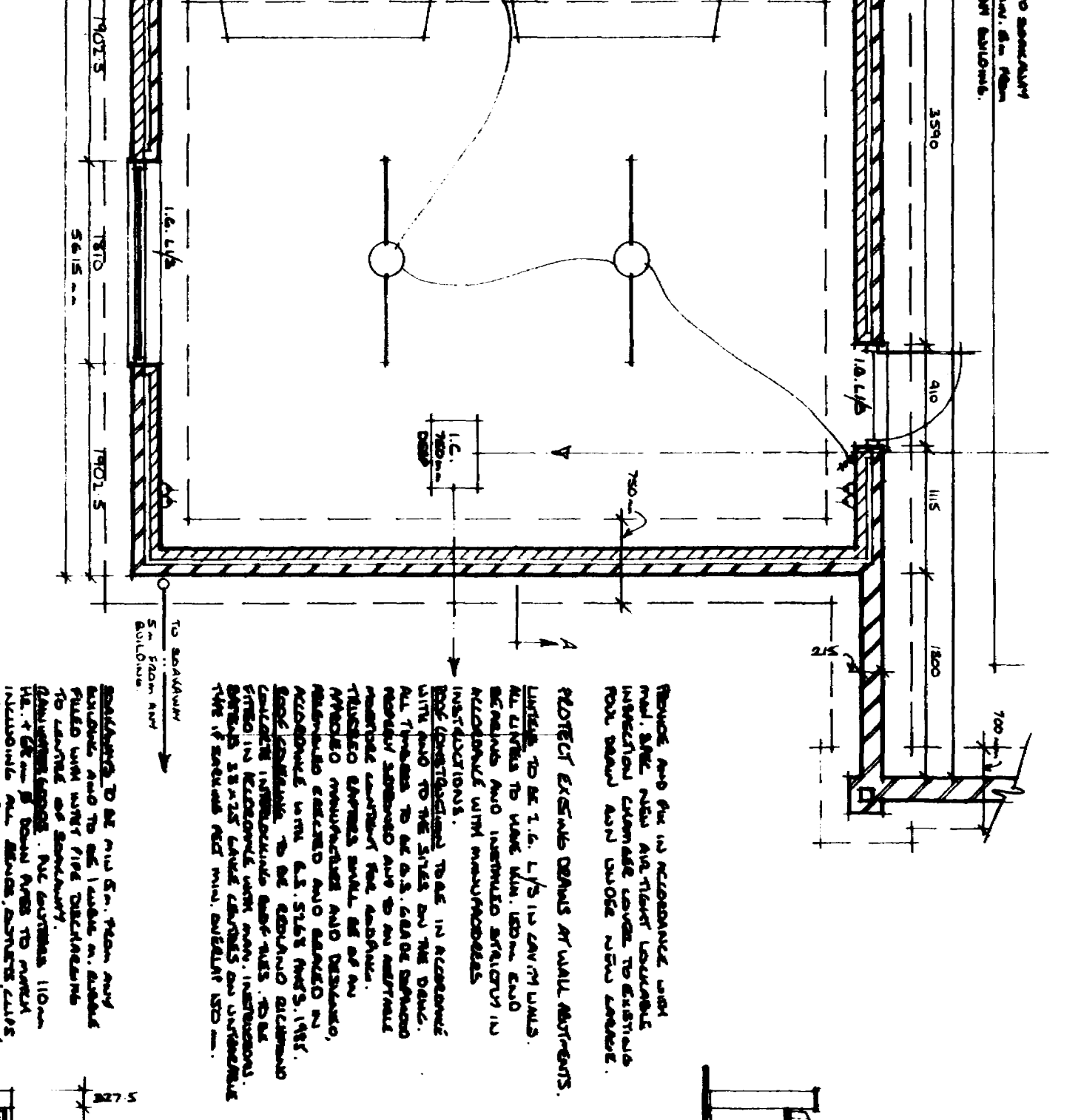
EAST ELEVATION 1:100



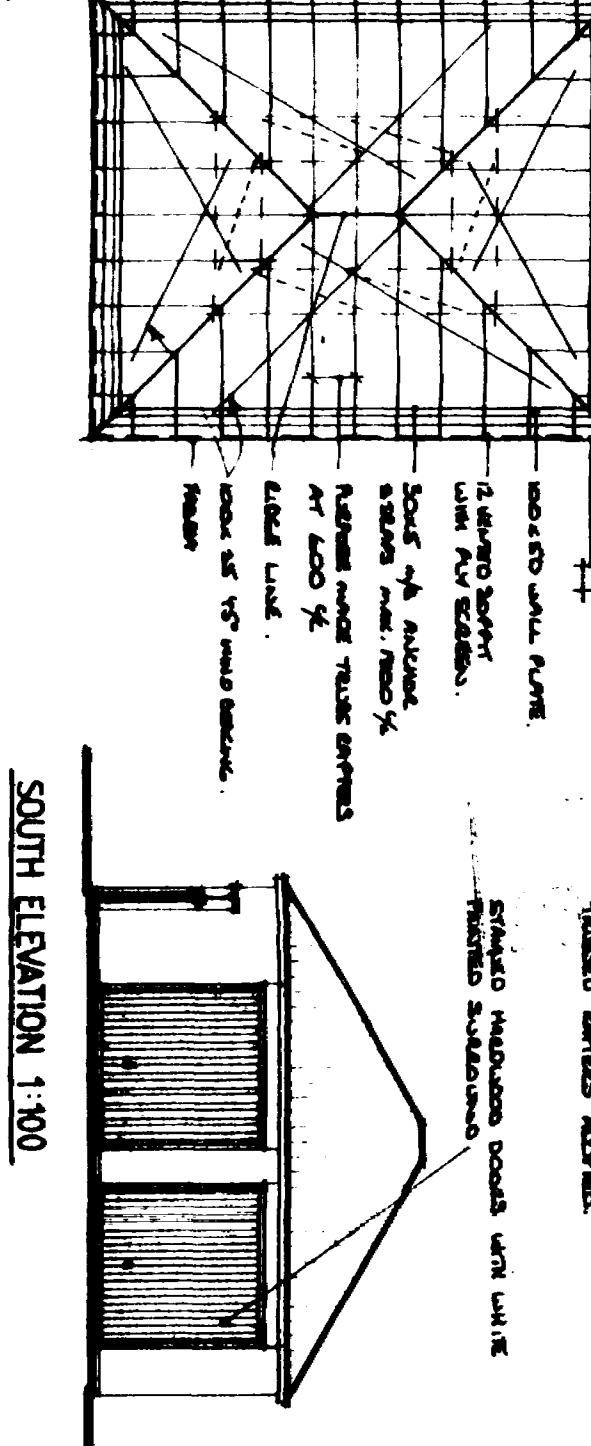
WEST ELEVATION 1:100



FLOOR PLAN 1:50



ROOF PLAN 1:100



SOUTH ELEVATION 1:100

DRAWING NO. JDT1AB

92

71599

Garage and
Leach, Lincs.
Taylor