SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0970/93 Received:11-OCT-93 Type:FULL

Name: C J Boland
'Foxcliffe'
Nealsgate
Fleet Fen
Spalding Lincs

Agent: G R Merchant
Unit 3, 12A Park Road
Holbeach
Spalding
Lincs PE12 7EE

Description: Erection of three bedroom bungalow and garage

Location : Jekil's Bank Holbeach St Johns
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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

4 Before 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.

5 Before the dwelling is occupied a footway shall be constructed along the site's frontage in accordance with details to be submitted to and

SOUTH HOLLAND DISTRICT COUNCIL

approved by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for the residents and their visitors.

The landscaping scheme should include the provision of a frontage hedge of native species (e.g. hawthorn).

For the avoidance of doubt the approved materials are Butterley Kirton Old English Rose facing bricks and Sandtoft Rustic Red Double Pantiles.

Director of Planning and Building Control Services
08-DEC-93 H09/0970/93

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. H09/0970/93

Date Registered 11 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C. J. BOLAND.
"FOXCLIFFE".
NEALSGATE.
FLEET FEN.
HOLBEACH.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

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

Tel. No. 0406 490800
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

JEKILS BANK, HOLBEACH - ST JOHNS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM BUNGALOW & GARAGE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 If you consider no fee is payable include a written explanation instead.

Signed G. R. Merchant Date 4.10.93

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 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: 1.

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

B. Please state size of any new structure:- (a) max. height: 5.75. metres
(b) max. length: 17.436 metres
(c) max. width: 10.486 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY - OLD ENGLISH RUSTICS.

D. Please state type and colour of roofing materials. SANDTOFT DOUBLE PANTILES - SMOOTH BROWN.

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. BUILDING PLOT.

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: JEKICS BANK
Will there be –
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? 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 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	NO	→ 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	☐	→ 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).

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 ..... (~~Applicant~~/Agent) Date 4.10.93

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.

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 ..... ~~Applicant~~/Agent) Date 4.10.93

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~~.

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Currently vacant. Bungalow to east.
Neighbours : House to west. Footpath either side.
Boundaries : Hedgerow on each boundary.
Site Features :

Inspected by BMF
Date 21/10

Site Notice posted by BMF
Date
Expiry 21/10

Individual Resident Notices required:

Addresses to be sent to – Fieldview, Jekil's Bank
Narvaska House, — " —

Addresses delivered to – ✓ done 22/10.

Case Officer Conclusions BMF 30/11

Inside IBD. Infill plot.
Proposed bungalow considered acceptable in terms of design + materials
Neighbour not materially affected.
Highways require frontage footpath.

NB Red line altered by G.R. Merchant to include footway within site.

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 BMF Date 30/11

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)

1 TL1
2 (X) SC21. Reason standard
3 (X) SC27 — " —
4 (X) BZ2 Reason BZ1
5 (X) Before the dwelling is occupied a footway shall be constructed along the site's frontage in accordance with ~~the~~ details to be submitted to and approved by the Local Planning Authority.
SCA Reason: To provide safe and adequate passage on foot for the residents and their visitors.

Note
(6) SNA The landscaping scheme should include the provision of a frontage hedge of native species (eg hawthorn).
(7) SNB For the avoidance of doubt the approved materials are Ibstock Kirkton Old English Rose facing bricks and Sandtoft Rustic Red Double Pantiles.

DC INSTRUCTION SHEET

APPLICATION REF: H09/0970/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std:
Details
needed

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

Publicity: >>

Departure	.....
Setting of LB	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

RECONSULTS

Press
PC
WM
Residents

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

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	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GEORGY

Senior Officer Confirmed ..... Date 14/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P3375

Date first Rec'd 11 OCT 1993

Registration

Reference H09/0970/93.

Cross-Ref R

Date 12/10/93.

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

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 381 OS Plots
Grid ref 534420 318320

Ward 14 Parish HOLBEACH

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 1722 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: Airfield zone

Planning Records:
Earlier apps 349/87
497/87

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0970/93 Received:11-OCT-93 Type:FULL

Name: C J Boland
'Foxcliffe'
Nealsgate
Fleet Fen
Spalding Lincs

Agent: G R Merchant
Unit 3, 12A Park Road
Holbeach
Spalding
Lincs PE12 7EE

Description: Erection of three bedroom bungalow and garage

Location : Jekil's Bank Holbeach St Johns
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

4 Before 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.

5 Before the dwelling is occupied a footway shall be constructed along the site's frontage in accordance with details to be submitted to and

approved by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for the residents and their visitors.

The landscaping scheme should include the provision of a frontage hedge of native species (e.g. hawthorn).

For the avoidance of doubt the approved materials are Butterley Kirton Old English Rose facing bricks and Sandtoft Rustic Red Double Pantiles.

03-DEC-93 AD check.....

Authorised to issue (inc Delegation).....

BRIAN SMIT ip 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

H09/0970/93
FULL

Applicant: C J Boland
Tel:

Agent: G R Merchant
0406 490800

Description: Erection of three bedroom bungalow and garage

Location: Jekil's Bank
Holbeach St Johns
Spalding
Lincs

14/Jan 94

Valid date:	11-OCT-93	Terminal date:	~~06-DEC-93~~
Target dates:		Target Committee:	17-NOV-93
To case officer	18-OCT-93	Report deadline:	03-NOV-93
Inspected by	25-OCT-93	Agreed TD Ext:	
Extra contacts	01-NOV-93	Case Officer:	
Report if not clear by	15-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, FIELDVIEW, JEKIL'S BANK	22-OCT-93	12-NOV-93
Owner/Occupier, NAIVASHA HOUSE, " "	22-OCT-93	12-NOV-93
Site/Press Advert MIN	21 ~~22~~-OCT-93	11 ~~12~~-NOV-93
Clerk to Holbeach PC 0406 26739	18-OCT-93	01-NOV-93
Cllr N P Judge MBE 0406 330300	18-OCT-93	25-OCT-93

SITE RECORD

Grid ref: 534420 318220
OS Sheet: 281 Parcel:

L.C.C – Obs Attached JZ S

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0970/93

FULL

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Tel:

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0406 490800

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Holbeach St Johns
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Extra contacts	01-NOV-93	Case Officer:	
Report if not clear by 15-NOV-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
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SITE RECORD

Grid ref: 534420 318220
OS Sheet: 281 Parcel:

L C C - Obs Attached JCB 21/10/93

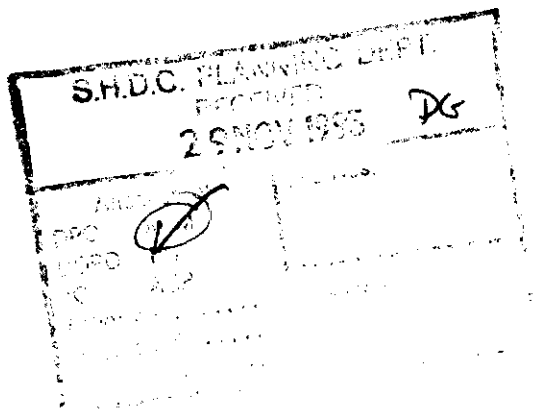
G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

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

Your ref: H09/0970/93
Our ref : GRM/JJM/CJB

24th November, 1993.



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

Dear Sir,

3 BEDROOM BUNGALOW & GARAGE,
JEKIL'S BANK, HOLBEACH ST. JOHNS,
FOR C.J. BOLAND.

Further to my telephone conversation with your Mr Gedney with respect to the above applicaiton, I confirm that my client is proposing to continue the footway along the frontage of the site.

Yours faithfully,

J Merchant.

G.R. Merchant.

PLANNING AMENDMENT

For office use only
Application No. H09/0970/93
Date registered 19 NOV 1993
Case Officer DG

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
C. J. BOLAND.
"FOXCLIFFE."
NEWGATE
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
G. R. MERCHANT.
UNIT 3.
12A PARK ROAD
HOLBEACH
0406 490800. (Contact)
Tel. No.

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
JEKIL'S BANK. HOLBEACH-ST-JOHNS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H09/0970/93.

Building Regulation reference relating to same development.
—

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[ ]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[✓]

State whether amendment has been requested by the Council
YES

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed G. R. Merchant Date 18/11/93.

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
3 BEDROOM BUNGALOW & GARAGE.

As **NOW PROPOSED**, if different
—

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
FACING BRICKS
KIRTON OLD ENGISH ROSE RUSTIC.
TILES
SANDTOFT DOUBLE PANTILES RUSTIC RED

State drawing no's of the current submission
—

State Officer dealing with the application, if known.
D. GEDNEY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
—

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated ✓ 29/11

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? PC WM Press Residents Other – None ☑

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DMG 29/11

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued: ✓ 1/12

Public register updated:

DC Professional Assessment

NOTES:

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: H09/0970/93

Applicant: C J Boland
'Foxcliffe'
Nealsgate
Fleet Fen
Spalding Lincs

Agent: G R Merchant
Unit 3, 12A Park Road
Holbeach
Spalding
Lincs PE12 7EE

Description: Erection of three bedroom bungalow and garage

Location: Jekil's Bank
Holbeach St Johns
Spalding
Lincs

Amendment: Facing bricks - Kirton Old English Rose Rustic and Tiles - Sandtoft Double Pantile Rustic Red

29-NOV-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 14-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

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: DMG/LAC H09/0970/93
Our ref : GRM/JJM/CJB

19th November, 1993.

AMENDED PLAN
Ref.

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

Dear Sir,

3 BEDROOM BUNGALOW & GARAGE,
JEKIL'S BANK, HOLBEACH ST. JOHNS, FOR C.J.BOLAND.

Further to your letter of the 17th November and my telephone conversation with your Mr Gedney, I confirm that my client agrees to use Kirton Old English Rose Rustic facing bricks.

As the facing bricks to be used are predominantly red, it is felt that a red tile is required, I therefore suggest the use of Sandtoft double pantiles Rustic Red.

Please find enclosed a Planning Amendment form as requested.

Yours faithfully,

SOUTH HOLLAND D.C.
PLAN DEPT
19 NOV 1993
REF 0970/93

J. Merchant.

P.P. G.R. Merchant.

G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H09/0970/93

17 November 1993

Dear Sir

Planning Application H09/0970/93 - Erection of Three Bedroom Bungalow and Garage, Jekill's Bank, Holbeach St Johns. (C J Boland).

I refer to the above planning application recently submitted by yourself.

It is noted that the proposed brick is a "Butterley Old English Rustic". This does not appear to be the full name of the brick, the nearest within the catalogue being either the "Kirton Old English Mixture Rustic" or "Kirton Old English Rose Rustic".

It is my opinion that the latter of the two is most appropriate in this particular location due to its reddish colour and I will be pleased to receive your response in respect of this as soon as possible.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

BF I 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: H09/0970/93

Applicant: C J Boland
'Foxcliffe'
Nealsgate
Fleet Fen
Spalding Lincs

Agent: G R Merchant
Unit 3, 12A Park Road
Holbeach
Spalding
Lincs PE12 7EE

Description: Erection of three bedroom bungalow and garage

Location: Jekil's Bank Holbeach St Johns
Spalding Lincs

Type: FULL

Date received: 11-OCT-93

18-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 01-NOV-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:

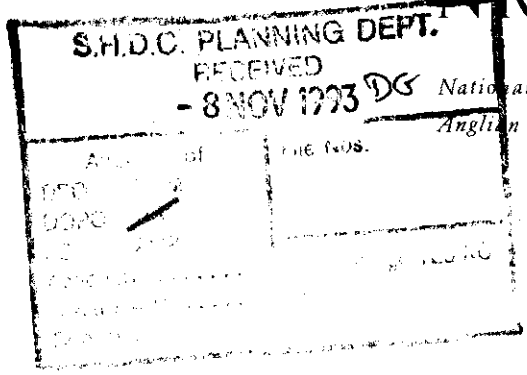
NP Jordy

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993 DG

Attention of	File Nos.
DPO NPM	
DPO BS	
LO ACP	
.....	Acknowledge YES/NO
.....	by
.....	date

Our Ref: GT. 93/1/SH/0274
Contact: G. Thornalley

Date: 2nd November 1993



NRA
National Rivers Authority
Anglian Region

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

Dear Sir,

Planning Application No. H09/0970/93

Proposal: **ERECTION OF A BUNGALOW WITH GARAGE**
Location: **JEKILS BANK, HOLBEACH ST JOHNS.**
Applicant: **C J BOLAND**

I refer to your consultation received on 25th October 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.

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

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.

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

Cont'd 93/SH/1/0274

NRA

CONDITION: All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

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.

Only clean surface water from roofs and roads should discharge to any soakaway.

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

Yours faithfully

R F Morgan

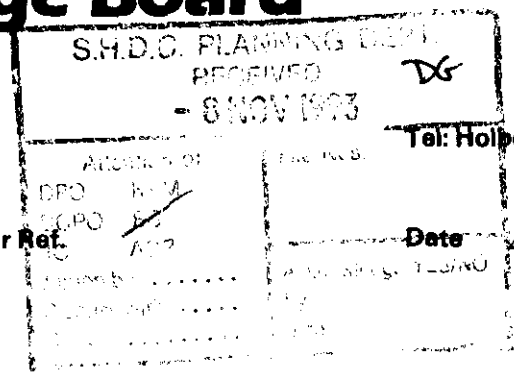
GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

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

DPO

SOUTH HOLLAND
Internal Drainage Board

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



Please contact: Mr. Staines **Tel: Holbeach (0406) 24933**

Our Ref. RS/PA-C/970/93/JAM **Your Ref.** **Date** 4 November 1993

Dear Sir,

FULL PLANNING APPLICATION - C.J. BOLAND
DWELLING AT JEKILS BANK, HOLBEACH ST. JOHNS

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

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke at the rear of my Board's New River Gate Drain situated some 140 metres to the East via a culvert under the B.1168. Additionally, the former private dyke fronting the site was piped in accordance with the requirements of the South Holland District Council at the time of the neighbouring developments.

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.

Several years ago difficulties were experienced with septic tank drainage facilities on plots to the East. I have been unaware of further complaints since the developer of those plots undertook cleansing and regrading of the private dyke along the rear boundary of the developed area.

The site is lower than the fronting highway and neighbouring property and accordingly I would suggest that steps are taken where necessary to prevent surface water run-off creating embarrassment.

Should site raising operations be contemplated, consideration must be given to preventing surface water run-off causing embarrassment to adjoining property.

With particular regard to the location of the septic tank soakaway system, 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 private watercourses 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 surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra storm water 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

Our Ref: RS/PA-C/970/93/JAM Your Ref: 4 November 1993

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 is/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 £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.

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

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

G.R. Merchant, Esq.,
Unit 3, 12a Park Road,
Holbeach,
Spalding,
Lincs.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council **Application Reference** H09/0970/93.

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		

2. Address or location

Jekils Bank, Herbeach St Johns.

3. Name, classification and number of road

4. Date application referred 14-10-93.

5. State whether outline, detailed application etc.

Full.

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

3 Bed Bungalow & Garage.

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. (circled) 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: 20-10-93 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

(1) B22.

(2) Before the dwelling is occupied a footway is required along the site frontage connecting to the existing either side of the plot, in accordance with details

Delete as appropriate

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

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

(1) B21

(2) To provide safe and adequate passage on foot for the residents and their visitors.

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 : P3375
Date received : 11-OCT-93

Received from

C J Boland

Address

Foxcliffe
Nealsgate
Fleet Fen
Holbeach

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0970/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1175/93 Received:13-DEC-93 Type:CONDITION COMPLIANCE

Name: C J Boland
Foxcliffe
Nealsgate
Fleet Fen
Spalding, Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Details of tree planting scheme & footway construction submitted (Conditions 2 and 5 of H09/0970/93)

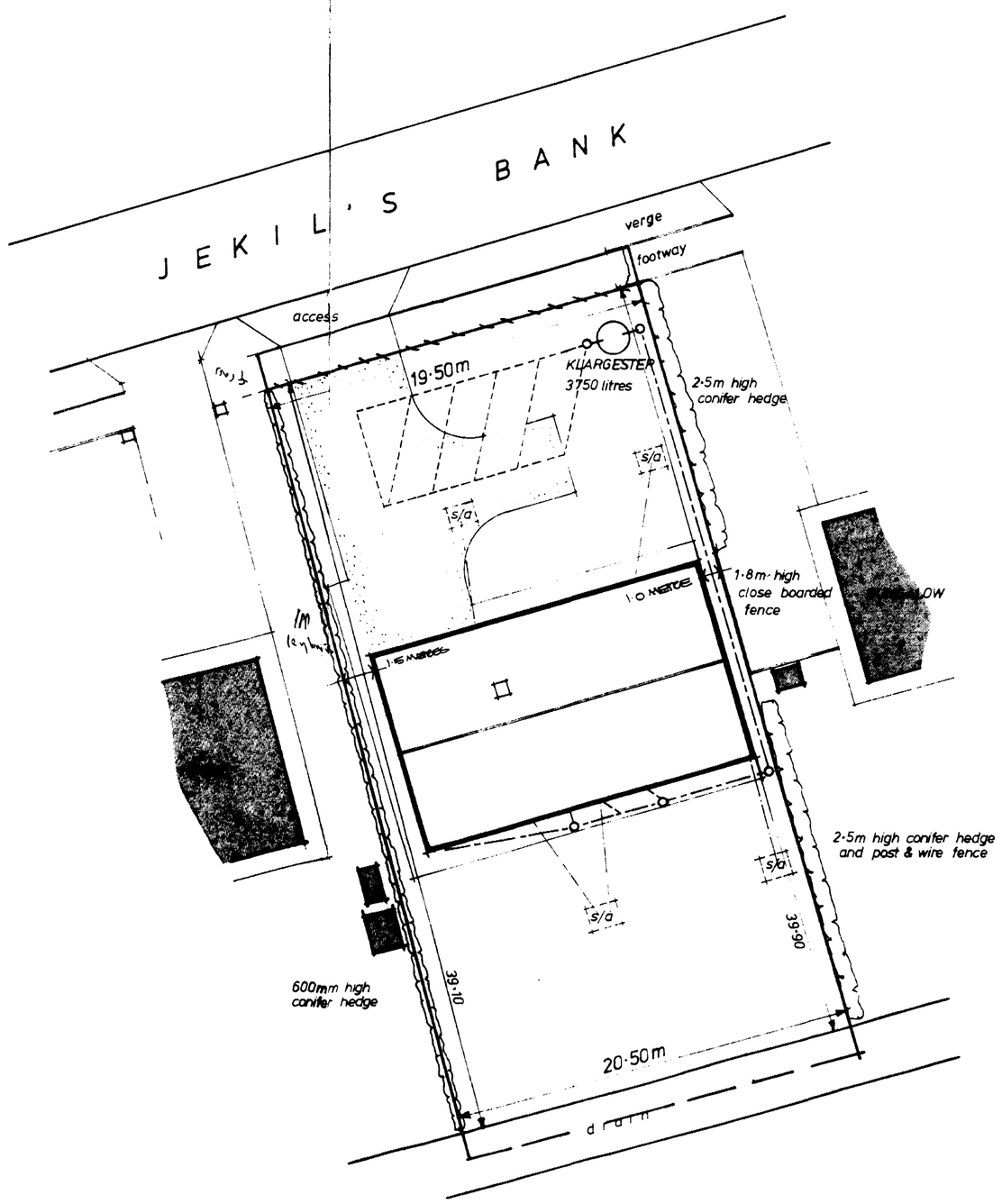
Location : Jekils Bank Holbeach St Johns
Spalding Lincs

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:

This permission is granted in accordance with the application submitted as revised by Drawing no: CJB1/1C received by the Local Planning Authority on 7 January, 1994.

sgd B SMITH
Director of Planning and Building Control Services

20-JAN-94 H09/1175/93



SITE LAYOUT.
SCALE: 1/200.

LOCATION PLAN.
SCALE: 1/2500.

N

SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF. H09/0970/93

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

PROJECT:
JEKIL'S BANK,
HOLBEACH-ST-JOHNS.

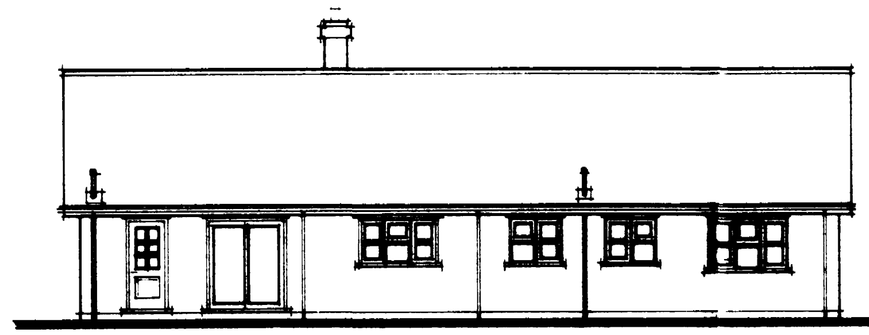
CLIENT:
C.J. BOLAND.
"FOXCLIFFE".
NEALSGATE.
FLEET FEN.
HOLBEACH.

SCALES: AS INDICATED.
DATE: JUNE 1993.

G.R.MERCHANT.
DRAWING No.: CJB.1/1.

REVISIONS:

ELEVATIONS



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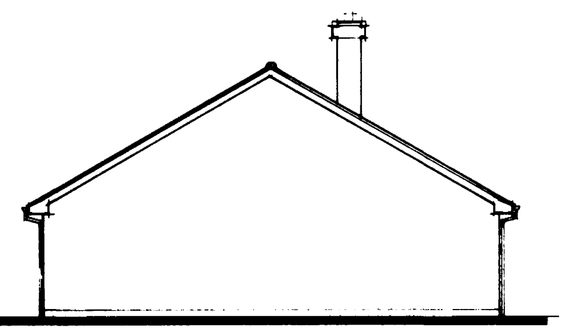

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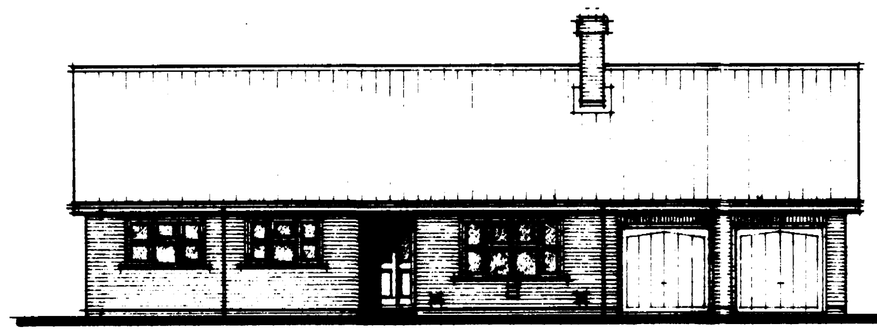

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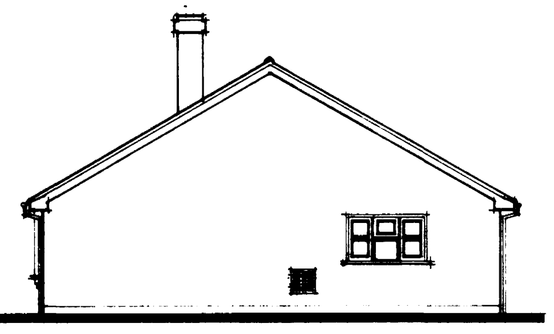

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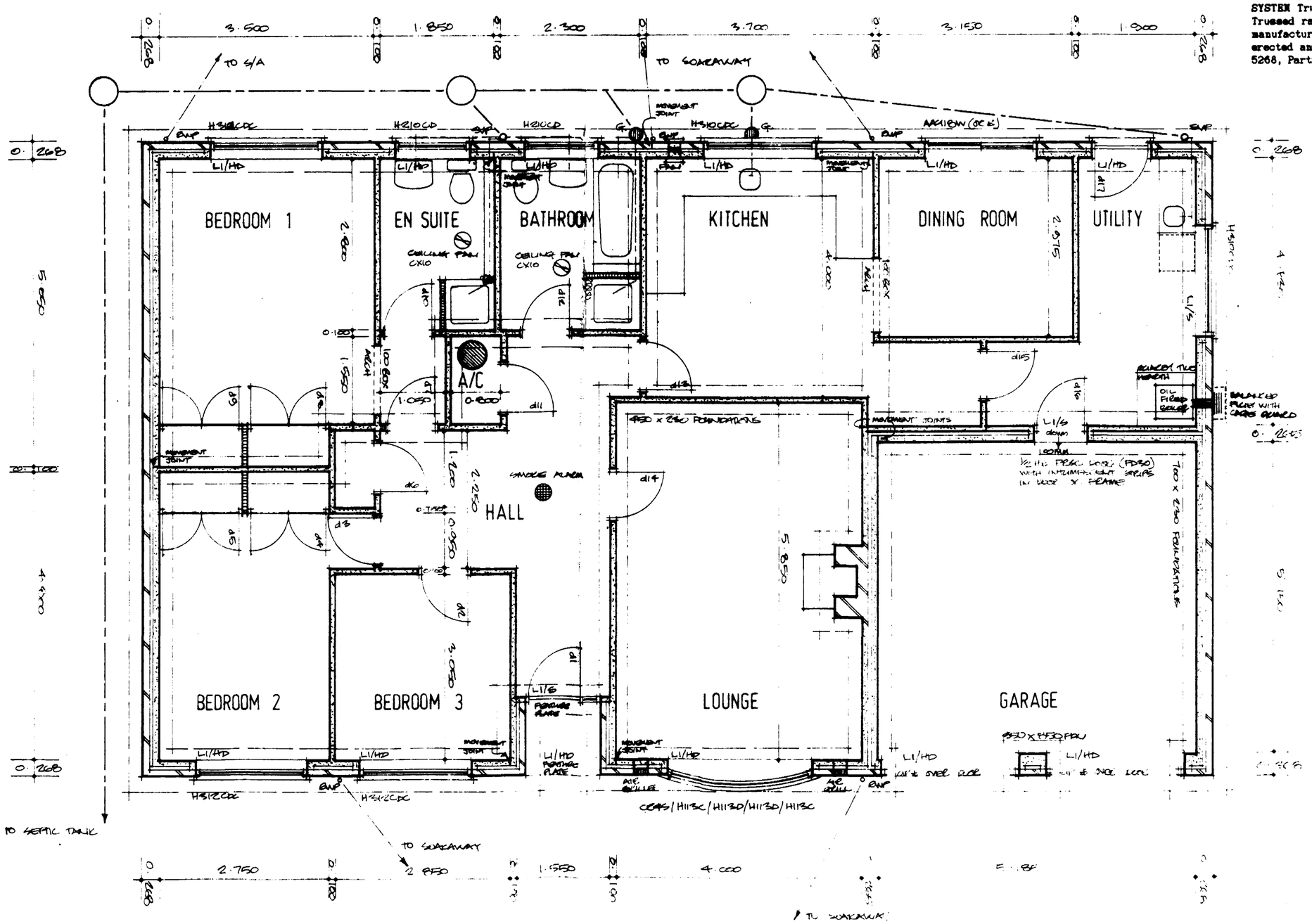


FLOOR PLAN

FOUNDATIONS
Generally to be in mass concrete 1:2:4 strip 700mm wide x 230mm thick under cavity walling, 450mm x 230mm under partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete 1:12. Brickwork below dpc to be in FL durability designation bricks.

WALLS
Cavity work to be 268mm overall width comprising 103mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing solid insulation block e.g. TARMAC TOPBLOCK. Internal partitions to be in 100mm blockwork walling and to be TARMAC TOPBLOCK. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls in DANCOR insulated DPC. Provide embossed heavy duty polythene material as cavity trays over lintels.

LINTELS
To be I.G. L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. 100 internal lintel.
All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

ROOF CONSTRUCTION
Roofs to be constructed using TWINAPLATE SYSTEM Trussed rafters at 600mm centres. Trussed rafters to be from an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF BRACING
Trussed rafters to be braced in accordance with B.S. 5268, Part 3, 1985 and comprising diagonal bracing to the underside of the rafters for the whole length of the roof, diagonal braces to the internal members, ceiling bracing where the span of the trussed rafters exceeds 8 metres, and longitudinal binders at middle and third points. All bracing timbers to be 100mm x 25mm and twice nailed to every component it braces using 10 gauge 63mm round wire nails.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.6metre centres to anchor wallplate to blockwork walling.

LATERAL RESTRAINT.
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.6m centres at ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Mog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.
Garage ceiling to be in 13mm FIRELINE board.

ROOF COVERINGS
Provide and fix MARLEY Mendip, or similar concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable sarking felt COROVIN 150, or similar, with minimum 150mm laps.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION, PITCHED ROOF
Provide 6mm WBP plywood with 10mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

SMOKE ALARM
Provide and install automatic self contained mains operated smoke alarm to B.S.5446, part 1 to the Hall ceiling as shown.

GROUND FLOOR CONSTRUCTION
Strip vegetable soil and any hard surfacing and lay floor as follows:
70mm dense mortar screed with D48 mesh reinforcing, building paper vapour resisting membrane on 25mm thickness CROWN FLOOR SLAB insulation.
100mm minimum thickness floor slab 1:2:4 mix concrete on 1200 gauge (300 micron) polythene film dpm lapped with dpc.
Hardcore bed min 150mm clean stone well graded 75mm down and sand blinded all well compacted in layers not exceeding 150mm.
Allow for additional hardcore beds to make up levels as required and as described.
Thicken floor slab to 230mm x 450mm wide where under non loadbearing partitions.

STUDWORK PARTITIONS
Where shown form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres.
Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type).
Patio doors to be fitted with a night vent giving 10,000sq mm of ventilation opening.
All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.
Install safety glass to windows where glazed area is less than 800mm from floor or ground level and in all glazed doors and sidelights. Safety glass to B.S.6206:1981.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits. All plastering to be to B.S.5492:1977.

DECORATION
All new surfacee, timber (except self finished surfaces e.g. doors) plaster etc. to be painted to clients instructions.

JOINERY
Doors, frames, linings, skirtings, architraves, window boards and timber mouldings etc. to of standard manufacture and be as BOULTON & PAUL or equal approved.

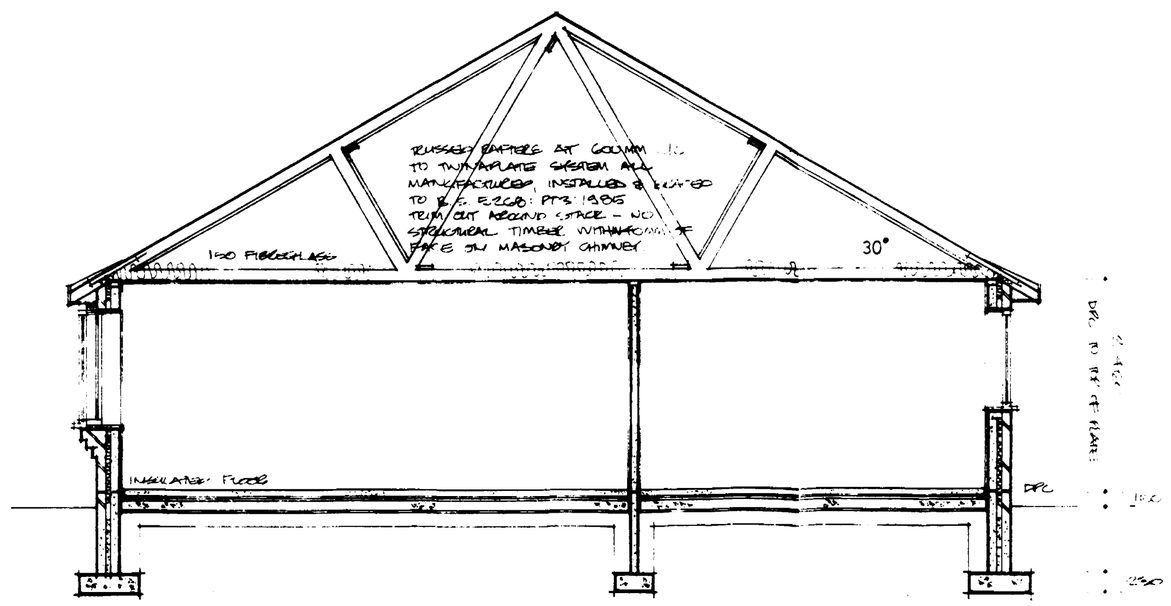
ABOVE GROUND DRAINAGE
Hand basin wastes to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia., shower 50mm dia. Use polypipe pushfit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.
Shower waste to be run within casing with screw down panel for access.

ADDITIONAL VENTILATION REQUIREMENTS
Provide within Kitchen extractor fan capable of a min 30 litres/sec air extract rate and ducted to the outside air, XPELAIR GXC9 or similar.
To the Bathroom and En Suite provide extractor fan XPELAIR CX10 giving 26 litres/second extract rate ducted through ceiling and discharge through soffit to outside air.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplies to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

BOILER
New boiler to be oil fired, floor standing, balanced flue type of approximately 21Kw output rating. Flue terminal to be fitted with suitable cage guard.
Boiler to stand on quarry tile hearth as indicated.

SOLID FUEL APPLIANCE, OPEN FIRE
Flue to be 225mm outside diameter rebated clay liners, laid rebates uppermost, in brick flue as shown finish with two courses of engineering bricks and clay pot. Precast concrete throat and lintel set at opening. Hearth to be 25mm quarry tile on oversite floor slab 100mm thick. Fire back to be standard set 450mm wide opening.
Provide 2no permanent ventilators at low level size 215mm x 140mm complete with fly screens.



SECTION

UNDERGROUND DRAINAGE
110mm uPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia. preformed plastics installed to manufacturer's instructions complete with cover and frame. Back inlet gullys to have pull out stopper for rodding.
Drain runs with less than 600mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench.
Connect drain to Klargester Septic Tank, 825 gallon (3750 litre) capacity. Installation to be in strict accordance with manufacturer's instructions and to B.S.6297:1983.

RAINWATER GOODS
PVC gutters 115mm h.r. and 68mm dia. down pipes to match including all bends outlets, clips, brackets, connectors etc. and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and be 1.5cu m rubble filled with inlet pipe discharging to centre of soakaway.

FLASHINGS, VALLEYS ETC.
All flashings, soakers etc to be in CODE 5 sheet lead properly cut, dressed and fixed.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
11 OCT 1993
REF H98/0970/93

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

PROJECT:
PROPOSED BUNGALOW & GARAGE
JEWELS BANK,
HOLBEACH ST JOHN'S,
SPALDING, LINCS

CLIENT:
C J BOLAND
"FOXCLIFFE",
NEWLS GATE,
FLEET FEN,
HOLBEACH

SCALES: 1:50 1:100

DATE: SEPT 93

DRAWING No.: C/P 1/2

REVISIONS: