SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1071/92 Received:09-OCT-92 Type:OUTLINE

Name: Mrs C Price
The Bungalow
Roman Bank
Holbeach Bank
Spalding, Lincs

Agent: Mrs C Price
The Bungalow
Roman Bank
Holbeach Bank
Spalding, Lincs

Description: Demolition of existing property and erection of a detached dwelling (Renewal of outline H09/1412/88)
Location : The Bungalow Roman Bank
Holbeach Bank Spalding, Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 *Application for approval of reserved matters must be made not later than* three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 *The following matters are reserved for subsequent approval by the Local* Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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

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

4 Before the dwelling hereby permitted is occupied, the existing buildings on site shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of the amenities of the rural locality.

5 The existing hedge shall be retained at a height of at least 1 metre along the northern and eastern boundaries of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by a hawthorn hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period, all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

Notes to Applicant:

Your attention is drawn to the attached advice from S.H.I.D.B. 21 October, 1992.

The landscaping scheme should, as far as possible, make provision for the retention of the existing trees/shrubs upon the site.

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
19-NOV-92 H09/1071/92

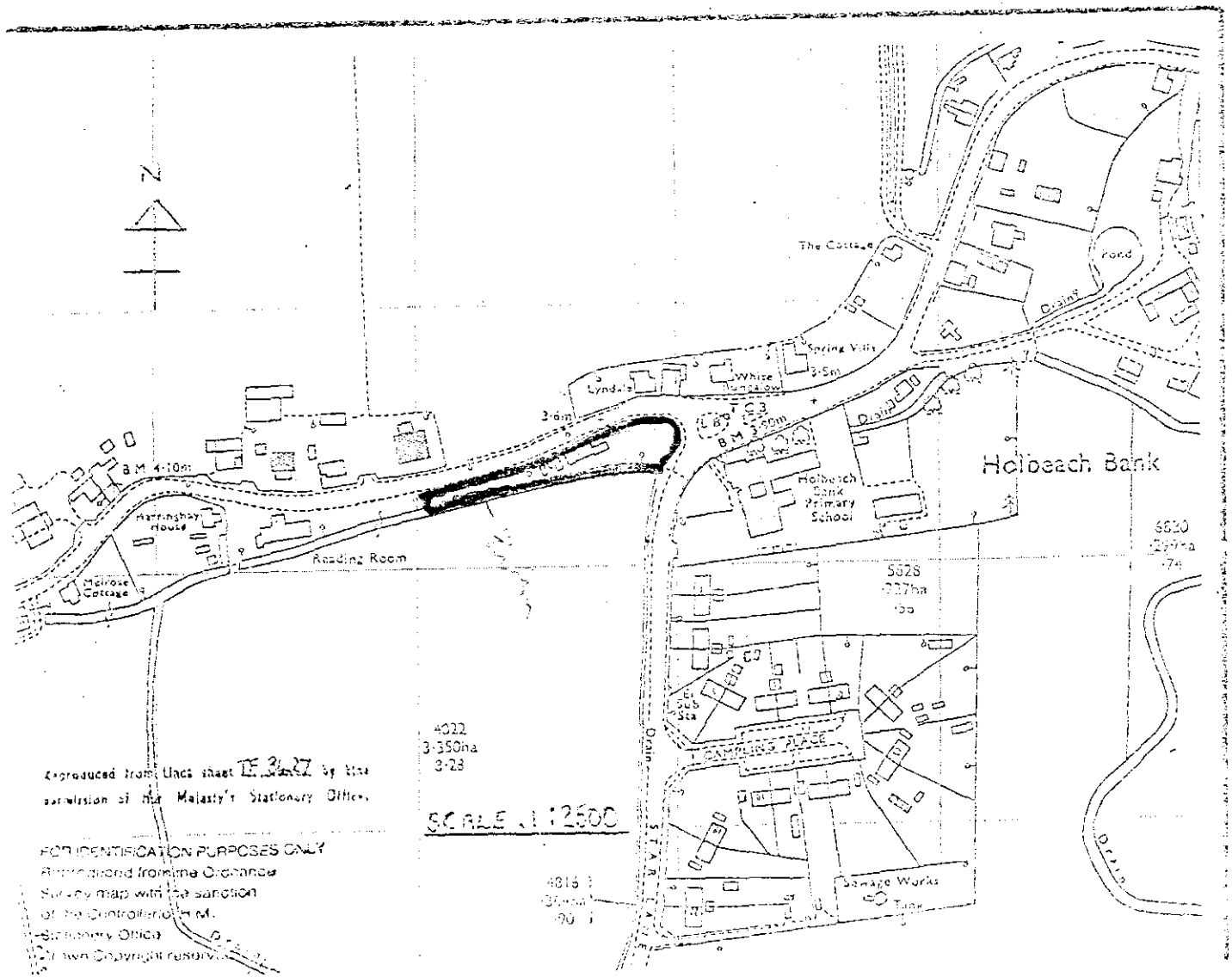
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

SCALE 1:500

~~H.M. & SON~~
~~38, CHURCH ST.~~
~~HOLBEACH~~
~~LINCS.~~
~~PE12 7EP~~



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SCALE 1:2500

25-8-92

09 OCT 1992
PEF 1071/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1071/92

Date Registered 09 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS C PRICE
THE BUNGALOW
ROMAN BANK
HOLBEACH BANK.
SPALDING.

Tel. No. 0406 23958

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE BUNGALOW. ROMAN BANK. HOLBEACH BANK. SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Demolition of existing property and erection of a detached dwelling (Renewal of outline planning permission H09/1412/88)

Please complete

Signed..... X

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £110 If you consider no fee is payable include a written explanation instead.

Date 8.10.92 X

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ☐ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ☑

Please state Site Area 0.0935 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	

5. **GENERAL INFORMATION** Please complete each section

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

VERY OLD RESIDENTIAL BUNGALOW

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: 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 or more trees	➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaway
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	✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?	✓	➡ Application No. 409 1412/88

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.

X Signed ..... (Applicant / Agent) Date X 8.10.97

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.

X Signed ..... (Applicant / Agent) Date 8.10.97 X

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

Other Prefabricated building currently w/on site. Appears to be occupied. w/d tool/shed on site, incl hawthorn, xmas, holly. Existing hedge. mixture of hawthorn, privet mainly the former. Existing access

Inspected by DMG
Date 19/10

Notice posted by DMG
Date 19/10.

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 19/10.

Inside IBD. Retrospective dwelling.
No objections in principle
Site / surrounding have not changed significantly
Same previous officers

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....DMG.....

Senior Officer .....JMB.....

Case Officer Recommendation

Approve | Refuse

Signed .....DMG.....

Conditions/~~Reasons~~
(continue overleaf)

(1) SC8.

(2) SC21

(3) Prior to the [illegible] permitted development rights in respect of fencing [illegible] shall be [illegible]

(4) The existing hedge shall be retained at a height of at least 1 metre along the northern and eastern boundaries of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by a [illegible] hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre .

Reason

(1) - (2) standard

(3) [redacted] To avoid a satisfactory development in the interests of the amenity of the local locality.

(4) In the interests of the visual amenities of the street scene.

Note

(1) SW7 [redacted] should be [redacted].

(2) The landscaping scheme [redacted] should, as far as possible, make provision for the [redacted] of the existing trees/shrubs upon the site.

(3) The applicants are advised to contact the Council's Building Control Section before commencing demolition.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

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

Case Officer [illegible] **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 PMT

Receipt Issued

Date first Rec'd 09 OCT 1992

Registration

Reference H09/1071/92

Cross-Ref N/A

Date 12/10/92

Validation

TYPE OUTLINE

Earliest permission

Site area 0.0035

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 116

OS No's

Grid ref 539490 327990

Ward C

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 869

Linked to property

Ref

Planning Records:
Earlier apps 1413/89

B Reg Records:
Already submitted - Ref
Request
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

Application no: H09/1071/92 Type: OUTLINE

Applicant: Mrs C Price
Tel: 0406 23958

Agent: Mrs C Price
0406 23958

Description: Demolition of existing property and erection of a detached dwelling (Renewal of outline H09/1412/88)
Location: The Bungalow
Roman Bank
Holbeach Bank
Spalding, Lincs

Valid date: 09-OCT-92
Target dates:
To case officer 14-OCT-92
Inspected by 19-OCT-92
Extra contacts 24-OCT-92
Report if not clear by 13-NOV-92

Terminal date: 04-DEC-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .09 HA
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	16-OCT-92	30-OCT-92
Cllr J R Pearl 0406 32 207	16-OCT-92	30-OCT-92
Site/Press Advert MIN	~~23~~-OCT-92	~~13~~-NOV-92

L.C.C - Dos Attached for CB 19 22/10/92. 9

SITE DETAILS

Grid ref: 535480 327350
OS Sheets: 116 Parcel:

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 NOV 1992 DG

NRA

National Rivers Authority
Anglian Region

5th November 1992

Our Ref: GT/92/1/SH/0291

Dear Sirs

PLANNING APPLICATION NO. H09/1071/92
FOR PROPOSED ERECTION OF A DWELLING AT THE BUNGALOW, ROMAN BANK, HOLBEACH
FOR MRS C PRICE

With regard to the above-mentioned application received on 23rd October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

Cont./

Ref: GT/92/1/SH/0291

NRA

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Yours faithfully

R F Morgan
Planning Engineer

DS

BRIA. 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: H09/1071/92

Applicant: Mrs C Price
The Bungalow
Roman Bank
Holbeach Bank
Spalding, Lincs

Agent: Mrs C Price
The Bungalow
Roman Bank
Holbeach Bank
Spalding, Lincs

Description: Demolition of existing property and erection of a detached dwelling (Renewal of outline H09/1412/88)

Location: The Bungalow Roman Bank
Holbeach Bank Spalding, Lincs

Type: OUTLINE

Date received: 09-OCT-92

16-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-OCT-92. 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:

M R Jolly

S.H.D.C. PLANNING DEPT.
27 OCT 1992
DG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/1071/92.

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	5	4	2	7	3

2. Address or location

THE FARMHOUSE, ROMAN BANK, HOLBEACH BANK.

3. Name, classification and number of road

TTT

4. Date application referred 22-10-92

5. State whether outline, detailed application etc.

OL.

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

DEMOLITION OF EXISTING PROPERTY & ERECTION OF A DETACHED DWELLING (RENEWAL OF H09/1412/88)

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: 22/10/92 Signed: [signature]
Director of Highways and Planning

DPB

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1992
DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-P/1071/92/JAM **Your Ref.**

Date 21 October 1992

Dear Mrs. Price,

OUTLINE PLANNING APPLICATION - REPLACEMENT DWELLING
THE BUNGALOW, ROMAN BANK, HOLBEACH BANK

The Director of Planning 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 consideration that should also be brought to the attention of prospective purchasers.

The watercourse along the sites Southern boundary is my Board's Roman Bank Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply.

With regard to past correspondence I am pleased to advise you that my Board's improvement scheme for the vicinity is now well advance and accordingly I have been able to determine that 600 mm diameter pipes would be appropriate should the watercourse be piped.

Should planning permission be forthcoming my assistant Mr. Staines will be glad to meet your Architect to discuss possible re-development options if a relaxation of the Board's Byelaws is required.

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

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

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

Yours sincerely,

ENGINEER TO THE BOARD

Mrs. C. Price,
The Bungalow,
Roman Bank,
Spalding, Lincs.

THE BUNGALOW, HOLBEACH BANK

09 OCT 1992
1071/92

