SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1208/93 Received:10-JAN-94 Type:FULL

Name: M Ayres
Main Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of three bedroomed bungalow and garage

Location : 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 Before the bungalow hereby permitted is occupied, the site shall be screened in accordance with the plan accompanying the application (Drawing No: LS9321:1 received by the Local Planning Authority on 22 December 1993).

Reason: In the interests of the amenities of the locality.

3 Before the bungalow hereby permitted is occupied, a 1.8 metre high solid timber fence shall be erected along the northern boundary to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interest of the amenities of the locality.

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 ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

5 The driveway shall be surfaced in tarmacadam prior to occupation of the dwelling hereby permitted.

Reason: In the interests of the amenities of the locality.

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

Director of Planning and Building Control Services
01-MAR-94 H09/1208/93

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. H09/1208/93

Date Registered 22 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M. LYRES.
MAIN ROAD
WHAPLODE
SPALDING.
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINCS

Tel. No. 0406 423762
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HALLGATE, HOLBEACH, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF THREE BEDROOMED BUNGALOW & GARAGE

Please complete

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

Signed. ..... Date 21/12/93 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 Certificates**

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**	H09/0316/92. All.

(See plan sheet)

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.**	

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).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

MR. H. & MRS W. MILL
48 HALLGATE, HOLBEACH, SPALDING, LINCS.

Signed ..... (~~Applicant~~ / Agent) Date 21/12/93

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 ..... (~~Applicant~~ / Agent) Date 21/12/93

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 .....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE ✓ DMF 3/1.

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED DMF 21/2.

Decision Issue confirmed .....

~~DELEGATED DECISION~~

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed DMF Date 21/2

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 TL1

SCHEDULE OF CONDITIONS

1 Before the bungalow hereby permitted is occupied, the site
2 SCA shall be screened in accordance with the plan accompanying the application (Drawing No: LS9321:1 received by the Local Planning Authority on 22 December, 1993).
Reason: In the interests of the amenities of the locality.

2 Before the bungalow hereby permitted is occupied, a 1.8
3 SCB metre high solid timber fence shall be erected along the northern boundary to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interest of the amenities of the locality.

3 4 B22 (Access and turning space).

4. The ~~drive~~ driveway shall be surfaced in tarmacadam ~~to the satisfaction~~
5 SCC ~~of the~~ prior to occupation of the dwelling hereby permitted.
Reason: In the interests of the amenities of the locality.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks ✓

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P 3667

Date first Rec'd 22 DEC 93

Registration

Reference H09/1208/93

Cross-Ref R

Date 23-DEC-93 JAC

Validation

TYPE ~~RTR~~ 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 169
Grid ref 5 [illegible] 3 [illegible]
Ward [illegible]
Parish [illegible]
Inside IBD YES
Inside LP area [illegible]

OS Plots

Linked to site Ref 1899

Linked to property Ref

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound
Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

316/93
1306/88

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

DC INSTRUCTION SHEET

APPLICATION REF: H09/1208/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
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 GODLEY

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLIC ION REFERENCE: H09/1208/93 DATE RECEIVED: 10-JAN-94

TYPE: Full

DESCRIPTION: Erection of three bedroomed bungalow and garage

LOCATION: Hallgate, Holbeach

APPLICANT: M Ayres AGENT: Cooper Architectural Design

REASON FOR COMMITTEE CONSIDERATION

Resident objection; Ward Member request.

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 The site, albeit with a narrower drive, presently has outline planning permission (H09/0316/92). No objections in principle therefore.

2 Proposal considered acceptable. The objectors comments are noted and the solution under the circumstances appears to be a slight increase in height of the existing fence along the northern boundary (in the applicants ownership) to protect the privacy of the dwelling to the north and vice versa.

3 If Members so require, it may be possible to re-position two of the four windows on the rear elevation as an alternative to the above.

REPRESENTATIONS

Parish Council: Supported.

Ward Member: Request considered by Planning Committee because of possible overlooking. Design layout should be paramount.

Public: Objection received from 47 Langwith Gardens (summarised)

- Very distressed that after living here for 22 years looking onto very pleasant orchard type garden, my kitchen and bedrooms windows will now have to face three bedroom windows just beyond my

fence, completely obstructing my view.
- Detract from value of my property. Chose site of bungalow mainly due to fact that its situation gave sunshine, pleasant outlook and most of all privacy and quietness.
- Do not want a high wall or fence.

SCHEDULE OF CONDITIONS

1 Before the bungalow hereby permitted is occupied, the site shall be screened in accordance with the plan accompanying the application (Drawing No: LS9321:1 received by the Local Planning Authority on 22 December, 1993).
Reason: In the interests of the amenities of the locality.

2 Before the bungalow hereby permitted is occupied, a 1.8 metre high solid timber fence shall be erected along the northern boundary to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interest of the amenities of the locality.

3 B22 (Access and turning space).

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

COM.

H09/1208/93

~~RESERVED MATTERS~~
FULL

Applicant: M Ayres
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Erection of three bedroomed bungalow and garage

Location: Hallgate
Holbeach
Spalding
Lincs

Valid date: ~~22-DEC-93~~ 10-JAN-94
Terminal date: ~~16-FEB-94~~ 07-MAR-94
Target dates:
To case officer 29-DEC-93
Inspected by 05-JAN-94
Extra contacts 12-JAN-94
Target Committee: ~~16-FEB-94~~ 16-FEB-94
Report deadline: 02-FEB-94
Agreed TD Ext:
Case Officer: D M GEDNEY
Report if not clear by 26-JAN-94

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 47 Langwith Gardens	06-JAN-94	27-JAN-94
Owner/Occupier, 55 Hall Hill Road	06-JAN-94	27-JAN-94
Owner/Occupier, 57 Hall Hill Road	06-JAN-94	27-JAN-94
Owner/Occupier, 59 Hall Hill Road	06-JAN-94	27-JAN-94
Site/Press Advert MIN	05-JAN-94	26-JAN-94 ✓
Clerk to Holbeach PC 0406 26739	30-DEC-93	13-JAN-94
Cllr N I Capes 0406 23830	30-DEC-93	06-JAN-94
Cllr T G M Tyler 0406 22285	30-DEC-93	06-JAN-94
Cllr D S Venni	30-DEC-93	06-JAN-94

SITE RECORD

Grid ref: 535500 324430
OS Sheet: 169 Parcel:

L C C - Obs Attached JC 05 13/1/94

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
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SOUTH HOLLAND DISTRICT COUNCIL

Comm

H09/1208/93

RESERVED MATTERS

Applicant: M Ayres
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Erection of three bedroomed bungalow and garage

Location: Hallgate
Holbeach
Spalding
Lincs

Valid date:	22-DEC-93	Terminal date:	16-FEB-94
Target dates:		Target Committee:	16-FEB-94
To case officer	29-DEC-93	Report deadline:	02-FEB-94
Inspected by	05-JAN-94	Agreed TD Ext:	
Extra contacts	12-JAN-94	Case Officer:	
Report if not clear by 26-JAN-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
		5 JAN	21
Site/Press Advert MIN		~~31-DEC~~-93	~~21~~-JAN-94
Clerk to Holbeach PC	0406 26739	30-DEC-93	13-JAN-94
Cllr N I Capes	0406 23830	30-DEC-93	06-JAN-94
Cllr T G M Tyler	0406 22285	30-DEC-93	06-JAN-94
Cllr D S Venni		30-DEC-93	06-JAN-94

SITE RECORD

Grid ref: 535500 324430
OS Sheet: 169 Parcel:

BRIAN SMITH Dip TP MRTPI
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Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1208/93

Applicant: M Ayres
Main Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of three bedroomed bungalow and garage

Location: Hallgate Holbeach
Spalding Lincs

Type: FULL

03-MAR-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Miss J Tingle
Cornerways
47 Langwith Gardens
Holbeach
Spalding, Lincs. PE12 7JJ

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JAN 1994 DG

Attention of
DPO
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos

Acknowledge YES/NO
by
date 18/1

'Cornerways',
47. Langwith Gardens,
HOLBEACH. Spalding.
Lincs. PE. 12. 7.JJ.
17th day of January 1994.

OBJECTION

Dear Sir,

Thank you for your letter of 6th January 1994, Reference No: H09/1208/93.

Mr. M. Ayres has visited me with his plans etc., for the erection of his proposed bungalow. I am very distressed that after living here for 22 years looking on to a very pleasant orchard type garden, my kitchen and bedroom windows will now have to face 3 bedroom windows just beyond my fence, completely obstructing my view. This building is very different from what my friends, the late Mr & Mrs. Mill had in mind, had they decided to build.

I am sure that this edifice will definitely detract from the value of my property - which is my only asset and for which I worked extremely hard during the whole of my teaching career. I chose the site of my bungalow with the greatest care, and mainly for the fact that its situation gave me sunshine, a pleasant outlook and most of all privacy & quietness for my Calligraphy work. Please do not suggest a high wall or fence - that is the last thing I want!

I beg you to consider my objections with the seriousness, I feel they deserve. I await your reply with some trepidation.

Yours faithfully,

Joyce. M. Tingle Miss.

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

DG

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

15th February 1994.

F.A.O Mr D. Gedney

Dear Sir,

Re: App. No. H09/1203/93 M. Avres, Hallgate, Holbeach.

Further to your discussions with Mr Avres we can confirm that he is willing to provide a Tarmacadam surface to the access and drive way for the proposed property.

We trust this meets with your approval and remain,

Yours Faithfully,

John Cooper.

Discussed with Mr Ayres 17/2.

Advised him of decision and requested him to formally agree to alternative surfacing for driveway.
Awaiting receipt of such a letter therefore.

DMG. 17/2.

36	H16/1206/93 Hanson Land Development	DJR	DPBCS Auth subject to sect 278 agreement as recommended.
38	H09/1208/93 M Ayres	DMG	DPBCS Auth subject to driveway surfacing being tarmacadam instead of gravel.
40	H16/1210/93 David Parker Homes	JB	DPBCS Auth as recommended. Additional condition required re dedicated parking area and delineation of same. See DPBCS re archaeological matters. Cttee endorsed pursuit of further frontage development and rationalisation of public parking area.
42	H16/1211/93 David Parker Homes	JB	DPBCS Auth subject to sect 106 legal obligation as recommended. See DPBCS re archaeological matters.
43	H19/1223/93 N S Morris	DMG	Refused as recommended. Amend applicants name to read "Morris".
45	H11/1226/93 C R Neaverson	DMG	DPBCS Auth subject to sect 278 agreement as recommended. Amend description to read "Garden Centre".
48	H08/1227/93 Mr & Mrs Brooks	DJR	DPBCS Auth as recommended.
49	H23/0011/94 Mr D Burchnall	DMG	Grant as recommended.
50	H16/0015/94 Mr J Thurston	DJR	Refused as recommended.
52	H09/1239/90 Kings Quality Homes	NRM	Refused as recommended. Reasons on pages 57 and 58 of agenda. Amend 1st word of reason 6 on page 58 to read "Analysis".

17th Feb 94

Signed: .....

pp N Midlen
Principal Planning Officer

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

28th January 1993.

F.A.O Mr D. Gedney.

Dear Sirs,

Re: App. No H09/1208/93 M.Ayres.

Further to your letter dated 25th Jan 1994 and your subsequent telephone conversation with Mr Ayres regarding the fence at the rear of this site

We would confirm that our client states that he is indeed the owner of the fence to which you refer Also that he is willing to extend the fence in height to the required solid 1.8m and that this will be done in materials identical to those already existing on the lower portion of the fence We would also point out that we show on the plan a row of existing fruit trees which are to remain. These will we feel break up the outline of the proposed Bungalow when viewed from any window in the Bungalow at 47 Langwith Gardens which is some 21m and more away from the proposed.

Yours Faithfully.

John Cooper.

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:	163m²	sq. metres
C. Please state size of any new structure:- (a) max. height:	5·050	metres
(b) max. length:	17·200	metres
(c) max. width:	13·380	metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK. MARLEY DORKET FIRECLOW	
E. Please state type and colour of roofing materials.	CONE TILES SANDTOFT DOUBLE	
F. Has a survey of the site been undertaken? State Yes or No	YES.	ROMAN. SMOOTH BROWN.

5. GENERAL INFORMATION Please complete each section

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

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

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:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	☐	➡ If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public 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.	☐	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	➡ Date: Consultee(s)
Is this application related to a previous submission?	☐	➡ Application No.

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

Continue on separate sheet if necessary.

BRIA MITH 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: H09/1208/93

Applicant: M Ayres
Main Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of three bedroomed bungalow and garage

Location: Hallgate Holbeach
Spalding Lincs

Type: RESERVED MATTERS

Date received: 22-DEC-93

30-DEC-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 13-JAN-94. 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

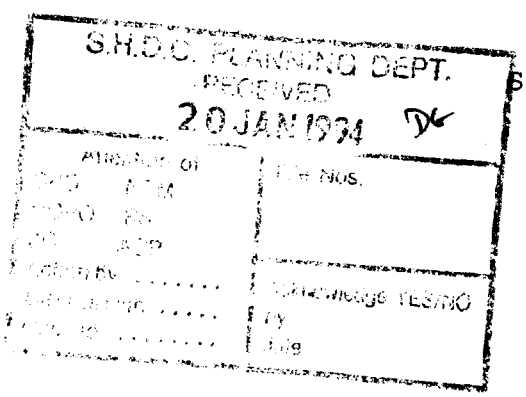
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

Supported



Signed:

NP Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1994 DG
Attention of
File Nos.
Acknowledge YES/NO

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

16th January 1993.

F.A.O. Mr D. Gedney.

Dear Sir,

Re: Proposed Bungalow and Garage. Ref: H091209/93.

Further to our recent letter we can confirm that we have no objection to the application being submitted as 'Full' in lieu of 'Reserved Matters'.

We would also confirm that the fence at the rear will be removed and a 1.8m high solid timber fence will be erected in its place.

Trusting that the above meets with your approval we remain.

Yours Faithfully

J. Cooper.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1993 DC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/1208/93.

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

Hallgate, Heribach

3. Name, classification and number of road

U C

4. Date application referred 13-1-94

5. State whether outline, detailed application etc.

Full.

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

Erection 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.) 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: 13-1-94 Signed: [signature]
Director of Highways and Planning

INVALID

The access shown is wider than that included within the outline proposal, so the application cannot be treated as a Reserved Matters submission.

Please amend to Full Permission ✓ done 11/1



Extra fee if not confirmed by 12K.

Tel call:

10-1

Rang John Cooper. Happy to change application to Full.

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 –
47 Longwith Gardens. DONE. 6/18	
55, 57, 59 Hall Hill Rd. ✓	

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

MRA. 6/1/93

H16/1206/93 GBF

Hanson Land Developments Ltd
Valley House
Marston Road
Marston Moretaine
Bedford MK43 0PP
Residential development

Dickens Watts & Dade
Saxon House
Cross Street
Peterborough
PE1 1XA

Land off St Thomas's Road Spalding
Lincs
Type OUTLINE

Date Received 22-DEC-93

H22/1207/93 N/C

Mrs E L Goodyear
Broadgate
Weston Hills
Spalding
Lincs
Removal of agricultural restriction

Allen & Hix
14 St Mary's Street
Whittlesey
Peterborough
PE7 1BG

Broadgate Weston
Spalding Lincs
Type S73A CONTINUATION

Date Received 22-DEC-93

H09/1208/93 See Previous Observations

M Ayres
Main Road
Whaplode
Spalding
Lincs
Erection of three bedroomed bungalow and garage

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

NK

Hallgate Holbeach
Spalding Lincs
Type RESERVED MATTERS

Date Received 22-DEC-93

H09/1209/93

P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs
Residential development, utilising existing road for adoption
Former site of Mattimore House Fleet Street
Holbeach Spalding Lincs
Type OUTLINE

P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Date Received 23-DEC-93

H16/1210/93

David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU
Erection of 12 flats and 1 house

Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Abbey Print Site High Street
Spalding Lincs
Type FULL

Date Received 23-DEC-93

BRIAN SMI 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: H09/1208/93

Applicant: M Ayres
Main Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of three bedroomed bungalow and garage

Location: Hallgate Holbeach
Spalding Lincs

Type: RESERVED MATTERS

Date received: 22-DEC-93

30-DEC-93

Dear Cllr D S Venni

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 06-JAN-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

I request that this application be considered by Planning Committee, because of possible overlooking the design layout should be paramount

Signed: D S Venni

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3667
Date received : 22-DEC-93

Received from

M L Ayres

Address

Main Road
Whaplode
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

78. PLANNING APPLICATIONS

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended, where indicated, in respect of the following proposals:-

Plan No. and Applicant		Proposal
H16/1159/93 Mr N Wilkins		Temporary marquee to the Market Place entrance of the Red Lion Hotel for period 2nd May to 29th August 1994 inclusive, at Red Lion Hotel, Market Place, Spalding.

(Subject to the Director of Planning and Building Control Services holding further discussions with the applicant to discuss the provision of measures to ensure that blind people and organisations are made aware of any temporary structures in advance of their erection.)

H02/1166/93 Mr & Mrs T B Foreman	O.A.	Residential development at land adjacent 23 Kemp Street, Crowland.
H16/1206/93 Hanson Land Developments Ltd	O.A.	Residential development at land off St Thomas's Road, Spalding.
H09/1208/93 M Ayres		Three bedroomed bungalow and garage at Hallgate, Holbeach.

(The Director of Planning and Building Control Services was authorised to negotiate with the applicant possible measures to increase the privacy of the objector and it was agreed that the drive should be surfaced in tarmacadam and not gravel.)

H16/1210/93 David Parker Homes	12 flats and 1 house at Abbey Print site, High Street, Spalding.

(The Director of Planning and Building Control Services was also authorised to enter discussions with the applicant to pursue possible further frontage development and the rationalisation of the public parking area.)

H11/1226/93 C R Neaverson		Garden Centre and restaurant/motel complex (renewal of application H16/0937/88) off Wisbech Road, Long Sutton.
H08/1227/93 Mr & Mrs D Brooks	O.A.	Residential development at 33-37 Salem Street, Gosberton.

Cooper Architectural Design
"Bronovan"
Hocklesgate
Fleet
Spalding
Lincs
PE12 8LF

Mr D M Gedney

DMG/LAC
H09/1208/93

13 January 1994

Dear Sir

Planning Application H09/1208/93 - Erection of 3 Bedroomed Bungalow and Garage, Hallgate, Holbeach, Spalding.

I refer to the above application recently submitted by yourself on behalf of Mr M Ayres.

Firstly, because the access differs from that on outline planning permission H09/0316/92 the application cannot be accepted as "reserved matters", but will instead have to be "full". I would therefore be most grateful if you could confirm in writing that you are agreeable.

Secondly, it is noted that the existing timber fence along the northern (rear) boundary of the site is not solid to a height of 1.8 metres. As such, it is not in its present form considered sufficient to protect the residential amenity of neighbouring property to the north off Langwith Gardens and I would be pleased if you could provide details of how this could be resolved.

I look forward to your response in respect of the above within the next 10 days and enclose the relevant amendment forms should you require them.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

Cooper Architectural Design
Bronavon
Hocklesgate
Fleet
Spalding
Lincolnshire
PE12 8LF

D M Gedney

DMG/SJS
H09/1208/93

25 January 1994

Dear Sirs

Planning Application H09/1208/93 - Erection of three-bedroomed bungalow and garage - Hallgate, Holbeach - For M Ayres

I write further to your letter, dated 16 January 1993, in respect of the above.

It is noted within the above that you have stated that your client would be prepared to remove the fence at the rear and replace it with a 1.8 metre high solid timber fence. However, the current fence is owned by the present occupier of 47 Langwith Gardens to the north and she is not prepared to have it replaced.

Under the circumstances, a solution may therefore be additional planting along that boundary (eg, beech or hawthorn hedge). Since this would not become established immediately, overlooking could in the meantime be reduced to a more acceptable level by the repositioning of the windows associated with bedroom one and the dining room onto the side elevations. From your clients point of view the new positions would be such that the rooms concerned would benefit from more direct sunlight.

Pursuant to the above, could you please therefore confirm (or otherwise) whether the applicant is agreeable to the above as soon as possible, so that I am in a position to proceed with the application. I enclose the relevant amendment forms should you require them.

Yours faithfully

DMG

N R Midlen
Principal Planning Officer
(Development Control)

Discussed with J. Cooper 28/1 - He stated that applicant owns fence at rear and that would be prepared to alter it so that 1.8m solid fence -

Exist timber fence

Bungalow

Trees

s.a.

9·0m

Exist fruit trees to remain

Exist fruit trees removed 4 No

Exist Leylandii

Proposed 1·8m timber fence

6·0m

exist apple removed

s.a.

Exist Prunus Avium

Gravel drive

Build 760ϕ manhole over exist piped ditch

cl 9·900
il 9·000

Exist Corylus

s.a.

exist prunus removed

Proposed 1·8m timber fence

Exist Eucalyptus gunni

Exist Leylandii

Exist shrubs

cl 9·900
il 8·660

1·8

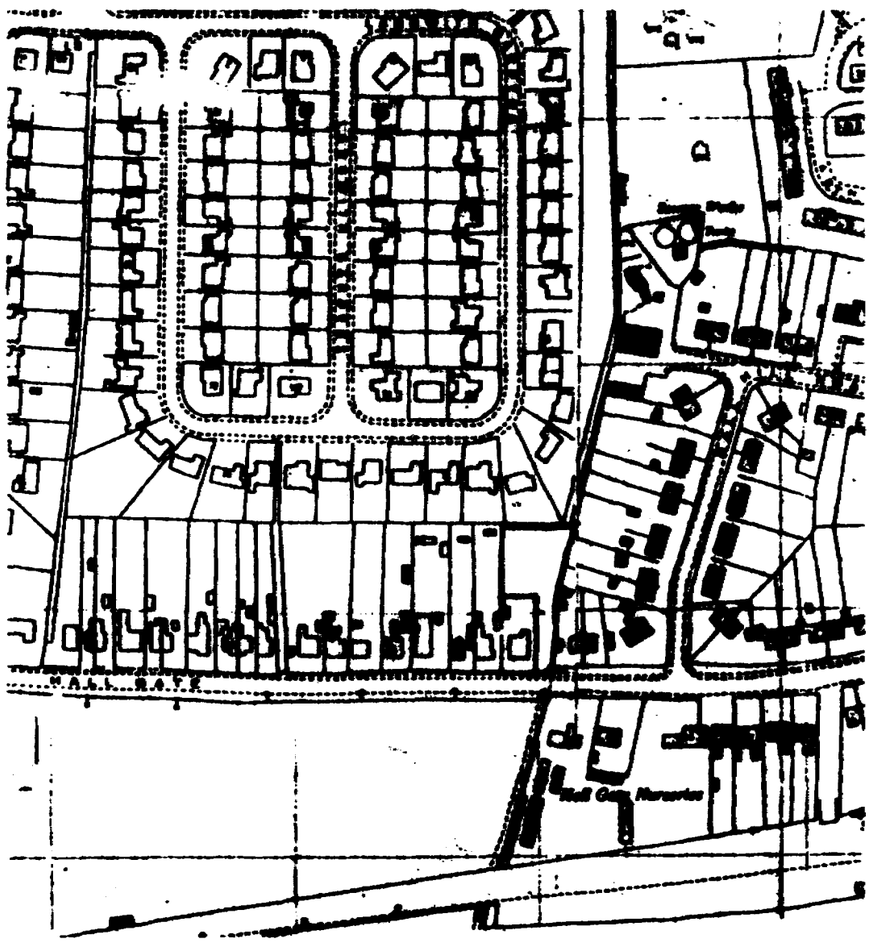
6·7

cl 9·900
il 8·200

Exist access

Main sewer
cl. 9·900
il 6·800

Block Plan 1:200



Location Plan 1:2500

NORTH

SOUTH HOLLAND D.C.
PLAN DEPT.
22 DEC 1993
REF 1208/93

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
0406 22727

client
M. AYRES.

project
PROPOSED THREE BEDROOMED BUNGALOW & GARAGE
HALLGATE,
HOLBEACH,
SPALDING, LINC'S.

drawing
BLOCK & LOCATION PLAN

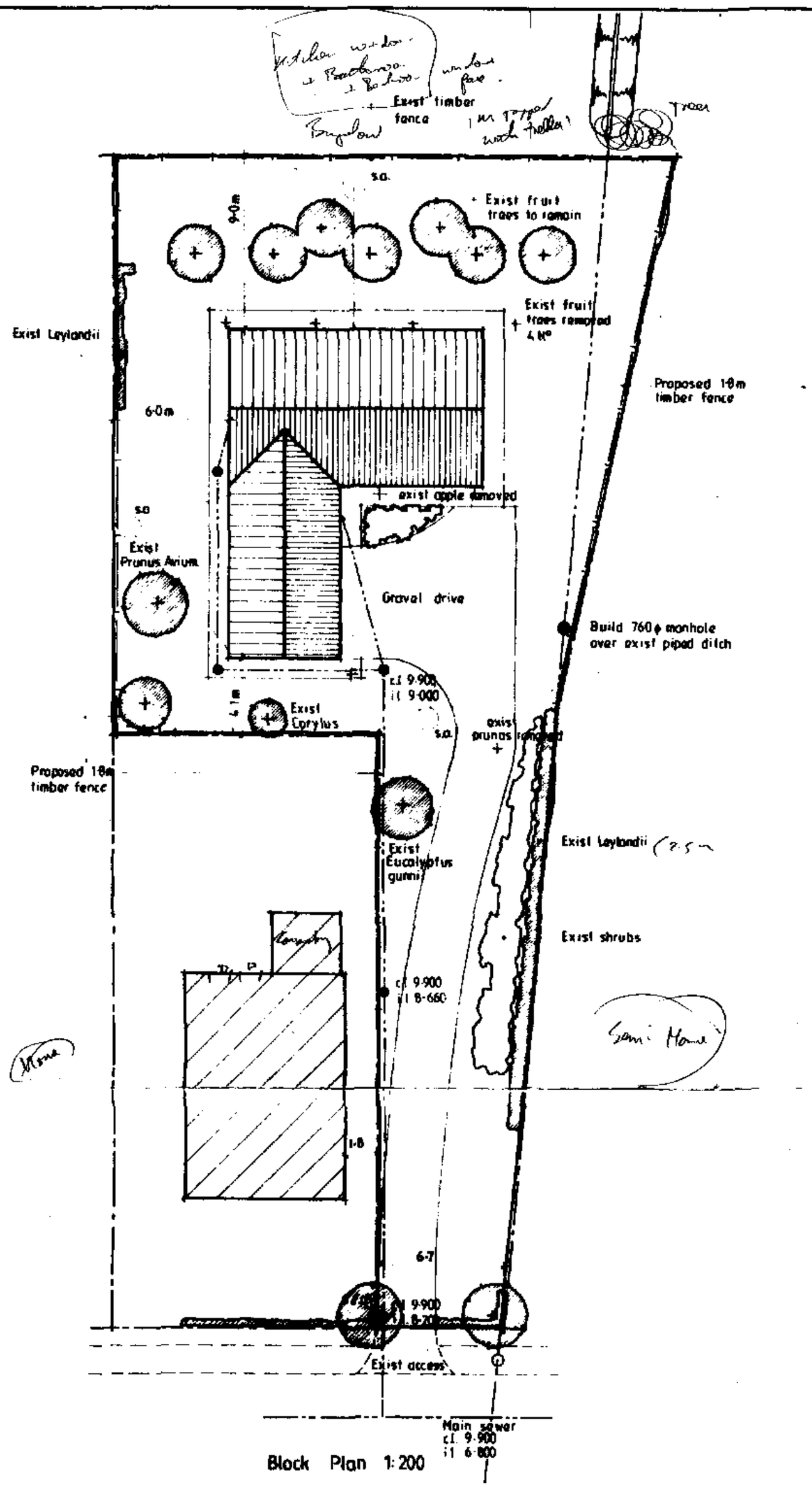
DETERMINED PLAN

scale

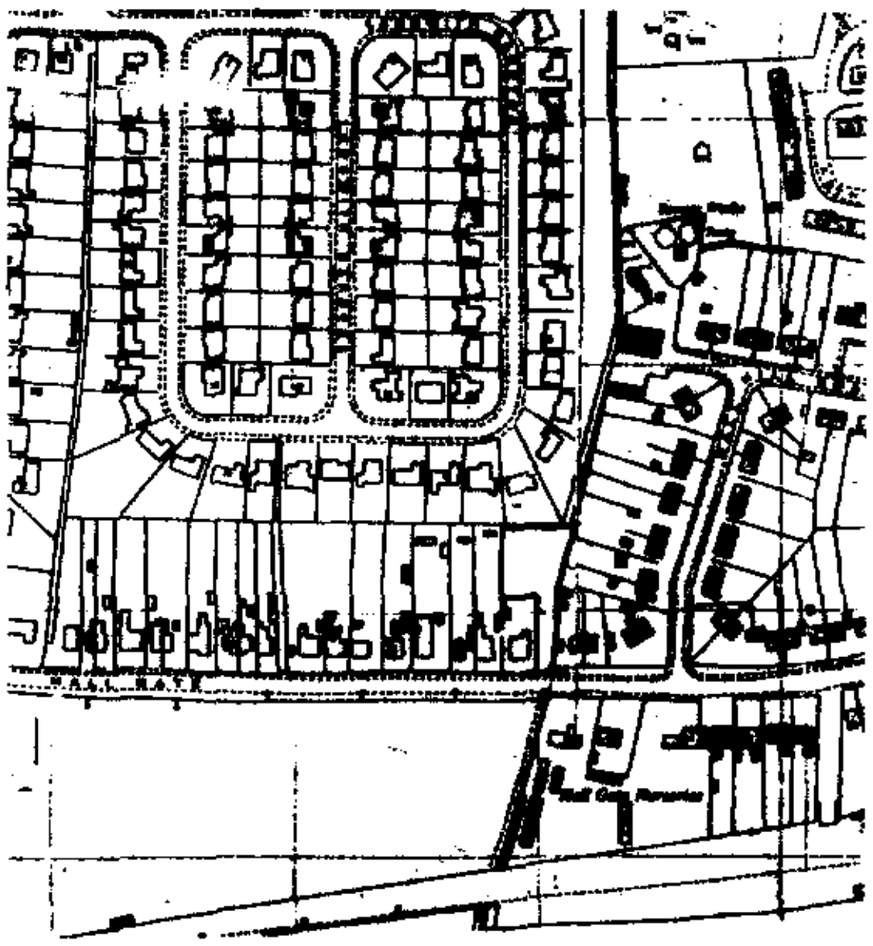
drawing no
LS 9321:1

date
DEC. '93

drawn



Block Plan 1:200



Location Plan 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
22 DEC 1993
REF 1208/93

NORTH

COOPER ARCHITECTURAL DESIGN
BRONAVON HOUSE GOSGATE
PINCHBECK SPALDING LINCS PE12 8LF
0775 767263

client
M. AYRES.

project
PROPOSED THREE BEDROOMED BUNGALOW & GARAGE
HALLGATE,
HOLBEACH,
SPALDING, LINC'S.

drawing
BLOCK & LOCATION PLAN

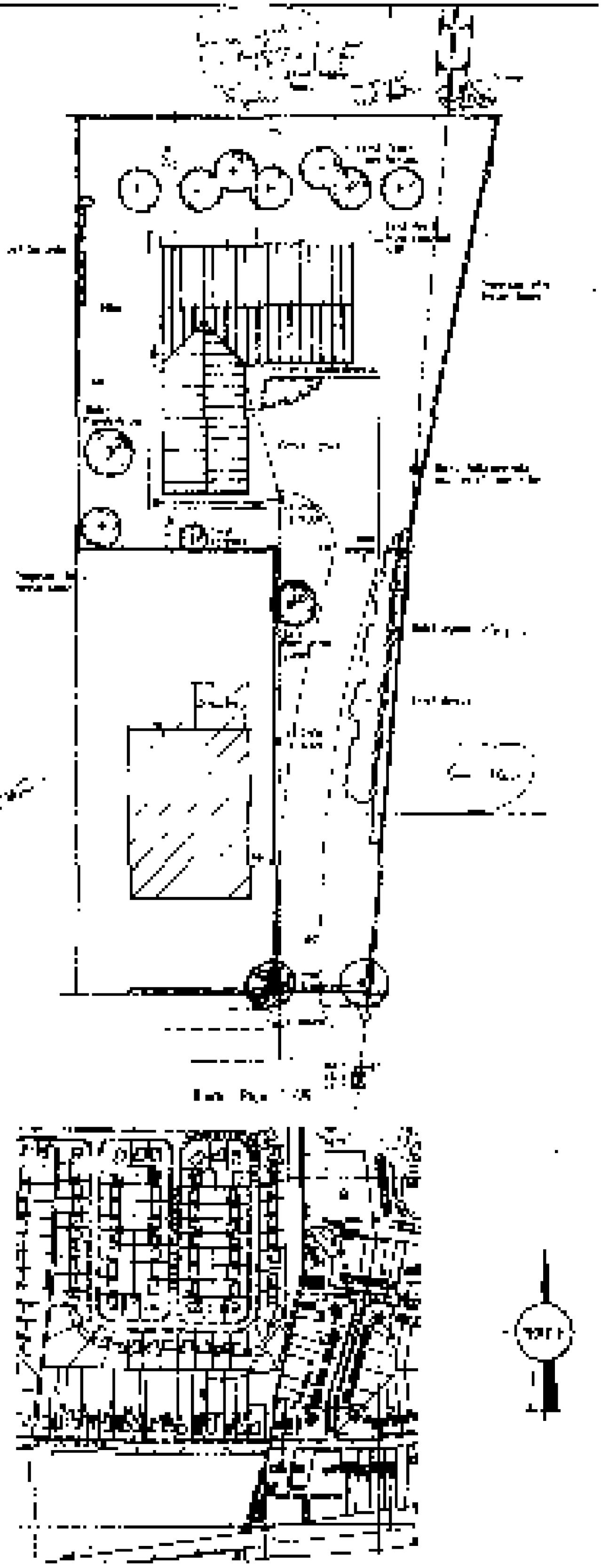
DETERMINED PLAN

scale

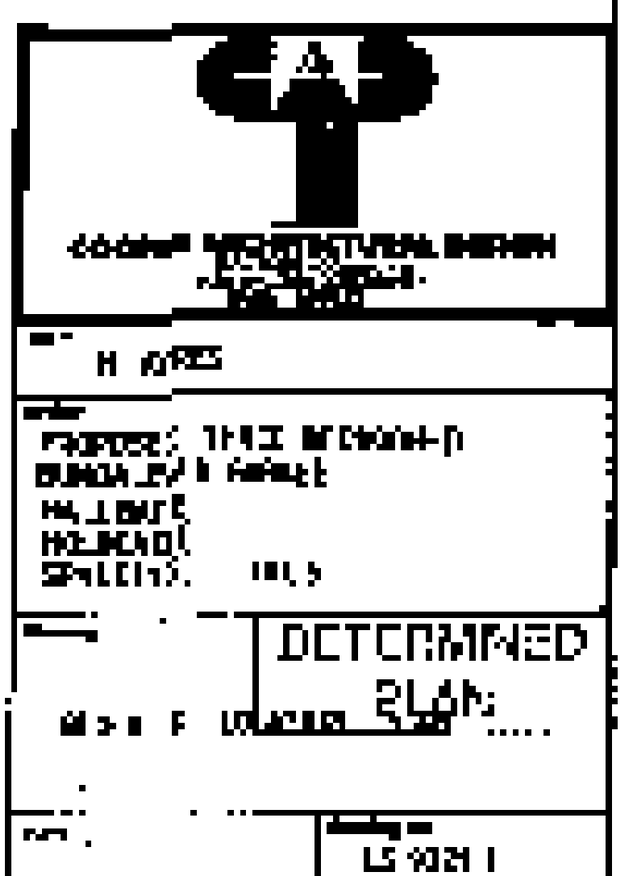
drawing no
LS 9321:1

date
DEC. '93

drawn



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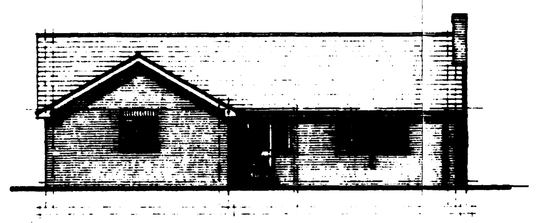
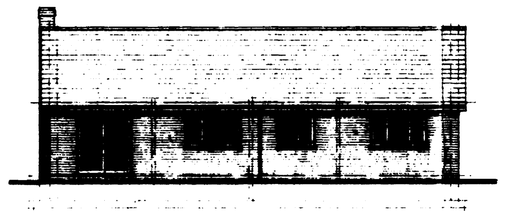


South Elevation



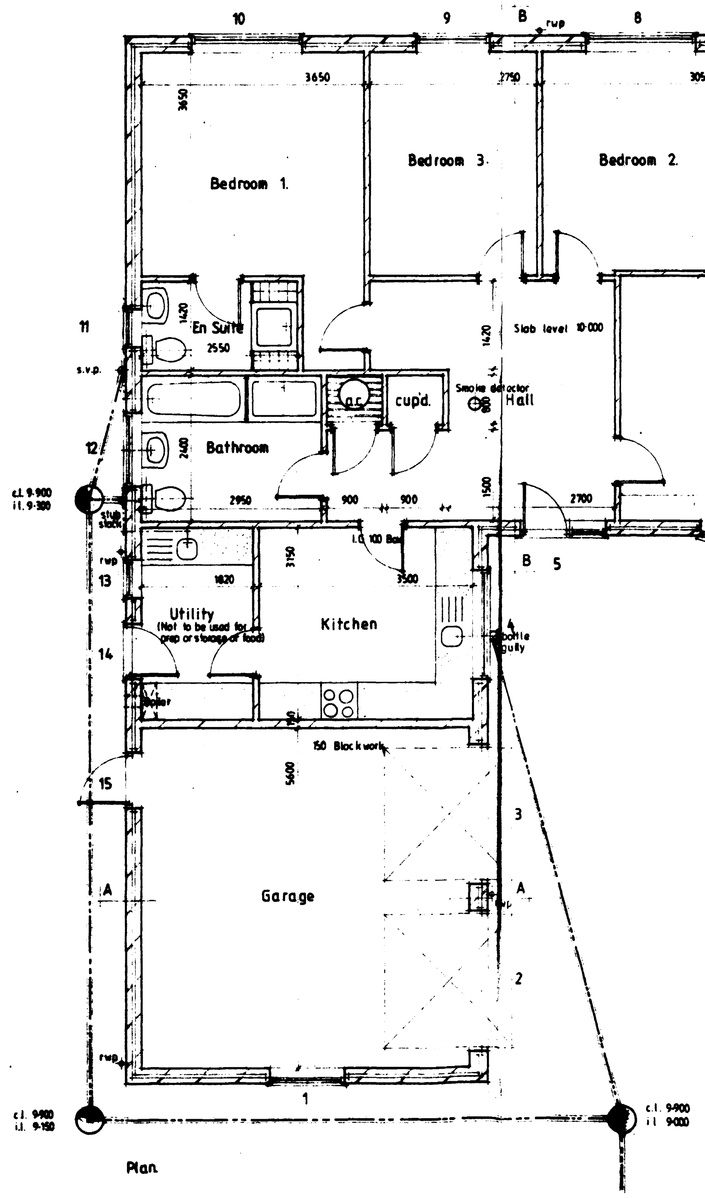
North Elevation



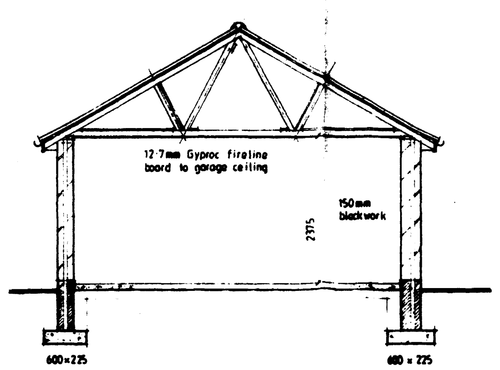
East Elevation



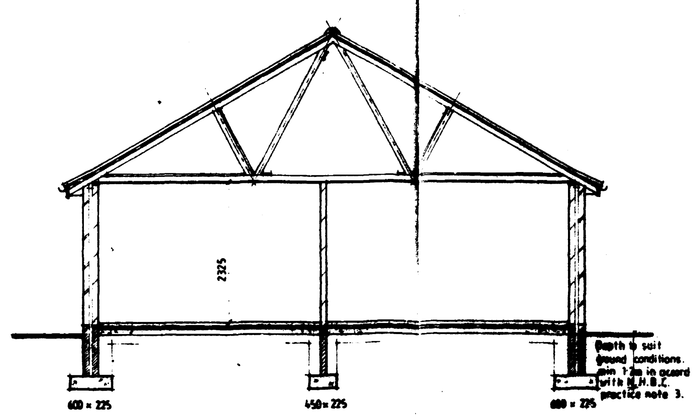
West Elevation.



Plan.



Section A - A



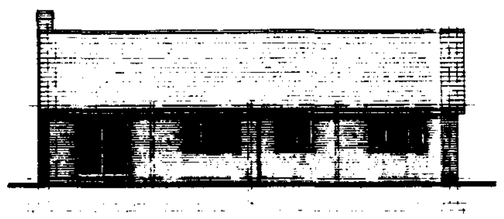
Section B - B

CEILINGS:
[illegible] glass-fibre/cellulose/mineral laid between [illegible] 12·7mm Gyproc "Wallboard" [illegible] Gyproc "Wallboard" plaster finish. Provide min 300 x 300 [illegible] to all plasterboard ceilings. All joints to be taper edged. Provide [illegible] ceiling to bath. Provide [illegible] over bath and shower. Provide [illegible] 25 x 25 [illegible] access panel to [illegible] access to [illegible] valves. Provide [illegible] to room.

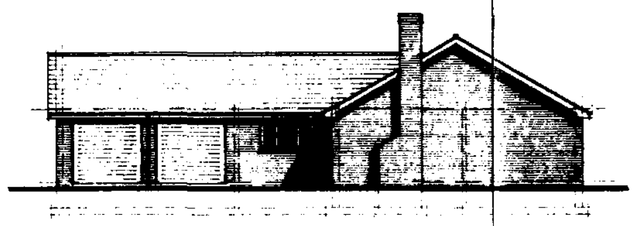
WALLS:
[illegible] walls to be constructed of face [illegible] to B.S. [illegible] with [illegible] bricks laid in [illegible] bond in [illegible] mortar. [illegible] cavity to be filled with [illegible] to [illegible] of wall. [illegible] to be [illegible] with [illegible] and



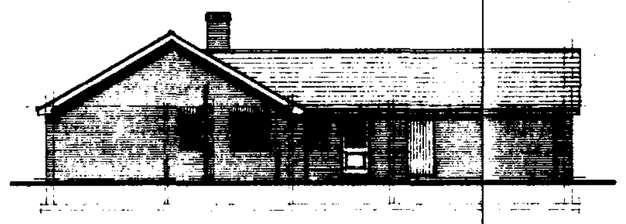
South Elevation



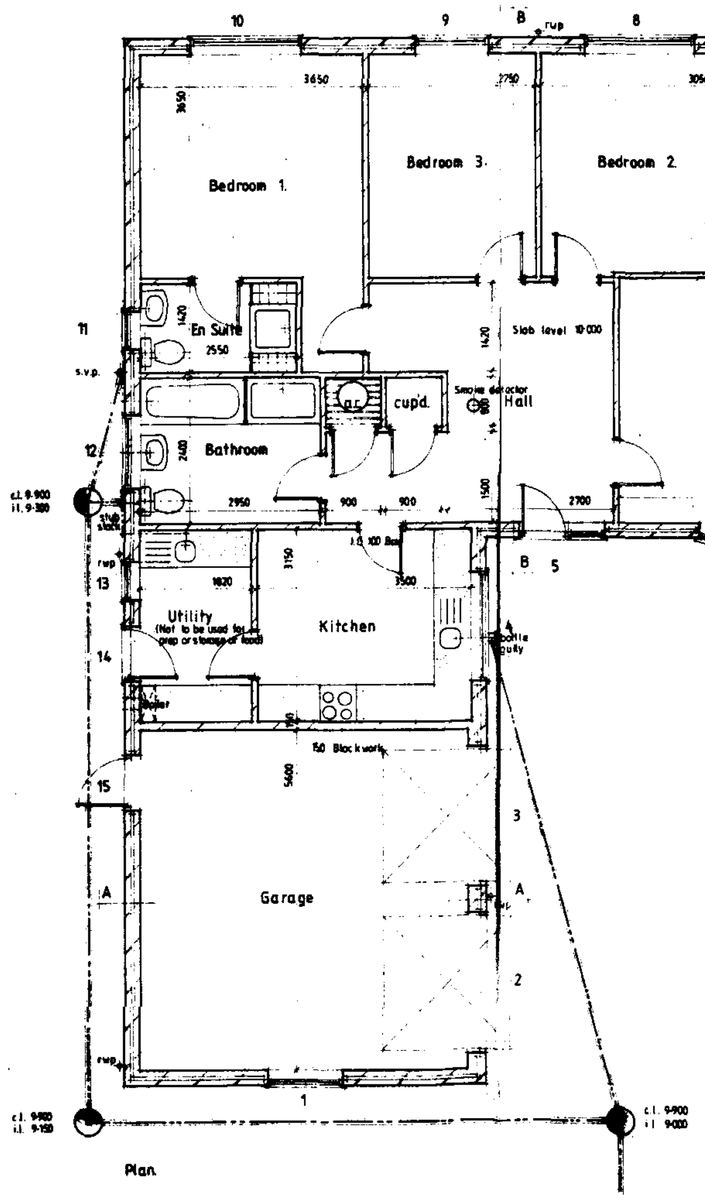
North Elevation



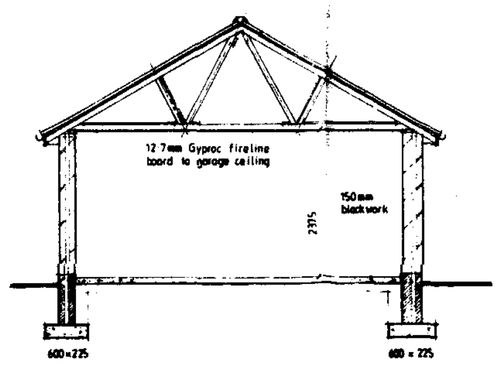
East Elevation



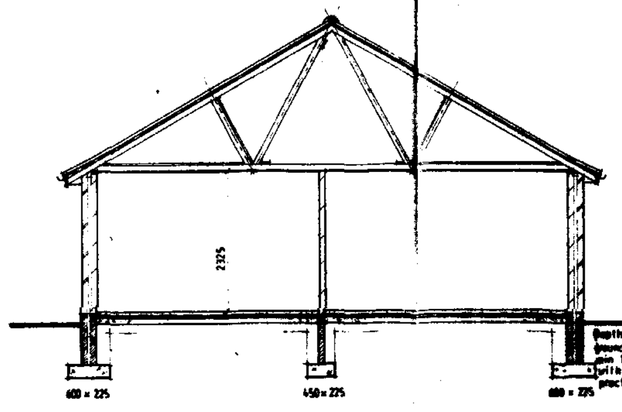
West Elevation.



Plan.



Section A - A



Section B - B

CEILINGS.
[illegible] plasterboard & skim finish. Provide min 38 x 38 cornice to all plasterboard ceilings. All to be to 2 no. coats emulsion paint. Access to roof space to be provided as shown on plan. Provide 12.7mm Fireline board and 30 minute fire resistance to the underside of garage ceiling. Access to be provided as shown on plan.

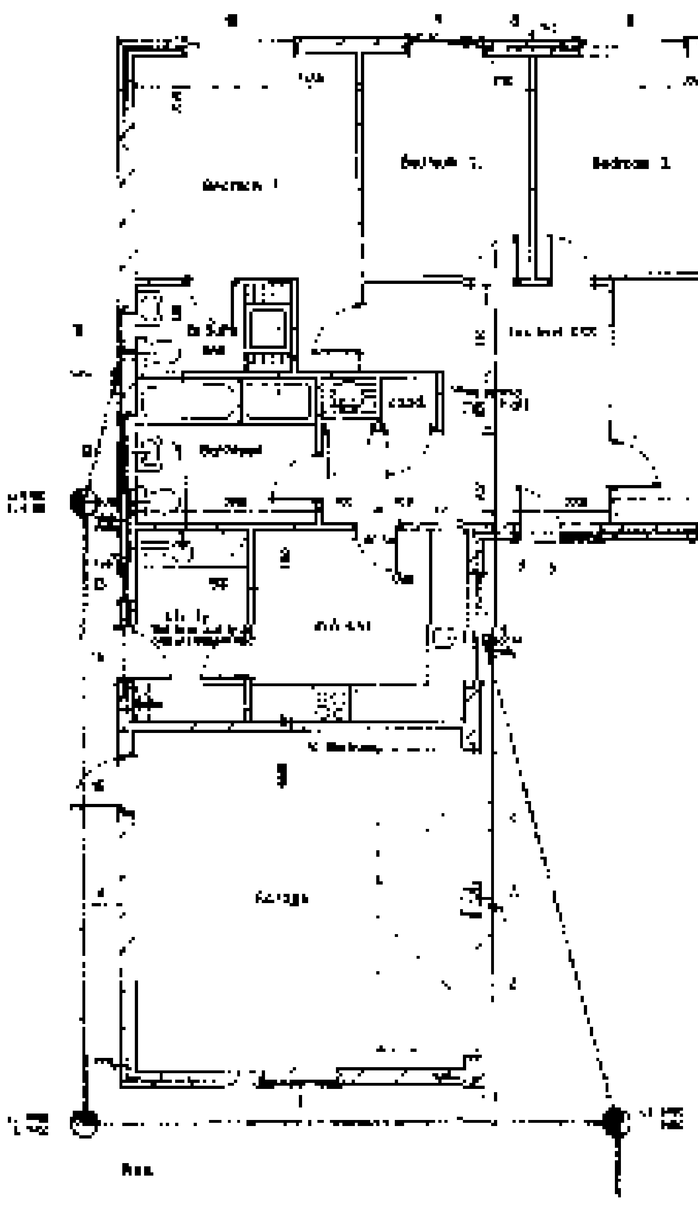
WALLS.
[illegible] quality facework to be specified of face [illegible] to be left for pigeon holes as shown on plan. Provide [illegible] to all cavity walls. Cavity to be kept clear of mortar droppings. Provide [illegible] to all cavity walls. Provide [illegible] to all cavity walls. Provide [illegible] to all cavity walls







Notes & Schedules

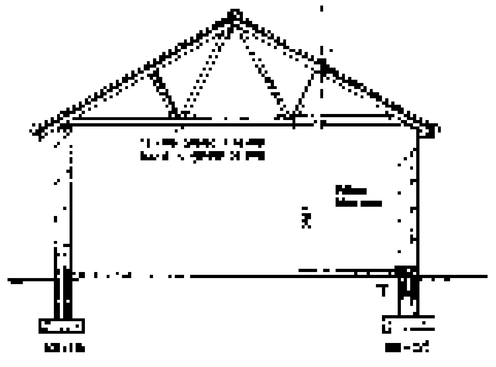


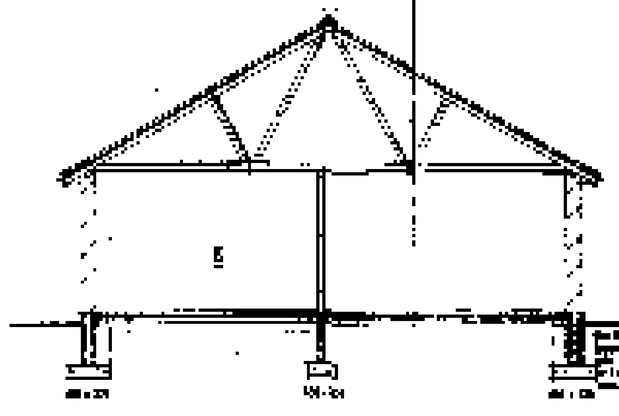












DETERMINED PLAN

