SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1318/92 Received:31-DEC-92 Type:FULL

Name: C J Barsby
Lambert House
Holbeach Drove
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Erection of replacement dwelling

Location : Lambert House Holbeach Drove
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 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.

3 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.

4 The existing dwelling on site shall be demolished and rubble cleared from the site no later than 3 months after the completion date of the proposed development. The associated mobile home currently upon the site shall also be removed from the site within the same period in accordance with the plans accompanying the application.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit addition residential development. The proposed development is a replacement dwelling and

SOUTH HOLLAND DISTRICT COUNCIL

this condition is imposed as it is not considered that a departure from that Policy is warranted.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number CJB/1A), received by the Local Planning Authority on the 26 February 1993.

Director of Planning and Building Control Services
02-APR-93 H09/1318/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1318/92

Date Registered 31 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C. J. BARSBY.
'LAMBERT HOUSE'.
HOLBEACH DROVE.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

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

Tel. No. Hol 370853.

(Personal contact name) PETER G. G.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

'LAMBERT HOUSE'. HOLBEACH DROVE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of
REPLACEMENT DWELLING.

Please complete

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.

Signed... G. R. Merchant ... Date ..30.12.92..... 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***	

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: 1.
(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:	N/A. sq. metres
B. Please state size of any new structure:- (a) max. height:	8.50 metres
(b) max. length:	12.35 metres
(c) max. width:	9.40 metres
C. Please state type and colour of materials for facing external walls:	SANDTOFT - CALDERDALE SLATES - SMOOTH GREY.
D. Please state type and colour of roofing materials.	BUTTERLEY - OLD ENGLISH ROSE FACINGS.
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.

3 BEDROOM HOUSE & OUT-BUILDINGS.

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?

DOUBLE GARAGE.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

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

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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

SEE ATTACHED REPORT. REF:- CJB.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER.

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (~~Applicant~~ / Agent) Date 30.12.92

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (~~Applicant~~ / Agent) Date 30.12.92

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

Inspected by DMG
Date 14/1

Notice posted by DMG
Date 14/1

Resident Notices required

Sent | Delivered

Case Officer Conclusions

DAVID - PLEASE HAVE A WORD ON THIS.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

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 DAVID GODLEY Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P2079

Date first Rec'd 31 DEC 1992

Registration

Reference H09 | 1318 | 92

Cross-Ref R

Date 4 | 1 | 93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

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 363

OS No's

Grid ref 530700 319300

Ward H

Parish HOUGHTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD Rural

Inside LP area NO

Linked to site

Ref 1041

Linked to property

Ref

Planning Records:
Earlier apps

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

Com

Application no: H09/1318/92 Type: FULL

Applicant: C J Barsby
Tel:

Agent: G R Merchant
0406 370853

Description: Erection of replacement dwelling

Location: Lambert House
Holbeach Drove
Spalding
Lincs

Valid date: 31-DEC-92
Target dates:
To case officer 07-JAN-93
Inspected by 10-JAN-93
Extra contacts 14-JAN-93
Report if not clear by 04-FEB-93

Terminal date: 25-FEB-93
Target Committee: 17-FEB-93
Report deadline: 03-FEB-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	12-JAN-93	26-JAN-93
Cllr N P Judge MBE 0406 330300	12-JAN-93	26-JAN-93
Site/Press Advert MIN	15-JAN-93	05-FEB-93

L.C.C. - OBs Attached JE OB 14/1/93.

SITE DETAILS

Grid ref: 532760 312300
OS Sheets: 363 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1318/92 Received:31-DEC-92 Type:FULL

Name: C J Barsby
Lambert House
Holbeach Drove
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Erection of replacement dwelling

Location : Lambert House Holbeach Drove
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 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.

3 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.

4 The existing dwelling on site shall be demolished and rubble cleared from the site no later than 3 months after the completion date of the proposed development. The associated mobile home currently upon the site shall also be removed from the site within the same period in accordance with the plans accompanying the application.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit addition residential development. The proposed development is a replacement dwelling and

this condition is imposed as it is not considered that a departure from that Policy is warranted.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number CJB/1A), received by the Local Planning Authority on the 26 February 1993.

01-APR-93 AD check...N.2/4....

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

APPLICATION REFERENCE: H09/1318/92 DATE RECEIVED: 31-DEC-92

TYPE: Full

DESCRIPTION: Erection of replacement dwelling

LOCATION: Lambert House, Holbeach Drove

APPLICANT: C J Barsby AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 31 MAR 1993

RECOMMENDATION

Refuse Permission.

1 *In the opinion of the Local Planning Authority the development proposed, which involves a considerable extension of the existing residential curtilage, is contrary to Structure Plan Policy 7A. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and is aimed at, inter alia, minimising the loss of agricultural land and protecting the character of the open countryside. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect it would form a precedent for further similar proposals which would be hard to resist.*

PLANNING ISSUES

1 Whether the proposal is acceptable on policy grounds. In my opinion the development, which involves a considerable extension of the existing residential curtilage (approx 8 times larger), is contrary to Structure Plan Policy 7A.

2 It should be noted that the frontage to Long Lane is within Holbeach Drove Interim Boundary of Development.

REPRESENTATIONS

Parish Council: Supported.

County Highways: Request conditions.

Applicant: Summarised: -

- Present house unsuitable for habitation and not feasible for renovation (roof partially collapsed).
- Applicant has almost continuously lived at Lambert House all his life, but in recent years meals have been taken at relatives. Currently sleeps in adjacent mobile home due to partially collapsed roof.
- New dwelling would be occupied by applicant and his relatives, hence the granny annexe. Mobile home would be removed upon occupation.

ADDENDUM
17 February Committee deferred application to negotiate reduced curtilage. Amended plans now received which reduce it to an acceptable level.

RECOMMENDATION

Grant Permission.

---

1. TL1

SCHEDULE OF CONDITIONS

1 2 SC27 - (implementation of planting).

2 3 B22 - (access and turning space to accord with application).
Reason: B21.

3 4 SCA The existing dwelling on site shall be demolished and rubble cleared from the site no later than 3 months after the completion date of the proposed development. The associated mobile home currently upon the site shall also be removed from the site within the same period in accordance with the plans accompanying the application.
Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that Policy is warranted.

NOTE

5 1 SN1 - (amended plans) ... drawing number CJB/1A, received by the Local Planning Authority on the 26 February 1993.

APPLICATION REFERENCE: H09/1318/92 DATE RECEIVED: 31 12 92

TYPE: Full

DESCRIPTION: Erection of replacement dwelling

LOCATION: Lambert House, Holbeach Drove

APPLICANT: C J Barsby AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION
Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 FEB 1993

RECOMMENDATION
Refuse Permission.

1 In the opinion of the Local Planning Authority the development proposed, which involves a considerable extension of the existing residential curtilage, is contrary to Structure Plan Policy 7A. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and is aimed at, inter alia, minimising the loss of agricultural land and protecting the character of the open countryside. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect it would form a precedent for further similar proposals which would be hard to resist.

PLANNING ISSUES

1 Whether the proposal is acceptable on policy grounds. In my opinion the development, which involves a considerable extension of the existing residential curtilage (approx 8 times larger), is contrary to Structure Plan Policy 7A.

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County Highways: Request conditions.

Applicant: Summarised: -

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- New dwelling would be occupied by applicant and his relatives, hence the granny annexe. Mobile home would be removed upon occupation.

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100. PLANNING APPLICATIONS (continued)

Plan No. and Applicant	Proposal
H09/0799/92 Mr & Mrs K Storey	Double garage and garden store at 33 North Parade, Holbeach.

(Subject to appropriate conditions requiring the applicant to provide fixed obscure glazing to the rear elevation of the development.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services as amended, where indicated:-

Plan No. and Applicant		Proposal
H12/1006/92 P L Ely (Contractors) Ltd		5 metre wide "access road" to serve approved development at Ropers Gate/Back Lane, Lutton.
H04/1043/92 Fen Top Construction Ltd	O.A.	Residential development including details of means of access at Malting Lane, Donington.
H16/1254/92 P C Arnold	O.A.	Bungalow including details of siting and means of access at Monks House Lane, Spalding.
H16/0025/93 Swan Street Motor Company		Advertisement consent for fascia signs, pylon, directional signs and entrance post at Westlode Street, Spalding.
H12/1296/92 Mr & Mrs K Storey		Double garage and garden store with provision for future loft space playroom/hobby room at 33 North Parade, Holbeach.

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H01/1288/92 Broadgate Builders	O.A.	Residential development including details of means of access off Backgate (Pt. O.S. 5269), Cowbit.

(Pending a site inspection in view of concern regarding access to the development and to enable the Plans Sub-Committee to consider the application in more detail.)

(It was reported that Anglian Water had raised no objections to the proposed development, and that late observations had been received from the applicant.)

TG

H09/1318/92 C J Barsby	Replacement dwelling at Lambert House, Holbeach Drove.

100. PLANNING APPLICATIONS (continued)

(To enable the Director of Planning and Building Control Services to negotiate with the applicant a reduction in the curtilage of the proposed dwelling.)

H16/0011/93 Broadgate Homes	Residential development (Daniels Acre, Phase 3, Plots 1-32) at Daniels Gate, Lilburn Drive, Spalding.

(To enable the Plans Sub-Committee to consider the application in more detail.)

(It was reported that an objection to the above development had been received.)

(d) Planning Application H22/0364/92 - Abattoir with associated external storage facilities and staff car parking at Wimberley Hall Farm, Stonegate, Weston

The Committee considered the report of the Director of Planning and Building Control Services on this application, together with the further addendum, which set out in full the background to the application and the main planning issues which needed to be considered. The application had been the subject of a site inspection by the Plans Sub-Committee on 26th October 1992 and had been considered by the Planning Committee at its meeting on 27th October, when it had been agreed that the Committee was minded to grant planning permission for the development subject to appropriate conditions, to the applicants first entering into appropriate agreements with both Lincolnshire County Council and the District Council to ensure (i) that the remaining land within the applicant's ownership would be used as holding land only for animals prior to their slaughter; and (ii) not to commence development prior to the Weston By-pass being available for use, and to the satisfactory conclusion of further consultations which were required as a result of the development being a significant departure from the structure plan policies.

Further to this decision, the Director of Planning and Building Control Services advised the Committee that there was no certainty that a bypass for Weston would proceed and in any event it was not yet possible to anticipate a start date. The applicant had also been negotiating with the Lincolnshire County Council the possibility of carrying out improvements to Stonegate and its junction with the A151, but the County Council had taken the view that no improvement of Stonegate and its junction with the existing line of the A151 was acceptable, and that only an improvement, coupled with the construction of the bypass would be acceptable. The County Council would however accept a temporary alternative access to the east of Wimberley Cottages, although this would require a new application.

Following a lengthy discussion, and having taken into account the above matters, it was moved and seconded that the application be refused in accordance with the recommendation of the Director of Planning and Building Control Services, subject to a note to the applicant advising that, notwithstanding the applicant's commitment to enter into the appropriate legal agreements, such commitment was based on a false presumption regarding a possible start date for the construction of the Weston by-pass. Notwithstanding the circumstances of the current application, the Committee nevertheless acknowledged that the initiative to invest in such a facility in the district was to be welcomed, subject to the planning considerations being acceptable. Prior to voting on the proposition it had been requisitioned that under Standing Order 15 the matter be the subject of a recorded vote so as to show how each member present and voting gave his or her vote. The voting on the proposition was as follows:-

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: H09/1318/92
Our ref : GRM/JJM/CJB

23rd February, 1993.

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

Dear Sir,

ERECTION OF REPLACEMENT DWELLING,
LAMBERT HOUSE, HOLBEACH DROVE.

Following discussions with your Mr Gedney with respect to the above application, I enclose amended plans as discussed, delineating the site boundaries as requested.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

SOUTH HOLLAND D.C.
PLAN DEPT
26 FEB 1993
REF

BRIAN [illegible] TH 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: H09/1318/92

Applicant: C J Barsby
Lambert House
Holbeach Drove
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Erection of replacement dwelling

Location: Lambert House Holbeach Drove
Spalding Lincs

Type: FULL

Date received: 31-DEC-92

12-JAN-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 27-JAN-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 FEB 1993
[illegible] Nos.
[illegible] YES/NO

Signed: M P Foster

DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1993 DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/1318/92/JAM **Your Ref.**

Date 19 January 1993

Dear Sir,

FULL PLANNING APPLICATION - C.J. BARSBY
REPLACEMENT DWELLING - LAMBERT HOUSE, HOLBEACH DROVE

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

The watercourse along the sites South Eastern boundary is my Board's Lambert Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the dwelling conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

I note a septic tank is proposed and presume that soakaways will be installed for the disposal of roof water run-off. 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.

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 applicant is 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 £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 faithfully,

J J Elsey

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council Application Reference H09/1318/92.

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	2	7	1	2	3

2. Address or location

LAMBERT HOUSE, HOLBEACH DROVE.

3. Name, classification and number of road

II

4. Date application referred 14/1/93

5. State whether outline, detailed application etc.

FULL.

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

ERECTION OF REPLACEMENT DWELLING.

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: 14/1/93 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.

Delete as appropriate

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

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

(1) B21

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

REF: CJB

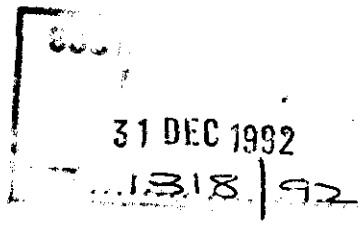
REPLACEMENT DWELLING,

LAMBERT HOUSE,

HOLBEACH DROVE,

SPALDING,

LINCS.



FOR

C.J. BARSBY.

G.R. MERCHANT, I.ENG. AMICE. FIWO,
4 CHAPEL GARDENS,
WHAPLODE,
SPALDING,
LINCS.
PE12 6UG.

TEL: 0406 370853.

REF: CJB

REPLACEMENT DWELLING,
LAMBERT HOUSE,
HOLBEACH DROVE,
SPALDING,
LINCS.

The application is to demolish the existing Lambert House; which is un-suitable for habitation and not feasible for renovation; and replace with a house and garage as detailed on drawings CJB.1 & CJB.2.

The present house is a three bedroom cottage with various out-buildings, also situated on the site is a mobile home which Mr Barsby has been occupying since the roof of Lambert House partially collapsed.

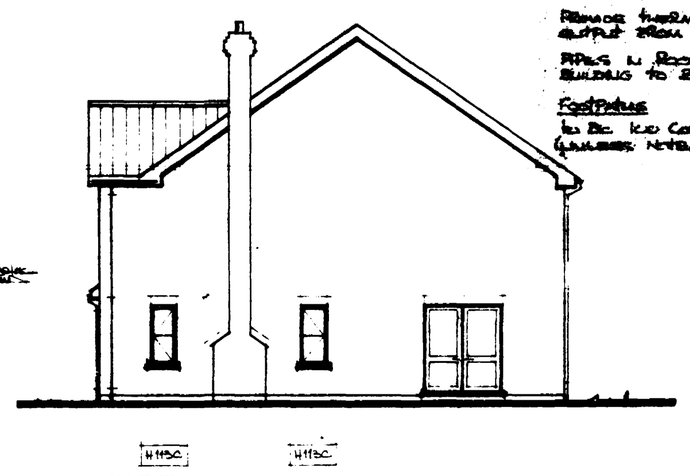
Mr Barsby has almost continously lived at Lambert House all his life - 62 years his parents purchased the property and surrounding land in 1927. Since his parents died Mr Barsby has lived at Lambert House, but in recent years meals have been taken at relatives, Lambert House only being used for sleeping. When the roof collapsed the mobile home became a necessity, particularly from a sleeping point of view.

It is proposed that the existing dwelling and out buildings be demolished and replaced with the house and garage as detailed, the proposed house will be occupied by Mr Barsby and his relatives, hence the type of dwelling proposed with "granny annexe" for Mr Barsby. When the new property is constructed the mobile home will be removed from the site.

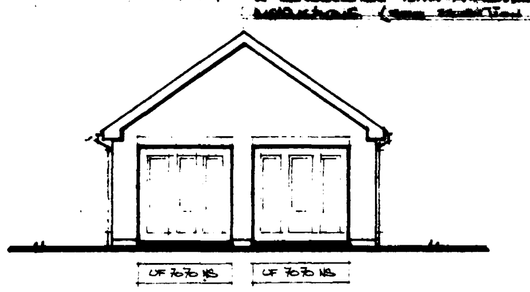
G.R. MERCHANT
I.ENG. AMICE. FIWO.

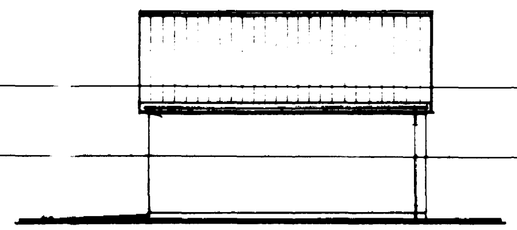


FRONT.



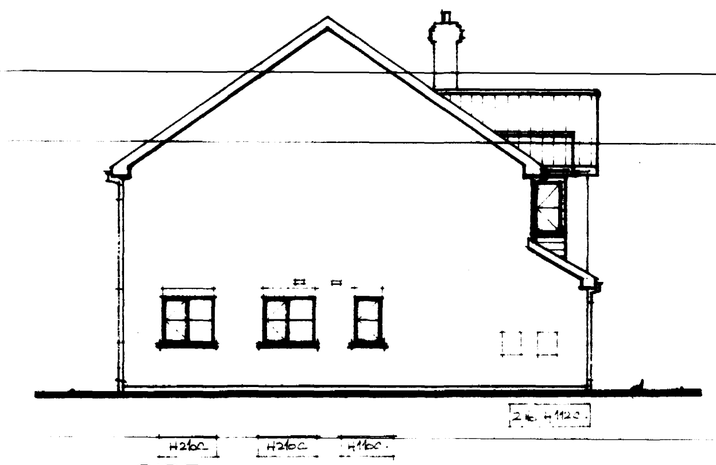
SIDE.





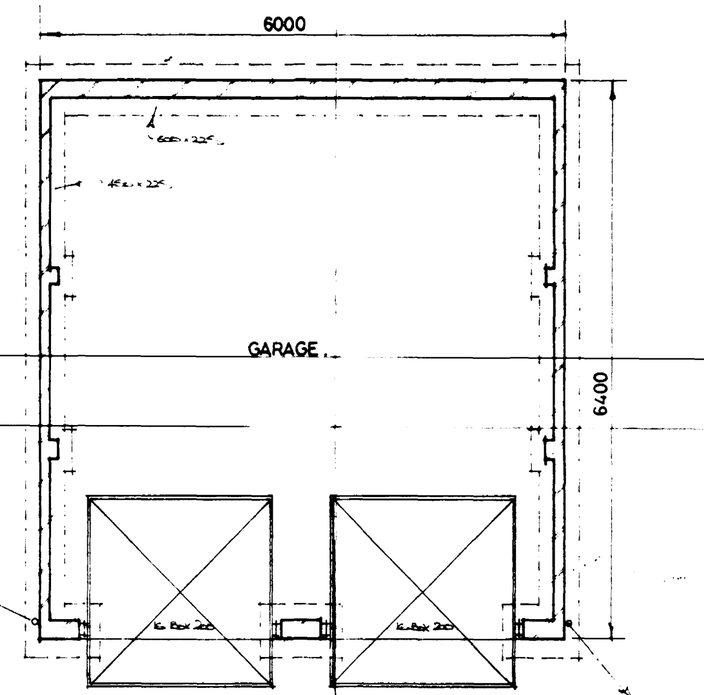


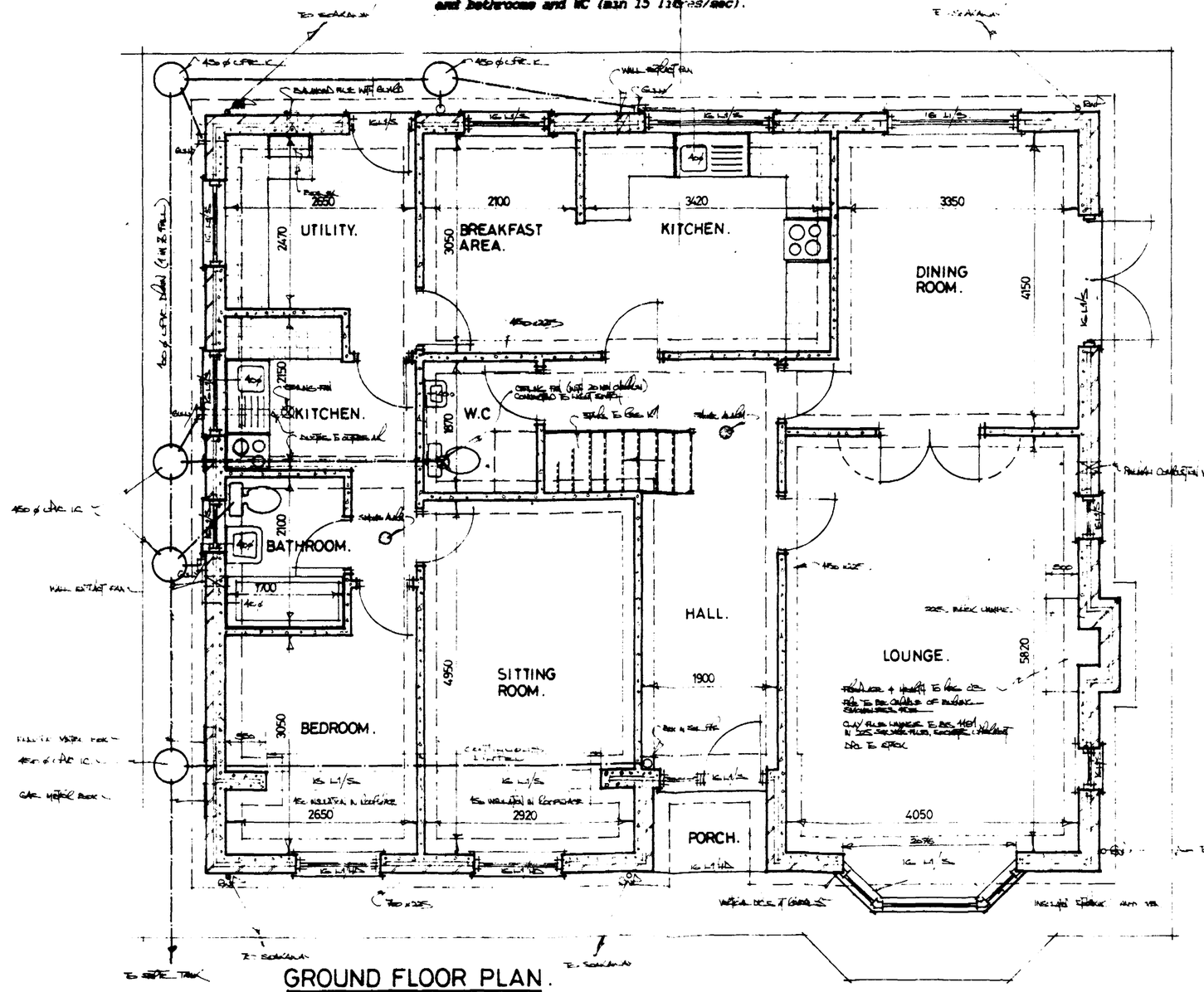
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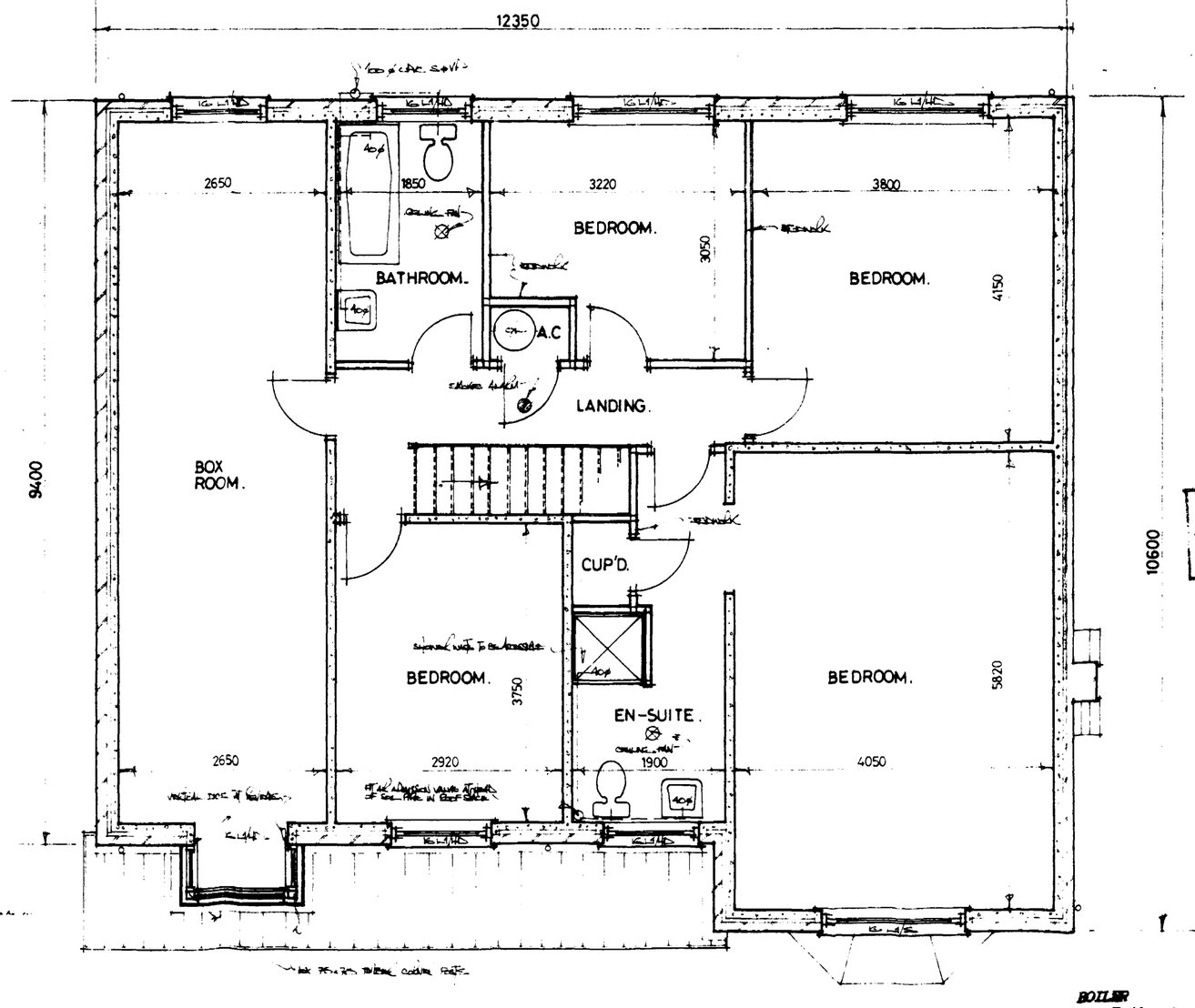
SIDE.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).





GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT
30 APR 1993
REF 1318/92

APPROVED PLAN
Ref. A1

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
REPLACEMENT DWELLING.
LAMBERT HOUSE.
HOLBEACH DROVE.

CLIENT:
C J BARSBY.
LAMBERT HOUSE.
HOLBEACH DROVE.
SPALDING.
LINCS.

SCALES: 1/50 & 1/100.

DATE: DEC 1992.

DRAWING No.:

ROOF VOIDS, ROOFING
Roof voids above to be 1m min. W.C. 110mm dia PVC bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework cut to be accessible throughout their runs for plumbing repair and replacement. Chromed bath, basin and W.C. waters to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above highest roofs and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipes to fall 1:70 with 100mm pea gravel bed and surround. Inspection chambers to be 450mm dia preformed plastic installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea gravel surround on bedded back trench. Cast where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 100mm hr 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 to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

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

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

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

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 and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

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

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 purpose made UPVC and fitted with a night vent giving 19,000 sq 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.

BOILER
New Boiler to be o/l fired, wall mounted, balanced flue type or approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

JOINERY
Doors, frames, linings, skirtings,

DECORATION
All new woodwork all new surfaces

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical supply from consumer unit in ring mains and install lighting and power points as positions as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

SANITARY APPLIANCES
New Sanitary appliances to be as follows: WC suite, Bath, Basin and Sink, all white in colour.

GLAZING
Generally to be 4mm thick clear glass, Obscure glass to be used in bathroom and WC windows, Safety glass to be used where required by Building Regulations.

ROOFING
Roofing to be 1.2mm thick Galvanised steel profiled sheeting to manufacturers instructions, fixed to timber purlins and rafters, with all necessary flashings, ridges, eaves and verge trims.

FLOOR VOIDS, INSULATION
Floor voids and insulation as required by Building Regulations in accordance with manufacturers instructions.

Provide thermostatic radiator valves to control output from heating system.

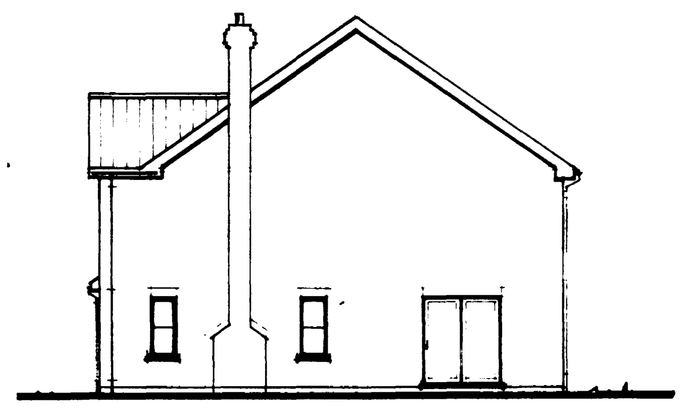
Pipes in roof void which do not need to heat building to be insulated to BS 5422 : 1977.

FOUNDATIONS
To be 1:20 Concrete C15P mix on 150 thick hardcore (unless noted otherwise) to full site area.

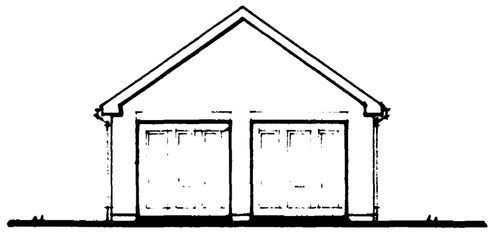
GLAZING ALARMS
Provide smoke operated self-contained alarm alarm that conforms to BS 5446 Part 1. Should at least one on each floor forming an layout and size of appliance appliance including Part 1. Mains and 1 smoke alarm should be interconnected. Also used in conjunction with approved building codes Regulations. (some exemptions on commercial &

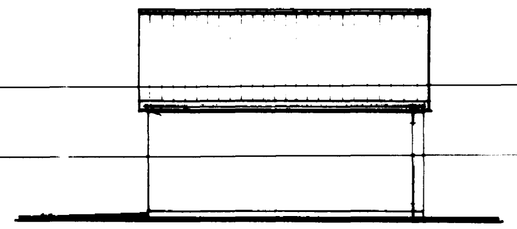


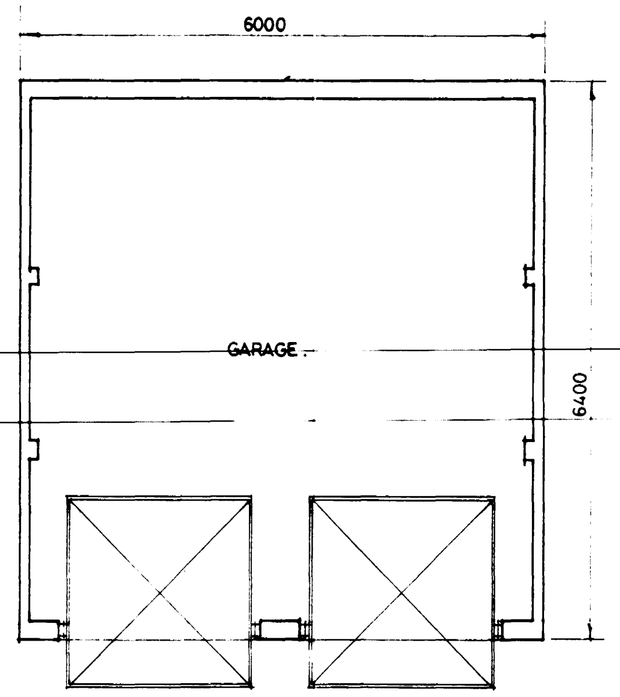
FRONT.

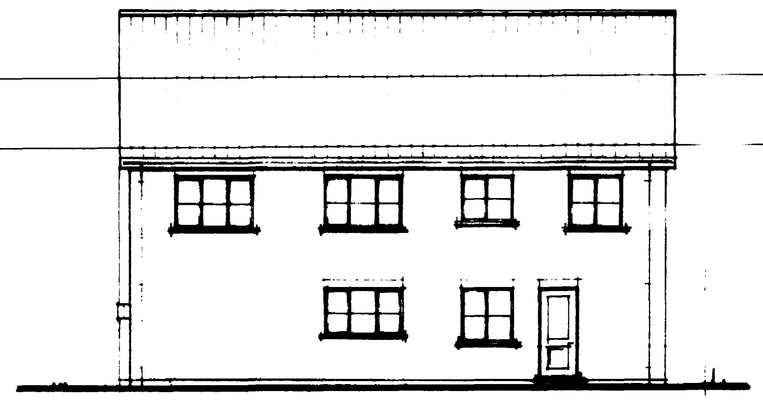


SIDE.





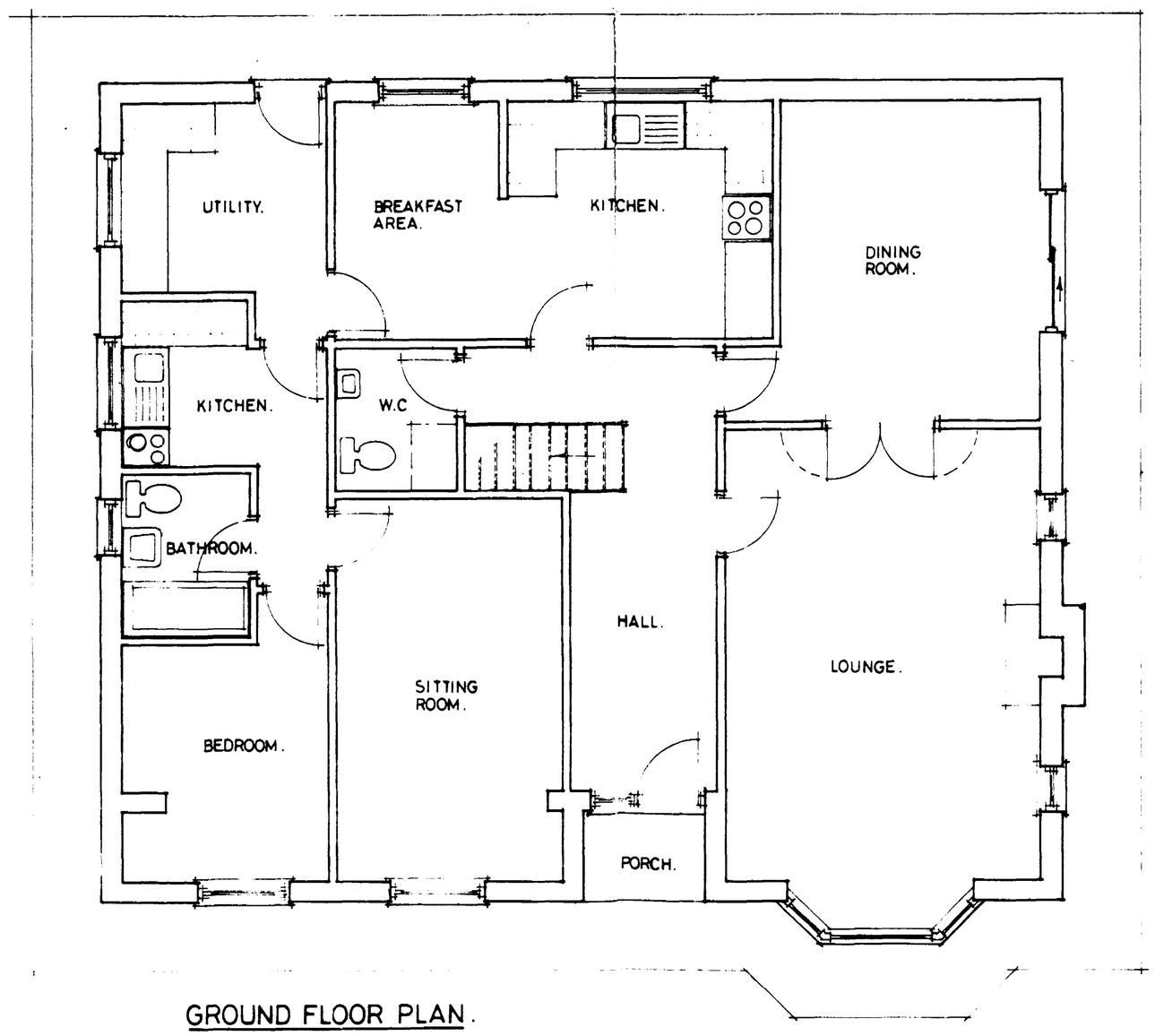




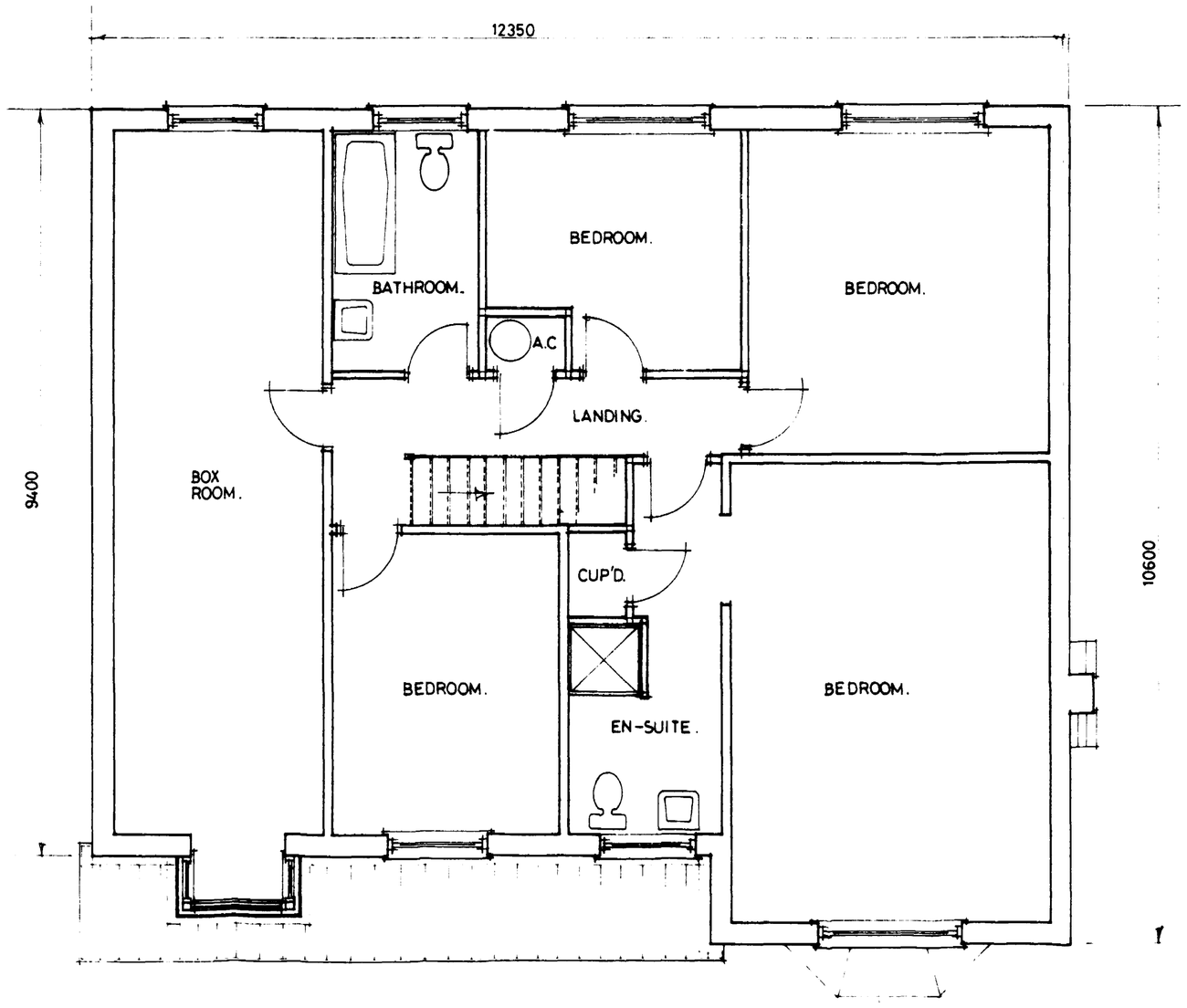
REAR.



SIDE.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

31 DEC 1992
13.18.92

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

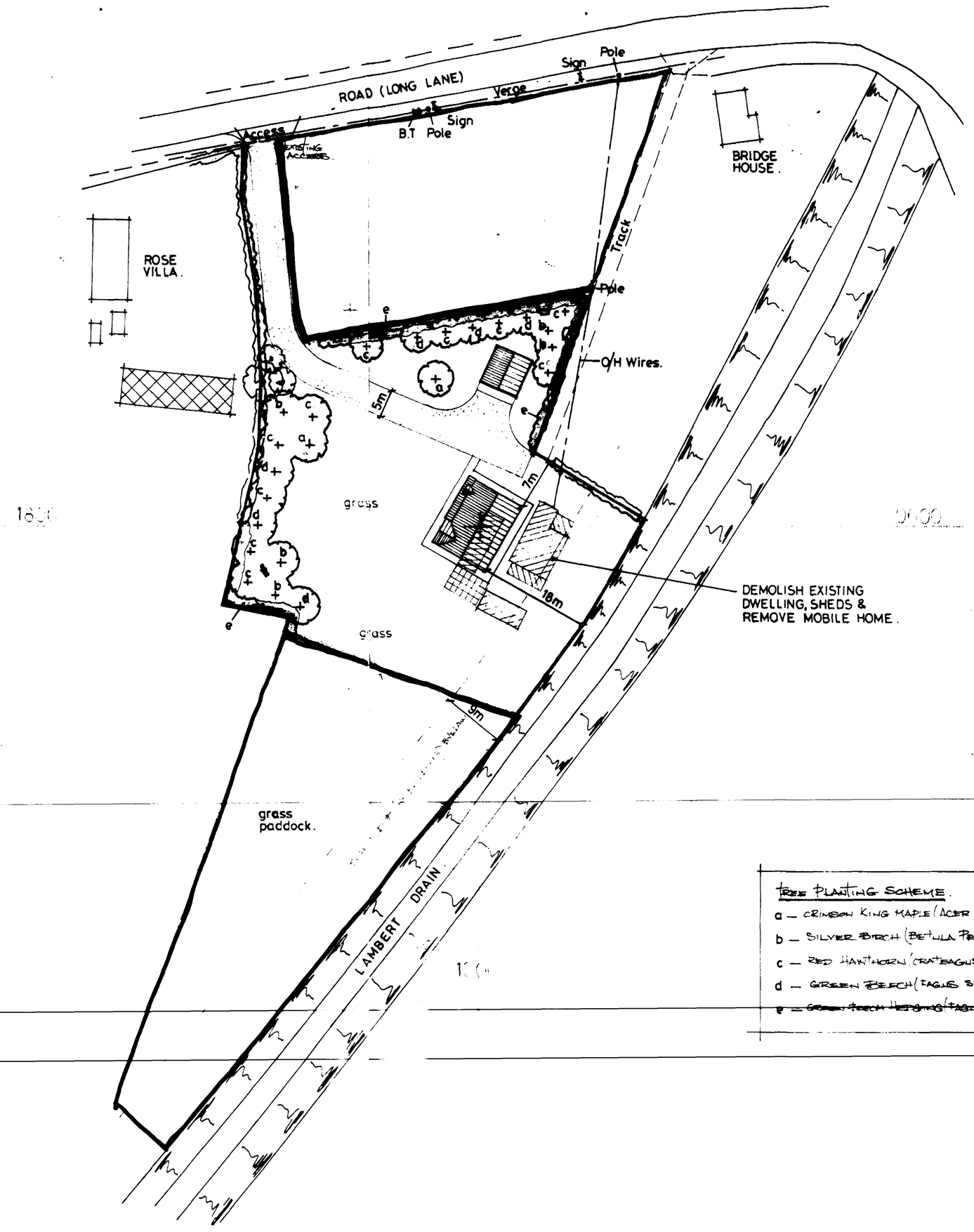
PROJECT:
REPLACEMENT DWELLING.
LAMBERT HOUSE.
HOLBEACH DROVE.

CLIENT:
C.J. BARSBY.
LAMBERT HOUSE.
HOLBEACH DROVE.
SPALDING.
LINCS.

SCALES: 1/50 & 1/100.

DATE: DEC 1992.

DRAWING No.:



SITE LAYOUT.

SCALE: 1/500

TREE PLANTING SCHEME.

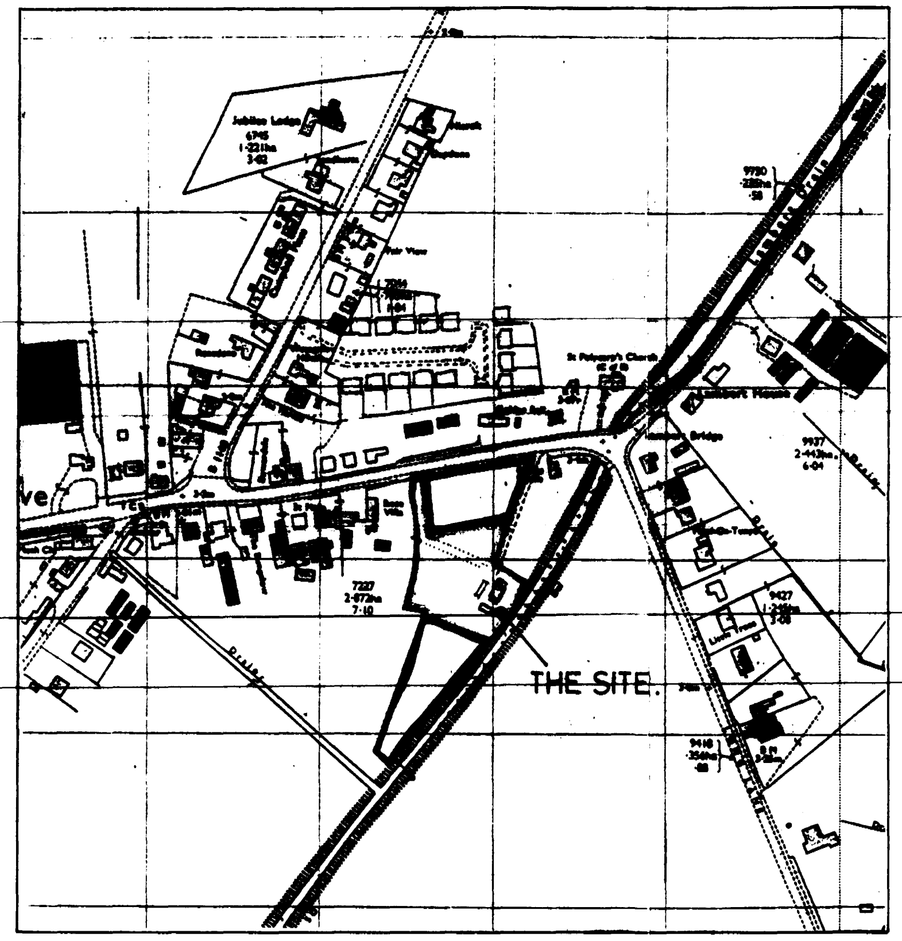
a — CRIMSON KING MAPLE (ACER PLATANOIDES) — STANDARD.

b — SILVER BIRCH (BETULA PENDULA) - ½ STANDARD.

c — RED HAWTHORN (CRATAEGUS PAWIS SCARLET) - ½ STANDARD.

d — GREEN BEECH (FAGUS SYLVATICA) - ½ STANDARD.

e — ~~GREEN BEECH HEDGING (FAGUS SYLVATICA) @ 600c/c~~



LOCATION PLAN.

SCALE: 1/2500

capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6297. 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 36 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES. (4000 GALLONS) CAPACITY. OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

PLANNING REGISTERED PLAN

26 OCT 93

REF H/2167

22.2.93. DELINEATION OF SITE BOUNDARIES.

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

PROJECT:

REPLACEMENT DWELLING.
LAMBERT HOUSE.
HOLBEACH DROVE.

CLIENT:

C. J. BARRODY.
LAMBERT HOUSE.
HOLBEACH DROVE.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	DEC 1992.
G.R.MERCHANT.	DRAWING No.: CJB.1A.

REVISIONS:
A.

SUMMIT

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

Application No: H09/1318/92/A1 Date Received: 30-APR-93

Applicant: C J Barsby
Lambert House
Holbeach Drove
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs
PE12 6UG

Description of Original Development: Erection of replacement dwelling

Location: Lambert House, Holbeach Drove, Spalding

Amendment Submitted: French doors plus extra window in dining room

Drawing Number(s): CJB.2.

5 May 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only
Application No. H09/1318/92/A1
Date registered 30 APR 1993
Case Officer DS

Please complete in block letters
NAME AND ADDRESS OF APPLICANT
C. J. BARSBY.
LAMBERT HOUSE.
HOLBEACH DROVE.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
G. R. MERCHANT.

Tel. No. 0406 370853 (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
LAMBERT HOUSE. HOLBEACH DROVE.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H09/1318/92.

Building Regulation reference relating to same development.
NOT KNOWN.

Please tick **one** box only
Amendment is proposed where permission already granted
If yes, submit two forms and two plans
A. ✓

or

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
B.

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 30.4.93

Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECTION of REPLACEMENT DWELLING

As **NOW PROPOSED**, if different
AS ABOVE.

State details of amendments proposed
Give a full detailed list of the changes, and so mark these clearly on the accompanying plans)
FRENCH DOORS.
EXTRA WINDOW IN DINING ROOM.

State drawing no's of the current submission
CJB.2.

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
N/A.