

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0191/92

Received: 13-FEB-92 Type: OUTLINE

Name: Mr & Mrs H Holmes
The Warren
Station Road
Long Sutton
Spalding Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage including details of means of access

Location : 16 Station Road Long Sutton
Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

- 4 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 5 The north eastern and south eastern boundaries of the site shall be delineated by privet/hawthorn hedging at a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of hawthorn or privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.

In the interest of the visual amenity of the street scene.

- 6 The drive shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, before the proposed building is brought into use.

Reason: To ensure a satisfactory development in the interest of the amenities of the area and to safeguard the protection of the trees.

- 7 Before any development is commenced, an accurate tree survey shall be undertaken demonstrating that the siting of the building does not detrimentally affect any of the trees on site which are the subject of a Tree Preservation Order.

Reason: To safeguard the trees which are the subject of a Tree Preservation Order.

- 8 The access to the permitted building shall be from Station Road only.

Reason: In the interests of road safety.

- 9 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Notes to Applicant:

Notes to Applicant:

The applicants are informed that many of the trees on and immediately adjacent to the site are the subject of Long Sutton Tree Preservation Order No 2, 1966 or No 11, 1989.

The applicant is advised that details relating to the driveway should be carefully considered especially when they are in close proximity to the trees. Excavations for construction should be done with care avoiding tree roots, with the surface treatment being left permeable to allow rainfall to filter through to the roots.

Director of Planning and Building Control Services
31-MAR-92 H11/0191/92

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.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H11/0191/92

Received:13-FEB-92 Type:OUTLINE

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The Warren
Station Road
Long Sutton
Spalding Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage including details of means of access

Location : 16 Station Road Long Sutton
Spalding Lincs

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

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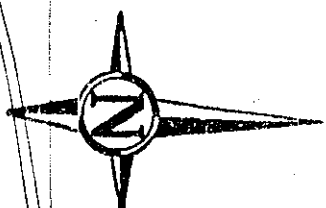
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Authorised to issue:

27-MAR-92 H11/0191/92

AD....*AP*....DC....*AP*....

27/3



COPY

APPLICANTS: MR & MRS HOLMES

SITE: 16 STATION ROAD

how to SPLIT ON

SCALE: 1:2500

11-2-92

HIX & SON

28, CHURCH ST.

HOLBEACH

LINCS.

TEL: 22777

SCOTT



113 FEB 1992

REF ID: A66022

FOR IDENTIFICATION PURPOSES ONLY
Reproduced from the Ordnance
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of the Controller of H.M.
Stationery Office
Crown Copyright reserved

PLANNING APPLICATION

For office use only

Application No.

H11/0191/92

Date Registered

13 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. H. Holmes,
The Warren,
Station Road,
Long Sutton,
Nr. Spalding, Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Hix & Son,
28, Church Street,
Holbeach,
Nr. Spalding, Lincs. PE12 7LL.

Tel. No. 0406-22777

(Personal contact name) Mills

Please complete in block letters

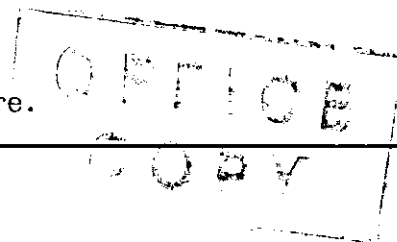
FULL POSTAL ADDRESS OF THE APPLICATION SITE

16, Station Road, Long Sutton, Nr. Spalding, Lincolnshire.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

One (1) Residential Dwelling and Garage.



Please complete

I attach

* Four copies of all plans

*an ownership certificate (see back page)

*a fee of ...£110.00

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

Signed.....

Date....

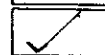
11.2.92

Previous application No:

On behalf of Mr. and Mrs. H. Holmes

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area .099 (Hectares)

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

Siting

☐

Design

☒

External Appearance

☐

Means of Access

☒

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New building(s)
(ii) Alterations or extension
(iii) Change of use

☒
☐
☐

B. If new dwellings are proposed, please state how many:

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

sq. metres

metres

metres

metres

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

Outline Planning Application.

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

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Garden Ground

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: Station Road

Will there be —

Individual access(es)

New estate road

☐
☐

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

Garage, parking and turning area.

TREES Please tick **one** box

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

☐

B. The proposal does involve the felling of one or more trees

☒

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

Soakaway.

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

N/A

C. Please state whether a land drain will be affected

No

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

No

→ If so, please give details in Part 6

The proposal affects a listed building

No

The proposal affects a public footpath

No

The proposal is known to affect contaminated or filled land

No

The proposal is for industrial, warehousing, offices or shopping purposes

No

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s):

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

Continue on separate sheet if necessary. See attached letter.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

Use the notice at the bottom of the page only
when necessary.

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

Owner

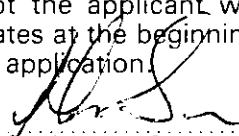
2. OWNERSHIP OF THE SITE

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

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

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

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

Signed  (Applicant/Agent) Date 11.2.92.
On behalf of Mr. and Mrs. H. Holmes

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

State Name and address of owner: State Date notice served:

Signed (Applicant/Agent) Date

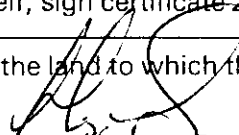
3. AGRICULTURAL HOLDINGS CERTIFICATE

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

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed  (Applicant/Agent) Date 11.2.92.
On behalf of Mr. and Mrs. H. Holmes

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 11.00

Receipt Issued No. 2671

Date First Received 13-FEB-1992

REGISTRATION

REFERENCE H11/0191/92

Cross-Ref N/A

Date 14/2/92

VALIDATION

Date 14/2/92

Type EXTENSION Earliest permission date (Cert B)

Site area 0.1 No. of dwellings 1 Floorspace

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous
Current

Description

Technical:-

Certificate
Site plans
Description

Accuracy
Incomplete form

S65 Advert required ☐ Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

Ref

Reason

Correct fee £ 110 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 17-2

Index Sheets B10 OS Nos

Grid Ref 549730 122840

Ward 15 Parish WILTON

TR Rural

CA

LB

TPO

Other:

Grade

Inside EBD NIS Inside LP Area NIS

TR Bypass
Level crossing
Footpath

Linked to site.....Ref...223 Linked to property.....Ref.....

Planning Records:
Earlier apps

067/90
042/91
131/89

3 Reg Records:
Already submitted Ref.....
Requested

Inputs completed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

String Design Ext App Access Lands

Previous
Current
Required

Reg 4 Scale drawing Highway S/W Agric appraisal
(or equiv)

Precise details, for non-standard requirements:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB Viz

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage

LBC L. II*

Setting L. II*

Major CA

Consultant : Name

Order No:

Other :

DMG 20/2

D221/2

get drawn to
Assoc TPO:
+ check past history

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-registered

Ack/Reception/Filesheet

Consultation

BRIAN SMITH Dip. 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



COM

Application no: H11/0191/92

Type: OUTLINE

Applicant: Mr & Mrs H Holmes
 Tel:

Agent: Hix & Son
 0406 22777

Description: Erection of dwelling and
 garage including details of
 means of access

Location: 16 Station Road
 Long Sutton
 Spalding
 Lincs

Valid date: 13-FEB-92

Terminal date: 09-APR-92

Target dates:

Target Committee: 25-MAR-92

To case officer 18-FEB-92

Report deadline: 11-MAR-92

Inspected by 23-FEB-92

Extra contacts 28-FEB-92

Case Officer:

Report if not clear by 19-MAR-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
 Category: Newbuild
 Listed building:
 Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Long Sutton 0406 362402	19-FEB-92	04-MAR-92
Cllr D A Tennant	19-FEB-92	04-MAR-92
Cllr E J Clarey 0406 363141	19-FEB-92	04-MAR-92
Cllr M D Booth 0406 350034	19-FEB-92	04-MAR-92
Owner/Occupier 14 Station Road		05-MAR-92 19-MAR-92
Owner/Occupier Somersby House		05-MAR-92 19-MAR-92
Owner/Occupier 9 Station Road		05-MAR-92 19-MAR-92
Mr D Gilham Gamegate Road		05-MAR-92 19-MAR-92
Owner/Occupier Half Acre Cottage		05-MAR-92 19-MAR-92
Owner/Occupier 2 Spring Gardens		05-MAR-92 19-MAR-92

LCC - Obs Attached JC 20/2/92

BRIAN SMITH Dip. 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



SITE DETAILS

Grid ref: 542730 322840
OS Sheets: 210

Parcel:

Applicant: Mr & Mrs H Holmes
Tel:

Agent: Hix & Son
0406 22777

Description: Erection of dwelling and
garage including details of
means of access

Location: 16 Station Road
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Spalding
Lincs

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Priory Road, Spalding,
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Telephone: (0775) 761161
Fax: (0775) 710772

Committee



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Cllr E J Clarey 0406 363141	19-FEB-92	04-MAR-92
Cllr M D Booth 0406 350034	19-FEB-92	04-MAR-92

LCC - Docs Attached for 20/2/92

SITE DETAILS

Grid ref: 542730 322840
OS Sheets: 210

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H11/0191/92

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		
	4	2	7	2	2	8

2. Address or location

16 STATION ROAD, LONG SUTTON

3. Name, classification and number of road

II

4. Date application referred

20/2/92

5. State whether outline, detailed application etc.

OL

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

ERECTOR OF DWELLING

7. 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:—

Delete as
appropriate

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:

20/2/92

Signed:

[Signature]
Director of Highways and Planning

CS

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) B1 - - Skipton Road.

(2) B21

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B1

(2) B21

APPLICATION REFERENCE: H11/0191/92

DATE RECEIVED: 13 February 1992

APPLICANT: Mr & Mrs H Holmes
The Warren
Station Road
Long Sutton
Spalding
Lincolnshire

AGENT: Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire

TYPE: Outline

DESCRIPTION: Erection of dwelling and garage including details of means of access

LOCATION: 16 Station Road, Long Sutton, Spalding, Lincolnshire

Parish Council: Not in favour of a building on this corner site. Not happy about the possible loss of the pond, trees and bushes on what is almost a nature reserve.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE

Inside Development Boundary.

Long Sutton and Sutton Bridge Local Plan.

Planning Policy Guidance Note 3, 1988 - "Land for Housing".

PREVIOUS DECISIONS

H11/1311/88 - Outline - Erection of three dwellings - Junction of 16 Station Road and Garnsgate Road - Permitted, 12 January 1989.

H11/0042/89 - Outline - Veterinary Surgery - 16 Station Road - Permitted, 5 April 1989.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the site is suitable to accommodate a dwelling as proposed, having regard to its characteristics and existing features, trees and development nearby.
- 2 The site is triangular in shape having dimensions of 46 metres, 35 metres and 48 metres approximately along its boundaries. It is located at the junction of Station Road with Garnsgate Road and is currently garden associated with 16 Garnsgate Road. A pond is located along its western boundary.
- 3 A number of trees are located upon the site, mainly close to the boundaries. A number of these are the subject of Long Sutton Tree Preservation Order No 2, 1966 or No 11, 1989. These include a number of lime, ash and a small oak.
- 4 Planning permission has previously been granted for a dwelling upon this site (H11/1311/88). This permission has recently expired.

CONCLUSIONS

- 1 Circumstances have not changed significantly since the granting of the original outline planning permission. The Consultant Landscape Architect has previously stated that there is adequate room for development upon the site, but stressed that excavations for construction should be done with care avoiding tree roots, with the surface treatment of

- any driveway being left permeable to allow rainfall to drain through to roots.
- 2 The plot plan submitted is purely indicative and the applicants should be reminded that details of siting are a "Reserved Matter".
-

RECOMMENDATION - Grant Permission.

- 1 SC8 - (details)...(omit access).
2 SC27 - (implementation of planting).
3 SC28 - (protection of existing trees).
4 The north eastern and south eastern boundaries of the site shall be delineated by privet/hawthorn hedging at a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of hawthorn or privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.
5 The drive shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, before the proposed building is brought into use.
6 Before any development is commenced, an accurate tree survey shall be undertaken demonstrating that the siting of the building does not detrimentally affect any of the trees on site which are the subject of a Tree Preservation Order.
7 B1 - (siting of access) ... Station Road.
8 B21 - (turning space).

Reasons

- 1 Standard.
2 Standard.
3 Standard.
4 In the interest of the visual amenity of the street scene.
5 To ensure a satisfactory development in the interest of the amenities of the area and to safeguard the protection of the trees.
6 To safeguard the trees which are the subject of a Tree Preservation Order.
7 B1.
8 B21.

NOTES

- 1 The applicants are informed that many of the trees on and immediately adjacent to the site are the subject of Long Sutton Tree Preservation Order No 2, 1966 or No 11, 1989.
2 The applicant is advised that details relating to the driveway should be carefully considered especially when they are in close proximity to the trees. Excavations for construction should be done with care avoiding tree roots, with the surface treatment being left permeable to allow rainfall to filter through to the roots.
-

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

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



Application no: H11/0191/92

Applicant: Mr & Mrs H Holmes
The Warren
Station Road
Long Sutton
Spalding Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage including details of means of access

Location: 16 Station Road Long Sutton
Spalding Lincs

Type: OUTLINE

Date received: 13-FEB-92

19-FEB-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 05-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments: My Council are not in favour of a building on this corner site. They are not happy about the possible loss of the pond, trees & bushes on what is almost a nature reserve.
Signed: *L. Batchelor*

S.H.D.C. PLANNING DEPT. RECEIVED - 3 MAR 1992	
Approved by [Signature] Date [Date]	Discussed with [Signature] Date [Date]

SOUTH HOLLAND Internal Drainage Board

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

S.H.D.C. PLANNING DEPT. RECEIVED 25 FEB 1992 <i>De</i>	
Attention of	File Nos.
DPO NRM DPO BS JC	
Our Ref. RS/PA-H/191/92/JM	Our Ref. CAM/5368/PJC
Action by	Acknowledge YES/NO
Discuss with	by
Report to	date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-H/191/92/JM

Date 24 February 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. & MRS. H. HOLMES BUILDING PLOT AT 16 STATION ROAD, LONG SUTTON

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.

I note a foul sewer connection is proposed and that soakaways are intended 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. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

As your clients will be aware, the private pond adjoining the site forms a vital link in local drainage. A substantial area of carriageway fronting properties on Garngate Road drains to the pond thence via a private 4" diameter pipeline from the pond and under the site and Station Road to the privately culverted section of the Cowpers Gate Drain to the East of Station Road.

Should your clients project proceed, I shall be glad to receive confirmation that the above described private drainage route will be safeguarded and that investigations will be undertaken to determine the exact location of the pipeline referred to that it can be shown on future detailed drawings.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private drainage system. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned watercourses to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

Our Ref: RS/PA-H/191/92/JAM

Your Ref: GAM/5368/PJC 24 February 1992

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

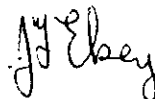
The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,



ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.



Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL.

Established 1897



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

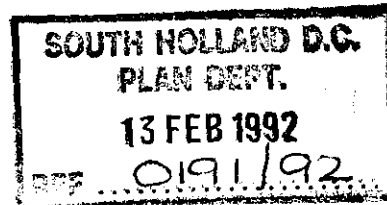
TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: GAM/5368/PJC

Date: 11th February, 1992 Your Ref:

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.



Dear Sirs,

Re: Outline Planning Application - Proposed Building Plot
Station Road, Long Sutton

Please find enclosed an Application for Outline Planning Permission in respect of one (1) dwelling at number 16 Station Road, Long Sutton together with the planning fee of £110.00.

Please note that this site was granted permission on the 12th January, 1989 as part of a development of three dwellings.

The Application for the single plot is similar to that previously submitted and we look forward to hearing that permission is granted in due course.

Yours faithfully,



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



Application no: H11/0191/92

Applicant: Mr & Mrs H Holmes
The Warren
Station Road
Long Sutton
Spalding Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage including details of
means of access

Location: 16 Station Road Long Sutton
Spalding Lincs

Type: OUTLINE

06-APR-92

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

COPY SENT TO:-

I R Palmer
Half Acre Cottage
7 Station Road
Long Sutton
Spalding, Lincs.

OBJECTION

✓ DMG 16/2

10/3/22.

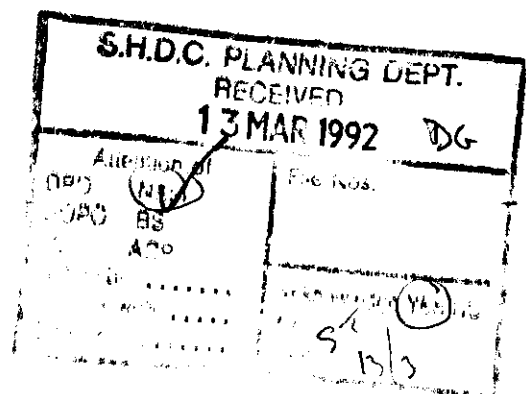
Application no H11/0191/92

Dear Sir,

Regarding the letter you sent us, about the planning application for a dwelling and a garage to be built on a corner of Station Road, which in our minds it is a very unsuitable place to build a dwelling because we have lived here about three years and we have witnessed three road accidents which was caused on this particular corner, so by putting a means of access anywhere on this corner would be a hazard to road users, I have had a word with the local residents and they all object, as I am in the building trade and to me on this corner is a very unsuitable place for a plot

Says Fourth Grader

L.R. Palmer.



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



Application no: H11/0191/92

Applicant: Mr & Mrs H Holmes
The Warren
Station Road
Long Sutton
Spalding Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling and garage including details of
means of access

Location: 16 Station Road Long Sutton
Spalding Lincs

Type: OUTLINE

05-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

I have received an application for planning permission which you may be interested in. The details of the application are shown above.

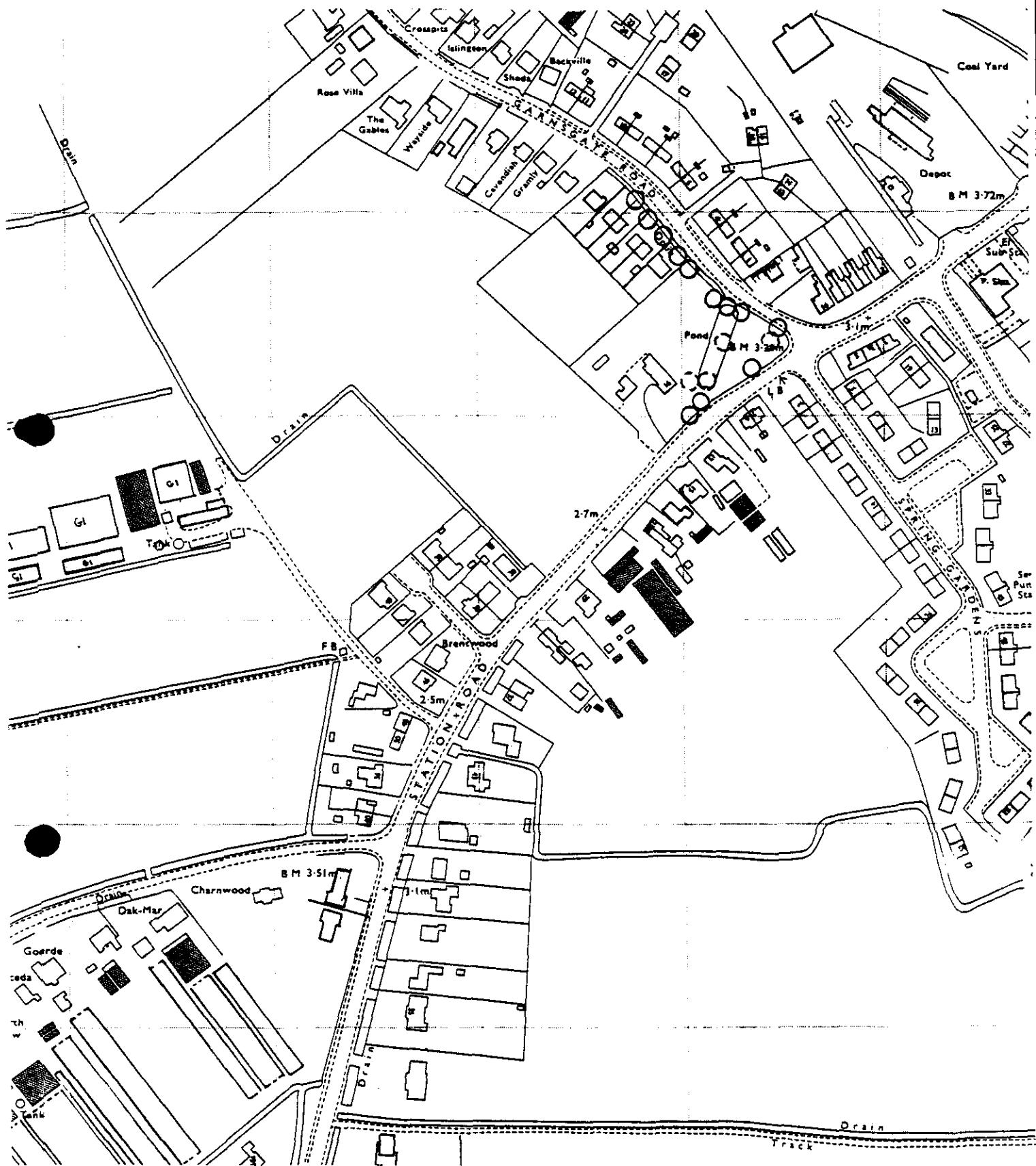
If you wish to see the application and plans they are available at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm Friday). If you have any observations about the proposal, they should be sent to me by 19-MAR-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Owner/Occupier
Half Acre Cottage
Station Road
Long Sutton
Spalding Lincs

SOUTH HOLLAND DISTRICT COUNCIL



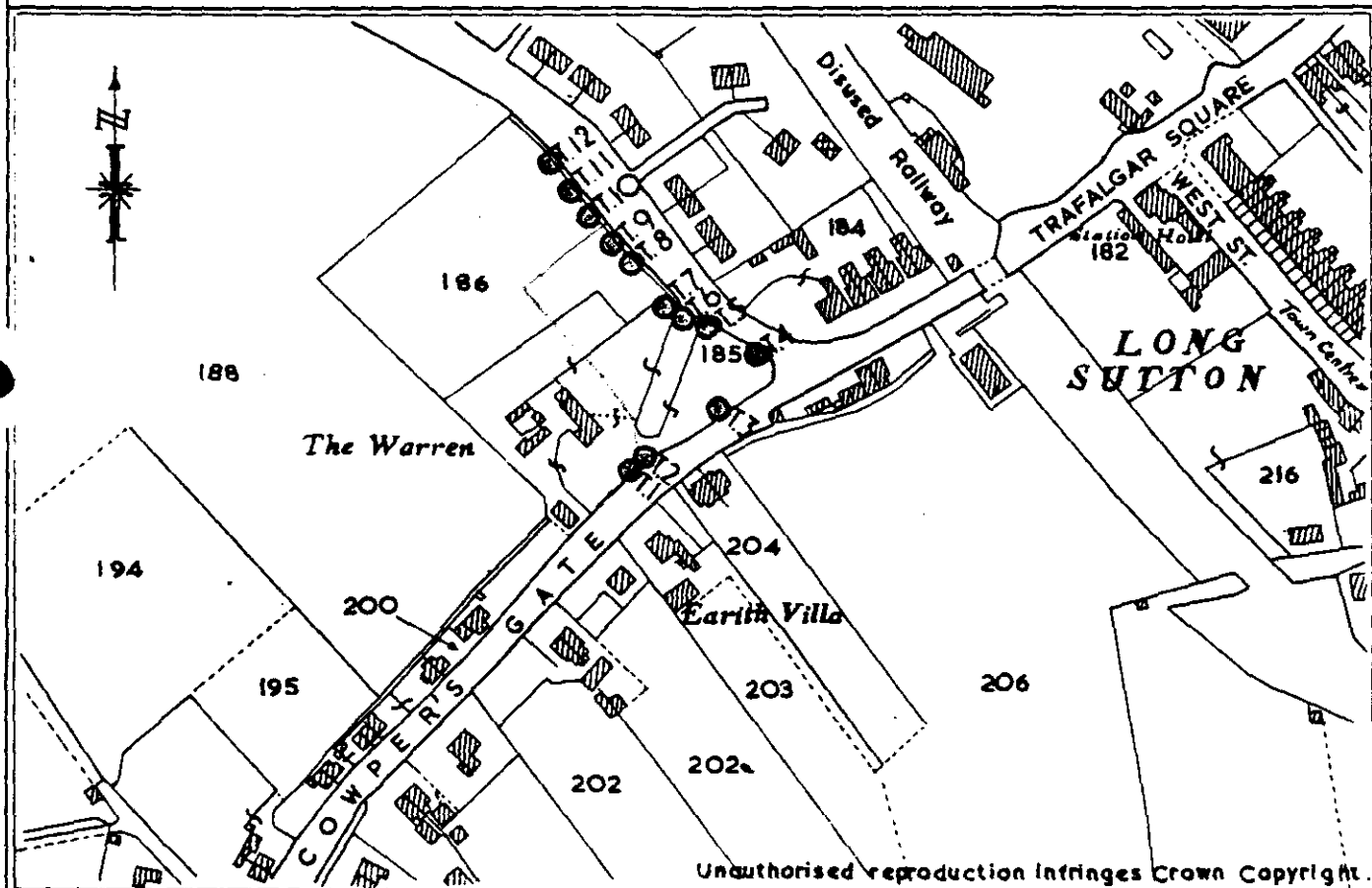
LONG SUTTON TREE PRESERVATION ORDERS

No. 2 1966 ○
No. 11 1989 ○

PLAN No.	
SCALE	1:2500
DATE	MARCH '90
BASE	

**B.SMITH M.R.I.P.L. -
District Planning Officer**

COUNTY OF THE PARTS OF HOLLAND LINCOLNSHIRE



Unauthorized reproduction infringes Crown Copyright.

LONG SUTTON TREE PRESERVATION ORDER NO. 2, 1966. MAP A

PLAN NO.	J
SCALE	1/2500
DATE	SEPT. 1966
BASE	O.S. Sheet No. CXLIV.1.

R. N. WHISTON A.M.T.P.I.
COUNTY PLANNING OFFICER

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the maps)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
<u>MAP A</u>		
T.1	Horsechestnut	South-east boundary of grounds of "The Warren", Station Road, Long Sutton.
T.2	Beech	"
T.3	Lime	"
T.4	Ash	North-east boundary of grounds of "The Warren", Station Road, Long Sutton.
T.5	Ash	"
T.6	Willow	"
T.7	Willow	"
T.8	Sycamore	"
T.9	Sycamore	"
T.10	Ash	"
T.11	Sycamore	"
T.12	Sycamore	"

MAP B

T.13	Beech	In garden of "Beech Hurst", 20, Market Street, Long Sutton.
------	-------	---

MAP C

T.14	Beech	In garden of 116 London Road, Long Sutton.
T.15	Lime	"

TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the maps)

N O N E

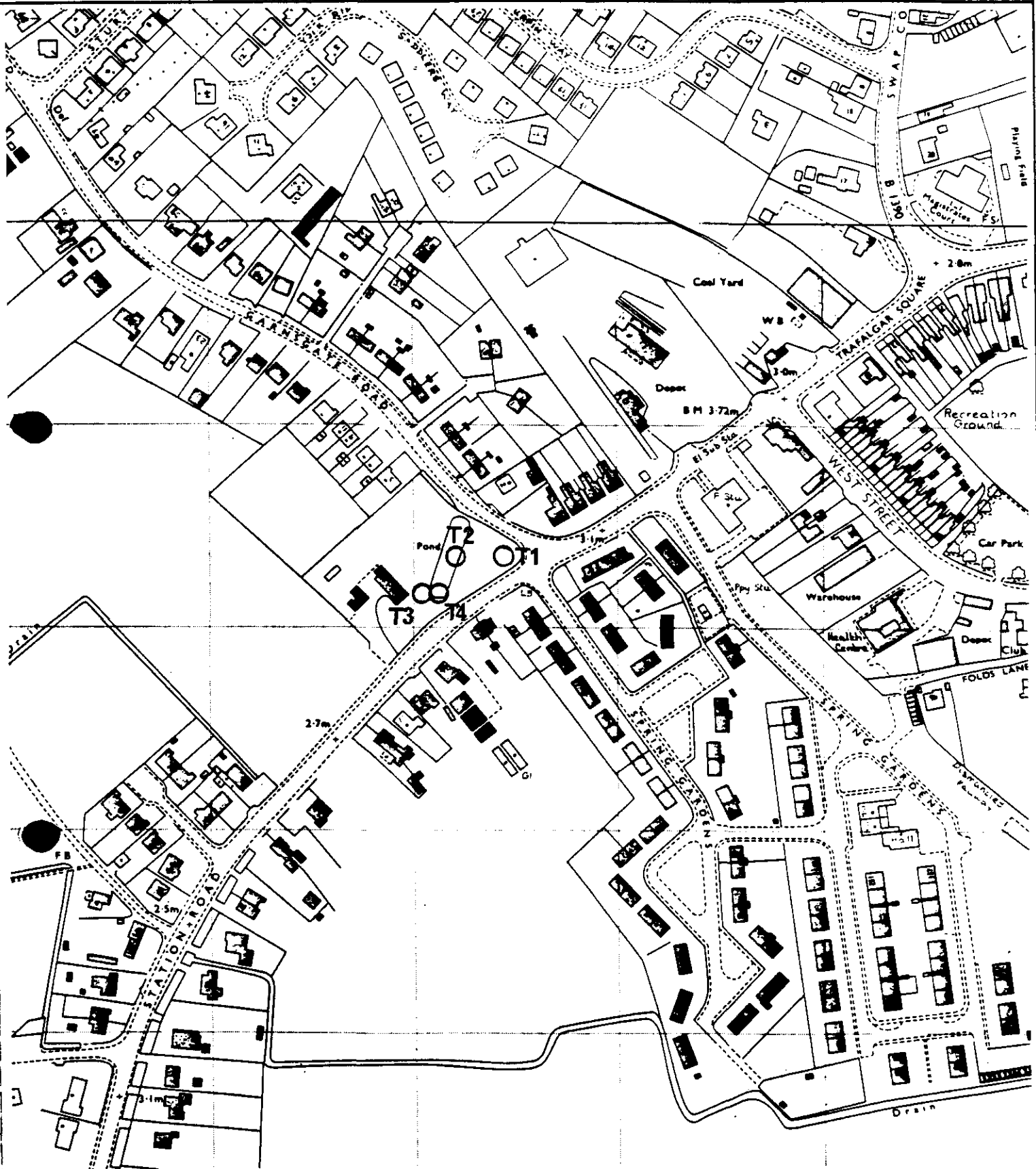
GROUPS OF TREES
(within a broken black line on the maps)

N O N E

WOODLANDS
(within a continuous black line on the maps)

N O N E

SOUTH HOLLAND DISTRICT COUNCIL



'LONG SUTTON' TREE PRESERVATION ORDER No.1 1.1989

PLAN No.

SCALE

DATE

BASE

1:2500

MARCH '89

B.SMITH M.R.I.P.L.
District Planning Officer

FIRST SCHEDULE

Tree Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Oak	In the south-eastern corner of 16 Station Road, Long Sutton
T2	Ash	In the garden of 16 Station Road, Long Sutton approximately 20 metres south west of its curtilage with Garnsgate Road and 20 metres north-west of its curtilage with Station Road.
T3	Ash	In the garden of 16 Station Road, Long Sutton approximately 11 metres north-west of its curtilage with Station Road and 44 metres south-west of its curtilage with Garnsgate Road.
T4	Ash	In the garden of 16 Station Road, Long Sutton approximately 8 metres north-west of its curtilage with Station Road and 43 metres south-west of its curtilage with Garnsgate Road.

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
	NONE	

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	NONE	

PLANNING COMMITTEE - 25th March, 1992

PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H18/0137/92 Mr & Mrs I J Ward
Bungalow on land adjacent to 89 Peterspoint, Sutton Bridge.

H18/0138/92 Mr & Mrs I J Ward
Siting of two caravans whilst bungalow is under construction on land adjacent 89 Peterspoint (fronting onto Railway Lane), Sutton Bridge.

(Subject to the word "dependent" being inserted before "family" in condition 2.)

H16/0141/92 R S Ward
O.A. Three dwellings with garages and vehicular access (renewal of outline planning permission H16/1519/88) adjacent to 99 Pinchbeck Road, Spalding.

H23/0152/92 Mr & Mrs P Cadwell
House adjacent "Hayseeds", Roman Bank, Saracens Head.

H14/0216/92 Mr & Mrs G Scase
Two storey extension to dwelling at "Twelve Trees", Mill Green Road, Spalding.

H11/0191/92 Mr & Mrs H Holmes
O.A. Dwelling and garage including details of means of access at 16 Station Road, Long Sutton.

(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

H14/1184/91 Mr D Pite
Bungalow on land off Burrey Fen Lane, Pinchbeck.

(The above application was refused planning permission, contrary to the recommendation of the Director of Planning and Building Control Services, for the reasons recommended by the Director of Planning and Building Control Services in respect of application reference H14/1623/89).

H14/1189/91 Mr D Pite
Change of use to horticultural and wholesale distribution of plants and dried flowers (registered as H14/0563/90) on land off Burrey Fen Lane, Pinchbeck.

(The above application was refused planning permission, contrary to the recommendation of the Director of Planning and Building Control Services, for the reasons recommended by the Director of Planning and Building Control Services in respect of application reference H14/0563/90.)

H11/0008/92 Mr J Moore
O.A. Bungalow with garage at 68 Station Road, Long Sutton.

H23/0049/92 Whaplode Manor Caravan Head.
Golf driving range at Manor House Road, Saracens Park

(Councillor B. Alcock declared an interest in the above application and left the Council Chamber during consideration thereof. Councillor T. Bray took the Chair.)

11-2-92

1917-1918

NOTES - 2017

SITE : 16 STATION ROAD

APPLICANTS MR & MRS H. HOLMES.

13 FEB 1992
PLAN DEPT.
SOUTH HOLLAND D.C.

[illegible]

PLANT SHOWING TREES AND ROCKS

EX-15-126 DEVELOPMENT

3 F F T E 7 R O A D

Gramly

Copy