SOUTH HOLLAND DISTRICT COUNCIL

Notes to Applicant:

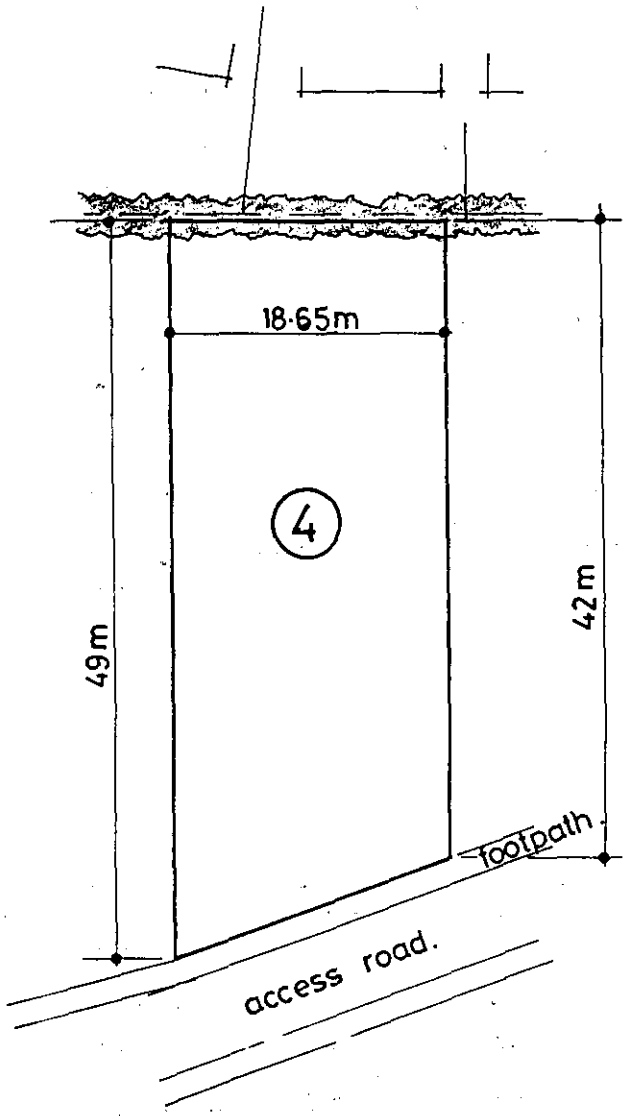
It is noted that the dimensions and position of plot 4 differ to that shown within planning permission H13/0598/91 and as such it may now not be possible to provide a fifth plot which is totally within the present interim boundary of development.

Director of Planning and Building Control Services
08-JUN-92 H13/0334/92

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



SCALE : 1/500.

SOUTH HOLLAND D.C.
PLAN DEPT.
16 MAR 1992
REF ..0334/92.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0334/92 Received:16-MAR-92 Type:FULL

Name: D G M Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 4 bedroomed house and garage

Location : Plot 4 Station Yard Off Station Road
Moulton Spalding

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

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

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

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

Reason: In the interests of visual amenity.

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

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

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

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. H13/0334/92

Date Registered 16 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DGM. PROPERTIES LTD.
DOZENS BANK.
POOE HOLE.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. HOL 870853.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 4. STATION YARD. OFF STATION ROAD. MOULTON.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

A BEDROOM HOUSE & GARAGE.

Please complete

Signed. G. R. Merchant Date. 13.3.92

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.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ↴

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 1.

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

B. Please state size of any new structure:- (a) max. height: 8.6. metres
(b) max. length: 16.445. metres
(c) max. width: 8.895 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY - ARLESEY FENLAND MIXTURE.

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

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. HORTICULTURAL.

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS.

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

C. Please state whether a land drain will be affected NO.

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 9.3.92

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.

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 9.3.92

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.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110.....

Receipt Issued ..... No. 846.

Date First Received 18.....

REGISTRATION

REFERENCE H13/0334/92.....

Cross-Ref R.....KL 19-3

Date 17/3/92

VALIDATION Date 17/3/92

Type ....FULL..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ....1..... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	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....19-3

Index Sheets ..156 OS Nos ..... Grid Ref 530620 323450

Ward ..L.... Parish ..DIXOLTON

Inside IBD YES Inside LP Area..NO

TR Rural ☐ TR Bypass ☑ Level crossing ☐ Footpath ☐

CA ☑ LB ☑ TPO ☑ Other: Grade

Linked to site.....Ref...401. Linked to property.....Ref.....

Planning Records:
Earlier apps 573/91
535/88

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours YES Other

Boundaries 10 ft approx Leylandii to north Site Features Open to rear Properties either side & opposite

Inspected by: GS
date: 3/4/92

Case Officer Conclusions (issues) DMG 1/5.

Dwelling considered suitable for plot.
Plot itself quite spacious (18.6m x 42m)
Leylandii screen at rear acts as screen
Neighbours not considered to be materially affected.

NB. Parish council's comments covered by County Highways condition copy passed to forward plans re boundary.

Case Officer Recommendations (summary)
(details overleaf)

GRANT
~~REFUSE~~

Recommended approvals -

Departure from policy	Yes		No ..✓.
Ward member request	Yes		No ..✓.
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No [Reason:	No ..✓.
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ..✓.

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ..✓.

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

(1) SC12 — sample of brick.

(2) SC21.

(3) SC27

(4) C2(a)

(5) Before the dwelling is occupied the future storage building and associated air cooled condenser units shall be sound proofed so as to ensure that fixed plant noise emitted from the site shall not exceed 30 dB as expressed as a 5 minute LA eqT measured on any adjacent residential boundary.

Reasons

(1) - (3) Standard.

(4) C2(a)

(5) In the interest of the amenities of the locality.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 24/3 DM 25/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
9 & 11 Ashby Gdns
46 & 48 ~~Station Rd~~ Whistle Stop House, Delahoy, Station House } Station Rd

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction:

Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0334/92 Received:16-MAR-92 Type:FULL

Name: D G M Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 4 bedroomed house and garage

Location : Plot 4 Station Yard Off Station Road
Moulton Spalding

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

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

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

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

Reason: In the interests of visual amenity.

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

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

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

Notes to Applicant:

It is noted that the dimensions and position of plot 4 differ to that shown within planning permission H13/0598/91 and as such it may now not be possible to provide a fifth plot which is totally within the present interim boundary of development.

Authorised to issue:

04-JUN-92 H13/0334/92 AD. 5/6 DC. 5/6

APPLICATION REFERENCE: H13/0334/92 DATE RECEIVED: 16-MAR-92

APPLICANT: DGM Properties LTD
Dozens Bank
Pode Hole
Spalding
Lincs.

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs. PE12 6NG

TYPE: Full

DESCRIPTION: 4 bedroomed house and garage

LOCATION: Plot 4, Off Station Yard, Moulton, Spalding

Parish Council: Support the application but would nevertheless suggest that the development be delayed until the estate road has been satisfactorily completed for the convenience of other estate residents.

Ward Member: Support application. Request condition for new road to be added before any further development. Could remaining piece of ground be included within IBD when required?

County Highways: Request conditions.

Environmental Health: No objections in principal subject to following condition
"before the dwellings are occupied the potato storage building and associated air cooled condenser units shall be sound proofed so as to ensure that fixed plant noise emitted from the site shall not exceed 30 dB as expressed as a 5 minuted LAeqT measured on any adjacent residential boundary".

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
PPG3, 1992 (Housing)
Structure Plan Policy 5A

PREVIOUS DECISIONS
H13/0535/88 - Full - bungalow with garage including vehicular access, land adjacent 51 Station Road, Moulton - Permitted 14 June 1988.
H13/0598/91 - Outline - residential development (6 plots) including details of access road and layout, Station Road - Permitted 14 November 1991.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposed dwelling is appropriate in this particular position.
2 The site is part of an area of land which already has outline consent by virtue of planning permission H13/0598/91. The

site itself has a width of 18.6 metres and depth varying between 42 and 49 metres approximately. It is located immediately to the north of the approved access road which has yet to be constructed.

3 Residential development is located immediately to the north of Ashby Gardens and is screened by an existing leylandii hedge (approximately 3-4 metres high). Station House and also a new development is located to the south.

CONCLUSIONS

1 Outline planning permission was granted for five plots on the northern side of the access road (H13/0598/91). This is a full application in relation to plot 4, which is wider than that shown on the plan accompanying the outline permission. It is also slightly further to the west and as such it may not now be possible to accommodate the fifth plot within the present interim boundary of development. If permission is granted, therefore, it is considered that a note should be attached advising the applicaitons of this.

2 It is my opinion that the proposal is acceptable for the plot. The application is for a four bedroomed house which would be positioned a distance of 1 metre from the eastern and 1.3 metres approximately from the western boundaries. The rear garden depth would be in the region of 22 metres. The existing leylandii hedge would act as a screen in relation to properties to the north.

3 Environmental Services have requested that a condition be imposed stating that before the dwelling is occupied the potato storage building and associated air cooled condenser units approximately 130 metres to the west (which is also owned by the Applicant). However, it is my opinion that there are not sufficient grounds to impose such a condition given that the previous outline made no such reference. Also, an application for two plots is currently under consideration immediately adjacent to the agricultural building in question (H13/1309/91) and a similar condition has been recommended in respect thereof, which would act as a control.

4 The County Highways Authority have requested that a condition be imposed stating that the dwelling shall not be commenced until the carriageway base course and kerb foundation of the new access road has been constructed.

5 The Ward Members comments in respect of the review of the interim boundary development are currently being assessed.

TL1

RECOMMENDATION - Grant permission.

1 SC21 (Landscaping Scheme).
2 SC27 (Implementation of planting).
3 C2a (Road construction)

Reasons

1 - 2 Standard
3 C2a

Note

1 It is noted that the dimensions and position of plot 4 differ to that shown within planning permission H13/0598/91 and as such it may now not be possible to provide a fifth plot which is totally within the present interim boundary of development.

BRI.. 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: H13/0334/92 Type: FULL

Applicant: D G M Properties Ltd
Tel:

Agent: G R Merchant
0406 370853

Description: 4 bedroomed house and garage

Location: Plot 4 Station Yard
Off Station Road
Moulton
Spalding

Valid date: 16-MAR-92 Terminal date: 11-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 21-MAR-92 Report deadline: 31-MAR-92
Inspected by 26-MAR-92
Extra contacts 31-MAR-92 Case Officer:
Report if not clear by 20-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Moulton PC	0733 210404	20-MAR-92	03-APR-92	Comments
Cllr J Clark	0406 370785	20-MAR-92	03-APR-92	
Cllr A E Naylor	0406 370323	20-MAR-92	03-APR-92	
Owner/Occupier 9 Ashby Gardens		07-APR-92	21-APR-92	
Owner/Occupier 11 Ashby Gardens		"	"	
Owner/Occupier 46 Station Road		"	"	
Owner/Occupier 48 Station Road		"	"	
Owner/Occupier Whistle Stop House		"	"	
Owner/Occupier Bellaho		"	"	
Owner/Occupier Station House		"	"	

L C C - Obj Attached JL 26/3/92

B[illegible] SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0334/92 Type: FULL

Applicant: D G M Properties Ltd Agent: G R Merchant
Tel: 0406 370853

Description: 4 bedroomed house and garage

Location: Plot 4 Station Yard
Off Station Road
Moulton
Spalding

Valid date:	16-MAR-92	Terminal date:	11-MAY-92
Target dates:		Target Committee:	14-APR-92
To case officer	21-MAR-92	Report deadline:	31-MAR-92
Inspected by	26-MAR-92		
Extra contacts	31-MAR-92	Case Officer:	
Report if not clear by	20-APR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	20-MAR-92	03-APR-92
Cllr J Clark	0406 370785	20-MAR-92	03-APR-92
Cllr A E Naylor	0406 370323	20-MAR-92	03-APR-92

L.C.C. - Obs Attached Jacks 26/3/92

SITE DETAILS

Grid ref: 530620 323450
OS Sheets: 186 Parcel:

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

MOULTON PARISH COUNCIL
21 MAR 1992
RECEIVED

941

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0334/92

Applicant: D G M Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 4 bedroomed house and garage

Location: Plot 4 Station Yard Off Station Road
Moulton Spalding

Type: FULL

Date received: 16-MAR-92

20-MAR-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 04-APR-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments: The Council supports the application but would nevertheless suggest that the development be delayed until the estate road has been satisfactorily completed for the convenience of other estate residents.

Signed: R. A. Lowe

8/4/92

S.H.D.C. PLANNING DEPT.
RECEIVED
10 APR 1992
DG

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0334/92

Applicant: D G M Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 4 bedroomed house and garage

Location: Plot 4 Station Yard Off Station Road
Moulton Spalding

Type: FULL

Date received: 16-MAR-92

20-MAR-92

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 30-MAR-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

7-4-92

Support application
Request condition, for new Road to be added.
Before any further development.
could remaining piece of ground be included in this development

Signed:

A. E. Naylor.

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

YES/NO

Monkton Parish Council

DGM Objections

334/92 — Support but ask for condition to have road + surfaces put in. Remainder of nursery should be included within the IBD.

Request that go to Committee.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 13.4.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H13/0334/92
Residential Development, Station Yard, Moulton

I write with reference to the above and would confirm that I have no objections in principle to the proposal subject to the soundproofing condition stipulated in my memorandum JC/JMC/PC of the 27th March, 1992 (H13/1309/91) also being achieved by the proposed remedial measures.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1992 DG
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.3.92

OUR REF: JC/JMC/PC

TO: DIRECTOR OF PLANNING SERVICES YOUR REF:

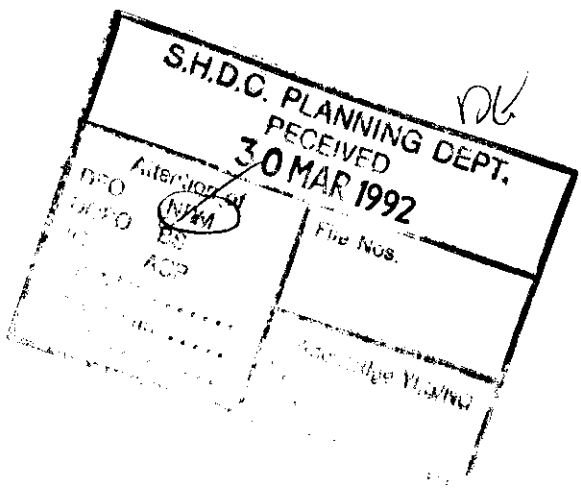
Planning Application H13/1309/91
Residential Development, Station Yard, Moulton

I write in response to the agent's letter of the 17th instant and would confirm that in principle the proposed noise attenuation measures should provide adequate protection for the dwellings.

In the circumstances I would suggest the following condition :

Before the dwellings are occupied the potato storage building and associated air cooled condenser units shall be sound proofed so as to ensure that fixed plant noise emitted from the site shall not exceed 30 dB as expressed as a 5 minute LAeqT measured on any adjacent residential boundary.

Director of Environmental Services



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0334/92.

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	0	6	2	3	4

2. Address or location
Plot 4 Station Yard, off Station Road, Moulton

3. Name, classification and number of road
UC

4. Date application referred 26-3-92

5. State whether outline, detailed application etc.
Full.

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

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:–

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 26-3-92 Signed: [signature]
Director of Highways and Planning

416. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H02/0327/92 Mrs G M Thistlewaite	Demolish existing subsidence damaged rear extension and rebuild at Bank House, North Street, Crowland.
H13/0334/92 DGM Properties Ltd	4 bedroomed house and garage, Plot 4, Off Station Yard, Moulton.
H08/0363/92 Mr & Mrs R Smith	Dwelling, land adjacent 191 Westhorpe Road, Gosberton.
H16/0390/92 Mrs Halgarth	Georgian sun room at 8 Halmergate, Spalding.
H17/0392/92 Mr G A Squires	Change of use to nursing home at 73 Seas End Road, Surfleet.
H13/0395/92 Mr C Shardlow	Extension to house at 37 Station Road, Moulton.
H16/0411/92 Mr & Mrs R F Brocklehurst	Extensions and alterations to existing house at Cattolica, Manor Close, Little London, Spalding.
H14/0374/92 Mr & Mrs M L & R Bottom	Bungalow extension and garage at Bungalow, Red Mile Lane, Pinchbeck.

(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
H17/0202/92 Mr & Mrs K Napper	OA	3 bedroom house and garage (Renewal of H17/1761/88) at Wedgewood, 1 Seas End Road, Surfleet.

(Councillor E J Clarey entered the meeting during consideration of this application.)

H16/0353/92 Executors of W R P Farrow Deceased	OA	Residential development (one plot) on land fronting Horseshoe Road and adjoining The Castle, Horseshoe Road, Spalding.
H21/0147/92 Endersby Development Ltd	OA	Replacement dwelling including turning area and siting at (Former White Lion), Station Road, Tydd Gote.
H18/0490/92 Mr & Mrs A J & Mrs M Judd		Bungalow at The Bungalow, Off East Bank, Sutton Bridge.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H13/0535/88

DATE RECEIVED : 18 4 88

APPLICANT : Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

AGENT :

TYPE : Full GRID REF : 530650 323450

DESCRIPTION : Bungalow with garage incl. vehicular access

LOCATION : Land adj. 51 Station Road, Moulton

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971

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

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

Cont.

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

H13/0535/88

4 Before any development is commenced, a scheme to provide screening on the sites boundaries with no. 51 Station Road shall be submitted to the Local Planning Authority for their approval.

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

5 The vehicular access shall be paired with that of the adjoining dwelling to the south.

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

6 Before the access is commenced to be used the existing hedge shall along the site frontage right up to the northern boundary of the site, be lowered to a height not exceeding 1 metre above the lowest level fo the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

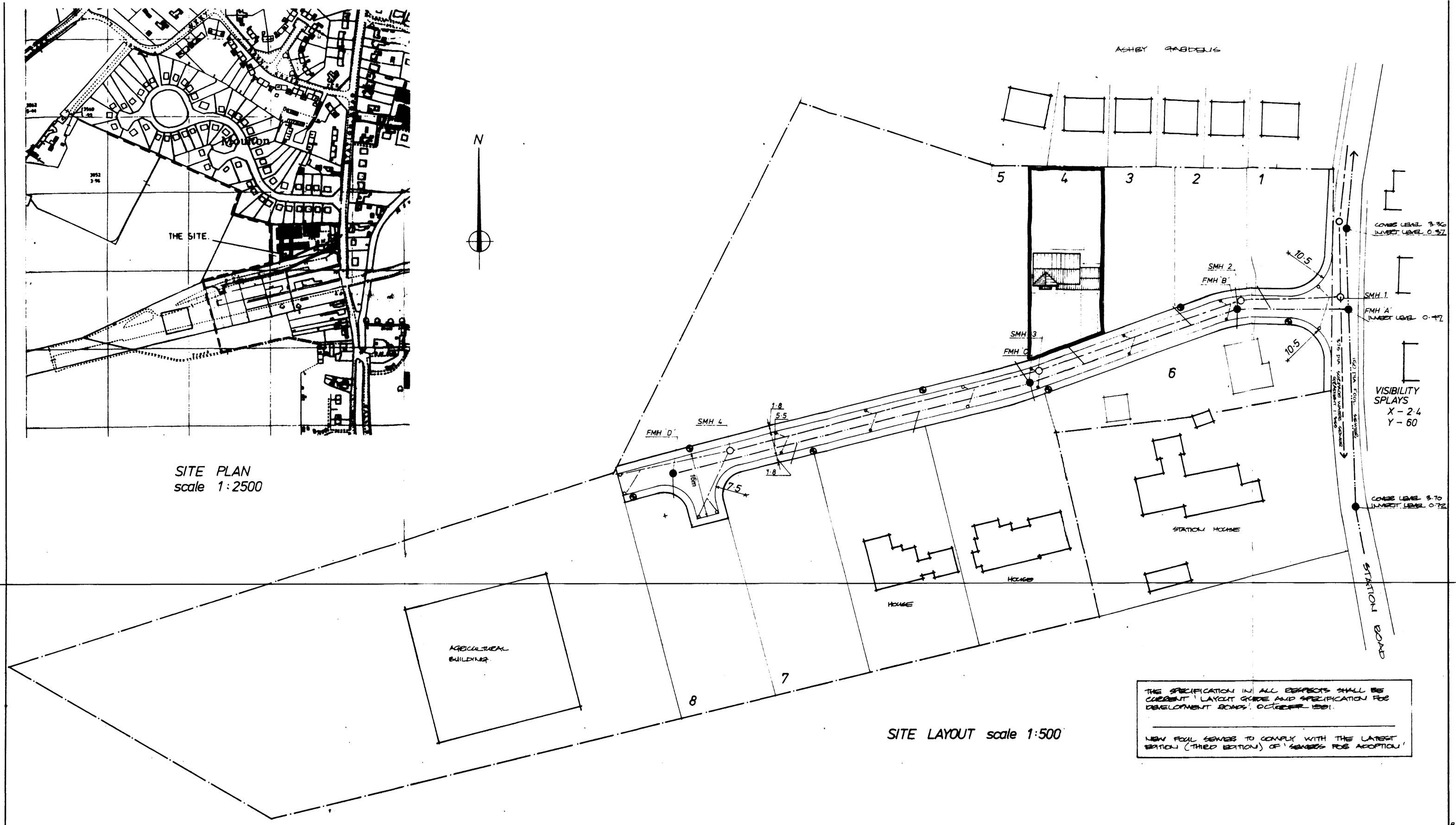
7 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached plan drawing no 87129-2 dated April, 1988.

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

B Smith

District Planning Officer
14th June, 1988 (C)

SITE PLAN
scale 1:2500



SITE LAYOUT scale 1:500

THE SPECIFICATION IN ALL RESPECTS SHALL BE CURRENT 'LAYOUT GUIDE AND SPECIFICATION FOR DEVELOPMENT ROADS' OCTOBER 1991.

NEW FOUL SEWERS TO COMPLY WITH THE LATEST EDITION (THIRD EDITION) OF 'SEWERS FOR ADOPTION'

ROAD GULLEY 300 x 600 x 150

SURFACE WATER SEWER PIPE 300MM DIAMETER

SURFACE WATER SEWER MANHOLE

EXISTING SURFACE WATER SEWER 375MM DIA.

EXISTING SURFACE WATER SEWER MANHOLE (I.L. 1.52)

FOUL SEWER 150MM DIAMETER

FOUL SEWER MANHOLE

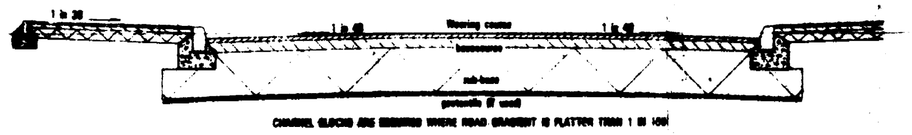
100MM DIA CONNECTION TO FOUL SEWER

EXISTING 150MM DIA FOUL SEWER

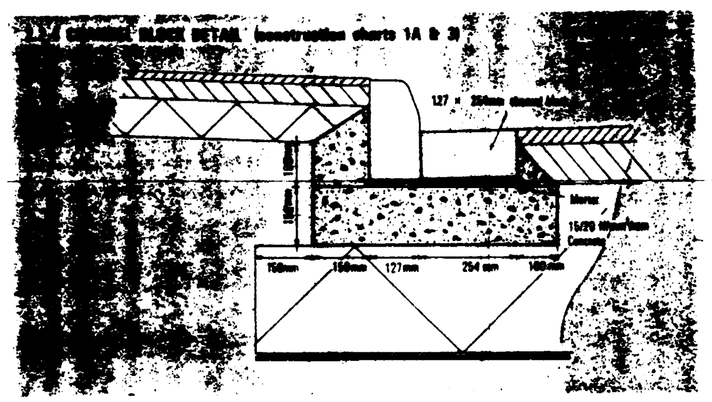
EXISTING FOUL SEWER MANHOLE

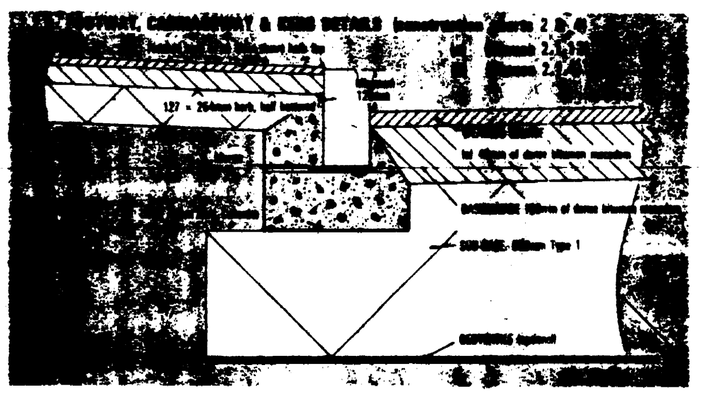
STREET LIGHTING COLUMNS TO L.C.C.S SPEC' 5/85/C/88.

GIVE WAY MARKINGS & SIGNS AT JUNCTION WITH STATION ROAD TO BE DISCUSSED & AGREED WITH DIVISIONAL SURVEYOR ON SITE.



REF. CLAUSE 1.0(a) TYPICAL CROSS SECTION (TRANSITIONAL MATERIALS)





PLAN DEPT.
16 MAR 1992
REF 0334/92

B 3.3.92 FULL PLANNING PLOT 4 (RE-POSITIONED)
A 7.2.92 L.C.C TECHNICAL AMENDMENTS - WHEATON

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

PROJECT:
RESIDENTIAL DEVELOPMENT
STATION ROAD
MOULTON

CLIENT:
D.G.M. DEVELOPMENTS LTD
DOZENS BANK
POPE HOLE
SPALDING
LINCS

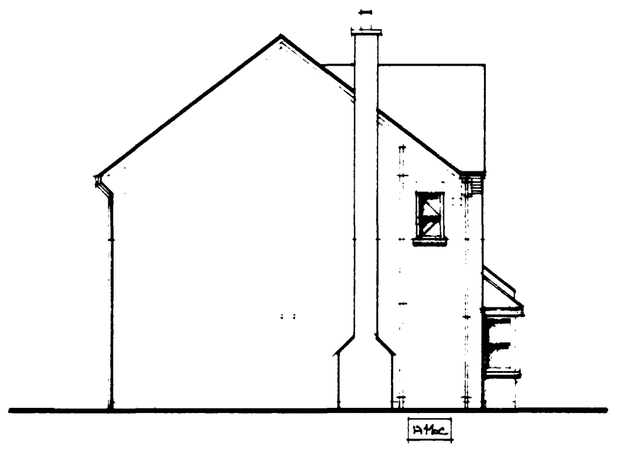
SCALES:	DATE:
AS SHOWN	JAN 1992

DRAWING No.: DGM-M.4B.

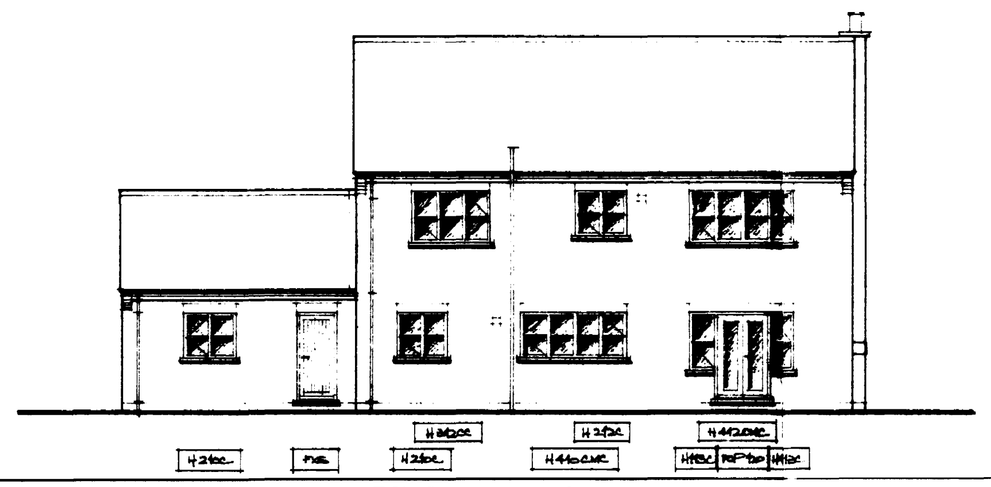
REVISIONS: A.B.



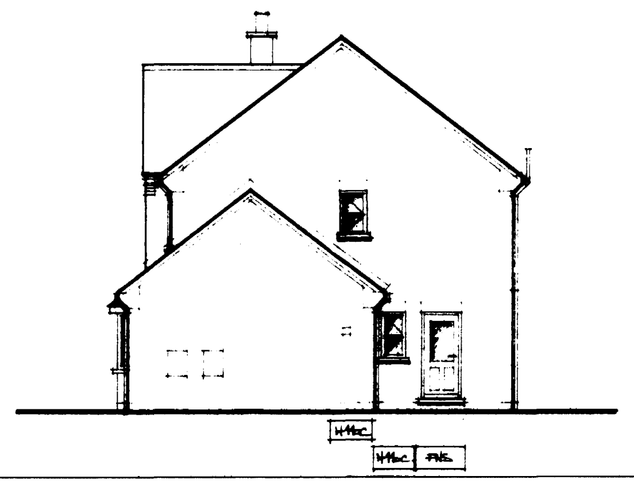
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42deg with a rise of 200mm and going of 226mm. Handrail to be 850mm above the pitch line of the staircase and 980mm on landing. balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.

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

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

DECORATION
Allow for decorating all new surfaces., ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. 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 etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes 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 window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched 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 290 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistant, 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. Exc 100 lintels. All lintels to have minimum 150mm bed bearing and installed accurately in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as JOHNSON & 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 46,000 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.

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

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Key all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and MAKE finish to ceiling.

LINTEL REINFORCING
Provide galvd 30mm x 5mm galvanised mild steel REINFORCING or similar at 1.0m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Build strip below the straps and tight up against the walls.

EXPOSED PARTITIONS
To the front facade, or where shown, form studwalls in 75mm x 50mm softwood plates at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1000mm centres. Clad with 12.5mm GYPROC SOUNDBLOC plain edge joints and skim finish. Fix 19mm tongue and groove softwood boarding to the inside face of the studwalls.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

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

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

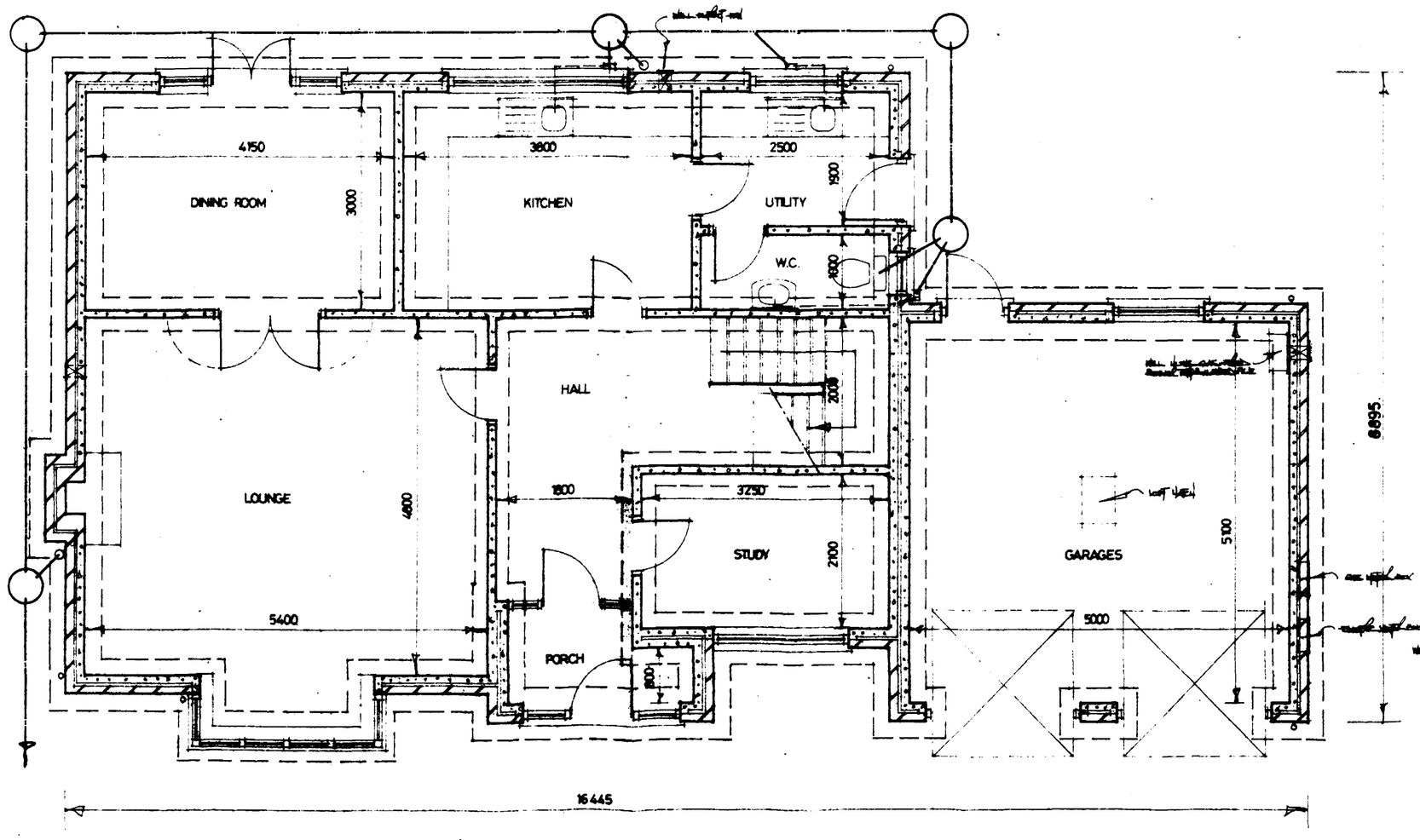
FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

GROUND FLOOR
65mm mortar screed on 25 mm Jablite (or similar) polystyrene insulation on 100 mm thick C20P concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150 mm min hardcore, blinded and compacted. Excavate overdite to 100 mm deep to remove topsoil of vegetation.

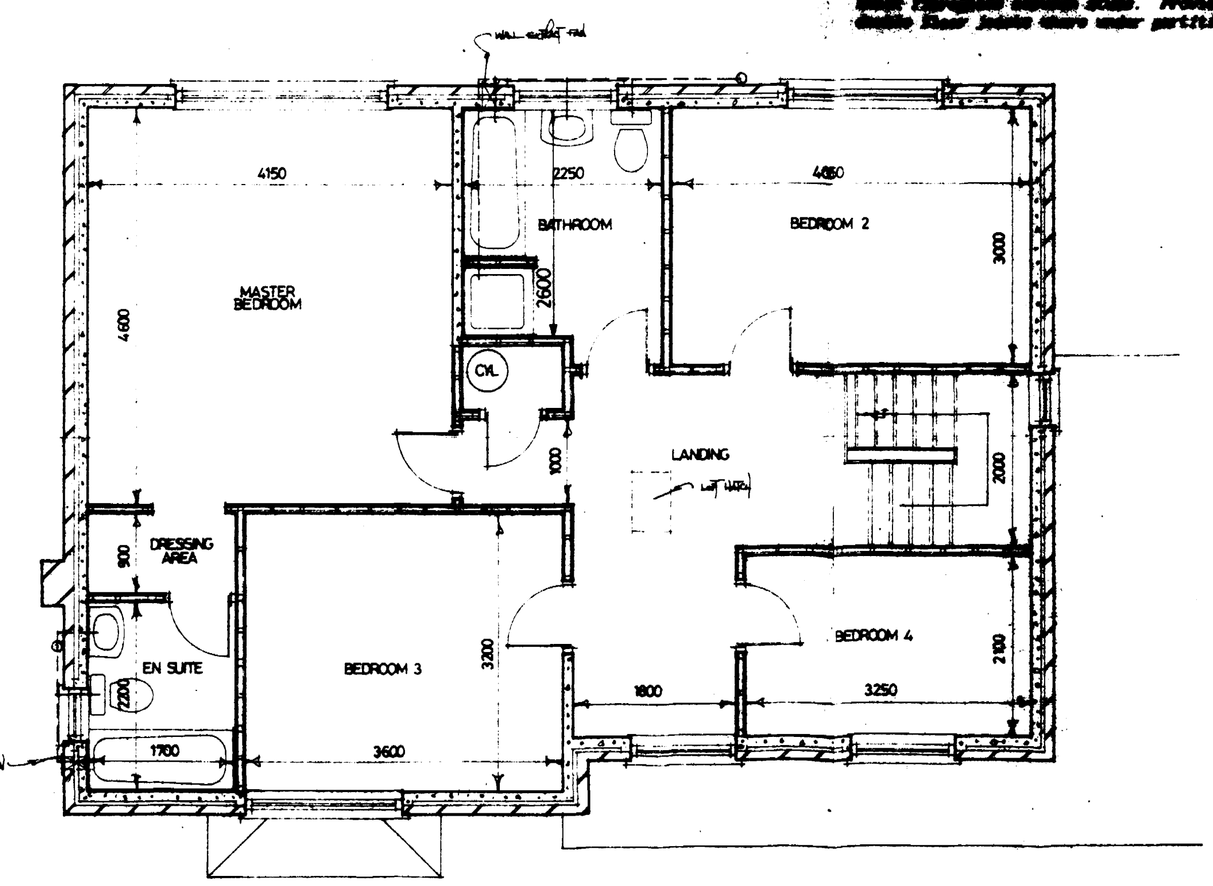
WALLS
Cavity wall to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CELOTEX RS5000 Cavitybloc insulation batts, 100mm lead leaving "Thermalite" aquablock blocks. External partitions to be in 100mm Thermalite walling. Wall ties in cavity walling to be steel galvanised wire butterfly type at 450mm centres horizontally and 450mm centres vertically except adjacents tie courses to be staggered 225mm. At openings provide ties at 300mm centres vertically within 300mm of the openings.

SUB-STRUCTURE WALLS
To be in 7.5N A class engineering concrete stepped up to ground level. Cavity to be filled with lean mix concrete.

SOUTH HOLLAND D.C.
PLAN DEPT.
16 MAR 1992
0334/92



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

PROJECT:
4 Bedroom House & Garage.
Plot 4.
Station Yard.
Station Road.
Moulton.

CLIENT:
DGM Properties Ltd.
Dozens Bank.
Pode Hole.
Spalding.
Lincs.

SCALES: 1/50 & 1/100.

DATE: Feb 1992.

DRAWING No.: DGM-M.6.

REVISIONS: