APPLICATION NO. : H13.0552.....92.....

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0552/92 Received:20-MAY-92 Type:FULL

Name: Mr & Mrs T Crawford
The Mill
Roman Road
Moulton Chapel
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erection of bungalow with double garage

Location : 35 Roman Road(adjacent) Moulton Chapel
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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Before the vehicular access is commenced to be used the access and turning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

facility shall be provided on site in accordance with the plan accompanying the application.

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

6 Details of screening along the western boundary of the site shall be submitted to and approved by the Local Planning Authority before development commences. Such a screen as may be approved shall be erected before the dwelling hereby permitted is occupied.

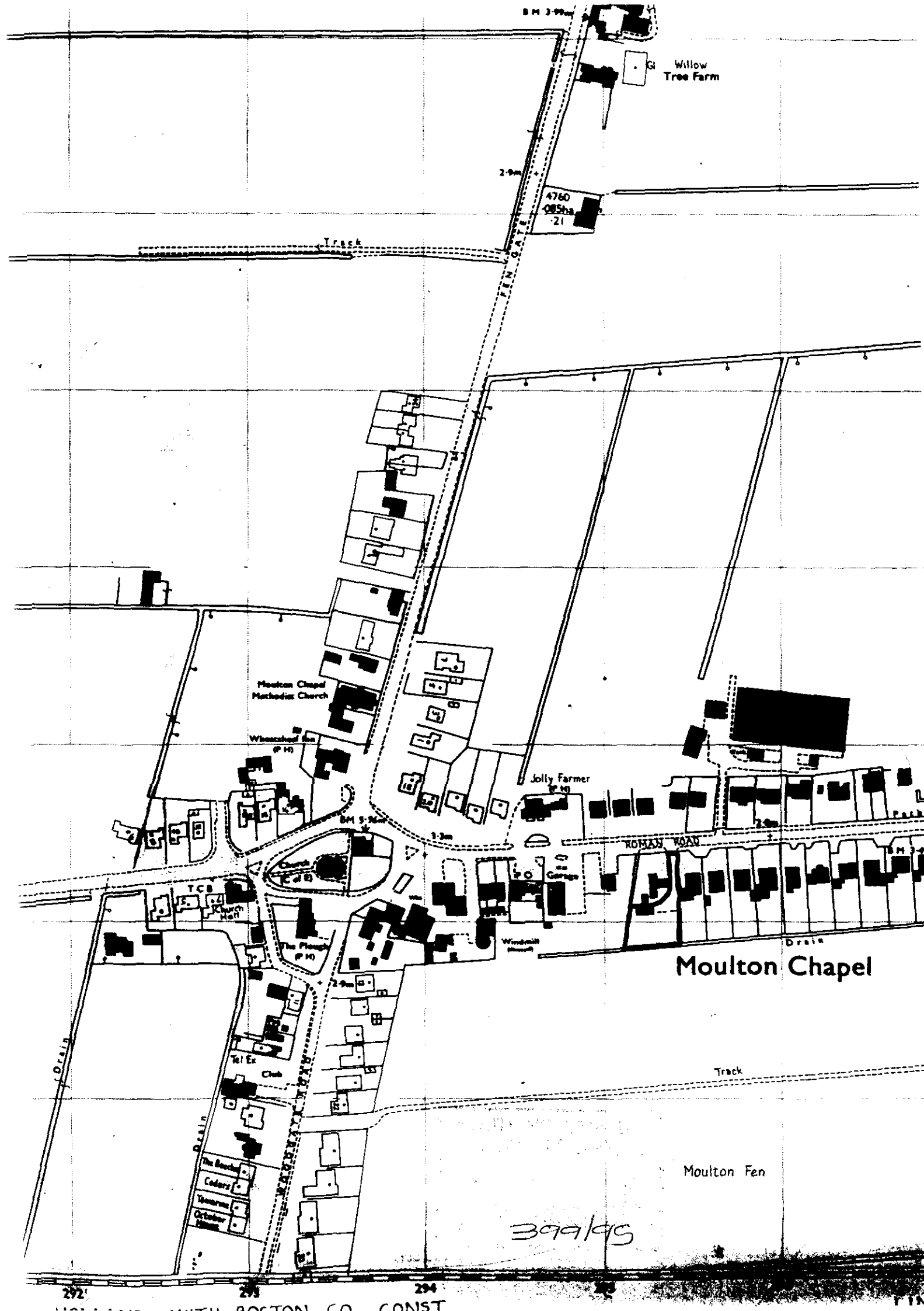
Reason: In the interest of the amenities of the locality.

Director of Planning and Building Control Services
15-JUL-92 H13/0552/92

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)


Willow
Tree Farm
4760
·085ha
·21
Track
Moulton Chapel
Methodist Church
Wheatsheaf Inn
(P H)
Jolly Farmer
(P H)
ROMAN ROAD
Church
C of E
P O
Garage
TCB
Church
Hall
The Plough
(P H)
Windmill
Moulton Chapel
Drain
Tel Ex
Club
Track
Moulton Fen
Cedars
292
293
294

399/95

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13|0552|92

Date Registered 20 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS T. CRAWFORD.
THE MILL, ROMAN ROAD,
MOULTON CHAPEL, SPALDING, LINCS.

Tel. No.

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

OFFICE COPY

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No. 0406 380532.
(Personal contact name) SIMON LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT ADJACENT No. 35, ROMAN ROAD, MOULTON CHAPEL.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT BUNGALOW WITH DOUBLE 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 S. Liquorish Date 19.5.92 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 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: ONE.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 4.900 sq. metres

B. Please state size of any new structure:- (a) max. height: 20.600 metres
(b) max. length: 13.200 metres
(c) max. width:

C. Please state type and colour of materials for facing external walls: DETAILS OF EXTERNAL MATERIALS TO FOLLOW SHORTLY.

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. AGRICULTURE.

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: ROMAN 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 + TURNING SPACE.

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: —

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.

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 S. Liquorish (~~Applicant~~/Agent) Date 10.5.92.

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 S. Liquorish ~~Applicant~~/Agent) Date 10.5.92.

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: DMG
date: 12/6

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

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.....

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:

DMG 29/5 Dr 5/6.

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
B. Frisby (Builders), Church Hinton.
Moulton Chapel Homes Ltd, Roman Rd
The Firs, 35 Roman Rd
Residents (Delivery): ✓ DONE 18/6 LAB

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110..

Receipt Issued ..... No. 917

Date First Received 20 MAY 1992

REGISTRATION

REFERENCE H13/0552/92

Cross-Ref ....

Date 21/5/92 AB

VALIDATION Date 20/5/92

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 .....

DM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 22-5..

Index Sheets 278 OS Nos ..... Grid Ref 539900 318000

Ward Lt Parish ...MUSWELL HILL... TR Rural ☐ C1 ☐ Grade ☐
TR Bypass ☐ C3 ☐
Inside CPZ Yes Inside CA Area No Level crossing ☐ CPO ☐
Footpath ☐ Other:

Linked to site.....Ref...946 Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1992 DG

OBJECTION

B. FRISBY (BUTCHER)
29 ROMAN ROAD
MOULTON CHAPEL
SPALDING PE12 0XQ

Dear Sir

With reference to Planning application H13/0552/92 Mr. T. Crawford. We would like to bring to your attention the close proximity of the bungalow to our premises. The walls are only two metres from our boundary fence but that makes it three metres only from our shop window and exit door and toilet. As the whole site is owned by the applicant and is quite large we feel that perhaps the bungalow need not be as near as proposed. Our other observation is the intended conifer (leylandii)

Screening. This means that it will be approximately ONE metre from our windows. Could this have some kind of height restriction?.

yours faithfully

Brian & Rosemary Frisby

548. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/0515/92 Mrs M Forth	O.A.	Residential development (2 plots) at 12 Wygate Road, Spalding.

(Subject to an additional condition requiring the demolition of the existing bungalow on the site.)

H18/0516/92 ALIH (Farms)	Change of use to general storage - Class B8 at Peterspoint Yard, Sutton Bridge.
H09/0483/92 Mr & Mrs A P Brighton	Replacement dwelling at Neals Gate, Fleet Fen.
H01/0543/92 Mr P F Taylor	Change of use of bag store/garage to Sub Post Office/general retail store at 49 Backgate, Cowbit.

(Subject to the deletion of condition 1.)

H13/0552/92 Mr & Mrs T Crawford		Bungalow with double garage adjacent to 35 Roman Road, Moulton Chapel.
H16/0581/92 Mr & Mrs Wilson	O.A.	Three dwellings including details of siting, means of access and landscaping at Bridge House and adjacent land, Luck's Bridge, Spalding.
H09/0592/92 W H Fowler & Sons (Coaches) Ltd		Redevelopment of existing bus depot to give two dwellings with garages at Fleet Street, Holbeach.
H08/0621/92 Mr A Rylott	O.A.	Three dwellings and retention of agricultural access at Part OS 218 Siltside, Gosberton Risegate.

(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
H08/0133/92 P R Lindley	Additional stables and bungalow in connection with business at Manor Stables, Cheal Road, Gosberton.
H05/0477/92 Mr A W Boelema and Others	Established Use Certificate for commercial haulage, storage and distribution at "Riverside" (Bloodfold Farm), Ravens Bank, Holbeach St Johns.
H16/0542/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0552/92 Received:20-MAY-92 Type:FULL

Name: Mr & Mrs T Crawford
The Mill
Roman Road
Moulton Chapel
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erection of bungalow with double garage

Location : 35 Roman Road(adjacent) Moulton Chapel
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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Before the vehicular access is commenced to be used the access and turning

facility shall be provided on site in accordance with the plan accompanying the application.

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

6 Details of screening along the western boundary of the site shall be submitted to and approved by the Local Planning Authority before development commences. Such a screen as may be approved shall be erected before the dwelling hereby permitted is occupied.

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

Authorised to issue:

15-JUL-92 H13/0552/92 AD....M....DC M.....

17/7

APPLICATION REFERENCE: H13/0552/92 DATE RECEIVED: 20 May 1992

APPLICANT: Mr & Mrs T Crawford
The Mill
Roman Road
Moulton Chapel
Spalding Lincs

AGENT: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: FULL

DESCRIPTION: Erection of bungalow with double garage

LOCATION: 35 Roman Road (adjacent) Moulton Chapel Spalding

Parish Council: Whilst the Council supports the application it would, at the same time, seek to protect the interests of the garage and butchers shop by suggesting the proposed bungalow should be sited as far south of the site as possible.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H13/0921/87 - Full - Erect bungalow and garage - refused
H13/0405/88 - Full - Erection of bungalow and garage - refused
Allowed on Appeal 19th May 1989.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposed bungalow is appropriate in terms of siting and design having regard to its relationship to neighbouring property/uses.
2 Application is for a two bedroomed bungalow with double double garage.
3 Immediately abutting the western boundary of the site is the blank wall of a garage and repair shop constructed of concrete block work with large doors front and rear. This is currently used for MOT testing but the consent granted in 1976 does not limit the exact use of the building nor the hours of operation. An existing butchers shop is located to the north between the site and Roman Road.

CONCLUSIONS
1 The bungalow has been carefully designed so that the most sensitive rooms (bedrooms) are sited away from the western and northern boundaries. I have discussed the proposal with Environmental Services who have no objections subject to an additional 1.8 metre high close boarded fence along at least part of the western boundary.
2 The County Highways Authority have requested a condition stating that the hedge on the eastern boundary of the site

shall be cut back a distance of 2 metres from the nearside carriageway edge. In response to this, the hedge would appear to be outside the application site and there is therefore no control over it. Secondly, no such condition was imposed in respect of the previous application by the Inspector and it is therefore considered unreasonable to impose it at this stage.

RECOMMENDATION - Grant permission.

(1) TL1

1 SC21 - (Landscaping Scheme)
2 SC27 - (Implementation of planting)
3 SC12 - (Materials)
4 B22 - (Access and turning space to accord with application)
5 Details of screening along the western boundary of the site shall be submitted to and approved by the Local Planning Authority before development commences. Such a screen as may be approved shall be erected before the dwelling hereby permitted is occupied.

Reasons

1 Standard
2 Standard
3 Standard
4 B21 - (Turning space)
5 In the interest of the amenities of the locality.

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0552/92 Type: FULL

Applicant: Mr & Mrs T Crawford Agent: Broadgate Builders
Tel: 0406 380532

Description: Erection of bungalow with double garage

Location: 35 Roman Road(adjacent)
Moulton Chapel
Spalding

Valid date: 20-MAY-92 Terminal date: 15-JUL-92
Target dates: Target Committee: 24-JUN-92
To case officer 25-MAY-92 Report deadline: 10-JUN-92
Inspected by 30-MAY-92
Extra contacts 04-JUN-92 Case Officer:
Report if not clear by 24-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
B Frisby (Butchers) Roman Road		18-JUN-92	02-JUL-92
Moulton Chapel Motors Ltd	" "	"	"
Owner/Occupier The Firs, 35 Roman Road		"	"
Clerk to Moulton PC	0733 210404	27-MAY-92	10-JUN-92
Cllr J Clark	0406 370785	27-MAY-92	10-JUN-92
Cllr A E Naylor	0406 370323	27-MAY-92	10-JUN-92
Dir of Environmental		08-JUN-92	22-JUN-92

L.C.C. — Ops Attached Jo 08 4/6/92.

SITE DETAILS

Grid ref: 529500 318200
OS Sheets: 278 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
hone: (0775) 761161
Fax: (0775) 710772

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Applicant: Mr & Mrs T Crawford
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Moulton Chapel
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Case Officer:
D M GEDNEY

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Dir of Environmental		08-JUN-92	22-JUN-92

L.C.C. - Obs Attached JRB 4/6/92.

SITE DETAILS

Grid ref: 529500 318200
OS Sheets: 278 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0552/92 Type: FULL

Applicant: Mr & Mrs T Crawford
Tel:

Agent: Broadgate Builders
0406 380532

Description: Erection of bungalow with double garage

Location: 35 Roman Road(adjacent)
Moulton Chapel
SpaldingChapel

Valid date:	20-MAY-92	Terminal date:	15-JUL-92
Target dates:		Target Committee:	24-JUN-92
To case officer	25-MAY-92	Report deadline:	10-JUN-92
Inspected by	30-MAY-92		
Extra contacts	04-JUN-92	Case Officer:	
Report if not clear by	24-JUN-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

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Cllr A E Naylor	0406 370323	27-MAY-92	10-JUN-92

L.C.C. Ops Attached JS. Hwy Authority CB 28/5/92

SITE DETAILS

Grid ref: 529500 318200
OS Sheets: 278 Parcel:

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992 DG

Attention of	File Nos.
DPO NRM DDPO BS JC ACP Action by Your Ref.	
Discuss with ..... Copy to	Acknowledge YES/NO by date

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/552/92/JAM

Date 9 June 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. T. CRAWFORD
DWELLING ADJ. 35 ROMAN ROAD, MOULTON CHAPEL

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Martins Dyke situated some 600 metres to the South East.

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. 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.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. 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 dykes 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.

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.

In that eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Broadgate Builders (Spalding) Ltd.,
Broadgate House,
Weston Hills, Spalding, Lincs.

951

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

MOULTON PARISH COUNCIL
30 MAY 1992
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0552/92

Applicant: Mr & Mrs T Crawford
The Mill
Roman Road
Moulton Chapel
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erection of bungalow with double garage

Location: 35 Roman Road(adjacent) Moulton Chapel
SpaldingChapel

Type: FULL

Date received: 20-MAY-92

27-MAY-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 11-JUN-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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992 DG
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Reply to .....
File Nos.
Acknowledge YES/NO
by
date

FOR PARISH COUNCIL USE ONLY

Comments: Whilst the Council supports the application it would, at the same time, seek to protect the interests of the garage and butchers shop by suggesting the proposed bungalow should be sited as far south of the site as possible.

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0552/92

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		
	2	9	5	1	8	2

2. Address or location

35 Roman Road, Moulton Chapel

3. Name, classification and number of road

4. Date application referred 28-5-92.

5. State whether outline, detailed application etc.

Full.

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

Bungalow & Garage

7. Delete as appropriate

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

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

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

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

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

Date: 28-5-92. 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.

(2) The hedges on the eastern boundary of the site shall be cut back a distance of 2m from the nearside carriageway edge.

Delete as appropriate

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

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

(1) B21

(2) B4

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

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: SL/hmr

D.C.
23 MAY 1992
0552/92

Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

20th May 1992

Dear Sir,

Re: Proposed Bungalow at Roman Road,
Moulton Chapel for Mr and Mrs T. Crawford

The proposed site for the full application submitted was the subject of a successful appeal in May 1989 (ref: H13-0405-88).

Site conditions have remained unchanged but our client wishes to erect a bungalow of alternative design to that previously approved.

The bungalow design now proposed maintains the same vehicular access and garage position and although the distance between dwelling and adjacent garage workshop has reduced the design of the bungalow is such that only a kitchen and breakfast area have an aspect in this direction. There still remains not less than 10 metres between dwelling and solid wall of the workshop.

In producing the application careful reference has been made to the comments of the Department of the Environment Inspector and I consider that this scheme is at least as satisfactory as that previously approved. The opportunity has been taken to undertake preliminary consultation with Mr D. Gedney of S.H.D.C. Planning Department and no concern was expressed. The primarily north-south aspect of the design produces maximum privacy for both occupants and adjoining residents.

I trust that a favourable decision can be achieved on this application. Should you require any further information please contact the undersigned.

Yours faithfully,

S. Liquorish

SIMON LIQUORISH

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

NHBC REGISTERED NUMBER 28892

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H13/0552/92/A1 Date Received: 28-JUL-93

Applicant: Mr & Mrs B G Gedney
Dorcette House
Little Lane
Whaplode
Spalding
Lincolnshire

Agent: Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincolnshire
PE11 6DB

Description of Original Development: Erection of bungalow with double garage

Location: 35 Roman Road, Moulton Chapel

Amendment Submitted: Slight changes to plans and elevations. Change of materials - Facing Bricks : Butterley Kirton Sherwood Reds. Roof Tiles : Sandtoft Double Pantile Rustic.

Drawing Numbers(s): 92011 - 1 & 2, changed to 93030 - 1 & 2.

2 August 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. H13/0552/92/A1

Date registered 28 JUL 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs B.G. GEDNEY.
DORCETTE HOUSE,
LITTLE LANE,
WHAPLODE.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532 (Contact) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT ADJACENT No. 35. ROMAN ROAD, MOULTON CHAPEL, SPALDING.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H13/0552/92.

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 S. Liquorish Date 28th JULY 1993.

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF BUNGALOW WITH INTEGRAL GARAGE.

As **NOW PROPOSED**, if different

—

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

i) SLIGHT CHANGES TO PLANS & ELEVATIONS.

ii) CHANGE OF MATERIALS TO :-
FACING BRICKS, BUTTERLEY KIRTON SHERWOOD REDS.
ROOF TILES, SANDTOFT DOUBLE PANTILE RUSTIC.

State drawing no's of the current submission

92011-1&2, CHANGED TO 93030-1&2.

State Officer dealing with the application, if known.

Mr D. GEDNEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

3. Please tick **one** box only

A. Amendment is proposed where permission already granted — ✓ YES

If yes, submit two forms and two plans

or

B. 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

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H13/0552/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H13/0437/94 Received:19-MAY-94 Type:CONDITION COMPLIANCE

Name: B G & M Gedney
"Dorcette House"
Little Lane
Whaplode, Spalding
Lincs, PE12 6RU

Agent: B G & M Gedney
"Dorcette House"
Little Lane
Whaplode, Spalding
Lincs, PE12 6RU

Description: Details of landscaping and screening submitted (Conditions 2 and 6 of H13/0552/92)

Location : Adjacent: 35 Roman Road Moulton Chapel Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

06-JUN-94 H13/0437/94

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H13/0552/92/A2 Date Received: 19-APR-94

Applicant: B G & M Gedney
Dorcette House
Little Lane
Whaplode
Spalding
Lincolnshire

Agent:

Description of Original Development: Erection of bungalow with double garage

Location: 35 Roman Road (adjacent), Moulton Chapel

Amendment Submitted: Proposed change of garage door to window

Drawing Number(s): 93030-1

21 April 1994

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

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)

PLANNING AMENDMENT

For office use only
Application No. H13/0552/92/42
Date Registered 19 APR 1994
Case Officer DG

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
BRIAN GEORGE & MAUREEN GEDNEY
'DORCETTE HOUSE', LITTLE LANE.
WHAPLODE. NR. SPALDING.
LINCS., PE12 6RU.
Tel. No. 0406 370247

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PROPOSED NEW BUNGALOW.
ROMAN ROAD.
(BEHIND FRISBYS BUTCHERS SHOP)
MOULTON CHAPEL.
NR. SPALDING. LINCS.

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated
~~H13/508/93~~
H13/0552/92

OFFICE COPY

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only
Amendment is proposed where permission already granted — A: ✓ — or — Amendment is to a proposal currently being considered — B:
If yes, submit two forms and two plans.
If yes, submit four forms and four plans.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed ...G. Gedney... Date ...19/4/94...

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
NEW BUNGALOW + INTEGRAL DOUBLE GARAGE.

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)
PROPOSED CHANGE - GARAGE DOOR TO WINDOW.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES / NO — No

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
/

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

H13/0552/92

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ HL

Registered .....

DC Procedural Assessment

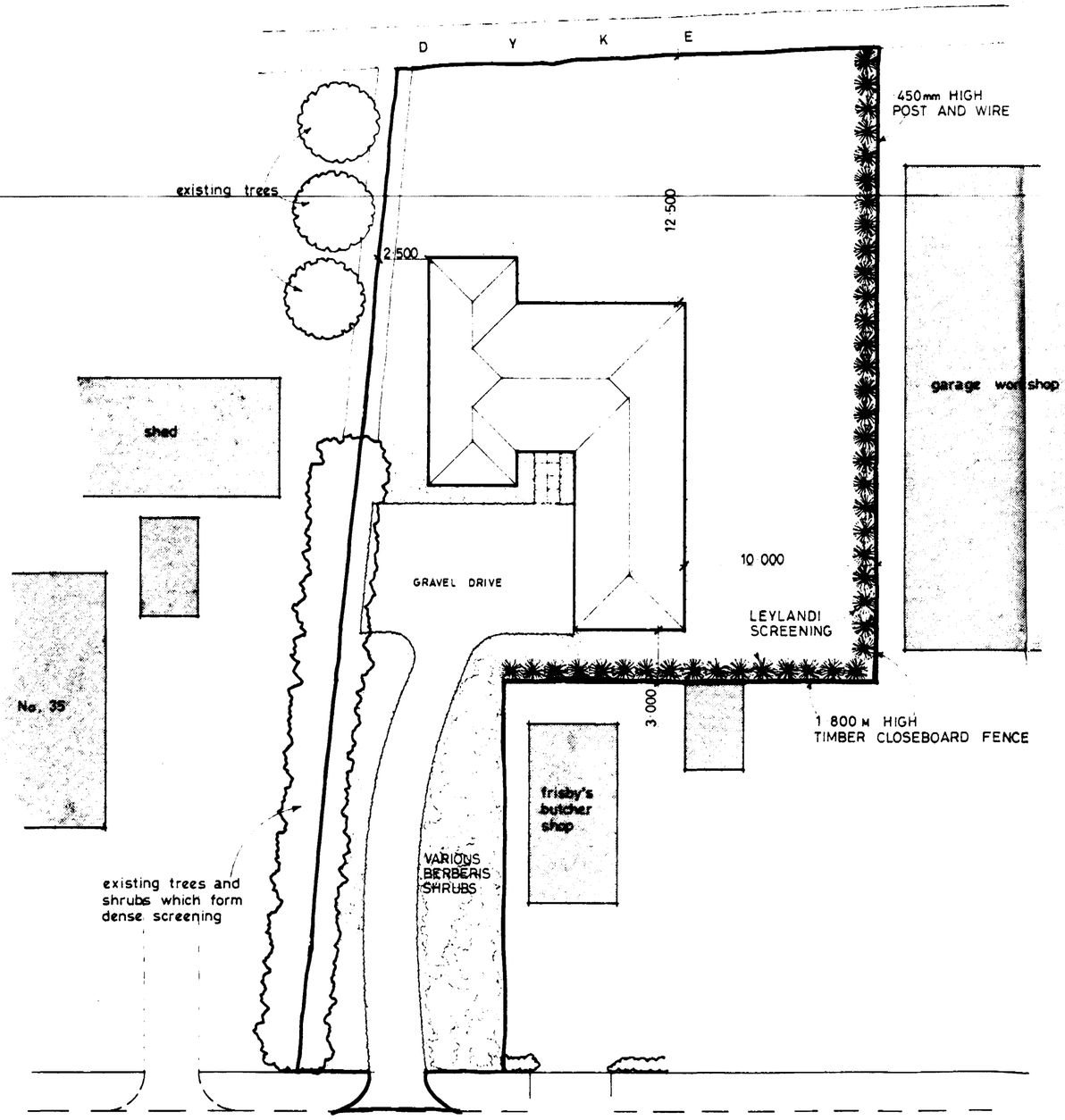
Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app.~~

Confirmed: DMG 21/4

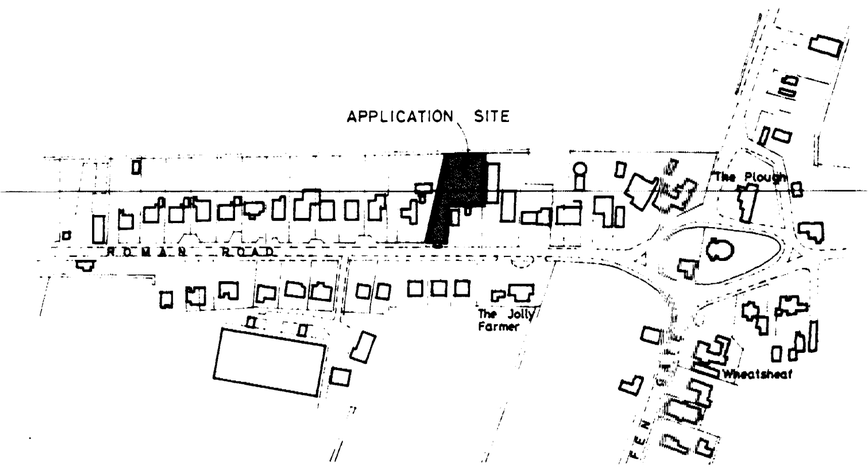
Give a revised description if the details accepted are different to the submission:

Acceptance issued:



SITE LAYOUT 1 - 200 scale

N



LOCATION PLAN 1-2500 scale

APPLICATION PLAN
Ref. A/

SOUTH HOLLAND D.C.
PLAN DEPT
28 JUL 1993
REF 552/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380632.

TITLE

Proposed bungalow with garage at :
Roman Road, Moulton Chapel, Spalding.
for Mr & Mrs B. G. Gedney.

DATE JULY 1993	DRAWN
DRWG. No. 93030 - 2	SCALE AS SHOWN

REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.

CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SUMMIT