SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H13/0749/92 Received:09-JUL-92 Type:FULL

Name: Mr Maurice Wilson
63 Edinburgh Drive
Spalding
Lincs
PE11 2SA

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Erection of cottage

Location : High Road Moulton
Spalding Lincs

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

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

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

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

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

3 The existing hedge shall be retained at a height of at least one metre and in the event of it being removed it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the replanting shall be allowed to reach a height of at least one metre.

Reason: In the interest of visual amenity.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward and egress of vehicles calling at the site in the interests of road safety

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

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

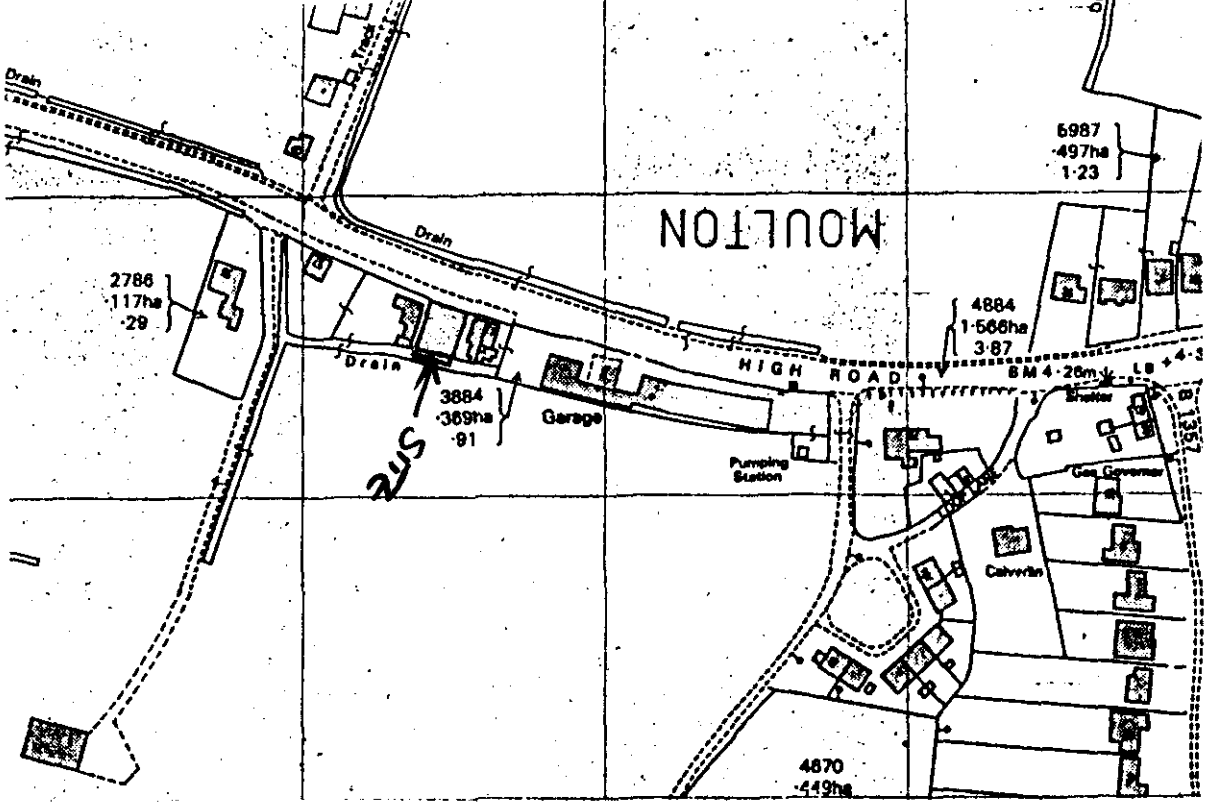
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
18-AUG-92 H13/0749/92

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)


MOULTON
Drain
Drain
Drain
2786
·117ha
·29
3884
·369ha
·91
Garage
HIGH ROAD
4884
1·566ha
3·87
BM 4·26m
Shelter
Gas Governor
Pumping Station
Culvert
5987
·497ha
1·23
4870
·449ha
2US

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H13/0749/92

Date Registered 09 JUL 1992

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr Maurice Wilson
63 Edinburgh Drive
Spalding
Lincolnshire PE11 2SA

Tel. No.

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

Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham Sleaford Lincolnshire NG34 0RA

Tel. No. 052921 646/7
(Personal contact name) Robert Doughty

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

High Road Moulton

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Erection of Cottage

Please complete

Signed ..... Date 8 July 1992

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.

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: | sq. metres |
| B. Please state size of any new structure:- (a) max. height: | 7.2 metres |
| (b) max. length: | 8.0 metres |
| (c) max. width: | 6.0 metres |
| C. Please state type and colour of materials for facing external walls: | Butterley Blaby Elizabethan Multi Stock. |
| D. Please state type and colour of roofing materials. | Marley Mendip Old English Dark Red. |

## 5. GENERAL INFORMATION Please complete each section

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

**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: High Road; Will there be — Individual access(es) ✓; New estate road ☐

C. What provision will be made for garages or parking within the site? — Please refer to plan 217/2/1

**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 | Yes |
| 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): |

## 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 ..... (~~Applicant~~/Agent) Date 8 July 1992

**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 8 July 1992

**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: 15/7

**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. req: Signed ..... — Yes ----

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Ext/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

Art 7 (Outlines)

| | | Siting | Design | Ext App | Access | Lands |
|---|---|---|---|---|---|---|
| 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 DMC 15/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

other side

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 :

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## 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 94091

Date First Received 09 JUL 1992

**REGISTRATION**

REFERENCE H13/0749/92

Cross-Ref R

Date 10/7/92

**VALIDATION** Date 9/7/92

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 .....

| EM:- | 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 14.7.92

Index Sheets 167 OS Nos ..... Grid Ref 530340 194890

Part 1 Parish ....MIDDLETON.... TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside TBD YES Inside L2 Area NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..673..... Linked to property.....Ref.....

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Planning Records:
Earlier apps

S 106 Records:
Already submitted Ref.....
Requested .....

---

Inputs completed 14/7/92 AVB

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H13/0749/92 Received:09-JUL-92 Type:FULL

Name: Mr Maurice Wilson
63 Edinburgh Drive
Spalding
Lincs
PE11 2SA

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Erection of cottage

Location : High Road Moulton
Spalding Lincs

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

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

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

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

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

3 The existing hedge shall be retained at a height of at least one metre and in the event of it being removed it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the replanting shall be allowed to reach a height of at least one metre.

Reason: In the interest of visual amenity.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward and egress of vehicles calling at the site in the interests of road safety

Authorised to issue:

18-AUG-92 H13/0749/92 AD..N.....DC..K.....

18/8

APPLICATION REFERENCE: H13/0749/92 DATE RECEIVED: 09-JUL-92

APPLICANT: Mr Maurice Wilson
63 Edinburgh Drive
Spalding
Lincs. PE11 2SA

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs. NG34 ORA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

TYPE: Full

DESCRIPTION: Erection of cottage

LOCATION: High Road, Moulton, Spalding, Lincs.

Parish Council: Formal response awaited (expiry date 28th July 1992).

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
Structure Plan Policy 5A

PLANNING ISSUES
1 The determining issue in this particular case is whether the site is appropriate for a single dwelling having regard to its characteristics and also existing development in the locality.
2 The site is currently vacant garden and has a frontage of 12 metres increasing to 14.5 at the rear. Its depth is in the region of 20 metres.
3 An existing dwelling is located to the west and a pair of semis to the east.

CONCLUSIONS
1 The site is within the interim boundary of development for Moulton where there is a presumption in favour of residential development.
2 The site is restricted in size. However, the development proposed is a small 'cottage' style dwelling which is

considered to be acceptable on balance. The materials proposed are Butterley Blaby Elizabethan Multi Stock bricks and Marley Mendip Old English Dark Red tiles.

3 The County Highways Authority have stated that whilst new accesses onto a busy Class 1 road are usually resisted, this plot is nevertheless an infill in a group of dwellings where turning traffic would be expected. As such they therefore consider it to be acceptable subject to the provision of turning facilities as shown.

4 Although the existing cottage is left with minimal garden space, this in itself is not considered to be a sufficient reason for refusal.

5 The distance between the proposed building and the dwelling to the west is in the region of 3 metres and a bedroom window is located on the western elevation of the new dwelling at first floor level. However, it is my opinion that the residential amenity of the neighbouring property would not be significantly affected in terms of overlooking (due to its design) and also blockage of light.

NB: The agent is a Consultant sometimes employed by the District Council.

---

RECOMMENDATION - Grant permission.

1 SC28 (Protection of existing trees)

2 The existing hedge shall be retained at a height of at least 1 metre and in the event of it being removed it shall be replaced within six months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the replanting shall be allowed to reach a height of at least 1 metre.

3 B22 (Access and turning space to accord with application)

Reasons

1 Standard

2 In the interest of visual amenity.

3 B21

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PLANNING COMMITTEE - 5th August, 1992

587. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H16/0656/92<br>Mr & Mrs J E Dickinson | | Reserved matters relating to proposed bungalow with detached garage, plot adjacent 108 St Thomas's Road, Spalding. |

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

SV H13/0749/92 — Cottage at High Road, Moulton
Mr M Wilson

(Pending a site inspection in order to assess the suitability of the site for the proposal in view of its size.)

(It was also noted that the parish council had now indicated that they did not support the application. The receipt of two late letters of objection was also noted.)

| | | |
|---|---|---|
| H16/0566/92<br>W J Mumford & Sons Ltd | O.A. | Fourteen 1 bed apartments including details of siting, design and means of access at 4 Woolram Wygate, Spalding |

(Pending a site inspection in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

(The Director of Planning and Building Control Services also reported the receipt of late correspondence from the applicants.)

H14/0660/92 — Steel framed M.O.T. workshop at
Mr K Robertson — Flemming Road, Pinchbeck.

(Pending a site inspection at the meeting already arranged for the 7th August, 1992 in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

H18/0708/92 — Change of use to coal yard at 309 Bridge
S E Warner & Sons — Road, Sutton Bridge.

(Pending a site inspection of both the application site and the applicants' existing premises in order to consider the proposal in further detail.)

H14/0576/92 — 19 houses and 16 flats with access road
David Parker Homes Ltd — on land off Rose Lane, Pinchbeck.

(Pending a site inspection in order to assess the suitability of the site for the proposal).

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

(d) Application Approved Subject to Planning Obligation

Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that only one commercial vehicle is parked on the site, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0749/92 Type: FULL

Applicant: Mr Maurice Wilson
Tel:

Agent: Robert Doughty
0529 21646/7

Description: Erection of cottage

Location: High Road
Moulton
Spalding
Lincs

---

Valid date: 09-JUL-92
Target dates:
To case officer 14-JUL-92
Inspected by 19-JUL-92
Extra contacts 24-JUL-92
Report if not clear by 13-AUG-92

Terminal date: 03-SEP-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92

Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

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

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Owner/Occupier | | 17 JUL 92 | 31 JUL 92 |
| Clerk to Moulton PC | 0733 210404 | 14-JUL-92 | 28-JUL-92 |
| Cllr J Clark | 0406 370785 | 14-JUL-92 | 28-JUL-92 |
| Cllr A E Naylor | 0406 370323 | 14-JUL-92 | 28-JUL-92 |

L.C.C Obs Attached jcB 22/7/92

---

SITE DETAILS

Grid ref: 530340 324850
OS Sheets: 167 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: H13/0749/92 Type: FULL

Applicant: Mr Maurice Wilson
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D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

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

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| Cllr A E Naylor | 0406 370323 | 14-JUL-92 | 28-JUL-92 |

L.C.C plan taken 16/7/92

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SITE DETAILS

Grid ref: 530340 324850
OS Sheets: 167 Parcel:

LATE OBS: Offr ..... Date. 3/8
Salient points highlighted

# SOUTH HOLLAND
# Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
27 JUL 1992 DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/749/92/TB Your Ref.

Date 21 July, 1992

Dear Sir,

**FULL PLANNING APPLICATION - MR. M. WILSON**
**DWELLING AT HIGH ROAD, MOULTON**

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

The watercourse along the sites Southern boundary is my Board's Ramper Road Dyke and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. **The proposed dwelling and driveway/turning area accordingly contravene the Board's Byelaws.**

**I note the intention to pipe and infill the watercourse following which the dwelling would comply with the 9 metre clearance line from the centreline of the proposed pipes. Special consideration will however have to be given to the driveway/turning area which should not of course be other than of gravel construction.**

Needless to say the Board's consent will be needed and should planning permission be forthcoming, a formal application to pipe and infill the watercourse must be submitted for consideration.

**You are advised at this time that my Board do not claim ownership of the watercourse.** Any application made to my Board to pipe and infill should include confirmation of the adjoining riparian owners consent and agreement to the work and also to the future boundary position, bearing in mind that my Board would not favour any fences being installed over the pipeline.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

RS/PA-F/749/92/TB 21 July, 1992

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 the 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,

pp ENGINEER TO THE BOARD

Robert Doughty,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 0RA

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
[illegible] Road, Spalding,
Lincolnshire, PE11 2XE

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

MOULTON PARISH COUNCIL
15 JUL 1992
RECEIVED

960/25

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS: Off. DMG Date. 31.7.92
Salient points [illegible] ✓

Application no: H13/0749/92

Applicant: Mr Maurice Wilson
63 Edinburgh Drive
Spalding
Lincs
PE11 2SA

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Erection of cottage

Location: High Road Moulton
Spalding Lincs

Type: FULL

Date received: 09-JUL-92

14-JUL-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 29-JUL-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
31 JUL 1992 PC

| Attention of | File Nos. |
|---|---|
| DPO NRM | |
| DOPO BS | |
| JC ACP | |
| Action by ..... | Acknowledge YES/NO |
| Discuss with ..... | by |
| Copy to ..... | ??? |

FOR PARISH COUNCIL USE ONLY

The Council is unable to support this application. It is felt the site to be far too cramped for the proposed development. Furthermore the question of the storage of building materials during building could arise when they might be deposited on the roadside. It is suggested this is a case where a site visit is essential.

Signed: R. L. Lowe Thurlby

Date: 30th July 1992.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: South Holland District Council  Application Reference H13/0769/92

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 | 3 | 2 | 4 | 8 |

2. Address or location

High Road, Moulton

3. Name, classification and number of road

I (A151)

4. Date application referred

16-7-92

5. State whether outline, detailed application etc.

Full.

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

Erection of Cottage

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: 22-7-92  Signed: R Emerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent app al in consultation with the Director of Highways and Planning

(ii) For other applications

(11 B22

Delete as appropriate

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

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

(1) B21

Note

Such new accesses onto busy Class I Road are usually resisted However this plot is an infill in a group of dwellings where turning traffic would be ~~as~~ expected Therefore it is acceptable.

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

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

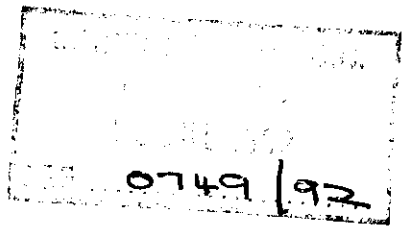
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference

Our Reference 217/2 JRB SKH

8 July 1992




Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

**M. WILSON**
**PROPOSED RESIDENTIAL DEVELOPMENT: HIGH ROAD, MOULTON.**

Please find enclosed copies of our planning application for the above site.

The site comprises one dwelling detailed within the submitted development plan, drawing number 217/2/1, and additionally shows the proposed landscaping scheme. The proposals allow for a vehicle to enter and leave the site in a forward gear.

If you were to require any further information, please do not hesitate to contact us.

Yours faithfully

James R Blakey

# FAX MESSAGE

LJ Browning
Rumah Saya
Oxcroft Bank
Shepeau Stow
Nr Spalding
Lincs PE12 0TY

SHDC Planning Department

Fax/Phone: 0406 330712 Page 1 of 2

Date: 3 August 1993 Your Ref: H13/0749/92

FAO Mr Dave Gedney

Dear Mr Gedney,

Following up our earlier phone conversation, please find attached a thumbnail sketch of the proposed development. As stated, there will be no chimney as heating will be by gas Combi boiler. All measurements are approximate. If there is a problem with height, the roof angle could be reduced but this is something that we would like to avoid for appearance sake. The porch is also a feature we would like to include.

Obviously if it appears to be a non starter then we will have to re-think, but we think this is an improvement of the original approved design without becoming too audacious and within the constraints of the plot. This seems to avail a nice sized accommodation for the plot available. Allowance has been made for vehicle turning area, and leaving over 6 metres for the rear garden (the dyke being piped).

A prompt reply and/or comments will be appreciated. Thanking you in anticipation.

Yours sincerely,

L. Browning

Discussed in phone call. 6/8.
Considered proposal unsatisfactory as shown. Suggested amendments that may help. eg horizontal as opposed to vertical emphasis. Garage/storage space would not work. Detailing of addl cost, chimney. Traditional porch. Dwelling further forward etc.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1993
DG

Attention of: DPO KJB, DDPO BG, SO AJP, Copies by ....., Discussed with .....

File Nos.

Acknowledge YES/NO
by
date

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
*Priory Road, Spalding,*
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H13/0749/92

Applicant: Mr Maurice Wilson
63 Edinburgh Drive
Spalding
Lincs
PE11 2SA

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

Description: Erection of cottage

Location: High Road
Moulton
Spalding
Lincs

Amendment Submitted: Raise eaves and internal layout to allow for more floorspace, add utility to rear (dwg no. 960325)

12-APR-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Housing and Planning Services

A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

# AMENDMENT RECORD SHEET - POST DECISION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HL

Registered SAN 27/3

## 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: ....MC.... 9/4

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

*Acceptance issued:*

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 17th August, 1992.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

| | | |
|---|---|---|
| Mr. W.D. Skells | Mr. E.N. Davies | Mr. J.R. Pearl |
| Mr. C.J.T.H. Brewis | Mrs. E.O. Hall-Patch | Mr. M.S.L. Rollinson |
| Mr. J. Clark | Mr. N.P. Judge, MBE | Mr. T.G.M. Tyler |
| Mr. B.J. Davies | Mr. A.E. Naylor | Mr. R.C. West |

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In Attendance: The press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, R.C.P. Cowan, J.A. Dobney, D.S. Venni and M.C. White.

598. MINUTES

The Minutes of the meeting held on 7th August, 1992 were signed by the Chairman as a correct record.

599. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

| Plan No and Applicant | Proposal |
|---|---|
| H02/0521/92<br>Mr C Adams | Residential development including details of means of access at Jareys Yard, south of 38/40 West Street, Crowland. |

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to an additional reason for refusal that the proposal, if permitted, would result in an uncharacteristic form of development within that part of the Crowland Conservation Area.

(The Director of Planning and Building Control Services reported that the applicant's agent had requested deferment of consideration of the application.)

| | |
|---|---|
| H16/0656/92<br>Mr & Mrs J E Dickinson | Reserved matters relating to bungalow with detached garage on plot adjacent to 108 St. Thomas's Road, Spalding. |

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the proposed garage being in keeping with the development and neighbouring properties.

| | |
|---|---|
| H13/0749/92<br>Mr M Wilson | Cottage at High Road, Moulton. |

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to an additional condition withdrawing permitted development rights.

S.H.D.C. PLANNING DEPT.
- 3 AUG 1992

DG

5/8 clke

YES

Miss T.A. Seabrook
Seabrook
59 High Road Moulton
Lincs PE12 6PE
30th July 1992.

Dear Sirs

OBJECTION

Re ref: H13/0149/92

With reference to the above Planning Application. I feel that the erection of a cottage, will block the light out of two main living areas.

Due to this I feel that I must object to the above proposal.

Yours Sincerely

T A Seabrook

LATE OBS: Offr. ... Date. 3/8.
Salient points highlighted

Ingleneek
59 High Road
Moulton. Lincs

Re Ref. H13/0749/92

LATE OBS Offr. NM Date 3/8

Dear Sirs

Further to our recent telephone conversation, I would just like to confirm that I object to a house/cottage being built at High Road Moulton as I feel that it would obstruct the natural light from two of my rooms.

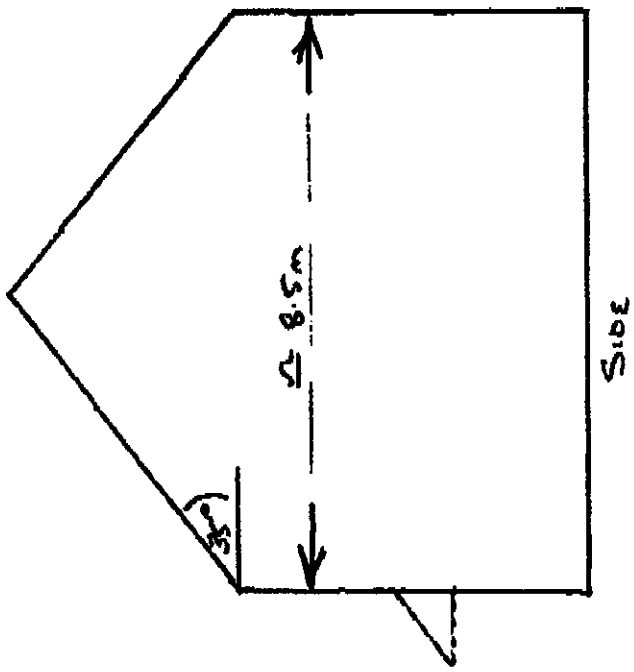
R.S.R.L

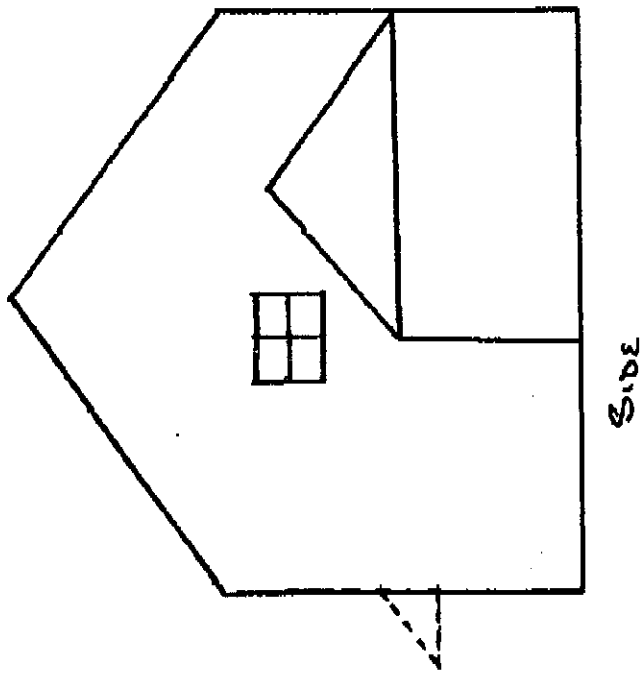
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RECEIVED
- 3 AUG 1992
DG

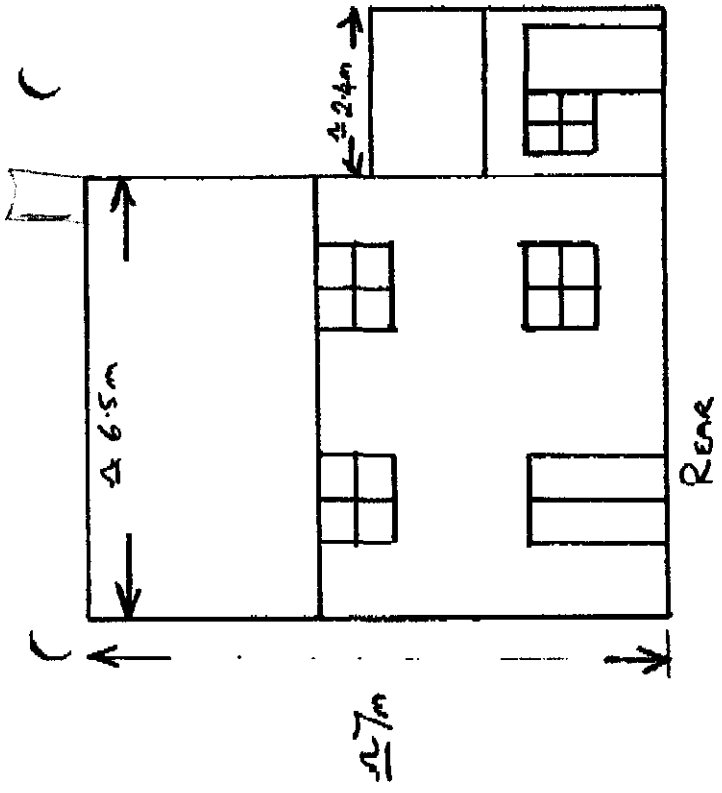
Acknowledge
DPO NCM
DDPO
JP
Chairman
Sec Planning
Cttee

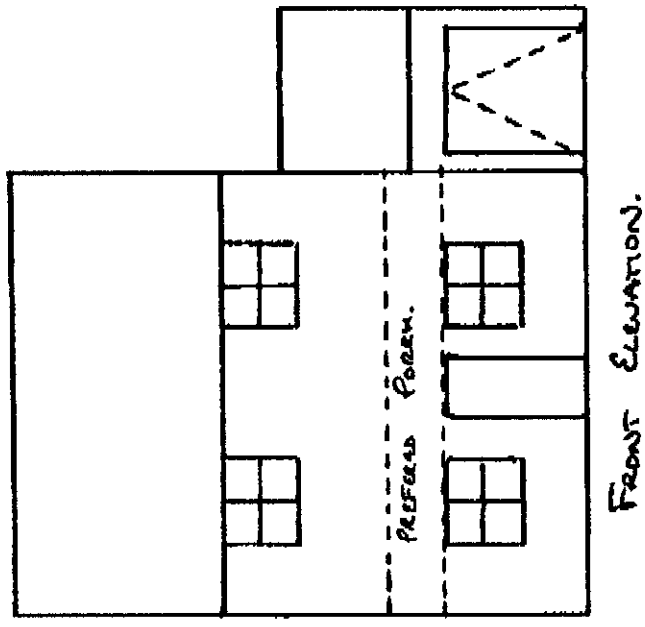
5/8 Cttee

2 of 2



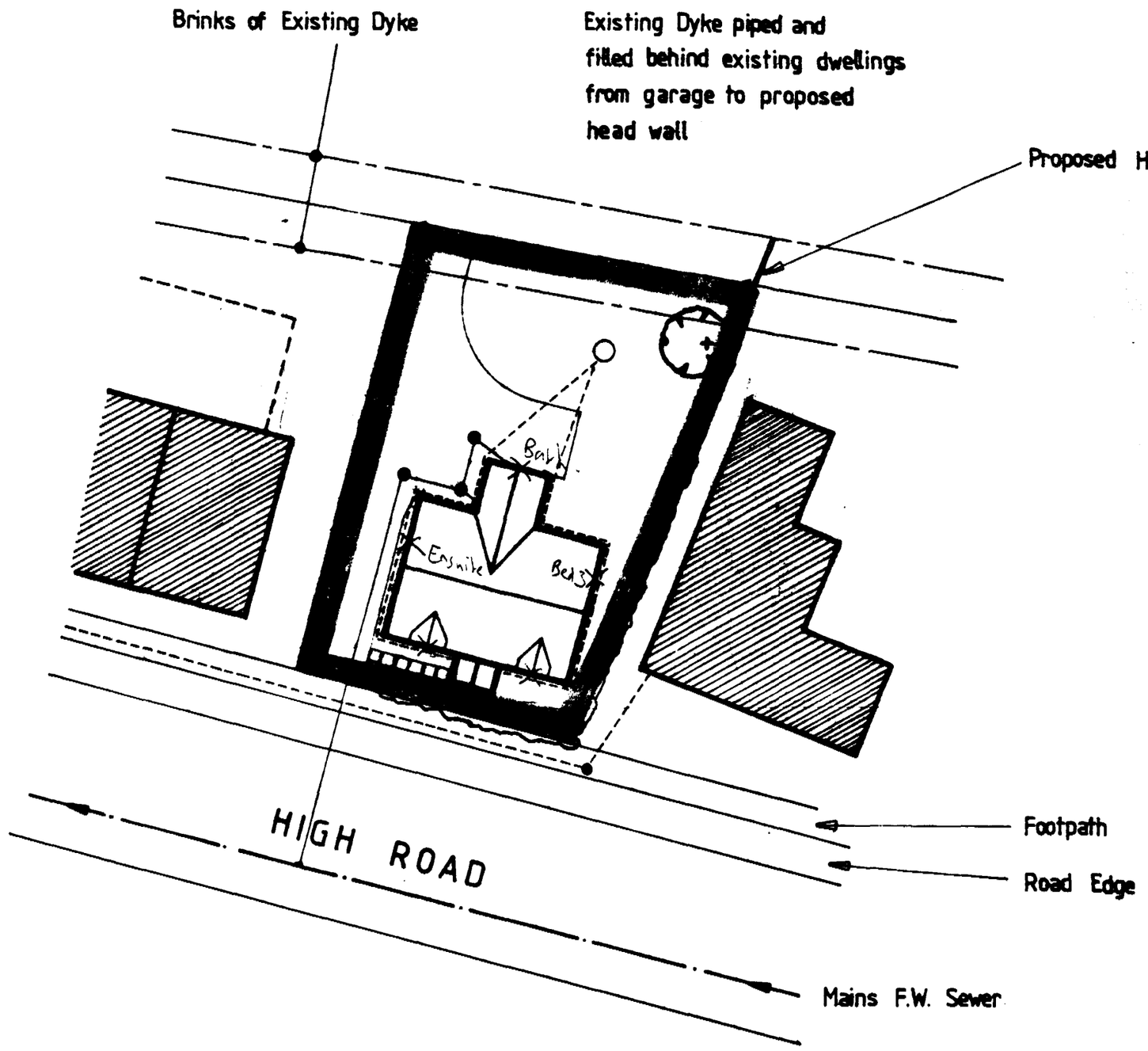



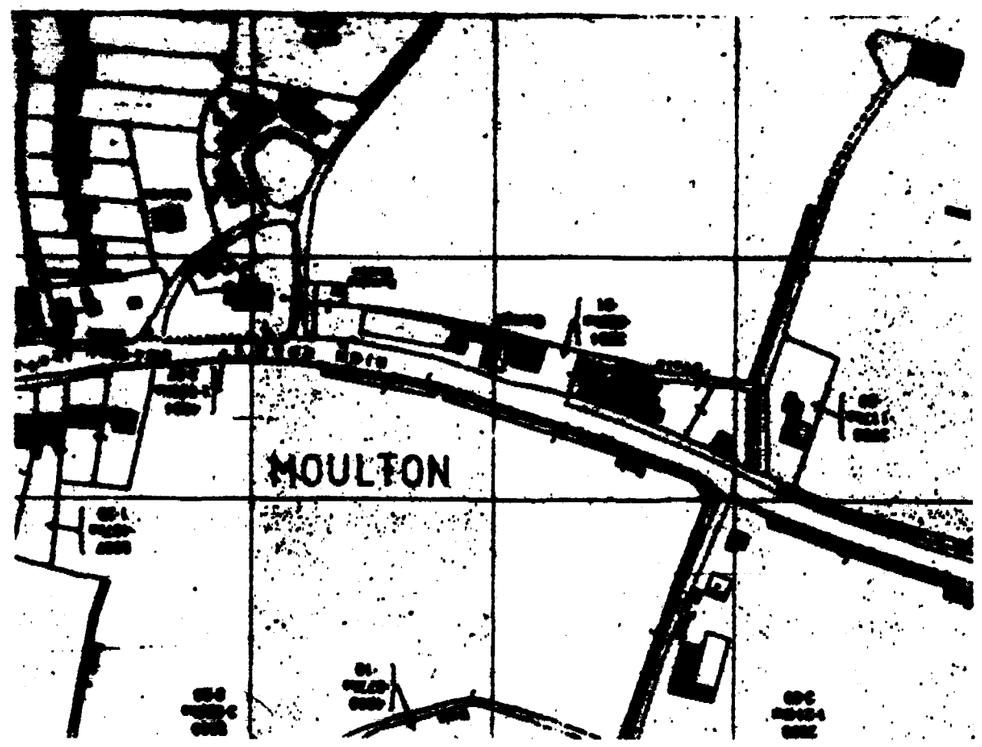




≙ 7m

# M. WILSON




LOCATION PLAN

N

Scale 1:2500 Crown Copyright Reserved

## KEY

Existing Hedging retained

Existing Tree retained

Inspection chamber / foul drain

Soakaway / surface water drain

Power Pole existing

SOUTH KESTEVEN D.C.
PLANNING DEPT.
09 JUL 1992
REF ..S/1149/92..

# DEVELOPMENT PLAN & LANDSCAPE DETAILS

M. WILSON

HIGH ROAD MOULTON

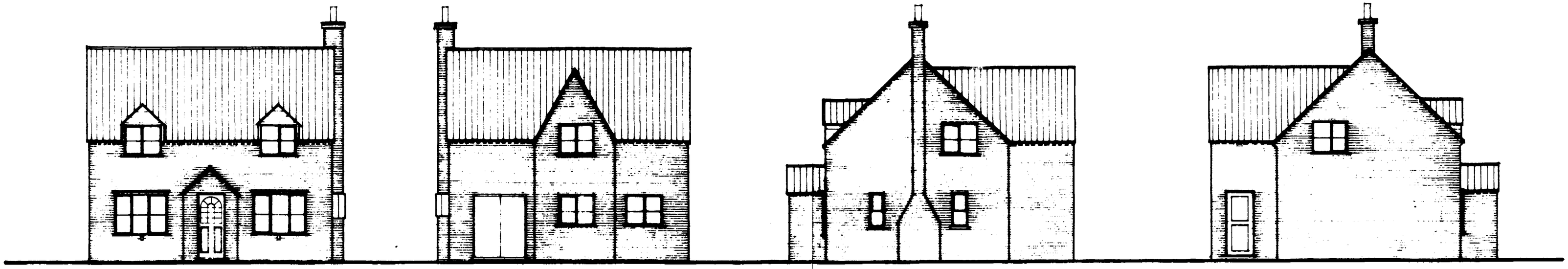
Dwg No 217/2/1 Scale 1:200 July 1992

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32, High St. Helpringham, Sleaford, Lincolnshire.

Telephone Swaton (0529 21) 646/7



Front | Rear | Side | Side




Ground




First

03 JUL 1992

| Client, | Drawing Title, | Revisions, | Scale, | Date, |
|---|---|---|---|---|
| M. WILSON | | | 1:100 | JUNE '92 |
| | | | Drawn, I.J.H. | |
| | | | Drawing No. 217/2/2 | |

Robert Doughty
Chartered Town Planner and Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA Tel (0529 21) 646/7

# A. ROFFE

**BUILDING DESIGN AND PLANS**

1, Green Lane,
SPALDING,
Lincs. PE11 2YB  Tel: (01775) 723680


26th March 1996

Dear Sirs

Dwelling on Plot, 61a, Main Road, MOULTON

I enclose amendment planning forms, together with two copies of the site plan and detailed drawing for the above, and would be pleased if you would substitute these for the drawings originally approved under application number H13/0729/92.

The alterations are to raise the eaves and the internal layout in order to allow more usable floorspace (the lower eaves would restrict the headroom and reduce the bedrooms to virtual single use) and to add a Utility hence a slight addition to the rear portion.

Yours faithfully

A. Roffe.

A. Roffe

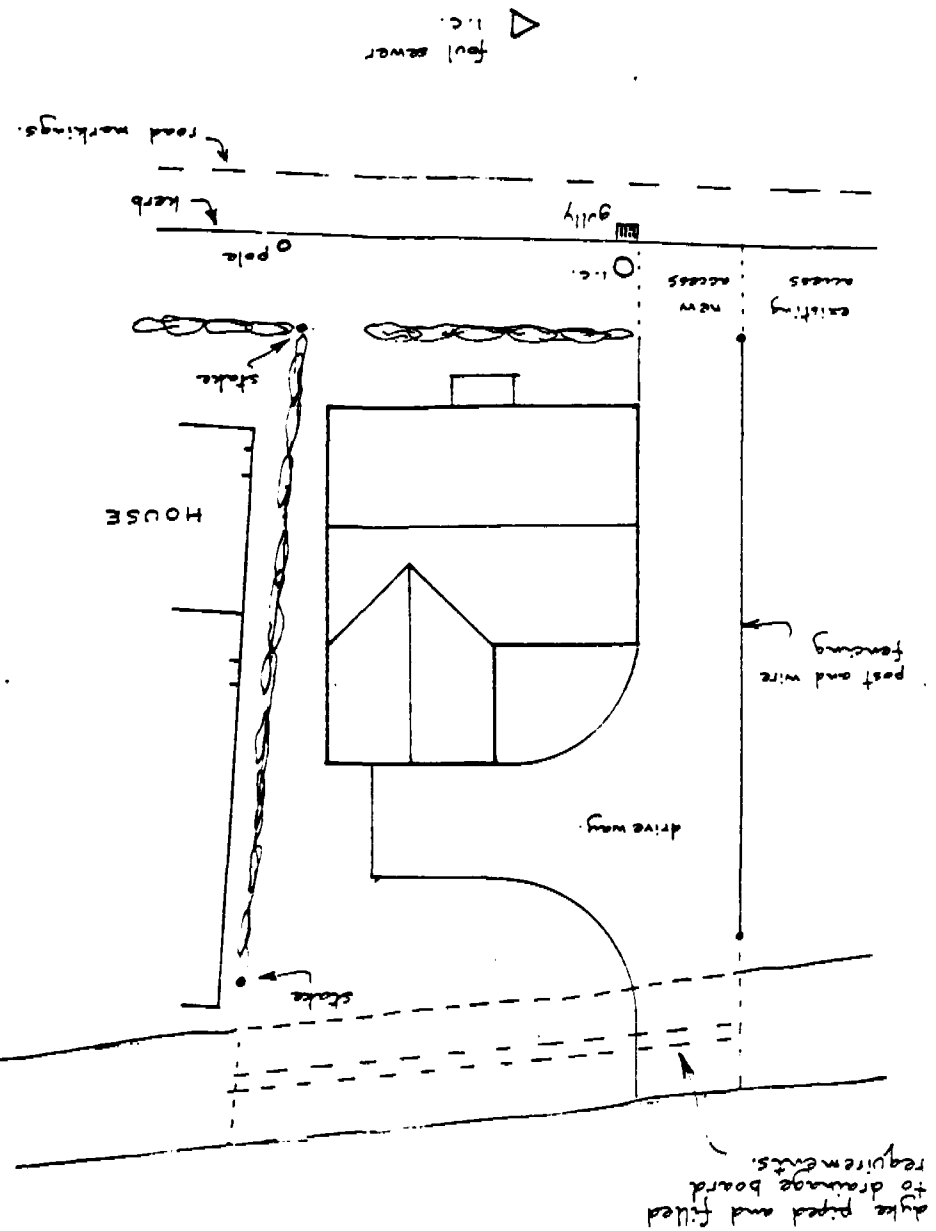
AMENDED PLAN
Ref. A1

27 MAR 1996
0749/92

Building Design and Plans

SITE PLAN

Scale 1:200




Coleman Builders,
Dwelling,
61A, High Road, MOULTON

A1

SOUTH HOLLAND DISTRICT COUNCIL
27 MAR 1996
Ref: 0749/96

# PLANNING AMENDMENT

**For office use only**
Application No. H13/0749/92/1
Date Registered 27 MAR 1996
Case Officer DLS

1. Please complete in block letters
**NAME AND ADDRESS OF APPLICANT**
Coleman Builders
101, West Elloe Avenue,
SPALDING PE11 2BJ.
Tel. No.

**NAME AND ADDRESS OF AGENT**
(if form completed by agent)
Building Design and Plans
A. ROFFE - 1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 0775 - 723680
Tel. No.

Please complete in block letters
**FULL POSTAL ADDRESS OF THE APPLICATION SITE**
adj. 61, High Road, MOULTON

Please complete
**APPLICATION No.**
This amendment cannot be considered unless the relevant reference is stated
H13 / 0749 / 92

Building Regulation reference relating to same development (if any)
N/A

2. Please tick one box only

| A | | B |
|---|---|---|
| Amendment is proposed where permission already granted<br>If yes, submit two forms and two plans. | ✓ or | Amendment is to a proposal currently being considered<br>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 A. Roffe Date 26th March 1996

3. Please complete in block letters
**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

State details of amendments proposed
Revised Plans

(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.)

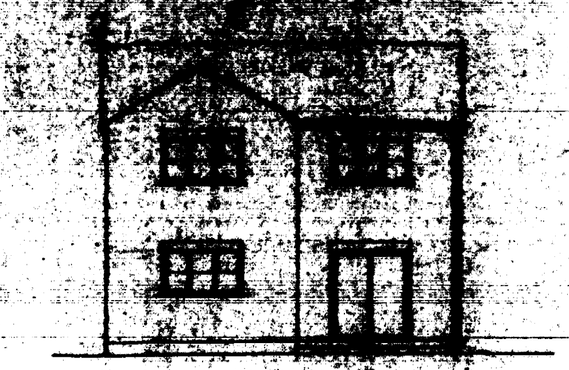
State drawing no's of the current submission
960325

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

Describe any part of the original development



West



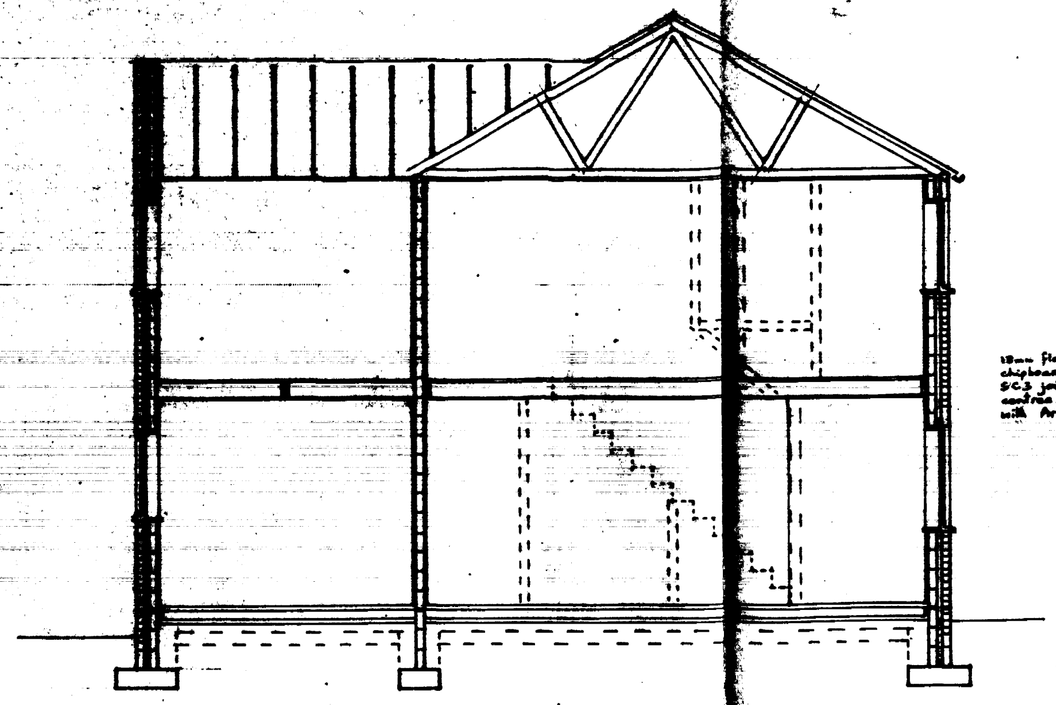
South



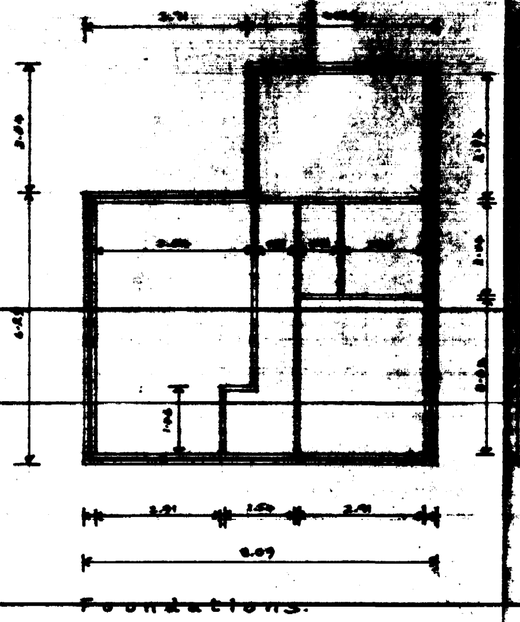
East



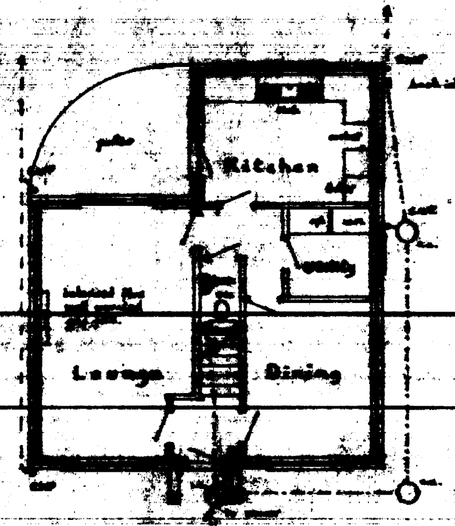
North



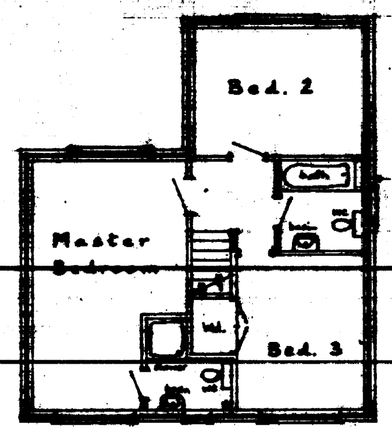
Cross Section



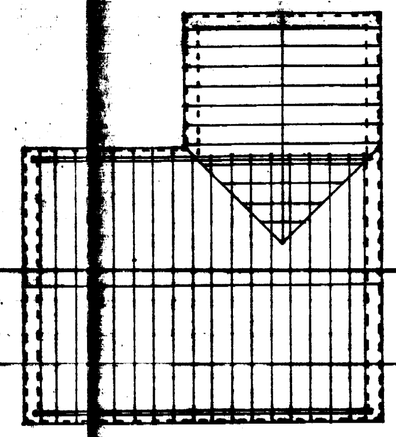
Foundations.




Ground Floor




First Floor



Roof

SOUTH HOLLAND DC
HOUSING & PLANNING
27 MAR 1996
Ref: 0749/96

**AMENDED PLAN**
Ref. A1

Dwelling - 6/A, High Road, MOULTON.
Coleman Builders.

| | |
|---|---|
| Written dimensions to be used in preference to scaled, and all measurements to be verified on site before commencement of any work. | Scale 1:100 & 1:50 |
| Local Authority Ref. Planning | Drawing No. 960225 |
| Building Regulations | Date March 1966 |

**A. ROFFE**
BUILDING DESIGN & MANAGEMENT
1, Green Lane,
SPALDING, Lincs. PE11 2JR
Tel: 01775 [illegible]