BRIAN SMITH *Dip TP MRTPI District Planning Officer*

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1011/91 Received: 22-OCT-91 Type: FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Erection of bungalow and garage

Location : Roman Bank Moulton Seas End
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.

5/12

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SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

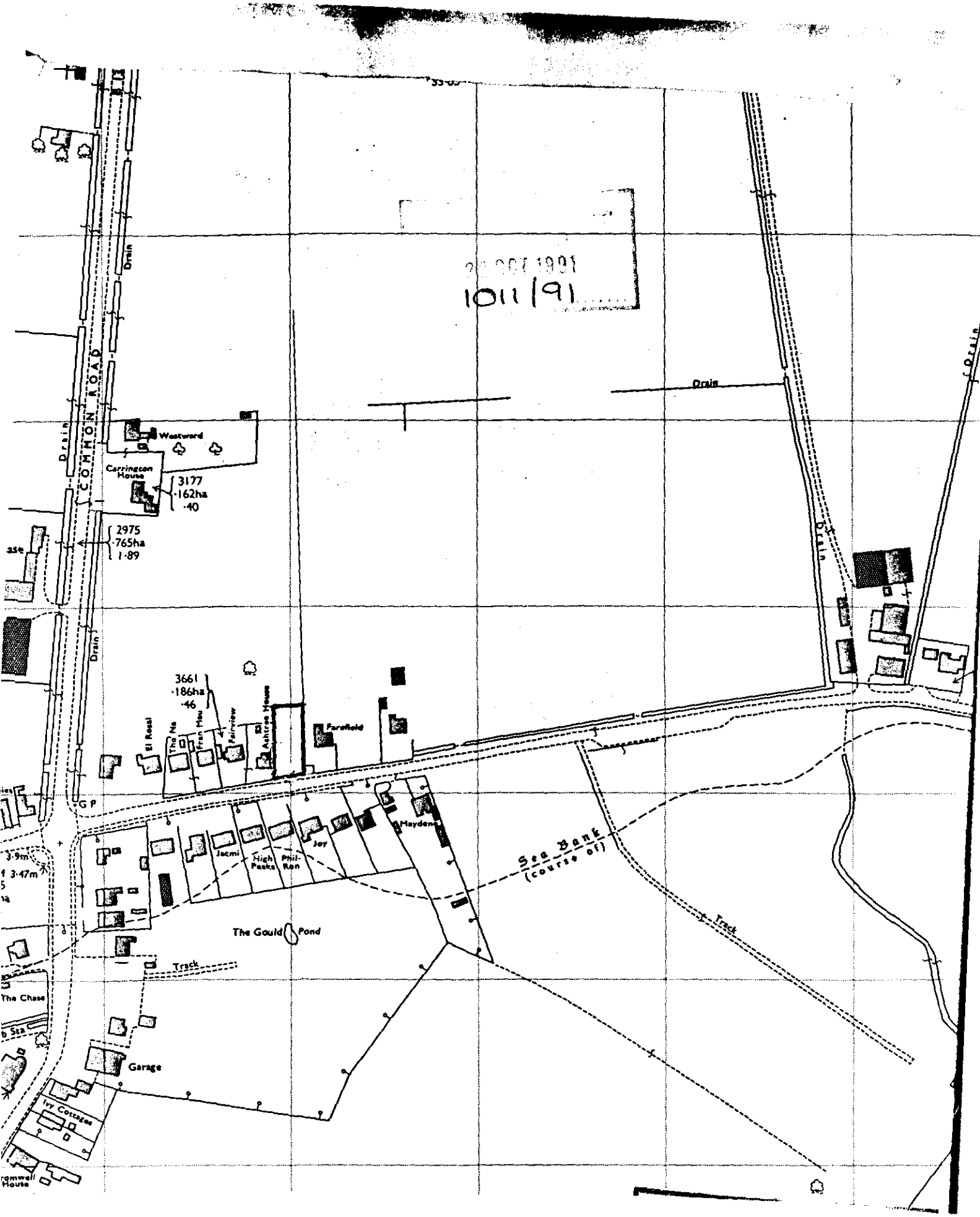
4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

Director of Planning and Building Control Services
04-DEC-91

H13/1011/91

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.


1011/91
COWHORN ROAD
Drain
Drain
Drain
Drain
Drain
Westward
Carrington House
3177
·162ha
·40
2975
·765ha
1·89
3661
·186ha
·46
El Rasal
Tha Na
Fran Mau
Fairview
Ashtree House
Parafield
Jacmi
High Peaks
Phil-Ron
Joy
Mayden
Sea Bank
(course of)
The Gould Pond
Track
Track
The Chase
Garage
Ivy Cottages
GP

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/1018/91

Date Registered 22 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ASHWOOD HOMES,
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH

Tel. No. 0406-23388

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROMAN BANK, MOULTON SEAS END.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF BUNGALOW & GARAGE.

Please complete

for Ashwood Homes

Signed. ..... Date. 21/10/91

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 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:

B. Please state size of any new structure:- (a) max. height: 5·1 metres
(b) max. length: 11·0 metres
(c) max. width: 15·2 metres

C. Please state type and colour of materials for facing external walls: Brewery Blend hand made Multi Red facing bricks under Marley Mendip Concrete Tile

D. Please state type and colour of roofing materials.

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.: Paddock

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 Bank
Will there be —
Individual access(es): ✓
New estate road: ☐

C. What provision will be made for garages or parking within the site?: Garage & turning bay

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: Soak away

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

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

7. INDU RIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? *If you have existing premises on the site, how many of the* employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which *planning permission is not at present sought, please give* what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR 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 21/10/91

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 21/10/91

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 £ 92...

Receipt Issued ..... No. 8128

Date First Received 22 OCT 1991

REGISTRATION

REFERENCE H13/1011/91.....

Cross-Ref BRB/0586/91

Date 23/10/91

VALIDATION Date.....

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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets ..115. OS Nos ..... Grid Ref 5 [illegible] 3 [illegible]

Ward ..L.... Parish ..[illegible]..

Inside IBD ..N.. Inside LP Area..N..

TR Rural	/	CA	/	Grade
TR Bypass	/	LB	/	
Level crossing	/	TPO	/	
Footpath	/	Other:		

Linked to site.....Ref...57..... Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

Goaberton

P. Gregory tel. 840252

Rang – Explained error on block plan indicated to the siting of Ashtree House. Stressed that there was little which could be done at this stage.

Mr Gregory (senior) Rang today 7/1/92.

Requested that matter be reported to Cork – was complaining that wants the point made that Ashtree House was wrongly and misleadingly plotted.

Would like fence reduced in height.

Is to send us a copy of letter being sent to Mr Gregory by the Co. Co.

We will then to decide what if any on the same subject to report to Cork.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: MMAC
date: 8/11

Residents notified on site visit: Ashlee House Fairfield Post to — Returned — delivered next day by hand by Gill.

Case Officer Conclusions (issues) Cottage (Ashlee House) being renovated. 2 windows overlooking the site. Timber shed on site. Open fields behind. Bungalows in the vicinity. Bungalow — 2 windows facing site.

Case Officer Recommendations (summary) (details overleaf) Grant permission

---

Delegation — Confirmed by Case Officer:

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 ....

[Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on first applic. — No .... — Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
12/3/12

Recommendation/draft report produced..... Amended/confirmed.....

Spoke to Ashley King 3/12/91
Agreed to landscape condition on permission

Conditions/Reasons

1) SC 21 (Standard)
2) SC 27 "
3) B22 .... Reason B21

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... **viz**

Other

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H13/1011/91

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	2	4	2	7	6

2. Address or location
Roman Bank, Moulton Seas End

3. Name, classification and number of road
III

4. Date application referred 31-10-91

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: 31-10-91 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B22

Delete as appropriate

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

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

(1) B21

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

Mr P Gregory,
Ashtree House,
11 Roman Bank,
Moulton Seas End,
Spalding,
Lincs.
PE12 6LG.

Mr K Woods

KW/JJ H13/1011/91

17 Aug 1994

Dear Sir,

BOUNDARY FENCE, 11 ROMAN BANK, MOULTON SEAS END.

I refer to your letter dated the 12th August 1994 regarding the height of the above fencing.

As indicated in our letter to you dated the 20th December 1991, the Town and Country Planning Act 1990 provides permitted development rights which allows owners and occupiers of dwellings to erect fences up to a height of 2 metres except at the point where that fence is adjacent to a highway when the limit becomes 1 metre. Therefore your neighbour is within his rights to erect the trellis work bringing the height of the fence to 2 metres.

There are no conditions attached to planning application H13/1011/91 requiring the height of the fence to be lower opposite your dining room window therefore there is no breach of planning control involved on which we could take enforcement action. The owner is obviously taking advantage of his permitted development rights and therefore I am unable to help you any further in this matter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

ENFORCEMENT - INITIAL RECORD OF COMPLAINT

1. DATE RECEIVED: 20/12/91

2. BY WHOM RECEIVED: Tony Jex

3. COMPLAINANTS NAME: Mr. D. Greggory - complained on behalf of his son Mr P Greggory who is blind
   ADDRESS: 18 Hall Lane Maltby Sees End
   TEL NO: Hdbeech 370827

4. LOCATION OF SITE OF COMPLAINT: Rama Bank, Maltby Sees End S.

5. OWNER/OCCUPIER OF SITE ADDRESS IF DIFFERENT TO 4: Ashwood Homes ?

6. COUNCIL OWNED ~~YES~~/NO

7. NATURE OF COMPLAINT (IN DETAIL): Started digging foundations - but the building is not in accordance with the approved plans - it is too far forward.

Mark Davis, Building Control, checked plots on Monday 23rd December. All measurements are O.K. The only anomaly is that the dwelling marked on the left Hand side of the plan showing the plot is not to scale and incorrectly positioned.

S.T. 23/12

8. ENFORCEMENT OFFICERS USE:-

   DATE RECEIVED:

   COMMENCE FILE - YES/NO

9. CLERICAL ASSISTANTS USE:-

   DATE FILE PREPARED:

   DATE ENTERED IN ENFORCEMENT REGISTER:

   PREVIOUS APPLICATION FILES FOR SITE - ATTACHED/~~NIL~~

H13/10/1/91.

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) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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 :

30/10 DR 31/10

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

H13/1011/91

REGISTER COPY TO EARLIER PERMISSION

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H13/1322/91 Received:11-DEC-91 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Details of landscaping in respect of condition 2 of application H13/1011/91

Location : Roman Bank Moulton Seas End
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

21-JAN-92 H13/1322/91

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1011/91 Type: FULL

Applicant: Ashwood Homes
Tel: 0406 23388

Agent: Ashwood Homes
0406 23388

Description: Erection of bungalow and garage

Location: Roman Bank
Moulton Seas End
Spalding

Valid date:	22-OCT-91	Terminal date:	17-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	27-OCT-91	Report deadline:	26-NOV-91
Inspected by	01-NOV-91		
Extra contacts	06-NOV-91	Case Officer:	
Report if not clear by	26-NOV-91	M A CAUGHEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

L.C.C CBS Attached Job 31/10/91

		Sent	Expiry	
Clerk to Moulton PC	0733 210404	29-OCT-91	12-NOV-91	Supported
Cllr J Clark	0406 370785	29-OCT-91	12-NOV-91	
Cllr A E Naylor	0406 370323	29-OCT-91	12-NOV-91	

SITE DETAILS

Grid ref: 532400 327630
OS Sheets: 115 Parcel:

Residents by post 11.11.91 25.11.91

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Mr P Gregory
11 Roman Bank
Moulton Seas End
Spalding
Lincolnshire
PE12 6LG

M A Caughey

MAC/SJS H13/1011/91

20 December 1991

Dear Sir

Planning Application H13/1011/91 - Erection of dwelling - Roman Bank, Moulton Seas End

I refer to your letter of the 21 November 1991 and write to advise that I have not reported the application to Committee because your objections are not, strictly speaking, relevant to the real issues of this application; namely, the siting and design of the dwelling.

Firstly, dwellings when built and occupied have Permitted Development Rights which allow owners to erect fences up to 2 metres high without the need to apply for planning permission. So, in effect the applicant could build his fence any time after receiving permission and occupying the dwelling.

Secondly, the applicants may erect a fence on the mutual boundary although this does not entitle them to a right of access over your land to maintain their fence. However, this is an issue over which Planning has no jurisdiction. Therefore, I suggest that you discuss the matter of access with your neighbour or, failing that, your solicitor.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Planning Department.
Council Offices,
Priory Road,
Spalding.

11. Roman Bank,
Moulton-Seas-End,
Spalding,
Lincs, PE12 6LG.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 NOV 1991
Attention of
DPO NHM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....
File Nos.
Acknowledge YES/NO
by
date 22/11

21st November, 1991.

Dear Sir,

Re: Planning Application H13/1011/91 - Roman Bank, Moulton-Seas-End.

I recently viewed the plans for the proposed property adjoining my own, on Roman Bank, Moulton-Seas-End, and wish to bring to your attention my following objections to the application.

1. The Proposed Fence of 1·8m high.

   If erected, this fence will not only impede the outlook from my window, but would also cause a complete blockage of light into my dining room, which I find unacceptable.

2. Boundary Line.

   I understand the dividing fence is to be erected directly on the boundary line. This causes rise for concern in the matter of maintainance of the fence. I feel that the fence should be moved over so as to enable the owner/occupier access to maintain both sides of the fence without venturing on to my property in any way.

I feel these are not unreasonable requests, as I am only trying to protect my own interests.

Thankyou for your consideration of these two small matters.

Yours faithfully,
MR. P. GREGORY.

P. Gregory

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1991 MC

Attention of	File Nos.
DPO NRM DOPO 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-P/1011/91/JAM

Date 8 November 1991

Dear Sirs,

FULL PLANNING APPLICATION
DWELLING AT ROMAN BANK, MOULTON SEAS END

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and the attention of prospective purchasers.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution subject to 10% engineering fees and V.A.T., towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

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

Yours faithfully,

J.W. Ebey.

ENGINEER TO THE BOARD

Ashwood Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Spalding, Lincs.

924/20

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1011/91

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Erection of bungalow and garage

Location: Roman Bank Moulton Seas End
Spalding

Type: FULL

Date received: 22-OCT-91

29-OCT-91

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 13-NOV-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports the application.

Signed:

12/11/91.

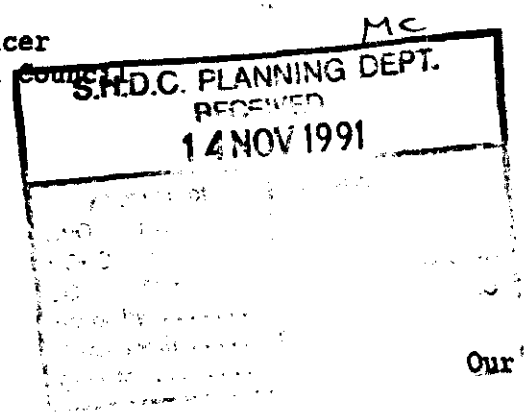
MC

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1991

Action by
DPO NOM
DOMO EG
JC AGP

MOULTON PARISH COUNCIL
1 NOV 1991
RECEIVED

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



NRA

National Rivers Authority
Anglian Region

8 November 1991

Our Ref: GT/91/1/SH/227

Dear Sir

PLANNING APPLCIATION NO. H13/1011/91
ERECTION OF BUNGALOW & GARAGE AT ROMAN BANK, MOULTON SEAS END, SPALDING, FOR ASHWOOD HOMES

With regard to the above-mentioned application received on 22 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd...

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

2. /contd...

NRA

National Rivers Authority
Anglian Region

GT/91/1/SH/227

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

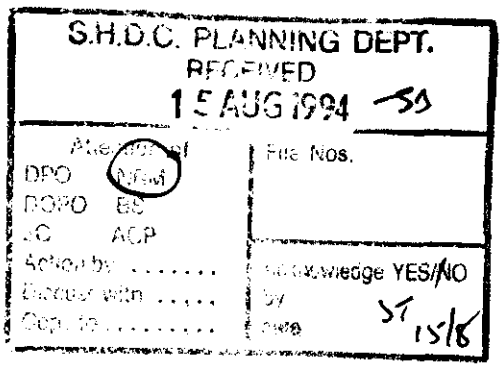
Yours faithfully

R F Morgan
Planning Engineer

cc. Ashwood Homes, Holbeach Manor, Fleet Road, Holbeach, Spalding, Lincs

DES

Keith
Advise on PD
and Ancient Lights.
DS.
15/8



Ash Tree House,
11 Roman Bank,
Moulton Seas End,
Spalding,
Lincolnshire.
PE12 6LG

12th August, 1994

Dear Mr Woods

Regarding Fence Erection, Original Planning Application H13/1011/91-Erection of Dwelling-Roman Bank, Moulton Seas End.

In December 1991, It was brought to our attention that a fence was to be erected around a property which was to be constructed by Ash Wood Homes of Holbeach, at what is now 13 Roman Bank Moulton Seas End.

Initially, we had only two objections, firstly, the erection of the fence directly on the mutual boundary between ourselves and the proposed building plot. To this point we were informed that our objections were unfounded. Secondly, we objected to the height of the fence, which was to run the entire boundary at two metres high. Our objection was based upon the fact that at approximately half the length of the fence it would totally cover a window to our existing dining room.

On erection, the fence height was reduced from two metres to approximately 1.3 metres directly outside our window, thus solving the problem of blocking out the light to our dining room, the point to which we were grateful, that consideration had been given to our objection.

In view of this alteration, we now have a problem with our neighbour, who has erected a trellis work on 11th August 1994 and subsequently covered the trellis work in a large creeping plant which is at present partially restricting light to our dining room, and if left, will eventually totally block light to our dining room. This trellis work has been erected directly, and only outside our window.

Our query to this construction is; is our neighbour within his rights to erect a trellis work to a total height of two metres, consequently covering our window, when originally, consideration had been given to the access of light to our dining room?

Our property has stood in the same position, with the now dining room

window, to the best of our knowledge since 1904. The position of the window remaining unchanged.

We have already this year, had to seek legal advice concerning a problem regarding the standard of the fence as only after three years the fence has began to lean towards our property and we feel that the erection of this trellis work is a form of retalliation to this.

Could you please advise us to whether or not we have any grounds for complaint regarding the erection of this trellis work.

My wife rang your office and spoke to a young lady, she unfortunately did not get the young ladys name, but was advised to make enquiries directly to yourself as you would be able to help us.

We look forward to hearing from you in the near future, as a speedy conclusion to this problem would be greatly appreciated.

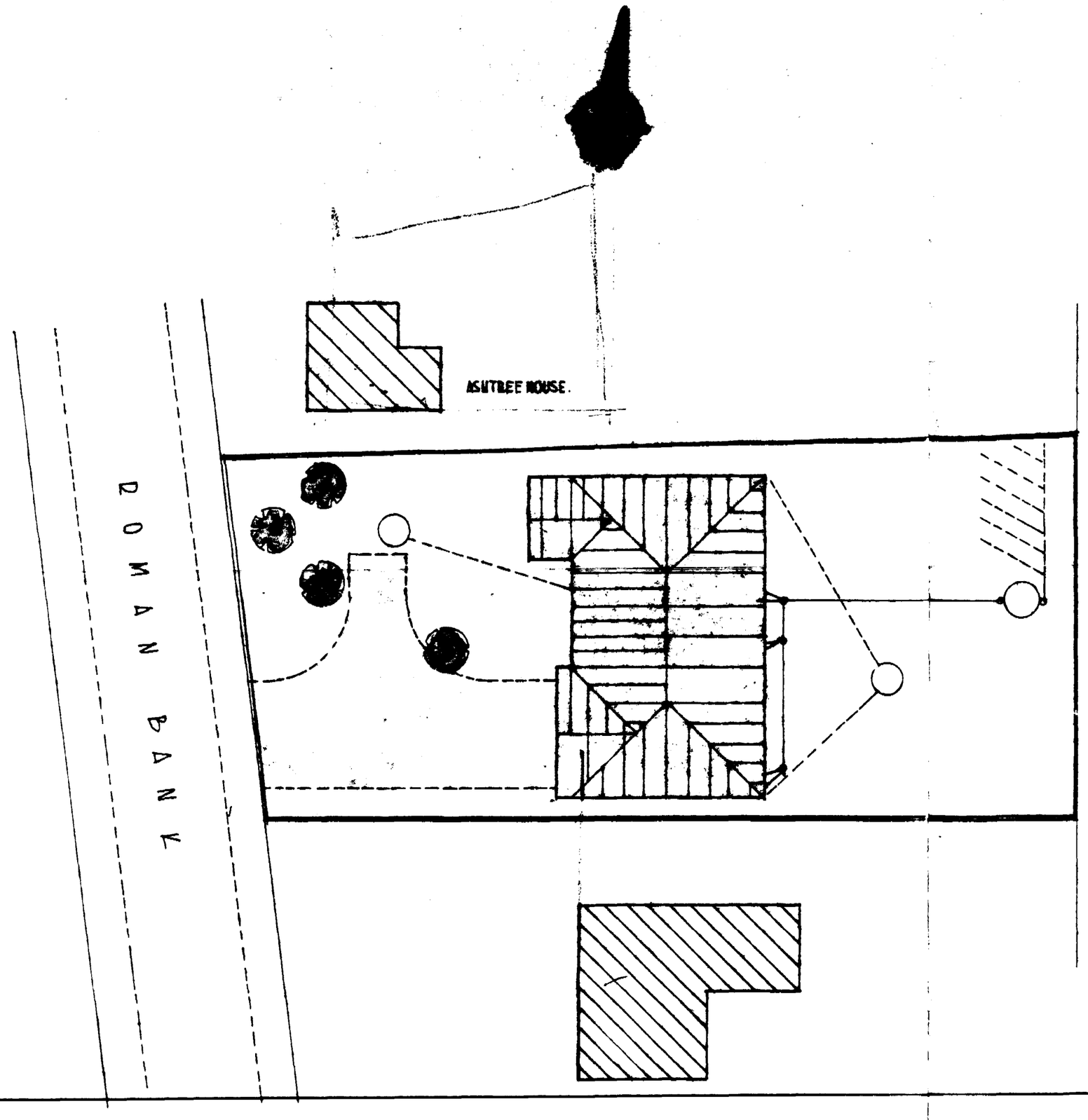
Thankyou for giving our problem your consideration.

Yours faithfully,

P. G

MR P. GREGORY.

THIS DRAWING MUST NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
ASHWOOD HOMES



BLOCK PLAN.

BUTTERLEY BLABY HAND MADE MULTI RED FACING BRICKS.
MARLEY METROP FARMHOUSE RED ROOF TILES.

EXISTING FENCES ARE 3'0" HIGH POST & WIRE

REAR & SIDE BOUNDARIES TO BE RE-FENCED WITH 1·8M HIGH CLOSE BOARDED FENCING TAPERING TO 1·2M. HIGH MIN. 5M. FROM FRONT BOUNDARY

NEW TREES TO BE STANDARDS FIXED TO 2·4M. X 75MM. X 75MM. PRE-TREATED STAKES WITH 2NO. TREE TIES
A. SILVER BIRCH (BETULA PENDULA) B. RED LIME (TILIA X EUCHLORA (CRATAEGUS OXYCANTHA)

FOUL DRAINS CONNECTED TO 3700 LITRES CAPACITY KLARGESTER SEPTIC TANK WITH MIN .25M. OF EFFECTIVE DRAINS. LAND DRAINAGE TO SEPTIC TANK TO BE DETERMINED BY POROSITY TEST & N.R.A. APPROVAL TO SEPTIC TANK TO BE OBTAINED BEFORE COMMENCEMENT.

ROOF WATER TO DISCHARGE INTO 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN. 5M. FROM ANY BUILDING. DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION.

27 OCT 1991
1011/91

NOTES

ASHWOOD HOMES
Build a Better Neighbourhood

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX TEL: HOLBEACH (0406) 23368

REGISTERED HOUSE BUILDER

PROJECT

PROPOSED BUNGALOW & GARAGE
ROMAN BANK, MOULTON SEAS END.

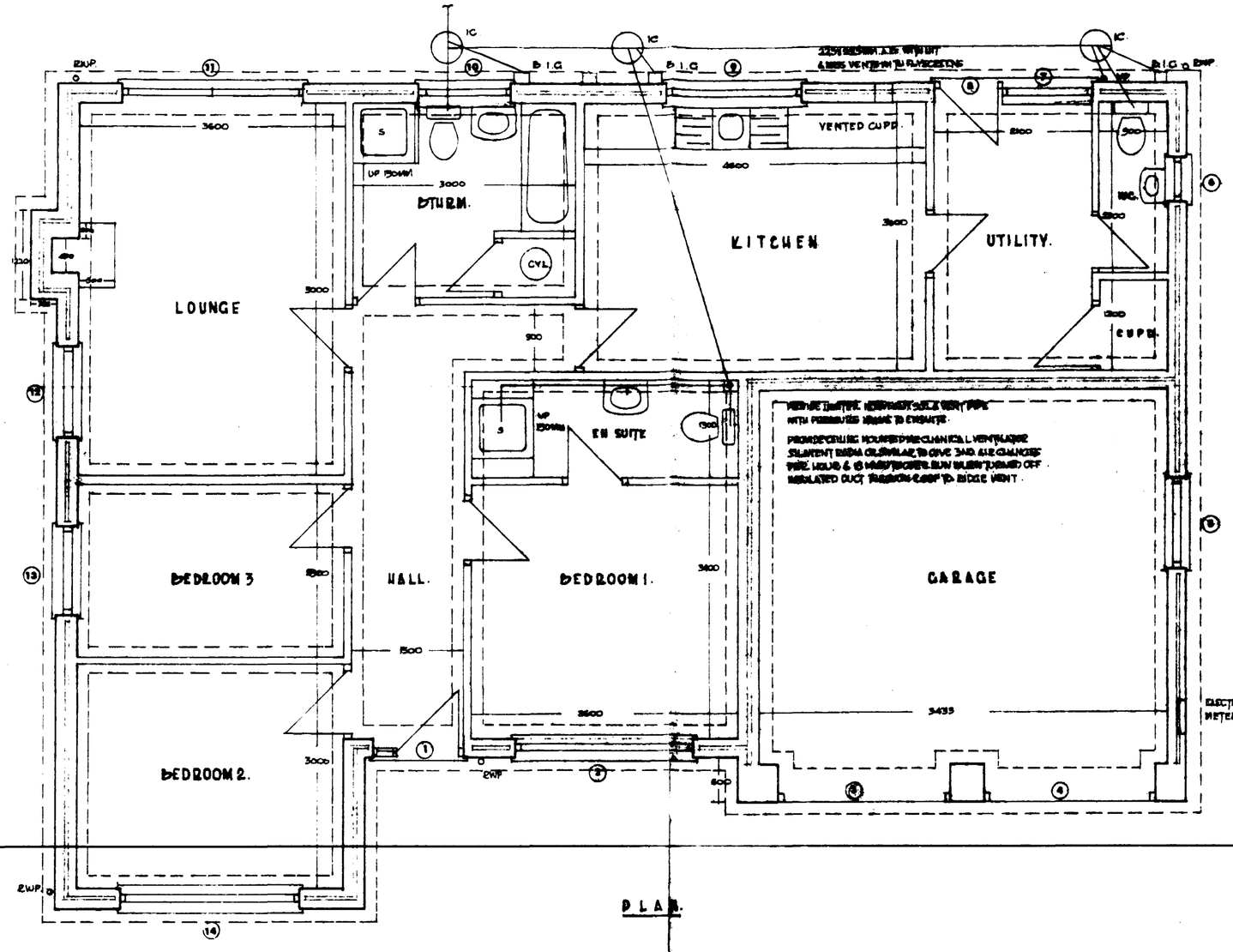
DRAWING DESCRIPTION
BLOCK PLAN

DATE OCT. 1991	DRAWN A.K.W.
DRWG No. MSE/102/20	SCALE 1:200

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

THIS DRAWING MUST NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
ASHWOOD HOMES

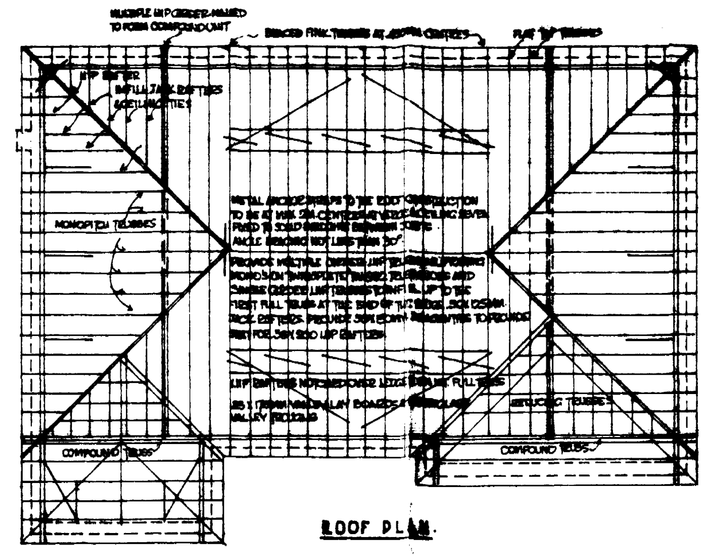


PLAN.

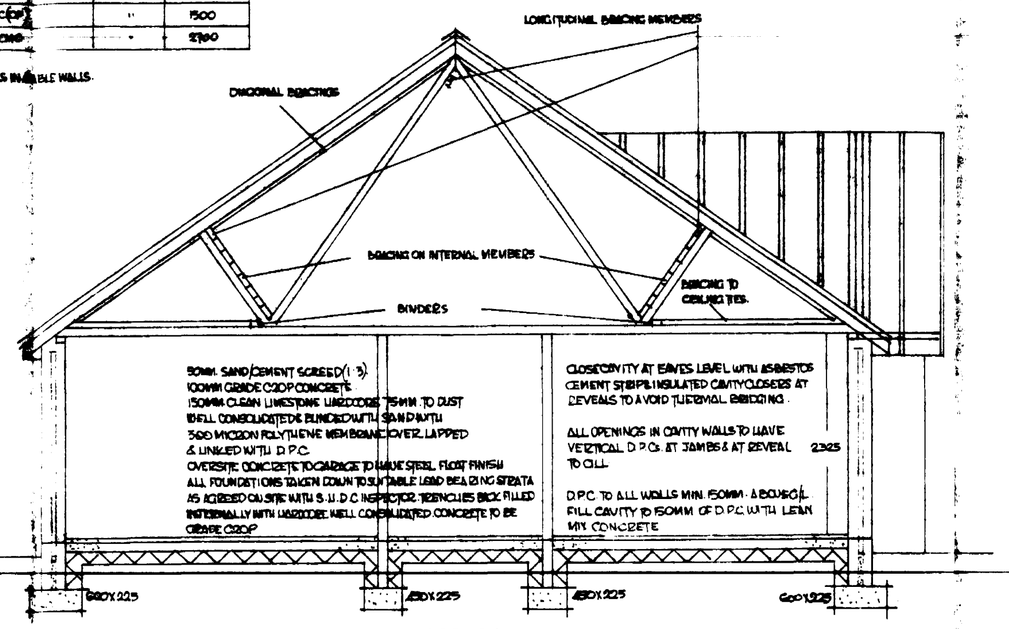
DOOR WINDOW & LINTEL SCHEDULE

OPEN'G NO.	TYPE	JOINERY REF	LINTEL REF	O/ALL LENGTH
1.	DOOR	FED DOOR & SIDE LIGHT	L1/E	2100
2.	WINDOW	C4/1 RO'S	"	2700
3.	G. DOOR	VF1036 R & BOW	L1/HD	2700
4.	"	"	"	2700
5.	WINDOW	C2/0 RO'S	L1/B	1560
6.	"	C1/0 RO'S	"	1080
7.	"	C2/0 RO'S	"	2400
8.	DOOR	FWS 1886 & BOW	"	
9.	WINDOW	C3/0 RO'S	"	2100
10.	"	C2/0 RO'S	"	1500
11	PATIO	2 NO 1 SIDE LIGHT	"	2700
12.	WINDOW	C3/0 RO'S	"	1500
13.	"	C2/0 RO'S	"	1500
14.	"	C4/1 RO'S	"	2760

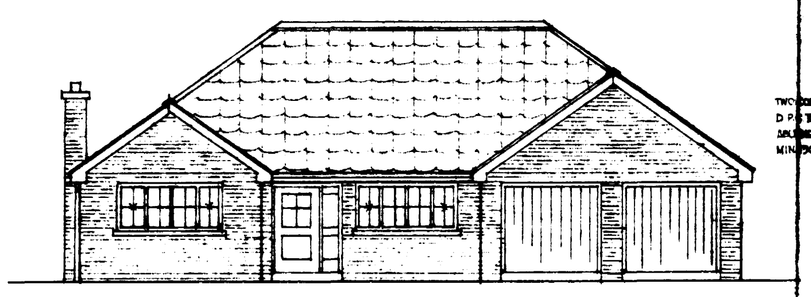
NOTE:
CAVITY TRAY D.P.Cs TO ALL LINTELS IN BRICK WALLS.



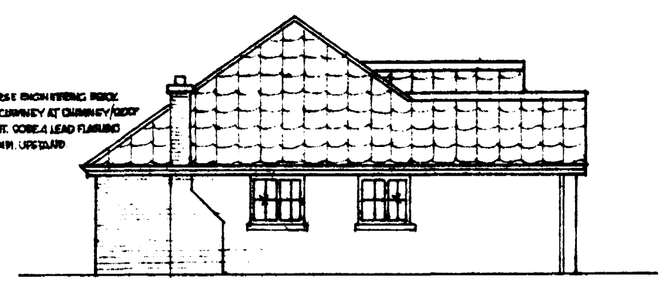
ROOF PLAN.



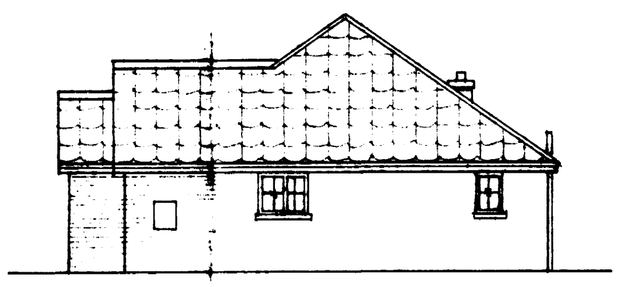
SECTION.



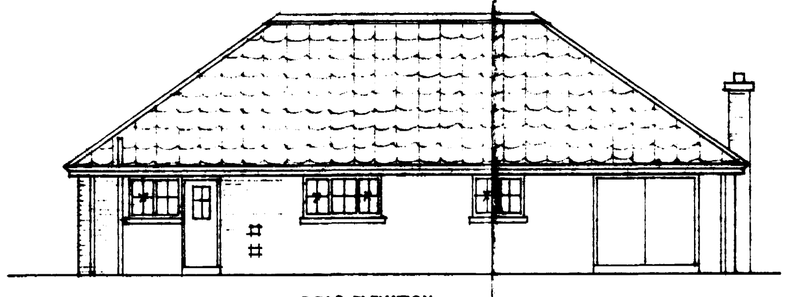
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION.



REAR ELEVATION.

22 OCT 1991
1011/91

NOTES

EXTERNAL WALLS: 215MM CALCIUM SILICATE FACING BRICKS, 50MM CAVITY WITH TERRACED INSULATION, 215MM THICK, SOLID AGGREGATE CONCRETE BLOCKS WORK TO PLINTH OF BLOCKS PLASTERED TWO COAT INTERNALLY.
INTERNAL WALLS TO BE 100MM THICK PARTY WALLS WITH 100MM THICK DENSITY BLOCKS UP TO D.P.C. TO BE CLASS 'A' ENGINEERING BRICKWORK IN DPC TO BE FL QUALITY. WALL TIES TO COMPLY WITH B.S. 1243: 1978 WITH METAL SPACING 900MM LONGITUDINAL, 450MM VERTICALLY & STAGGERED AT 225MM. I.C. GAS RESISTED LINTELS AS SCHEDULE TO ALL DOOR & WINDOW OPENINGS TO COMPLY WITH REGULATIONS I & J. ALL DOOR LINTELS TO BE LINED OVER INTERNAL OPENINGS IN 100MM THICK WALLS.
GARAGE/BUNGALOW WALL TO BE SEMI-DETACHED EXTERNAL WALLS.

HARLEY MONOPITCH FARMHOUSE RED ROOF TILES LAID WITH A MIN. 75MM HEADLAP ON TYPE 1F REINFORCED SARKING FELT WITH 38 X 50MM TILE BATTENS - FEET TO HAVE MIN. 25MM GAPS IN EACH DIRECTION.

3/4" (19MM) TIMBERLITE ROOF TRUSSES IN ACCORD WITH B.S. 5268 - PT 3 - 1985 - 450MM CENTRES - 38 X 100MM CRIPPLES & CEILING TIES - 75 X 100MM INTERNAL LOAD BEARING WALLS - 25 X 100MM RAFTERS & RAFTER CODE - 38 X 150MM PLATE - NOTIFY BUILDING INSPECTOR IF ANY DEVIATIONS FROM THE ABOVE ARE REQUIRED. ALL TIMBER TO BE STRESS GRADED IN ACCORDANCE WITH "TIMBERLITE TECHNICAL BULLETIN - STRUCTURES - CALCULATIONS FOR THE COMPOUND TRUSSES TO BE SUBMITTED TO THE LOCAL AUTHORITY BEFORE COMMENCEMENT. ALL STRUCTURAL TIMBER TO BE SC3 GRADE.
S.W. GOODS TO BE SYMMAY, NOWN, EQUITY 12 - 65MM DIAM PIPE OR EQUAL.

CEILINGS LINED WITH 9MM THICK PLASTERBOARD WITH ARTEX FINISH. 100MM THICK THERMITE BROWN WOOL LOFT INSULATION. ROOF SPACE VENTILATED TO REG. 72. ROOF SPACE TO BE WELL VENTILATED WITH EAVES & TYPE 'A' TILES VENTS. SOFFIT VENTILATION TO BE EQUIVALENT TO A 10MM CONTINUOUS GAP. MIN 50MM VENTILATION GAP ABOVE INSULATION AT EAVES. GARAGE/BUNGALOW WALL TO BE FIRE STOPPED.

WINDOWS TO BE 0.9 METRE OR EQUAL, DOUBLE GLAZED WITH NON-ASCENDING THROUGH VENTS. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. EXTRA VENTILATION & EXTRACTION FANS TO BE PROVIDED TO KITCHEN (60 LITRES/SECOND) & BATHROOM (15 LITRES/SECOND). VENTILATION DESIGN IN ROOF SPACE TO BE EQUAL AT EITHER GABLE APPLICABLE.

GARAGE CEILING LINED WITH 12MM THICK GYPROC 'FIRELINE' BOARDS WITH ARTEX FINISH TO PROVIDE ABLE HOUR FIRE RESISTANCE.

SPACE HEATING TO ELECTRICITY BOARDS MEDALLION SPECIFICATION OR EQUAL. HOT WATER SYSTEM TO BE VENTED - HOT WATER STORAGE CYLINDER & NOT RATED. PIPES TO BE INSULATED TO BSD 1.5 OR EQUIVALENT. HOT WATER STORAGE VESSEL TO HAVE THERMOSTAT CONTROL.

SOLID FUEL FLUE TO MEET THE REQUIREMENTS OF PARAS 3.1, 3.2 & 3.3 OF THE BUILDING REGULATIONS 1985. MIN. 200MM DIAM. FLUE LINER TO B.S. 715 WITH (VITT) SOCKETS RAISED UPPERMOST MIN OF 250MM ABOVE HIGHEST VENTILATION TO BE PROVIDED BY USE OF 225 X 75MM PERMANENT OPENINGS OR EQUAL. ALL TIMBER TO BE MIN. 40MM FROM CHIMNEY.

DRAINS TO BE CONSTRUCTED IN 100MM DIAM. PLASTIC PIPES LAID IN STRAIGHT LINES TO SUIT CLEARANCE REQUIREMENTS (FOUL 1:20 - S.W. 1:80) & SUITABLY PERFORATED RODDING FACILITIES PROVIDED ON EXTERNAL RUNS WITH 2 G.I. GUARD OVER A 150MM. SPACE ALL ROUND THE PIPE. ALL PIPES TO HAVE 150MM THICK PEA GRAVEL SURROUND. VALVES NOT UNDER A DRIVE & NOT LESS THAN 600MM. OF COVER OR IN A DRIVE NOT LESS THAN 900MM OF COVER. PIPES TO BE PROTECTED BY SUITABLE CONCRETE SURROUND ABOVE NOT LESS THAN 150MM. PERCENTAGE INSPECTION CHAMBERS ARE TO EXISTING 300MM. TO BE 450MM DIA IN APPROVED P.V.C. SET ON 150MM THICK CONCRETE BASE. ALL GULLEYS TO BE BACK INLET TYPE. 50MM DIAM. WASTE TO SHOWERS, 40MM DIAM. TO BASIN & SINK & 30MM DIAM TO BATH WITH ALL TO HAVE MINIMUM 38MM SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION & AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3.0M. 100MM DIAM. VENT PIPE TO HAVE DURABLE CAGE AT TERMINAL. MIN. 300MM ABOVE WINDOW HEAD.

HEAT LOSS CALCULATIONS

	NOTIONAL BUILDING			PROPOSED BUNGALOW		
ELEMENT	AREA	'U' VALUE	HEAT LOSS	AREA	'U' VALUE	HEAT LOSS
EXT WALL	106.73	0.45	48.03	99.37	0.42	41.74
GLAZING	15.62	5.70	89.03	22.98	2.80	64.34
FLOOR	104.16	0.45	46.87	104.16	0.75	78.12
ROOF	104.16	0.25	26.04	104.16	0.20	20.83
			209.97			205.03

ASHWOOD HOMES
Build a Better Neighbourhood

REGISTERED HOUSE BUILDER

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX TEL: HOLBEACH (0406) 23388

PROJECT

PROPOSED BUNGALOW & GARAGE
ROMAN BANK MOULTON SEAS END.

DRAWING DESCRIPTION

DATE OCT. 1991	DRAWN A.K.W
DRWG No. HSE/103/2B.	SCALE 1:50 & 1:100

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED