SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0218/94 Received:02-MAR-94 Type:FULL

Name: Mr N R Barney
17 Poachers Gate
Pinchbeck
Spalding
Lincs

Agent: Mr N R Barney
17 Poachers Gate
Pinchbeck
Spalding
Lincs

Description: Erection of garden shed

Location : 17 Poachers Gate Pinchbeck
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.

Director of Planning and Building Control Services
15-APR-94 H14/0218/94

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0218/94 Received:02-MAR-94 Type:FULL

Name: Mr N R Barney
17 Poachers Gate
Pinchbeck
Spalding
Lincs

Agent: Mr N R Barney
17 Poachers Gate
Pinchbeck
Spalding
Lincs

Description: Erection of garden shed

Location : 17 Poachers Gate Pinchbeck
Spalding Lincs

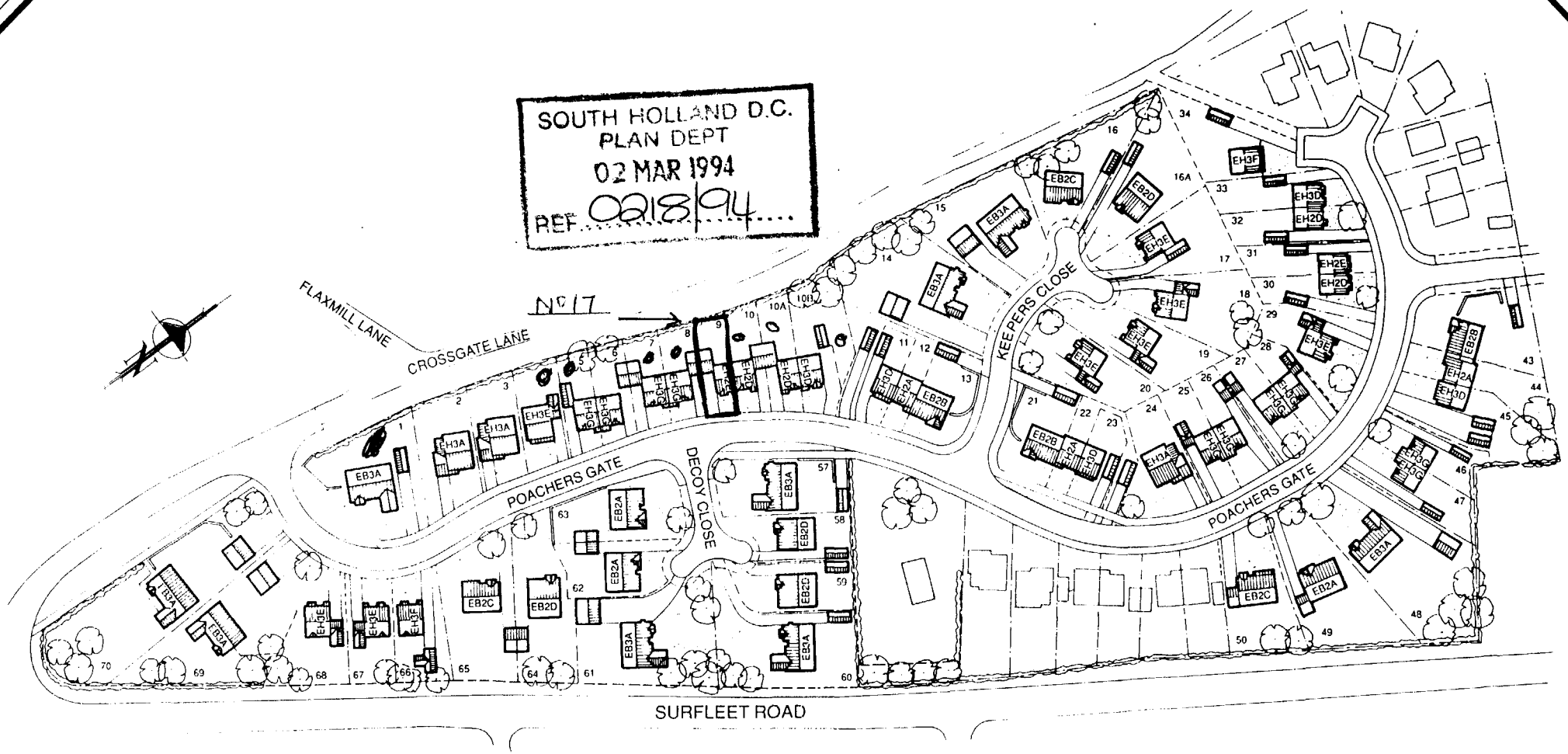
South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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

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

12-APR-94 AD check... AJ 14/4

Authorised to issue (inc Delegation).....14/4...



KEY

EB2D	The Beck - 2 bedroom detached bungalow
EB2C	The Fen - 2 bedroom detached bungalow
EB2B	The Bramble - 2 bedroom detached bungalow
EH3A	The Lodge - 3 bedroom detached house
EH3D/G	The Covert - 3 bedroom semi detached house
EH2A	The Spinney - 2 bedroom semi detached house
EB2A	The Decoy - 2 bedroom detached bungalow
EB3A	The Poacher - 3 bedroom detached bungalow
EH3E/F	The Keeper - 3 bedroom detached house

Although these details are carefully prepared, they may be subject to alteration without notice and they are not intended to form part of any contract. Please note that elevations and mix of house types may vary from plot to plot and from site to site. Please ask for details.

POACHERS GATE

SITE PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14|0218|94

Date Registered 02 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

NIGEL. ROBERT. BARNEY
14. POACHERS GATE
PINCHBECK SPALDING,
LINCS PE11 3.

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

14. POACHERS GATE PINCHBECK SPALDING, LINCS PE11 3

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF GARDEN SHED.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £10.00. If you consider no fee is payable include a written explanation instead.

Signed. N. R. Barney Date 20. FEB. 1994 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 Certificates

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	8 FEET.	metres
(b) max. length:	8 FEET	metres
(c) max. width:	6 FEET.	metres
D. Please state type and colour of materials for facing external walls:	WOOD	
E. Please state type and colour of roofing materials.	ROOFING FELT.	
F. Has a survey of the site been undertaken? State Yes or No	NO	

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC PROPERTY.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — NATURAL DISPERSAL.

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

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 floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ 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 ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

THIS APPLICATION IS FOR THE ERECTION OF A 8'x6' GARDEN SHED FOR NORMAL DOMESTIC USE ONLY.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.** (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 M. R. Barnes (Applicant / ~~Agent~~) Date 20-2-94

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 M. R. Barnes (Applicant / ~~Agent~~) Date 20-2-94

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed PM Date 11-4-94

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

DC INSTRUCTION SHEET

APPLICATION REF: H14/0218/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

All

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer:

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by GS
Date 14.3.94
Expiry 4.4.94

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Shed not erected yet. Hedge planted to road boundary. OK. BKS planted leylandii hedgerows have 1.8m fence

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70.

Receipt No P3959

Date first Rec'd 02 MAR 1994

Registration

Reference H14/0218/94

Cross-Ref —

Date 03-MAR-94 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/(Works)

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 70 .

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 1-25 OS Plots
Grid ref 534350 326920

Ward RM Parish P'BECK

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0500886

Dist Bound

Other:

Planning Records:
Earlier apps 450/89
original no.

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

H14/0218/94
FULL

Applicant: Mr N R Barney
Tel:

Agent: Mr N R Barney

Description: Erection of garden shed

Location: 17 Poachers Gate
Pinchbeck
Spalding
Lincs

Valid date:	02-MAR-94	Terminal date:	27-APR-94
Target dates:		Target Committee:	19-APR-94
To case officer	09-MAR-94	Report deadline:	05-APR-94
Inspected by	16-MAR-94	Agreed TD Ext:	
Extra contacts	23-MAR-94	Case Officer:	
Report if not clear by	06-APR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert MIN		14-MAR-94	04-APR-94	
Clerk to Pinchbeck P	0775 723838	10-MAR-94	24-MAR-94	OK.
Cllr T Bray	0775 723794 (Of	10-MAR-94	17-MAR-94	
Cllr Mrs P J Buffham		10-MAR-94	17-MAR-94	

i.c.c. – No objections JE CS 17/3/94

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAR 1994
PJ

Application no: H14/0218/94

Applicant: Mr N R Barney
17 Poachers Gate
Pinchbeck
Spalding
Lincs

Agent: Mr N R Barney
17 Poachers Gate
Pinchbeck
Spalding
Lincs

Description: Erection of garden shed

Location: 17 Poachers Gate Pinchbeck
Spalding Lincs

Type: FULL

Date received: 02-MAR-94

10-MAR-94

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 24-MAR-94. 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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

M H [illegible]

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3959
Date received : 02-MAR-94

Received from

R M & J E Barney

Address

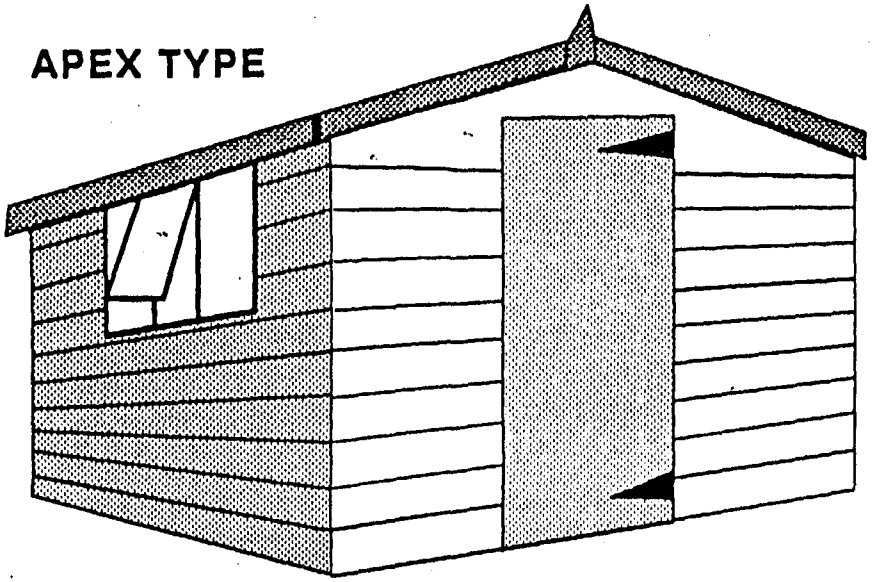
17 Poachers Gate
Pinchbeck
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

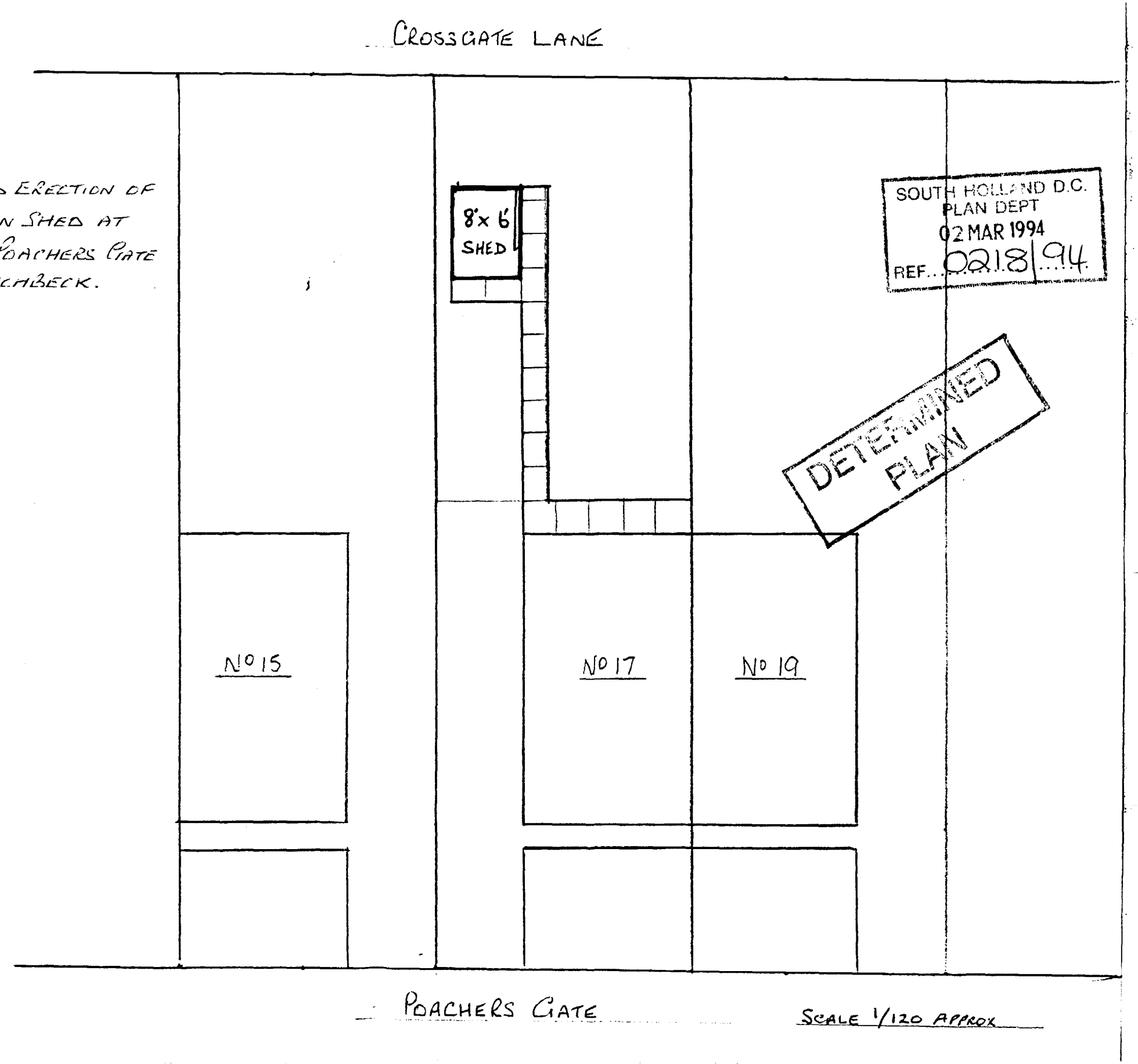
Signed.....K. Lowe.....
(Authorised Collector)

APEX TYPE



SOUTH HOLLAND D.C.
PLAN DEPT
02 MAR 1994
REF. 0218/94

PROPOSED ERECTION OF
GARDEN SHED AT
No 17 POACHERS GATE
PINCHBECK.



SCALE 1/120 APPROX