SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H14/0231/93 Received:12-MAR-93 Type:RESERVED MATTERS

Earlier Permission: H14/0093/92

Name: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erection of bungalow with garage

Location : Glenside North West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 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.

This approval is granted in accordance with the application submitted as revised by the agent's letter dated 14 April 1993.

Director of Planning and Building Control Services
17-MAY-93 H14/0231/93

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)


254
253
252
0039
1·383ha
3·42
2740
2·677ha
6·62
2·997ha
7·41
Drain
0028
1·480ha
3·66
0019
·974ha
2·41
0014
3·667ha
9·06
4937
3·404ha
8·41
15·285ha
37·77
Wyvern House
4221
2·762ha
6·83
5314
·429ha
1·06
6413
·429ha
1·06
Glen Mill
4900
1·476ha
3·65
SITE
Glenview Nurseries
3700
1·075ha
2·66
Glenside
Nursery
Glendow
Glenmar
Glenlyn
B M 3·95m
2 MAR 1993
0231.93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14 | 0231 | 93

Date Registered 12 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P. HAMMOND,
25 OAKLEY DRIVE,
SPALDING,
LINCOLNSHIRE.

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name) P. S. LITTLETON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT, GUNSIDE NORTH, WEST RINGBEECK
SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED ERECTION OF BUNGALOW WITH GARAGE

Please complete

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

Signed. P.S. Littleton MCIOB LA Building Design. Date. 11 MARCH 1993

Previous application No. H14/1279/92

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. H14/0093/92
B. Please state which reserved matters are dealt with in this application. (1) (2) (3)
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:

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: 6.00 metres

(b) max. length: 12.40 metres

(c) max. width: 10.10 metres

C. Please state type and colour of materials for facing external walls: BATTERLEY CLAUGHTON MANOR. VICTORIAN MIXTURES

D. Please state type and colour of roofing materials. SANDTOFT SHIRE PANTILE TERRACOTTA RED.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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 ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. ☐ → Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application. Continue on separate sheet if necessary.

7. INDUSTRIAL, 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 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 P Rathgow ~~(Applicant~~/Agent) Date 11/3/93

~~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 P Rathgow ~~Applicant~~/Agent) Date 11/3/93

~~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 Inspection	Accuracy	Neighbours	Boundaries
Site features	Other	as before on 1279/92.	Sent 23/3/93.

Inspected by PJY
Date 23-3

Notice posted by PJY
Date 23-3

Resident Notices required

Sent Delivered

Case Officer Conclusions

Site between white horse + row of dwellings fronting Small Drove Lane. lower than road level. Glass houses to rear. New leylandia planted to west + N boundary. maturing leylandia on East boundary 2m +. rear boundary wrong place, site has extra land to rear of it

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction:

Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PDU 17-3. I haven't got any lites on this site
DC 18/3

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer

PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 12 MAR 1993

Registration

Reference H14/0231/93

Cross-Ref R.

Date 15/3

Validation

TYPE RM.

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type H14/~~1272~~ 1279/92 (2027) ~~1279~~

Correct fee

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref H14/0098/92

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 143

OS No's

Grid ref 5 20520 3 35050

Ward N

Parish P'BECK

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site 188/89

Ref 1195

Linked to property

Ref

Planning Records:
Earlier apps

1279/92.
93/92 ✓

Files not available for checking

B Reg Records:
Already submitted - Ref
Request
Requested

586/73
916/81
181/73

BRIAN SM 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

H14/0231/93

RESERVED MATTERS

Applicant: Mr P Hammond
Tel:

Agent: L A Building Design
0775 711437

Description: Erection of bungalow with garage

Location: Glenside North
West Pinchbeck
Spalding
Lincs

Valid date:	12-MAR-93	Terminal date:	07-MAY-93
Target dates:		Target Committee:	20-APR-93
To case officer	19-MAR-93	Report deadline:	06-APR-93
Inspected by	26-MAR-93		
Extra contacts	02-APR-93	Case Officer:	
Report if not clear by	16-APR-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, "Glendale", Small Drove Lane, W/Pinchbeck	23-MAR-93	13-APR-93
The Owner/Occupier "Glendon", Small Drove Lane, W/Pinchbeck	23-MAR-93	13-APR-93
M R Flatters, White Cottage, Small Drove Lane, W/Pinchbeck	23-MAR-93	13-APR-93
Clerk to Pinchbeck P 0775 723838	19-MAR-93	02-APR-93
Cllr B Chappell 0775 87 381	19-MAR-93	02-APR-93
Site/Press Advert MIN	23-MAR-93	13-APR-93

L.C.C. Obs Attached Jc 25/3/93

SITE DETAILS

Grid ref: 520520 325050
OS Sheets: 143 Parcel:

APPLICATION REFERENCE: H14/0231/93 DATE RECEIVED: 12-MAR-93

TYPE: Reserved Matters

DESCRIPTION: Erection of bungalow with garage

LOCATION: Glenside North, West Pinchbeck

APPLICANT: Mr P Hammond AGENT: L A Building Design

REASON FOR COMMITTEE CONSIDERATION

Objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 MAY 1993

RECOMMENDATION

Grant approval.

COMMENTS

1 Earlier application refused on grounds of rural character and visual amenity.

2 Bungalow now altered, garage is detached and site has been extended to rear creating more space around dwelling.

3 Objection mainly on a drainage problem, which is claimed to be aggravated by the proposed site. The Black Sluice Internal Drainage Board have commented similarly. They advise that a positive drainage system should be constructed and the applicant's agent has advised that it is intended to take all the roof and hard area stormwater to the adjacent dyke as suggested by the Board.

4 Objectors comments on size of dwelling in relation to plot appear to relate to previously refused plan, rather than current proposal.

REPRESENTATIONS

Parish Council: Recommend approval.

Public: One letter received from "Glendon", Small Drove Lane, West Pinchbeck (summarised)

Bungalow will be built at end of our garden.
Wrote to you when last application submitted detailing concerns over drainage and waterlogging.
Drainage Board visited our premises and expressed deep concern over problem,

aggravated by applicant's land and would be increased by development unless adequate drainage system implemented.
Also contacted Environmental Health Department, site was visited by an officer who was concerned over surplus water causing a cesspit to overflow.
Recommend that suitability of land for development is fully investigated with special regard to the drainage.
Understand percolation test have to be passed but depending upon time of these tests, may be possible for these to be passed when they should not be. Concerned to see that no mention of drainage problems on previous refusal of permission.
Disturbed to discover that the building appears to be 2 metres narrower than width of plot, surely too big.

Applicant: Site shows additional area of land to rear. Garage split from the bungalow, giving more space.
Black Sluice Internal Drainage Board drawn attention to recent drainage problems, probable solution to use nearby ditch.
Bungalow to be built ½ metre above existing site level, ground surface falling away from proposed building, site is somewhat lower than adjoining land.
Intend to take all roof and hard area stormwater to adjacent dyke, which will most probably have to be cleaned out. This will reduce water percolating through the site.
Before ruling out a septic tank system, intend to make further percolation tests.

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of planting).

Note

2 SN1 - approval of the application as amended by the agent's letter of 14 April 1993.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0231/93 Received:12-MAR-93 Type:RESERVED MATTERS

Name: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erection of bungalow with garage

Location : Glenside North West Pinchbeck
Spalding Lincs

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

1 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.

This ~~permission~~ approval is granted in accordance with the application submitted as revised by the ~~amended~~ agent's letter dated 14 April 1993. *

14-MAY-93 AD check.....14/5.

Authorised to issue (inc Delegation).....AS....

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

Incorporated 27-4

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0231/93

Applicant: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erection of bungalow with garage

Location: Glenside North West Pinchbeck
Spalding Lincs

Type: RESERVED MATTERS

Date received: 12-MAR-93

19-MAR-93

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 03-APR-93. 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

RQ S.H.D.C. PLANNING DEPT.
27 APR 1993

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approved

Signed:

LA Building Design

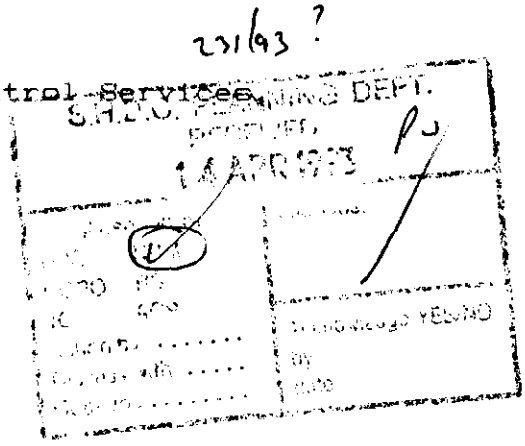
55 Hannam Boulevard
Spalding
Lincs. PE11 1LB

Telephone
Spalding
0775 711437

My ref: PSL/92/15

14th April, 1993

Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire, PE11 2XE.



For the attention of Mr P. J. Udy.

Dear Sir,

RE: PROPOSED BUNGALOW AND GARAGE AT GLENSIDE NORTH, WEST PINCHBECK, SPALDING, FOR MR P. HAMMOND SHDC REF: H14/0293/93.

I refer to my telephone conversation with Mr Udy on 13th April, 1993 on the above and in connection with the consultation letters with the NRA and Black Sluice Internal Drainage Board.

Black Sluice have drawn attention to recent problems relating to excessive surface water and possible future problems with septic tank drainage. They have further pointed to a probable solution in the use of the nearby drainage ditch.

The proposal inludes building up the bungalow to some 500mm above the existing general site level with the new ground surface falling gently away from the proposed building. The site as it is now is somewhat lower than the adjoining land which emphasises the standing surface water problem.

It is also intended to take all the roof and hard area storm water to the adjacent drain (dyke) as suggested by Black Sluice. This will no doubt involve cleaning out the present drainage dyke and slightly deepening it to ensure it works effectively. This work however will reduce the amount of surface water percolating through the site by around 15%, possibly more and will obviously benefit all the other properties adjoining this drain.

continued/

In May 1992 test holes were made on the site and it was established at that time the water table was some 2.70 metres below the existing ground level generally. However in the proximity of the septic tank in the garden of the house, Glendon, on the corner of Small Lane the water table was some 1.50 metres below the ground surface. It is clearly understood that over the last half year or so we have experienced a dramatic increase in the rainfall following a very long period of essentially 'drought' conditions. This is seen as replenishment and a return to the 'status quo'. Before ruling out a septic tank system it is intended to make further Percolation tests given the current ground water
conditions to establish viability. Naturally all factors will be considered including adjacent systems, ground percolation characteristics, siting of tank and soakaway network.

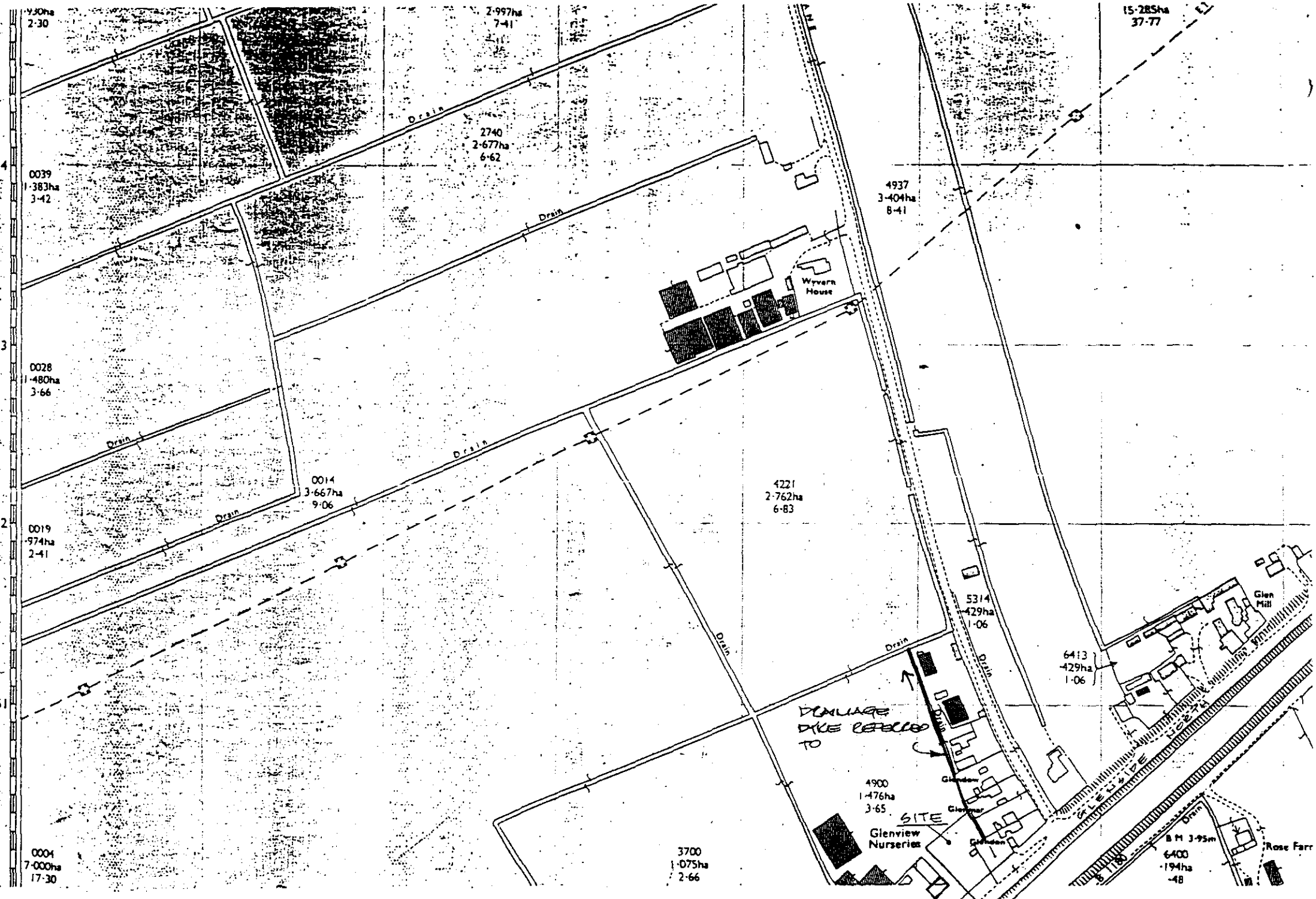
In my view it is desirable to create a condition of equilibrium where flooding by excessive rainfall is obviated by immediate removal to a drain and where in conditions of drought the controlled constant input to the sub strata of waste water from the tank helps to sustain the natural plantlife.

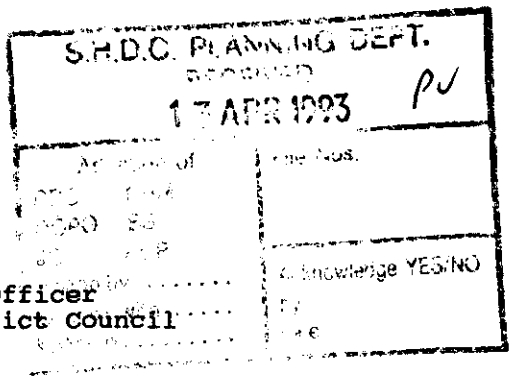
Yours sincerely,



Peter Lithgow, MCIOB,
L. A. BUILDING DESIGN.

Member of the Chartered Institute of Building.


2·997ha
7·41
15·285ha
37·77
Drain
2740
2·677ha
6·62
0039
1·383ha
3·42
4937
3·404ha
8·41
Wyvern House
0028
1·480ha
3·66
0014
3·667ha
9·06
4221
2·762ha
6·83
0019
·974ha
2·41
5314
·429ha
1·06
6413
·429ha
1·06
Glen Mill
DAMAGE DYKE REBUILD TO
4900
1·476ha
3·65
SITE
Glenview Nurseries
3700
1·075ha
2·66
0001
7·000ha
17·30
B M 3·95m
6400
·194ha
·48
Rose Farm



NRA

8th April 1993

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

Our Ref: 93/1/SH/0086
Contact: G THORNALLEY

Dear Sir,

Planning Application No. H14/0231/93

PROPOSAL: ERECTION OF A BUNGALOW
LOCATION: GLENSIDE NORTH, WEST PINCHBECK
APPLICANT: MR P HAMMOND

Further to our letter dated 25th March 1993, please find attached a copy letter from the Black Sluice Internal Drainage Board, who were also consulted.

Yours faithfully

R.Morgan
Planning Engineer

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX.0205 360657

YOUR REF.

OUR REF. SMH/JA/P/P1

DATE 6 April 1993

93/1/SH/0086/00

Planning Engineer
National Rivers Authority
Anglian Region
Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF

Dear Sirs

Planning Application No H14/0231/93 - Mr P Hammond - Proposed erection of Bungalow with Garage, West Pinchbeck

I have the following requirements with reference to the above planning application.

There has been problems with flooded gardens during this winter in this area which my assistant engineer has inspected. If a further property is constructed with soakaway drainage and a discharge from small effluent treatment plant this will exacerbate these problems.

It is recommended that the applicant should construct a positive drainage system to discharge into a nearby dyke system so that the adjoining plots are not adversly affected by the development.

The developer shall then be required to pay the Board a development contribution to increase the flow of water into this watercourse.

Yourrs faithfully

S.M. Hemmings

Engineer to the Board

N.R.A. — ANGLIAN REGION
HARVEY STREET, LINCOLN
-7 APR 1993
FILE

	Act	Inf		Act	Inf
O.M.					
admin					
RM					

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. OUR REF. SMH/JA/P/P1 DATE 6 April 1993

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Planning Application No H14/0231/93 - Mr P Hammond - Proposed erection of Bungalow with Garage, West Pinchbeck

I have the following requirements with reference to the above planning application.

There has been problems with flooded gardens during this winter in this area which my assistant engineer has inspected. If a further property is constructed with soakaway drainage and a discharge from small effluent treatment plant this will exacerbate these problems.

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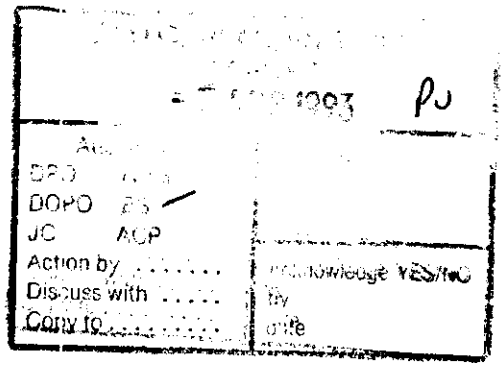
Yours faithfully

S.M. Hemmings

Engineer to the Board



S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1993 AJ
Attention of
DPO NRM
DOPO BS
ACP
Council .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

25th March 1993

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

Our Ref: 93/1/SH/0086
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H14/0231/93

PROPOSAL: ERECTION OF A BUNGALOW
LOCATION: GLENSIDE NORTH WEST PINCHBECK
APPLICANT: MR P HAMMOND

I refer to your consultation received on 16th March 1993.

This Authority has no objection to the proposal provided the following conditions are included in any approval.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).
REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

CONDITION: No part of the soakaway system shall be more than 2 metres below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No development or form of obstruction, including fences, trees and bushes, shall be placed within 9 metres of the RIVER GLEN.
REASON: To allow access to the watercourse for maintenance operations and to protect the river corridor.

CONDITION: Any fuel storage above ground and refuelling facilities shall be

contd ...

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.

REASON: To prevent pollution of the water environment.

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the NRA is required for any proposed works or structures in, under, over or within 9m byelaw distance of the main river GLEN.

Advice to Planning Authority

The BLACK SLUICE Internal Drainage Board were consulted and wished to make no observations on this proposal.

Advice to Applicant

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/4/0231/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	0	5	2	5	0

2. Address or location

Gronsioe North West Pinchbeck

3. Name, classification and number of road

111

4. Date application referred 25-3-93

5. State whether outline, detailed application etc.

R.M

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

Erection of Bungalow

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: 25/3/93 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

Delete as appropriate

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

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

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

LA Building Design

55 Hannam Boulevard
Spalding
Lincs. PE11 1LB

Telephone
Spalding
0775 711437

My ref: PSL/92/15

Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire, PE11 2XE.

12 MAR 1993
..0231/93

11th March, 1993

For the attention of Mr P.J.Udy

Dear Sir,

RE: PROPOSED BUNGALOW WITH GARAGE AT GLENSIDE NORTH, WEST PINCHBECK, SPALDING.
APPLICATION NOS: H14/0093/92 OUTLINE and H14/1372/92 RESERVED MATTERS.

Further to your Refusal of Reserved Matters on the above, dated 19th February, 1993 and accompanying letter, dated 17th February, 1993, I now enclose herewith my application showing the altered design.

The site now shows an additional area of land to the rear which was always part of the original plot, however, with the effluxion of time the vendor of the plot for logistical reasons re-demarcated the physical rear plot boundary. Legally the land conveyed from the vendor to my client is in fact the original (larger) plot for which, incidentally, the original outline permission was granted.
The solicitors acting for my client, I understand, are now proceeding with a deed of rectification to put matters right.

You will please notice that in accordance with your suggestions I have split the garage from the bungalow and located it to the rear thus giving much more space around the proposed bungalow.

I hope that in view of this genuine, and understandable mistake as to the true disposition of the site boundaries you will accept this revision under the 'Free Go' rules.

Yours faithfully,

Peter Lithgow, MCIOB,

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB.

S.M.HEMMINGS, BSc.C.Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF OUR REF SMH/SH/P/P1 DATE 15 June 1993

South Holland District Council
Council Offices
Second Floor
Priory Road
SPALDING
Lincs

Dear Sirs

Proposed Plot for Dwelling - Glenside North
Planning Application No H14/0231/93

I enclose a copy of a letter to Mr P M Hammond.

If these works are carried out the Board will have no objection to a dwelling being erected on this site.

Yours faithfully

S.M. Hemmings

Engineer to the Board

Encs

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1993

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Fitz

Acknowledge YES/NO
By
Date

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB.

S.M.HEMMINGS, BSc.C.Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF OUR REF SMH/SH/ DATE 15 June 1993

Mr P M Hammond
25 Oakley Drive
SPALDING
Lincs
PE11 2BN

Dear Sir

Proposed Plot for Dwelling - Glenside North
Planning Application No H14/0231/93

I refer to the site meeting between my assistant, Mr Hammond and yourself on Friday 21st May 1993. At that meeting it was agreed that:-

a) A 100mm diameter porous pipe, surrounded with pea gravel, would be laid around the boundary of the site.

b) This pipe would discharge into a new manhole that would be constructed in the north eastern corner of the plot.

c) Any pipes from adjoining properties would be connected into this system.

d) A 300mm diameter pipe approximately 50.0 metres long would be laid to discharge the water from the manhole in a northerly direction into the existing open dyke.

e) The remaining 50 metres of open dyke would be cleaned out to allow a satisfactory flow into the dyke which discharges the water northwards into the Board's system.

As long as the above works are carried out the Board have no objection to the construction of a dwelling on this plot, subject to the payment of a development contribution for the increase of surface water into the drainage system.

Yours faithfully

Engineer to the Board

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: H14/0231/93

Applicant: Mr P Hammond
25 Oakley Drive
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erection of bungalow with garage

Location: Glenside North West Pinchbeck
Spalding Lincs

Type: RESERVED MATTERS

19-MAY-93

Dear Sir/Madam,

PLANNING APPLICATION

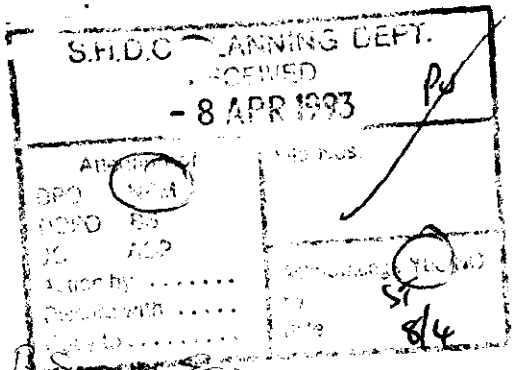
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

M & P Lawson
"Glendon"
Small Drove Lane
Glenside North, West Pinchbeck
Spalding, Lincs. PE11 3NL



Glendon
Small Drove Lane
West Pinchbeck
Spalding
Lincs, PE11 3NL

B Smith Esq
Director of Planning
South Holland District Council
Priory Road
Spalding

OBJECTION

7th April 1993.

Dear Mr Smith/ P J Way

Re: Application No: H14/0231/93

Applicant: Mr P Hammond, 25 Oakley Drive, Spalding

We are writing in connection with the above planning application. As the owners of Glendon, Small Drove Lane, this proposed bungalow will be built at the end of our garden.

When the applicant submitted his previous application (no. H14/1279/92) we wrote to ~~yourself~~ you detailing our concerns over the drainage of the land. Our garden + the land ~~[illegible]~~ which development is proposed has in the earlier months of this season been waterlogged, causing severe drainage problems, both for excess rain and sewerage.

At one stage our problem was so extensive we contacted the Internal Drainage Board and the Environmental Health Department of the Council.

Mr Hammond from the Drainage Board (unrelated to the applicant) visited our premises and expressed his deep concern over the drainage problem. He felt our problem was being aggrevated by the applicants land, and said in his opinion our problem would be greatly increased by any development on the land,

unless an adequate drainage system was implemented. By this he stated that a Soakaway system would not be sufficient and that full connection to the nearby duties would be essential.

Upon Mr Hammond's advice we then went on to contact the Environmental Health Department. A Mr Branson visited our premises and reiterated Mr Hammond's ~~remarks~~ comments. Of main concern to Mr Branson was the fact that the surplus water was causing our cesspit to overflow and sewerage was flowing out onto the garden. (Note the cesspit had been emptied 10 days earlier).

Because of the above, we would recommend that the suitability of the land for development is fully investigated, with special regard to the

drainage

We understand that percolation tests have to be passed before development can proceed. However we also understand that depending upon the timing of these tests, it may be possible for these to be passed (i.e. during a dry period) even though under normal circumstances the land is not ~~it would not~~ suitable.

We feel we must point out, that we visited the Council offices last Thursday and we were some what concerned to see that there was no mention of drainage problems relating to the previous refusal of permission. Our comments therefore seem to have gone unnoticed.

The reason for its refusal at the last application appeared to be due to the proposed building

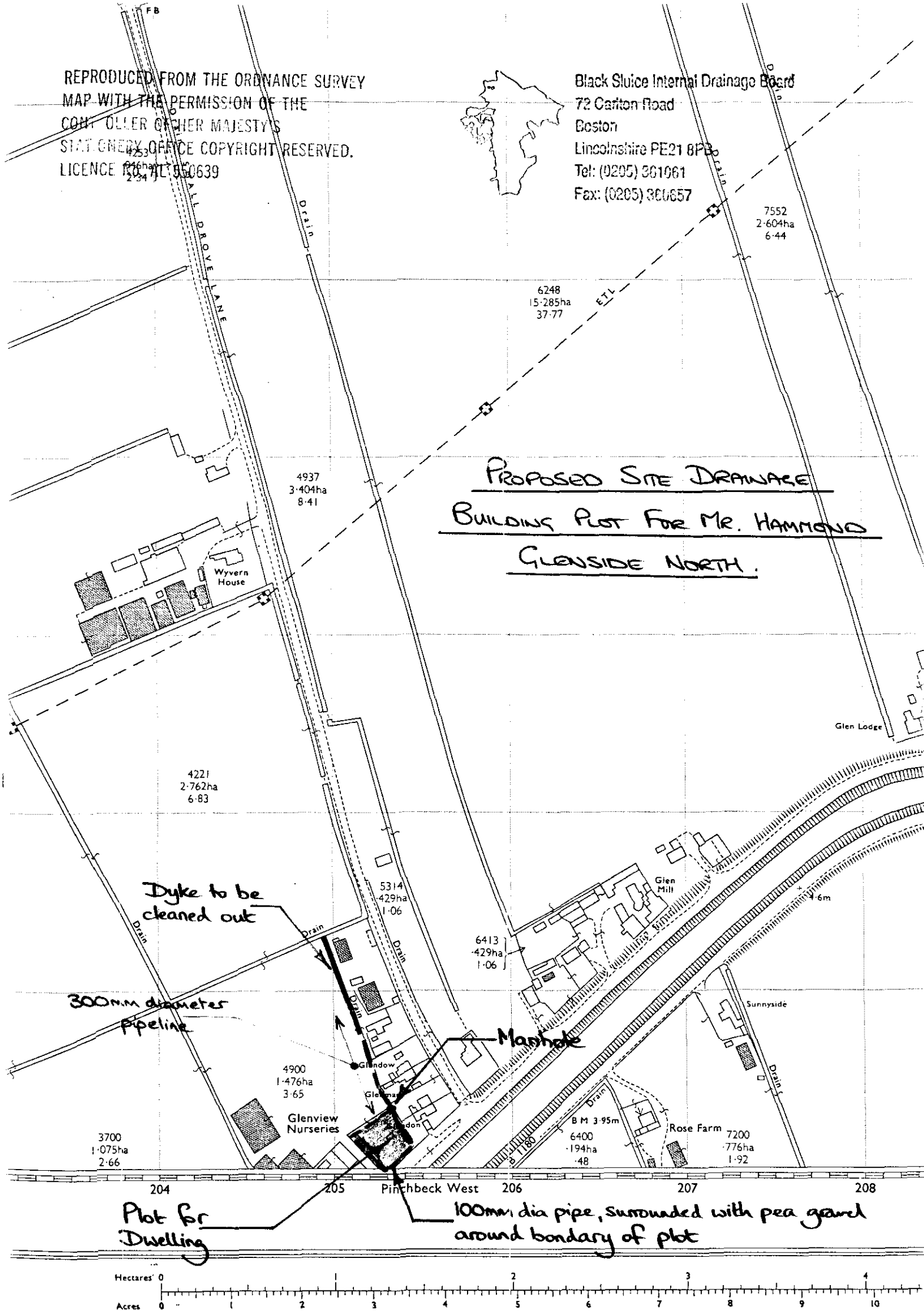
being out of character with the surrounding property.

This again would still be an issue of concern to ourselves. However more importantly we were disturbed to discover that the actual building appears to be only 2 metres narrower than the width of the plot - surely the building is ~~therefore~~ going to be too big for the plot provided, and therefore a further hindrance to ourselves and other adjoining neighbours!

We hope our comments will be noted and action taken to investigate any potential problems.

Yours sincerely

Mark + Paula Lawson



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE COPYRIGHT RESERVED. LICENCE No. AL 550639
Black Sluice Internal Drainage Board
72 Carlton Road
Boston
Lincolnshire PE21 8PB
Tel: (0205) 361061
Fax: (0205) 360657
PROPOSED SITE DRAINAGE
BUILDING PLOT FOR MR. HAMMOND
GLENSIDE NORTH.
Dyke to be cleaned out
300mm diameter pipeline
Manhole
Plot for Dwelling
100mm dia pipe, surrounded with pea gravel around bondary of plot
Wyvern House
Glen Lodge
Glen Mill
Sunnyside
Glenview Nurseries
Rose Farm
Pinchbeck West
Drain
ETL
7552
2·604ha
6·44
6248
15·285ha
37·77
4937
3·404ha
8·41
4221
2·762ha
6·83
5314
·429ha
1·06
6413
·429ha
1·06
4900
1·476ha
3·65
3700
1·075ha
2·66
6400
·194ha
·48
7200
·776ha
1·92
B M 3·95m
204
205
206
207
208
Hectares
Acres

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: H14/0231/93/A1 Date Received: 08-JUL-93

Applicant: Mr P Hammond
25 Oakley Drive
Spalding
Lincolnshire

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincolnshire
PE11 1LB

Description of Original Development: Erection of bungalow with garage

Location: Glenside North, West Pinchbeck, Spalding

Amendment Submitted:
(i) - Roof tiles to be Sandtoft Clay County Pantile Natural Red.
(ii) - Facing bricks to be reclaimed orange/red clay facings.
(iii) - Bungalow/garage to be set back on site a further 3.2 metres.

20 July 1993

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 Planning and Building Control Services

amd. 3

PLANNING AMENDMENT

For office use only

Application No. H14/231/93/A1

Date registered 08 JUL 1993

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P. HAMMOND
25 OAKLEY DRIVE
SPALDING

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT, GUNSIDE NORTH, WEST PINCHBECK, SPALDING

Please complete

EARLIER APPLICATION No.

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

H14/0231/93
~~H14/0285/93~~

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed P S Hodgson Date 8/7/93

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF BUNGALOW WITH GARAGE

As **NOW PROPOSED**, if different

State details of amendments proposed

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

ROOF TILES TO BE SANDTOFT CLAY COUNTY PANTILE NATURAL RED
FACING BRICKS TO BE RECLAIMED ORANGE/RED CLAY FACINGS
BUNGALOW & GARAGE TO BE SET BACK ON SITE A FURTHER 3.2M

State drawing no's of the current submission

92/15/08

State Officer dealing with the application, if known.

MR. P. CADY

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

3. Please tick **one** box only

A. Amendment is proposed where permission already granted ☑

If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

OFFICE USE ONLY

Validation	Adequate detail Acknowledged	☐ HL	Confirmed .....
Liaison with Building Building Control	Outside parameters	☐	Confirmed ..... CE
	Referred to case officer	.....	Officer .....
	Amended plans needed	☑	Reference 2999/93
	New application needed	☐	
	New application requested	.....	
	Indexed	HL	

		Preliminary	Final
	Dates	.....	.....
A. Post-decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☑
	Indexed		.....
B. Current	Same char/desc. Admin. confirmation	☐	☐
	No publicity/residents	☐	☐
	Records edited		.....
	New application needed	☐	☐
	Indexed		.....
	Fee paying resubmission (Admin. confirmation)		Fee/Non-fee

Case Officer:

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details accepted, if different:

Notes:

Affect on plots/fees: PM 14-7

1. Builder to check all dimensions on site before work commences.
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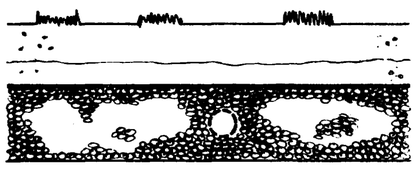
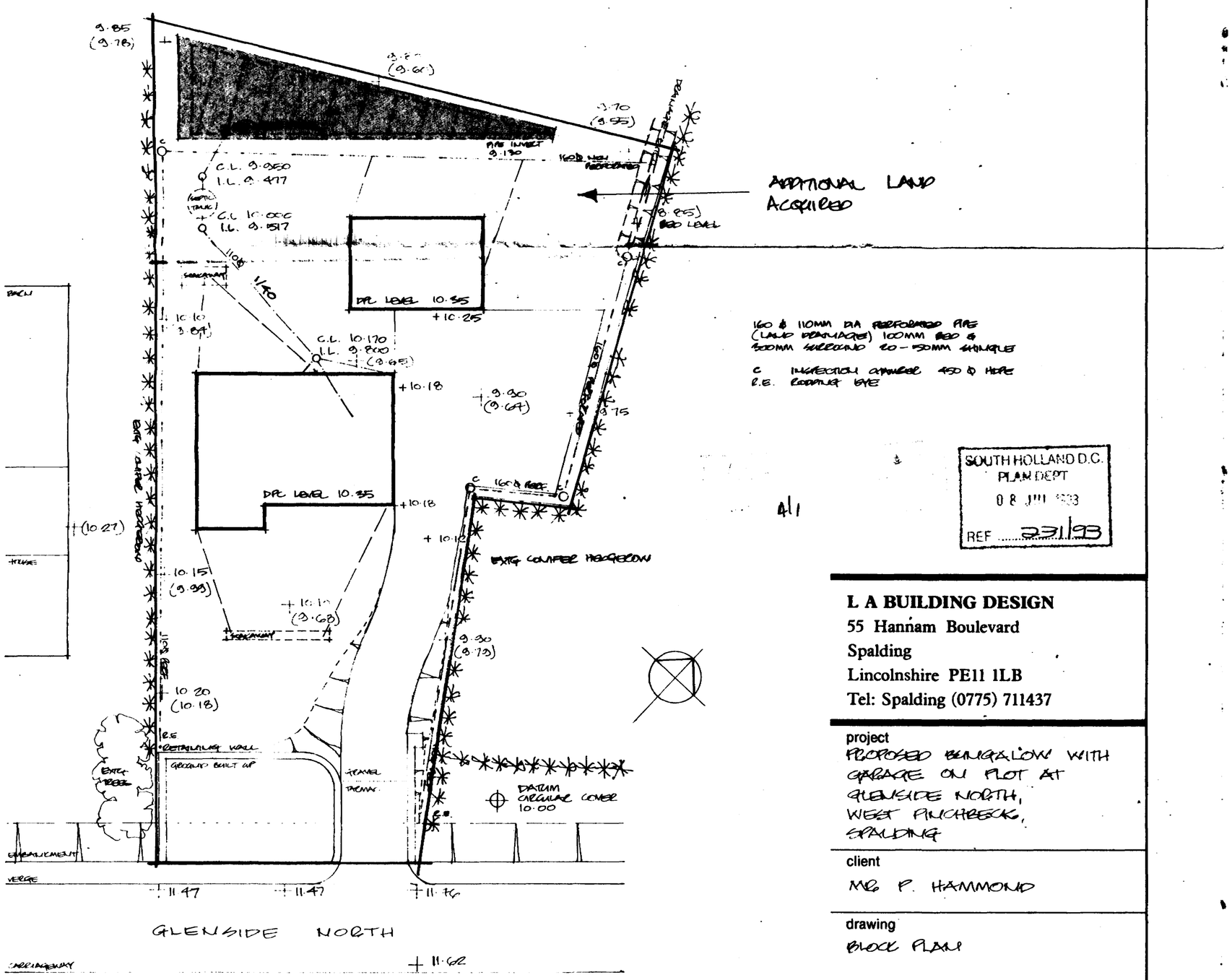


300MM TOPSOIL ON
100 - 200MM EXCAVATED SPOIL
PONDING MEMBRANE GEOTEXTILE

110MM DIAMETER PERFORATED PIPE NETWORK
20 - 50MM SHINGLE REPLACES FILTER MEDIA
SURROUND 100 BED, 100 COVER MINIMUM
ALL TO AREA SHOWN SHADED ON PLAN
BELOW (85M² - SEE PERCOLATION TEST REPORT)

TYPICAL SECTION THROUGH SOAKAWAY



SOUTH HOLLAND D.C.
PLAN DEPT
0 8 JUL 1993
REF 231/93

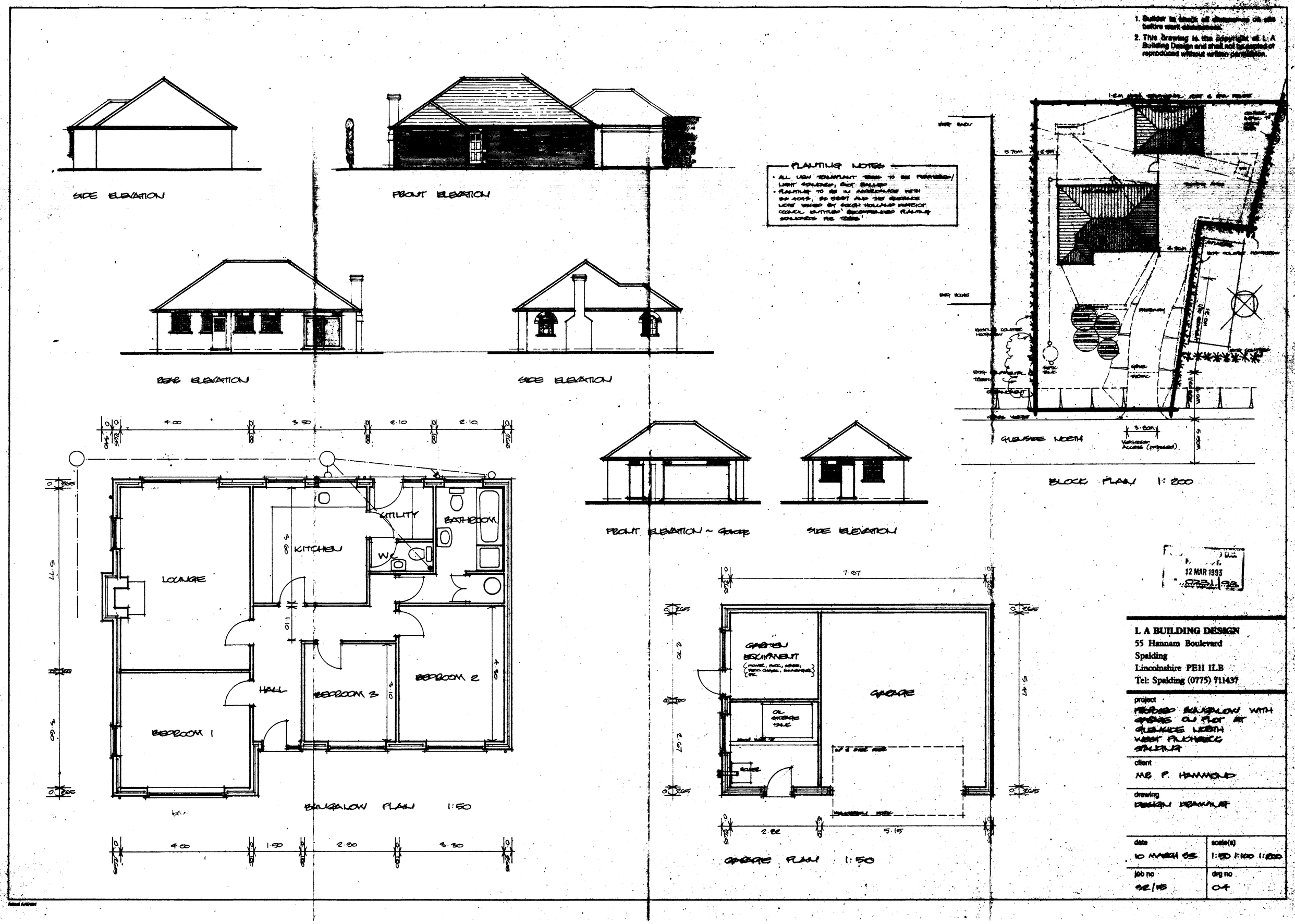
L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED BUNGALOW WITH GARAGE ON PLOT AT GLENSIDE NORTH, WEST PINCHBECK, SPALDING

client
MR P. HAMMOND

drawing
BLOCK PLAN

date	scale(s)
JULY 93	1:200 1:20
job no	drg no
92/105	08


1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.
SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION
SIDE ELEVATION
PLANTING NOTES
GLENSIDE NORTH
BLOCK PLAN 1:200
FRONT ELEVATION ~ GARAGE
SIDE ELEVATION
LOUNGE
KITCHEN
UTILITY
BATHROOM
W.C.
HALL
BEDROOM 1
BEDROOM 2
BEDROOM 3
BUNGALOW PLAN 1:50
GARAGE
GARAGE PLAN 1:50
12 MAR 1993
L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437
project
client
MR P. HAMMOND
drawing
date
10 MARCH 93
scale(s)
1:50 1:100 1:200
job no
drg no
04