SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0572/93 Received:28-JUN-93 Type:FULL

Name: Mr & Mrs M Woolsey
The Beck
Six House Bank
West Pinchbeck
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four-bedroomed house and garage

Location : Money Bridge Lane Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

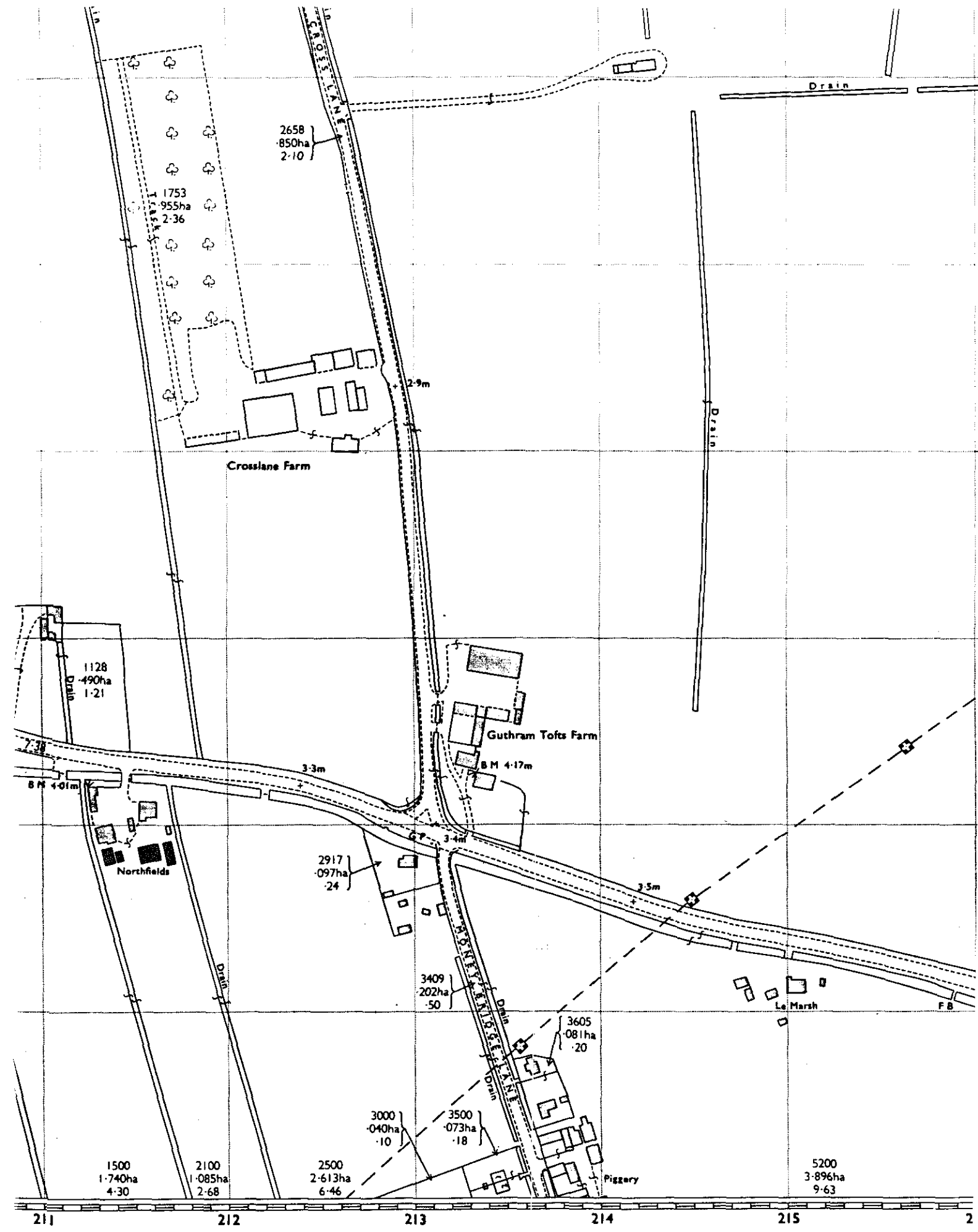
1 The Local Planning Authority has granted Outline permission for a dwelling to replace the existing dwelling on site, but in doing so has sought to ensure that the site area and new dwelling are appropriate in terms of their size to safeguard the rural character of the locality. The present proposal extends the historic curtilage of the existing dwelling by a factor of four and is for a substantial four bedroomed house with double garage. In the opinion of the Local Planning Authority the proposed development would, as a result of its size and appearance and the extent of the site area and associated landscaped curtilage, be out of character with existing developments and be detrimental to the rural character and appearance of the locality.

Director of Planning and Building Control Services
11-AUG-93 H14/0572/93

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)



IST

7 8 9 10 11
17 18 19 20 21 22 23 24 25 26 27 28 29
620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000 1020 1040 1060 1080 1100 Metres

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0572/93

Date Registered 17 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M. WOOLSEY
"THE BECK",
SIX HOUSE BANK
WEST PINCHBECK,
Tel. No. SPALDING, LINCS.

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

G.R. MERCHANT
14 CHAPEL GARDENS
WHAPLODE
SPALDING LINCS.
Tel. No. 0406 490800.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MONEY BRIDGE LANE, PINCHBECK.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 BEDROOM HOUSE & GARAGE.

Please complete

Signed. J.J. Merchant. p.p. G.R. Merchant

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.
If you consider no fee is payable include a written explanation instead.

Date 16.6.93

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: N/A. sq. metres

B. Please state size of any new structure:- (a) max. height: 7.5 metres

(b) max. length: 25.0. metres

(c) max. width: 10.5. metres

C. Please state type and colour of materials for facing external walls: BRICKS & TILES TO BE AGREED (PLEASE CONDITION).

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. REPLACEMENT DWELLING & ARABLE LAND.

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: MONEY BRIDGE LANE. Will there be — Individual access(es) ✓ / New estate road ☐

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS.

B. For estate developments, please state how highway surface water will be disposed of 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.	NO	→ 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.

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

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 .....

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: W.H. SNEATH, MONEY BRIDGE HOUSE, PINCHBECK

State Date notice served: 16.6.93

Signed P.P. G.R. Merchant (~~Applicant~~/Agent) Date 28.6.93

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.P. G.R. Merchant (~~Applicant~~/Agent) Date 28.6.93

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 MONEY BRIDGE LANE, PINCHBECK.
Take notice that application is being made to South Holland District Council by MR. & MRS WOOLSEY
for planning permission for 4 BEDROOM HOUSE AND GARAGE

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 P.P. G.R. Merchant Date 28.6.93

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P2846

Date first Rec'd 17 JUN 1993

Registration

Reference H14/0572/93

Cross-Ref R

Date 18/6/93

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 £120

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 126
Grid ref 521370 326070

OS Plots

Ward M

Parish PINCHBECK

Inside IBD N

Inside LP area N

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 1415

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps
753/92

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Small Tin chalk on to

Accuracy :
Neighbours :
Boundaries :
Site Features :

This is way over the top

See note on o/c
Sto covered by pylons!

Inspected by TR
Date 9/7

Site Notice posted by TR
Date 9/7
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date.....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda ✓ 8 9/8

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H14/0572/9

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☑ Non Std

Precise details: Confirmation whether or not applicants' own site. Forms state yes: accompanying letter states key one prospective purchasers.

Direction authorised by Senior Officer TR Date 24/6

Revalidation after Direction

Information satisfactory Signed TR Date 29/6

Valid date:

Amended description

Reconsultations:

All.....

Specified:

Unsatisfactory – Further direction:

Signed.....

Senior Off.....

Precise details:

Additional Consultation/Publicity Required

PSU 23-6 Not in accordance with previous.

	Publicity >>	Consultations:	DZ 2/7
Departure	✓ DONE	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

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

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	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 TR Date..... Recorded DC....

APPLICATION REFERENCE: H14/0572/93 DATE RECEIVED: 28-JUN-93

TYPE: Full

DESCRIPTION: Four bedroomed house and garage

LOCATION: Money Bridge Lane, Pinchbeck

APPLICANT: Mr & Mrs M Woolsey AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Recommendation for refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

RECOMMENDATION

Refuse permission.

1 *The Local Planning Authority has granted Outline permission for a dwelling to replace the existing dwelling on site but in doing so has sought to ensure that the site area and new dwelling are appropriate in terms of their size to safeguard the rural character of the locality. The present proposal extends the historic curtilage of the existing dwelling by a factor of four and is for a substantial four bedroomed house with double garage. In the opinion of the Local Planning Authority the proposed development would, as a result of its size and appearance, and the extent of the site area and associated landscaped curtilage be out of character with existing developments and be detrimental to the rural character and appearance of the locality.*

COMMENTS

1 Outline permission granted (ref: H14/0253/92) to replace small corrugated iron dwelling on part of site. That permission granted in respect of small site (to reflect historic curtilage of dwelling) subject to note advising that development should consist of a relatively small dwelling.

2 Present proposal is for a relatively large four bedroomed dwelling on a site approximately four times larger than the Outline site.

3 Applicants proposes to purchase approximately 2¼ acres of land in total to be landscaped to form visual curtilage of dwelling.

4 As a result, proposal considered contrary to and detrimental to established rural character of locality.

5 Site close to electricity pylons and overhead wires. These are subject to separate safety legislation.

REPRES..TATIONS

Parish Council: Recommend approval, subject to traditional red bricks being used.

Ward Member: Permission granted for replacement dwelling which will be an improvement. Would like Committee to consider in view of:-

(a) Proximity of pylon.
(b) Size of proposed dwelling.

Personally I find it acceptable with attractive landscaping. A precedent has been set with these large houses with agricultural conditions being built within the last 4-5 years (2 in Northgate; 1 North of crossroads at Money Bridge Lane). I welcome these individual properties and am pleased people wish to build them.

Public: Publicity period expires 30 July 1993 - any response to be reported.

Applicant:

- Site amounts to approximately 2¼ acres.
- 9 metres byelaw applies to drains to north and west.
- Electrical pylons cross site; building restriction within 8 metres of pylons and 3.7 metres of conductors.
- Outline permission states small dwelling; as applicants prefer a house, it is not possible to site a two storey dwelling on the approved site, due to restrictions.
- Landscaping can be as much as necessary in effort to avoid appearance of encroachment into open countryside.
- Applicants have lived in West Pinchbeck area all their lives and see site as ideal opportunity to create an individually designed property.

BRI 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

H14/0572/93
FULL

Applicant: Mr & Mrs M Woolsey
Tel:

Agent: G R Merchant
0406 490800

Description: Four-bedroomed house and garage

Location: Money Bridge Lane
Pinchbeck
Spalding
Lincs

Valid date: 28-JUN-93
Target dates:
To case officer 05-JUL-93
Inspected by 12-JUL-93
Extra contacts 19-JUL-93
Report if not clear by 02-AUG-93

Terminal date: 23-AUG-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	09-JUL-93	30-JUL-93
Clerk to Pinchbeck P 0775 723838	02-JUL-93	16-JUL-93
Cllr T Bray 0775 723794 (Of	02-JUL-93	09-JUL-93
Cllr Mrs P J Buffham	02-JUL-93	09-JUL-93

SITE RECORD

Grid ref: 521370 326070
OS Sheet: 126 Parcel:

L.C.C - Shs Attached Jocs 15/7/93

PLANNING COMMITTEE - 4th August, 1993

555. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

H08/0565/93 Gosberton Haulage Ltd	Use of land for haulage including merchandising and distribution (and surfacing) at 65 Clough Road, Gosberton Risegate.
H08/0566/93 Gosberton Haulage Ltd	Use of land for haulage including merchandising and distribution (and surfacing) at 65 Clough Road, Gosberton Risegate.
H08/0567/93 Gosberton Haulage Ltd	Lawful Use Certificate relating to haulage use including the merchandising and distribution of produce at 65 Clough Road, Gosberton Risegate.
H14/0572/93 Mr & Mrs M Woolsey	House and garage at Money Bridge Lane, Pinchbeck.

(A letter of objection in relation to the above application, and observations from Councillor Mrs P.J. Buffham were reported.)

H08/0611/93 Mr G P Meads	Bungalow and detached garage, gym and stable block at rear of 15/19 Quadring Road, Gosberton.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H14/0108/93 G F Scrupps	Commercial vehicle hire at Crown Hall Farm, Dozens Bank, Pode Hole.

(To enable the Director of Planning and Building Control Services to discuss with the applicant the possibility of the applicant seeking expert advice in respect of the highway implications of the application with a view to negotiating an acceptable form of development with the Lincolnshire County Council as highways authority.)

(Councillor B. Chappell left the meeting following consideration of the above application.)

H12/0417/93 Mrs R M A Ward	Change of use from domestic breeding kennels to commercial breeding kennels at White House Farm, Colleys Gate, Lutton.

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

(It was reported that a late letter of objection had been received in relation to the above application.)

(Councillor C.F. Fisher left the meeting following consideration of the above application.)

H03/0490/93 Mr C D Sly	House at Hospital Farm, Littleworth Drove, Deeping St Nicholas.

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

(Councillor J.T. Davis left the meeting following consideration of the above application.)

Mr. Mrs. PJ. BOFFHAM

Fir Tree House
Northgate
West Pinchbeck.
PE4 3TB

FAX
MESSAGE

LATE OBS. Ctr. Date 29/7

To Director of Planning

No. 710722

Date. 28/7/93

No. of sheets 2

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUL 1993 DR

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

File Nos.

Acknowledge YES/NO
by
date

Dear Mr. Smith.

I am on holiday from Aug 1 — 15th so regret I am unable to attend Planning meeting on Aug 4 (& Special mtg. on 10th). Please may my apologies be recorded. I intend to be at Plans Sub committee on Aug 16th

H14/0531/93

I am happy to support your recommendation for the granting of permission.

H14/0572/93

Since making my initial comments I have been contacted by the people who live at the corner of Money Bridge Lane / Northgate - you should have received a letter from them - who are also concerned about the size and position of the proposed dwelling. If it had to go in they would prefer it to be nearer to Northgate & further from the ~~pty~~ pylon. I can sympathise equally with the applicant & ~~objecto~~ ~~objector~~ objector in this case.

I would if necessary support a site visit in order for the sub-committee to ascertain the suitability of the site for the proposed development in view of the size of the projected house. (In principle I have no objection to larger houses being built).

Pauline Buff

OBJECTION

The Cottage,
Moneybridge Lane,
West Pinchbeck,
Spalding,
Lincs.
PE11 3QB

Ref Planning application
H14/0572/93

LATE OBS: Off. TR Date 27/7.
Salient points highlighted ✓

23rd July 1993

Dear Committee Members,

Thirteen years ago we chose to buy our house because of its rural location, open views with a skyline of trees, not rooftops, an ideal setting for our family. We have enjoyed this peaceful existence, but lately, and especially now we feel threatened.

Although previous limited consent expired in 1954, and the building has been empty for at least the last 17 years, we did not object to last years plans as they stated 'The final development must consist of a relatively small dwelling.' The outline of an L shaped bungalow was shown. This would improve the site without being obtrusive. Infact we feel more should be done to existing properties to prevent further decay,as those around Moneybridge and along Northgate, that also stand on good plots of land.

We feel the plans now being submitted by Mr. and Mrs. Woolsey by no means come under the heading 'Relatively small' and such a buildingwill obstruct our view. They are planning to buy 2.5 acres in all, this being agricultural land, but there is no agricultural need for the propossed house. Unlike the other large properties that have been built in the vacinity in the last few years. Bearing in mind it is also outside the IBD area of Pinchbeck.

The other point that bothers us is that their plans show the house being built at the minimum distance away from the pylon by E.M.E. requirements, and tucked in the corner of the plot. Surely if you are planning a family house on 2.5 acres you would site it,

a) further away from the pylon
b) so the living area faces South because of the sunshine
c) so the view from the living area looks across open land not across a road directly to the neibours.

Being a builder we wonder what he may have in mind for the future development of the land.

We know when you buy a property you do not buy its views, although surroundings play an importent part when purchasing. We do object to these plans as we bought our house because of its rural location, we don't want to be overlooked, we need the feeling of space the open fields give us.

I leave an open invitation to you the committee to come and view the site from our side of the road.

yours sincerely,

E. T. Knight

Mr. and Mrs. E. Knight.

S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1993 DR

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

File Nos.

Acknowledge YES/NO
by ST
date 26/7

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H14/0572/93
Description: Four-bedroomed house and garage

Location: Money Bridge Lane
Pinchbeck
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 30-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

09-JUL-93

SOUTH HOLLAND DISTRICT COUNCIL

BRI 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: H14/0572/93

Applicant: Mr & Mrs M Woolsey
The Beck
Six House Bank
West Pinchbeck
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four-bedroomed house and garage

Location: Money Bridge Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 28-JUN-93

02-JUL-93

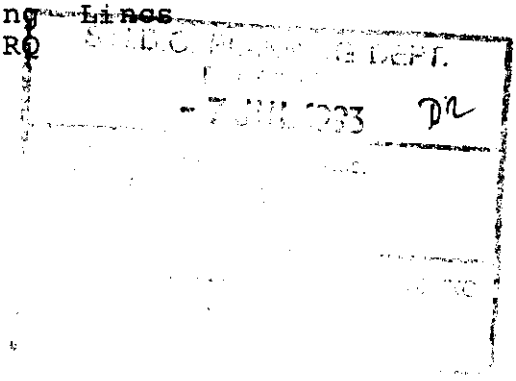
Dear Sir/Madam

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 16-JUL-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 D J ROBERTS

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 with a request that traditional red bricks are used.

Signed:

8P9
9.7.93

Public Notices

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT CHILDER'S DROVE SOUTH, SPALDING. LAND IMMEDIATELY SOUTH EAST OF THE PROPOSED A16 SPALDING BYPASS

I GIVE NOTICE that Birse Construction Ltd is applying to Lincolnshire County Council for planning permission to excavate a borrow pit to extract material to be used as temporary surcharge on the bypass. Material to be replaced after use and landscaped.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at the Department of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of South Holland District Council, Priory Road, Spalding, at all reasonable hours until July 30, 1993.

Anyone who wishes to make representations about this application should write to the Chief Planning Officer, Department of Highways and Planning, City Hall (4th floor), Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning.

4k2WVN 4556 187/507SG9-7

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT PILMORE LANE, SPALDING. LAND IMMEDIATELY SOUTH EAST OF THE PROPOSED A16 SPALDING BYPASS

I GIVE NOTICE that Birse Construction Ltd is applying to Lincolnshire County Council for planning permission to excavate a borrow pit to extract material to be used as temporary surcharge on the bypass. Material to be replaced after use and landscaped.

Members of the public may inspect copies of the application, the plans and other

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H11/0617/93

P. L. Ely (Contractors) Ltd

Residential development (66 plots)

Station Road (west), Long Sutton, Spalding, Lincs

SEC 73 MODIFICATION

The following applications do not accord with the provisions of the relevant Development Plan.

H08/0611/93

Mr G. P. Meads

Erection of bungalow and detached garage, gym and stable block. (Amended description)

Rear of 15-19 Quadring Road, Gosberton, Spalding, Lincs

FULL

DR

H14/0572/93

Mr and Mrs M. Woolsey

Four-bedroomed house and garage

Money Bridge Lane, Pinchbeck, Spalding, Lincs

FULL

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H08/0585/93

Mr L. N. and Mrs A. W. Brown

Change of use of offices to residential

33 High Street, Gosberton, Spalding, Lincs

FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

July 9, 1993.

6k2WVN 9939 187/507SG9-7

EDUCATIONAL GRANTS 1993

ALL PERSONS resident in the Parishes mentioned below wishing to apply for grants must submit their applications to the undersigned not later than August 27, 1993, after which no further applications will be entertained.

Applicants are eligible for grants as follows:-

HOLBEACH — Farmer Educational Foundation:

For those attending full-time education after the statutory school leaving age including those attending at a School, College, University or Polytechnic or cases of special need.

GOODS VEHICLE OPERATOR'S LICENCE

WARMERHOME (UK) LTD, of 4 Benner Road Industrial Estate, Pinchbeck, Spalding, Lincs PE11 3TZ is applying for a licence to use 4 Benner Road Industrial Estate, Pinchbeck, Spalding, Lincs PE11 3TZ as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6k9938 187/507 SG9-7

Pets

ADORABLE puppies, Cavaliers, Cockers, Westies, Retrievers, Irish Wolfhounds, Yorkies, Border Collies. Delivery possible. Holbeach (0406) 330062.

AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.

FENSEVER Licensed Boarding Kennels and Cattery. Kennels with runs. Dogs walked. Cats have sunning balconies. Choice of food. Inspection invited. Vaccinated pets only. Tel Holbeach 22327.

HAYCROFT Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.

HIGHFIELD Boarding Kennels. Spacious luxury accommodation. Dogs walked daily, love and attention at all times. Inspection welcome, vaccinated pets only. Tel Mrs Marlene Newell. 0775 761313.

LARGE sectional dog kennel with stable door. Tel (0775) 724876.

LONG coat Chihuahua puppies; also Pomeranian, lovely temperament. 0529 306709.

REEDECRAFT Cattery, Pinchbeck. Built to the standard recommended by the RSPCA book, complete cat care, suitable for old and infirm cats, inspection welcome. Tel Spalding 724128.

Farm & Garden

HAY from the field, £1.00 a bale. Tel 750282.

25FT lorry body cold store, Leyland 225 tractor, M reg, 100 Dutch lights. Tel 0406 380383.

MAIN VARIETIES
of Sprout, Cabbage, Cauliflower and Leek PLANTS FOR SALE.
Contact
John Grant (Donington)
Tel: 0775 820758

10e2WVN 8219

WANTED: Parrots, Parakeets, Lovebirds, Budgies, Aviaries cleared. Aviary panels supplied. Cash waiting. Tel (0406) 330255.

THE Cats' Protection League, Holbeach and District Group have FIV and FeLV tested cats and kittens, ready for homing now. Sandra, 0775 769560; Pat, 0945 85427; Lo, 0406 540429; Monica, 0406 380520.

LEEK PLANTS
for sale. Ready Christmas onwards
£8 per £1,000
Tel: (0205) 460478 after 3 pm

6k9895

Black Miniature POODLE PUPPIES for sale
KC Registered. Good pedigree.
£170 each
Telephone 0522 521901

DSP9807

Orders now being taken for 1993 season
Indoor and Outdoor Lettuce in blocks
Brassica in modules
Also a selection of dried flower plants and other flower plants
HILLGATE NURSERIES
Terrington St Clement
Tel: 70553) 828351

6a6050

Bulbs and Plants

800,000 Leek Plants, early and late varieties. Mr I. Knight, Laurels, Marriots Gate, Lutton, Long Sutton, Spalding. Tel 0406 362356.

Personal

SECRETS ENTS. Fo Kissograms, Children' Entertainers, M. Mouse Clowns, Thunderbirds Magicians, Kiddi Karaoke Fun Discos, Clowns and ca available for functions. OA Sing Along and Luck Sweep for Weddings. Te (0476) 83220/83330.

GRAVE STONES cleane from as little as £25; als additional inscriptions. N VAT. Tel Spalding 712744

LADY 18 looking for male friend to go out weekends only, no ties enjoys some sport, goo SOH, caring and hones friendship and relationshi only. Photo if possible 36-45 years old. Reply t Box No. 50212, Lincolnshir Free Press, The Crescen Spalding, PE11 1AB.

RELAXING, therapeutic massage by qualifiec masseuse. Tel 0945 589697

SPIRITUALIST Mediun and Clairvoyant. Private sit tings. Tel 0775 88 367.

THERAPEUTIC full body massage by male or fe male. Total relaxation. Pro fessional trained, £15. days. Tel (0945) 76453.

Would anyone knowing the whereabouts of
THOMAS & GEORGE DRAWWATER
who many years ago lived at Windcatch, Low Fulney please apply to:
Box No 50207
Newspaper Offices,
Priory Road,
The Crescent, Spalding,
Lincs PE11 1AB

DSP9800

DATEWISE
100's LOCAL CONTACTS ON LINE
THIS AREA...
Hear voices men messages
Choice of services
MEN or WOMEN
Aged under or over 40
Dial 0898 88 67 70
Get in Touch

TELE-DATER
24-HOUR LINES CONTACTS
MEN CALL 0338 405 425
WOMEN CALL 0338 405 426
GAYLINE 0338 405 427

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Local contacts 18-70.
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Mobile (0850) 834744.
Member W.A.I.A.

DG9802

Make

LIF

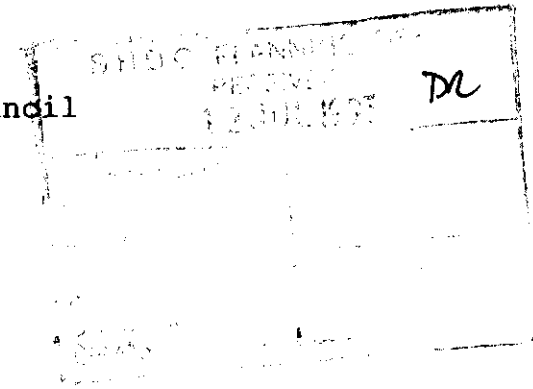
BLACK SLUICE INTERNAL DRAINAGE BOARD

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 9 July 1993



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

Dear Sirs

Planning Application No H14/0572/93 - Proposed House at Money Bridge Lane, Pinchbeck for Mr & Mrs M Woolsey

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

The Board has a Bye-Law that stipulates that no permanent structures, trees or bushes shall be placed within 9 metres of the brink of the Graft Drain, maintained by the Board, which is located on the northern side of the site. However if the drain is piped to the Board's specifications before any work commences this figure may be reduced to 4.5 metres from the centre line of the pipes.

If subject to a percolation test, soakaways prove ineffective, it is recommended that the roof and site surface water should be discharged directly into the Board's drain mentioned above. A suitable outfall bay should be constructed to prevent erosion to the bank of the drain.

The proposed development would then increase the rate of discharge into the Board's drainage system, and under the Board's Bye-Laws the developer shall pay the Board a development contribution.

Yours faithfully

S.M. Hemmings.

Engineer to the Board

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/14/0572/93

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	1	3	2	6	0

2. Address or location

Money Bridge Lane, Pinchbeck

3. Name, classification and number of road

UC

4. Date application referred 15 - 7 - 93

5. State whether outline, detailed application etc.

Full.

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

Four Bedroomed House & Garage (Replacement)

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: 15/7/93 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.

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.
- 6 JUL 1993

Application no: H14/0572/93

Applicant: Mr & Mrs M Woolsey
The Beck
Six House Bank
West Pinchbeck
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four-bedroomed house and garage

Location: Money Bridge Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 28-JUN-93

02-JUL-93

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 09-JUL-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

I request that this application be considered by Planning Committee, because

Permission has been granted for a replacement dwelling (~~not~~ which will be an improvement to the site). I would like the committee to consider in view of a) the proximity to the pb pylon. (applicant is not P.O.)

Signed:

WARD MEMBER
6/7/93

I am not bothered by this.) D) the size of the proposed dwelling Personally I find it acceptable with attractive landscaping A precedent has been set with 3 large houses (with agricultural conditions) being built (2 in Northgate, one just north of the Crossroads at Money Bridge have within the last 4-5 years I welcome these individual properties & am pleased people wish to build them.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2846
Date received : 17-JUN-93

Received from

Mr M Woolsey

Address

The Beck
Six House Bank
West Pinchbeck
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

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: H14/0572/93

Applicant: Mr & Mrs Woolsey
The Beck
Six House Bank
West Pinchbeck
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

SOUTH HOLLAND D.C.
PLANNING
28 JUN 1993
REF Valid

Description: Four-bedroomed house and garage

Location: Money Bridge Lane
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 17-JUN-93

25-JUN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
Confirmation whether or not applicants own site - forms state they do but accompanying letter states they are prospective purchasers.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully

Principal Planning Officer

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: H14/0572/93

Applicant: Mr & Mrs M Woolsey
The Beck
Six House Bank
West Pinchbeck
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four-bedroomed house and garage

Location: Money Bridge Lane Pinchbeck
Spalding Lincs

Type: FULL

17-AUG-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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs E Knight
The Cottage
Moneybridge Lane
West Pinchbeck
Spalding, Lincs. PE11 3QB

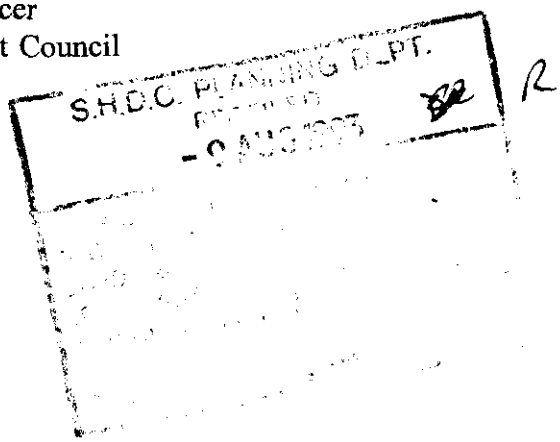
Our Ref: 93/1/SH/0206
Contact: G Thornally

Date: 5 August 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

Planning Application No. H14/572/93

PROPOSAL : ERECTION OF A HOUSE & GARAGE
LOCATION : MONEY BRIDGE LANE, PINCHBECK
APPLICANT : MR & MRS M WOOLSEY

I refer to your consultation received on 21 July 1993

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

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

Ref: MW

PROPOSED HOUSE & GARAGE,

MONEY BRIDGE LANE,

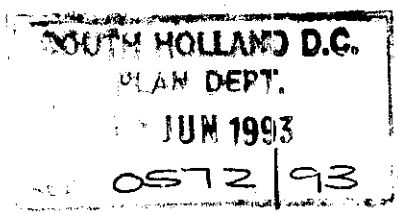
PINCHBECK,

SPALDING,

LINCS.

FOR

MR & MRS M. WOOLSEY.



G.R. MERCHANT, I.ENG. AMICE. FIWO.
4 CHAPEL GARDENS,
WHAPLODE,
SPALDING,
LINCS.
PE12 6UG,

TEL: 0406 490800

Ref:MW

PROPOSED HOUSE & GARAGE,
MONEY BRIDGE LANE,
PINCHBECK,
SPALDING,
LINCS.

REFER TO DRAWINGS: MW4/1,4/2 & 4/3.

The application is for Mr & Mrs M. Woolsey of "The Beck", Six House Bank, West Pinchbeck, to build a house and garage with associated access and landscaping, as detailed on the drawings.

Mr & Mrs Woolsey are proposing to purchase the site, subject to planning consent. The site which amounts to approximately 2.5 acres has a replacement dwelling consent in the Southern corner, H14/0753/92), the drains to the North & West are under control of the Black Sluice I.D.B. and their 9 metres building bye-law will apply. Traversing the site from South West to North East are electrical pylons and conductors with restriction of building within 8 metres of the pylons and 3.7 metres of the conductors.

The replacement dwelling consent states that the final development must consist of a relatively small dwelling, as Mr & Mrs Woolsey prefer a house it is not possible to site a two storey property on the approved site due to E.M.E. and Black Sluice I.D.B. restrictions, it is therefore proposed to erect the new dwelling as close as possible to the roadside drain and overhead conductors as detailed on drawing MW 4/1.

Landscaping of the site can be as much as is found necessary in an effort to avoid the appearance of encroachment into the open countryside, the access is to be to the rear of the property, across the approved site.

Mr & Mrs Woolsey have lived in the West Pinchbeck area all their lives and see this site as an ideal opportunity to create an individually designed property for themselves and their family.

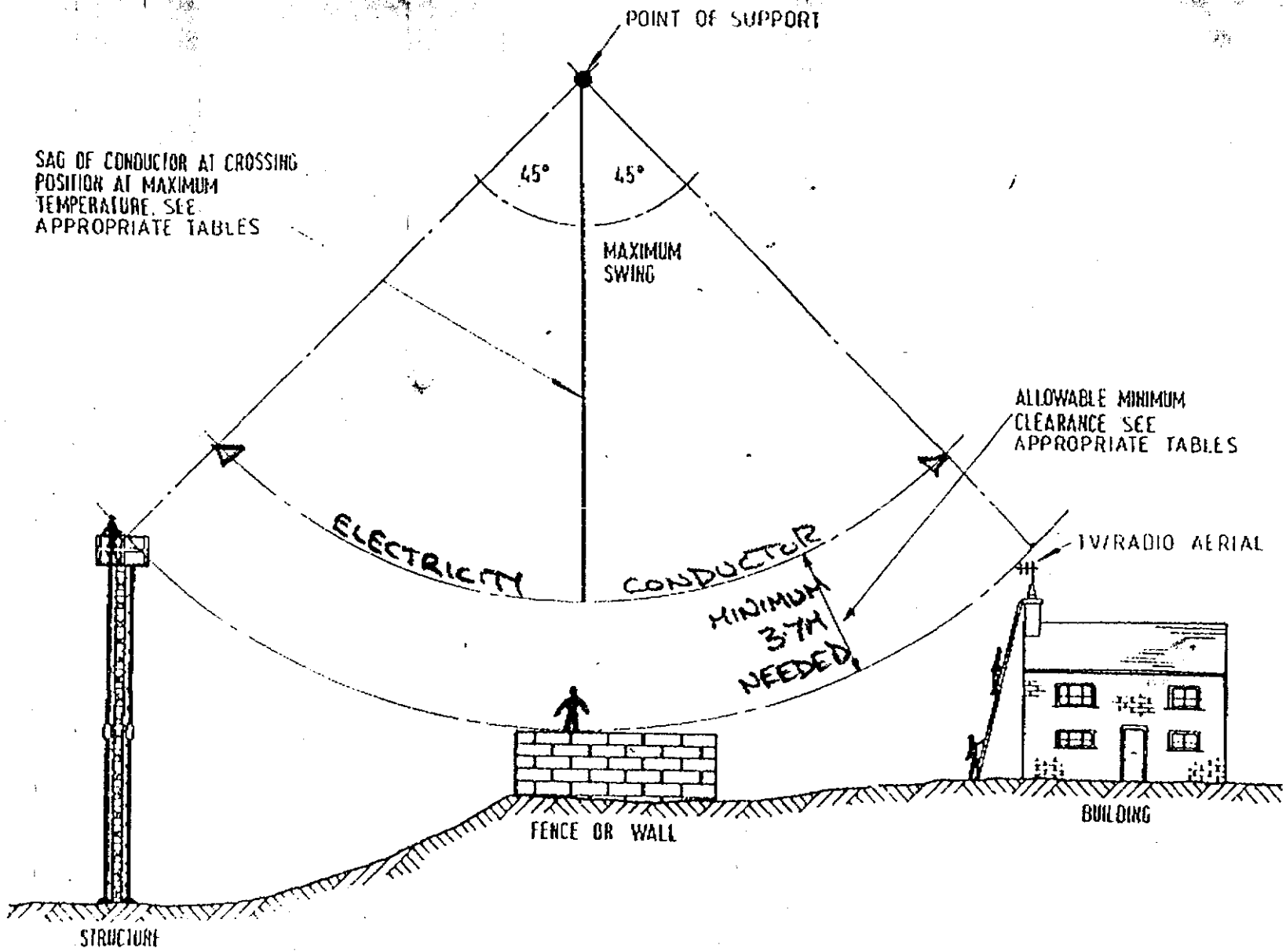
As 2.5 acres of land is included in the sale an extensive scheme of landscaping will be carried out, an indication of Mr & Mrs

Woolseys proposals is shown on drawing MW 4/1, but it is not included in the application site. The trees and hedges to be used will be all native species to blend in with the surrounding rural countryside.

See attached to this report E.M.E. requirements for building near their apparatus, together with photographs showing the dwelling to be replaced in relation to the overhead wires and pylon.

I trust the above information and scheme drawings are sufficient for you to favourably consider this application.

G.R. MERCHANT.
15th June, 1993.



CLEARANCE TO OBJECTS (ON WHICH A PERSON CAN STAND)

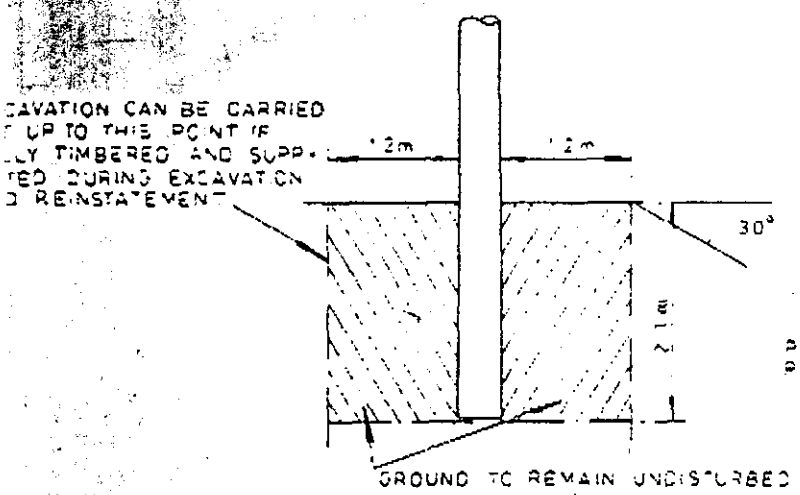
CLEAR 3

N.T.S.

	A.E.	MAY 91
	A.O.B.	25.7.91

East Midlands Electricity

HEAD OFFICE

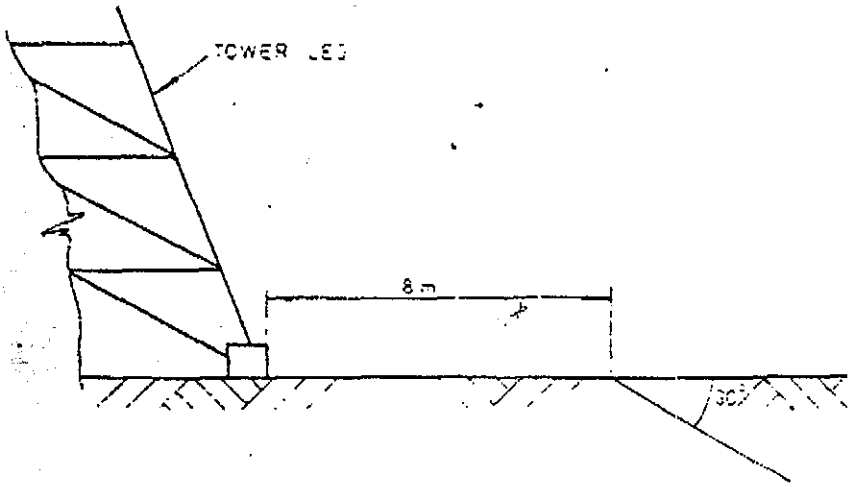


EXCAVATIONS IN UNSUPPORTED GROUND	
DISTANCE FROM POLE	EXCAVATION DEPTH
2·2m	0·58m
3·2m	1·15m
4·2m	1·73m
5·2m	2·30m

THE ABOVE TABLE IS FOR GUIDANCE ONLY - SITE CONDITIONS TO BE ASSESSED FOR SPECIFIC PROPOSALS

POLE DEPTH TAKEN FOR POLES IN EXCESS OF 12·2m

(a) WOOD POLES (ALL VOLTAGES)



(b) STEEL TOWERS (ALL VOLTAGES)

NOTES

1. NO POINT OF EXCAVATION SHALL COME NEARER THAN 8 METRES FROM NEBREST POINT OF TOWER MUFF
2. THE ANGLE OF REPOSE FOR THE SOIL MUST BE TAKEN INTO ACCOUNT AVERAGE VALUE 30°.
3. IN WET SOILS ADDITIONAL CARE MUST BE TAKEN.

A	REDRAWN WAS DRG. No CLS			
24-7-91				

HEAD OFFICE East Midlands Electricity

EXCAVATIONS ADJACENT TO OVERHEAD LINE SUPPORTS

DRAWN BY		
TRACED BY	A.E.	24-7-91
CHECKED BY	A.D.B.	25-7-91
APPROVED BY	A.D.B.	

CLEAR 4

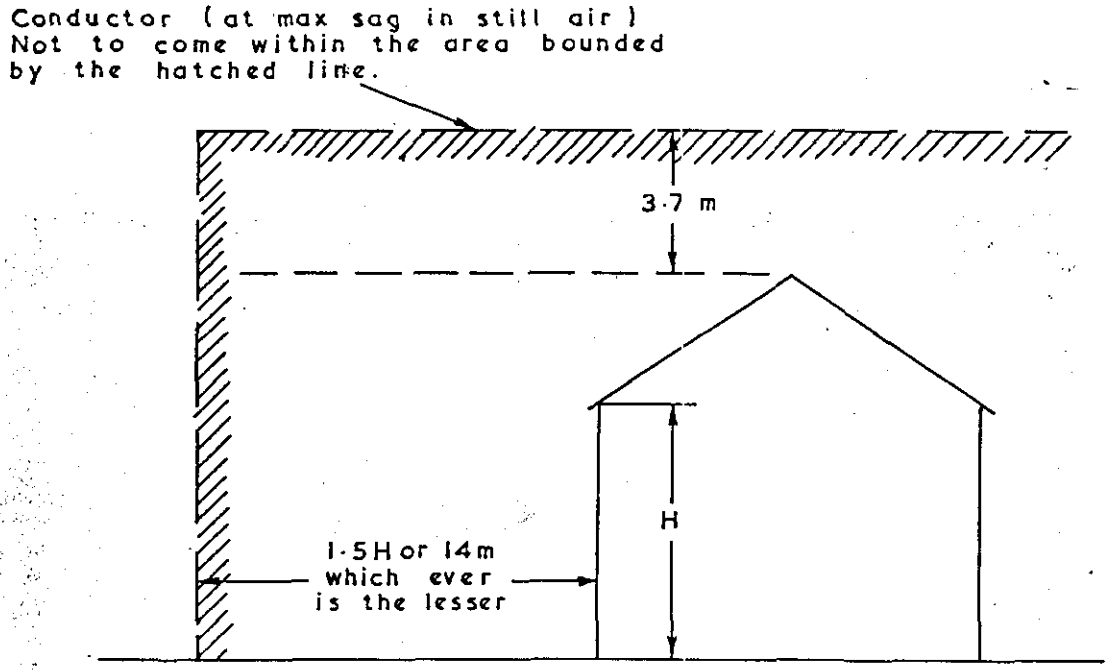
881003

A4

01-APR-1993 08:44 FROM ENG.RES.-THE WAY FORWARD TO 9077587541 P.03

NORMAL REQUIREMENTS FOR CLEARANCE BETWEEN UNINSULATED HV CONDUCTOR & A BUILDING OR STRUCTURE

High Voltage Conductor includes 11,000 Volt
33,000 Volt
132,000 Volt



a) Nothing must be built underneath the line that does not at all times give 3.7 metres vertical clearance between the highest point of the building and the live conductors at maximum sag. (i.e. this is either with heavy ice loading or at a temperature of 122° F).

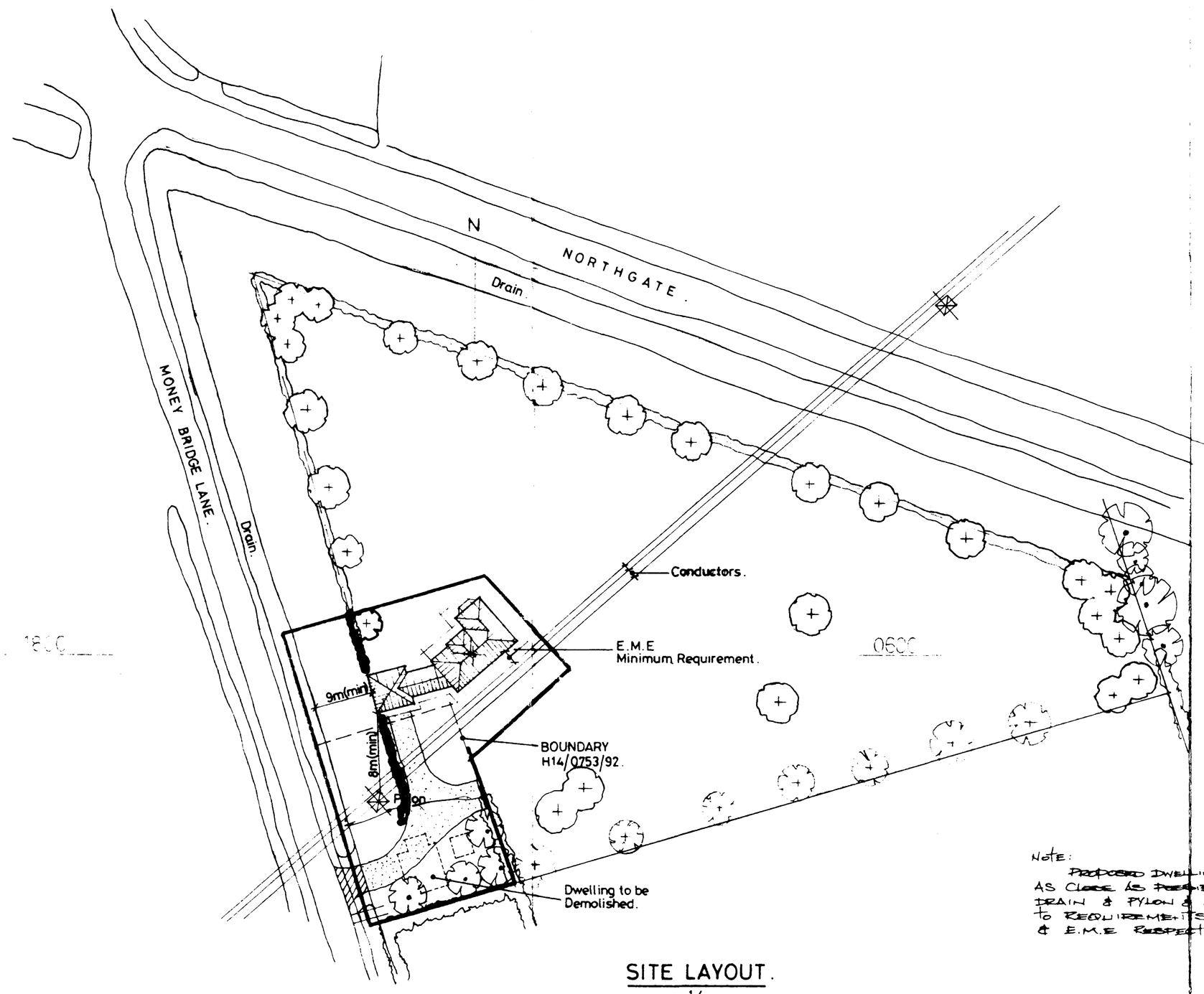
b) If the above cannot be observed no building can be closer than 1.5 times the height of the building from the outer conductor of the line measured at right angles to the line. If the eves are nearest to the line this height can be used; if it is a gable end then the ridge height must be used.

East Midlands Electricity

EAST LINCS DISTRICT
SLEAFORD ROAD
BOSTON

DRAWN BY	
TRACED BY	SRP 30.5.79.
CHECKED BY	
APPROVED BY	
SCALE: N.T.S.	
DRG. No.	79 / 1026

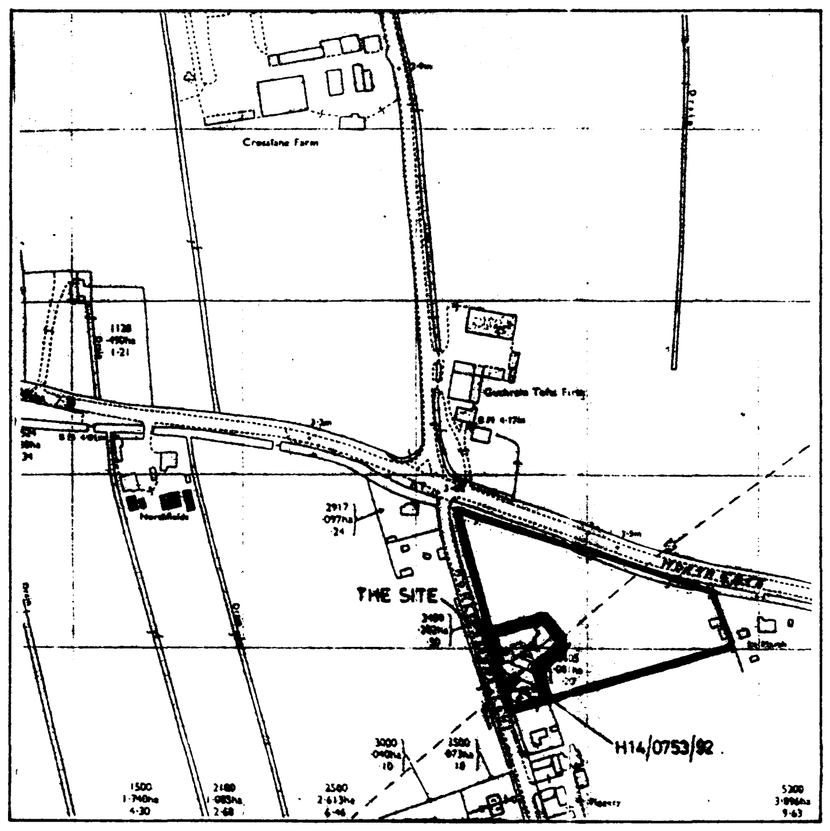
OZALID (U.K.) LTD 9106E



SITE LAYOUT.

SCALE: 1/500.

NOTE:
PROPOSED DWELLING TO BE SITED AS CLOSE AS POSSIBLE TO ROADSIDE DRAIN & PYLON & ELECTRIC CONDUCTORS TO REQUIREMENTS OF BLACK SLUICE I.D.B & E.M.E RESPECTIVELY.



LOCATION PLAN.

SCALE: 1/2500.

N

~~SEPTIC TANK~~

Overflow from septic tank to discharge to ditch system.

Foul water drains to 1800 gallon capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6297. 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level.

Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JUN 1993
REF. S/0752/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800.

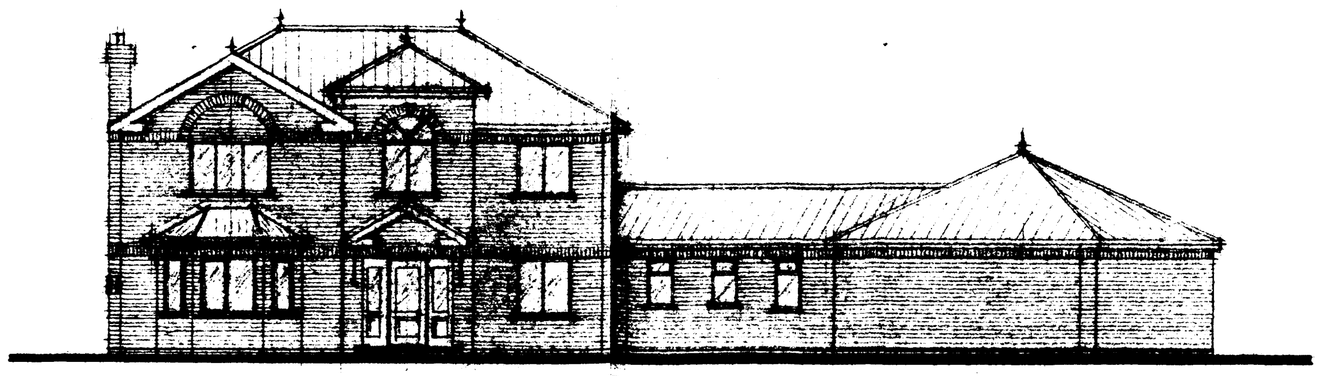
PROJECT:
PROPOSED HOUSE & GARAGE.
MONEY BRIDGE LANE.
PINCHBECK.

CLIENT:
MR & MRS. M. WOOLSEY.
"THE BECK."
SIX HOUSE BANK.
WEST PINCHBECK.
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	JUNE 1993.
G.R. MERCHANT.	DRAWING No. MW.411.

REVISIONS:

SUMMIT



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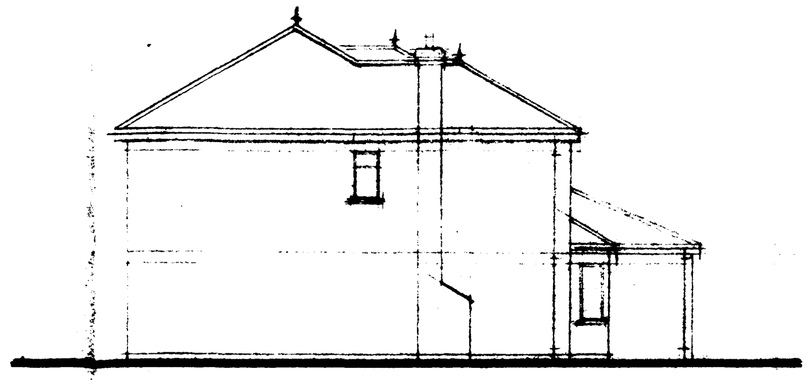

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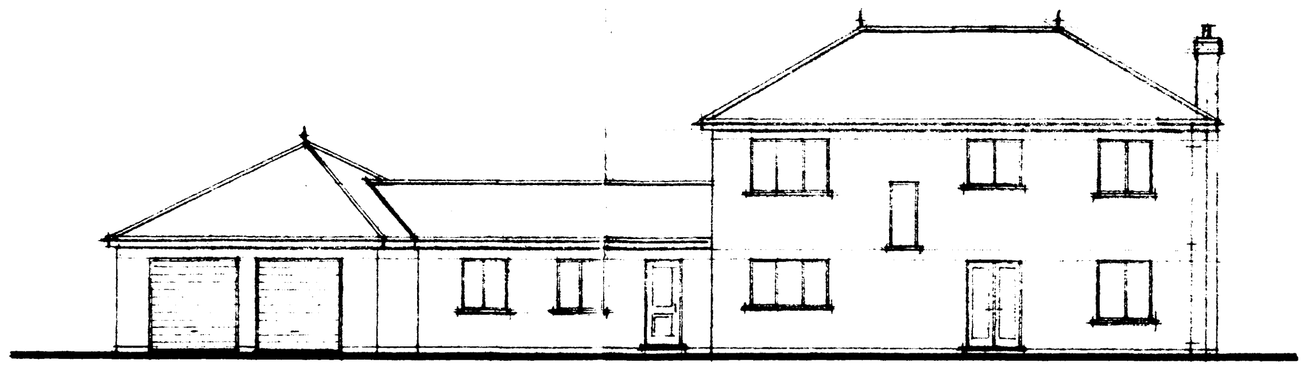

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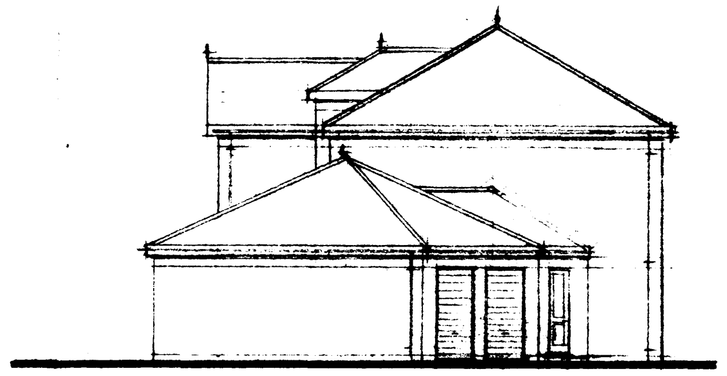


SIDE.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JUN 1993
REF 0572/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
PROPOSED HOUSE & GARAGE.
MONEY BRIDGE LANE.
PINCHBECK.

CLIENT:
MR & MRS. M. WOOLSEY.
"THE BECK".
SIX HOUSE BANK.
WEST PINCHBECK.
SPALDING. LINCS.

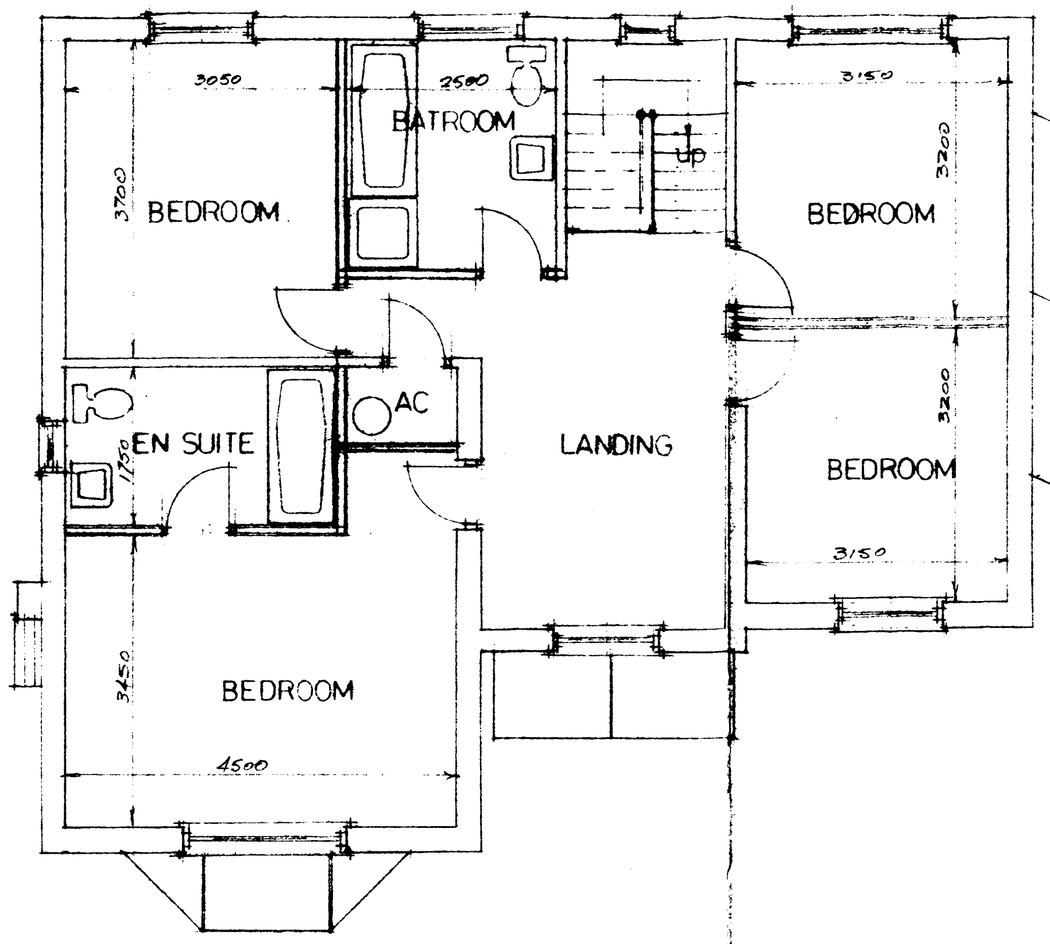
SCALES: 1/100.

DATE: JUNE 1993

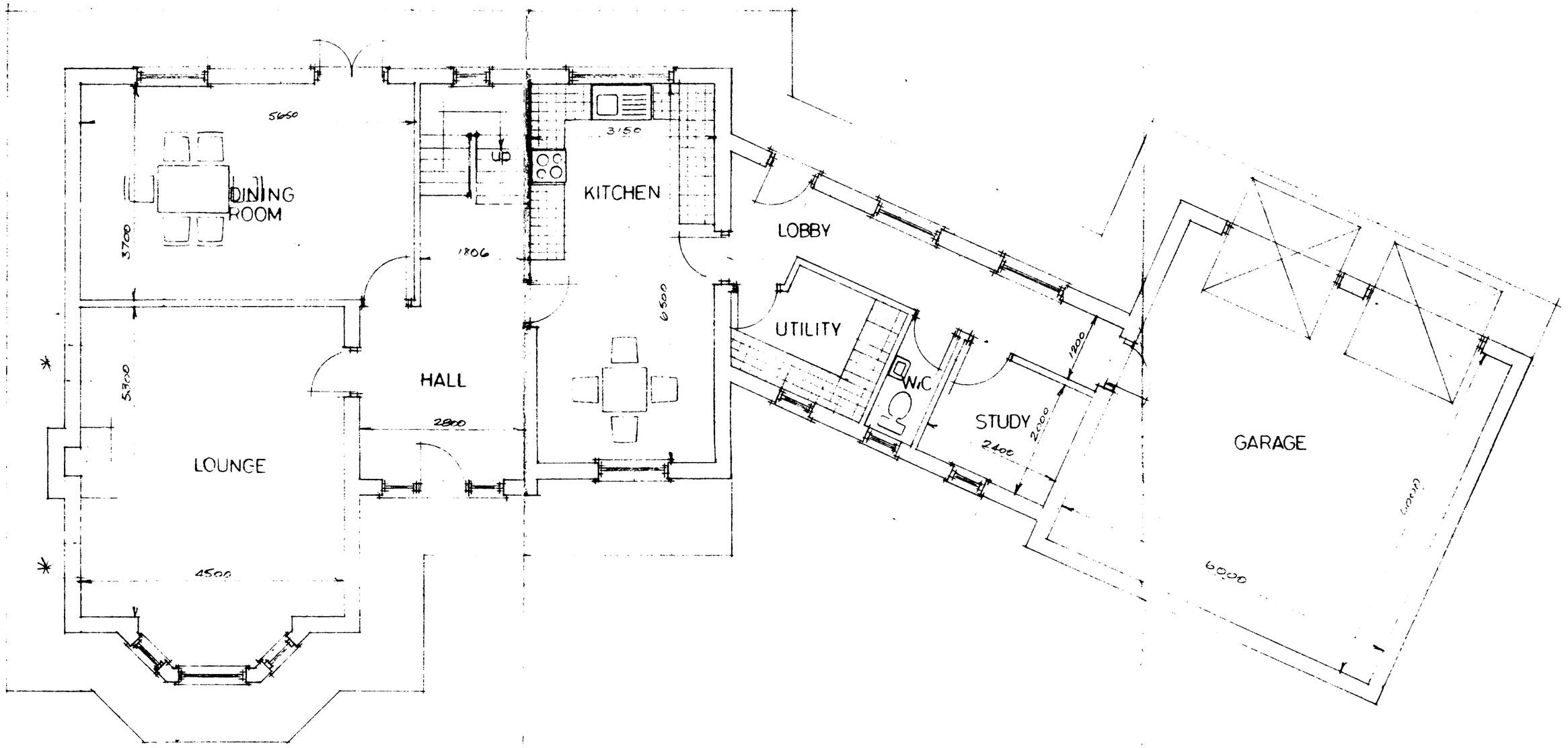
G.R.MERCHANT.

DRAWING No.: MW.4/2.

REVISIONS:



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JUN 1993
REF S/H 0572/93

G. R. MERCHANT
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PROJECT:
PROPOSED HOUSE & GARAGE.
MONKEY BRIDGE LANE.
PINCHBECK.

CLIENT:
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"THE BECK."
SIX HOUSE BANK.
WEST PINCHBECK.
SPALDING. LINCS.

SCALES:	DATE:
1/50.	MAY 1993.
G.R.MERCHANT.	DRAWING No.: MW. 4/B.

REVISIONS:

CUPBOARDS ?