APPLICATION NO. : H14 0753 92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0753/92 Received:03-AUG-92 Type:OUTLINE

Name: Mr W H Sneath
Money Bridge House
Pinchbeck
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Replacement dwelling

Location : Money Bridge Lane Pinchbeck
Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Notes to Applicant:

The applicant is advised that the Local Planning Authority will expect the final development to consist of a relatively small dwelling of appropriate materials and design to safeguard the rural character of the locality, and that the submitted landscaping scheme will show the retention of the existing hedgerow along the eastern boundary and make provision for additional, appropriate, hedgerow planting along the northern and western boundaries.

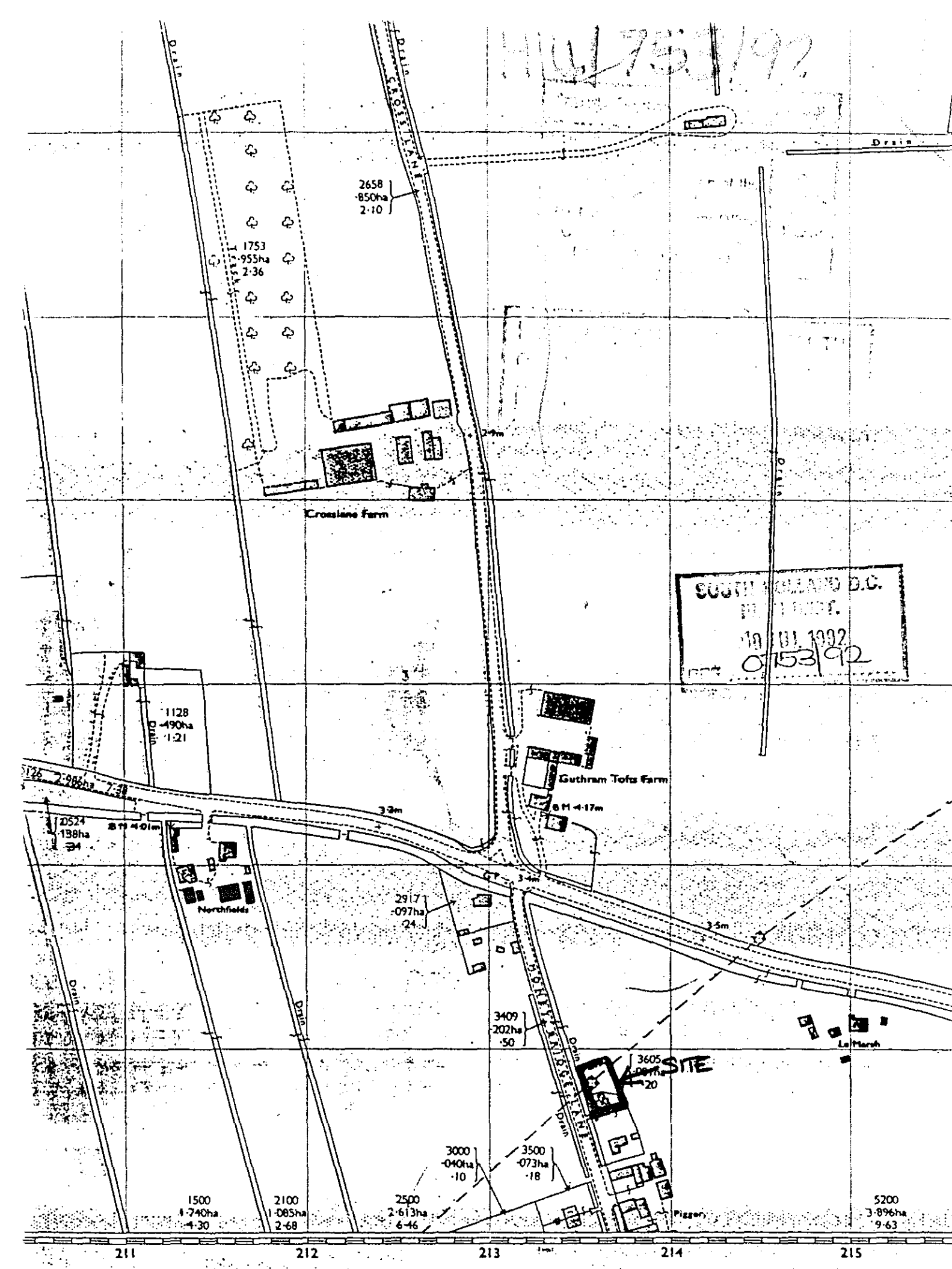
This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 19 November 1992.

Director of Planning and Building Control Services
27-NOV-92 H14/0753/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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



HW/753/92

CO CONST

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0753/92

Date Registered 10 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. W. H. Sneath,
Money Bridge House,
Pinchbeck,
Spalding, Lincs.

Tel. No.

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

East Midlands Design ~~Assoc.~~
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA
Tel. No. 0775 767968
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Money Bridge Lane, Pinchbeck, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Replacement dwelling

Please complete

Signed ..... Date. 6th July 1992

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area .081 (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: 1

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: metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

Residential

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?

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: Soakaway

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):

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 THE 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)	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: Executors of G.E.Sneath c/o Calthrops, Spalding

State Date notice served:

Signed ..... (Applicant/Agent) Date 6th July 1992

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/Agent) Date 6th July 1992

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJ4
date: 28-7

Another vacant. Both Nurseries done. Site revisited 18-8. Unable to speak with dd Secondary officers until Monday 21st due to outside.

Case Officer Conclusions (issues)

Corrugated iron dwelling (walls + roof) except for a brick chimney + fire surround, no voltage pylon across site. Look well decayed boarded windows holes in roof Iron well rusted

Case Officer Recommendations (summary)
(details overleaf)

GRANT doubtful habitable that
REFUSE 7 major repair.

Recommended approvals –

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? No
- Yes / No

No ....

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed .....

No ....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

DPO Auth → 27/10/92 committee

Grant permission

Repeat cards + note from agenda

+ SW1. amended plans dated 19/11/92

DBL 25/11

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Tim

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

Reg 4 as before

[Indicate if other Regs]

Precise details for non-standard direction: When was the dwelling last occupied. Why was it vacated and has it been used for any non-residential purposes since?

CONSULTATION/PUBLICITY REQUIRED By 17/7.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : E.M.E.B - as instructed by PJU on 10/8
Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed PJU

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members N/A
Residents
Advertise
Other

New valid date ....3/8/92..... Re-Registered /.....
Ack/Reception /.....

✓ DONE 6/8 AB

Nick

Spoke to Ian Wells 30/7. He has no records of any kind in regard of this property

---

discussed with Nick

He agrees that probably not reputable
if there is redevel + 'historical' heritage
+ only small chalky to replace existing elements
if poss!

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..110..

Receipt Issued ..... No. P1412

Date First Received 10 JUL 1992

REGISTRATION

REFERENCE H/4/0153/92

Cross-Ref .....

Date 13/7/92 JAB

VALIDATION Date 13/7/92

Type OUTLINE Earliest permission date (Cert B) 28/7/92

Site area 0.08 No. of dwellings 1 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S61 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 14.7.

Index Sheets 126 OS Nos ..... Grid Ref E 391360 N 360070

Ward ..... Parish ..PIBECK..

Inside TBD NO Inside LP area NO

TR Burial ☐ C1 ☐
TR Bypass ☒ L3 ☒ Grade
Level crossing ☒ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...0.74 Linked to property.....Ref.....

Planning Records:
Earlier apps

3 Rec Records:
Already submitted Ref.....
Requested .....

Inputs completed 14.7.92 JAB

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

J D Lynch
Mercia House
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Your Contact: Mr P J Udy

Our Ref: PJU/JK/H14/0701/93, 328.2 & H14/0753/92

Your Ref:

Date: 8 March, 1994

Dear Sir

Mr J E Nicholls, Wardentree Lane, Pinchbeck

I refer to your meeting with my Planning Assistant, Mr Udy, on 24 February, 1994.

The reason for the bund is to soften the impact of the development and to provide a high quality landscape. It is considered important that the development is substantially screened, owing to its proximity to residential properties to the west. Turning to your clients proposal to erect a building on land which he wishes to retain, I consider that the revised bund layout shown on Plan AL/1 may visually appear acceptable, but I am concerned about the loss of the bund which would be contrary to the Development Brief and contrary to the recently signed 106 Agreement. I therefore consider the bund should remain. I appreciate that the bund if erected in its approved position will be close to the proposed position of the building, but I suggest that the building's position could be changed. Would it be possible to hand the layout of the site so that the drive is on the bund side, rather than on the eastern side?

The site at Money Bridge Lane, which you also mentioned during your meeting, was granted residential consent on a restricted plot, in order to protect the character of the area by preventing the re-development of the small corrugated iron bungalow with a large "mansion". You suggested that your client wishes to move the dwelling backwards, away from the highway in order to gain the necessary distance between the dwelling and the electricity pylon and its cables. I advise that a reasonable extension of the site rearwards will be looked at with an open mind and so long as the proposed building is acceptable in design, the application has a good chance of being acceptable.

/cont...

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Finally, a new rectory for Crowland was discussed when you suggested that the site should be on the Kissing Ground. Following your most recent conversation with my Senior Planning Assistant, Mr Roberts, I advise that it is unlikely the proposed site could be supported by the Council, owing to it being within the boundary of the ancient monument.

Yours faithfully

pp

N R MIDLEN
Principal Planning Officer (Development Control)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0753/92 Received:03-AUG-92 Type:OUTLINE

Name: Mr W H Sneath
Money Bridge House
Pinchbeck
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Replacement dwelling

Location : Money Bridge Lane Pinchbeck
Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Notes to Applicant:

The applicant is advised that the Local Planning Authority will expect the final development to consist of a relatively small dwelling of appropriate materials and design to safeguard the rural character of the locality, and that the submitted landscaping scheme will show the retention of the existing hedgerow along the eastern boundary and make provision for additional, appropriate, hedgerow planting along the northern and western boundaries.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 19 November 1992.

Authorised to issue:

26-NOV-92 H14/0753/92 AD.....DC.....

APPLICATION REFERENCE: H14/0753/92 DATE RECEIVED: 03-AUG-92

APPLICANT: Mr W H Sneath
Money Bridge House
Pinchbeck
Spalding Lincs

AGENT: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 27 OCT 1992

TYPE: Outline

DESCRIPTION: Replacement dwelling

LOCATION: Money Bridge Lane, Pinchbeck, Spalding, lincs

Parish Council: Approve

Ward member:
- Delighted to see that site is to be developed..
- No difficulties with access.
- Close to pylons

County Highways: No objections.

Information from Applicant:
- Dwelling last occupied in Autumn of 1980.
- was vacated by seasonal agricultural workers but retained with intention of re-occupying it at short notice. property has been maintained, water rates paid to date.
- only recently vandalised.
- dwelling only vacated because no longer required at the time and has not been used for any other purpose.
- dwelling now occupied by Mr B Stewart

PREVIOUS DECISIONS
SR 371 - Timber bungalow for agricultural worker. Granted temporary until 30 June 1950.
SR13/51 - Renewal of SR371. Granted. Temporary until 30 June 1954.

PLANNING ISSUES
1 The existing dwelling is a small corrugated iron bungalow built with the benefit of a temporary permission in 1947, with permission subsequently renewed until 30 June, 1954. No action was taken to secure the removal of the dwelling after the permission lapsed. The dwelling is therefore unauthorised but immune from enforcement proceedings because of the '4 year rule'.

2 It is accepted that the use of the dwelling has not been abandoned. There was a period of vacancy from 1980 to quite recently, but the dwelling is presently occupied.

3 The situation is therefore that the existing dwelling could remain on site indefinitely, and be capable of being improved or extended in accordance with the permitted development rights.

4 In view of the foregoing, the main issue is not whether the principle of a 'one for one' replacement is acceptable, but to ensure that the replacement dwelling will be acceptable in terms of its impact on the countryside.

CONCLUSIONS

1 There are no objections in principle to allowing a replacement dwelling; notwithstanding the location of the site outside the I.B.D. It is essential, however, in the interest of maintaining the character of the countryside, to ensure that the replacement dwelling is on a similar small-scale to the existing dwelling on site.

2 Although the application is in outline, the applicant has submitted an indicative sketch plan showing the siting of a substantial bungalow approx. 3 times bigger than the existing dwelling. In addition, the curtilage of the bungalow has been considerably extended to give a road frontage of some 30 metres projecting into open countryside. The evidence gained from the Ordnance Survey would suggest that the historical curtilage was much less to give a frontage of some 12 metres (i.e. to the south of an overhead power line which crosses the site).

3 In conclusion, the present proposal is unacceptable in view of the size of the site and the probability that a permission on this basis would result in pressure to erect a dwelling far bigger than what presently exists. The applicant has indicated verbally that he would be willing to submit amended plans showing a reduced curtilage, and by implication therefore agree to a relatively small dwelling only being erected. The recommendation is that this course of action be adopted.

RECOMMENDATION

A. That the submission by the applicant of an amended plan showing a reduced curtilage to coincide with the historical curtilage of the existing dwelling be awaited.

B. Upon receipt of satisfactory amended plans, the Director of Planning & Building Control Services be authorised to grant permission, subject to the following conditions:-

1 SC8 (Details).
2 SC27 (Implementation of planting).

Reasons
1-2 Standard.

Note
1 The applicant is advised that the Local Planning Authority will expect the final development to consist of a relatively small dwelling of appropriate materials and design to safeguard the rural character of the locality, and that the submitted landscaping scheme will show the retention of the existing hedgerow along the eastern boundary and make provision for additional, appropriate, hedgerow planting along the northern and western boundaries.

PLANNING COMMITTEE - 27th October, 1992

792. PLANNING APPLICATIONS (Continued)

(d) **Application approved subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 prohibiting the development from being brought into use until the improved access facilities to the site have been completed and amending the existing Planning Obligation dated 23rd April, 1992 by the substitution of plan No. MRH/2485/2 for plan B attached thereto, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H16/0650/92 Messrs Turner Stores	Chill store and packhouse at Brooks Farm, Barrier Bank, Cowbit.

(Councillor T. Barker declared an indirect interest in the above application and left the Council Chamber during consideration thereof and Councillor M.C. White requested that his abstension from voting be recorded.)

(e) **Application Director of Planning and Building Control Services Authorised to Approve**

That, subject to the submission by the applicant of an amended plan showing a reduced curtilage to coincide with the historical curtilage of the existing dwelling, the Director of Planning and Building Control Services be authorised to grant the relevant planning permission in accordance with his recommendation in respect of the following proposal:-

Plan No. and Applicant		Proposal
H14/0753/92 Mr W H Sneath	O.A.	Replacement dwelling at Money Bridge Lane, Pinchbeck.

(f) **Advertisement Consent**

The Director of Planning and Building Control Services be authorised to grant consent for the display of the undermentioned advertisement in accordance with his recommendation and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H16/0850/91 Mr R Turner	Free standing signboard (re-registered as H16/1316/91) at Brooks Farm, access onto Barrier Bank, Cowbit.

(Councillor T. Barker declared an indirect interest in the above application and left the Council Chamber during consideration thereof and Councillor M.C. White requested that his abstension from voting be recorded.)

(g) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H23/0956/92 Mr J Lathangue	4 bed house and garage adjacent to Windsor House, Saracens Head.

BRIAN SMITH Dip TP MRTPI
'tor 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: H14/0753/92 Type: OUTLINE

Applicant: Mr W H Sneath Agent: E. M. D. A.
Tel: 0775 767968

Description: Replacement dwelling

Location: Money Bridge Lane
Pinchbeck
Spalding

Valid date:	03-AUG-92	Terminal date:	28-SEP-92
Target dates:		Target Committee:	26-AUG-92
To case officer	08-AUG-92	Report deadline:	12-AUG-92
Inspected by	13-AUG-92		
Extra contacts	18-AUG-92	Case Officer:	
Report if not clear by	07-SEP-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	16-JUL-92	30-JUL-92
Cllr T Bray	0775 323794 (Of	16-JUL-92	30-JUL-92
Cllr Mrs P J Buffham		16-JUL-92	30-JUL-92
East Midlands Electr	0205 365181	10-AUG-92	24-AUG-92

SITE DETAILS

Grid ref: 521360 326070
OS Sheets: 126 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0753/92 Type: OUTLINE

Applicant: Mr W H Sneath Agent: E. M. D. A.
Tel: 0775 767968

Description: Replacement dwelling

Location: Money Bridge Lane
Pinchbeck
Spalding

Valid date: ~~10-JUL-92~~ 03-AUG Terminal date: ~~04~~ 28-SEP-92
Target dates: Target Committee: ~~26 AUG~~ 92 15-9-92
To case officer 15-JUL-92 Report deadline: 12-AUG-92
Inspected by 20-JUL-92
Extra contacts 25-JUL-92 Case Officer:
Report if not clear by 14-AUG-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	16-JUL-92	30-JUL-92
Cllr T Bray	0775 323794 (Of	16-JUL-92	30-JUL-92
Cllr Mrs P J Buffham		16-JUL-92	30-JUL-92

LCC - Obs Attached fc CB 22/7/92.

SITE DETAILS

Grid ref: 521360 326070
OS Sheets: 126 Parcel:

Principal Planning Officer
South Holland District Council
Priory Road,
Spalding.
LINCS

SOUTH HOLLAND D.C.
PLAN DEPT
19 NOV 1992
REF .....

Ebenezer Farm
Fengate
Moulton Chapel
Spalding
LINCS
PE12 6XL

18th Nov 1992

Your Ref: DJR/JJ H14/0753/92

re: Replacement Dwelling, Money Bridge Lane
Applicant W.H. Sneath

Dear Sir

Thank you for your letter dated 17th Nov. 1992.

I enclose herewith four copies of the block plan amended to show the site boundaries as at 1971 (i.e. corresponding to the current Ordinance Survey plan.)

The enclosed plans are to form part of the application, however I wish to point out that when the bungalow was built in 1947 the boundaries were as submitted on the plan dated 28th Oct 1992, but were altered later.

I trust this provides you with the information you require

Yours faithfully

J.H. Sneath

For W H Sneath

Mr J H Sneath,
Ebenezer Farm,
Fengate,
Moulton Chapel,
Spalding
Lincs.

Mr D Roberts

DJR/JJ H14/0753/92

17 Nov 1992

Dear Sir,

REPLACEMENT DWELLING, MONEY BRIDGE LANE.

Thank you for your letter and plans received 13th November 1992 in respect of the above application. I regret to advise that these do not appear to be acceptable. The plans show the curtilage to the north of the pylon. The evidence from the Ordnance Survey plan suggests however that the curtilage of the existing dwelling was located to the south of the pylon close to the northern most wall of the dwelling.

I would request therefore that you submit further plans to reflect the curtilage as shown on the Ordnance Survey plan: a copy of which is enclosed for your information.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

East Midlands Design Association,
Willow Lodge,
Horseshoe Road,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H14/0753/92

02 Nov 1992

Dear Sir,

REPLACEMENT DWELLING: MONEY BRIDGE LANE, PINCHBECK FOR MR W H SNEATH.

The above application was considered by the District Councils Planning Committee meeting on 27th October 1992. It was resolved as follows:

A. That the submission by the applicant of an amended plan showing a reduced curtilage to coincide with the historical curtilage of the existing dwelling be awaited.

B. Upon receipt of satisfactory amended plans, the Director of Planning and Building Control Services be authorised to grant permission, subject to the following conditions:-

1. SC8 (Details).
2. SC27 (Implementation of planting).

Reasons

1-2 Standard.

Note

1. The applicant is advised that the Local Planning Authority will expect the final development to consist of a relatively small dwelling of appropriate materials and design to safeguard the rural character of the locality, and that the submitted landscaping scheme will show the retention of the existing hedgerow along the eastern boundary and make provision for additional, appropriate, hedgerow planting along the northern and western boundaries.

I would be grateful if you would bring this to the attention of the applicant and thereafter submit the amended plans in accordance with resolution A in order that I may be in a position to process the decision notice.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Ward Member 753/92

LATE OBS: Offi... Late
Salient points h...

CLLR MRS P J BUFFHAM
Firtree House
Northgate
West Pinchbeck
Spalding
Lincs PE11 3TB
Tel 0775 87 464
Fax 0775 87 711

FAX MESSAGE

DATE 25/10/92
TO DIRECTOR OF PLANNING SHDC
FAX NO 0775 710772
NO OF SHEETS INCLUDING THIS ONE Two

I regret that I am unable to attend the Planning Committee meeting to be held on 27/10/92 because other committments that evening. I would be grateful if my apologies could be recorded please. I am sending comments appertaining to applications in my ward... in each case the recommendations are supported and I hope my comments will be noted. I have also commented on an out of ward case with which I am familiar ...the Bareham's Lane Quadring application.I'm afraid the objector's point about his property loosing value cuts little ice with me but the rest of the points are very valid and I too hope that permission is refused for the sake of the Lane's residents.

Regards

Pauline Buffham

Cllr. Mrs. P.J. Buffham.

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1992
Attended
DPO NSM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
27 to Cttee
Acknowledge YES/NO
By
Date

Comments for Planning Committee meeting 27.10.92

Ref H14/1156/91
Noted (with relief!) and I would support a move for non-determination.

Ref H14/ 0753/92
I am happy with both A & B of the Director of Planning's recommendation and would move both parts. My only concern is the closeness of the electricity pylon to the proposed new dwelling; although I am assured that any detrimental effect on health due to the proximity of overhead powerlines has yet to be proved conclusively.
The present corrugated iron bungalow is unsightly and I am pleased that it is proposed that a new dwelling should replace it.I look forward to seeing the admended plans and any suitable proposal will be fully supported by me.

Ref H14/0576/92
In view of the sensitive nature of these plans and the amount of opposition from neighbours in the surrounding properties-they objectors have my total support- the Director of Planning's recommendation has to be accepted and I would so move. I hope to attend the Plans Sub Committee as Ward Member when the revised plans are discussed.

Ref H15/0961/92
Although not in my ward, I know Bareham's Lane and it's traffic problems well.The road is narrow and its' residents ~~already~~ are disturbed by the heavy lorries that already have to use it to reach the farm at the end of the lane and they certainly don't want the further traffic that granting this permission would generate. By the nature of the lane it just couldn't take the extra traffic. I agree with the parish council when they say that the Town Drove / Bareham's Lane is a sub-standard junction... I'd go further and describe it as very dangerous.
I hope the permission is refused as per the D o Planning's recommendation.

Cllr MRS P.J. BUFFHAM

Occupants Of The Bungalow
Money Bridge Lane,
Pinchbeck

1947 - 1950 Mr & Mrs R. Baker

1950 - 1951 Mr & Mrs E. Pulen

1952 - 1954 Mr & Mrs S. Ladym

1954 - 1959 Mr & Mrs W. Kadyk

1960 - 1980 Mr J. Walsh

St. Meeting w/ Grant DP + PM 30/9,
this list of previous occupants given by w/ Grant as of
general chat over situation.
Present occupant - "new age traveller".
7 mentioned difficulties re: unlawful use / abandonment
Pointed out domestic curtilage was increased -> w/s. Knight that "curtilage"
had been uncultivated for past 3 years:
& pointed also my amended plans to reduce curtilage & that shown
on OS map. Also ought caution to restrict size of new dwelling to 100 sq m.
or so. to mirror what was presently on site.
kept that I would research situation then write to him further
with view to reporting application to November Committee.

Mr W H Sneath,
Money Bridge House,
Pinchbeck,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H14/0753/92

18 Sep 1992

Dear Sir,

REPLACEMENT DWELLING AT MONEY BRIDGE LANE, PINCHBECK.

Thank you for your letter of 9th September 1992. I would be grateful if you could contact me in order that we may make a joint inspection of the building. At this stage I can confirm that it will not be necessary for an Officer of the Environmental Services Department to accompany us.

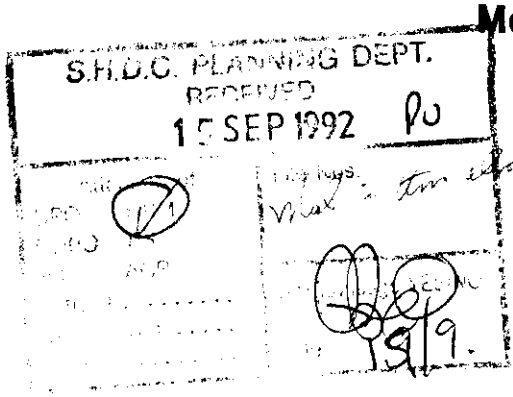
My sole interest at the moment is to fully understand the situation regarding the history; occupation and condition of the dwelling in order that I may be in a position to fully advise the Committee Members of all relevant facts before they make their decision.

I look forward to meeting you on site in order that we can discuss these matters.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Money Bridge House,
Pinchbeck,
Spalding,
Lincs.



9th September, 1992

Principal Planning Officer,
Planning & Building Control Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re: Application No: H14/0753/92
Replacement Dwelling at Money Bridge Lane, Pinchbeck.

With reference to your letter to my agent dated 7th September, 1992 I wish to reply on my own behalf as follows :

I fail to see the relevance of your line of questioning as my application is for a replacement dwelling, and not specifically for a particular occupant (i.e. Mr. B. Stewart).

The present dwelling was constructed in 1947 with local authority consent for a period of 3 years. At the end of this period I was granted a further extension of 3 years but when this ended I continued to use the building as a dwelling unimpeded from February, 1954 to date.

The property having had continued uninterrupted use as a dwelling from before 1964 to date is therefore immune from enforcement action. This being so the dwelling is free from any restrictive occupancy conditions and it is irrelevant who lives in the property or what their occupation is.

The permission I seek is to continue the existing residential use of the property but within a new building structure yet to be designed; and nothing more.

Having already established that I have not abandoned the use of the property as a dwelling and bearing in mind the history of the property, could you please inform me why you require information regarding Mr. Stewart?

As mentioned in my letter of 26th August, 1992 I have no objection to you visiting the property, however, would you please inform me why it is necessary for an officer of the Environmental Services Department to accompany you? As you are surely capable of assessing the nature of the existing accommodation for planning purposes.

I wish to see this matter determined within the requisite time period and therefore look forward to receiving your comments shortly.

Would you please send all future correspondence to me at the above address, where my son Mr. J.H. Sneath will respond on my behalf.

Yours faithfully,

W.H. SNEATH.

East Midlands Design Associates,
Willow Lodge,
Horseshoe Road,
Spalding,
Lincs.
PE11 3JA.

Mr D Roberts

DJR/JJ H14/753/92

07 Sep 1992

Dear Sir,

REPLACEMENT DWELLING, MONEY BRIDGE LANE, PINCHBECK FOR MR W H SNEATH.

With reference to the above application, and the applicants letter dated 26th August advising that the property as now occupied by Mr B Stewart. I would be grateful if you could supply some further information relating to Mr Stewart i.e. is he a relative or farm employee, how long is it intended that he will occupy the property, and is he the intended occupant for the replacement dwelling, if permission is granted?

In addition I would like to carry out an internal inspection of the property in company with an Officer of the Environmental Services Department, to assess the nature of the existing accommodation. I would be grateful therefore if you could advise me when it will be possible to gain access to the property.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Spoke to Gentleman re this site 9-2-94.

wants to move the position of bungalow further back.

- Suggested that submits a plan for comments prior to P.P. submission showing proposed position. Should have elevation. Should be parallel to road but could be narrow + deep rather than wide + less deep. Must keep to area granted for residential + if uses remaining land for garden or part of it would need P.P. for C.O.U.

Are concerned that small dwelling isn't replaced with very large dwelling in substantial grounds. Should speak to EME re pylon.

PM

Phone call 14-2. no name

Small property only. The plot is actually quite small, doesn't cover more 2 acres ∴ can't replace it with a very large dwelling in substantial grounds

Peter.

ECPS20 BHNLGS 000 BHNP South Holland LoGoS system 11:34 10/08/92
(2219 17/06/90) PERSON - PROPERTY LINK LIST

Page: 001

Name - MR W H SNEATH (0005 property links)

	Assoc	Reason	Chrg Cd	R.P	Liability-dates	UPRN
	Property - address					
(1)	Owner	Full	Std	R	01/04/91	0145200
	MONEY BRIDGE LANE SPALDING					
(2)	O	F	S	R	01/04/91	0145211
	MONEY BRIDGE LANE SPALDING					
(3)	O	F	S	R	01/04/90	0140658
	THE OLD FIVE BELLS NR MONEY BRIDGE GLENSIDE NORTH SPALDING					
(4)	O	F	S	R	01/04/90	0140669
	OLD FIVE BELLS NR MONEY BRIDGE GLENSIDE NORTH SPALDING					
(5)	P	F	P	R	01/04/88	0140625
	MONEY BRIDGE HOUSE GLENSIDE NORTH SPALDING					

PIN: 00125406 MR WILLIAM H SNEATH PRN: 0000000000
UPRN: 0000000 SEL: M NTX: Mode:

1). 371 84 002 0 - class A House (AG) RV £72.

2). 371 84 003 0 - class A Bungalow RV £29

3) 371 09 013 0 - class A House RV £70.

4) 371 09 014 0 - Class A House RV £44.

5) 371 09 010 0 - occupied by Mr Sneath.

W/O from Julie in Community Charge

for the purpose of providing care.

Money Bridge House,
Pinchbeck.
Spalding,
LINCS
26th August 1992

Principal Planning Officer.
Planning & Building Control Department.
South Holland District Council
Priory Road
Spalding.
LINCS

Re: Application no: H14/0753/92
Replacement Dwelling At Money Bridge Lane, Pinchbeck.

Dear Sir

Further to your letter dated 29th July 1992 addressed to my agent. I write to inform your that the property is now occupied as a dwelling by Mr B. Stewart.

Should you wish to visit the property or require any further information please do not hesitate to contact me.

Yours faithfully

M. Stewart

S.H.D.C. PLANNING DEPT.
RECEIVED
26 AUG 1992
File

Mr Sneath

Built for ag valve + family. 40 yrs 1947 till
heroes always

No stake to check yet but heart pad
Carried valves. because pump valve

not repaired for 12 years

PM-12-8

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1992 PU
Attention of
DPO NRM
DDPO BS
SC AOP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

10 August 1992

Our Ref: GT/91/1/SH/0213

Dear Sir

PLANNING APPLICATION NO H14/0753/92
FOR PROPOSED REPLACEMENT DWELLING AT MONEY BRIDGE LANE, PINCHBECK
FOR MR W H SNEATH

With regard to the above-mentioned application received on 24 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

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

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

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

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

cont / .. .. ..

ROGER HYDE
Regional General Manager

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

NRA

Our Ref: GT/H14/0753/92

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

Yours faithfully

R F Morgan
Planning Engineer

cc: Mr W H Sneath
Money Bridge House
Pinchbeck
SPALDING
Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1992
PJ
Attention of
DPO NRM
DOPO BG
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by ST
date 3/8

Principal Planning Officer
Planning Department
South Holland District Council
Priory Road
Spalding

Money Bridge House
Pinchbeck
Spalding
Lincs

3rd August 1992.

Re: Application No: H14/0753/92
Replacement Dwelling in Outline
At Money Bridge Lane, Pinchbeck, Spalding.

Dear Sir

I refer to your letter dated 29th July 1992 to my agent with a copy to myself and respond to the queries you raise as follows :-

1. The dwelling was last occupied in the autumn of 1980.

2. The dwelling was vacated in 1980 by seasonal agricultural workers, but has been retained to date with the intention of re occupying it at short notice when required in the future. To this end the property has been maintained and water rates paid to date. Only recently has the building been subjected to vandalism.

The dwelling was vacated for no other reason than it was not required for occupation at the time, and the building has not been used for any other purpose at any time.

I trust the above is the information which the authority requires

Yours faithfully

W.H. Sneath

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: H14/0753/92

Applicant: Mr W H Sneath
Money Bridge House
Pinchbeck
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Replacement dwelling

Location: Money Bridge Lane Pinchbeck
Spalding

Type: OUTLINE

Date received: 10-JUL-92

16-JUL-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-JUL-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

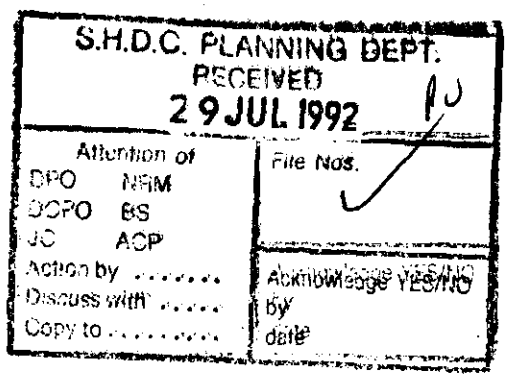
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:



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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0753/92

Applicant: Mr W H Sneath
Money Bridge House
Pinchbeck
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Replacement dwelling

Location: Money Bridge Lane
Pinchbeck
Spalding

Type: OUTLINE

Date received: 10-JUL-92

29-JUL-92

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:

When was the dwelling last occupied?

Why was it vacated and has it been used for any non-residential purposes since?

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

pp Principal Planning Officer

From: NAME Cllr Mrs PJ BOFFHAM

ADDRESS WARD MEMBER
PUDSEY EAST

Tel no 87 464

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...

S.H.D.C. PLANNING DEPT.
RECEIVED
2 JUL 1992 PJ

COMMENTS ON APPLICATION

APPLICATION NO : 14/0753/92

SUBJECT : Replacement Dwelling Honey Bridge Lane

My comments are as follows...

I am delighted to see that this site is at last to be developed & the present derelict buildings are to go. There would be no difficulties re access etc.
Basically I support the application - my main concern is the proximity of the dwelling to the electricity pylon.

Pauline Boff 20/7/92.

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0753/92.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	1	3	2	6	0

2. Address or location
MUNDY BRIDGE LANE PINCHBECK

3. Name, classification and number of road

4. Date application referred 22-7-92.

5. State whether outline, detailed application etc.
OL.

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

7. 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:—

Delete as appropriate

(a.) Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.~~

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf~~.

Date: 22-7-92 Signed: [signature]
Director of Highways and Planning

COUNTY OF LINCOLN (PARTS OF HOLLAND).
THE HOLLAND JOINT PLANNING COMMITTEE.

SR. 372

[illegible] Heath,
[illegible] Hall,
East Pinchbeck,
Spalding.

Money Bridge Hse
Pinchbeck

Town and Country Planning Acts, 1932 and 1943.
Town and Country Planning (General Interim Development) Order, 1946.
The Holland Town and Country Planning (Special Interim Development) Order, 1945.

HOLLAND PLANNING SCHEME.

In pursuance of their powers under the above-mentioned Acts and Orders, the Holland Joint Planning Committee as Interim Development Authority hereby permit buildings for the purpose of timber bungalow for agricultural worker, to be erected on land situate at Money Bridge Lane, East Pinchbeck, Lincolnshire, in the ~~[Borough/Urban~~/Rural District] of SPALDING in accordance with the deposited plans ~~subject to the expiration of a period of [illegible] months from the date hereof~~ [until the 30th day of June 1950] subject to due compliance with the byelaws and general statutory provisions in force in the said ~~Borough~~/district and with the conditions specified hereunder :—

The reasons for the Committee's decision to grant a limited permission for the development, subject to compliance with the conditions hereinbefore specified, are :—

DATED 3rd day of February 1947.

[illegible]
Clerk of the Committee.

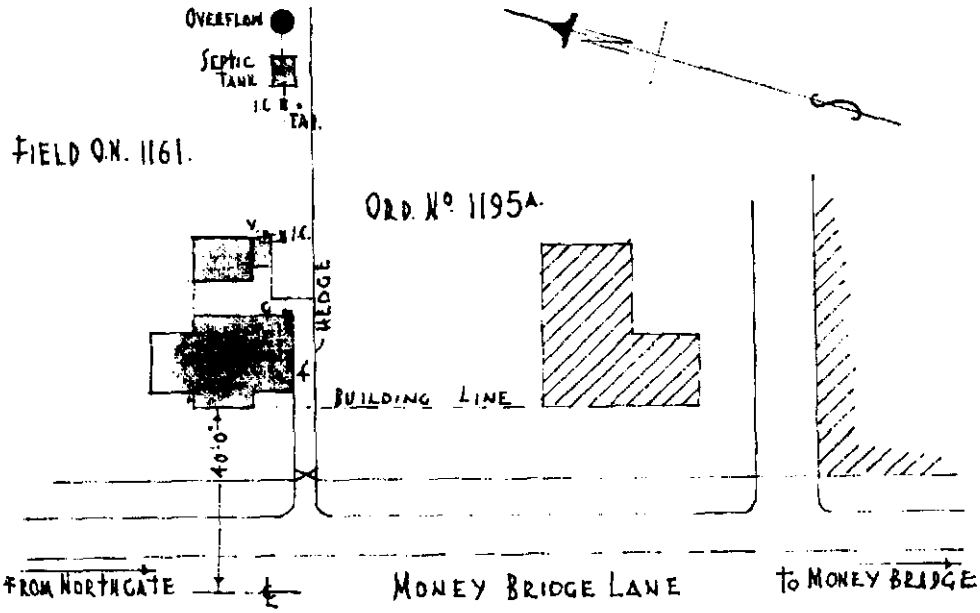
THIS DOCUMENT IS IMPORTANT AND SHOULD BE EITHER PLACED WITH THE DEEDS OF THE PROPERTY OR CAREFULLY PRESERVED.

T.C.P. 3.

Permission for a limited period for development involving the erection of

NOTES.

1. An applicant aggrieved by the refusal of the Committee to grant permission for a longer period or by any conditions imposed by the Committee, may appeal to the Minister of Town and Country Planning under sub-section (5) of section 10 of the Town and Country Planning Act, 1932, within twenty-eight days of the



SITE PLAN – SCALE 1/500.

AER, M. INST. R.A., 23A. STATION STREET, SPALDING JAN. 1947.

Application No. S/13/51.

HOLLAND COUNTY COUNCIL.

Town and Country Planning Act, 1947.
Town and Country Planning (General Development) Order, 1948.

To: Mr. W. Smeath, Mr D.H. Smeath

Coney Bridge Lane,

Pinchbeck.

In pursuance of its powers under the above-mentioned Act and Order, the County Council as Local Planning Authority hereby permits :—

the renewal of existing limited period consent for a timber bungalow at Coney Bridge Lane, Pinchbeck. (Renewal of Holland Joint Planning Committee Consent No. S/ 471.)

In accordance with the plan and application submitted to the County Council on 31st January, 1951 †(subject to the conditions specified hereunder) : —

bungalow to be removed and the site reinstated to its former use at the expiry of a period ending on 9th June, 1954.

The reasons for the County Council's decision to grant permission for the development †(subject to compliance with the conditions hereinbefore specified) are :—

The temporary nature of the structure is such that this building can not be considered satisfactory as a permanent dwelling from an amenity viewpoint.

DATED 8th day of March, 19 51.

Signed H. C. MARRIS

Clerk of the County Council.

COUNTY HALL,
BOSTON.

† Cross out words inapplicable.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM.

SOUTH HOLLAND DISTRICT COUNCIL

TREASURER'S DEPARTMENT

KEITH PADGETT
IPFA
Treasurer

STANDARD COMMUNITY CHARGE

CLASSES AND MULTIPLIERS FOR 1991-92

Owners or leaseholders of domestic properties which are not used as anyone's sole or main residence will be subject to a standard community charge. The standard community charge will be expressed as a multiplier of the personal community charge. The multipliers are 0, 1/2, 1, 1 1/2, or 2 and different classes of property may have different multipliers. Exemptions and community charge benefit do not apply to standard community charge.

Classes A - R have been prescribed in Government Regulations and classes S - V have been specified by this council as charging authority.

Property is unoccupied for the purposes of classes D - I, K - M, Q - S and V if no one lives there, but for the purposes of classes A - C, N, T and U if no one lives there and it is substantially unfurnished.

Please note that the descriptions of the classes set out below is merely a summary. The full descriptions are contained in Regulation 62 of The Community Charges (Administration and Enforcement) Regulations 1989, as amended and the Minutes of this Council's Policy and Resources Committee Meeting held on 23 January 1991.

CLASSES WHERE THE MULTIPLIER IS AND MAY NOT EXCEED 0:-

CLASS A Unoccupied property requiring or undergoing structural repairs to render it habitable or where it is less than 6 months since such repairs were substantially completed.

CLASS B Unoccupied property under construction or undergoing structural alterations or where it is less than 6 months since building or such alterations were substantially completed.

CLASS C Property which has been unoccupied for less than 6 months.

CLASS D Unoccupied property where the chargepayer is now exempt from the personal charge because he/she is in prison, hospital, or a care home.

CLASS E Unoccupied property where the personal representative is subject to the charge and either no grant of probate or of letters of administration has been made or it is less than 6 months since such a grant.

CLASS F Property where occupation is prohibited by law.

CLASS G Unoccupied property being held for a minister of religion.

CLASS H Unoccupied property where the chargepayer is living somewhere else, other than a hospital or care home etc, for the purpose of receiving care.

CLASS I Unoccupied property where the chargepayer is living somewhere else for the purpose of providing care.

CLASS J Property where the chargepayer is a student for the purposes of the personal community charge, and either only he/she or alternatively no one lives there.

CLASS K Unoccupied property which has been repossessed by the mortgagee (ie building society).

CLASS L Unoccupied property within the same curtilage as the chargepayer's residence which, because of its position, is difficult to let.

CLASSES WHERE THE MULTIPLIER IS AND MAY NOT EXCEED 1/2:-

CLASS M Unoccupied property where the chargepayer is required to live somewhere else because of his/her employment in accommodation provided by their employer.

CLASS N Unoccupied property where occupation is restricted to persons employed in or engaged in agriculture.

CLASSES WHERE THE MULTIPLIER IS 1/2 AND MAY NOT EXCEED 1:-

CLASS O Caravans - The Caravans (Standard Community Charge and Rating) Act 1991 removes this liability.

CLASS P Property which cannot be occupied all year round because of planning restrictions.

CLASS Q Unoccupied property which is a self contained part of a non-domestic property and, because of its position, is difficult to let.

CLASS R Unoccupied property which is a self contained part of a non-domestic property which cannot be used as living accommodation because of restrictions in the tenancy agreement.

CLASSES AND MULTIPLIERS SPECIFIED BY THE CHARGING AUTHORITY:-

CLASS S Extends the period in class E to 12 months after grant of probate or of letters of administration. MULTIPLIER = 0

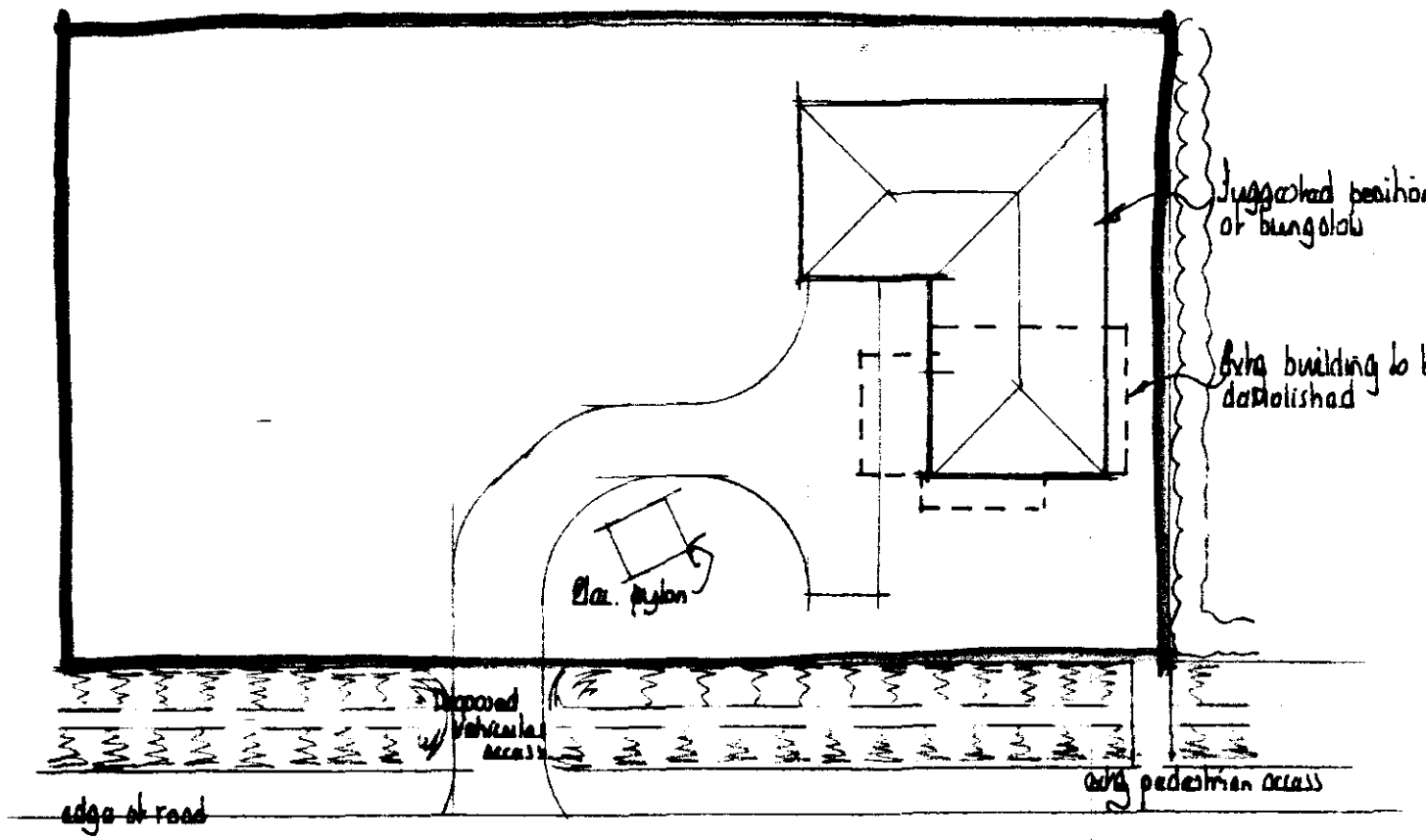
CLASS T Extends the period in classes A and B to 12 months after substantial completion. MULTIPLIER = 0

CLASS U Extends the period in class C to 12 months since last occupied. MULTIPLIER = 0

CLASS V Unoccupied property which does not fall into classes A - U. MULTIPLIER = 1

CLASSES AND MULTIPLIERS

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
0	0	0	0	0	0	0	0	0	0	0	0	1/2	1/2	1/2	1/2	1/2	1/2	0	0	0	1



MONEY BRIDGE LANE.

A		
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JA
Tel : Spalding (0775) 767968

Client

MR. W. H. SNEATH.

Job Title

PROPOSED REPLACEMENT DWELLING AT MONEY BRIDGE LANE. PINCHBECK.

Drawing Title

BLOCK PLAN

0753/92

Scale 1:250

Date JUNE 92 | Drawn by AL

Drg No. 92/57/01. | Rev

PLANNING AMENDMENT

For office use only

Application No. H/4/0753/92

Date registered 19 NOV 1992

Case Officer PSU.

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
Sneath Tel. No.	Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans — **A.** ☐

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — **B.** ☐

State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

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 ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
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)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

PLANNING AMENDMENT

For office use only

Application No. H1141753 LD

Date registered 3 NOV 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. 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 ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

Principal Planning Officer
S.H.D.C.
Priory Road
Spalding
Lincs.

AMENDED PLAN
Ref.

J.H. Sneath
Ebenezer Farm
Fengate
Moulton Chapel
Spalding
LINCS

Re: Replacement Dwelling Money Bridge Lane
Pinchbeck. Applicant Mr W.H. Sneath
Your ref 03e/JJ H14/0753/92

Dear Sir

Thank you for your letter dated 2nd November addressed to East Midland Design Associates.

In response to your request we have prepared a new plan showing the historic boundary of the dwelling, which we submit to you as the revised block plan to accompany this application.

We note your comments regarding the size of dwelling acceptable to the authority, and have also amended the block plan to show a dwelling of similar size to that which presently exists.

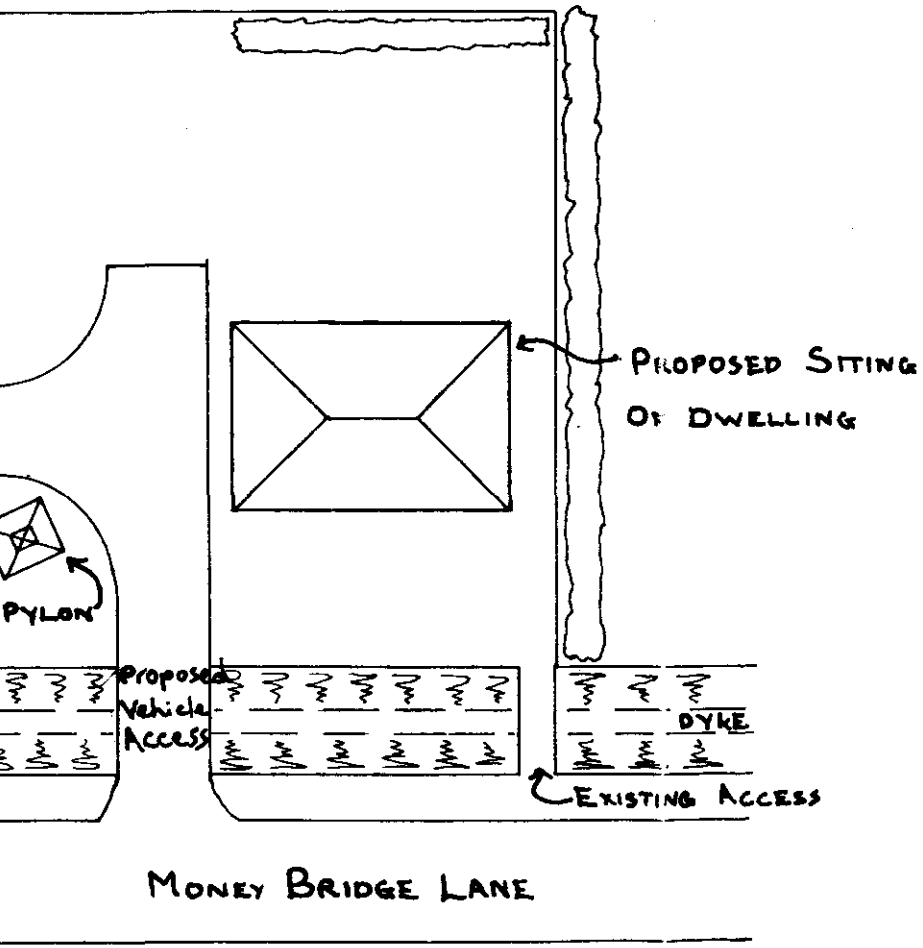
We trust the enclosed four copies of the plan provides the authority with sufficient information, but if further clarification is required please do not hesitate to contact us.

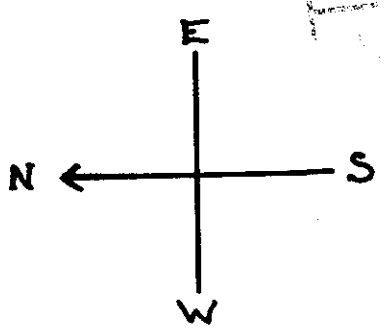
SOUTH HOLLAND D.C.
PLANNING
13 NOV 1992
REF ..... ACK. K.L

Yours faithfully

J.H. Sneath

for W.H. Sneath.





1992
753/92

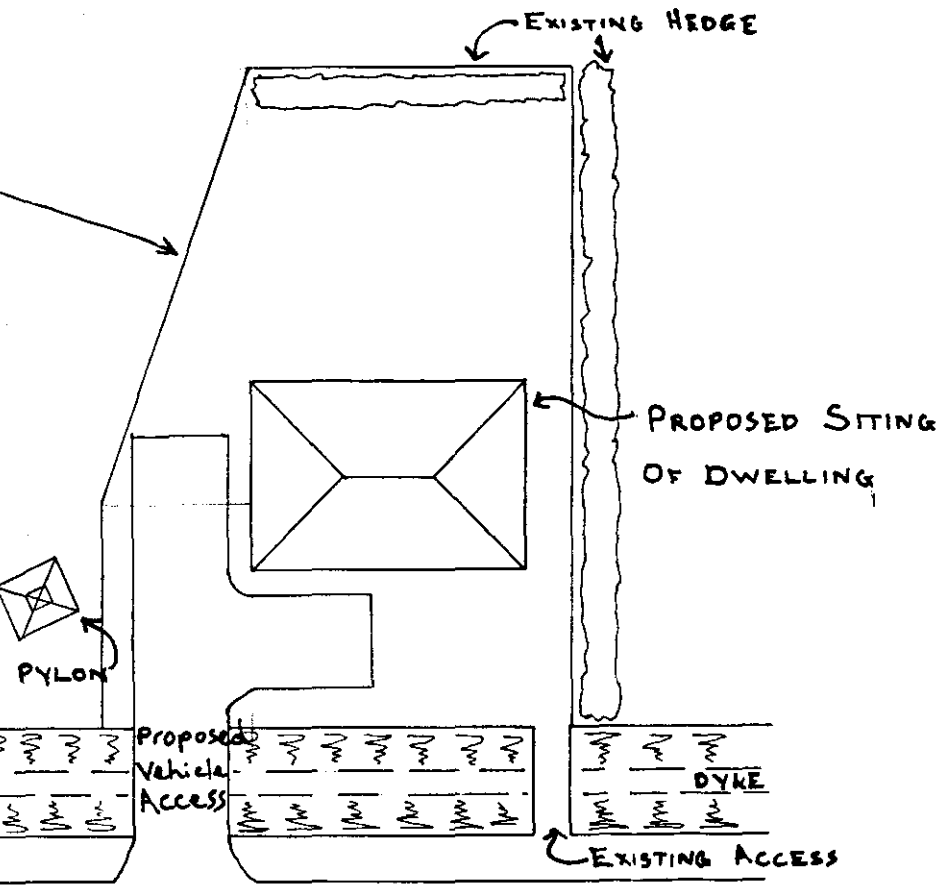
JONATHAN H. SNEATH A.S.V.A.
EBENEZER FARM
FENGATE
MOULTON CHAPEL
SPALDING
LINCS.. PE12 0XL
TEL. 0406 - 380325

CLIENT
W. H. SNEATH

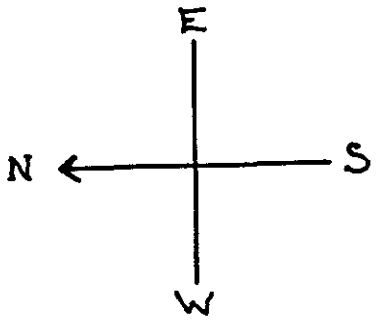
PROJECT
REPLACEMENT DWELLING
MONEY BRIDGE LANE
PINCHBECK SPALDING

TITLE
BLOCK PLAN
TO ACCOMPANY OUTLINE
PLANNING APPLICATION

SCALE	1 : 250



MONEY BRIDGE LANE



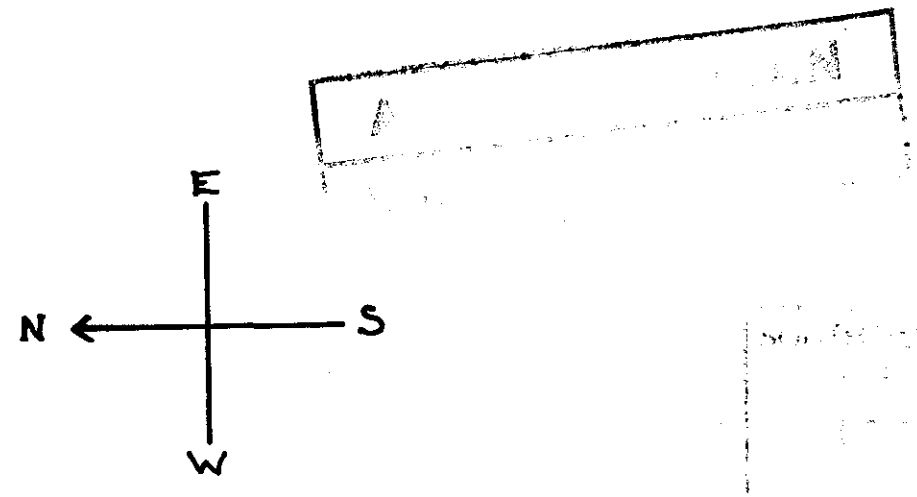
SOUTH HOLLAND D.C.
PLAN DEPT
19 NOV 1992
REF H53/92

JONATHAN H. SNEATH A.S.V.A.
EBENEZER FARM
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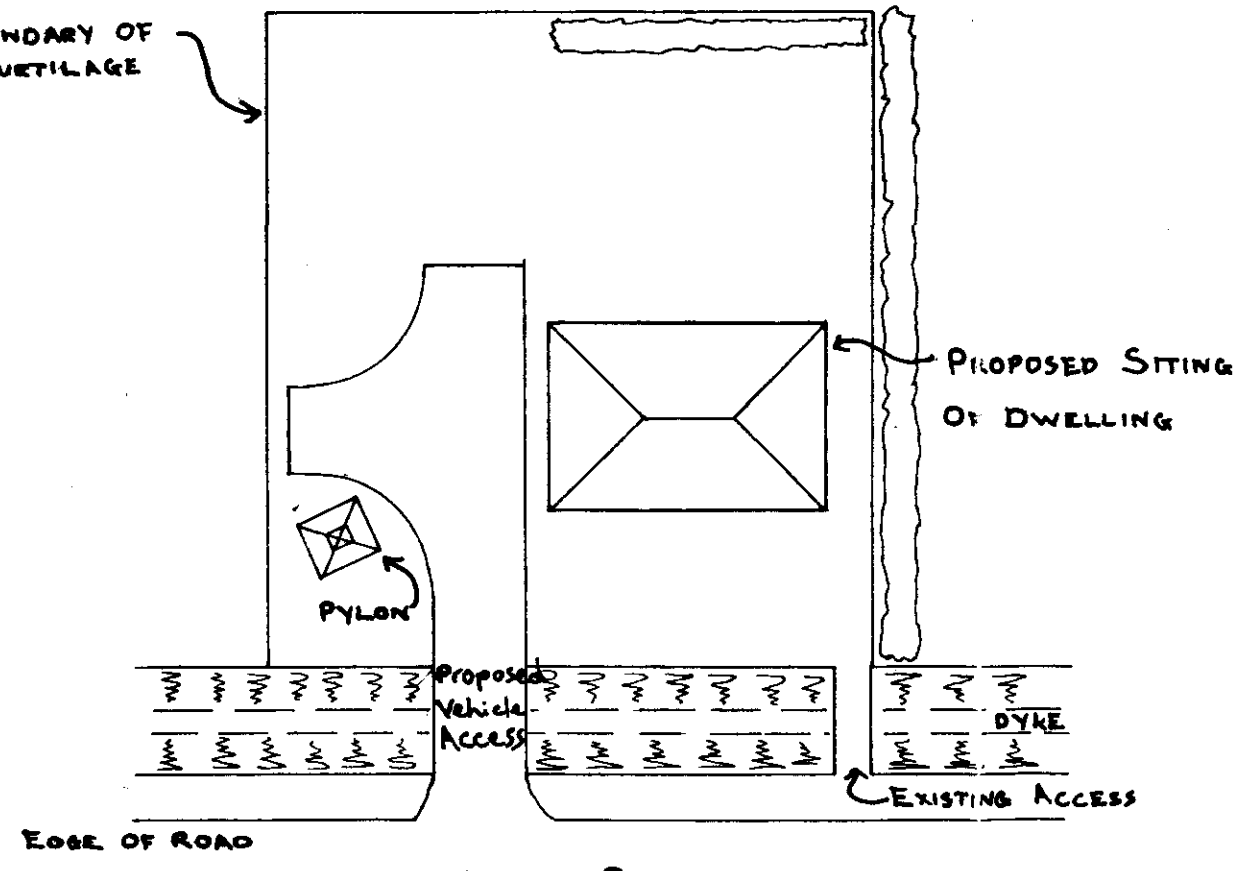
CLIENT
W. H. SNEATH

PROJECT
REPLACEMENT DWELLING
MONEY BRIDGE LANE
PINCHBECK SPALDING

TITLE
BLOCK PLAN
TO ACCOMPANY OUTLINE
PLANNING APPLICATION



753/92



Jonathan H. Sneath A.S.V.A.
Ebenezer Farm
Fengate
Moulton Chapel
Spalding
Lincs.. PE12 0XL
Tel. 0406 - 380325

CLIENT
W. H. Sneath

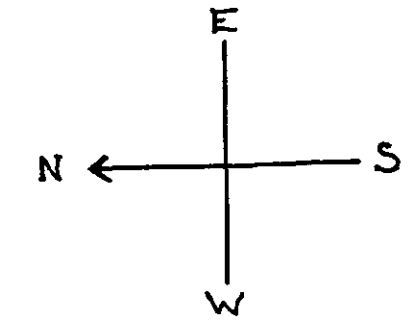
PROJECT
Replacement Dwelling
Money Bridge Lane
Pinchbeck Spalding

TITLE
Block Plan
To Accompany Outline
Planning Application

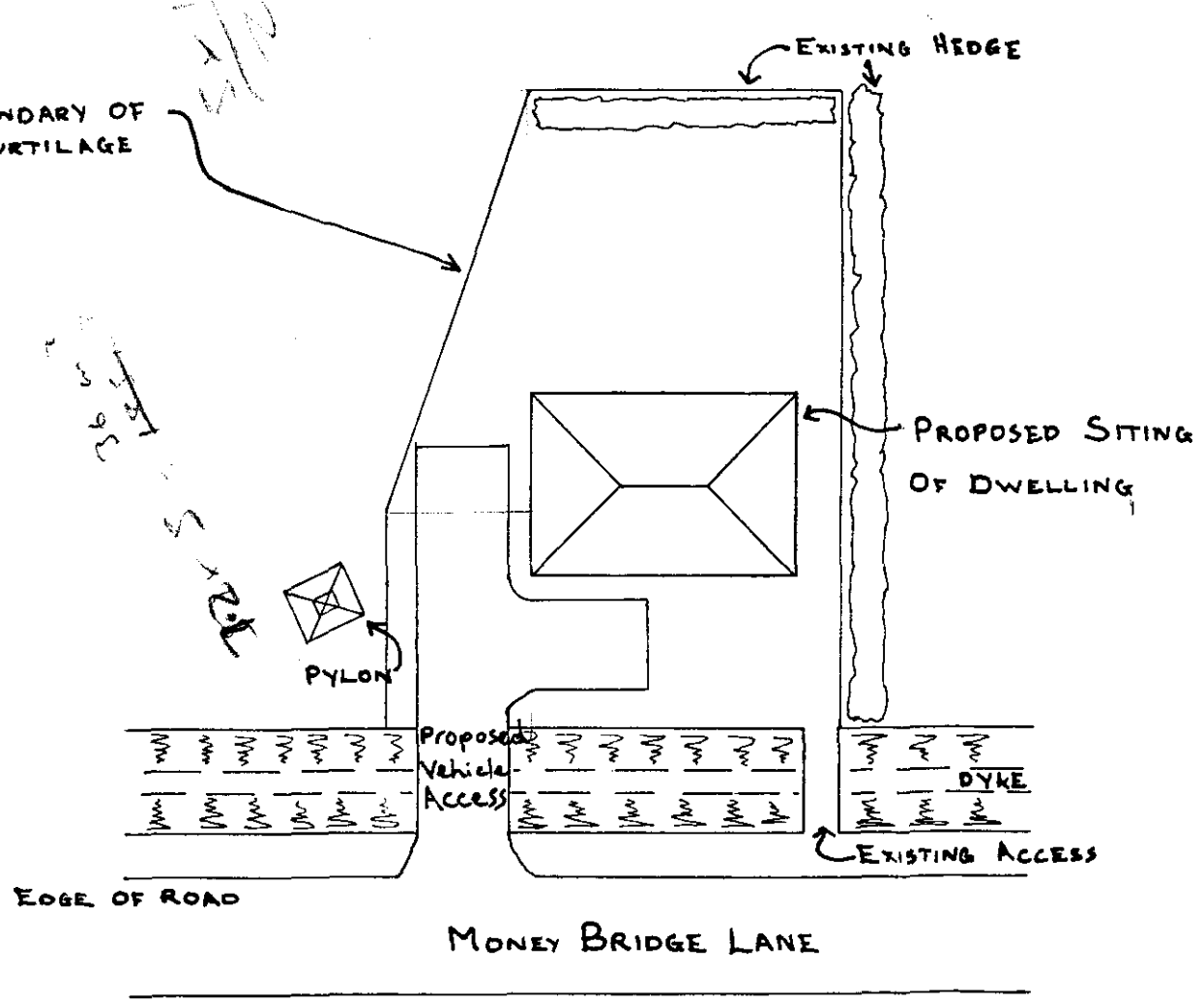
Scale	1 : 250
Date	28th October 1992
Drawn	J.H. Sneath
Drawing No.	1201/92
Rev.	

AMENDED PLAN

Ref.



SOUTH HOLLAND D.C.
PLAN DEPT
19 NOV 1992
REF S53/92



JONATHAN H. SNEATH A.S.V.A.
EBENEZER FARM
FENGATE
MOULTON CHAPEL
SPALDING
LINCS.. PE12 0XL
TEL. 0406 - 380325

CLIENT
W. H. SNEATH

PROJECT
REPLACEMENT DWELLING
MONEY BRIDGE LANE
PINCHBECK SPALDING

TITLE
BLOCK PLAN
TO ACCOMPANY OUTLINE
PLANNING APPLICATION

SCALE	1 : 250
DATE	28th OCTOBER 1992
DRAWN	J.H.S.

DRAWING No. 1201/92

REV. 18-11-92 A