BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1034/91 Received: 28-OCT-91 Type: FULL

Name: Mr Shingler
c/o L A Building Design
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

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

Description: New bungalow

Location : Building Plot Adj. to Ammada
Horseshoe Road Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

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

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

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

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

H14/1034/91

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

18/12

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1034/91

Date Registered 28 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. SHINGLER

~~c/o~~ [redacted]

55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.

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

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT ADJACENT TO 'AMMADA' HORSESHOE ROAD SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW BUNGALOW

Please complete

Signed P SHINGLER

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00
If you consider no fee is payable include a written explanation instead.

Date. 25 OCTOBER, 91

Previous application No:

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: —

B. Please state size of any new structure:- (a) max. height: 5.30 sq. metres
(b) max. length: 19.30 metres
(c) max. width: 7.60 metres

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

D. Please state type and colour of roofing materials. SEE DRG.

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. GARDEN 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 ALTERED ACCESS

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

C. What provision will be made for garages or parking within the site? PARKING & TURNING AREAS

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 APPLE / PEAR TREES

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	NO	→ 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).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed P S Kitchgan ~~Applicant~~/Agent) Date 25.10.91

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed P S Kitchgan ~~Applicant~~/Agent) Date 25.10.91

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Hedges Site Features garde

Inspected by: PM
date: 20/11

Residents notified on site visit: Sent to Niaroo + Amanda

Case Officer Conclusions (issues)

Privet hedge to right. Bigger beyond and rendered facing site at D05 in building Centre forward of side. Amanda has window looking onto site - good distance from existing Carlyon ≈ 10m
number of beds 3 could be one with thing window in neighbouring bungalow (Niaroo) Privet hedge on boundary

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals -

Confirmed by Case Officer:

Departure from policy — Yes ____ No ✓

Ward member request — Yes ____ No ✓

Recommend approval against material objection — Yes ____ No ✓

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

[Reason:

Other circumstances needing Committee decision — Yes ____ No ✓

Flagged by Senior Officer
Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals -

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

Nil fees (not first Submission)

ANY ONE OF ABOVE

Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
....12/12.....

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

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

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

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PSM 5-11-94

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1034/91

Applicant: Mr Shingler
c/o L A Building Design
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

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

Description: New bungalow

Location: Building Plot Adj. to Ammada
Horseshoe Road Spalding

Type: FULL

Date received: 28-OCT-91

05-NOV-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-NOV-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
District Planning Officer

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

PJ

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

Attention of
DPO NPM
DDPO BS
JC ACP
Action by .....
Passed with .....
Copy to .....

File Nos.

FOR PARISH COUNCIL USE ONLY

Comments:
Not in Pinchbeck Parish.

Signed:
W. H. Cunningham.

Rang Mr Cunningham on 9-12-91
Said was in Pinchbeck Parish according our records Also for H14/228/91
P.C see approval + so he said could recommend approval for this. Informed him would brake this note PJU.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92...

Receipt Issued ..... No. P143

Date First Received 8.....1991

REGISTRATION

REFERENCE H16/1034/91.....

Cross-Ref .....KL.....R...

Date 30/10/91

VALIDATION Date.....

Type ...FUL..... Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date...31.10

Index Sheets 237 OS Nos ..... Grid Ref 520970 330710

Ward .NO... Parish ....PIBECK

Inside IBD .NO Inside LP Area..NO

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

Linked to site.....Ref.....70..... Linked to property.....Ref.....

Planning Records:
Earlier apps
938/91
1047/95

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

Inputs completed.....

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1034/91 Type: FULL

Applicant: Mr Shingler
Tel: 0775 711437

Agent: L A Building Design
0775 711437

Description: New bungalow

Location: Building Plot Adj. to
Ammada
Horseshoe Road
Spalding

Valid date: 28-OCT-91 Terminal date: 23-DEC-91
Target dates: Target Committee: 10-DEC-91
To case officer 02-NOV-91 S-11 Report deadline: 26-NOV-91
Inspected by 07-NOV-91
Extra contacts 12-NOV-91 Case Officer:
Report if not clear by 02-DEC-91 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	05-NOV-91	19-NOV-91	Not from P. Parish
Cllr B Chappell 0775 87 381	05-NOV-91	19-NOV-91	

L.C.C - OBS ATTACHED 14/11/91

Owner/occupier 'Ammada' Horseshoe Road, Spalding 22-NOV-91 06-DEC-9
Owner/occupier, 'Niaroo', Horseshoe Road, Spalding 22-NOV-91 06-DEC-9

SITE DETAILS

Grid ref: 520970 320710
OS Sheets: 237 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/1034/91.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	0	9	2	0	7.

2. Address or location

ADJ TO AMMADA, HORSESHOE ROAD, SPALDING.

3. Name, classification and number of road

III.

4. Date application referred 14-11-91

5. State whether outline, detailed application etc.

FULL.

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

NEW BUNGALOW.

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: 14/11/91 Signed: J Emmerson

Director of Highways and Planning

LA Building Design

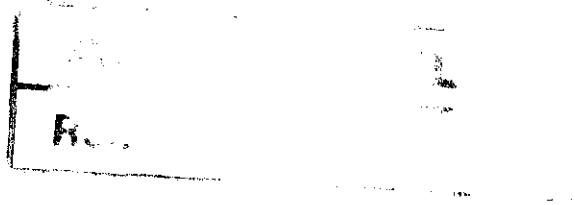
55 Hannam Boulevard
Spalding
Lincs. PE11 1LB

Telephone
Spalding
0775 711437

My ref: PSL/91/24

19th November, 1991

District Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE.



For the attention of Mr P. J. Udy.

Dear Sir,

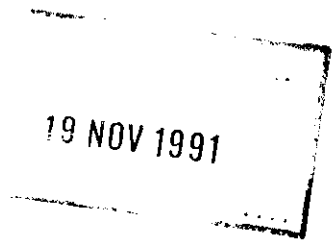
RE: PROPOSED BUNGALOW, HORSESHOE ROAD, SPALDING,
FOR MR SHINGLER, SHDC REF: H16/1034/91.

I enclose herewith four copies of my drawing, number 91/24/03, showing the amended block plan. Owing to an administrative error my client identified the site boundaries incorrectly. This has now been rectified and the true boundaries are now indicated on the said drawings.

As you will no doubt see the site is substantially wider than was previously shown.

I hope this minor hiccup does not adversely affect the proceedings and should you require anything further from me please let me know.

Yours sincerely,



Peter Lithgow
L. A. BUILDING DESIGN.

If outline may affect
yes A.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991
DPO ROOM
File Nos.

NRA
National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/91/1/SH/0232

Dear Sir

PLANNING APPLICATION NO. H14/1034/91
FOR PROPOSED ERECTION OF A BUNGALOW
PROPOSED BY MR SHINGLEE OF HORSESHOE ROAD SPALDING.

With regard to the above-mentioned application received on 18 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

a) The applicant will be required to provide details indicating that the septic tank and associated soakage system will provide an adequate means of disposal of foul sewage without giving rise to pollution.

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.

e) Each dwelling should be served by a separate septic tank and soakaway system.

/cont....

DR. KEVIN BOND
Regional General Manager

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

/cont....

NRA

Our Ref: GT91/1/SH/0232

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.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Yours faithfully

R F Morgan
Planning Engineer

HER

L A Building Design,
55 Hannam Boulevard,
Spalding,
Lincs.

Mr P Udy

PJU/JJ H14/1034/91

9th March 1992

Dear Sir,

H14/1034/91 - MR SHINGLER,
NEW BUNGALOW ADJ. TO AMMADA, HORSESHOE ROAD, SPALDING.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 17th December 1991.

Condition No 2 states:-

Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted.

Reason: In the interests of visual amenity.

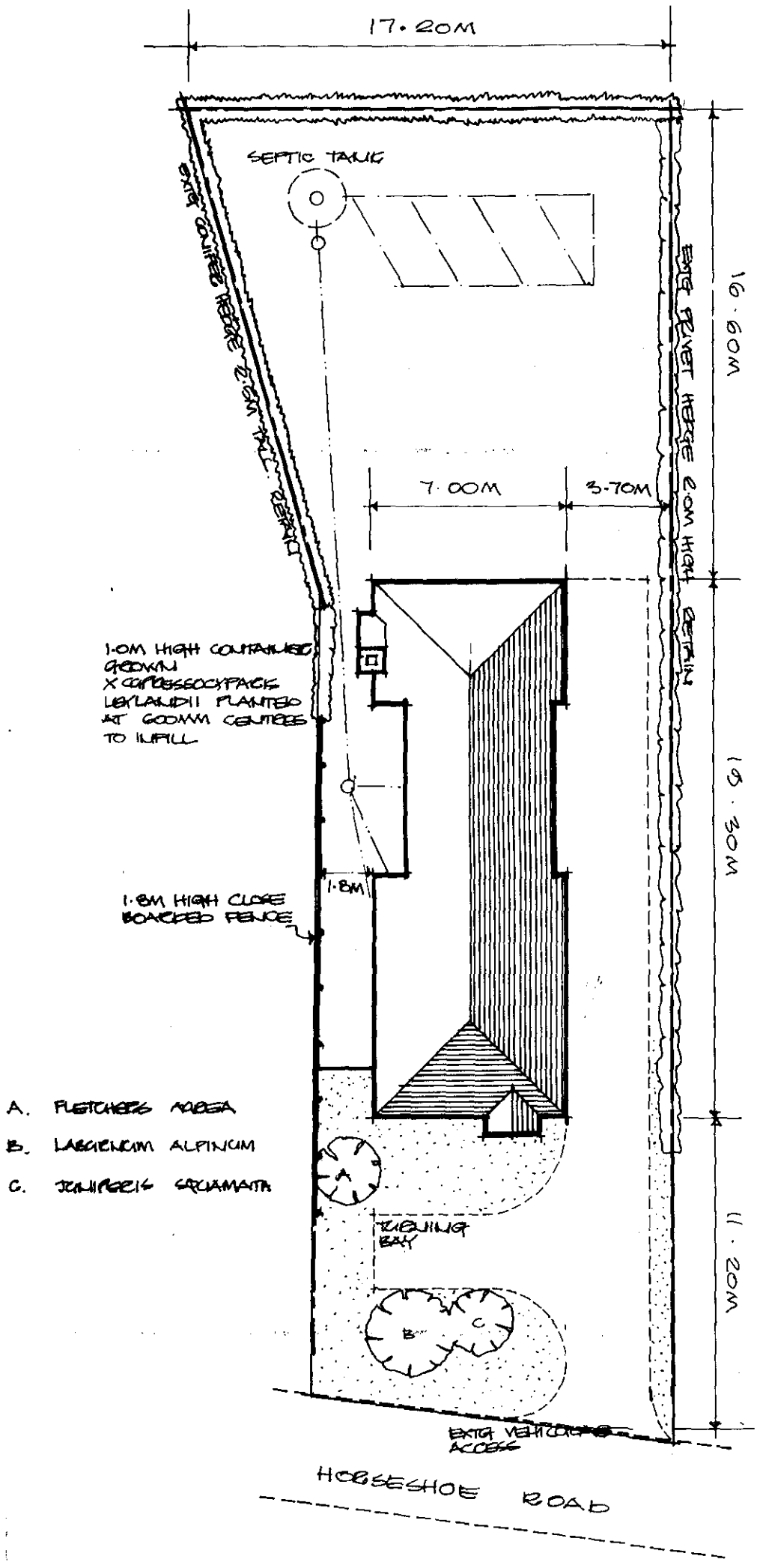
I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relvant plans.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

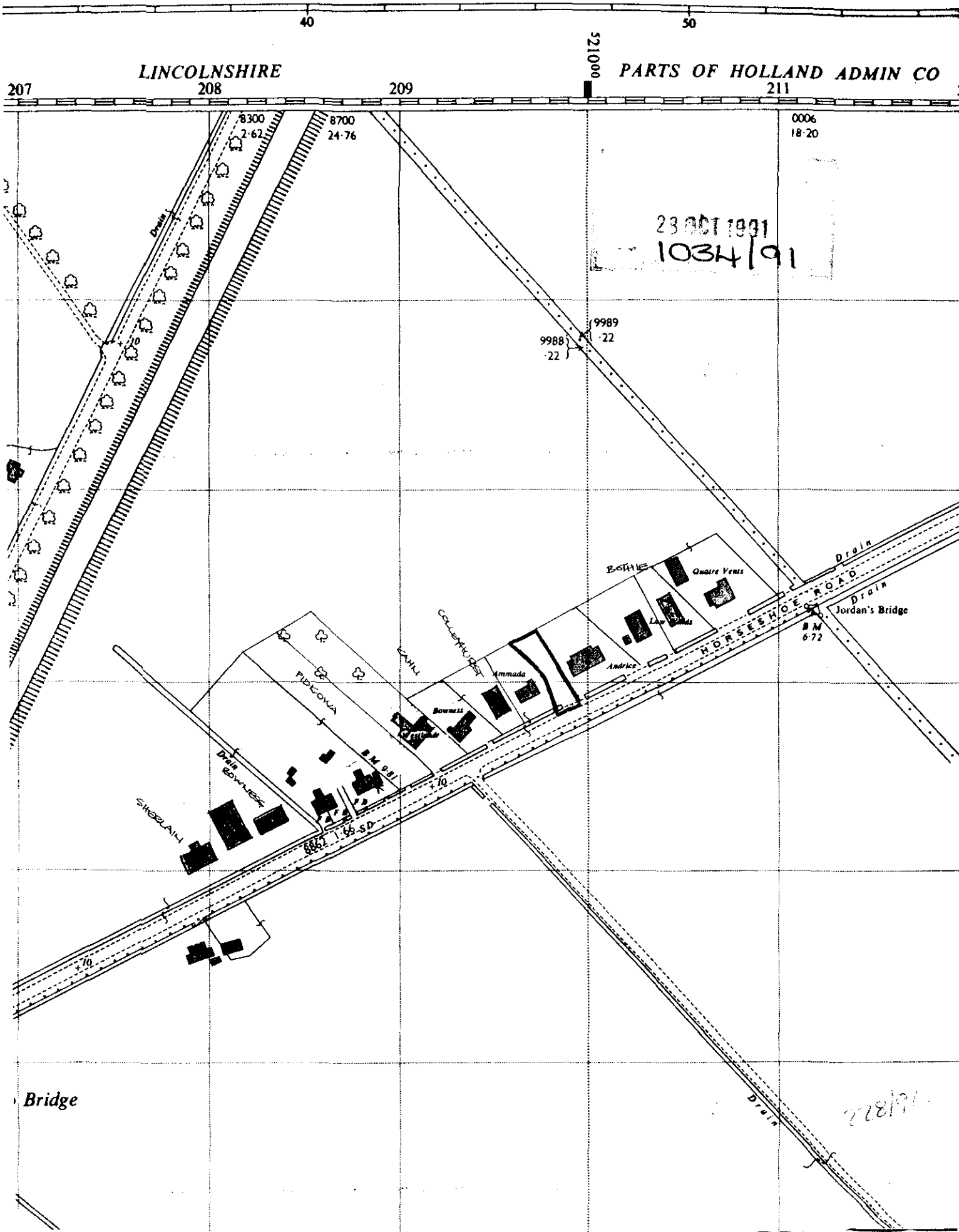


BLOCK PLAN 1:200

eptember 1967
.....1965

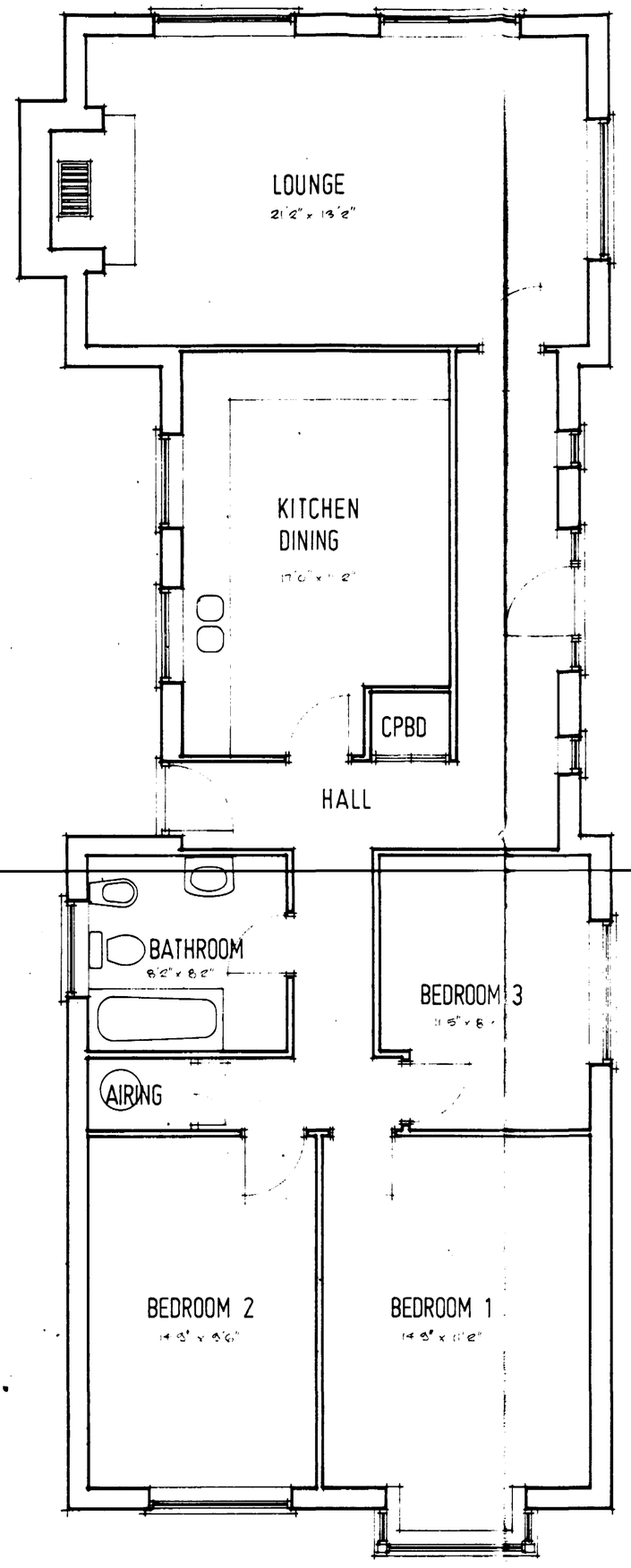
ORDNANCE SURVE

Scale: 1:2[illegible] or 25·344 inches to 1 mile

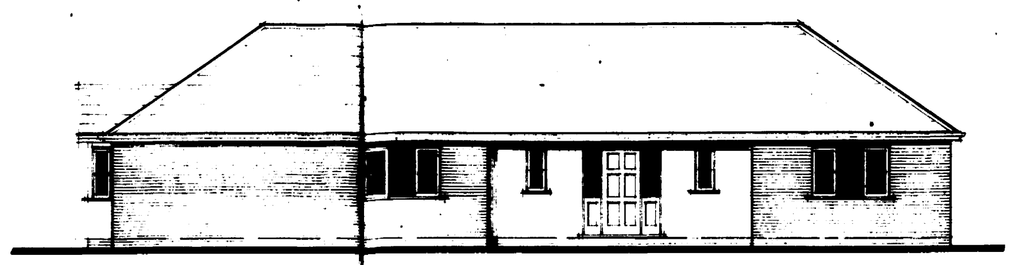


23 OCT 1991
1034/91

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



FLOOR PLAN

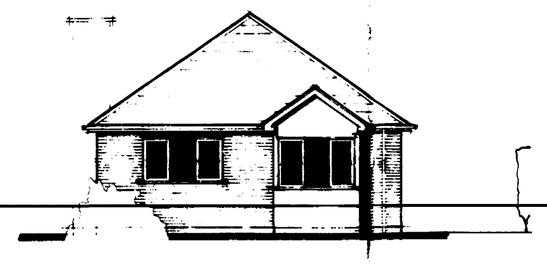


NORTH EAST ELEVATION [Side]

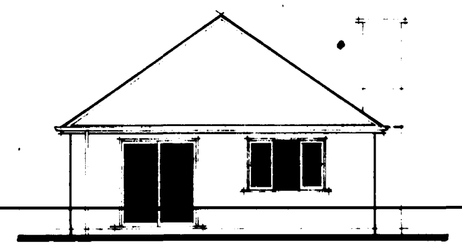
OTHER COLOURED CONCRETE PLAIN TILES OK

WHITE PAINTED FASCIAS & GUTTERING BARGES OK

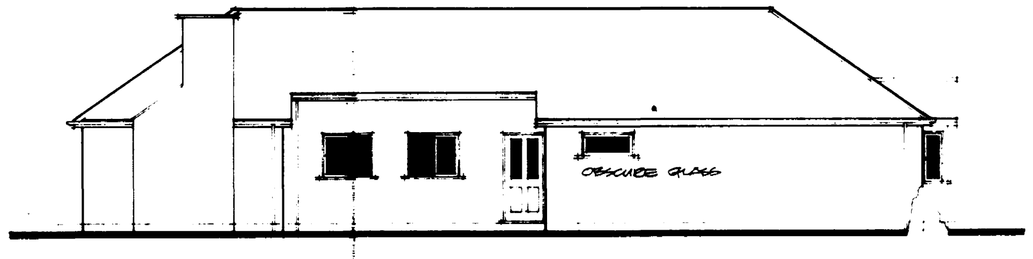
RUSTICATED THROATED JUBILEE MIXTURE CLAY WIRECUT PLASTIC FACING BRICK OK



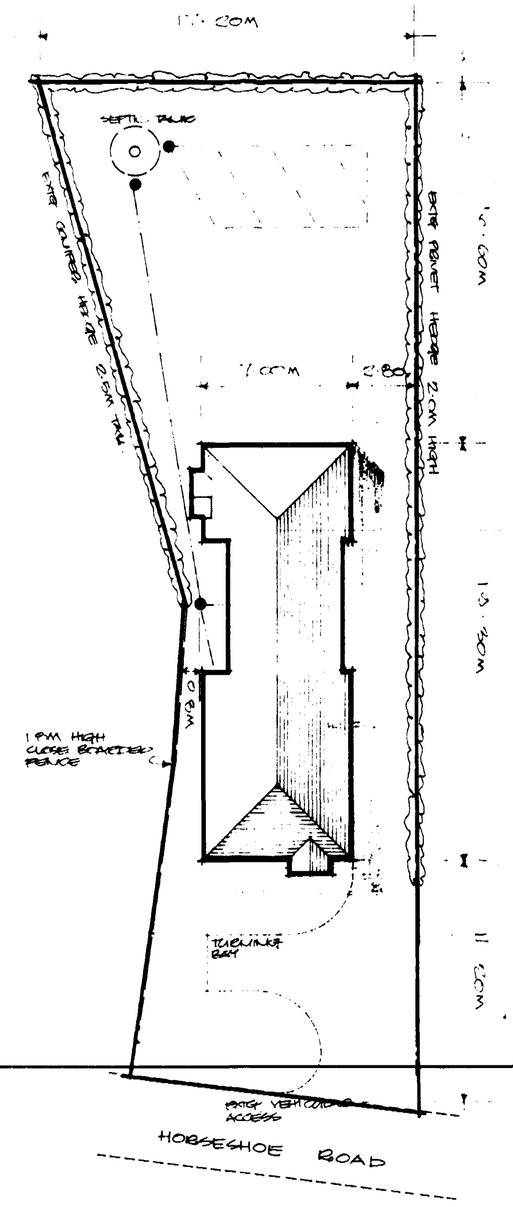
SOUTH EAST ELEVATION [Front]



NORTH WEST ELEVATION [Rear]



SOUTH WEST ELEVATION [Side]



BLOCK PLAN 1:200

Block Plan superceded by P91 21-11-91

28 OCT 1991
1034/91

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

project
PROPOSED BUNGALOW
HORSESHOE ROAD
SPALDING
LINCS

client
MR SHINGLER

drawing
SKETCH DESIGN

date	scale(s)
25 OCT 91	1:50 1:100 1:200
job no	drg no
91/24	02

Admel A/B/024