FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1185/92 Received:12-NOV-92 Type:FULL

Name: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
Architects, Design Consults.
102 & 104 Newland
Lincoln
LN1 1YA

Description: Erection of alternative garage

Location : Plot 66, Surfleet Road Pinchbeck
Spalding Lincs

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

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

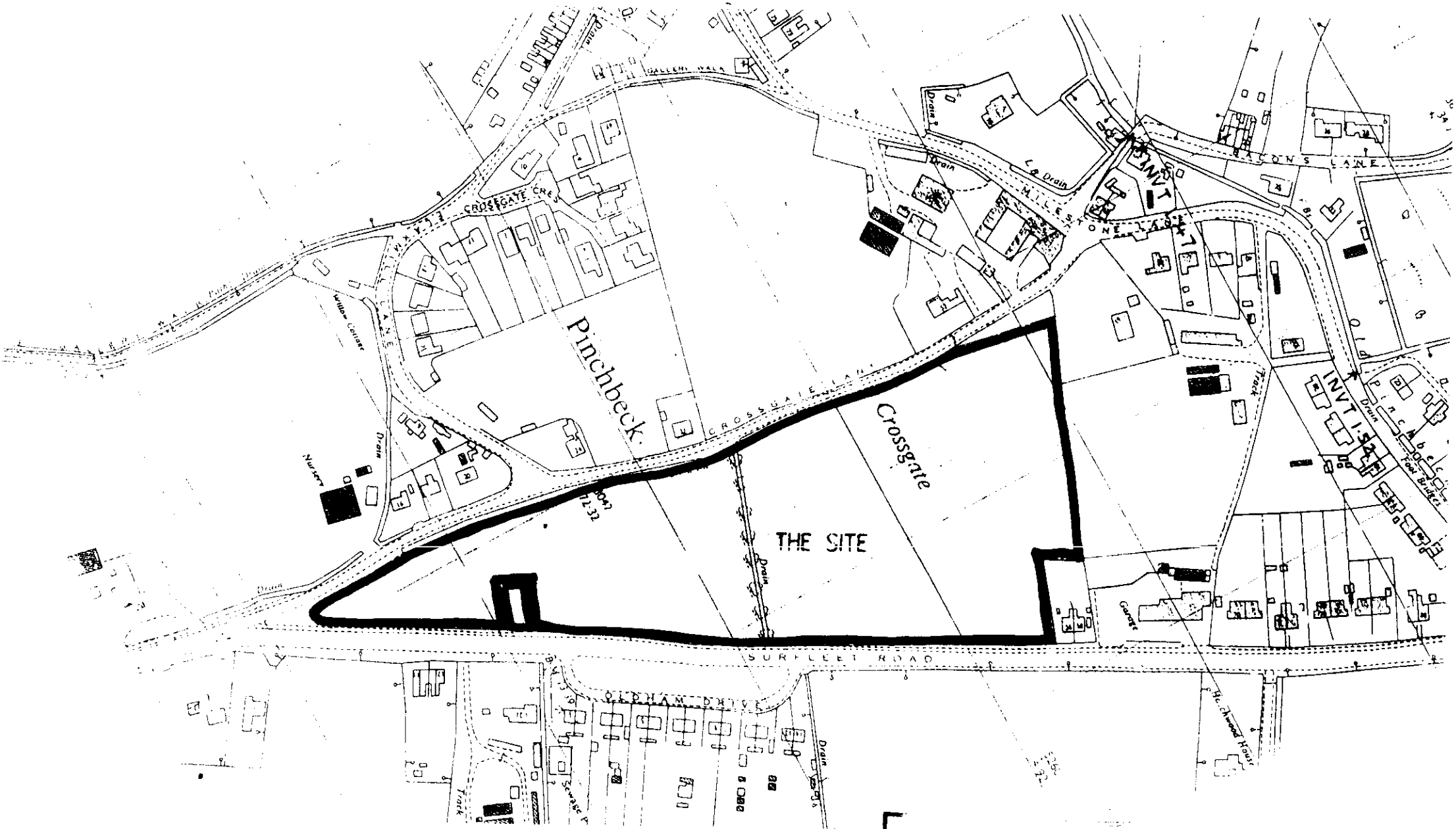
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
15-DEC-92 H14/1185/92

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)



location plan. 1:2500

12 NOV 1992
1185/92

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1990

Four completed copies of this form and plans should be sent to the District Council

	For official use only
Application no.	H14/1185/92
Date received	12 [illegible]
Grid reference	

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name: Eastman Securities Ltd

Address: Rand, Wragby
Lincoln, LN3 5NJ

Tel. No.:

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name: Costall Allen Design
Architects, Design Consultants

Address: 102 & 104 Newland
Lincoln LN1 1YA

Tel. No.: 0522 - 513800

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known): Plot 66 (garage), residential development, Surfleet Road, Pinchebeck

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser: Developer

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: Alternative garage arrangement

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: Remaining unsold plots

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:-

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	No	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	Yes	
(c) Approval of reserved matters following the grant of outline permission	No	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	No	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land — Residential

(ii) If vacant, the last previous use including the date when the use was discontinued — N/A

(iii) Has the site ever been disturbed, filled or contaminated? — Yes/No Not known

If yes, please supply details on a separate sheet.

5. Additional Information

(a) State whether the proposal involves:-

		State Yes or No
(i) Construction of a new access to a highway	vehicular	No
	pedestrian	No
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	No
	pedestrian	No
(iii) The crossing of a ditch or other water course		No

(b) State whether the proposal involves:-

(i) New building(s) — No

If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats

(ii) Alteration or extension — Yes

(iii) Change of use — No

(c) Size of any new structure:-

(a) height

(b) length

(c) width

See drawings submitted

(d) Type and colour of materials for facing external walls — See drawings submitted

(e) Type and colour of roofing materials — See drawings submitted

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — See drawings submitted

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? — No — If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture? — No — If yes, give brief details on page 4

(i) Does the proposal affect a listed building? — No

(j) Does the proposed development involve the felling of any trees? — No — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? — To soakaways

(ii) How will foul sewage be dealt with? — To main system

Continue on page 4 if necessary

(l) Does the proposal affect a land drain? — No — If yes, indicate positions on plan

(m) Does the proposal affect a public right of way — No

6. Plans

List of drawings and plans submitted with the application

Site location plan

Fee: £55.00

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed Costall Allen Design

***On behalf of** Eastman Securities Ltd
(insert applicants name if signed by an agent)

Date 10th November 1992

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters – see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 66 of the Town and Country Planning Act 1990

Certificate A I hereby certify that:-

1. No person other than the *applicant ~~appellant~~ was an owner *(a)* of any part of the land to which the *application ~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying *application ~~appeal~~

*2. None of the land to which the *application ~~appeal~~ relates constitutes or forms part of an agricultural holding:

or

~~*2. *The applicant has / The appellant has I have~~ given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application ~~appeal~~ was a tenant of any agricultural holding any part of which was comprised in the land to which the *application ~~appeal~~ relates, viz:-~~

~~Name of Tenant *(e)* — Address — Date of Service of Notice~~

Signed Costall Allen Design

***On behalf of** Eastman Securities Ltd
(insert applicants name if signed by an agent)

Date 10th November 1992

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DZ
Date 20/11

Notice posted by DZ
Date 20/11

Move u/c + window back 2m fence to front may be ok but not happy entirely with proposal will be seen along front & may be intrusive feature but check relationship with bungalows.

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer DZ .....

Case Officer Recommendation

Approve ✓ | Refuse

Signed DZ 14/11

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

P.M. 16-11
DC 17/11

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

Case Officer DC

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P1914

Date first Rec'd 12 NOV 1992

Registration

Reference H14/1185/92

Cross-Ref R

Date 13/11

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 55

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 139

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward

Parish PIBECK

TR Rural YES
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 940

Linked to property

Ref

Planning Records:
Earlier apps

940/91
136/91
[illegible]
1199/92
1074/92
940/92

B Reg Records:
Already submitted - Ref
Request
Requested

Mr & Mrs K Clark,
6 Poachers Gate,
Plot 66,
Blackbeck,
Reading,
Berks
RG11 7PP.

[illegible]

27 Mar 1995

Dear Mr & Mrs Clark,

GARAGE AT PLOT 66 POACHERS GATE.

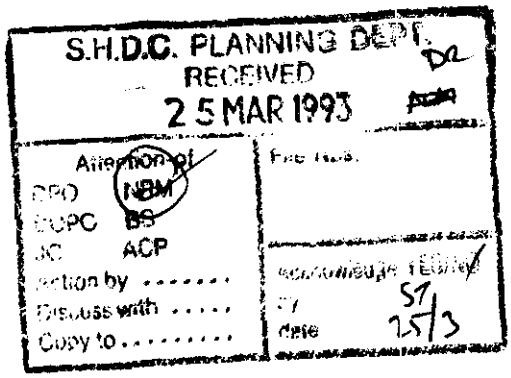
Further to your letter of 25th March and Mrs Clarke's subsequent telephone conversation with Mr Roberts. I can advise that permission was granted for the garage on 15th November 1994. I regret however that it is too late to consider your objections to the development. I can confirm that the application was publicised by way of a site notice in accordance with standard practice.

Referring to my informal telephone conversation with Mrs Clark, it is as was stated, you purchased the house on the basis of our set of development plans, and the developer failed to inform you of the changes, it would seem reasonable to my mind for the developer to agree to the erection of screen fencing to maintain your privacy. I can only suggest that you take this matter up direct with the developer.

I regret that I cannot offer any more assistance in this case.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control



8 Poachers Gate
PLOT 67
Pinchbeck
Spalding
Lincs. PE11 2PP

25 March 1993

Dear Sirs,

This letter is regarding Planning Application No. Page 14/1185/92.

The Application was for a garage and attached "office" to be built in the garden of Plot 66, Poachers Gate, Pinchbeck, next door to us.

We have bought Plot 67, and moved in on 14 November 1992, in ignorance of this garage building, having been under the impression, given by Eastmans Securities, that Plot 66's garage would be built alongside that house, on the far side from us.
It came as a very unpleasant shock to see, only yesterday - the site of this garage being pegged out only a very few feet from our boundary wire.

This large building will block out our light, be extremely unsightly and intrude on our privacy to a very great extent, having a window which will overlook directly our patio and dining room.

I wonder if you realized, when permission to build was granted, just how small both gardens are and just how close to our house it is. I do understand that notices regarding the application were posted on the estate, but we were not here then. We were in the process of purchasing and were not informed of the change of position of the garage. Had we been aware then, we most definitely would have lodged an objection.

We also feel that a building of the character and size of this garage in the position proposed, will detract from the value of our property should we wish to sell.

We strongly object to this building being erected so close to our house, overlooking as it will, our patio and dining room.

We look forward to hearing your views on this subject.

Yours faithfully,

Eric Clark Doris Clark

Eric & Doris CLARK

Sent to Mrs Clark 25/3

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: H14/1185/92 Type: FULL

Applicant: Eastman Securities Ltd
Tel:

Agent: Costall Allen Design
0522 513800

Description: Erection of alternative garage

Location: Plot 66, Surfleet Road
Pinchbeck
Spalding
Lincs

Valid date: 12-NOV-92
Target dates:
To case officer 19-NOV-92
Inspected by 22-NOV-92
Extra contacts 26-NOV-92
Report if not clear by 17-DEC-92

Terminal date: 07-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints: TR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	17-NOV-92	01-DEC-92
Cllr T Bray 0775 323794 (Of	17-NOV-92	01-DEC-92
Cllr Mrs P J Buffham	17-NOV-92	01-DEC-92
Site/Press Advert MIN	~~24~~ 20-NOV-92	~~18~~ 11-DEC-92

L C C - No objections to CS 19/11/92

SITE DETAILS

Grid ref: 524380 326500
OS Sheets: 128 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1185/92

Applicant: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
Architects, Design Consults
102 & 104 Newland
Lincoln
LN1 1YA

Description: Erection of alternative garage

Location: Plot 66, Surfleet Road Pinchbeck
Spalding Lincs

Type: FULL

Date received: 12-NOV-92

17-NOV-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 02-DEC-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 D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

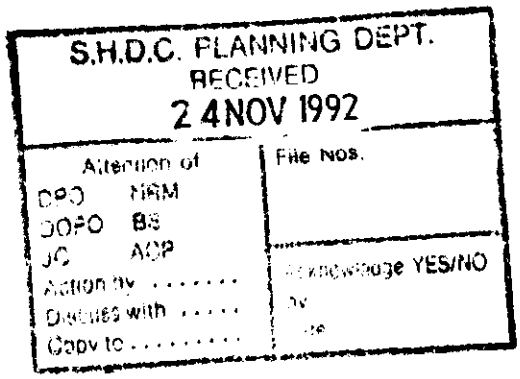
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:



Costall Allen Design
ARCHITECTS • PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
Telephone (0522) 513800 (6 lines)
Fax (0522) 512492

LS/SJF/1535E

10th November 1992

12 NOV 1992
1185/92

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

For the attention of Mr D Roberts

Dear Sir

Proposed Alterations to Garage, Plot 66, Pinchbeck for Eastman Securities Ltd

Further to our letter dated 4th November 1992 regarding the above, please find enclosed our Planning application in respect of the above, comprising application forms, site location plans and our cheque in the sum of £55.00. We confirm that the four copies each of drawings nos 1535E/92/01 and 562A/92/23G previously forwarded are also to be added, to complete this application.

Should you have any queries or require additional information, please do not hesitate to contact the writer at this office.

Yours faithfully

Lee M Sowerby
COSTALL ALLEN DESIGN

Costall Allen Design
ARCHITECTS • PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
Telephone (0522) 513800 (6 lines)
Fax (0522) 512492

Spoke to writer 10/11
Advised that formal App. will be made/ left that he will forward forms etc to go with these plans

12 NOV 1992
1185/92

RAC/SJF/1535E

4th November 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

For the attention of Mr D Roberts

Dear Sir

Eastman Securities Ltd, Residential Development, Pinchbeck : Plot 66

Further to our previous discussions regarding the proposed enlarged garage to the above plot, please find enclosed four copies each of our drawings nos 1535E/92/01 being the site layout plan, floor plan and elevation at a scale of 1:100, and standard site layout and location plan drawing no 562A/92/23G at a scale of 1:500 and 1:2500 respectively.

As you will see, due to the easement it is not possible to pull forward the garage block without encroaching upon this area. As it is, it will be necessary to use a raft foundation due to the close proximity of the foul drain, which is at a considerable depth. This type of foundation will be required in the event of remedial works being required in respect of the sewer.

Our client is most anxious that this proposal proceed as the prospective purchaser has already made concessions on the size of the garage, and is prepared to proceed to an exchange of contracts, subject to Planning Permission in respect of the formal proposal.

It is accepted that development in this location is two sided and in order to minimise the visual impact of the enlarged structure, the width of the projection has been reduced in order to lower the ridge line to what we believe to be an acceptable level, bearing in mind that the boundary treatment to Surfleet Road consists of a 1.8 m high wall and fence panel, which will totally obscure the garage to passing motorists and pedestrians. As you will see, we have also introduced additional tree planting to enhance the development.

Our client, and this practise, is most anxious to obtain Planning Permission for garages at this stage, whether attached or detached, in order to maintain a

4th November 1992

South Holland District Council

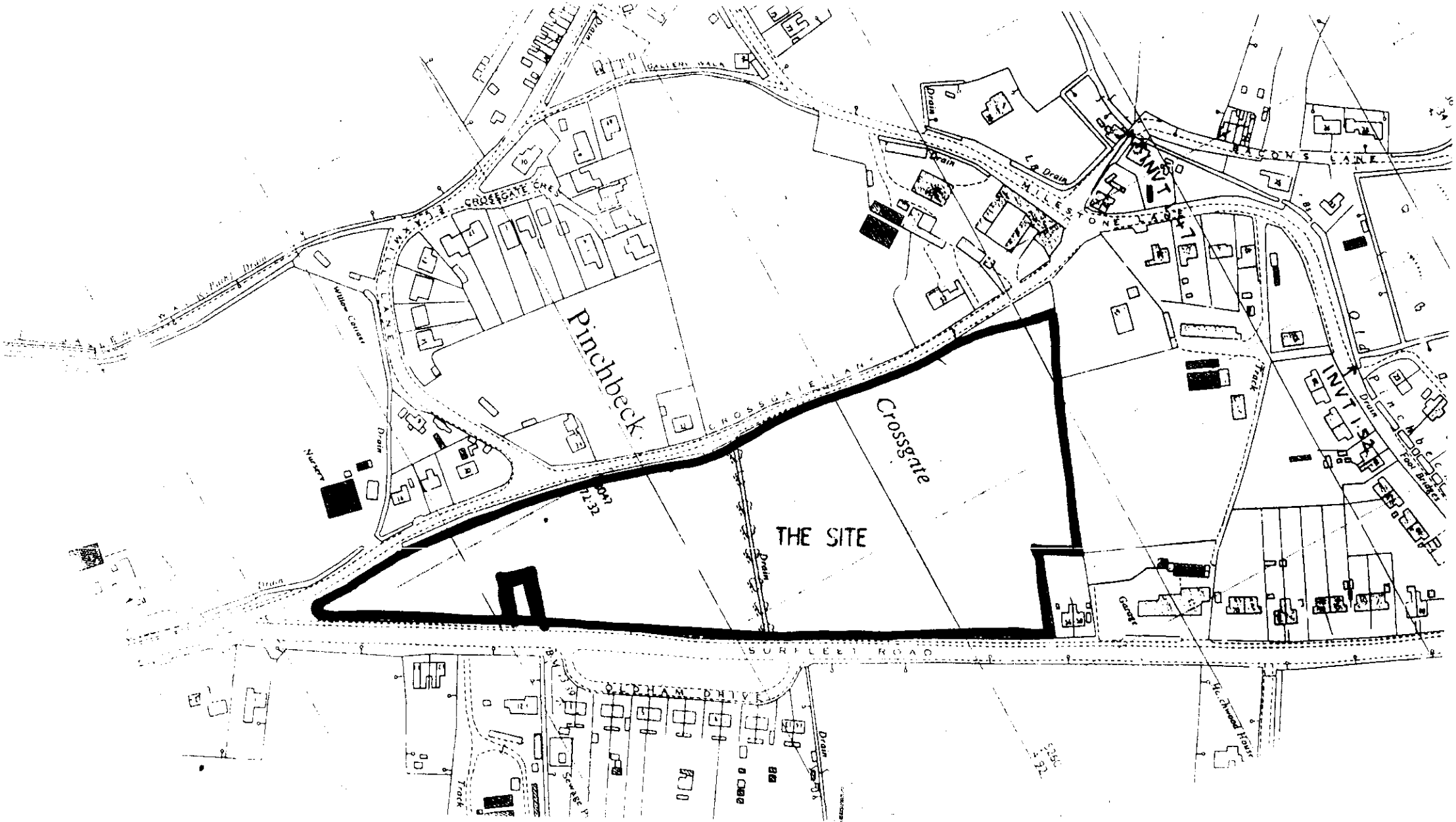
high standard of quality and design and to this end, our client includes in all contracts of sale, a covenant to restrict development (unless approved by them) for a period of five years from the date of completion/occupancy of the properties.

Finally, we would ask you to point out to your Committee that the only reason this structure cannot be pulled forward into the development is due to the presence of the foul sewer 6.0 m wide easement strip. We therefore ask that your Committee look favourably upon this proposal. In this depressed climate, when the construction industry is being particularly affected, we would stress the importance of an early and favourably decision.

Yours faithfully

Richard A Costall
COSTALL ALLEN DESIGN

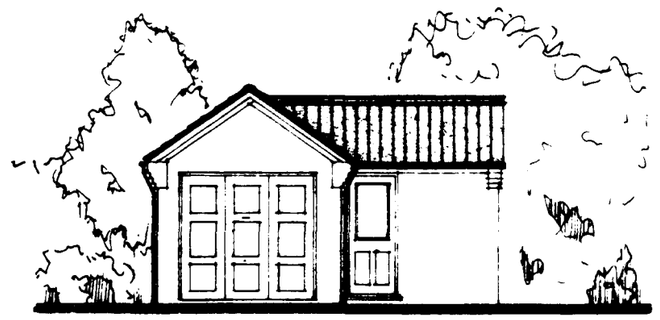
cc Mr D Ingall, Eastman Securities Ltd



location plan. 1:2500

12 NOV 1992
J.185/92

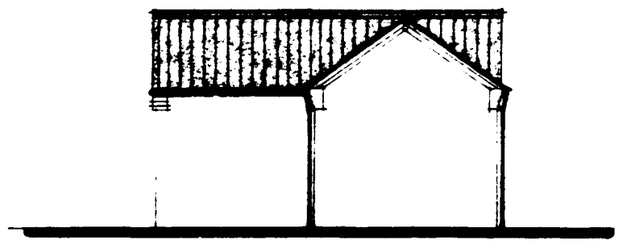
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



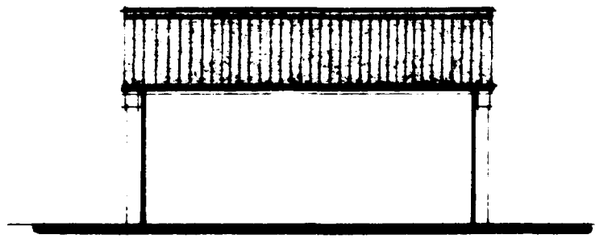
front elevation



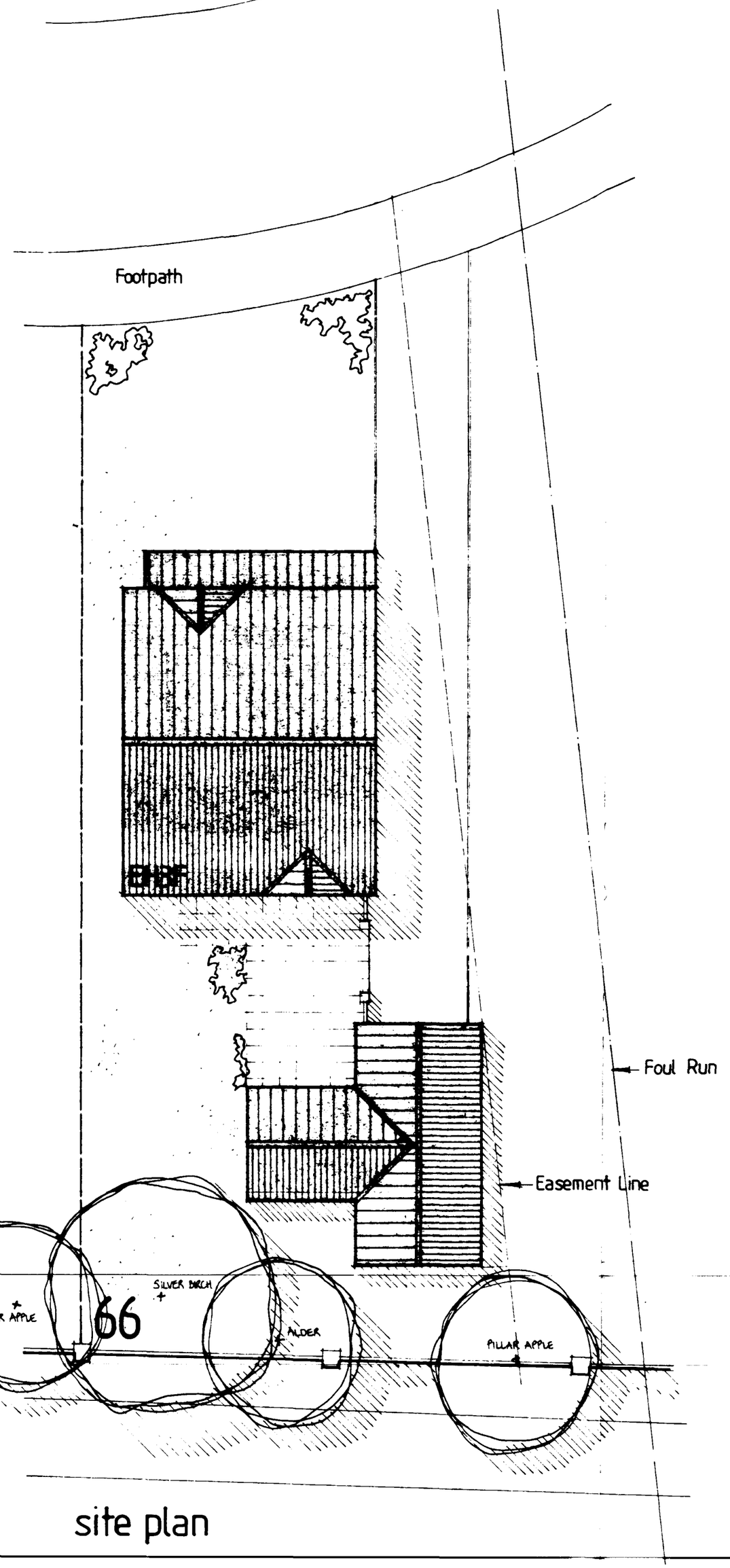
side elevation



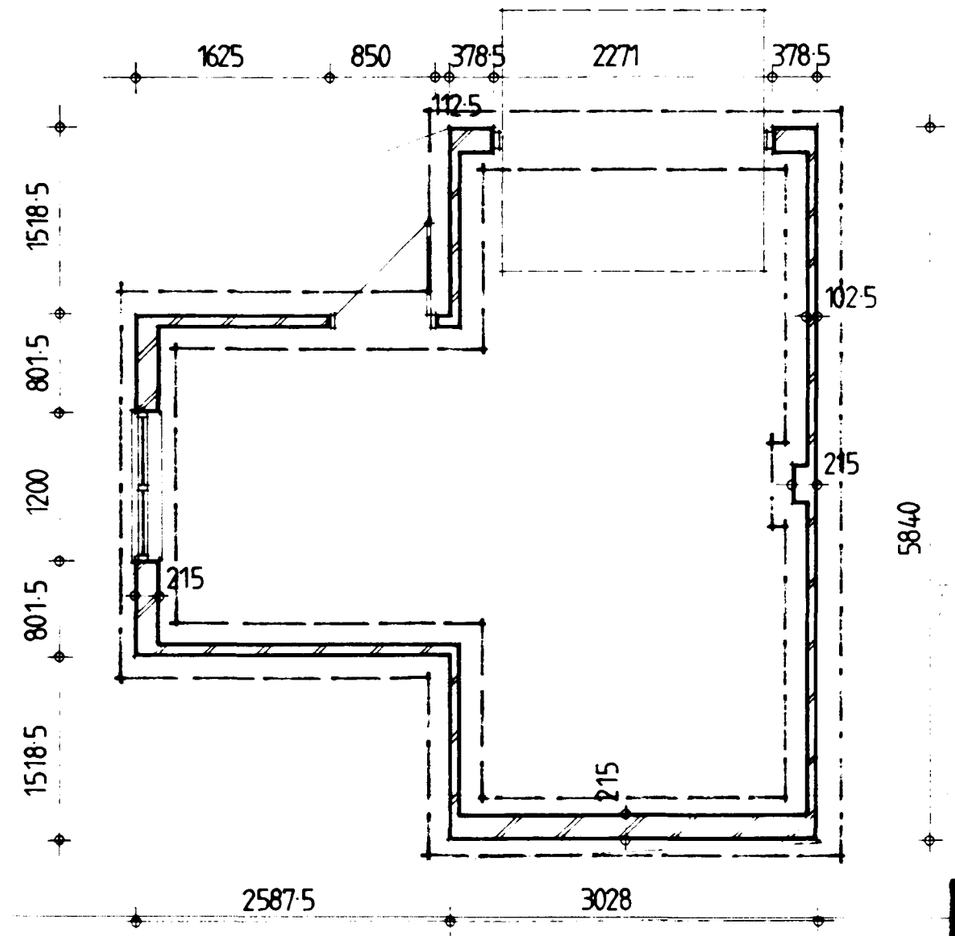
rear elevation



side elevation



site plan



proposed plan

12 NOV 1992
1185/92

SOUTH H... D.C.
PLAN ...
10 NOV 1992
REF. 1185/92

PLOT 66, RESIDENTIAL DEVELOPMENT, SURFLEET ROAD, PINCHBECK.
for EASTMAN SECURITIES.

PROPOSED WORK AREA EXTENSION		DRAWING
1:100 / 1:50 SCALE	OCT. 1992 DATE	LMS Drawn by
1535 E / 92 / 01		DRAWING No

Cecil Allen Design
ARCHITECTS + PLANNING CONSULTANTS
102 & 104 Newland • Lincoln LN1 1YA
Telephone (0522) 513800 (4 lines) • Fax (0522) 512492
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ADMEL C Y. 171

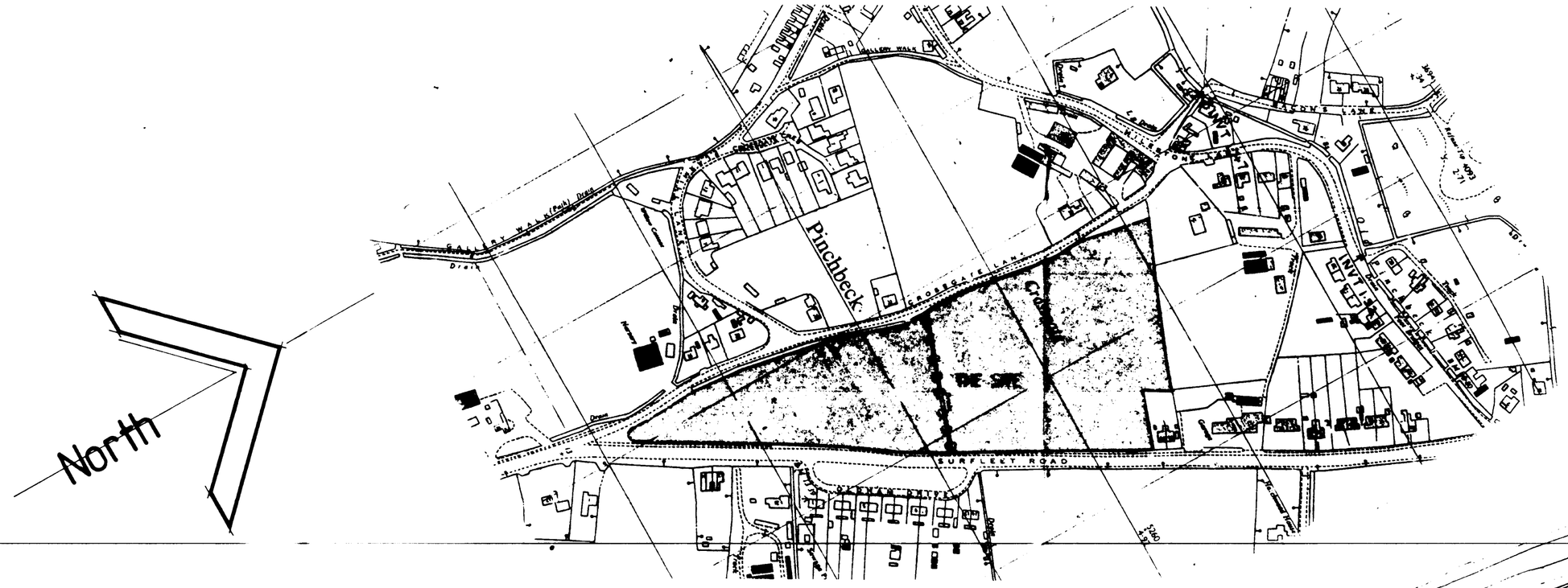
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

BRICK	Butterley Kirton	TILE	Marley Anglia Plus
X	Old English Harvest Multi Rustic.	1	Heritage Burnt Red
Y	Old English Rose Rustic.	2	Old English Dark Red
Z	Chatsworth Grey Rustic.	3	Smooth brown

Plinth detail and dam proof courses : Butterley Waingroves -

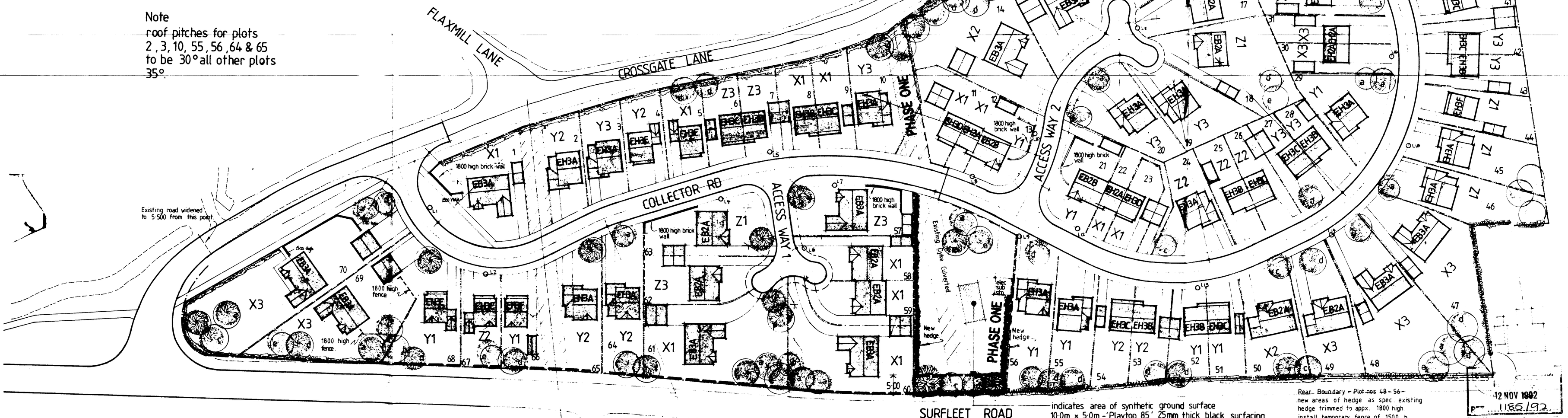
With Old English Harvest Multi Rustic : Smooth Chocolate
With Old English Rose Rustic & Chatsworth Grey Rustic : Smooth Red.

Isolated Canopy Details - Marley Plain, in corresponding colours to main roof.



location plan. 1:2500

Note
roof pitches for plots
2, 3, 10, 55, 56, 64 & 65
to be 30° all other plots
35°.



indicates area of synthetic ground surface
10·0m × 5·0m - 'Playtop 85' 25mm thick black surfacing

Rear Boundary - Plot nos 48 - 56 -
new areas of hedge as spec existing hedge trimmed to appx. 1800 high
install temporary fence of 1500 h. interwoven panels behind new areas of hedge

SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	11no.
EB2A	2	Bed Bungalow.	8no.
EB2B	2	Bed semi Bungalow.	2no.
EH3A	3	Bed det. House.	15no.
EH3B	3	Bed semi House.	8no.
EH3C	3	Bed semi House.	8no.
EH3F	3	Bed det. House.	4no.
EH2A	2	Bed semi House.	6no.
EH3D	3	Bed semi House.	2no.
EH3E	3	Bed det. House.	6no.
		Total	70no.

LANDSCAPING SCHEME.

(a) WHITEBEAM (Sorbus aria)
(b) ROWAN (Sorbus aucuparia)
(c) ALDER (Alnus glutinosa)
(d) SILVER BIRCH (Betula pendula)
(e) PILLAR APPLE (Malus tschonowski)

BOUNDARY DETAILS.

1800high close boarded fencing.
Lincolnshire post & rail fencing.
Lincolnshire post & rail fence on boundary with hedge comprising mixture of following in 2 staggered rows at 300 cc's
Hawthorn with 25% Holly
1500high close boarded fence with brick piers as dwg no. 562A/91/39
1800 high brick wall as drg no. 562A/91/37

Street Lighting
STREET LIGHTING POSITIONS AS REQUIRED BY HIGHWAYS AUTHORITY TO BE IN ACCORDANCE WITH L.C.C. SPECIFICATION S/3S/IC/189 GENERALLY BUT SPEC S/3S/RL/189 TO FOOTPATH LINK
(LO) REPRESENTS NUMBERING

SOUTH HOLLAND D.C.
PLAN DEPT
10 NOV 1992
REF. N562A/91/Z

12 NOV 1992
REF. 1186/192

EASTMAN HOMES

REV G - PLOTS 1-10 AND 69 AMENDED - 15TH OCTOBER 1992
REV F. - STREET LIGHTING ADDED AND NUMBERED AT CLIENTS REQUEST - 7TH MAY 92
REV E - BOUNDARY TO PLOT 61 AT 1.8 M TO MARKED 15/4/92
REV D - TURNING HEAD ADJ TO PLOTS 33 TO 39 AMENDED TO FIGHTALL 3/2/92
REV C - HOUSE TYPE REFERENCES TO PLOT NUMBERS 4, 5, 28, 51 & 53 CORRECTED - 6/12/91
REV. B MATERIALS SPEC. ADDED, POS BETWEEN PLOTS 56 & 60 AMMENDED AND NOTE TO ROOF PITCHES ADDED 21/11/91.
A - revised to planning officers requirements - 27/9/91

RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES

LAYOUT E
1:500 SCALE
DRAWN
DATE
562A,91,23A B C D E F G DRAWING No.

PLANNING APPROVED