SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/1315/92 Received:30-DEC-92 Type:OUTLINE

Name: Mr & Mrs H H C Rigby
Ardean House
Six House Bank
West Pinchbeck
Spalding Lincs PE11 3QG

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development (renewal of outline permission reference H14/1561/89)
Location : Six House Bank West Pinchbeck
Spalding Lincs

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 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 The gradient of the vehicular access shall not be steeper than 1:20

SOUTH HOLLAND DISTRICT COUNCIL

for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

5 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.

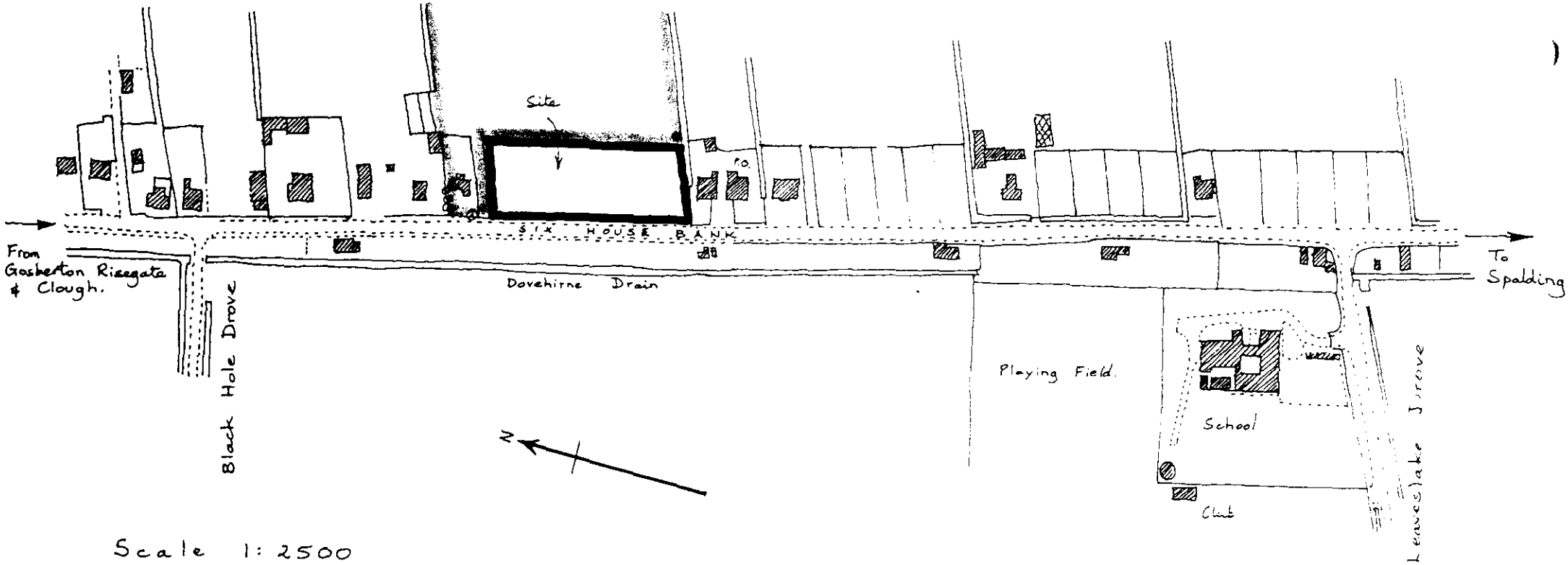
The applicants are advised that the landscaping scheme should make provision for a frontage hedge.

Director of Planning and Building Control Services
17-FEB-93 H14/1315/92

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)



Scale 1:2500

O.S. Map ref. TF 1925

Crown Copyright Reserved.

SOUTH HOLLAND DISTRICT COUNCIL
10 DEC 1992
1315/92

Development

Six House Bank, WEST PINCHBECK

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1315/92

Date Registered 30 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr and Mrs H.H.C. Rigby
Ardean House,
Six House Bank,
WEST PINCHBECK PE11 3QG

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Six House Bank, WEST PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development (Renewal of H14/1569/89 O.P.P.)

Please complete

Signed A. Roffe

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £330 If you consider no fee is payable include a written explanation instead.

Date 29th December 1992

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 Certificates**

or This is an **outline** application ✓

Please state Site Area 0.255 (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 pervious 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 Dwellings	✓	If so, how many: six
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space 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.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

Agricultural

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: Six Horse Bank
Will there be—
Individual access(es) ✓
New estate road

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

garages/drive

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of: soakaways

B. For estate developments, please state how highway surface water will be disposed of: —

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.		➡ Date: Consultee(s)
Is this application related to a previous submission?	✓	➡ Application No. H14/1561/89

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.

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.**
(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 H. Kolle (~~Applicant~~ / Agent) Date 29/12/92

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 H. Kolle (~~Applicant~~ / Agent) Date 29/12/92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer — Consulted "The Willows" by post, used to be Hoopers because previously consulted on first application. New bungalow consulted as well because notice had gone between 8-1 ~~[illegible]~~ today.

Site Inspection — Accuracy — Neighbours — Boundaries

Site features — Other — As before

Inspected by PM
Date 8-1

NRM Says this can be a DPO

The occupier
Six House Bank
W. Pinchbeck

Notice posted by PM
Date 8-1

4-2-93

Resident Notices required

Sent — Delivered

Case Officer Conclusions

Field, open fronted, Bungalow to North - Two windows 6' ~~[illegible]~~ topped fence, field access between it + site. Hoopers auto Shop to South, 2 downstairs windows

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer DE 10/2

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 5-2

Conditions/Reasons (continue overleaf) — Repeat conditions on 1561/89 plus note

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

PDN 5-1 Is a renewal
DR 1/1

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

Case Officer PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 330

Receipt Issued P3074

Date first Rec'd 30 DEC 1992

Registration

Reference H14/1315/92

Cross-Ref N/A

Date 31/12

Validation

TYPE OUTLINE

Earliest permission

Site area 0.255

No of dwellings 6

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 330

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 142

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward N

Parish [illegible]

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1042

Linked to property

Ref

Planning Records:
Earlier apps

1304/91

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1315/92 Received:30-DEC-92 Type:OUTLINE

Name: Mr & Mrs H H C Rigby
Ardean House
Six House Bank
West Pinchbeck
Spalding Lincs PE11 3QG

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development (renewal of outline permission reference H14/1561/89)
Location : Six House Bank West Pinchbeck
Spalding Lincs

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.

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Reason: The application was submitted in outline only.

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Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 The gradient of the vehicular access shall not be steeper than 1:20

for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

+SC 27

The applicants are advised that the landscaping scheme should make provision for a frontage hedge.

05-FEB-93 AD check.....AJ 10/2.....

Authorised to issue (inc Delegation).....[illegible] 16/2

~~+ Highways new condition~~?

Peter

A. Does the condition re footway comply with our policy. Doesn't connect to any footpaths, one opposite. May or may not be with redline.

B. Even if it does, there is a renewal – is there a change in circumstances that would justify imposing new, more onerous condition. NO

OK $ 16/2

[illegible]

11/2

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: H14/1315/92

Applicant: Mr & Mrs H H C Rigby
Ardean House
Six House Bank
West Pinchbeck
Spalding Lincs PE11 3QG

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development (renewal of outline permission reference H14/1561/89)
Location: Six House Bank West Pinchbeck
Spalding Lincs

Type: OUTLINE

19-FEB-93

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr E Johnston
The Willows
Six House Bank
West Pinchbeck
Spalding, Lincs. PE11 3QG

PJ

Mr E Johnston
The Willows,
Six House Bank,
West Pinchbeck,
Spalding
Lincs PE11 3QY

CATION N° H14/1315/92
N° H14/1561/91)

OBJECTION

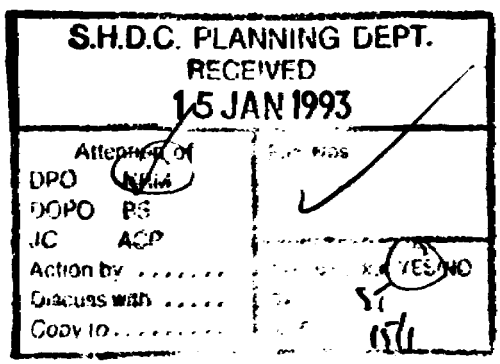
I have just had pushed through my
box a letter stating that there is
pplication for planning permison to
ld next to my property I would
e to object as I own half of
dyke in the feild owned by
Rigby wich he has not
aintained for the last 6 months
ver I bought the property in
ay 1992 my son was the last
to clean out the dyke so
at the water can run freely in
the main drain in the main
ad. If house or bugalow are
be build unless mr rigby fills
the dyke there could be a
y bad accident because the dyke

very deep and dangerous
not filled in a building
spector can inspect the dyke
of time

yours sincely
E Johnston

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JAN 1993

Attention of	
DPO NRM	
DOPO BS	
JC ACP	
Action by	YES/NO
Discuss with	
Copy to	15/1



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

DPO

NRm 4-2

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1315/92 Type: OUTLINE

Applicant: Mr & Mrs H H C Rigby Agent: A Roffe
Tel: 0775 723680

Description: Residential development
(renewal of outline permission
reference H14/1561/89)

Location: Six House Bank
West Pinchbeck
Spalding
Lincs

Valid date:	30-DEC-92	Terminal date:	24-FEB-93
Target dates:		Target Committee:	17-FEB-93
To case officer	06-JAN-93	Report deadline:	03-FEB-93
Inspected by	09-JAN-93		
Extra contacts	13-JAN-93	Case Officer:	
Report if not clear by	03-FEB-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .26 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	06-JAN-93	20-JAN-93	
Cllr B Chappell 0775 87 381	06-JAN-93	20-JAN-93	
Owner/Occupier, Hoopers Auto Shop	12-JAN-93	2-FEB-93	By Hand.
Owner/Occupier, Six House Bank, W P'beck	12-JAN-93	2-FEB-93	
Site/Press Advert MIN	8 ~~12~~-JAN-93	~~02-FEB~~-93 29 Jan	

L.C.C - Obs Attached forms

SITE DETAILS

Grid ref: 519750 325530
OS Sheets: 142 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: H14/1315/92 Type: OUTLINE

Applicant: Mr & Mrs H H C Rigby
Tel:

Agent: A Roffe
0775 723680

Description: Residential development (renewal of outline permission reference H14/1561/89)

Location: Six House Bank
West Pinchbeck
Spalding
Lincs

Valid date: 30-DEC-92
Target dates:
To case officer 06-JAN-93
Inspected by 09-JAN-93
Extra contacts 13-JAN-93
Report if not clear by 03-FEB-93

Terminal date: 24-FEB-93
Target Committee: 17-FEB-93
Report deadline: 03-FEB-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .26 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

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Clerk to Pinchbeck P	0775 723838	06-JAN-93	20-JAN-93
Cllr B Chappell	0775 87 381	06-JAN-93	20-JAN-93
Site/Press Advert MIN		8 ~~12~~-JAN-93	~~[illegible]~~-93

L C C - Obs Attached [illegible] 7/1/93 20 Jan 93

SITE DETAILS

Grid ref: 519750 325530
OS Sheets: 142 Parcel:

APPLICATION REFERENCE: H14/1315/92 DATE RECEIVED: 30-DEC-92

TYPE: OUTLINE

DESCRIPTION: Residential development (renewal of Outline permission ref: H14/1561/89)

LOCATION: Six House Bank, West Pinchbeck, Spalding

APPLICANT: Mr & Mrs H H C Rigby AGENT: A Rolfe

REASON FOR COMMITTEE CONSIDERATION
Receipt of objection.

RECOMMENDATION
Grant permission.

PLANNING ISSUES

1 ~~This is a planning~~ Application to re-new a previous ~~planning application.~~ permission. ~~The proposal is to develop the eastern side of~~ Six House Bank ~~with more frontage development.~~ ~~The~~ Site ~~is~~ within ~~the~~ I. B. D.

REPRESENTATIONS

Parish Council: Recommend approval.

County Highways: Request conditions.

Public: Letter received from "The Willows", Six House Bank (summarised)

I own half of dyke in field owned by applicant which he has not maintained for the last six months. ~~My son was the last one to clean out the dyke.~~ Unless the dyke is filled in, there could be a very bad accident because the dyke is very deep and dangerous.

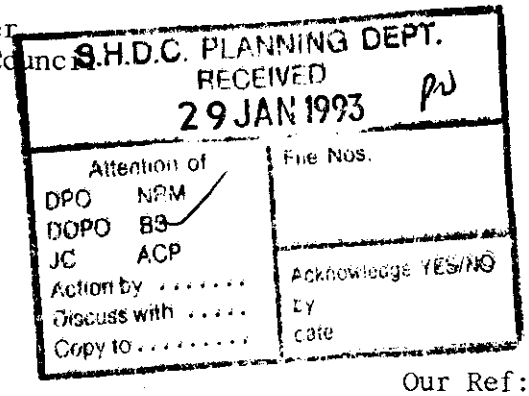
SCHEDULE OF CONDITIONS

1 SC8 (Details). (Reason: Standard).
2 SC27 (Implementation of planting). (Reason: Standard).
3 B21 (Turning access). (Reason: B21).
4 B14 (Gradient of access)...1:20...6 metres...1:10. (Reason: B6).

Note

1 The applicants are advised that the landscaping scheme should make provision for a frontage hedge

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



NRA

National Rivers Authority
Anglian Region

26th January 1993

Our Ref: GT/93/1/SH/0005

Dear Sirs

PLANNING APPLICATION NO. H14/1315/92
FOR PROPOSED RESIDENTIAL DEVELOPMENT AT SIX HOUSE BANK, WEST PINCHBECK FOR MR AND MRS HHC RIGBY, AARDEAN HOUSE

Further to our letter dated 19th January 1993, please find attached a copy letter dated 20th January 1993 from the Black Sluice Internal Drainage Board who were also consulted.

Yours faithfully

R F Morgan
Planning Engineer

cc - Mr & Mrs H H C Rigby, Aardean House,
Six House Bank, West Pinchbeck. PE11 3QG

DS

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

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

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB

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

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. | OUR REF. JMH/JA/P/P1 | DATE 20 January 1993

Planning Engineer
National Rivers Authority
Anglian Region
Northern Area
Aqua House
Harvey Street
LINCOLN

Dear Sirs

Planning Application No H14/1315/92 - Residential Development at Six House Bank, West Pinchbeck for Mr & Mrs Rigby

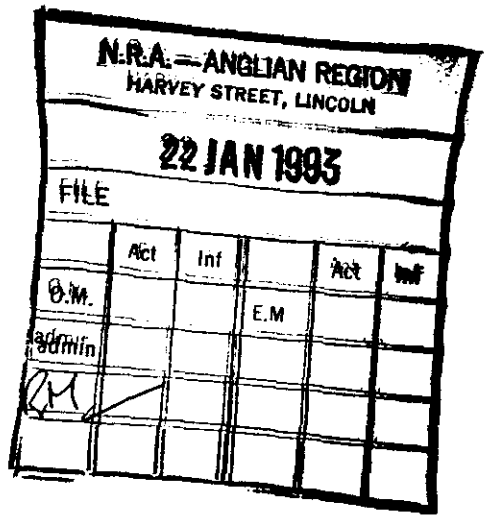
The above planning application has been passed to the Board for comments.

It is considered that soakaways will not prove suitable at this site. It is recommended that a pipeline should be constructed to discharge the surface water from the roof and site westwards beneath Six House Bank into the Board's Dovehirn Drain.

The proposed development then increases the rate of discharge into the Board's drainage system. Under the Board's Bye-Laws the developer shall pay the Board a development contribution.

Yours faithfully

Engineer to the Board



BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB

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

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. OUR REF. JMH/JA/P/P1 DATE 20 January 1993

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

Dear Sirs

Planning Application No H14/1315/92 - Residential Development at Six House Bank, West Pinchbeck for Mr & Mrs Rigby

The above planning application has been passed to the Board for comments.

It is considered that soakaways will not prove suitable at this site. It is recommended that a pipeline should be constructed to discharge the surface water from the roof and site westwards beneath Six House Bank into the Board's Dovehirn Drain.

The proposed development then increases the rate of discharge into the Board's drainage system. Under the Board's Bye-Laws the developer shall pay the Board a development contribution.

Yours faithfully

Engineer to the Board

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JAN 1993 PJ

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

File Nos.

Acknowledge YES/NO
by
date

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JAN 1993

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

NRA

National Rivers Authority
Anglian Region

19th January 1993

Our Ref:GT/93/1/SH/0005

Dear Sirs

PLANNING APPLICATION NO H14/1315/92
PROPOSED RESIDENTIAL DEVELOPMENT AT AARDEAN HOUSE SIX HOUSE BANK, WEST PINCHBECK FOR MR & MRS H H C RIGBY

With regard to the above-mentioned application received on 8th January 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We raise objection to the above-mentioned application for planning permission on the grounds that:

The site is in an area where existing septic tanks are already giving rise to surface water pollution and public nuisance because ground conditions are unsuitable.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The Authority would withdraw its objection if a package treatment plant is installed as an alternative method of disposal. The package treatment plant must be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Cont./

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

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

Cont./2
Our Ref:GT/93/1/SH/0005

NRA

The following comments are also relevant to this development.

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.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Yours faithfully

R F Morgan
Planning Engineer

LMP

BR . 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: H14/1315/92

Applicant: Mr & Mrs H H C Rigby
Ardean House
Six House Bank
West Pinchbeck
Spalding Lincs PE11 3QG

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development (renewal of outline permission reference H14/1561/89)

Location: Six House Bank West Pinchbeck
Spalding Lincs

Type: OUTLINE

Date received: 30-DEC-92

06-JAN-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 21-JAN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W. H. Rigby

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JAN 1993 PU

Attention of
DPO NPM
DOPO ES
JC ACP

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/1315/92.

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		
	1	9	7	2	5	5.

2. Address or location

Six House Bank, West Pinchbeck.

3. Name, classification and number of road

III

4. Date application referred 7-1-93

5. State whether outline, detailed application etc.

OL

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

Residential Development
(Renewal of OL PP H14/1561/89).

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the~~ grant of permission.

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

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

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

Date: 7-1-93. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21 ---- accesses

(2) B14 ---- 4/20 -- Gen -- 4/10.

(3) Prior to any dwellings becoming occupied a 1.5m wide footway shall be constructed along the site frontage (the exact position to be agreed on site) in accordance with details to be approved —

Note previously omitted

Delete as appropriate

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

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

(1) B21

(2) B6

(3) To provide for the safe and adequate passage on foot for residents and their visitors

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1315/92

Date Registered 30 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs HHC Rigby
Ardean House
Six House Bank
WEST PINCHBECK PE11 3QG

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Six House Bank, WEST PINCHBECK

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development (Renewal of O.P.P. H14/1561/89)

Please complete

Signed A. Roffe

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £330 If you consider no fee is payable include a written explanation instead.

Date 29th December 1992 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 Certificates**

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

Please state Site Area 0.255 (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 pervious 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 Dwellings	✓	If so, how many: six
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space 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.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

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: Six House Bank
Will there be—
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site? — garages / drive

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — soakaways

B. For estate developments, please state how highway surface water will be disposed of — —

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.		➡ Date: Consultee(s)
Is this application related to a previous submission?	✓	➡ Application No. H14/1561/89

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.

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.** (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 A. Roffe (~~Applicant~~ / Agent) Date 29/12/92

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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

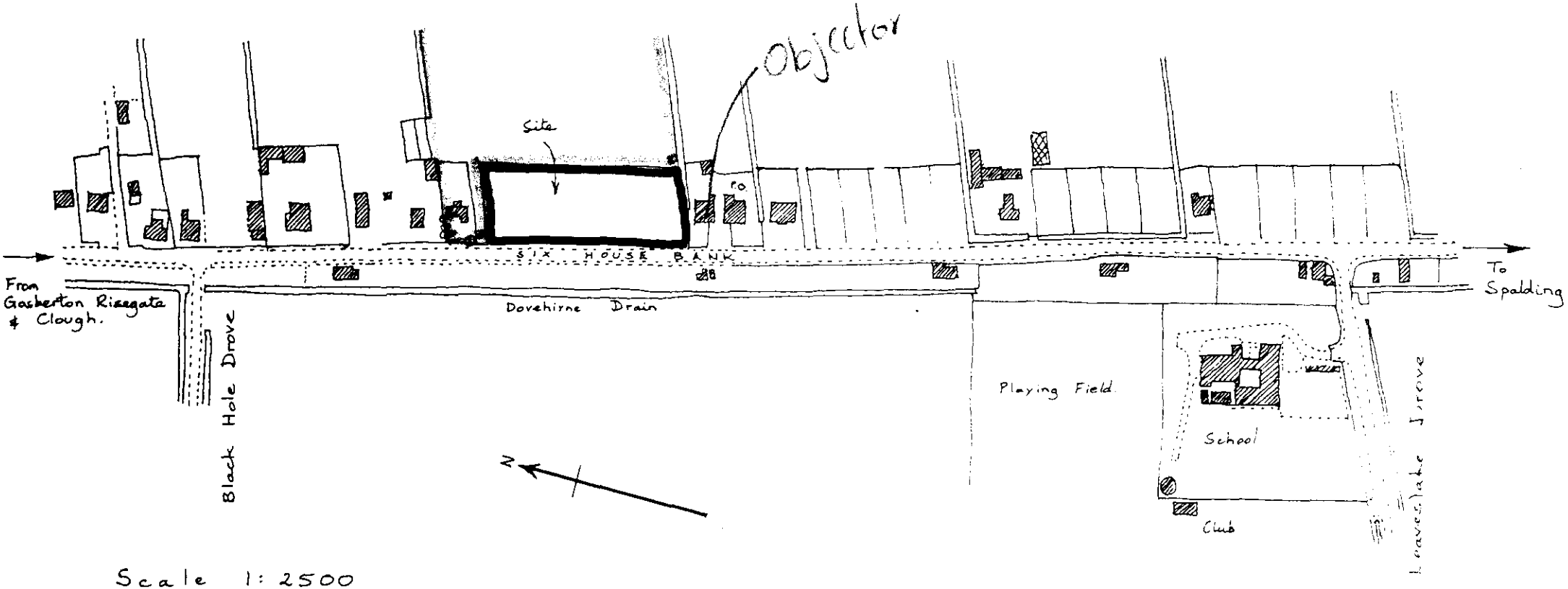
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are 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 A. Roffe (~~Applicant~~ / Agent) Date 29/12/92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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



Scale 1:2500

O.S. Map ref. TF 1925

Crown Copyright Reserved.

30 DEC 1992
1315/92

Development

Six House Bank, WEST PINCHBECK

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680