SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0206/92 Received:17-FEB-92 Type:FULL

Name: Mr & Mrs J Ferraro
67 Winsover Road
Spalding
Lincs
PE11 1EQ

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs PE11 3EN

Description: Single storey extension to form store for existing shop
Location : 67 Winsover 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.

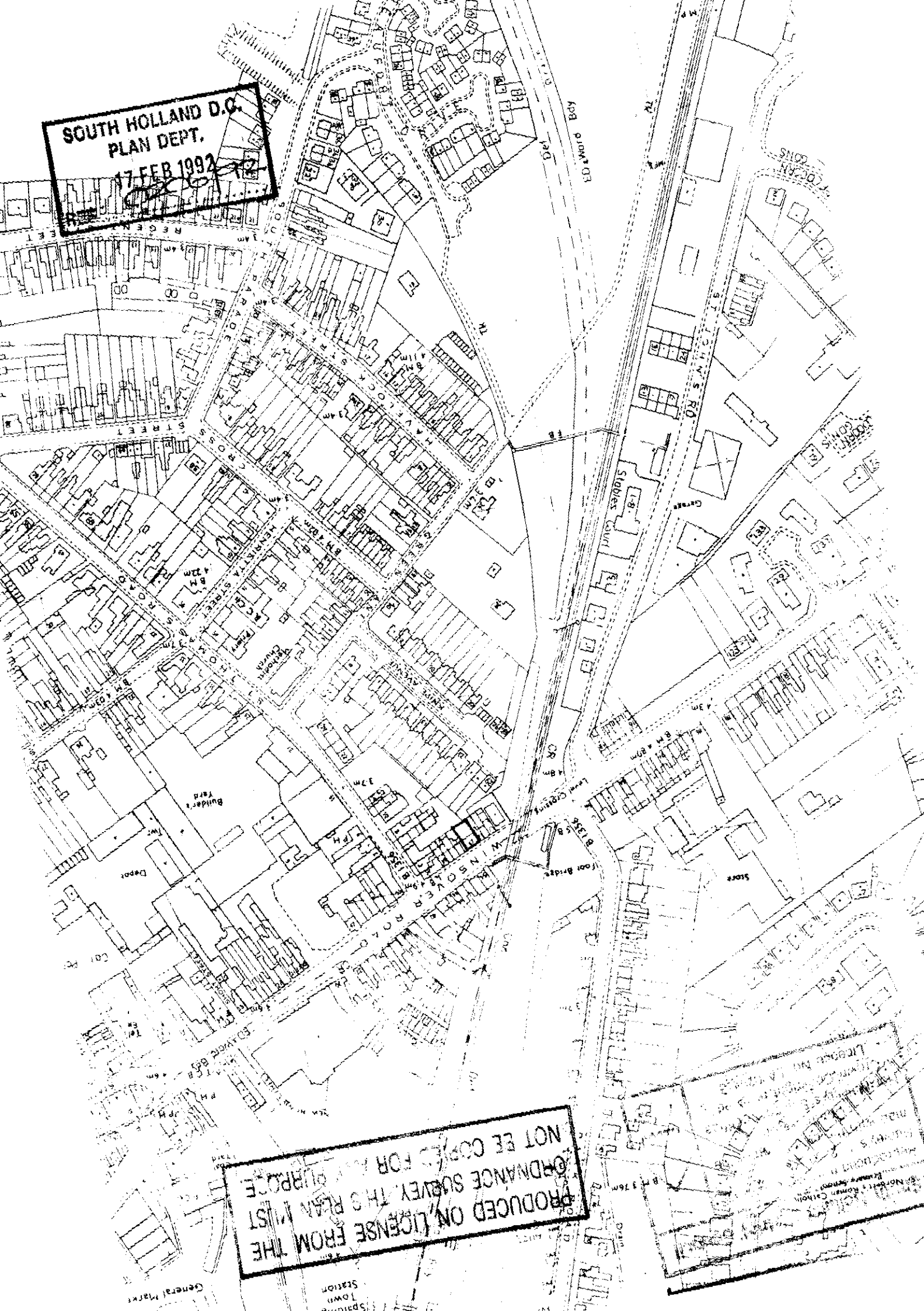
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
13-APR-92 H16/0206/92

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)


SOUTH HOLLAND D.C.
PLAN DEPT.
17 FEB 1992
PRODUCED ON LICENSE FROM THE
ORDNANCE SURVEY THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE

PLANNING APPLICATION

For office use only

Application No. H16|0206|92

Date Registered 17 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. J. FERRARO.
67 WINDSOVER ROAD
SPALDING, LINCS.
PE11 1EQ.

Tel. No. 710584.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MISS. M. STAINSBY.
MAIN ROAD
DEEPING-ST-NICHOLAS
SPALDING, LINCS.
PE11 3EN.

Tel. No. 077588 568.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SINGLE STOREY EXTENSION TO FORM STORE FOR EXISTING SHOP.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00. If you consider no fee is payable include a written explanation instead.

Signed. [signature] Date. 17/2/92

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: NA.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: APPROX 17.0 sq. metres (REPLACES TIMBER BUILDING)

B. Please state size of any new structure:- (a) max. height: 3.0 metres

(b) max. length: 4.5 metres

(c) max. width: 5.1 metres

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

D. Please state type and colour of roofing materials. FLAT ROOF

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. EXISTING SHOP & STORE

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: Will there be — Individual access(es) [ ] New estate road [ ]

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of TO SOAKAWAY.

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

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

D. Foul sewerage will be disposed of to: EXISTING

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	YES	→ 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.	NA	→ Date: Consultee(s):
Is this application related to a previous submission	NA.	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary REPLACES EXISTING TIMBER BUILDING.

A. The proposal does not involve any alteration in existing floorspace [✓]

B. The proposal involves the creation of or an alteration in total **gross** floorspace [ ]

Proposed total gross floorspace [ ] sq. m. Previous total gross floorspace [ ] sq. m.

This new total includes the following net floorspace:

Retail [ ] sq. m. Office [ ] sq. m. Industrial [ ] sq. m. Warehousing [ ] sq. m.

Other [ ] sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
ALL AS EXISTING. Is the proposal related to an existing use on or near the site? State Yes or No [ ]			
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? State Yes or No [ ]			
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No [ ]			
What provision is being made for access to the premises for the disabled?			

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).

OWNERS.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 17/2/92

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.

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 ..... (~~Applicant~~/Agent) Date 17/2/92

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.

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 Neighbours 71, 65 Other

Boundaries Site Features

Inspected by: PJM
date: 24-3

Case Officer Conclusions (issues)

delapidated timber structure to be removed
Tall 1.8m-2.0m fences to all 3 boundaries

Case Officer Recommendations (summary) (details overleaf) GRANT ✓ REFUSE

Recommended approvals -

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 → Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... — No ✓

Flagged by Senior Officer
Signed .....

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
17.9.14

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

PSM 24-2

DM 24/2

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 71 + 65 Winsworth Spalding

Residents (Delivery):

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 :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ~~.....~~ 55

Receipt Issued ..... No. P686

Date First Received 14 FEB 1992

REGISTRATION

REFERENCE H16/0206/92

Cross-Ref B16/0107/92

Date 18/2/92 246

VALIDATION Date 18/2/92

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

Site area ..... No. of dwellings ..... Floorspace ....17.....

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 £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 18/2/92

Index Sheets 20J. OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward ..P.... Parish ..SPALDING..

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

Inside IBD ..YES.. Inside LP Area..YES

Linked to site.....Ref..... Linked to property.....Ref...02.3.138

Planning Records:
Earlier apps

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

Inputs completed.....

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: H16/0206/92 Type: FULL

Applicant: Mr & Mrs J Ferraro
Tel: 0775 710584

Agent: Miss M Stainsby
077588 568

Description: Single storey extension to form store for existing shop

Location: 67 Winsover Road
Spalding

Valid date:	17-FEB-92	Terminal date:	13-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	22-FEB-92 24-2	Report deadline:	11-MAR-92
Inspected by	27-FEB-92		
Extra contacts	03-MAR-92	Case Officer:	
Report if not clear by	23-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 17 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	24-FEB-92	09-MAR-92
L C C - No objections to cs 27/2/92.		
65 + 71 Winsover Rd, Spalding	25-MAR-92	08-APR-92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0206/92 Received:17-FEB-92 Type:FULL

Name: Mr & Mrs J Ferraro
67 Winsover Road
Spalding
Lincs
PE11 1EQ

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs PE11 3EN

Description: Single storey extension to form store for existing shop
Location : 67 Winsover Road Spalding

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

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.

Authorised to issue:

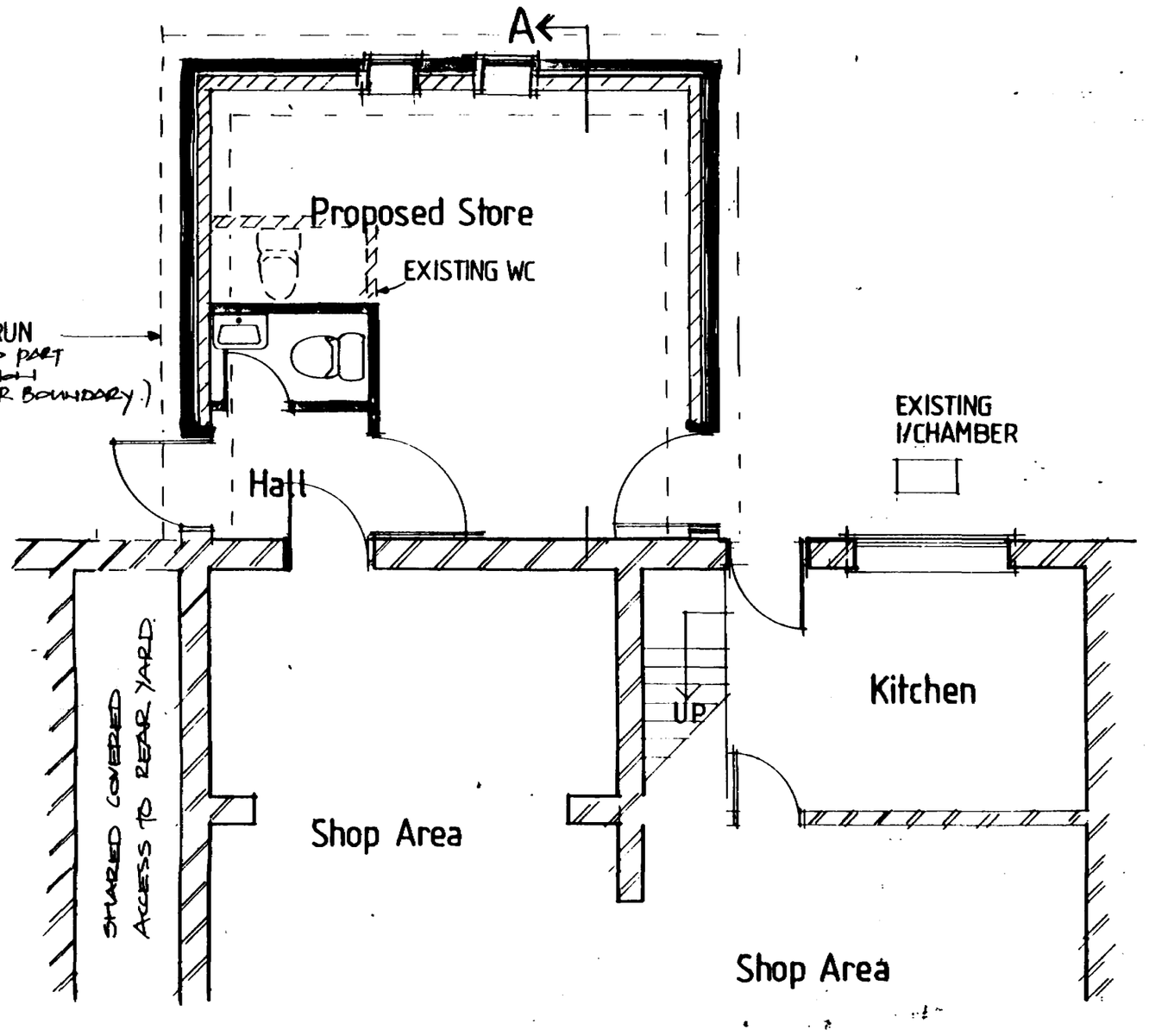
10-APR-92 H16/0206/92

AD..SdH 16/4...DC..DR 16/4

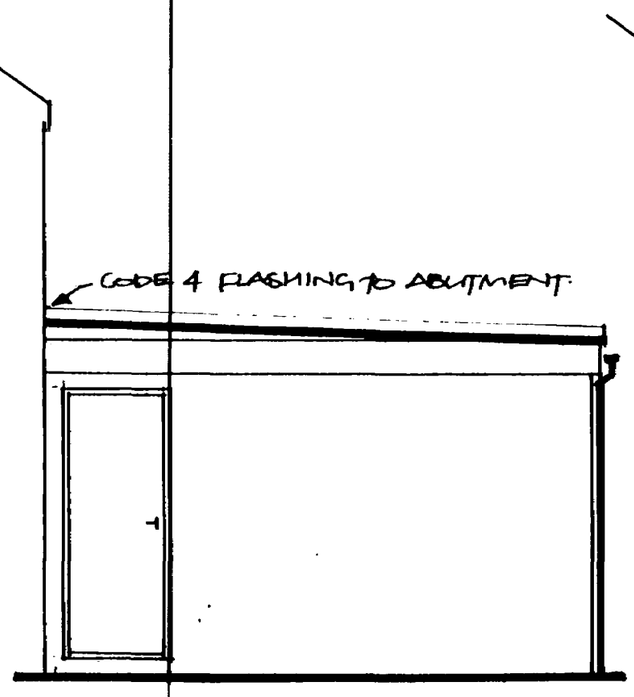
Make sure date on Decision notice doesn't exceed Terminal date.



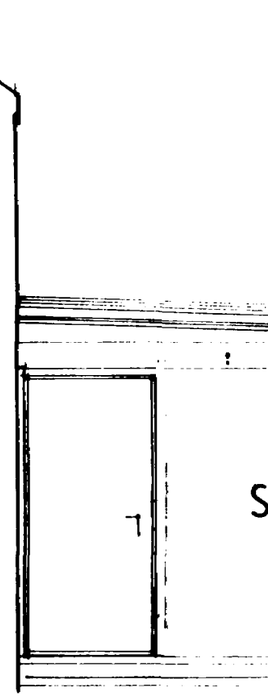
REAR ELEVATION 1:50



PLAN 1:50



SIDE ELEVATION 1:50



SECTION A-A

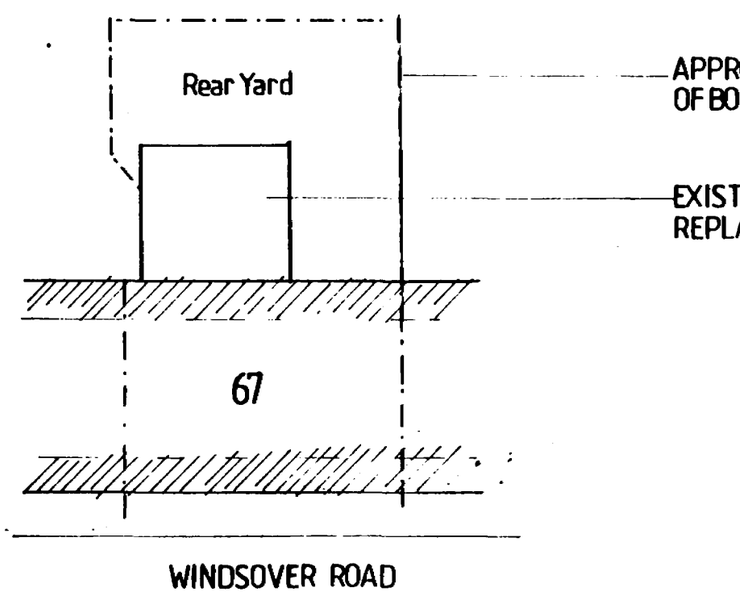
Windows, Lintels & Ventilation

WINDOW & OPENINGS AS INDICATED ON ELEVATIONS. LINT
I.G. STEEL FOR CAVITY WALL CONSTRUCTION. VENTILA
PROVIDED TO W.C. COMPARTMENT EQUIVALENT TO EX
AT A RATE OF NOT LESS THEN 3 AIR CHANGES PER
CAN BE OPERATED INTERMITTENTLY WITH 15 MINUTES
SUCH AS GREENWOOD AIRVAC UNIT MODEL TYPE

Foundations TO BE 250 x 700 mm TRADITIONAL STRIP FO
RETE BLOCKS TO GROUND LEVEL WITH CELCON BLOCKS
CAVITY FILLED TO GROUND LEVEL WITH LEAN MIX CO
BE 'HYLOAD' OR SIMILIAR LAYED CONTINUOUS LAPPE
150mm. FOUNDATIONS MIN GRADE C15P CONCRETE
ATION TRENCHES TO BE BACK-FILLED WITH CLEAN
ATED HARDCORE. ALL FOUNDATION DEPTHS TO BE A
WITH LOCAL AUTHERITY BUILDING INSPECTOR.

Surface Water 100mm HALF ROUND GUTTERING TO 63m
RAINWATER DOWN PIPE TO SOAKAWAY MIN 5M. PR

Foul Water TO CONNECT TO EXISTING DRAIN. 32 PVC. DIA
BASIN WITH 75mm DEEP SEAL TRAP. PROVIDE 100
PIPE IF DRAIN RUN IS NOT ADEQUATELY VENTED (
MIN 900mm ABOVE OPENING WINDOW.



BLOCK PLAN 1:200