SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0452/93 Received:14-MAY-93 Type:FULL

Name: Mr & Mrs B Killigrew
22 Independence Drive
Pinchbeck
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erection of four bed house and garage

Location : St Thomas Road 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
23-JUN-93 H16/0452/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0452/93

Date Registered 14 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs B Killigrew
22 Independence Drive
Pinchbeck
Spalding

Tel. No.

NAME AND ADDRESS OF AGENT

(If form completed by agent)
Broadgate Builders (Spalding) Ltd
Broadgate
Weston Hills
Spalding, Lincs. PE12 6DB
Tel. No. 0406 380532
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

St Thomas' Rd., Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 Bed House and Garage

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 14/05/93 (If you consider no fee is payable include a written explanation instead.)

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

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 (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:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	9.50 metres
(c) max. width	10.2 metres
	13.005
D. Please state type and colour of materials for facing external walls:	Butterley Old English Rose
E. Please state type and colour of roofing materials.	Plain tiles - smooth grey
F. 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.

Domestic

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: St. Thomas Rd
Will there be—
Individual access(es) ✓
New estate road

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

See Block plan

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 No ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaway
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No

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

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture		➡ 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.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ 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.

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 ..... (Applicant / Agent) Date 14/05/93

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 ..... (Applicant / Agent) Date 14/05/93

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 3m taller.

Site Inspection

Check height wrt bungalow
" distance to trees wrt pranas
11m previously + now proposed. Bungalow granted at
11m distance to trees.

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 25-5

Site Notice posted by PM
Date 25-5
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Part of Playing field, Bungalow to right
Sub Stn to left. Trees to front. Looks less Bulky +
possibly lower Half dormers

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed PM Date 17-6

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0452/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

PDM 19-5 Mr Withyman wants site meeting with foremans re site.

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ..... Date..... Recorded DC....

AD IN RECORD SHEET

Initial

Submitted Fee £130 .

Receipt No P3683

Date first Rec'd 14 MAY 1993

Registration

Reference H16/0452/93

Cross-Ref B16/0282/93

Date 17/5

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees — Correct fee £130 . — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 201 OS Plots
Grid ref 524490 323080

Ward P. Parish Spalding

Inside IBD YES . Inside LP area YES .

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1340

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps —

B Reg Records:
Already submitted – Ref:
Request needed
Requested

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Director: J. Emmerson

Your Ref: NRM/JJ H16/0452/93
My Ref: CB/PLAN11/LMS

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For further information contact
Mr C Briggs
Telephone Lincoln (01522) 553127

12 October 1994

Dear Sir

ST THOMAS' ROAD, SPALDING

I refer to your letter of 7 October 1994 concerning the drainage condition imposed on the original outline planning permission.

I would point out that on planning application H16/0952/88 I requested a condition requiring a 1.8m wide footway along the site frontage. The drainage condition tied into this request as the provision of a footway would interfere with the existing surface water run-off and the drainage condition would therefore hopefully remove any flooding problems. However on this particular application you removed the footway condition from the final recommendation, on the grounds it was not reasonable, but unfortunately left the drainage condition on.

It is because the footway condition was deleted that I did not request the drainage condition be re-imposed on any subsequent planning applications.

I accept that it is now not feasible to enforce the original condition regarding drainage, particularly as this should not have been imposed once the footway condition was removed and because it was not put on subsequent permissions.

It is unfortunate that this confusion has arisen and due to the erection of these dwellings the highway drainage has been interfered with leading to ponding problems outside the properties.

I am forwarding a copy of this letter to my Divisional Surveyor in order that the correspondence on this matter may now cease although I would stress the problem was not due to inconsistency on the part of my officers but the original decision by yourselves to stop imposing the footway condition on such applications.

Yours faithfully

C Briggs

Director of Highways and Planning

22218.d51

S.H.D.C. PLANNING

File.

RJS
14/10

Lincolnshire County Council.
Highways and Planning Department.
Fode Hole Depot.
Spalding.
Lincs
PE11 3LN.

Mr N Midlen

NRM/JJ H16/542/93

D/PR/SJR/AUTH/7/2

06 Oct 1994

Dear Sir,

ST THOMAS'S ROAD, SPALDING - HIGHWAY DRAINAGE CONDITIONS ON PLANNING PERMISSIONS.

I thank you for your letter of the 14th September. You evidently do not appreciate that every planning application is seen by a Member of your Departments staff, who recommends to my Authority which conditions should be imposed. He did not recommend that the condition regarding highway drainage be imposed on the full planning permission H06/0452/93. If an error has been made, which I doubt, as I believe he had his reasons for not asking it to be imposed, it is the failure of the Officer involved to ask the Authority to reimpose the condition.

In view of the tone of your letter, I consider it would be fruitless to correspond further with you over this issue, and I am referring the matter to your Head Office at Lincoln

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Lincolnshire County Council,
Highways and Planning Dept.
City Hall,
Beaumont Fee,
Lincoln,
LN1 1DN.

Mr N Midlen

NRM/JJ H16/0452/93

07 Oct 1994

Dear Sir,

ST THOMAS'S ROAD, SPALDING - PLANNING CONDITION REQUIRING HIGHWAY WORKS.

I have been corresponding with your Divisional Road Engineer at Pode Hole concerning the implementation of a Planning Condition at St Thomas's Road. This correspondence is becoming protracted, and I am concerned at the tone that is creeping in to the letters addressed to me.

Outline planning permission was granted for frontage development in 1988 (ref: H16/0365/88 refers). Condition 5 was requested by your Authority and stated that "provision shall be made to cater for highway surface water drainage via a system approved by the Local Planning Authority before any development takes place". In 1991, this outline was renewed. In 1993 a Mr and Mrs Killigrew applied for full planning permission on part of the outline site (ref: H16/0452/93). This was granted, but no request for a condition requiring highway works was made by your Department and therefore none was included. Mr and Mrs Killigrew are now complaining that there is a problem with highway drainage outside their house and your Divisional Road Engineer is asking for the condition of the outline to be enforced. I have tried to explain to him that a full application is separate legal entity, and is not bound by any conditions previously imposed on other applications covering the same site. I have also explained to him that highway conditions are imposed at the request of Highway Liaison staff.

In fact, prior to Mr and Mrs Killigrew's full planning permission a reserved planning consent was issued (ref: H16/0656/92) for a bungalow on another part of the reserved matters site, and theoretically, the highway drainage condition would cover this. Given, however, one plot has not been developed, and another plot has not got such a condition, I think on these grounds alone, enforcement could be problematic.

A further issue, which I have not covered in my correspondence with your Divisional Road Engineer is that, as you know, any condition must relate to land in the ownership of, or under the control of, the Applicant. Whilst not being a Highway Engineer, it does seem to me that any highway drainage in this case would have to be off the application site, and the condition would therefore, be unenforceable. Conditions also have to relate directly to the development proposed. they cannot be used as a means of overcoming a pre-existing problem which is the responsibility of some other authority.

All in all, I am forced to the conclusion that, quite apart from the inconsistency in imposing the condition, it was misconceived when it was originally imposed. I would imagine that this was the reason why your staff did not ask for it to be reimposed on the full application, and indeed I note that they did not mention it when the original outline application was renewed in 1991.

In the circumstances, I would be most unwilling to recommend the Planning Committee to take enforcement action unless I could have assurances that a) the necessary works could be carried out within the application site as defined on the submitted plans, and b) that the need for the works arose from the development that was permitted. Even if you are in a position to assure me of this, I feel there will be some difficulty if enforcement is contested, due to the inconsistency in recommending and imposing the conditions.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
South Division Highways Office

Pode Hole, Spalding PE11 3LN
Telephone (0775) 769091 Fax (0775) 762198

Divisional Surveyor: I. Duerden

Your Ref: PJU/SAH H16/0452/93
My Ref: D/PR/SJR/AUTH/7/2

This matter is being dealt with by:

Mr P Rusted
Extension: 15

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

FOR THE ATTENTION OF P J UDY

26 September 1994

Dear Sir

ST THOMAS'S ROAD, SPALDING - PLANNING PERMISSIONS

Thank you for your letter dated 14th September 1994 concerning the above.

Unfortunately I do not have any knowledge of the pipes situated in the electricity sub-station. I do not believe that any conditions relating to planning permissions for N°s 106 and 108, are connected to this situation.

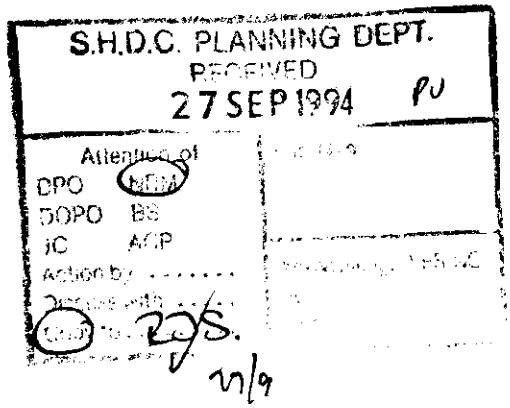
It would appear that initially you granted outline permission for 3 plots with a condition for the provision of highway drainage. You subsequently granted further permissions for individual plots, one being on Reserved Matters and at least one other a Full permission.

I would ask that you enforce the condition on the outline permission to ensure that highway drainage is provided. If this is not enforceable over plots which have full permission, then obviously an error has been made in not transferring conditions from the outline permission to the full.

I would view this as an error by your Authority and would expect you to reconcile the matter.

Yours faithfully

Area Surveyor
South Division



Director: J. Emmerson

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DEPARTMENT
South Division Highways Office
Pode Hole, Spalding PE11 3LN
Telephone (0775) 769091 Fax (0775) 762198

Your Ref: PJU/SAH H16/0452/93
My Ref: D/PR/SJR/AUTH/7/2

Divisional Surveyor: I. Duerden

This matter is being dealt with by:

Mr P Rusted
Extension: 15

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Copy

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Yours faithfully

Area Surveyor
South Division

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1994
Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to RDS.
File Nos.
Acknowledge YES/NO

Nigel Pl. briefing.

Director: J. Emmerson

P J Udy

PJU/SAH H16/0452/93

D/PR/SJR/AUTH/7/2

14 September 1994

Lincolnshire County Council
Highways & Planning Department
South Division Highways Office
Pode Hole
Spalding
Lincs PE11 3LN

Dear Sir

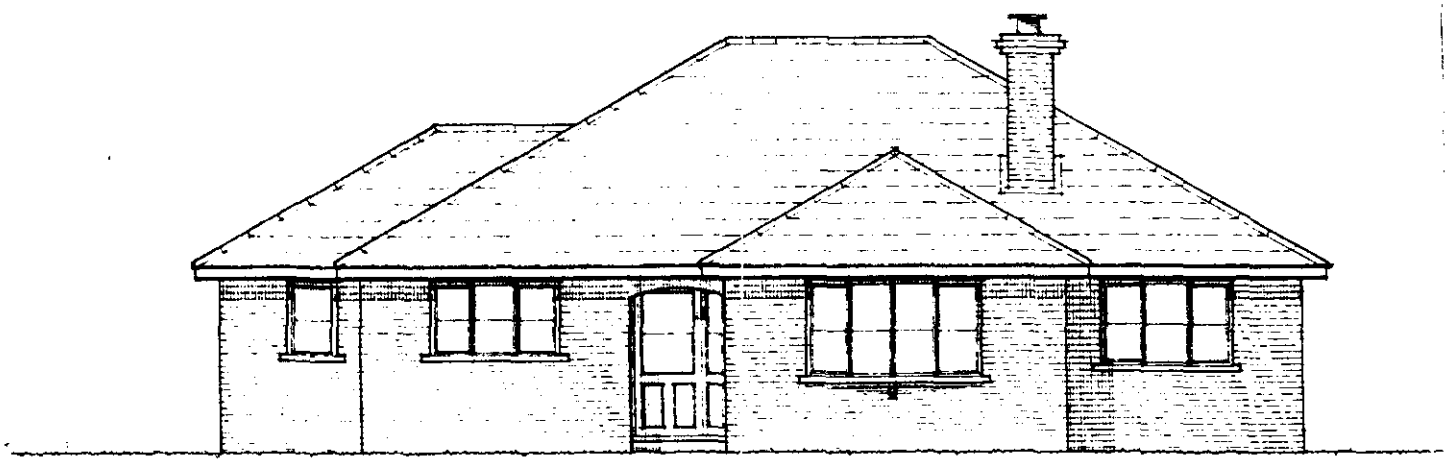
Carriageway Surface and Drainage Details, St Thomas's Road, Spalding for Mr B Killigrew, Arwenack House, 112 St Thomas's Road, Spalding

I thank you for your letter of 11 August 1994 and apologise for the delay in responding which was due to holiday leave.

I reaffirm my advice that there is no legal connection between a Full planning application and an Outline planning application. The reason for this is that an Outline planning permission concerns itself with the principle of developing land for a particular use. An Outline planning permission that has been granted will require by condition the submission of "Reserved Matters" which are: siting, design, external appearance, means of access and landscaping. The submission and approval of these details will allow buildings to be erected and any condition on the original Outline and the Reserved Matter consent can be enforced.

A Full planning permission is a separate legal entity and has no legal connection with any previous decision on the site, be they for the same development or otherwise. Of course, in deciding whether to grant such an application, the previous site history should be taken into account, including whether to reimpose on the new permission any conditions imposed on a previous permission, including an outline permission.

Cont/....



FRONT

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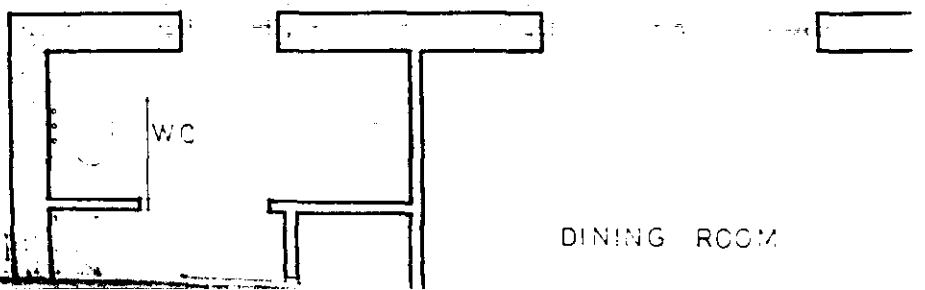


Lincolnshire County Council
Highways & Planning Department
South Division Highways Office
Fode Hole
Spalding
Lincs PE11 3LN

Mr P J Udy

PJU/JK/H16/0452/93

D/PR/SJR/AUTH/7/2

3 August, 1994

Dear Sir

Carriageway Surface & Drainage Details, St Thomas's Road, Spalding for Mr B Killigrew, Arwenack House, 112 St Thomas's Road, Spalding

I write in response to your letter to Mr Killigrew, who has now forwarded it to me.

The house that Mr Killigrew has erected was granted planning permission on 23 June, 1993, under planning application reference H16/0452/93. This was a full application and therefore has no connection with the earlier outline applications which have effected the site. In fact, the most recent of those outline planning applications has lapsed but only one plot on that application remains undeveloped.

On Mr Killigrew's planning application, the application form states that highway surface water will be disposed of by soakaway and the Highway Liaison Officer did not request any condition which relates to highway surface water drainage.

If Mr Killigrew is experiencing problems with surface water from the highway, it would seem to me a problem which needs to be addressed between Mr Killigrew and yourselves as Highway Authority.

I can advise as a matter of fact that Mr Killigrew's application does not contain a condition requiring the provision of drainage.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Copy to: Mr B Killigrew, Arwenack House, 112 St Thomas's Road, Spalding, Lincs PE11 2YP

Arwenack House,
112 St. Thomas's Road,
Spalding,
Lincs
PE11 2YP

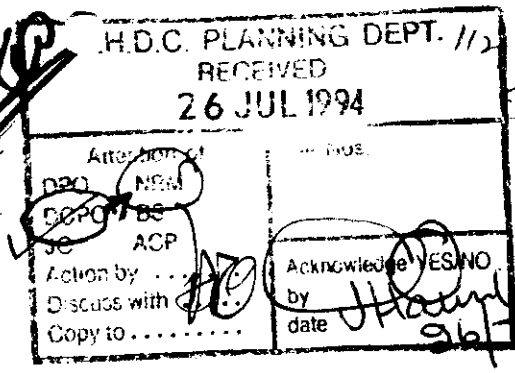
24.7.94

PY/KP
D/JR

H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1994

Attention of
DPO NRM
DCPO BS
JC ACP
Action by ...
Discuss with ...
Copy to .....

Acknowledge YES/NO
by
date 26/7



Dear Brian,

I am writing to you regarding the drainage of St. Thomas's Road at the frontage of my property.

I have been in correspondence with Lincolnshire County Council Highways Dept. regarding the condition of the road surface and the lack of drainage for surface water at the front of my property.

They have advised me that it is the responsibility of South Holland

District Council, as Planning Authority to ensure that the drainage is completed.

I enclose a copy of the correspondence so far for your attention and look forward to your proposals to solve the problem of drainage of the nearside of the road.

I wish to submit a further application to build a wall at the front of my property but the drainage would need to be solved first.

Can we please meet at my property to discuss this issue to ensure a speedy resolution.

I can be contacted on 0945 585731 to arrange a meeting.

Yours sincerely

B Kilkenny

B KILKENNY

S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1994
Attention of
DPO NRM
DCPO RS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

Highways Dept.,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Arwenack House,
112, St.Thomas's Road,
Spalding,
Lincs.
PE11 2YP.

13/06/94

Dear Sir,

I have recently moved into a new house in St. Thomas's Road Spalding.

I am writing concerning the condition of the road surface immediately in front of my drive. The nearside of the road has previously been dug up and has been very badly backfilled leaving a significant depression in the road. The material used now appears to be sinking further accentuating the dip in the road surface.

When it rains the water collects from the middle of the road in this depression, and my concern is that when the surface has been repaired this water will have nowhere to drain into and will cause further serious problems.

The present drainage appears to only cover the middle of the road to the far side running with the camber into constructed highway drains.

This leaves two urgent issues to solve :-

a) the repair of the damaged road surface.

b) the future drainage of surface water to the nearside of the road.

I would suggest an urgent meeting "on site" to discuss the resolution of these problems. I would also like to discuss your future intentions regarding the nearside road edge, particularly, any plans for the construction of a footpath and normal highway drains so the water runs with the camber from the middle of the road to the nearside edge.

I look forward to hearing from you in the near future, I can be contacted on 0945 585731(office) to arrange a mutually convenient time to meet.

If this matter has to be dealt with by the County Council Highways Dept. perhaps you would be kind enough to pass this letter onto the relevant person.

Yours faithfully,

B. Killigrew.

B. Killigrew. F.C.C.A.

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
South Division Highways Office

Pode Hole, Spalding PE11 3LN
Telephone (0775) 769091 Fax (0775) 762198

Divisional Surveyor: I. Duerden

Your Ref:
My Ref: D/PR/SJR/AUTH/7/2

This matter is being dealt with by:

Mr P Rusted
Extension: 15

Mr B Killigrew
Arwenack House
112 St Thomas's Road
SPALDING
Lincs
PE11 2YP

27 June 1994

Dear Mr Killigrew

ST THOMAS'S ROAD, SPALDING - CARRIAGEWAY SURFACE AND DRAINAGE

Thank you for your letter dated 13th June 1994 which has been passed to this Authority by South Holland District Council.

Firstly any necessary repairs to the carriageway surface will be identified by the Departments inspection process and added to an appropriate programme. The provision of a footway and drainage was subject to discussion during the planning stage for your property. Whilst the provision of highway drainage was included as a planning condition, the provision of a footway was omitted by the District Council as a condition and only appeared as a note to the permission.

The situation was the subject of much debate in 1992/93 between South Holland District Council, Broadgate Builders, the purchasers of the plots and this Authority. Your name appears on a file note made at the time and I would presume you were aware of the moves which were made to remove the obligation to provide a footway and drainage. However as the provision of drainage appeared as a condition of the permission you should approach South Holland District Council, as Planning Authority, to ensure it is completed.

Yours sincerely

Area Surveyor
South Division

Phoned Alan Funds re this app
Sat under tree canopy. Admitted
that no cand" but are TPO'd
+ would be grateful if would have
Sat moved.

PM 29-8-93

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: H16/0452/93/A1 Date Received: 14-JUL-93

Applicant: Mr & Mrs B Killigrew
22 Independence Drive
Pinchbeck
Spalding
Lincolnshire

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire
PE12 6DB

Description of Original Development: Erection of 4 bedroomed house and garage

Location: St Thomas' Road, Spalding

Amendment Submitted: Roof tile amended from plain tile - smooth grey to Redland Downland Hedgerow Brown

23 July 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd. 2

PLANNING AMENDMENT

For office use only
Application No. H16/452/93/A1
Date registered 14 JUL 1993
Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS B. KILLINGBECK
22 INDEPENDENCE DRIVE
PINCHBECK
SPALDING
Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
KIDTON HILLS
SPALDING. LINCS PE12 6DB
Tel. No. 0406 380532 (Contact) P. CLIFF

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ST THOMAS' ROAD, SPALDING

Please complete

EARLIER APPLICATION No.

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

H16/0452/93

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 14-07-93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

4 BED HOUSE & GARAGE

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Roof tile amended from plain tile - smooth grey to REDLAND DOWNLAND HEDGEROW BROWN.

State drawing no's of the current submission

HOUSE – Material change only.

State Officer dealing with the application, if known.

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

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail	☐	Confirmed .....
	Acknowledged	..... HTL	

Liaison with Building Control	Outside parameters	☐	Confirmed ... RS .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☑	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... HTL ...	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: PDM ..... Date: 21-7 .....

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

H16/0452/93

FULL

Applicant: Mr & Mrs B Killigrew
Tel:

Agent: Broadgate Builders
0406 380532

Description: Erection of four bed house and garage

Location: St Thomas Road
Spalding
Lincs

Valid date:	14-MAY-93	Terminal date:	09-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	21-MAY-93	Report deadline:	09-JUN-93
Inspected by	28-MAY-93		
Extra contacts	04-JUN-93	Case Officer:	
Report if not clear by	18-JUN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Cllr G J Hawkins	20-MAY-93	27-MAY-93

L C C - Obs Attached jc 20/5/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 16/452/93

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. Address or location

St Thomas Road, Spalding.

3. Name, classification and number of road

II

4. Date application referred 20-5-93

5. State whether outline, detailed application etc.

Full.

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

Erection of 4 Bed House

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. (circled) 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: 20/5/93 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) B22

Delete as appropriate

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

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

(1) B21

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

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2683
Date received : 14-MAY-93

Received from

Broadgate Blds (Spalding) Ltd.

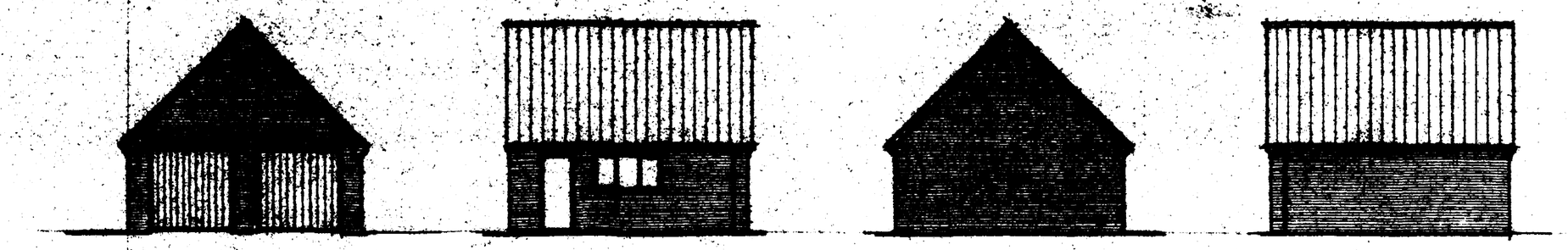
Address

Broadgate
Weston Hills
Spalding

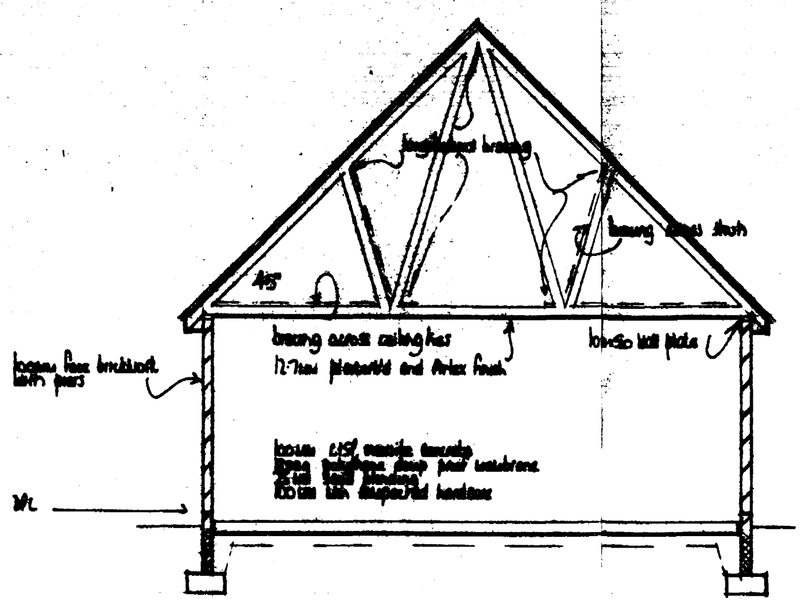
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

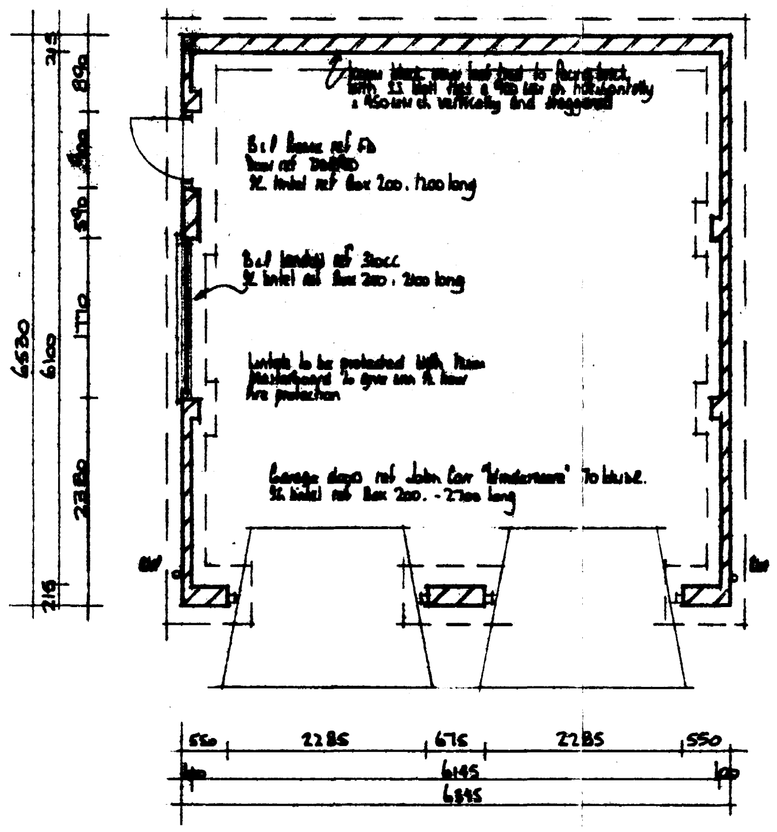
Signed..... K Lowe ....
(Authorised Collector)



east south west north

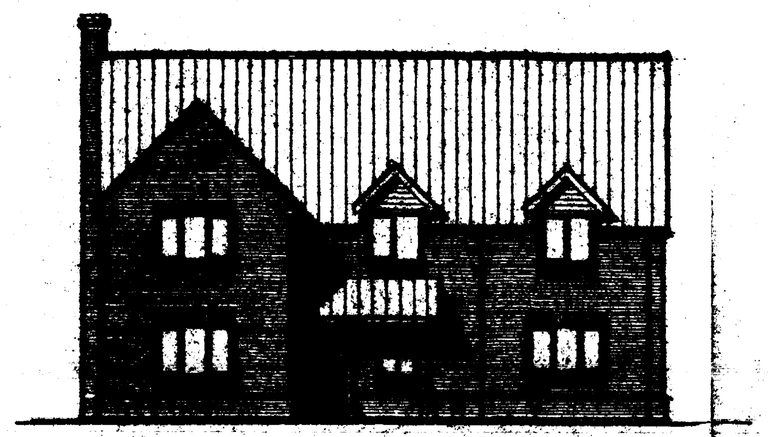


section

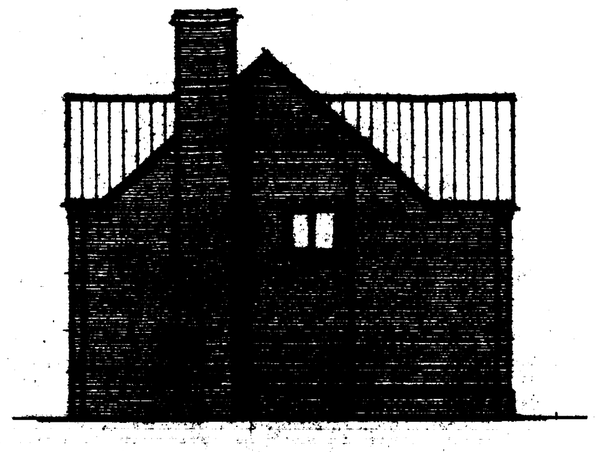


ROOF CONSTRUCTION

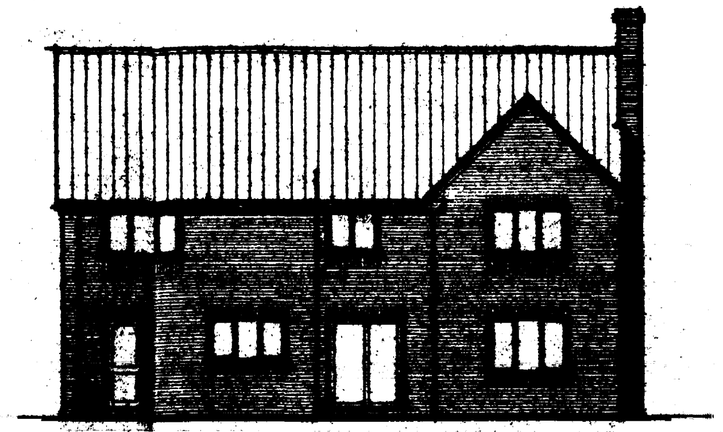
Walls
The roof trusses are to be supported on [redacted] 100mm blockwork walls with 2 courses of engineering bricks on the outside face. Provide 2 courses of engineering bricks on the inside face of the gable walls. Provide 2 courses of engineering bricks on the inside face of the party wall. Provide 2 courses of engineering bricks on the inside face of the party wall. Provide 2 courses of engineering bricks on the inside face of the party wall



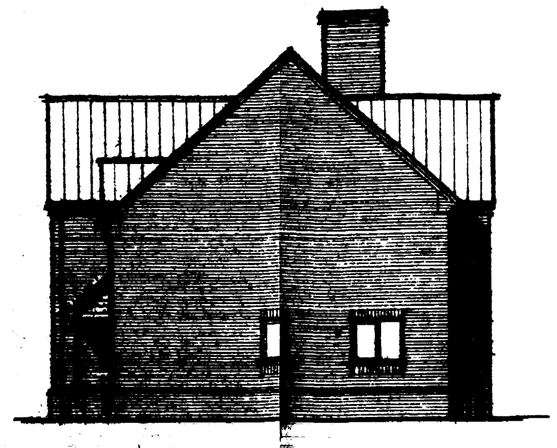
east



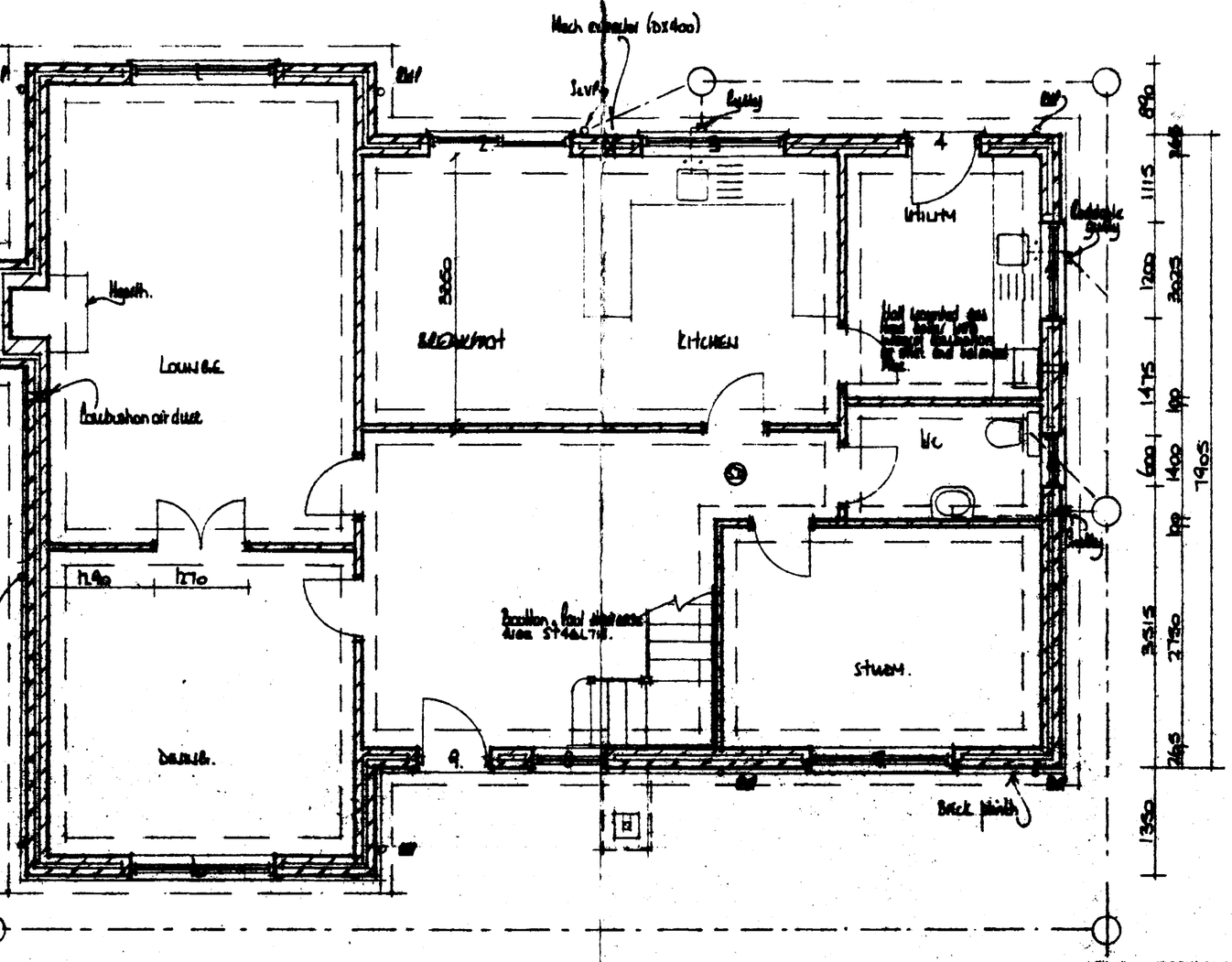
south



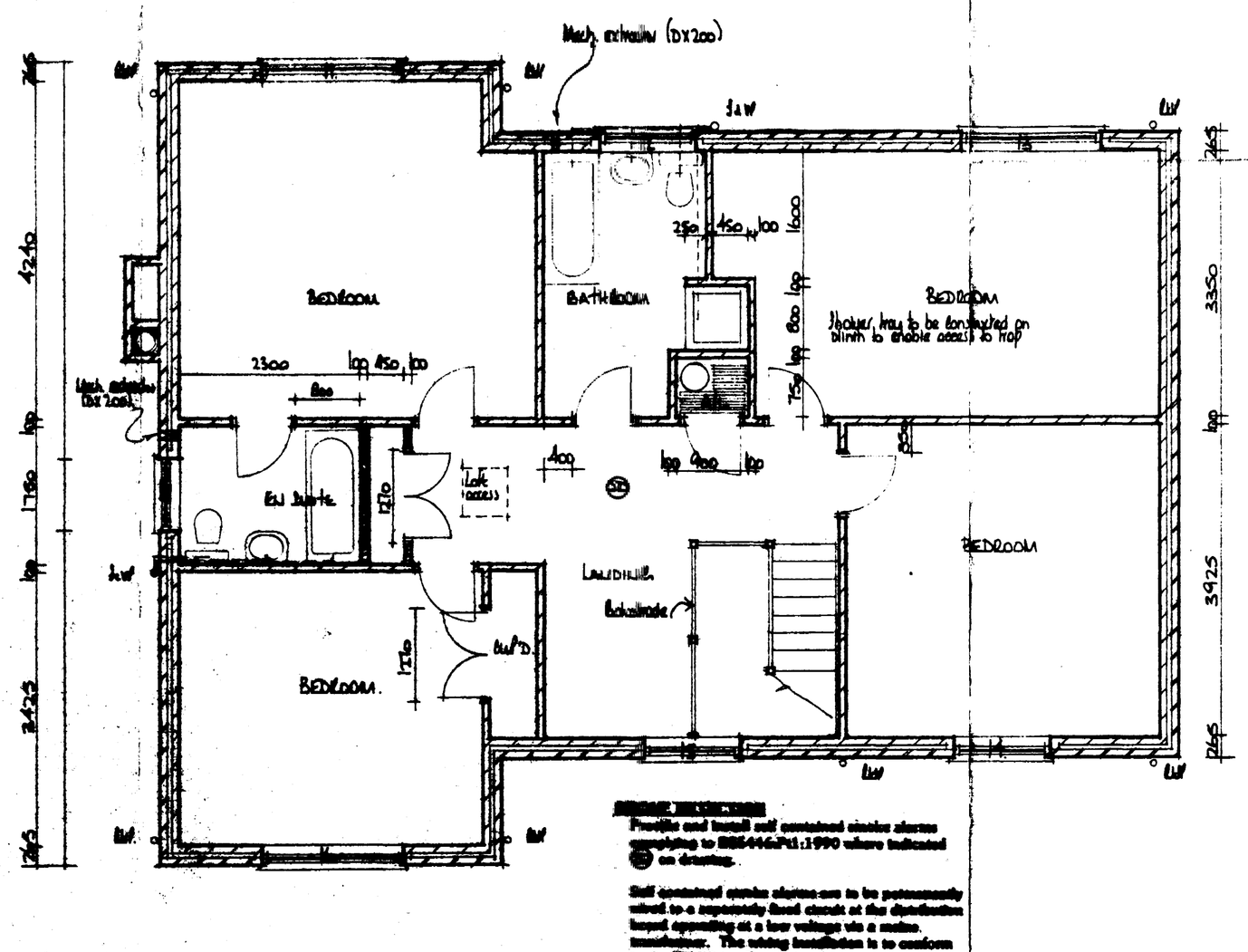
west



north



ground floor



first floor

Window / Door & Lintel Schedule

Location	Window/door ref.	Lintel ref.	Lintel No.
1.	S1B13.C.L	L1/S	2100
2.	Patio door, heavy duty to M/S standard	L1/HD	2100
3.	S1B10.C.L	L1/HD	2100
4.	Façade Door	L1/S	1200
5	S12 10.C.L	L1/S	1500
6	S0B10.C.L	L1/S	1200
7	S1B12.C.L	L1/HD	2100
8		L1/S	1200
9.	Façade door to chemb shelter	L1/S	1200
10	S1B13.C.L	L1/S	2100
11.	S1B11.C.L	L1/S	2100
12	S12 10.C.L	L1/S	1500
13	S1B12.C.L	L1/S	2100
14	S12 11.C.L		
15	S12 11.C.L		
16	S1B11.C.L	L1/S	2100
17	S12 10.C.L	L1/S	1500

Windows to be double glazed with sealed unit. Leaded lights - rectangular pattern
Internal doors to be John Carr moulded painted texture Woodgrain finish four panel 'Canterbury' pattern

Chimney/Fireplace Construction
Chimney to be lined with clay flue liners to BS1181:1989.
Liners to be min. 200mm internal diameter or an inglenook the flue is to have a X-sectional area of 15% of the area of the recess opening and lintel ancient appearance.
Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

Chimney to terminate as indicated on elevations and to be flashed to the roof using Code 4 lead flashing, cowped as applicable, dressed up the chimney a min. 150mm.

Hearth to open fire to be min. 125mm o/a thickness, project 500 mm from the face of the fire and extend to 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

Note: Permanent air entry openings/s to BS8303:1986 of at least 50% of the throat opening areas to be provided to all rooms with open fires.

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
DWELLING & GARAGE AT
ST. THOMAS'S ROAD
SPALDING Lincs
FOR J. & M.J. & KILLICK Esq

SOUTH HOLLAND D.C.
PLANNING
14 MAY 1993
REF 0482/93

DATE May 93	DRAWN AL
DRWG. No.	SCALE 1:50 & 1:100

REVISIONS	DES.	DATE	DES.

PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.