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REF H16/0525/92.

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0525/92 Received:15-JUN-92 Type:FULL

Name: Mr D Wilson
26 Tattershall Drive
Market Deeping
Peterborough
Cambs

Agent: Riley & Co
Architects
73B Abbey Road
Bourne
Lincs PE10 9EN

Description: Erection of detached bungalow and garage

Location : Plot 8 off Monk's House Court,
Monk's House Lane Spalding

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

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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

Reason: In the interests of visual amenity.

4 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.

5 The following steps shall be taken to safeguard the preserved trees during

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 DISTRICT COUNCIL

construction, namely, the trees shall be protected during construction work by chestnut pale or similar fences 1.5 metres high to the satisfaction of the District Planning Authority. The fencing to be provided to the trees shall be erected at a minimum distance from the trunk equal to the crown spread of the tree; (ii) no site huts shall be erected within the crown spread of the tree; (iii) no materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under it; (iv) no burning of goods shall take place within 3 metres of the crown of the trees; (v) no services shall be routed under the crown spread of the trees; (vi) the foundation for the southern elevation of the garage shall be hand dug.

Reason: To protect the preserved trees in the interests of the amenity.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 15 June 1992.

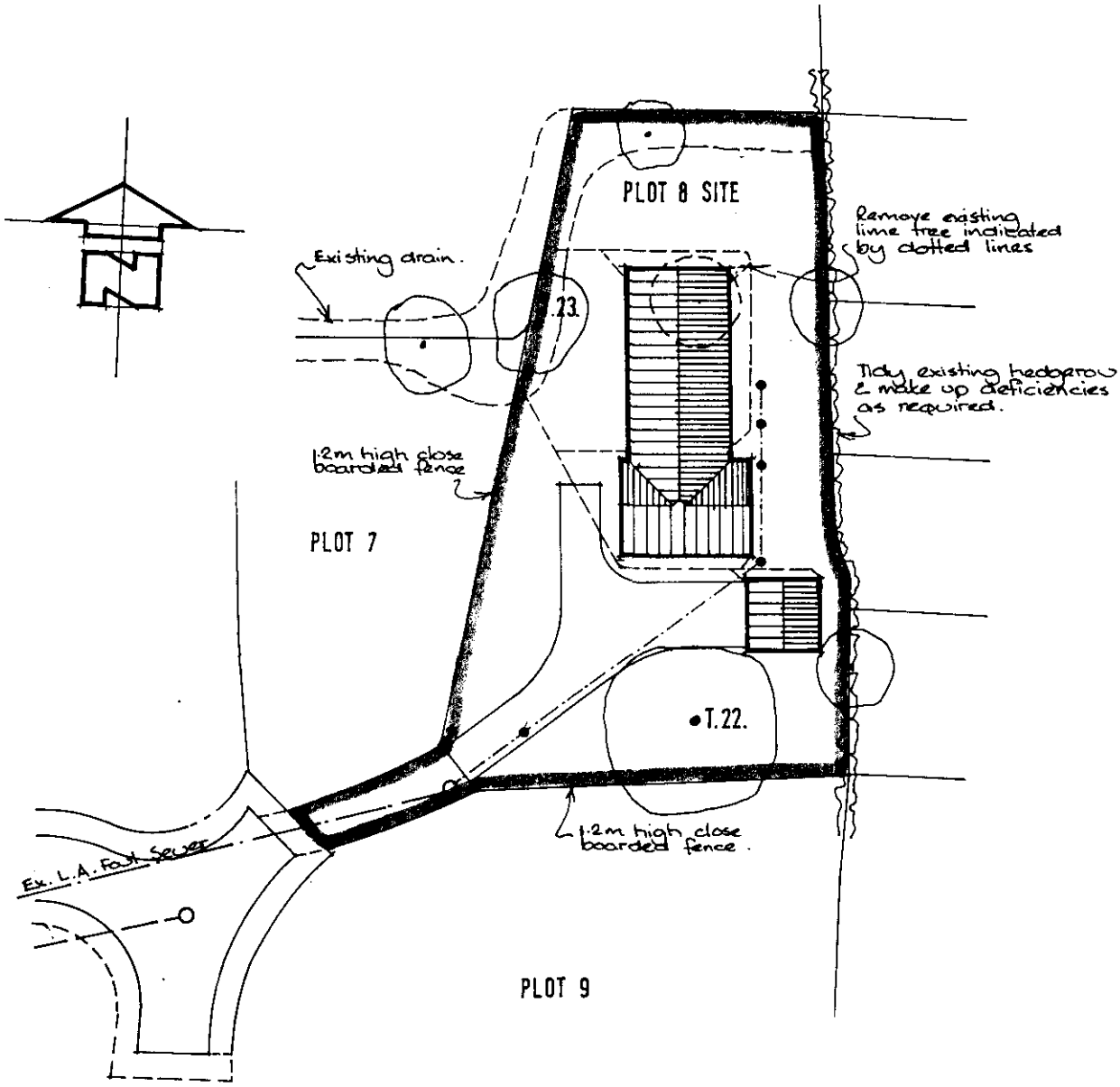
The applicant is advised that the Horsechestnut and Silver Birch are protected by Tree Preservation Order Spalding No.21, 1985.

Director of Planning and Building Control Services
29-JUL-92 H16/0525/92

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)



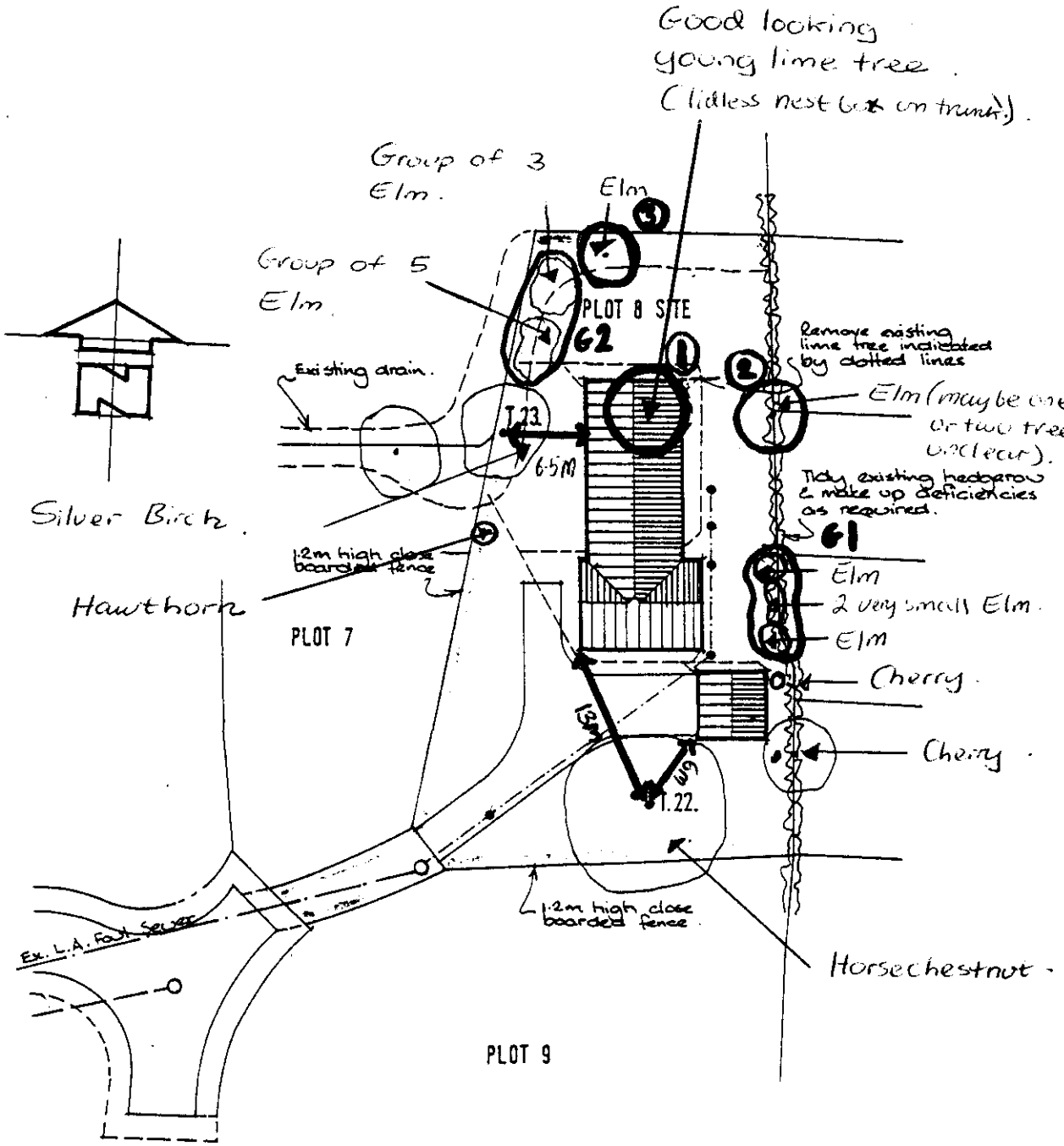
SITE · PLAN

Scale — 1:500th.
Date — May 1992
Drawn — D. Wells.

PROPOSED · DWELLING · AT · PLOT · Nº8 · OFF · MONKS · HOUSE · COURT; MONKS · HOUSE · LANE ; SPALDING: FOR · D · WILSON · ESQ.

RILEY & Co ARCHITECTS
73B ABBEY ROAD
BOURNE, LINCOLNSHIRE
PE10 9EN
TEL: 0778 393648

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAY 1992
H16/0525/92



SITE · PLAN

Scale — 1:500th.
Date — May 1992
Drawn — D. Wells.

Surveyed 30/6/92.

PROPOSED · DWELLING · AT ·
PLOT · Nº8 · OFF · MONKS · HOUSE · COURT;
MONKS · HOUSE · LANE ; SPALDING;
FOR · D · WILSON · ESQ.

MAY 1992
H16/0525/92

RILEY & Co ARCHITECTS
73B ABBEY ROAD
BOURNE, LINCOLNSHIRE
PE10 9EN
TEL: 0778 393646

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

Application for permission to develop land etc.

Town and Country Planning Act 1990

~~Four~~ 5 completed copies of this form and plans should be sent to the District Council

Application No.	H16/0525/92	For official use only
Date received	11 MAY 1992	
Grid Reference		

FEE SUBMITTED	Office use only
	Fee Paid :
Cheque / Cash / P.O.	Receipt No. :
Fee Required :	Cashier :

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

1. Applicant (complete details below in block capitals)	Agent (if any) to whom correspondence should be sent (complete details below in block capitals)
Name MR. D. WILSON.	Name RILEY & Co ARCHITECTS
Address 26 TATTERSHALL DRIVE. MKT DEEPING.	Address 73B ABBEY ROAD BOURNE, LINCOLNSHIRE PE10 9EN TEL: 0778 393646
Tel. No. 0778 341614.	Tel. No.

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

(a) Full address or location of the land to which this application relates (and site area if known) — PLOT 8 OFF MONK'S HOUSE COURT, MONK'S HOUSE LANE, SPALDING.

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser — OWNER.

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used — ERECTION OF DETACHED BUNGALOW & GARAGE.

(d) State whether applicant owns or controls any adjoining land and, if so, give its location — NO

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

State whether this application is for:–

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

4. Particulars of present and previous use of buildings or land

(a) State

(i) Present use of buildings/land: VACANT BUILDING PLOT.

(ii) If vacant, the last previous use including the date when the use was discontinued: NOT KNOWN.

5. Additional Information

(a) State whether the proposal involves –

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

(b) State whether the proposal involves:–

(i) New building(s): YES

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

(ii) Alteration or extension: NO

(iii) Change of use: NO

(c) Size of any new structure:–

(a) height: SEE DRAWINGS

(b) length:

(c) width:

(d) Type and colour of materials for facing external walls: TO BE APPROVED BEFORE COMMENCING WORK

(e) Type and colour of roofing materials: — — — — — —

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? SEE DRAWINGS.

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

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

(i) Does the proposal affect a listed building? NO

(j) Does the proposed development involve the felling of any trees? YES. — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? CONNECT TO EX. DRAIN. Continue on page 4
(ii) How will foul sewage be dealt with? CONNECT TO EX. L.A. FOUL SEWER if necessary

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

(m) Has the site been disturbed filled or otherwise contaminated? NO

6. Plans

List of drawings and plans submitted with the application.

1002/1 PLANS & ELEVATIONS.
1002/2 GARAGE
SITE & LOCATION PLANS.

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

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops.

Those questions relevant to the proposed development to be answered.

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed	
2. 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	
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No

5.

	Existing floor space	Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a) m^2/sq.ft.	(a) m^2/sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b) m^2/sq.ft.	(b) m^2/sq.ft.
(c) What is the amount of office floor space?	(c) m^2/sq.ft.	(c) m^2/sq.ft.
(d) What is the amount of floor space for retail trading?	(d) m^2/sq.ft.	(d) m^2/sq.ft.
(e) What is the amount of floor space for storage?	(e) m^2/sq.ft.	(e) m^2/sq.ft.
(f) What is the amount of floor space for warehousing?	(f) m^2/sq.ft.	(f) m^2/sq.ft.

6.

	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a)	(a)	(a)
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)
(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected	(c)		

7. 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)	
8. 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)	
9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	
10. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the 'Notes for Applicants' If 'YES' state materials and approximate quantities	State Yes or No

PART 3

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

I have completed the relevant certificate,

Signed ..... D. Wells .....

*On behalf of ..... MR. D. WILSON .....
(Insert applicants name if signed by an agent)

Date ..... 7/5/92 .....

* *Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters – see Note 10 of the "Notes for Applicants"*

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED ONE OF THE SECTION 66 CERTIFICATES A,B,C OR D

CERTIFICATE TO ACCOMPANY APPLICATION

Form P 1 D

* CERTIFICATE UNDER SECTION 66
* CERTIFICATE UNDER ARTICLE 29

(Town and Country Planning Act 1990)
(Town and Country Planning General Development Order 1988. Established Use Certificates.)

(* Delete Where Inappropriate)

(A) These Certificates are for use both with applications for planning permission (Section 66 of the Act) and for established use Certificates (Article 29 of the Order). References to either Section 66 or Article 29 should therefore be deleted as appropriate. **One of Certificates A, B, C or D must be completed, together with the Agricultural Holdings Certificate.**

(B) **"Owner"** means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years; or:

(1) in the case of a section 66 certificate in respect of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver);

(2) in the case of an article 29 certificate, a person who is the occupier of any part of the land.

(C) **"Agricultural Tenant"** means a tenant of an agricultural holding.

CERTIFICATE A

1 I certify that:-
at the beginning of the period of 21 days ending with the date of the accompanying application nobody except the applicant was the owner *(B)* of any part of the land to which the application relates;

2 I have/the applicant has given the required notice to every person other than myself/himself 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, as follows

Signed. D. Dell. On behalf of. MR. D. WILSON Date. 7/5/92

Please now complete the Agricutural Holdings Certificate

CERTIFICATE B

1 I certify that:-
I have/The applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner *(B)* of any part of the land to which the application relates, as listed below.

Owners *(B)* name . ..... Signed. .....

Address at which notice was served. ..... On behalf of. .....

..... Date. .....

Date on which notice was served. .....

Please now complete the Agricultural Holdings Certificate and detach and serve on any Owner(s) the completed notice for service on an owner (below)

AGRICULTURAL HOLDINGS CERTIFICATE *(A)*

Whichever is appropriate of the following alternatives **must** form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative .

* None of the land to which the application relates is, or is part of, an agricultural holding.

* I have/the applicant has given the required notice to every person other than my/him/herself * 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, as follows:

Tenant's name. ..... Signed. D. Dell.

Address at which notice was served. ..... On behalf of. MR. D. WILSON.

..... Date. 7/5/92

Date on which notice was served. .....

(*Delete Where Inappropriate)

..... Detach along this line .....

NOTICE UNDER SECTION 66

(Notice to be published in a local newspaper or to be served on an owner or agricultural tenant.)

Proposed development at (a). .....

I give notice that (b). .....

is applying to the **South Kesteven District Council**, for planning permission to (c).....

.....

Any owner *(B)* / or agricultural tenant *(C)* of the land who wishes to make representations about this application should write to the Council at: **Council Offices, St. Peter's Hill, Grantham, Lincs, NG31 6PZ.** Within 21 days of the date of service/publication of this notice.

Signed. ..... On behalf of. ..... Date. .....

Insert: (a) address or location of proposed development (b) applicant's name (c) description of proposed development

- Saw Mr Watson wants to delete bed 4 Amended Plan
LP floorplan relevation required before Cabinet neighbour

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PM
date: 2-6

Case Officer Conclusions (issues)

1.5m fence - 1.8m fence to most of 4 boundaries Playing field behind
Abbotts Way to right 4 properties adjoin site (houses)
Pink 7 under construction 1 upstairs 2 downstairs across hole site
across drive GRANT REFUSE Poss overlooking to beds

Case Officer Recommendations (summary)
(details overleaf)

Recommended approvals -

Departure from policy	Yes		No ....
Ward member request	Yes		No ....
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No [Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

Grant Permission PM
20-7

(1) TL 1
(2) SC 12
(3) SC 21
(4) SC 27

1. The following steps shall be taken to safeguard the preserved tree during construction, namely, the tree shall be protected during construction work by chestnut pale or similar fences 1.5 metres high to the satisfaction of the district planning authority. The fencing to be provided to the tree shall be erected at a minimum distance from the trunk equal to the crown spread of the tree; (ii) no site huts shall be erected within the crown spread of the tree; (iii) no materials, including fuels, shall be stored within the crown spread of the tree and no development shall be carried out under it without the express written permission of the district planning authority; (iv) no burning of goods shall take place within 3 metres of the crown of the tree; (v) no services shall be routed under the crown spread of the tree without the express written permission of the district planning authority. (vi) the foundation for the Southern elevation of the Garage shall be hand dug.

2. to protect the preserved trees in the interests of amenity.

Notes to applicant

Disabled access .....

Outstanding RM ...../.....

Amended plans ...../..... viz received 15-6-92

Other (7) The applicant is advised that the Horsechestnut & Silver Birch are protected by T.P.O. Spalding No. 21 1985

4

F U R T 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

AP..ICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PM 14-5-92 ~~Before trees?~~

D2 2/5

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
11, 13, 15, 17, 19
Abbotts Way

Mr + Mrs M. Knight, 20 Pengate
Moulton Chapel, Spalding

Residents (Delivery):

Check TPO asked 2/6 with DF ✓

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 £ 110

Receipt Issued ..... No. P1137

Date First Received 11 MAY 1992

REGISTRATION

REFERENCE H16/0525/92

Cross-Ref R

Date 12/5/92

VALIDATION Date 12/5/92

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 13.5

Index Sheets 200 OS Nos ..... Grid Ref 523160 322250

Ward T Parish SPALDING TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Grade Other: Archaeological site

Inside IBD YES Inside LP Area YES

Linked to site ..... Ref 527 Linked to property ..... Ref .....

Planning Records:
Earlier apps

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

Inputs completed.....

H16/525 f12
H16/616/88

103. CAMBRIDGESHIRE STRUCTURE PLAN REVIEW - CONSULTATION DRAFT 1992

The Director of Planning and Building Control Services reported that the Cambridgeshire County Council was currently reviewing its structure plan policies and proposals to guide development in the county from 1991 to 2006, and had recently published a consultation draft for public comment.

Of particular concern was the fact that the A1073 was not included within the county road programme which identified 15 major schemes which the Cambridgeshire County Council would seek to carry out during the period up to 2001, but it was identified as one of 15 further schemes to which particular attention would be given in assessments to be carried out during the plan period. Although the draft plan recognised generally the need to consider improvements to the A1073, it was felt that such improvements should be carried out as soon as possible, and certainly before the turn of the century.

RESOLVED: That the Cambridgeshire County Council be advised of this authority's grave concern that insufficient priority has been given to carrying out improvements to the A1073, Eye to county boundary section.

104. SPALDING TOWN CENTRE

The Director of Planning and Building Control Services reported that work had now commenced on the construction of the A16 Spalding to Sutterton improvement scheme and the Spalding bypass, which formed part of the scheme, was presently scheduled to open in mid 1995. Upon completion, it was expected that the by-pass would reduce by 30% the number of vehicles passing through Spalding on the A16, and by 50% the number of heavy goods vehicles passing through the town. This would provide opportunities to pursue this authority's aims for the development of the town centre as set out in the Spalding and Pinchbeck Local Plan, including the further enhancement of the riverside and conservation area; making the whole town centre more attractive to shoppers, tourists and all other visitors; reassessing local traffic management; increasing pedestrian priority; stimulating the development of derelict land and vacant buildings; linking the shopping centre with other parts of the town centre; and improving local environments.

RESOLVED: The opportunities for the development of Spalding town centre which will arise following the opening of the by-pass be recognised by the Council, and the preparation of plans and proposals be included within the Committee's work programme over the following two years.

105. MONKS HOUSE COURT, SPALDING - PLOT 8

The Director of Planning and Building Control Services reported a complaint that plot 8 of the development at Monks House Court, Spalding had been sited closer to a neighbouring existing bungalow than permitted. The original planning permission for the development had allowed a distance of 21 to 22 metres between the complainant's bungalow and the new development, but a subsequent amendment had reduced this distance by 1 metre. The distance between the two properties, as laid out, had now been further reduced to 19 metres. In addition the development was situated on higher ground than the complainant's property, which it was claimed, would result in overlooking.

The informal basis used by many authorities in assessing the problem of overlooking was that a minimum distance of 21 metres should be required between facing windows of habitable rooms. As laid out the development would result in facing windows of habitable rooms being 1 - 2 metres closer to each other than this requirement.

105. MONKS HOUSE COURT, SPALDING - PLOT 8 (continued)

RESOLVED: The complainants and the developer be advised that this authority does not consider the position of the dwelling as set out to be acceptable, and that if necessary, enforcement action will be taken to secure the removal of the unauthorised development.

106. TREES SUBJECT TO STATUTORY PROTECTION FOR WHICH CONSENT TO FELL HAD BEEN GRANTED

The Director of Planning and Building Control Services reported on the trees subject to statutory protection for which consent to fell had been granted during the period October 1992 to the end of January 1993, and their recommended replacements, where appropriate.

RESOLVED: The report be noted.

(End of Minutes)

C Poddington not sure / like brick angular, office building, client seen house in brick. very similar.

11-6-93 D Bob Merchant Sample requested for amendment 543/91.

I Simon Licoquinsky re 435/93 amended plan requested re hung head, awaiting advice on trees, Deadline 16-6 for results.

IP Mr S.J. Smith re Gradge Bank old Farm House + Buildings cold stone wants to use it for storage of flowers from elsewhere + bunch + distribute. Told him through C.O.U required but suggest cart of lawful use, also gave planing forms. The will phone in a couple of days so I can check if P.P. needed since hasn't time to do both cart of lawful use + PP in C.O.U needed

-6-93 IP Alouther re Marksharse Court Plot 525/92 difficult site, Two TPO's, sewer + think good difficult see B. Regs. Also have to be careful re Abbotts way + overlooking.

Mr D Wilson
The Mead
Frognall
Deeping St James
Peterborough
Cambridgeshire

P J Udy

PJU/SJS H16/0525/92

2 March 1993

Dear Sir

Erection of detached bungalow and garage
- Plot 8, Monks House Court, Spalding

I write to advise that the Planning Committee on the 17 February 1993 considered a complaint regarding the position of the bungalow as set out on this plot.

The Planning Committee resolved that the distance between the [illegible] bungalow and the existing properties to the east was [illegible]. I can only advise that the bungalow is [illegible] with the approved plans, and that [illegible] in the position as marked [illegible] the [illegible] committee have authorised enforcement proceedings to be [illegible].

Yours faithfully

[illegible]

[illegible] Midden
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Mr D Wilson
~~26 Tattershall Drive~~ The mead
~~Market Deeping~~ Frognall
~~Pet~~erborough
Cambridgeshire
D, St. James

Your Contact: P J Udy

Our Ref: PJU/SJS H16/0525/92

Your Ref:

Date: 26 February 1993

Dear Sir

Erection of detached bungalow and garage - Plot 8, Monks House Court, Spalding

I write to advise that the Planning Committee on the 17 February 1993 considered a complaint regarding the position of the bungalow as set out on this plot.

The Planning Committee resolved that the distance between the proposed bungalow and the existing properties to the east was unacceptable. I can only advise that the bungalow is developed in accordance with the approved plans, and that if the development goes ahead in the position as marked out the Planning Committee have authorised enforcement proceedings to be undertaken.

Yours faithfully

Peter Udy

pp. N R Midden
Principal Planning Officer
(Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Mr & Mrs P J Goddard
17 Abbots Way
Spalding
Lincolnshire
PE11 1JS

P J Udy

PJU/SJS H16/0525/92

26 February 1993

Dear Sir and Madam

Bungalow - Plot 8, Monks House Court

I refer to your letter, dated 7 December 1992, and I write to advise that your complaint was considered by the Planning Committee on the 17 February 1993.

At the meeting it was resolved that the position of the dwelling as set out was unacceptable, and if the development went ahead in that position enforcement action would be taken.

The developer has been informed of this decision.

Yours faithfully

P.P. N R Midlen
Principal Planning Officer
(Development Control)

Mr D Wilson
26 Tattershall Drive
Market Deeping
Peterborough
Cambridgeshire

P J Udy

PJU/SJS H16/0525/92

26 February 1993

Dear Sir

Erection of detached bungalow and garage
- Plot 8, Monks House Court, Spalding

I write to advise that the Planning Committee on the 17 February 1993 considered a complaint regarding the position of the bungalow as set cut on this plot.

The Planning Committee resolved that the distance between the proposed bungalow and the existing properties to the east was unacceptable. I can only advise that the bungalow is developed in accordance with the approved plans, and that if the development goes ahead in the position as marked out the Planning Committee have authorised enforcement proceedings to be undertaken.

Yours faithfully

Peter Udy

pp N R Midlen
Principal Planning Officer
(Development Control)

Photocopy to B Regs

17th FEBRUARY 1993 PLANNING COMMITTEE
PO REPORTS - POST COMMITTEE INSTRUCTIONS

Report	Heading	Instructions
4	Local Needs Policy	As Recommended. Agree date with Chairman. Look at schedule of criteria they may wish to consider. J Blacklock to be involved in meeting.
5	Residents' On-street Parking	As recommended. Pre-meeting meeting to involve B Smith R Smith & J Curnock.
6	Cambs Structure Plan	As Recommended.
7	Spalding Town Centre	As Recommended. Meeting B Smith, R Smith, N Midlen & J Curnock.
8	Plot 8, Monks Hse Court	As Recommended Copy of Report to Enf Offr, B. Regs for info. (done)
9	Trees	As Recommended.

AGENDA ITEM NO. 8.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 17 FEBRUARY, 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: PROPOSED DEVELOPMENT PLOT 8, MONKS HOUSE COURT, SPALDING

PURPOSE: To consider a complaint.

1.1 BACKGROUND

1.2 The complaint concerns development on Plot 8 Monks House Court. The complainants' main points of concern are that, "the bungalow is 7 metres closer to the existing Allison dwellings, making the distance between the bungalow and our property 21 metres and not 28 metres as originally planned. When measured on site, the distance is 19 metres. The ground is higher than ours and we will be completely overlooked and have no privacy."

1.3 After inspecting previous planning applications on Monks House Court, it would appear that the 28 metre distance referred to by the complainants was derived from a planning application which only dealt with the carriageway and sewers, but included a plan which showed how the estate could be laid out.

1.4 The first detailed application on Plot 8 was H16/0525/92, which is the application which the complaint is about. This planning application was granted on the 29 July, 1992 and on 25 August, 1992 an amendment was allowed which moved the location of the bungalow, by approximately 1 metre, closer to the complainants' property because of problems with the position of a sewer running through the site. The distance showed on the approved plan between the complainants property and the proposed bungalow is between 20 and 21 metres. The distance between these two properties, as the site has been laid out, is 19 metres.

1.5 Plot 8 at Monks House Court has a higher ground level than the complainants' property. However, the closest part of the elevation facing the complainants' property is blank and therefore direct overlooking is reduced. The windows in this elevation are between 6 and 7 metres from the boundary and face other properties.

1.6 The informal basis used by this and many Authorities in assessing the problem of overlooking is that a minimum

distance of 21m is required between facing windows of habitable rooms. As laid out the proposal is 1 - 2m less than this, and 2 - 3m less than originally approved. It is considered that this difference, though not extensive, does go beyond what is acceptable.

2.0 RECOMMENDATION

That the complainants and the developer be advised that this Committee does not consider the position of the dwelling as set out to be acceptable, and that if necessary, enforcement action will be taken.

Background papers: H16/0525/92 & H16/0616/88

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 17 FEBRUARY, 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: PROPOSED DEVELOPMENT PLOT 8, MONKS HOUSE COURT, SPALDING

PURPOSE: To consider a complaint ~~from Mr & Mrs P J Goddard, 17 Abbots Way, Spalding~~.

1.1 Background

1.2 The complaint concerns development ~~to the rear of 17 Abbots Way,~~ on Plot 8 Monks House Court. The complainants' main points of concern are that, "the bungalow is 7 metres closer to the existing Allison dwellings, making the distance between the bungalow and our property 21 metres and not 28 metres as originally planned. When measured on site, the distance is 19 metres. The ground is higher than ours and we will be completely overlooked and have no privacy."

1.3 After inspecting previous planning applications on Monks House Court, it would appear that the 28 metre distance referred to by the complainants was derived from a planning application which only dealt with the carriageway and sewers, but included a plan which showed how the estate could be laid out.

1.4 The first detailed application on Plot 8 was H16/0525/92, which is the application which the complaint is about. This planning application was granted on the 29 July, 1992 and on 25 August, 1992 an amendment was allowed which moved the location of the bungalow, by approximately 1 metre, closer to the complainants' property. The distance showed on the approved plan between the complainants' property and the proposed bungalow is between 20 and 21 metres. The distance between these two properties, as the site has been laid out, is 19 metres.

1.5 Plot 8 at Monks House Court has a higher ground level than the complainants' property. However, the closest part of the elevation facing the complainants is blank and therefore direct overlooking is ~~minimised~~ reduced. The windows in this elevation are between 6 and 7 metres from the boundary and face other properties.

1.6 The proposal has only been marked out and building has not begun. However, it is considered that a distance of 19 metres between the complainants' property and the proposed bungalow is acceptable.

This site has been problematic owing to a sewer which runs through the site. Anglian Water have reduced their normal requirements to allow the property to be 1.9 metres from, ~~been no closer to~~ the sewer. It may be that the building has moved closer to the complainants boundary to comply with the Anglian requirements

The informal basis used by this & many Authorities in assessing problem of overlooking is that a minimum distance of 22 m is required between facing windows of habitable rooms. As laid out the proposal is 1-2 m. less than this & 2-3 m less than originally approved. It is considered that this difference, though not exclusive, does go beyond what is acceptable.

Recommendation.

1. That the complainant & the developer be advised that the Cttee does not consider the position of the dwelling as set out to be acceptable, & that if necessary, enforcement action will be taken.

2. ~~That the developer be advised that the position as set out is not acceptable~~

2.0 RECOMMENDATION

That it is confirmed that a distance of 19 metres between the two properties is acceptable and the applicants compliance be advised accordingly.

Background papers: H16/0525/92 & H16/0616/88

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

1.6 The eastern boundary of Plot 8 appears to have had much of the original hedgerow removed and so views of the site are more open.

Chris Reddan.

Hedge used to screen front floor of house 3 on Abbotts Way. Still thick near him, thins towards Plot 8. He did not mention that some was removed at request of someone - Abbotts Way.

Hedge quite thick along Plot 9+10 boundary with Abbotts Way. Boundary of Plot 8 with Abbotts Way is more open. Appears if parts purposely cleared.

Building Regs confirmed that AWA have allowed relaxation of Standard to 1.9m from sewer. Also site for sale abandoned by M. Wilson on 26-1-93 thus still valid.

PCM 4-2

JECTION

17 Abbots Way
Spalding
Lincs
PE11 1JS

7th December 1992

Dear Sirs

Bungalow Plot 8 Monkshouse Court

Further to our telephone conversation on Thursday 3rd December our comments are as follows:

After seeing the position marked out for the footings we were concerned that the bungalow on plot 8 appeared to be somewhat closer than shown on the plans. We now find after visiting the planning department the bungalow is now situated some 7 metres closer to the exsisting Alison Dwellings, making the distance between the bungalow and our property 21 metres not 28 metres as originally planned.

We find that our concern is justified as according to our measurements the bungalow is infact now only 19 metres from our property, making it now a total of 9 metres closer to the exsisting Alison Dwellings.

We do not find this acceptable, the ground is somewhat higher than ours and we will be completely overlooked by their bungalow, we will have no privacy what so ever.

We understand the site is problematic but we feel that their problems have become ours, we value our privacy and hope that our feelings will be carefully considered.

Yours faithfully

Mr & Mrs P J Goddard

For the Attention Mr K Woods

S.H.D.C. PLANNING DEPT.
RECEIVED
07 DEC 1992 PJ/KW
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 7/12

Ruley + Co, agent for Plot 8 Spoke to PJM on 16-12-92 that design may be changed. He will write to confirm if this is the case.

Rang Mrs Goddard on 3-12-92

Asked for a letter explaining the problem from their point of view.

She knows applicant has gobs with site which is all the more reason for her to write to us.

She knows applicant is aware of complaint because he was on site when we were there morning.

She also realises it difficult because ~~it's~~ he's a future neighbour

When receive letter suggest revisit site to clarify situation.

PM 3-12.

Sent M. Shuff - B. Regs approved

Tel 0778 342496

Saw Mr Wilson on site 14-10-92 with D. Fairchild.

Plot is different to submitted block plan. Seems as if some of the plot has been claimed by neighbouring property.

Is wondering about moving bungalow forward to increase rear garden ~~distance~~ depth. Would be ≃ 10 m from TPO'd tree. Garage would need moving. Need new application.

If alter the position of the ~~gar~~ bungalow slightly may be acceptable as an amendment.

[signature]

Andy thinks going to measure site 15-10-92 problem with sewer. Amendment we've received probably not adequate. Will give us copy of result

[signature] 15-10-92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0525/92 Received:15-JUN-92 Type:FULL

Name: Mr D Wilson
26 Tattershall Drive
Market Deeping
Peterborough
Cambs

Agent: Riley & Co
Architects
73B Abbey Road
Bourne
Lincs PE10 9EN

Description: Erection of detached bungalow and garage

Location : Plot 8 off Monk's House Court,
Monk's House Lane 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.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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

Reason: In the interests of visual amenity.

4 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.

5 The following steps shall be taken to safeguard the preserved trees during

construction, namely, the trees shall be protected during construction work by chestnut pale or similar fences 1.5 metres high to the satisfaction of the District Planning Authority. The fencing to be provided to the trees shall be erected at a minimum distance from the trunk equal to the crown spread of the tree; (ii) no site huts shall be erected within the crown spread of the tree; (iii) no materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under it ~~without the express written permission of the District Planning Authority~~; (iv) no burning of goods shall take place within 3 metres of the crown of the trees; (v) no services shall be routed under the crown spread of the trees ~~without the express written permission of the District Planning Authority~~; (vi) the foundation for the southern elevation of the garage shall be hand dug.

Reason: To protect the preserved trees in the interests of the amenity.

+CZa (RCza)

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 15 June 1992.

The applicant is advised that the Horsechestnut and Silver Birch are protected by Tree Preservation Order Spalding No.21, 1985.

Authorised to issue:

27-JUL-92 H16/0525/92 AD..M.....DC.....

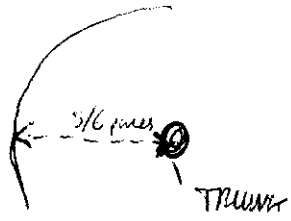
28/7 . 28/7

H16/0525/92

T22 Horsechestnut. Some faults in bark where wire attached in past?. (At present there is a new nail set in the bark which needs removing.)

Could possibly do with a lower branch being removed to tidy shape of tree.

Canopy spread 5/6 paces from trunk.



T23 Silver birch, On boundary of plot, dying back, maybe affected by adjacent building works.

G1
Ivy covered elm. Should be retained if possible. A number of other elms are also present at this point. One appears to have been coppiced in the past. Two other ones are very small.

① Lime. Good condition, fine shaped young tree. Could do with one branch removed.

② Elm. (may be one tree divided at base) or two trees.

③ Elm damaged at base, but healthy.

G2
8 young elm. Appear healthy.

T22 Horsechestnut.

Bearing in mind that the soil near the plot subject to planning application H/16/0525/92 is largely silt this would tend to have a moderate to low shrinkability. (Assuming plot in question is similar).

If soil medium shrinkability – if dwelling 13 metres from a horsechestnut tree, foundation depth should be 1.05 metres in depth.

If soil low shrinkability – if dwelling 13 metres from a horsechestnut tree, foundation depth should be 0.86 metres in depth.

At 9 metres from a horsechestnut tree, foundation depth would be: –

a) medium shrinkability – 1.34 metres.
b) low shrinkability. – 1.09 metres.

} Care must be taken of tree roots, or damage may occur.

T23 Silver birch. 6.5M from proposed dwelling.

If soil medium shrinkability – foundation depth would need to be 1.07M / 0.99M.

} Care must be taken not to damage roots.

If soil low shrinkability – foundation depth would need to be 0.88 / 0.81 M.

} Care must be taken not to damage roots

(Rather near adjacent dwelling being built).

Care must be taken of tree roots when drainage trenches etc

SPALDING T.P.O. No 21. 1985

FIRST SCHEDULE

Tree Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Birch	South West of grounds of Monks House, fronting onto Monks House Lane.
T2	Copper Beech	
T3	Lime	Southern Boundary of grounds of Monks House, fronting onto Bourne Road.
T4	Lime	
T5	Lime	
T6	Lime	
T7	Lime	
T8	Lime	
T9	Copper Beech	
T10	Walnut	
T11	Hawthorn	South East Corner of grounds of Monks House, adjoining west boundary of 102 Bourne Road.
T12	Walnut	Within the grounds of Monks House.
~~T13~~	~~Ash~~	~~Adjacent to west wall of Monks House Lodge.~~
T14	Ash	On west boundary of grounds of Monks House fronting onto Monks House Lane.
~~T15~~	~~Sycamore.~~	
~~T16~~	~~Sycamore~~	
T17	Oak	
T18	Sycamore	
T19	Chestnut	Adjacent to East boundary of grounds of Monks House.
T20	Chestnut	
T21	Chestnut	
T22	Chestnut	
T23	~~Birds~~ Birch	On North boundary of the grounds of Monks House, adjacent to Monks House Playing Field.
T24	Ash	
T25	Pine	
T26	Ash	On the west boundary of the grounds of Monks House, fronting onto Monks House Lane.
T27	Birch	
T28	Ash	
T29	Ash	
T30	Walnut	Within the grounds of Monks House.
T31	Walnut	

Trees Specified by References to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
None		

SPALDING T.P.O.
No7.
1976.

FIRST SCHEDULE

Trees Specified Individually

(encircled in black on the map)

No. on Map:	Description:	Situation
	NONE	

Trees Specified by References to an Area

(within a dotted black line on the map)

No. on Map:	Description:	Situation:
	NONE	

Groups of Trees

(within a broken line on the map)

No. on Map:	Description:	Situation:
G. 1	Row of 90 Poplar Trees	Eastern boundary of Monks House Playing Field Monks House Lane, Spalding.

Woodlands

(within a continuous black line on the map)

No. on Map:	Description:	Situation:
	NONE	

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: H16/0525/92 Type: FULL

Applicant: Mr D Wilson
Tel: 0778 341614

Agent: Riley & Co
0778 393646

Description: Erection of detached bungalow and garage

Location: Plot 8 off Monk's House Court,
Monk's House Lane
Spalding

Valid date: 15-JUN-92
Target dates:
To case officer 20-JUN-92
Inspected by 25-JUN-92
Extra contacts 30-JUN-92
Report if not clear by 20-JUL-92

Terminal date: 10-AUG-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	14-MAY-92	28-MAY-92
Cllr Mrs A M Newton	0775 762210	14-MAY-92	28-MAY-92
Cllr R C West	0775 760231 (Of	14-MAY-92	28-MAY-92
The Occupier 11 Abbots Way		19-JUN-92	03-JUL-92
The Occupier 13 "		"	"
The Occupier 15 "		"	"
The Occupier 17 "		"	"
The Occupier 19 "		"	"
Mr & Mrs M Knight 20 Fengate Moulton Chapel		"	"

L C C - Obs Attached [illegible] 21/5/92

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: H16/0525/92

Type: FULL

Applicant: Mr D Wilson
Tel: 0778 341614

Agent: Riley & Co
0778 393646

Description: Erection of detached bungalow and garage

Location: Plot 8 off Monk's House Court,
Monk's House Lane
Spalding

Valid date: 11-MAY-92
Target dates:
To case officer 16-MAY-92
Inspected by 21-MAY-92
Extra contacts 26-MAY-92
Report if not clear by 15-JUN-92

Terminal date: 06-JUL-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

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Cllr R C West	0775 760231 (Of	14-MAY-92	28-MAY-92

L-C-C – Obs Attached to CB 21/5/92.

SITE DETAILS

Grid ref: 523160 322280
OS Sheets: 200

Parcel:

Riley&Co. Architects

1/16 North Street,
Bourne,
Lincolnshire,
PE10 9AB.
Tel: 0778 425716

Roger S. Riley Dipl.Arch.
David J. Wells

Director of Planning
& Building Control Services,
South Holland District Council
Council Offices,
Priory Road,
Spalding
Lincolnshire

10th June 1992.

For the attn of Mr. P.J. Craig

Dear Sir,

Re: Plot 8 of Monk's House Court,
Monk's House Lane, Spalding
Appln No H16/0525/92

Further to our telephone conversation today in respect of the above, I enclose herewith 5 copies of drg No 1002/1A showing the revised entrance hall layout.

Could you please replace the original submitted drawings with these enclosed for this application.

I trust this meets with your requirements. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,
David Wells

SOUTH HOLLAND DISTRICT
REC'D
15 JUN 1992
ACK'D

With Compliments

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

South Holland District Council Application Reference H16/0525/92

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		
	2	3	1	2	2	2

2. Address or location

Plot 3 OFF Monk's House Court Spalding

3. Name, classification and number of road

U C

4. Date application referred 21 - 5 - 92

5. State whether outline, detailed application etc.

Full.

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

Bungalow & Garage

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.

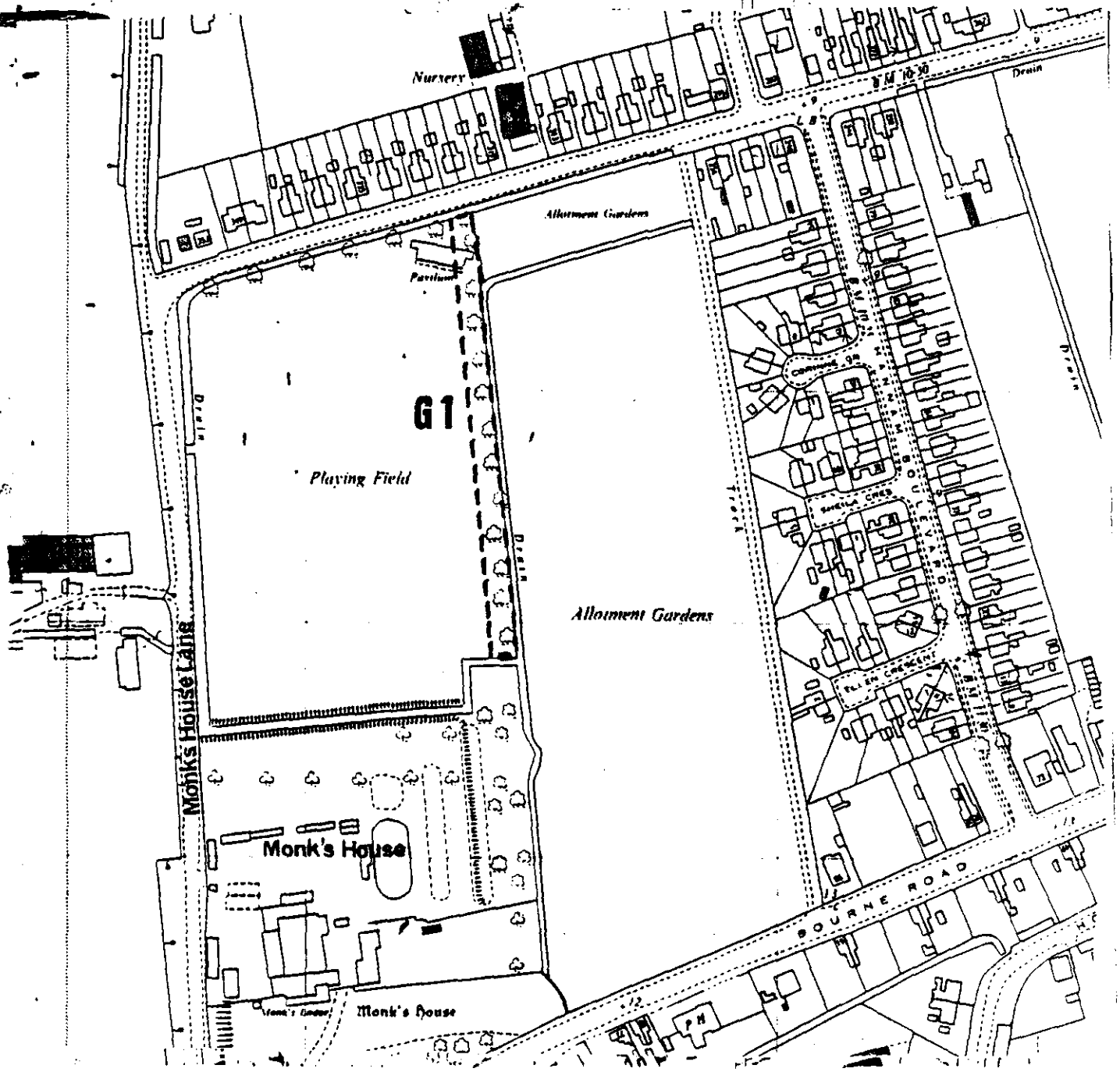
c. ~~Requests that the local planning authority refuse the~~ application (reason overleaf).

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

Date: 21-5-92 Signed: J Emerson

Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL



Based upon the Ordnance Survey map with the sanction of the Controller of H.M. Stationary Office, Crown Copyright reserved.

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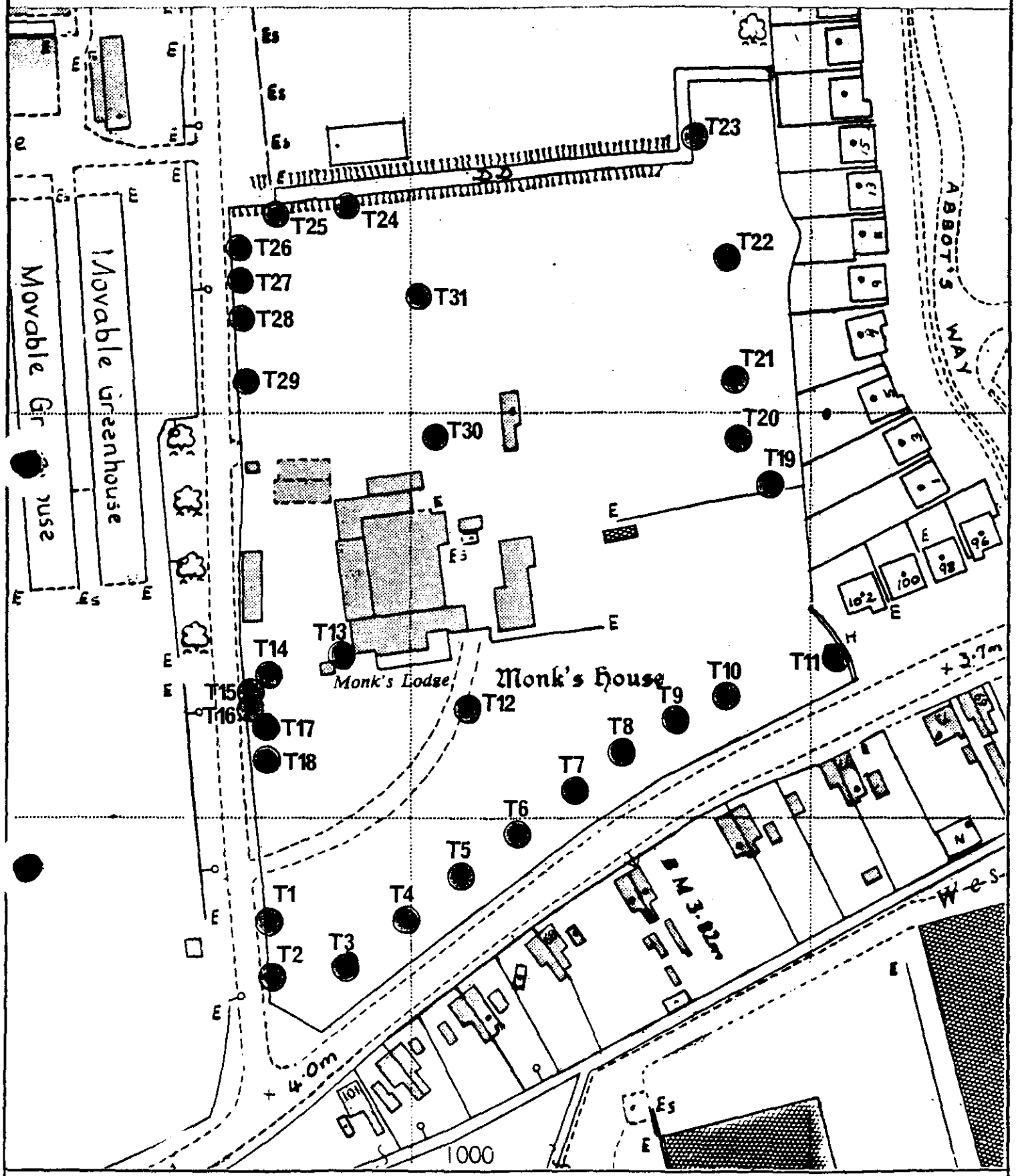
SPALDING TREE PRESERVATION No. 7, (1976).

PLAN No.	
SCALE	1/2500
DATE	JAN. '76
BASE	TF 2222-2322

B. SMITH M.R.T.P.I.
District Planning Officer

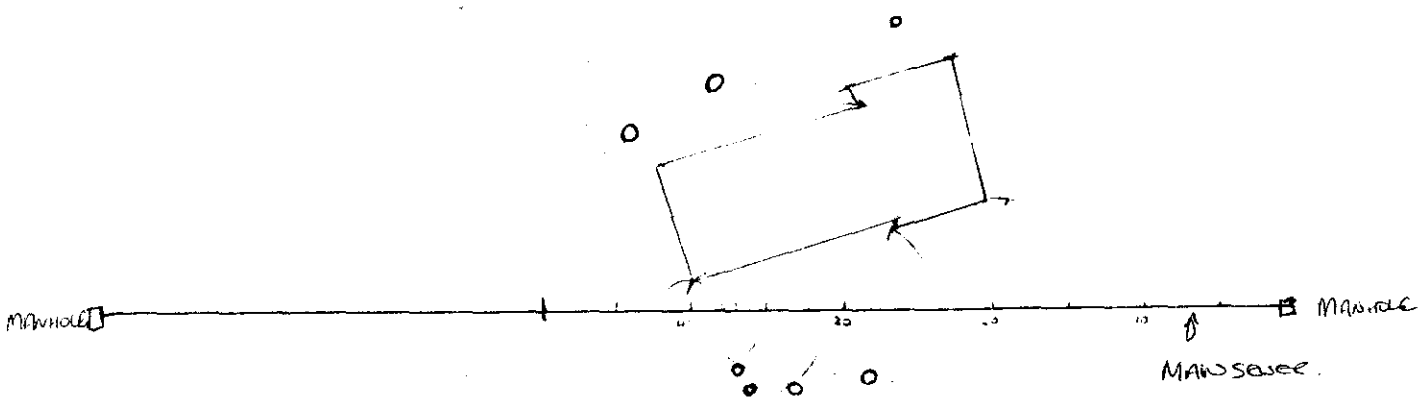
SOUTH HOLLAND DISTRICT COUNCIL



(SPALDING) TREE PRESERVATION ORDER No.21. 1985

PLAN No	
SCALE	1:1250
DATE	AUGUST '85
BASE	TF 2322

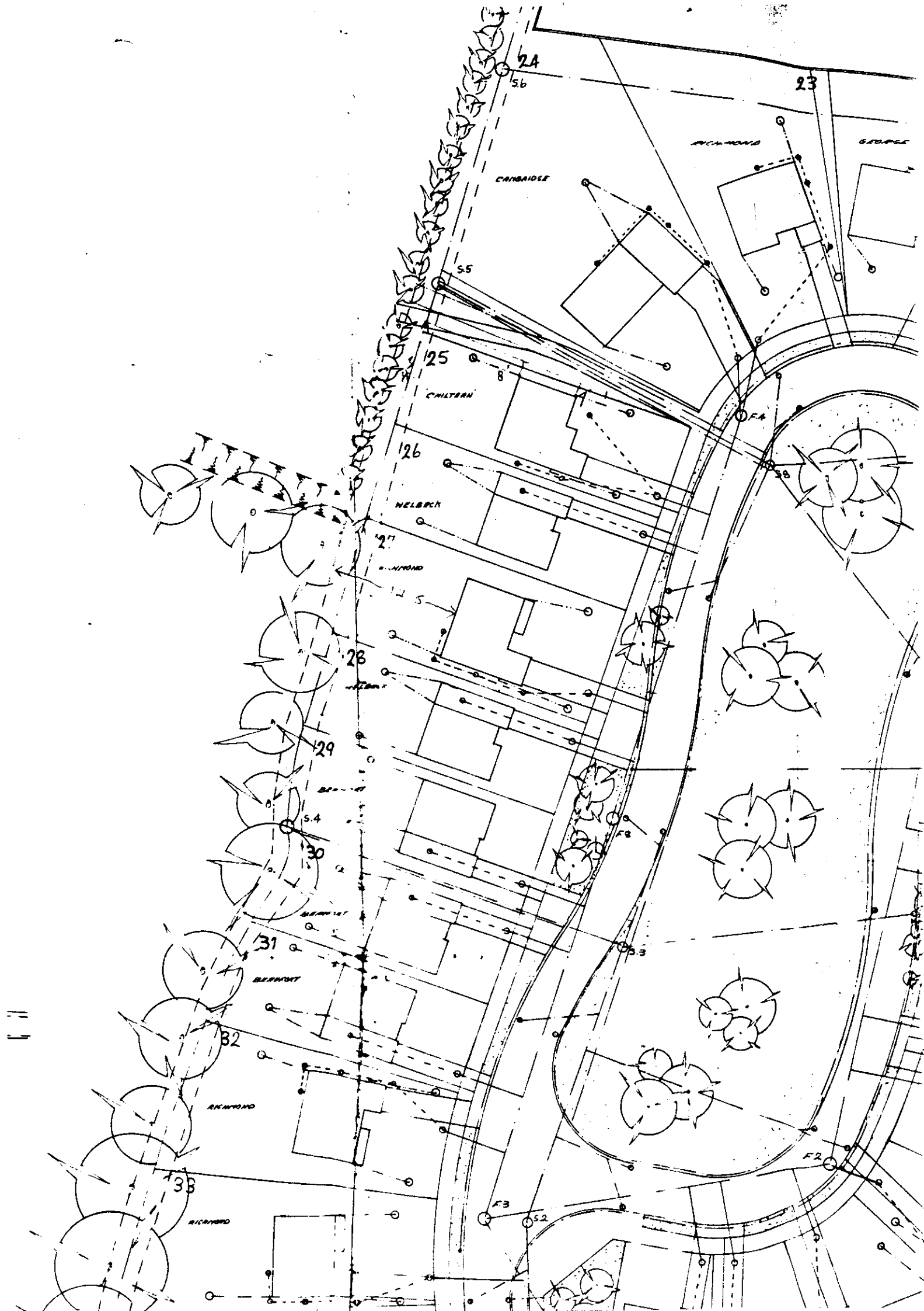
B.SMITH M.R.T.P.I.
District Planning Officer



O : TREES.

Survey of Plot &
Monks House Court
Sparkling
for Mr H. Hinch
& Mr M. Shipp
am Thurs 15.10.92

SCALE 1:500


24
S.6
23
CAMBRIDGE
S.5
25
8
CHILTERN
F.4
S.8
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WELBECK
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S.4
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31
BEAUFORT
32
RICHMOND
33
F.8
S.3
F.2
F.3
S.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: H16/0525/92/A1 Date Received: 06 08 92

Applicant: Mr D Wilson
26 Tattershall Drive
Market Deeping
Peterborough

Agent: Riley & Co Architects
73B Bourne Road
Bourne
Lincs
PE10 9EN

Description of Original Development: Erection of detached bungalow and garage

Location: Plot 8, Off Monk's House Lane, Spalding

Amendment Submitted: Re-position of dwelling

25 August 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

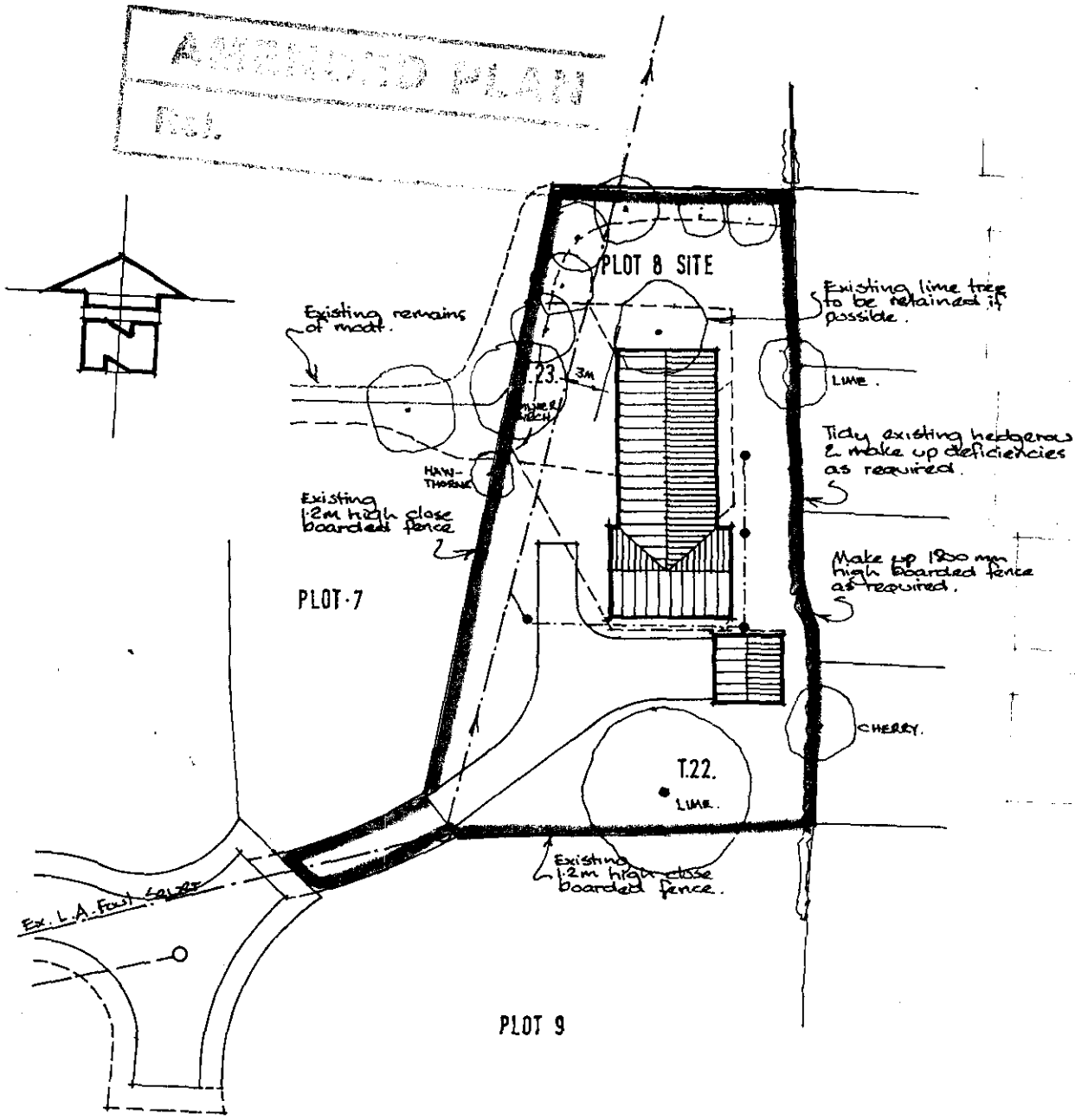
The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

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

Yours faithfully

Director of Planning and Building Control Services

amd.2



SITE · PLAN

Scale – 1:500th.
Date – May 1992
Drawn – D. Wells.

PROPOSED · DWELLING · AT · PLOT · Nº8 · OFF · MONKS · HOUSE · COURT; MONKS · HOUSE · LANE; SPALDING; FOR · D · WILSON · ESQ.

RILEY & Co ARCHITECTS
73B ABBEY ROAD
BOURNE, LINCOLNSHIRE
PE10 9EN
TEL: 0778 393646

SOUTH HOLLAND D.C.
REF 5/95/92

Amendments:
A: Position of dwelling revised slightly to provide maintenance strip to L.A. Sewer Aug. '92.

PLANNING AMENDMENT

For office use only

Application No. H16/5a5/92

Date registered 15 JUN 1992

Case Officer P.J

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** *unless the relevant reference is stated*	
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 .....

3. *Please complete in block letters* **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
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)	
State drawing no's of the current submission	
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	

PLANNING AMENDMENT

For office use only

Application No. H16/0525/92/A1

Date registered 06 AUG 1992 PJ

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR D WILSON
26 TATTERSHALL DRIVE
MARKET DEEPING
PETERBOROUGH

Tel. No.

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

RILEY + CO ARCHITECTS
73B ABBEY ROAD
BOURNE
LINCS PE10 9EN

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE PLOT 8 OFF MONKS HOUSE LANE, SPALDING

Please complete

EARLIER APPLICATION No. H16/0525/92

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

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 .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF DETACHED BUNGALOW AND 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)

POSITION OF DWELLING SLIGHTLY REVISED

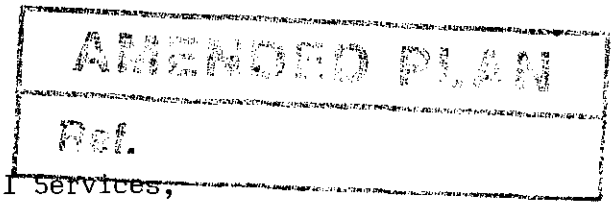
State drawing no's of the current submission

State Officer dealing with the application, if known.

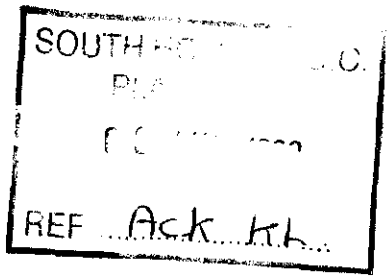
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

RILEY & Co. ARCHITECTS.
73B Abbey Road,
BOURNE,
Lincs.
PE10 9EN

Our Ref: 1002/DW
Your Ref: H16/0525/92



Director of Planning & Building Control Services,
South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs,



Att. Mr. Vdy.

4th August, 1992.

Dear Mr. Vdy,

Re: Erection of detached bungalow and garage at
Plot No.8 Monk's House Court, Monk's House Lane, Spalding.

Further to Planning Permission for the above & to comply with condition No.4, we would like to provide landscaping for this plot as previously approved for the complete site.

Please note that we have had to slightly adjust the position of the dwelling because of the existing foul sewer which runs across the western side of the site. This requires a 3m wide service strip between the centre line of the sewer and the dwelling to allow for any future maintenance.

Repositioning the proposed dwelling slightly reduces the dimension to the existing Allison estate to approximately 21m which is acceptable, but at the same time, increases the dimension between the dwelling on Plot No.7 already constructed & this proposal. Therefore making the Monk's House Court development site look more spacious and improving privacy between Plots 7 & 8. Also in doing this it may be possible to keep the existing lime tree towards the rear of the dwelling, which would previously had to have been removed.

Taking these points into consideration we enclose, herewith, 2No. copies of the revised site plan as an ammendment to the approved drawings.

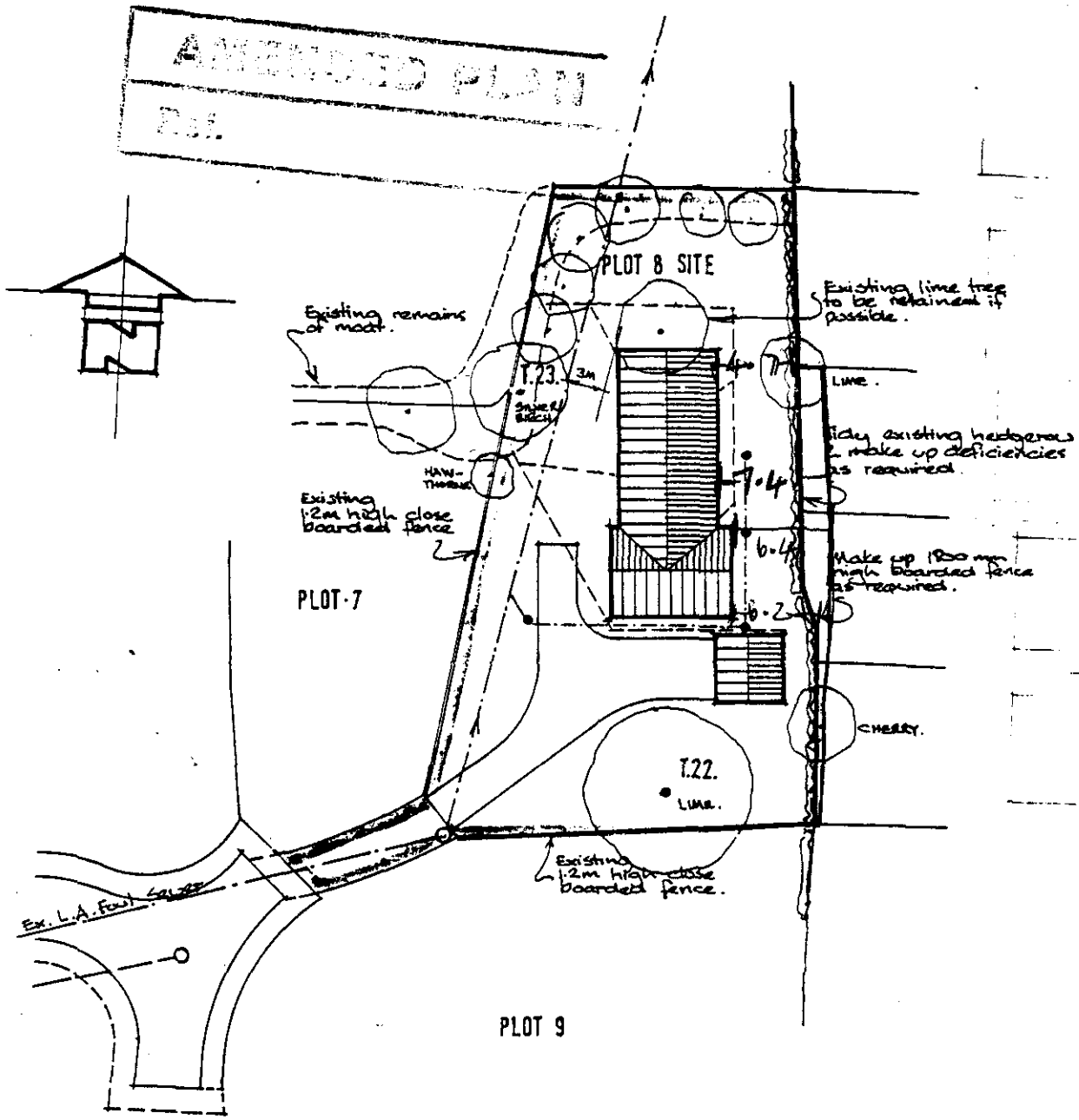
We trust these meet with your requirements. Should you require any further information, please do not hesitate to contact me. We look forward to hearing from you shortly.

Yours sincerely,

D.I. Wells.

39548

SS9



SITE · PLAN

Scale – 1:500 th.
Date – May 1992
Drawn – D. Wells.

PROPOSED · DWELLING · AT · PLOT · N°8 · OFF · MONKS · HOUSE · COURT; MONKS · HOUSE · LANE; SPALDING; FOR · D · WILSON · ESQ.

RILEY & Cc ARCHITECTS
73B ABBEY ROAD
BOURNE, LINCOLNSHIRE
PE10 9EN
TEL: 0778 393646

SOUTH HOLLAND D.C.
D C [illegible]
REF S3S49

Amendments:
A: Position of dwelling revised slightly to provide maintenance strip to L.A. sewer Aug. '92.

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

~~SITE DETAILS~~

Grid ref: 523160 322280
OS Sheets: 200 Parcel:

Applicant: Mr D Wilson
Tel: 0778 341614

Agent: Riley & Co
0778 393646

Description: Erection of detached bungalow and garage

Location: Plot 8 off Monk's House Court,
Monk's House Lane
Spalding

Valid date:	15-JUN-92	Terminal date:	10-AUG-92
Target dates:		Target Committee:	24-JUN-92
To case officer	20-JUN-92	Report deadline:	10-JUN-92
Inspected by	25-JUN-92		
Extra contacts	30-JUN-92	Case Officer:	
Report if not clear by 20-JUL-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry

H16/0525/92

TOWN AND COUNTRY PLANNING ACT 1990

LOCAL GOVERNMENT PLANNING AND LAND ACT 1980

TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS)(AMENDMENT) REGULATIONS 1990

PLANNING APPLICATION CHARGES. Legislation has been introduced which requires planning applications to be accompanied by a fee payable to the District Authority to whom application is made. Please read the notes below and attached relating to the scale of charges applicable, complete the following details and submit this form, together with the appropriate fee, with your application. **Failure to complete this form or deposit the correct fee will result in the application being delayed.** In cases of doubt please consult the District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS	
Submitted by: RILEY & Co ARCHITECTS Address 73B ABBEY ROAD BOURNE, LINCOLNSHIRE PE10 9EN TEL: 0778 393646	On behalf of: MR. D. WILSON. Address 26 TATTERSHALL DRIVE MKT DEEPING. PETERBOROUGH.

1.	Description and location of development: ERECTION OF DETACHED BUNGALOW & GARAGE - PLOT 8 MONK'S HOUSE COURT, SPALDING	
2.	Where applicable please complete the following:	
(i)	alteration or extension to dwelling(s).	(i) –
(ii)	site area (outline, minerals, operations).	(ii) – ha.
(iii)	no. of dwelling units or additional units.	(iii) –
(iv)	gross floor area created (non residential)	(iv) – sq.m.
(v)	continuation of use or retention of building without compliance with condition (including applcs. to renew temporary permissions	(v) – Previous ref. no. .....
3.	Is exemption claimed from payment?	~~YES~~/NO
	If so, please specify reasons: (see notes attached)	
(i)	for disabled person's requirements.	(i) ~~YES~~/NO
(ii)	the development would otherwise be permitted.	(ii) ~~YES~~/NO
(iii)	modified proposal by the same applicant within 12 months.	(iii) ~~YES~~/NO Previous ref. no. .....
(iv)	resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given.	(iv) Previous ref. no. ..... Date .....
(v)	agricultural buildings not exceeding 465 sq.m.	(v) ~~YES~~/NO
4.	Is a reduced fee claimed? (If so specify reasons as below)	~~YES~~/NO
(i)	application by Parish or Community Council.	(i) ~~YES~~/NO
(ii)	for non profit making sports club.	(ii) ~~YES~~/NO
(iii)	concurrent application within 28 days.	(iii) ~~YES~~/NO
(iv)	approval of reserved matters where full fee has been paid.	(iv) ~~YES~~/NO
(v)	alternative proposals for same site.	(v) ~~YES~~/NO
5.	Indicate category of development for which payment is made (see list of categories attached)	1(b).
6.	Amount enclosed with this application	£ 110.00
7.	Signed: D.Wilson.	Dated: 7th May 1992

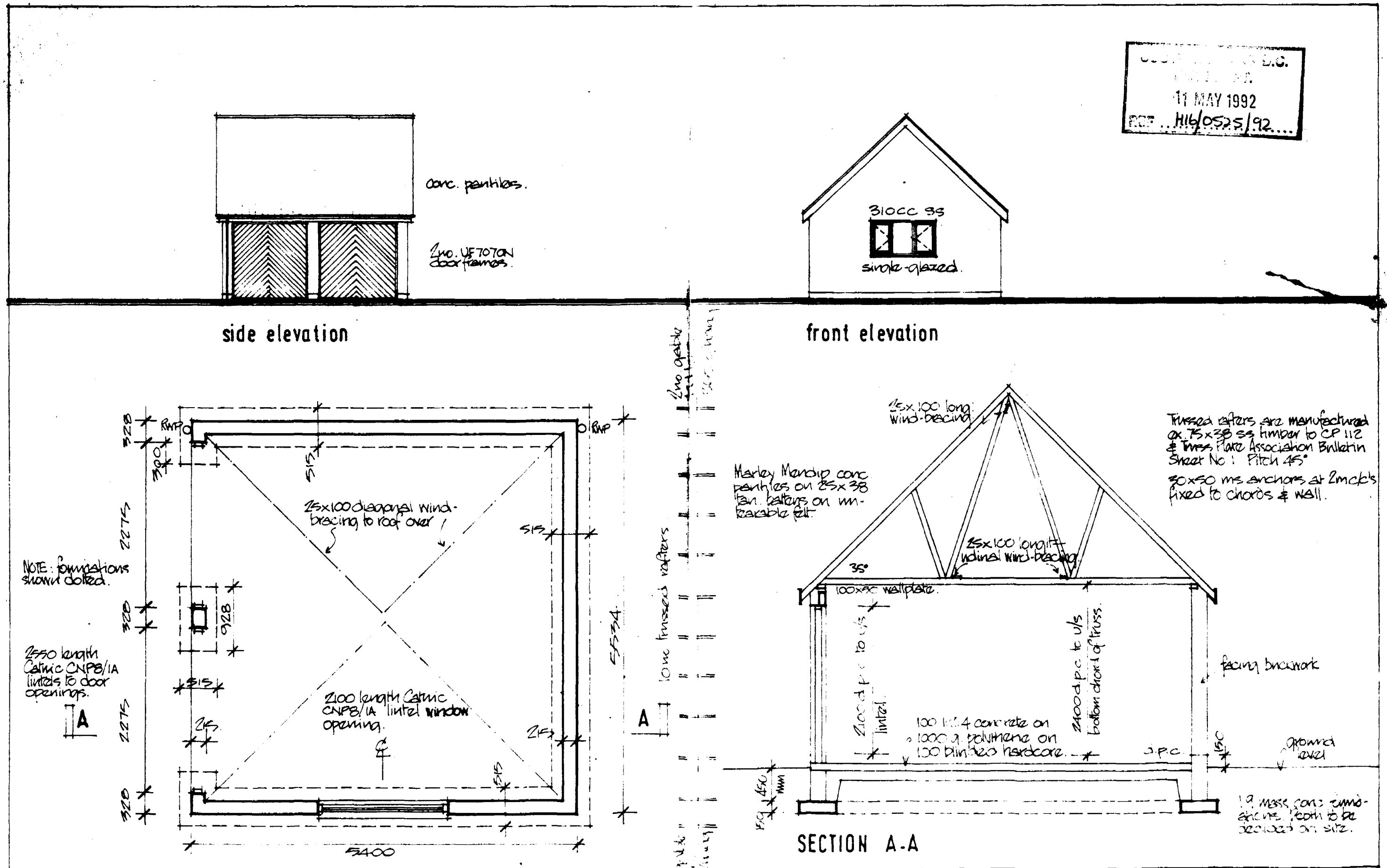
NOTES

FLOOR AREAS: Where the fee payable is related to a floor area this is required to be ascertained by external measurement. Where areas of buildings (other than dwellings) exceed 75 sq.m. (or 540 sq.m. in the case of agricultural buildings other than glasshouses), any excess over multiples thereof shall be treated as being 75 sq.m.

COMMON FLOORSPACE: Where applications are made which include dwellings and other non residential floorspace the fee is calculated by reference to the number of dwelling units and the addition of a sum related to the additional non residential floorspace created. Where common floorspace is included for both residential and non residential use the amount of non residential floorspace is assessed as being in the same proportion as the residential and non residential floorspace created in the development.

COMBINED APPLICATION: Where applications are made relating to development including one or more categories set out the amount is calculated in accordance with the table in respect of the development which is within each category and the highest of the amounts calculated is taken as the fee payable.

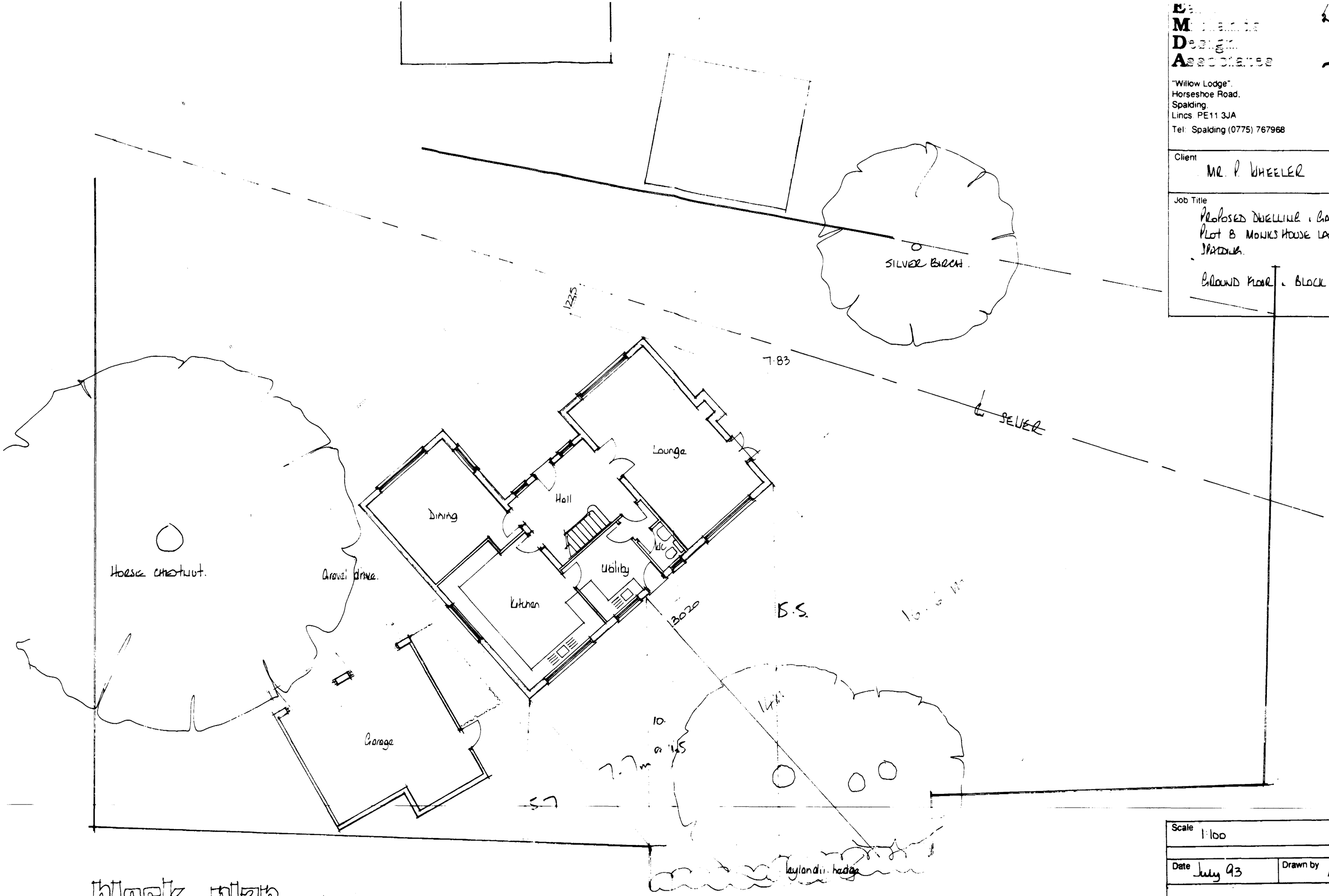
METHOD OF PAYMENT: Payment should preferably be made by crossed cheque made payable to the **South Kesteven District Council.** The Council will accept no liability if cash is sent by unregistered post.



RILEY & Co ARCHITECTS
73B ABBEY ROAD
BOURNE LINCOLNSHIRE
PE10 9EN

CLIENT	SCALE 1:50 & 1:100	DRAWING TITLE
	DATE 27 MAY	PLAN & ELEVATIONS
	DRAWN SR	

JOB TITLE
PROPOSED GARAGE TO DWELLING



block plan 1:100.

E... M... D... A...

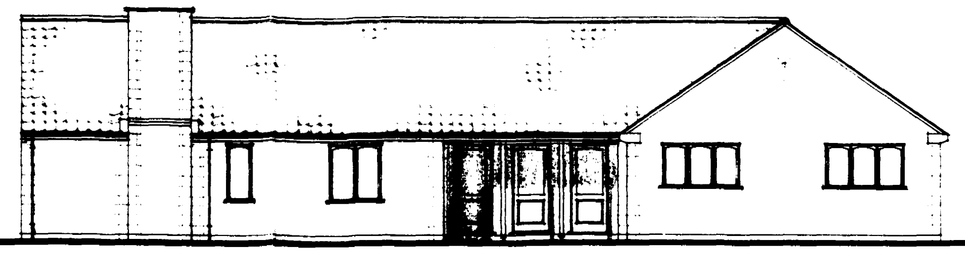
"Willow Lodge".
Horseshoe Road.
Spalding.
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client: MR. P. WHEELER

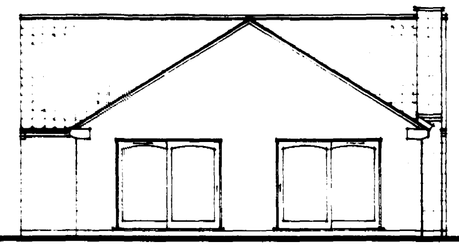
Job Title: PROPOSED DWELLING & GARAGE AT PLOT 8 MONKS HOUSE LANE SPALDING.

GROUND FLOOR & BLOCK PLAN

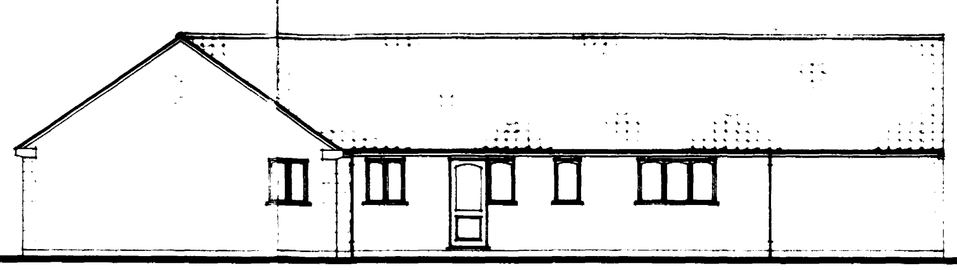
Scale 1:100	
Date July 93	Drawn by AL
Drg. No. 93/79/01	Rev



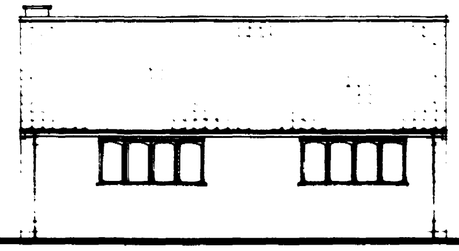
WEST · ELEVATION



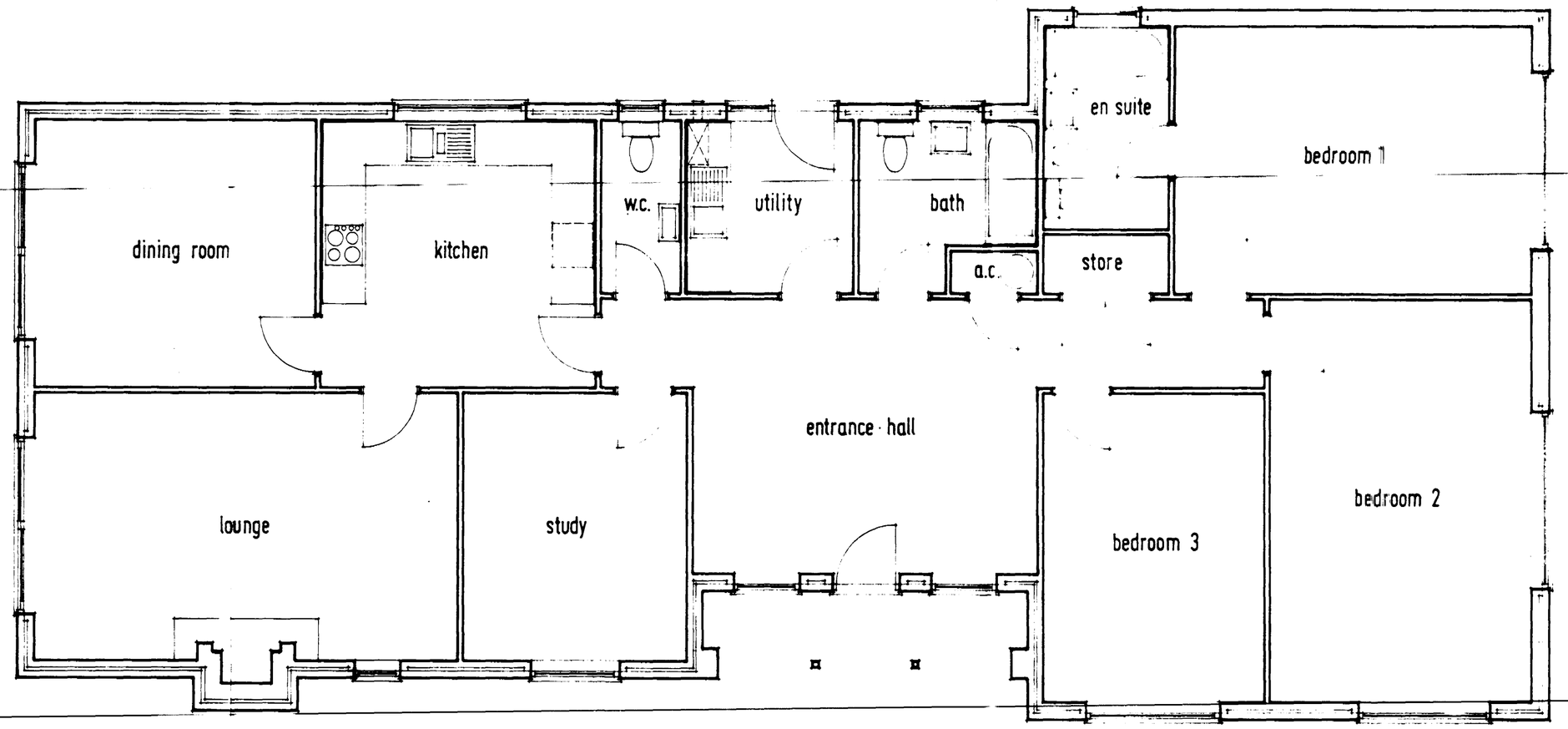
NORTH · ELEVATION



EAST · ELEVATION



SOUTH · ELEVATION



LAYOUT · PLAN

Amendments

Client
D · WILSON · ESQ.

Job title
PROPOSED · DWELLING · AT · PLOT · N°8 · OFF · MONKS · HOUSE · COURT; MONKS · HOUSE · LANE; SPALDING.

Drawing title
PLANS · & · ELEVATIONS

Scale	Date	Drawn
1:50 & 1:100	April 1992	DJD

1002 1

A1 594 x 841

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