SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0545/94 Received:07-JUN-94 Type:FULL

Name: Mr & Mrs M Capper
75 Cradge Bank
Spalding
Lincs

Agent: Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincs

Description: Proposed extensions

Location : 75 Cradge Bank 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.

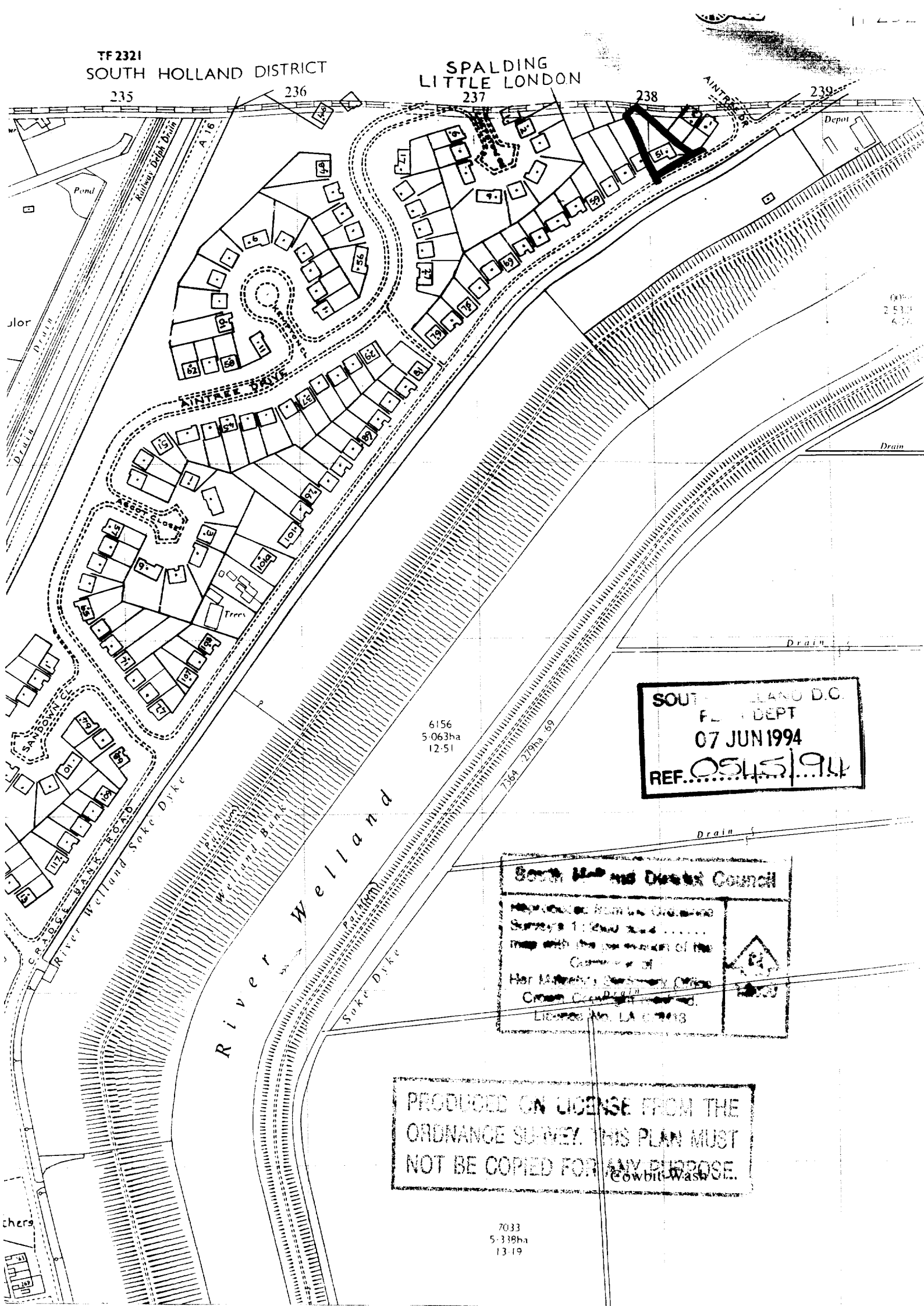
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
21-JUL-94 H16/0545/94

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)


TF 2321
SOUTH HOLLAND DISTRICT
SPALDING
LITTLE LONDON
235
236
237
238
239
A 16
Railway Delph Drain
Pond
Depot
AINTREE DRIVE
ASCOT CLOSE
Trees
SANDOWN CL.
CRADGE BANK ROAD
River Welland Soke Dyke
Welland Bank
Path (um)
River Welland
Soke Dyke
Drain
6156
5·063ha
12·51
7364
2·79ha
69
7033
5·338ha
13·19
SOUTH HOLLAND D.C.
PLANNING DEPT
07 JUN 1994
REF. 0545/94
PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE.
Cowbit Wash

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0545/94

Date Registered 07 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M. CAPPER.
75 CRADGE BANK
SPALDING.

Tel. No.

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

SWALLOW HOMES LTD
WEST ELLOE AVE
SPALDING LINES.

Tel. No.
(Personal contact name) A. BROTHERTON.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NO 75 CRADGE BANK, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED GROUND & FIRST FLOOR EXTENSION TO THE ABOVE PROPERTY.

Please complete

Signed ..... Date 6/6/94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 70.00. If you consider no fee is payable include a written explanation instead.

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:	48.75 sq. metres
C. Please state size of any new structure:- (a) max. height:	SEE ENCLOSED metres
(b) max. length:	SEE ENCLOSED metres
(c) max. width:	SEE ENCLOSED metres
D. Please state type and colour of materials for facing external walls:	TO MATCH EXISTING.
E. Please state type and colour of roofing materials.	TO MATCH EXISTING.
F. Has a survey of the site been undertaken? State Yes or No	Yes

5. GENERAL INFORMATION Please complete each section

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

House.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

GARAGE & DRIVE

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO 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	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO.	➡ 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 6/6/94

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 6/6/94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/0545/91

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	L
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

Pan 13-6

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed ....DR Date 8/6 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PSY
Date 15-6

Site Notice posted by PSY
Date
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to – Addresses delivered to –

~~[illegible]~~ Aintree Drive
1,3,5 Spalding.
✓ DONE 20/6

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Boundary with 1+3 Aintree Drive 5 foot lunch lap fence + trellis. No 1 has tall Leylandii + No 3 2 trees Also tall shrubs to boundary w applicants garden
deep garden with good boundary planting. ∴ overlooking from bedroom should be to acceptable limits for those as Aintree Dr. Large Bxt^n + big from front

RECOMMENDATION/DECISION

NON–DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed PM Date 13-7

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non–std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on–site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £70.

Receipt No P4380

Date first Rec'd 07 JUN 1994

Registration

Reference H16/0545/94

Cross-Ref R

Date 08-JUN-94 DAC

Validation

TYPE FULL.

Site area
No of dwellings
Floorspace 4875sm

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

Description to be recorded: Proposed Extensions

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

Fees
- Correct fee £70.
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 238 OS Plots
Grid ref 523300 390180

Ward 5 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 –
Dist Bound
Other:

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

Linked to site Ref

Linked to property Ref 0180494

Planning Records:
Earlier apps

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

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

H16/0545/94

FULL

Applicant: Mr & Mrs M Capper
Tel:

Agent: Swallow Homes Ltd
0775 724701

Description: Proposed extensions

Location: 75 Cradge Bank
Spalding
Lincs

Valid date:	07-JUN-94	Terminal date:	02-AUG-94
Target dates:		Target Committee:	12-JUL-94
To case officer	14-JUN-94	Report deadline:	28-JUN-94
Inspected by	21-JUN-94	Agreed TD Ext:	
Extra contacts	28-JUN-94	Case Officer:	
Report if not clear by 12-JUL-94		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 48.75 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 1 Aintree Drive	20-JUN-94	11-JUL-94
Owner/Occupier, 3 Aintree Drive	20-JUN-94	11-JUL-94
Owner/Occupier, 5 Aintree Drive	20-JUN-94	11-JUL-94
Site/Press Advert MIN	15-JUN-94	06-JUL-94
Cllr B J Davies 94 380565	13-JUN-94	20-JUN-94
Cllr C Evans	13-JUN-94	20-JUN-94
Cllr M C White	13-JUN-94	20-JUN-94

L.C.C. – No Objections JR 23/6/94

ALLISON HOME IMPROVEMENTS

HOMES

Our Ref: APB/DOC/616

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (0775) 724701
Fax: (0775) 762153

District Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs

SOUTH HOLLAND D.C.
PLANNING
07 JUN 1994
REF. 0545/94

3rd June, 1994

Dear Sir

RE: Proposed Ground and First Floor Extension to No 75 Cradge Bank, Spalding - Town & Country Planning Act 1990

With reference to the above, please find enclosed four copies of drawing No AHI/111 together with application forms and a cheque in the sum of £70.00 for a Detailed Application to gain approval under the Town & Country Planning Act 1990.

We trust the enclosures are in order but should you require any further information, please do not hesitate in contacting me.

Yours sincerely

A.P. Brotherton
General Manager

Enc:

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4380
Date received : 07-JUN-94

Received from

Swallow Homes Ltd.

Address

West Elloe Avenue
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

O Ref: GT/94/1/SH/0157
Contact: GILL THORNALLEY

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUN 1994 PU

22 June 1994

NRA

National Rivers Authority
Anglian Region

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

Dear Sir

PLANNING APPLICATION NO. H16/545/94
PROPOSAL: GROUND AND FIRST FLOOR EXTENSION
LOCATION: 75 CRADGE BANK, SPALDING
APPLICANT: MR & MRS M CAPPER

I refer to your consultation received on 17 June 1994.

This Authority has no objection to the proposed development, as submitted.

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

The site is within the Welland and Deepings Internal Drainage Board's area and the IDB's byelaws apply.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

DES

Printed on Recycled Paper

GRAINGER DAVIES Regional General Manager

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0545/94 Received:07-JUN-94 Type:FULL

Name: Mr & Mrs M Capper
75 Cradge Bank
Spalding
Lincs

Agent: Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincs

Description: Proposed extensions

Location : 75 Cradge Bank Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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

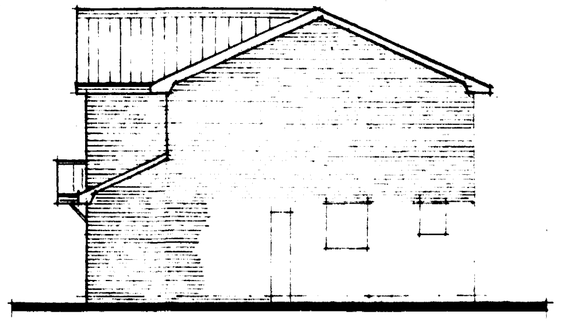
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

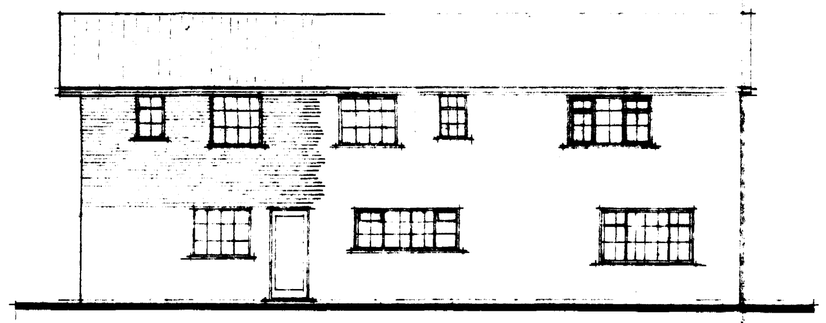
15-JUL-94 AD check...20/7.....

Authorised to issue (inc Delegation)...20/7.....

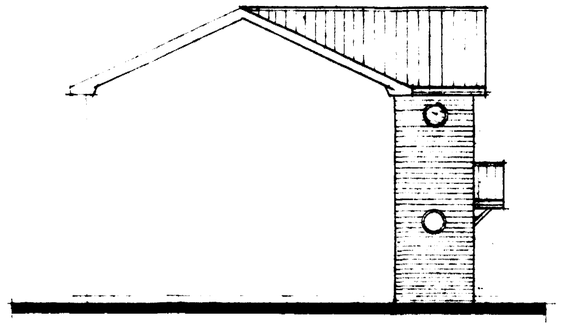


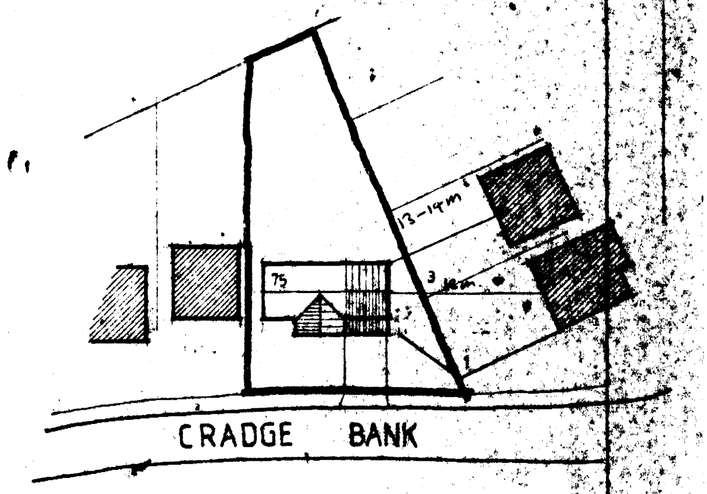
Front Elevation



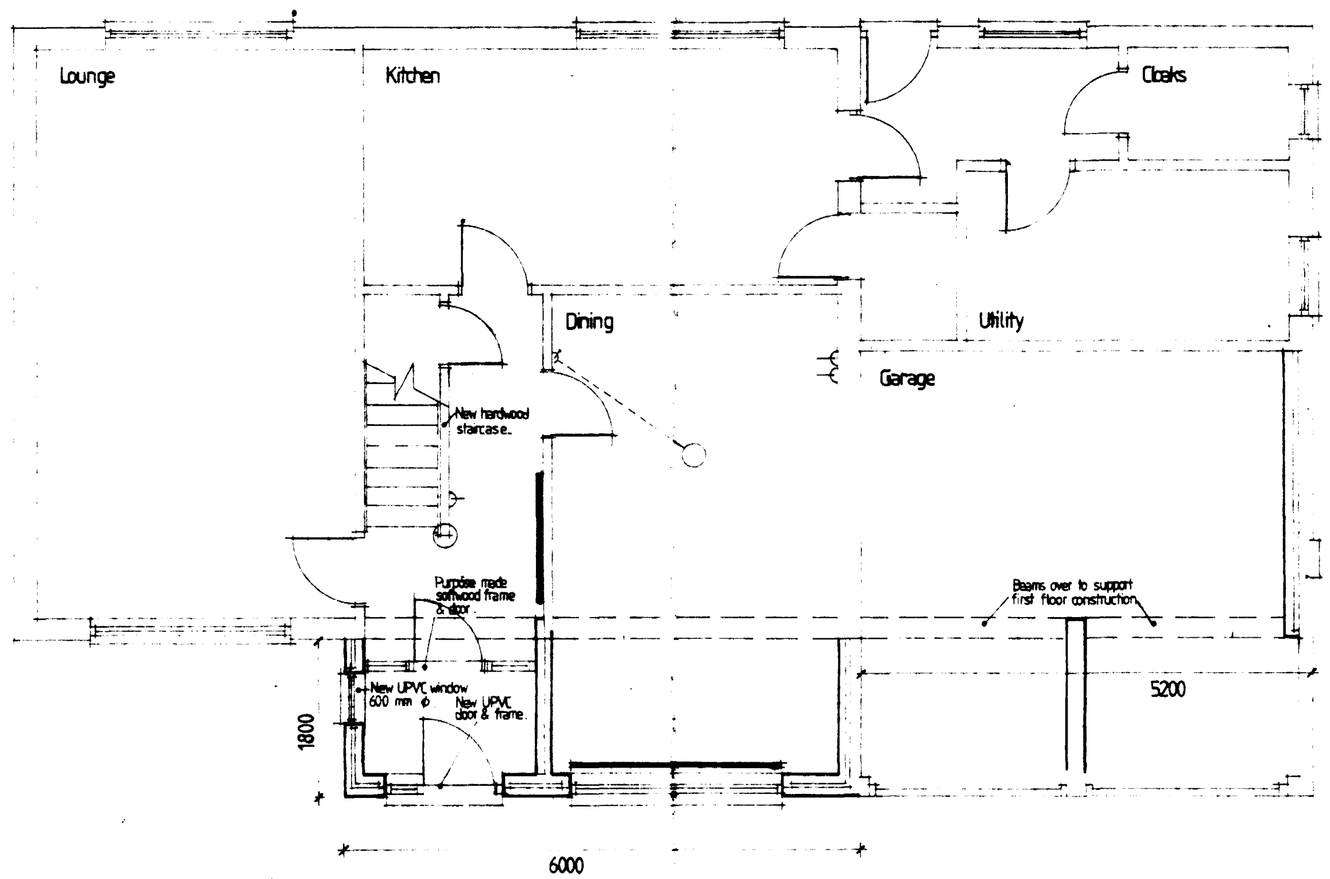


Rear Elevation

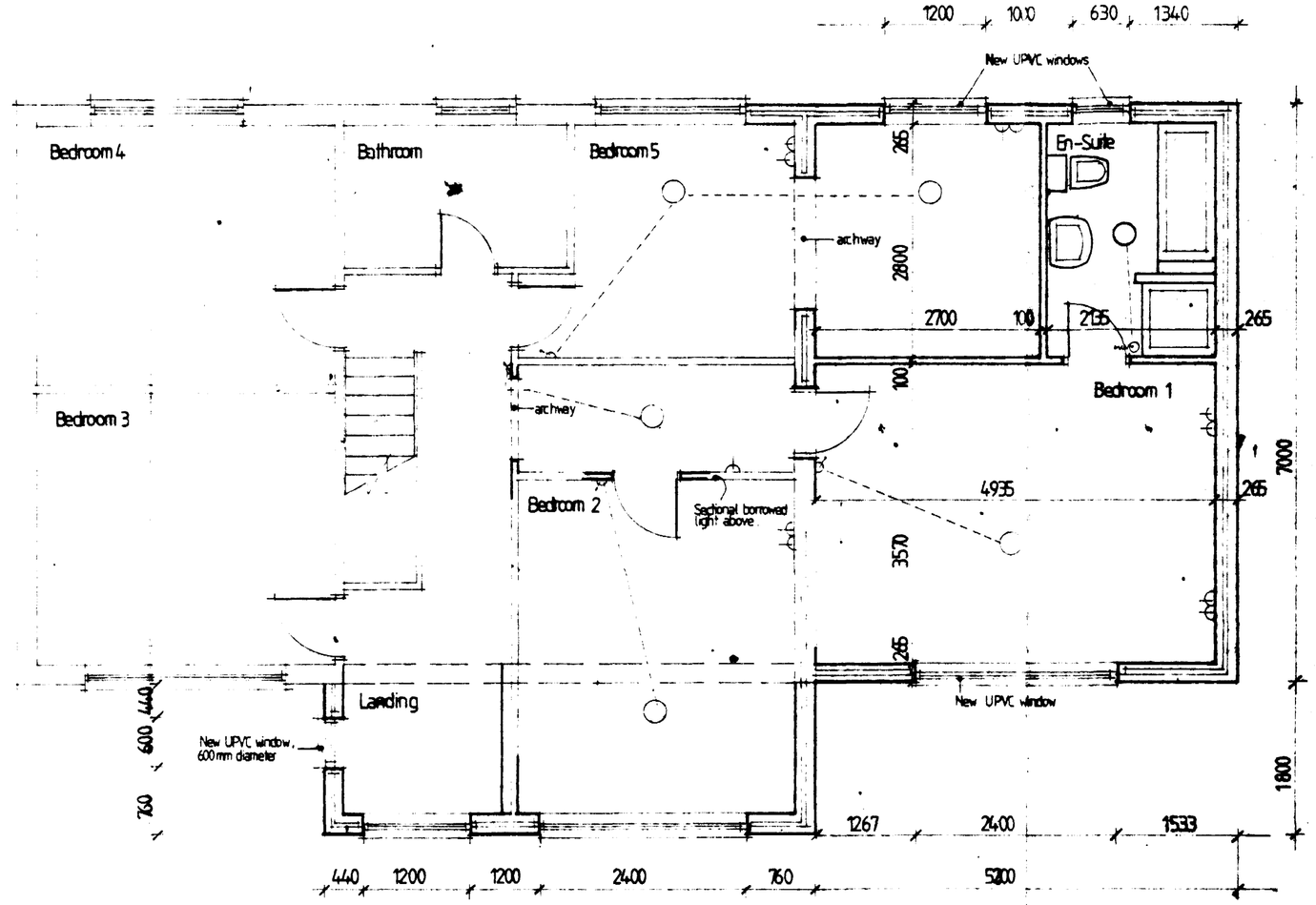




BLOCK PLAN
scale 1/500



Proposed Ground Floor



Proposed First Floor

SOUTH ... D.C.
07 JUN 1994
REF. 0545/94

Date:	Description:

R E V I S I O N S

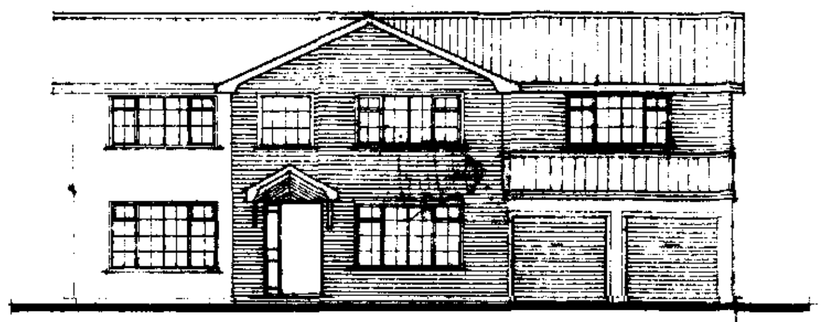
HOMES
Swallow House, Banbury Close, West Elloe Avenue
Spalding, Lincs. PE11 2BS
Telephone (0775) 724701 Fax (0775) 762253
ALLISON HOMES is a trading name of SWALLOW HOMES LTD

Project:
Mr & Mrs M. Capper
75 Cradge Bank
Spalding.

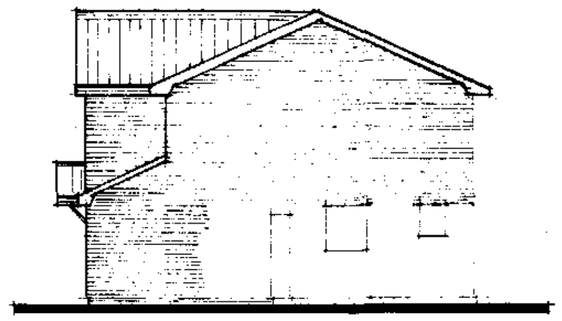
Drawing Title:
Proposed Ground and First Floor Extension to the above Property.

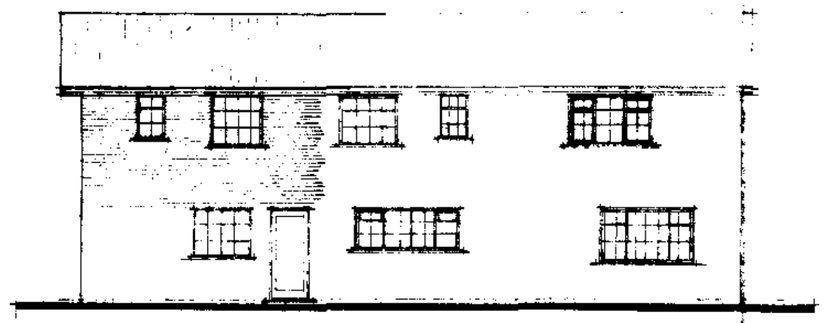
Reference No:	Scale: 1:50 1:100
	Date: 28 th May 1994.
Drawing No: AHI/111	Drawn: L.A.C
Revision:	

Do not scale directly from this drawing. All discrepancies to be brought to the attention of the above office.

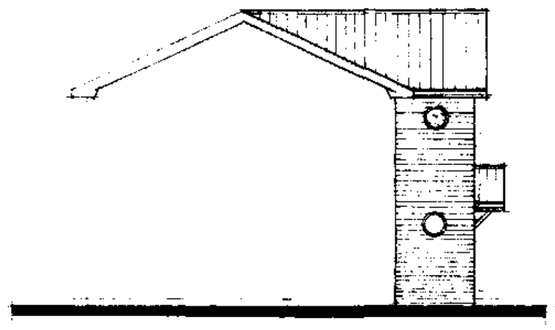


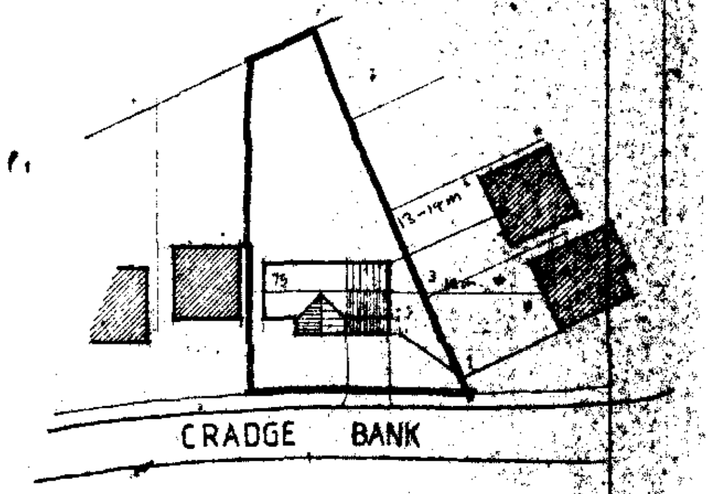
Front Elevation



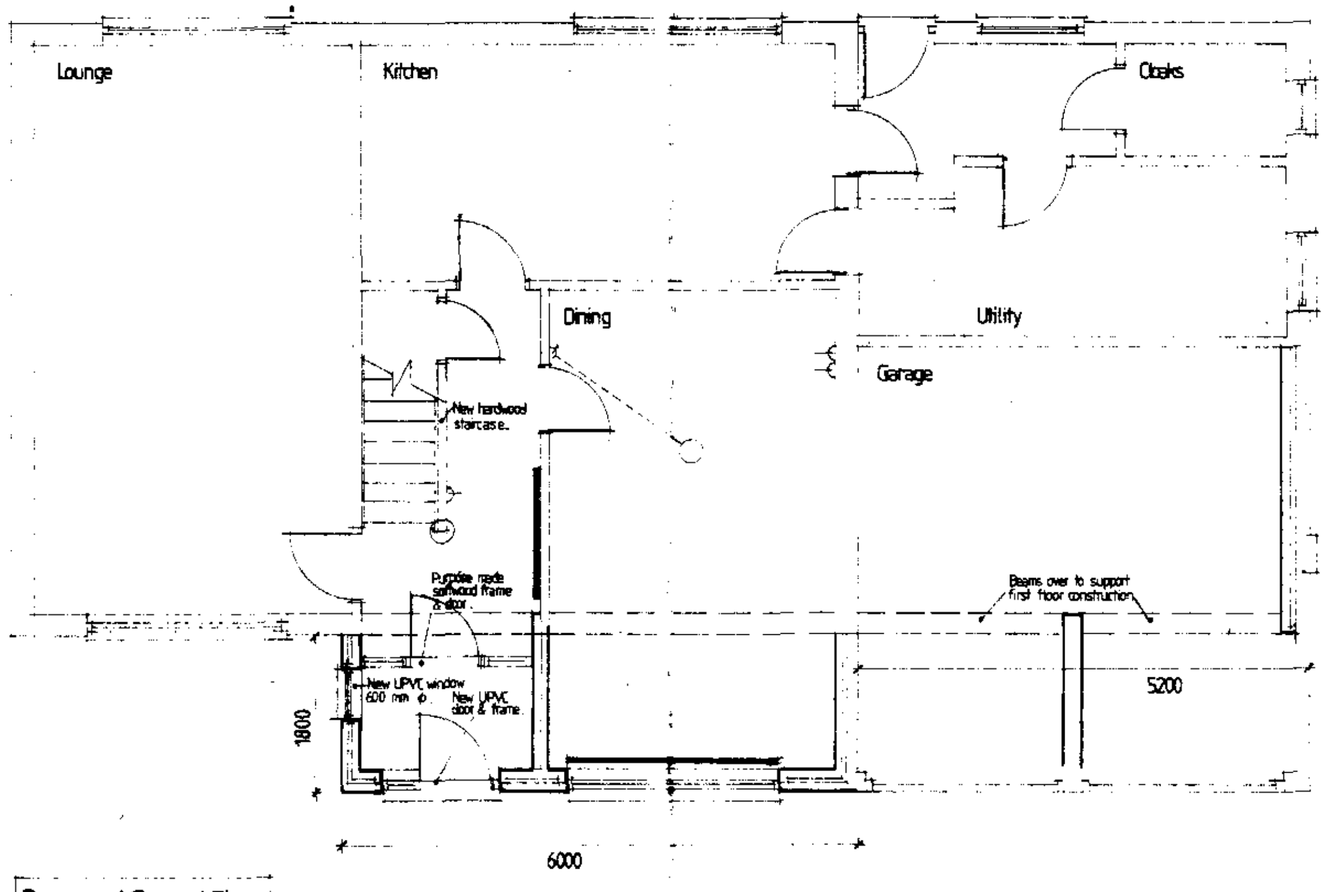


Rear Elevation

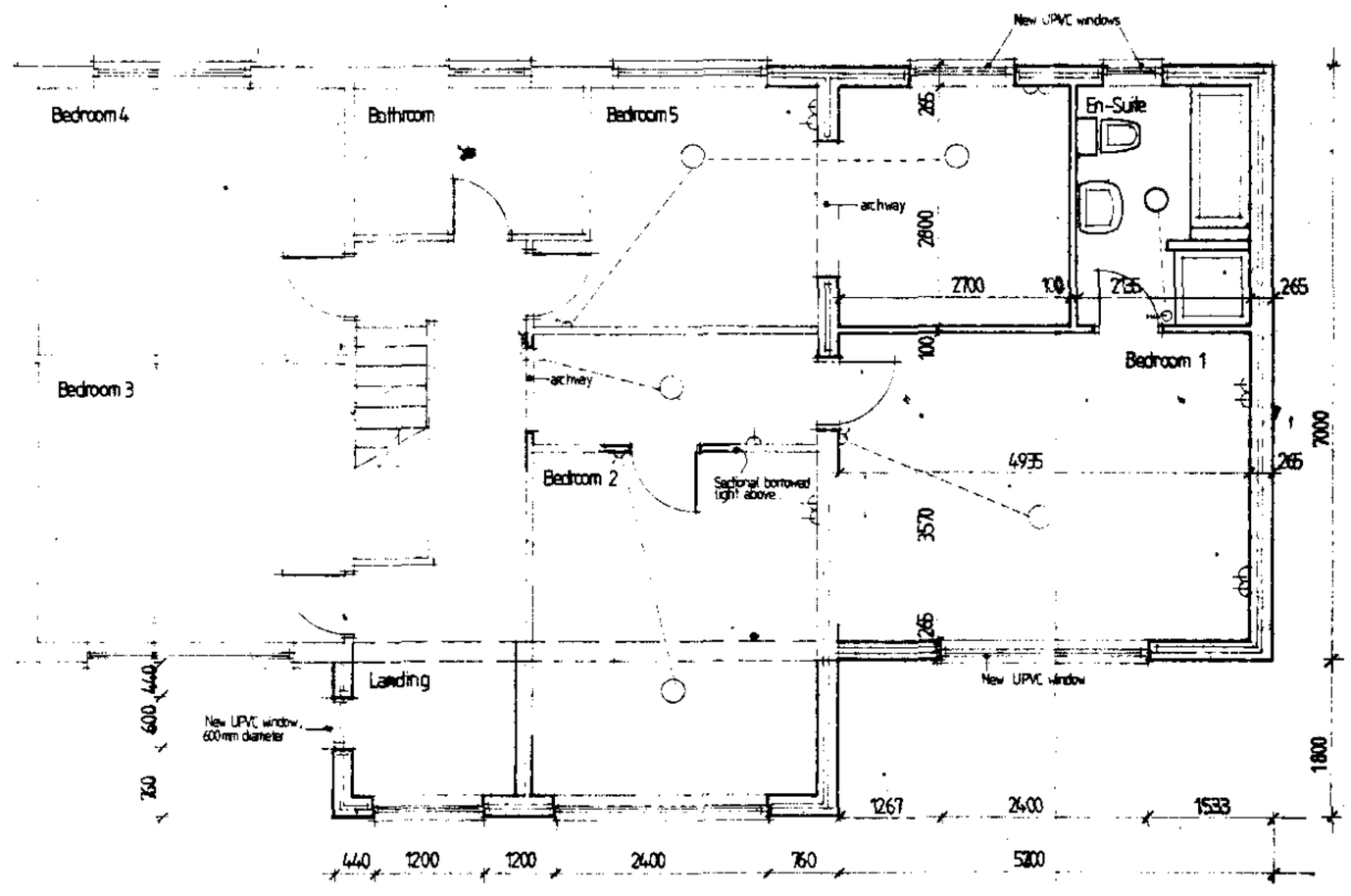




BLOCK PLAN
scale 1/500



Proposed Ground Floor



Proposed First Floor

SOUTH ... D.C.
07 JUN 1994
REF. 0545/94

Date:	Description:

R E V I S I O N S

HOMES
Swallow House, Banbury Close, West Elloe Avenue
Spalding, Lincs. PE11 2BS
Telephone (0775) 724701 Fax (0775) 762353
ALLISON HOMES is a trading name of SWALLOW HOMES LTD

Project:
Mr & Mrs M. Capper
75 Cradge Bank
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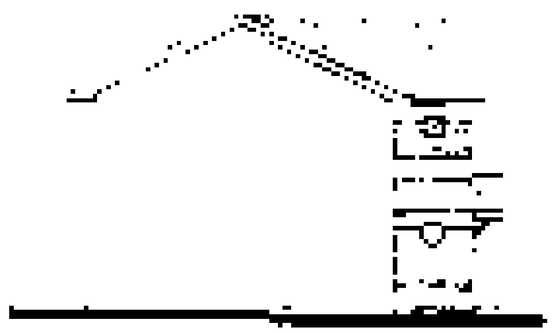
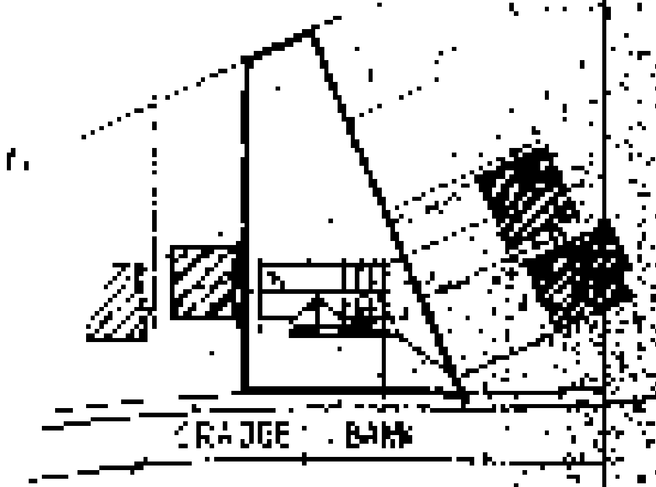
Do not scale directly from this drawing. All discrepancies to be brought to the attention of the above office.



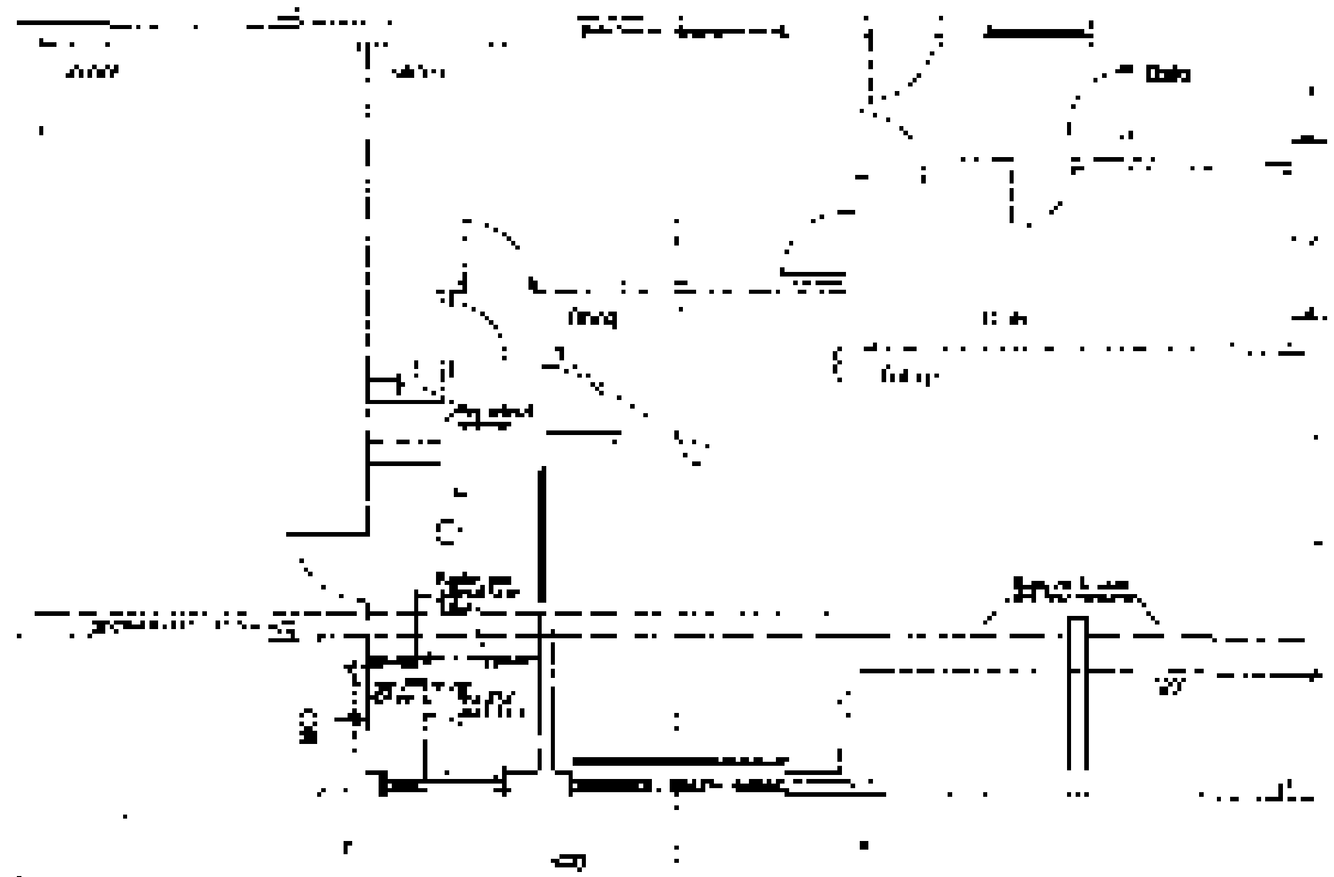




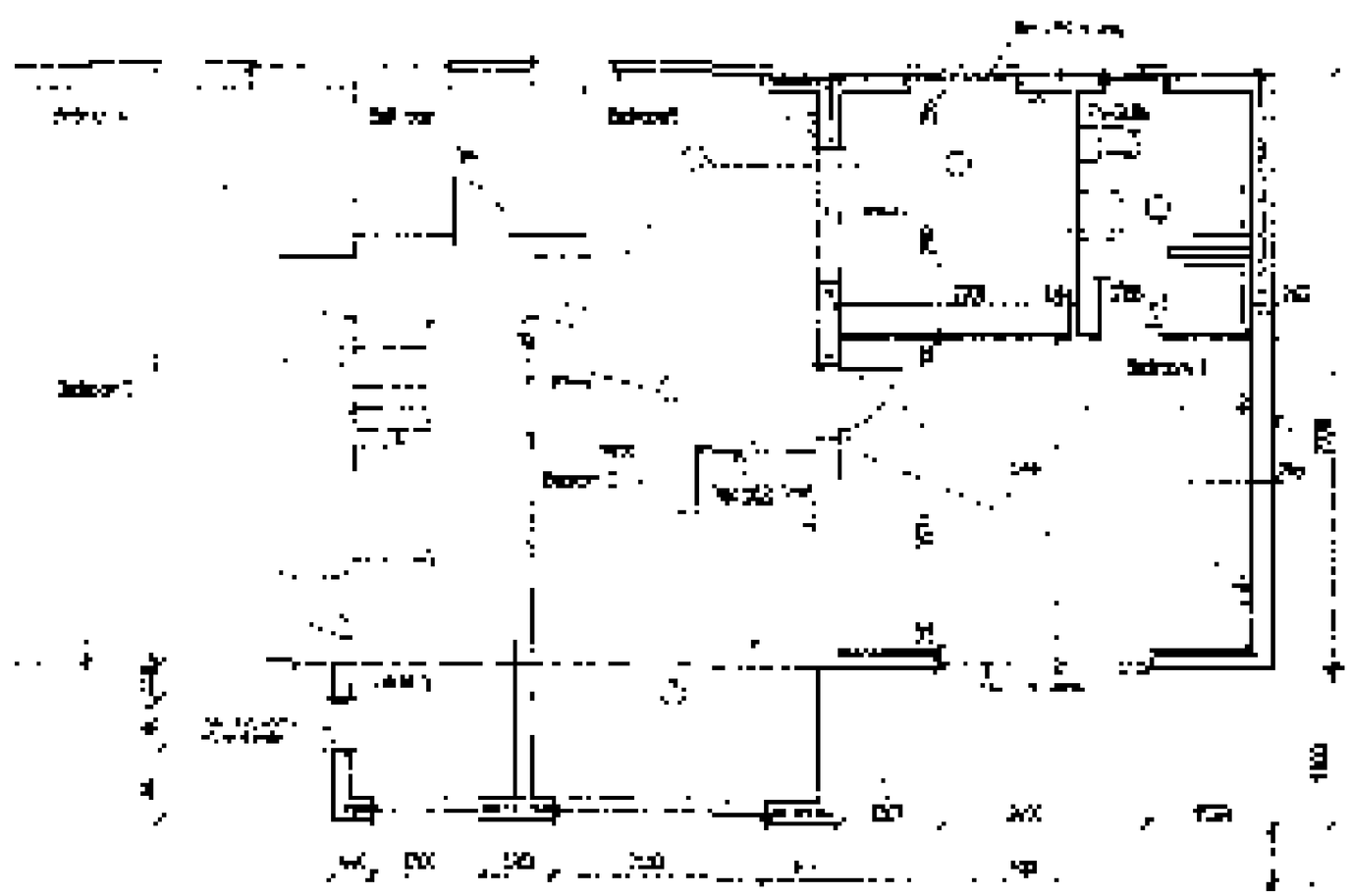




BLOCK PLAN
SCALE 1:500



Proposed Ground Floor



Proposed First Floor

Proposed Ground and First Floor Extension to the above Property