SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0635/93 Received:07-JUL-93 Type:FULL

Name: M Goodsell
c/o 1 Green Lane
Spalding
Lincs
PE11 2YB

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Erect dwelling and garage

Location : Kellett Gate 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.

2 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

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

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

approved scheme is implemented satisfactorily.

5 The submitted landscaping scheme shall include details of a frontage hedge of indiginous species, and include details of the eventual height of the hedge.

Reason: In the interests of the amenities of the locality.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

This permission is granted in accordance with the application submitted as revised by the letter received by the Local Planning Authority on 3 December 1993.

Director of Planning and Building Control Services
20-JAN-94 H16/0635/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

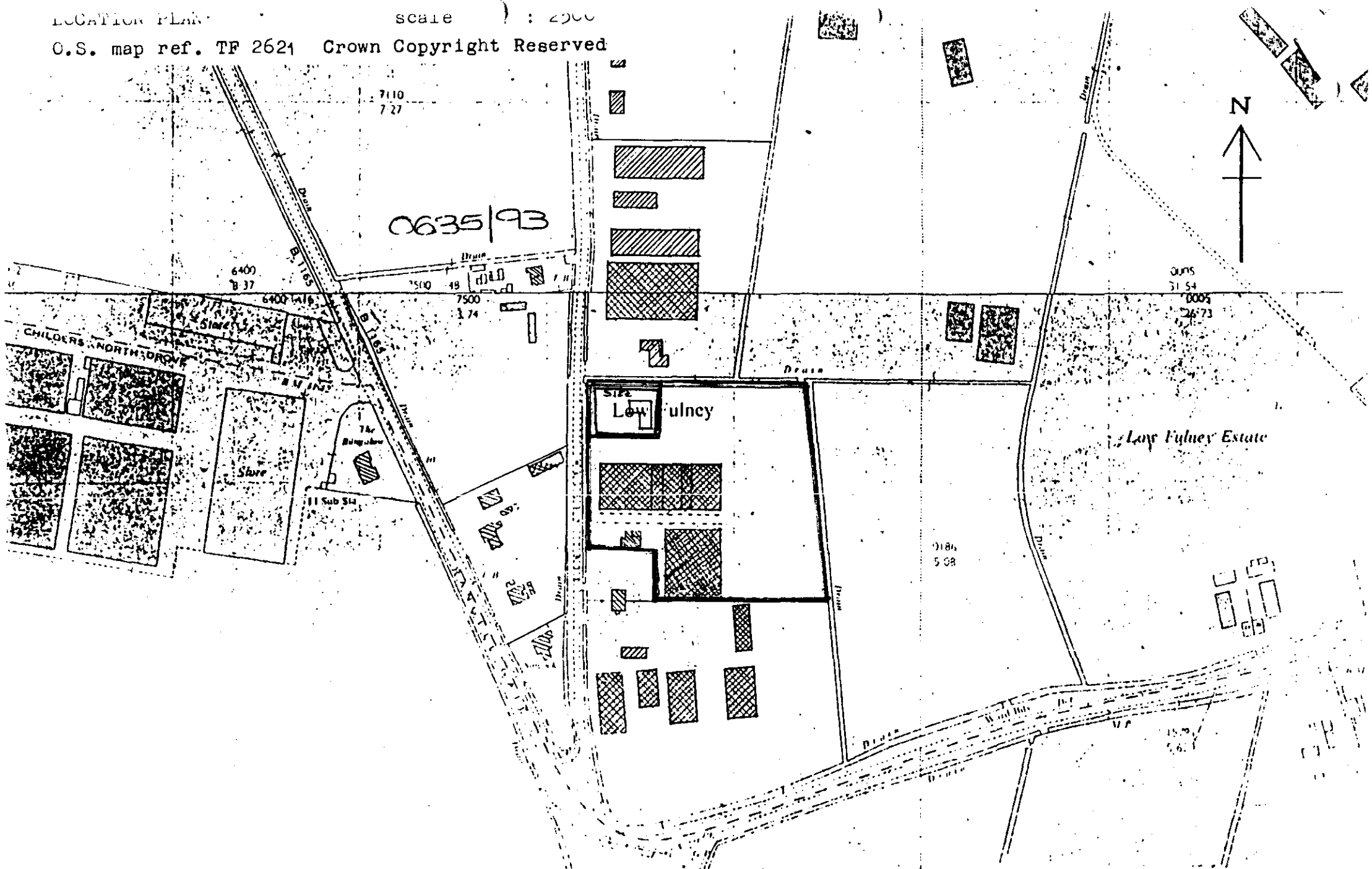
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

LOCATION PLAN scale 1 : 2500

O.S. map ref. TF 2621 Crown Copyright Reserved

0635/93



M. Goodsell,
Proposed Dwelling,

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0635/93

Date Registered 07 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M. Goodsell,
c/o, 1, Green Lane,
SPALDING
Lincs PE11 2YB

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Kellett Gate, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erect dwelling and garage.

Please complete

Signed..... A. Roffe .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120-00 ..... If you consider no fee is payable include a written explanation instead.

Date ..... 6th July 1993 ..... 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)	0.12 hectares
B. If building works are proposed, please state extra floor space to be created:	— sq. metres
C. Please state size of any new structure:- (a) max. height:	7.4 metres
(b) max. length:	15.2 metres
(c) max. width:	12.5 metres
D. Please state type and colour of materials for facing external walls:	Red Bank - Aubusson
E. Please state type and colour of roofing materials.	Marley Mendip - Smooth Brown
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. — O.P.P.

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: Kellett Gate 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	soakaways
B. For estate developments, please state how highway surface water will be disposed of	—
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	YES	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐ ➡	Date: Consultee(s)
Is this application related to a previous submission?	YES ➡	Application No. H10/0576/89

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

Continue on separate sheet if necessary. Applicant farms adjacent holding.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed A. Roffe (~~Applicant~~ / Agent) Date 6th July 1993

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed A. Roffe (~~Applicant~~ / Agent) Date 6th July 1993

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 .....

AF LICATION ASSESSMENT

H16/635/93

Note. or Case Officer

Site Inspection

Site corner of field - next to Cuyahoga (some tree - Sooney)

Accuracy :
Neighbours :
Boundaries :
Site Features :

Adjoins Range of Cl Pan homes.
Area of sporadic development
Research history

Inspected by DR
Date 23/7.

Site Notice posted by PM
Date 16-7
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed DR Date 18/1/94

Notes:

	Disabled
	Prev conditions
✓	Amended plans – – letter Recd

Dwg no:
Received: 3/12/93

Conditions/Reasons: (cont overleaf)

1: Sc 39.

~~2 Sc 27~~

~~3~~. 2 - sc 21

3 - sc 27

4 - the ~~approved~~ submitted landscaping scheme shall include details of a frontage hedge of indigenous species, and include details of the eventual height of the hedge. (R. in the interests of the amenities of the locality).

works/use restricted ✓

Note Re. 106 obligation

DC INSTRUCTION SHEET

APPLICATION REF: H16/0635/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PM 14-7
DC 5/7

	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	Specify:
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:

Case Officer

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P3945

Date first Rec'd 07 JUL 1993

Registration

Reference H16/0635/93

Cross-Ref R

Date 08-JUL-93 ~~JAB~~

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 130

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 231 OS Plots
Grid ref 526340 319150

Ward CR Parish SPALDING

Inside IBD NC Inside LP area YES

Constraints:

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

Hazards – ☐
Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐

TPO Tree Pres ☐

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

Linked to site Ref 1472 ☐
Linked to property Ref ☐

Planning Records:
Earlier apps

S 76/891
SS 5/58

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

H16/0635/93

FULL

Applicant: M Goodsell
Tel:

Agent: A Roffe
0775 723680

Description: Erect dwelling and garage

Location: Kellett Gate
Spalding
Lincs

Valid date:	07-JUL-93	Terminal date:	01-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	14-JUL-93	Report deadline:	11-AUG-93
Inspected by	21-JUL-93		
Extra contacts	28-JUL-93	Case Officer:	
Report if not clear by 11-AUG-93		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~20~~ 16-JUL-93	~~10~~ 6-AUG-93
Cllr E N Davies	16-JUL-93	23-JUL-93
Cllr J Goodley	16-JUL-93	23-JUL-93

SITE RECORD

Grid ref: 526840 321950
OS Sheet: 221 Parcel:

L C C - Obs Attached Jc 22/7/93

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/KS/PL.728

YOUR REF: DJR/SAH H16/0635/93

DATE: 14th January, 1994

SUBJECT: PLANNING APPLICATION NO. H16/0635/93
LAND AT KELLETT GATE, SPALDING

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1994

Attention of
DPO MHM
SDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

MARGARET JANICE GOODSELL

re

The erection of a dwelling and garage on land at
Kellett Gate, Spalding

I hereby certify that this is a true copy
of the Planning Obligation relating to
the erection of a dwelling and garage on land at
Kellett Gate, Spalding

.....
Director of Administration

THIS DEED is made the Fourteenth day of January One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and MARGARET JANICE GOODSELL of 1 Green Lane Spalding in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application dated the sixth day of July One thousand nine hundred and ninety three ("the Planning Application") applied to the Council for planning permission for the erection of a dwelling and garage on the land shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/0635/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The covenant contained in this Agreement shall take effect only upon the date specified by the Owner in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development is begun within the meaning of Section 56 of the Town and Country Planning Act 1990 and upon commencement of the Development covenant (b) specified in the Second Schedule of a Deed dated the third day of September one thousand nine hundred and ninety between the Council and PHILIP EDWARD MARK ROWLAND shall forthwith determine and cease to have effect

4. If the permission granted pursuant to the Planning Application shall expire before the Development is begun or shall at any time be revoked this Agreement shall forthwith determine and cease to have effect

5. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at Kellett Gate Spalding shown edged blue on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

The Owner hereby covenants that the Development shall permanently remain part of the horticultural unit comprising the Land of which it forms an integral part and shall not be occupied except by the owner manager or an employee of that horticultural unit

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)
)
)

Chairman of the Council

Director of Administration

6076

SIGNED AS A DEED by the said MARGARET JANICE GOODSELL in the presence of:-

M J Goodsell.

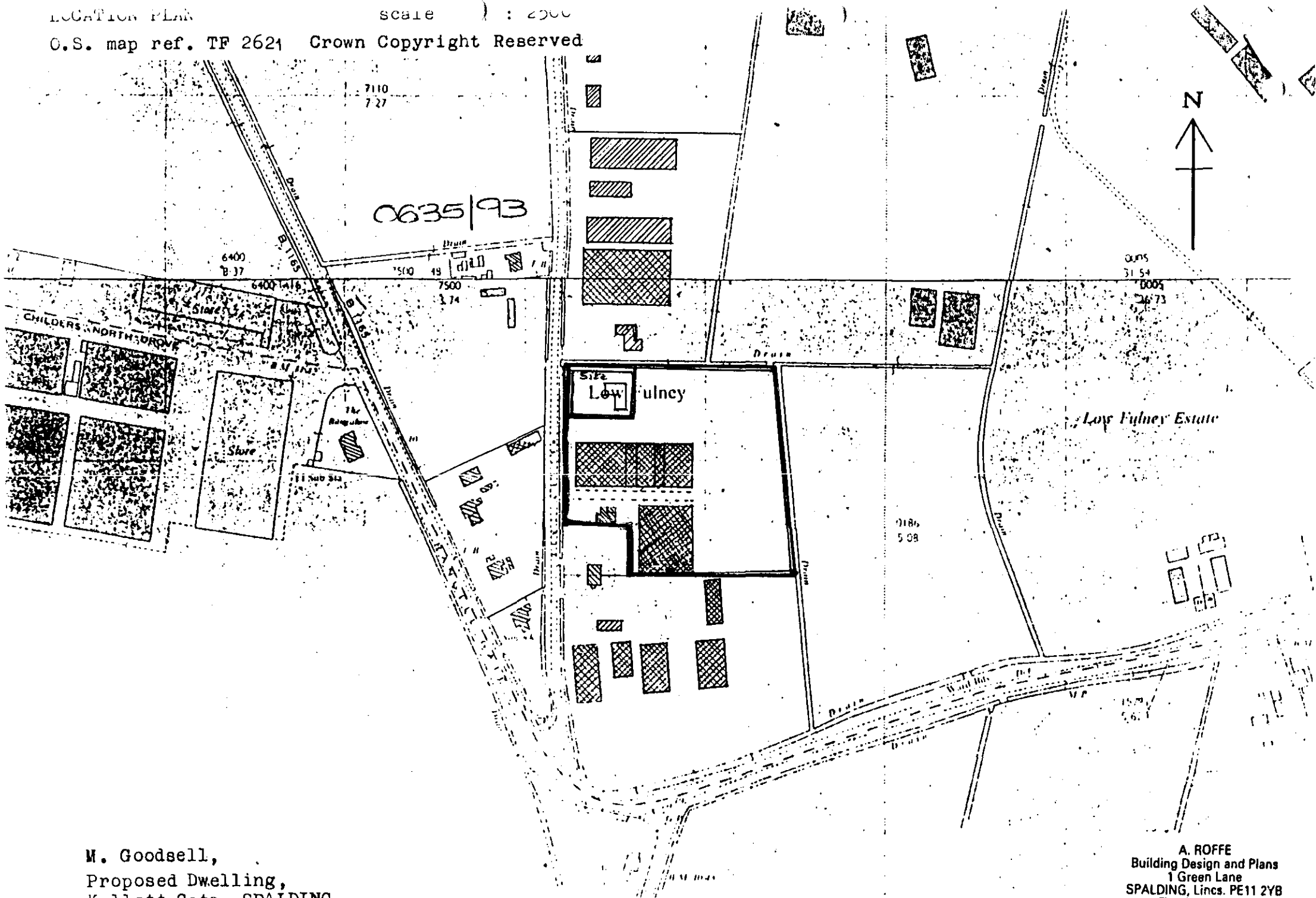
Witness

Address 35, KELLETT GATE, LOW FULNEY, SPALDING, LINCS.

Occupation
REVENUE ASSISTANT.

LOCATION PLAN scale) : 2500

O.S. map ref. TF 2621 Crown Copyright Reserved



M. Goodsell,
Proposed Dwelling,

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

MARGARET JANICE GOODSELL

re

The erection of a dwelling and garage on land at
Kellett Gate, Spalding

I hereby certify that this is a true copy
of the Planning Obligation relating to
the erection of a dwelling and garage on land at
Kellett Gate, Spalding

R. Gol

.....

Director of Administration

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FIRST SCHEDULE
(Details of "the Land")

The land situate at Kellett Gate Spalding shown edged blue on the plan annexed hereto

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB

Tel: (0775) 723680

2nd December 1993

Dear Sirs,

DJR/JJ H16/0635/93
Erect dwelling, Kellett Gate,
SPALDING for Ms M. Goodsell.

Further to the meeting between my clients and Mr D. Roberts, I would confirm that the bricks to be used for the new dwelling are to be "Bayeux" as manufactured by Messrs Red Bank Manufacturing Limited and not "Aubusson" as originally specified.

Yours faithfully

A. Roffe

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 DEC 1993 Dr
Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

S.H.D.C.

copy to - M. Goodsell

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB

Tel: (0775) 723630

7th October 1993

Dear Sirs.

Your ref. DJR/SAH H16/0635/93

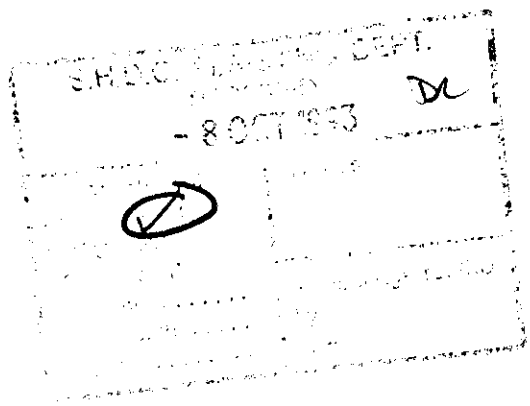
Dwelling, Kellett Gate, SPALDING.

Further to your letter of the 14th September, my clients have considered your request and have found no alternative that they consider acceptable.

The adjoining property appears to be built of LBC Dapple Light, there is grey asbestos, grey steel sheeting, LBC Rustic and several other bricks/finishes used in the vicinity so that there does not seem to be any characteristic to follow in the immediate vicinity. Therfore they would like the application to proceed with the Red Bank "Aubusson" as submitted.

Yours faithfully

A. Roffe



A. Roffe.

S.H.D.C. PLANNING DEPT.
- 8 OCT 1993
DL

Met Agent/Applicant on Sto 2/12/93
Agreed offer Much discussion to use "Baeyonse" type.
(Sample in office)

D J Roberts

DJR/JAH H16/0635/93

14 September 1993

Mr A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Dear Sir

Erect Dwelling - Kellett Gate, Spalding for M Goodsell

Thank you for your letter of 17 August 1993. I have requested that the Director of Administration prepare the documentation relating to the proposed Planning Obligation.

I am also in receipt of a sample of the proposed facing brick. Although attractive enough in its own right I am concerned that the brick is very pale. May I request therefore that a darker, more traditional red/brown brick be chosen for this development.

I look forward to hearing from you over this matter.

Yours faithfully

N K Midlen
Principal Planning Officer (Development Control)

the brick centre

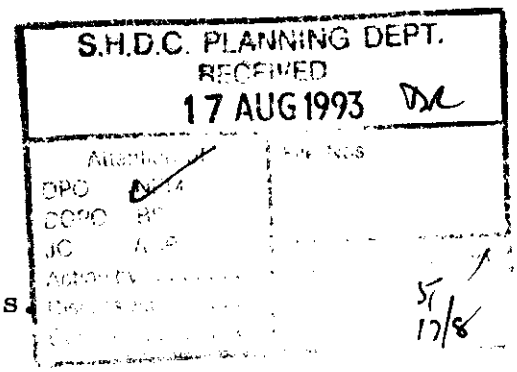
Quality Facing Bricks.
Architectural Masonry.
Specialists in Clay, Concrete & Stone.

Telephone: 0775 769001
Fax: 0775 712645

TOWNGATE DISTRIBUTION 30, PINCHBECK ROAD, SPALDING, LINCS. PE11 1QD.

Our Ref: RLT.

17th August, 1993.



South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

For the attention of Mr. Dave Roberts

Dear Sir,

Re. Proposed House at Kellet Gate, Spalding. for Mr. Goodsell.
Application Ref. H16/0635/93.

We have been asked by the Architect to present to you a sample of the facing brick selected by the Client for the above project.

Details of this brick are as follows:

Description: Aubusson Sanded Stock Facing Brick.
Manufacturer: Red Bank, Measham.
Durability: F L.

If I can be of any further assistance in this matter please feel free to contact me at any time.

Yours faithfully
For Towngate Distribution,

Ray Thompson.

SAMPLE
AVAILABLE
No: 80

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

17th August 1993

Dear Sirs,

DJR/JJ H16/0635/93
M. Goodsell, Kellett Gate,
New House and garage.

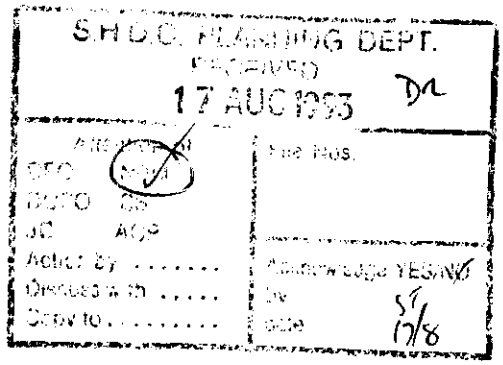
Further to your letter of the 11th August, I enclose a copy letter sent to my clients solicitors in respect of the land ownership and would confirm that the occupier of the proposed dwelling will be the owner of the land edged red in the agreement. There is no objection to a further agreement as mentioned in your second paragraph, would you please prepare this for signature.

In respect of the facing bricks, a sample of these will be forwarded direct from The Brick Centre of Spalding.

Yours faithfully

A. Roffe

A.Roffe.



SOUTH HOLLAND DISTRICT COUNCIL

DIRECTOR OF ADMINISTRATION

R COLE DMA

Mr P A Jewitt
Portnell Ward & Rose
Solicitors
4 Eastgate
Hexham
Northumberland
NE46 1NB

Your Contact: Miss J Berridge

Our Ref: JMB/MJP/PL

Your Ref: PAJ/AJW

Date: 13th April, 1992

Dear Sir,

PLANNING APPLICATION H16/0576/89
DWELLING AT KELLETT GATE, SPALDING

I refer to your letter dated 9th April, 1992 relating to the above and would confirm that the Section 52 Agreement was indeed completed, and was dated 3rd September, 1990.

I understand that the finance is to be provided by two sources which, together, will cover the entire area edged blue and red on the plan attached to the Section 52 Agreement. The Council is only concerned to ensure that the terms of the Agreement are adhered to, and in particular that the proposed dwelling remains an integral part of the horticultural unit to be set up on the red land. I would confirm, therefore, that so long as the dwelling, if and when built, comes under the same ownership as the remainder of the red land, whether jointly or individually owned, the Council has no objection to the proposed arrangements. No doubt the finance companies involved are already aware that the red land together with the proposed dwelling must remain as a single unit in perpetuity, and cannot therefore be sold separately.

I trust that this is of assistance to you.

Yours faithfully,

R Cole

Director of Administration

Director of Administration
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 711253

A Boffe,
1 Green Lane,
Spalding,
Lincs.
PE11 2TB.

Mr D Roberts

DJR/JJ H16/0635/93

11 Aug 1993

Dear Sir,

ERECT DWELLING, KELLETT GATE, SPALDING FOR M GOODSELL.

With reference to the above application, I note that the previous outline permission (Ref: H16/0576/89) was granted subject to a Section 52 Agreement. I would be pleased to receive confirmation that Part a) of the agreement has been complied with i.e. "Not to commence the development until two separate horticultural units have been set up, one comprising the blue land and one comprising the red land".

In addition I shall also require written confirmation that the applicant is prepared to enter into a fresh agreement to repeat Part b) of the previous agreement i.e. "that the development shall permanently remain part of the horticultural unit set up on the red land of which it forms an integral part and shall only be occupied by the owner manager or employee of that horticultural unit".

As a separate matter, I am not familiar with the proposed brick type and would request the submission of samples.

I look forward to receiving your response to the matters raised.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

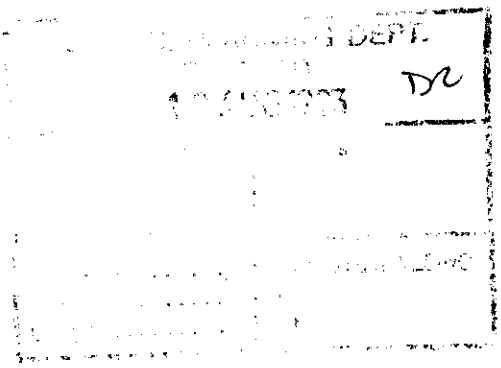
Our Ref: 93/1/SH/0203
Contact: G Thornally

Date: 5 August 1993

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. H16/0635/93

PROPOSAL : ERECTION OF A DWELLING & GARAGE
LOCATION : KELLETT GATE, SPALDING
APPLICANT : M GOODSELL

I refer to your consultation received on 21 July 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

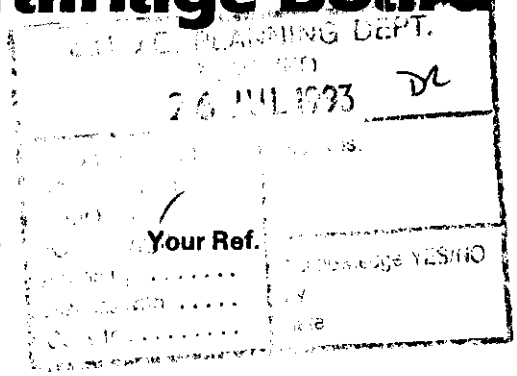
GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

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

DPO - copy.

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.



Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PAB/635/93/FES **Your Ref.**

Date 22 July 1993

Dear Sir,

FULL PLANNING APPLICATION - M GOODSELL ESQ
DWELLING AT KELLETT GATE SPALDING

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interest would not seem to be directly affected I set out below general advice for your consideration and clients attention.

No Boards watercourse adjoins the site, the watercourse adjoining the Northern boundary being privately owned and maintained. It is noted that the section of this watercourse adjacent to the carriageway has been piped and filled but I am unsure whether the pipes have been extended alongside the carriageway where the ordnance survey map shows a dyke, now filled.

I am accordingly concerned that the intention to locate the septic tank soakaway system along this frontage could create a risk of pollution.

Prior to the installation of soakaway drainage systems, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the following scale , and V.A.T., although these figures are subject to periodic review.

Our Ref:RS/PAB/635/93/FES 22 July 1993

The Engineering and Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

A copy of this letter is being forwarded to the Director of Planning and the National Rivers Authority in order they are aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

A. Roffe Esq
1 Green Lane
Spalding
Lincs PE11 2YB

LINCOLN IIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0635/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

KELLETT GATE SPALDING

3. Name, classification and number of road

UC

4. Date application referred 15-7-93

5. State whether outline, detailed application etc.

FULL

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

DWELLING & GARAGE

7. 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:—

Delete as appropriate

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: 16-7-93 Signed: [signature]
Director of Highways and Planning

B N 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2945
Date received : 07-JUL-93

Received from

P E M Rowland & M J Goodsell

Address

Kellett Gate
Spalding

Fee paid £ 120.00
VAT £ 0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....K.T. LOWE...
(Authorised Collector)

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

0635/93

6th July 1993

Dear Sirs,

Ms. M. Goodsell, House and Garage
Kellett Gate, SPALDING.

I enclose the following documents for your attention following the receipt of outline permission H16/0576/89 :-

four copies each of -

application forms and certificate for full planning permission;

detail drawing of house and garage no. 3a;

site layout and landscaping:

location plan;

cheque from the applicant in the sum of £ 120-00.

Yours faithfully

A. Roffe.

A. Roffe.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0635/93

Applicant: M Goodsell
c/o 1 Green Lane
Spalding
Lincs
PE11 2YB

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Erect dwelling and garage

Location: Kellett Gate
Spalding
Lincs

Amendment: Change of brick to Ibstock Bradgate Golden Purple

22-FEB-96

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 and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓KL

Registered SMN 20/2

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: 20/2/91

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Att. of. D. Roberts

PLANNING AMENDMENT

For office use only
Application No. H16/0635/93/A1
Date Registered 15 FEB 1996
Case Officer DR

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** M. Goodsell. c/o 1 Green Lane Tel. No. Spalding	**NAME AND ADDRESS OF AGENT** (if form completed by agent) A Roffee. 1 Green Lane Tel. No. Spalding (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
Kellett. gate : Spalding.

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H16/0635/93
Building Regulation reference relating to same development (if any)	

2. Please tick **one** box only

A		B
Amendment is proposed where permission already granted If yes, submit two forms and two plans. ✓	or	Amendment is to a proposal currently being considered If yes, submit four forms and four plans.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed ..... A. Roffee ..... Date ..... 15/2/96 .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Erect dwelling + garage
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)	change of Brick to. Hetfoch Broadgate ~~[illegible]~~ golden purple.
State drawing no's of the current submission	—
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES / NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	—

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

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING AND CONTROL DEPARTMENT

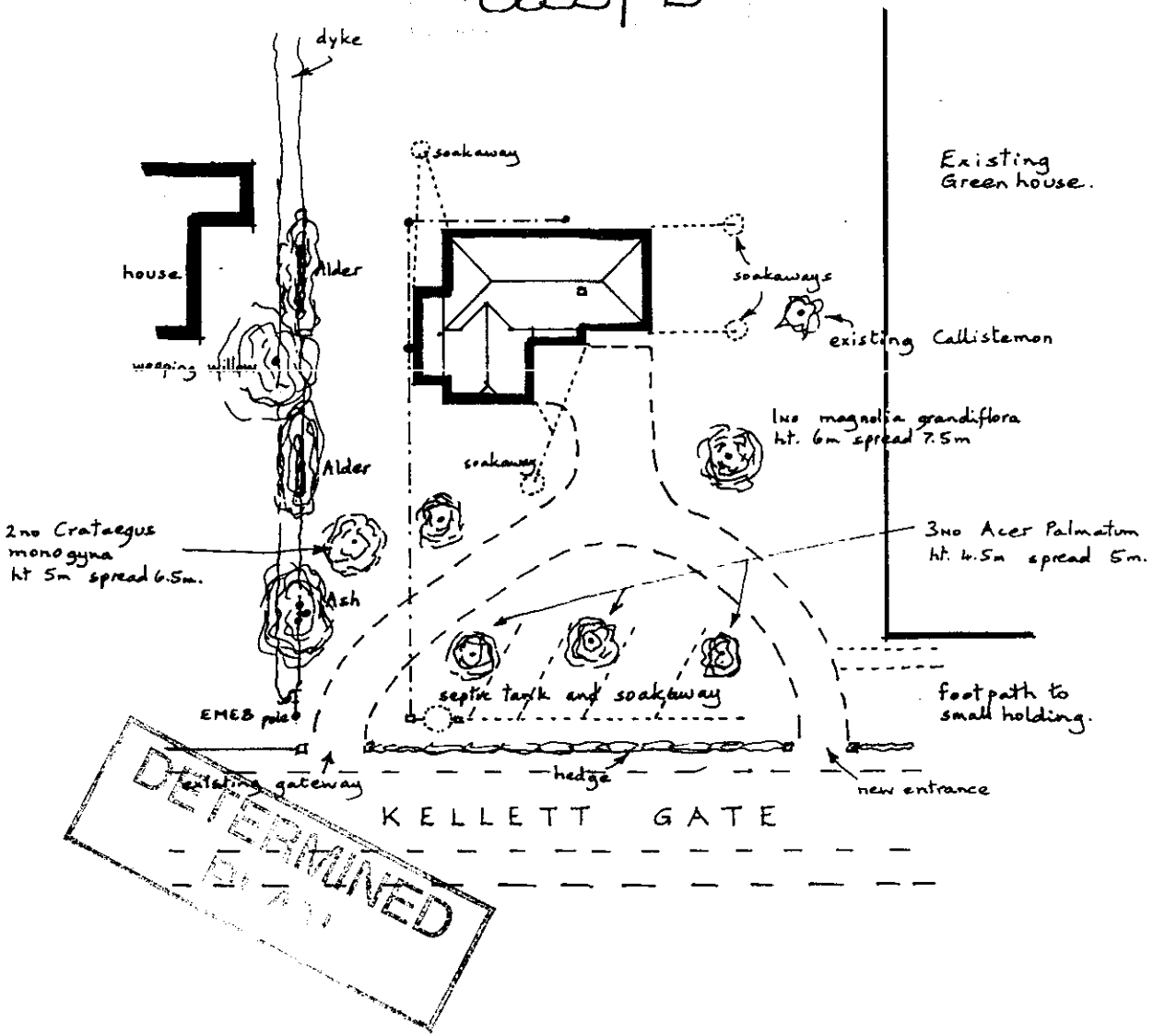
BRIAN SMITH

Ref: 0635/93

A/1

Was Red Bank "Aubusson"
Now Ibstock Bradgate Golden Purple
15/2/96

0635/93



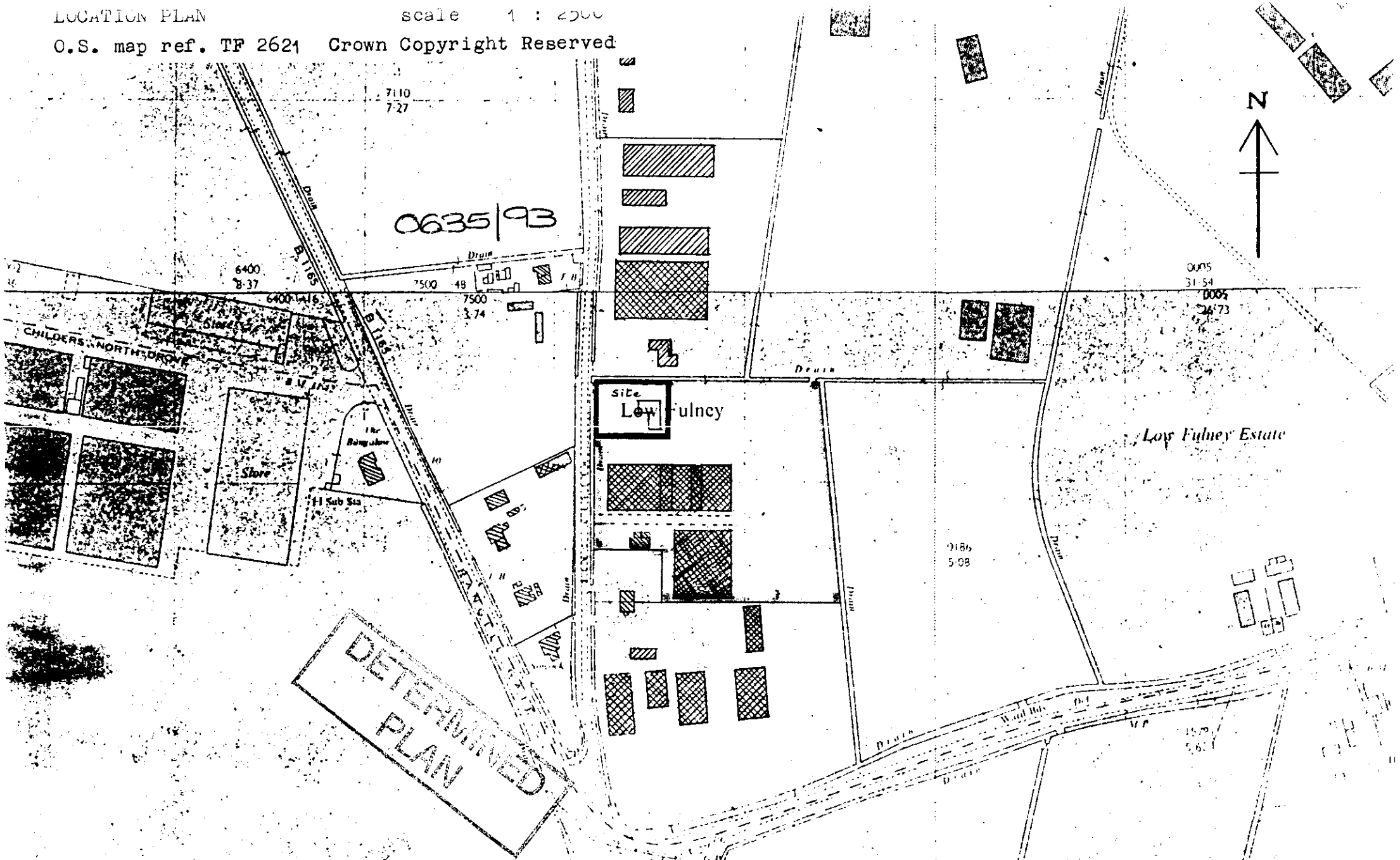
M, Goodsell, - Proposed dwelling -
Kellett Gate, SPALDING.

Site Plan 1:500

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

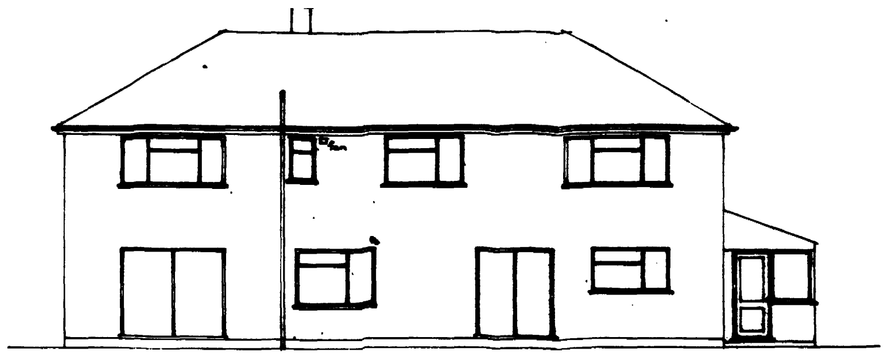
LOCATION PLAN scale 1 : 2500

O.S. map ref. TF 2621 Crown Copyright Reserved

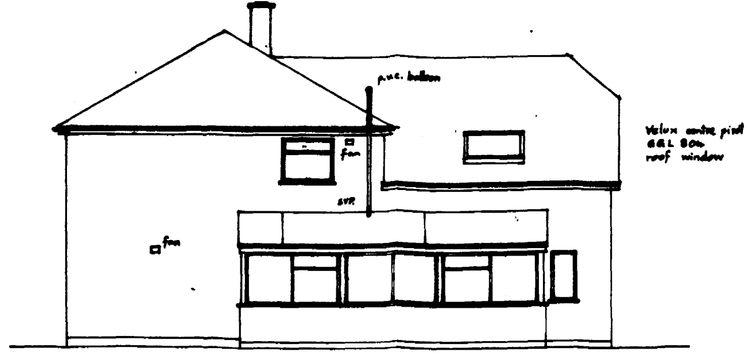


M. Goodsell,
Proposed Dwelling,
Kellett Gate, SPALDING.

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 3680



East



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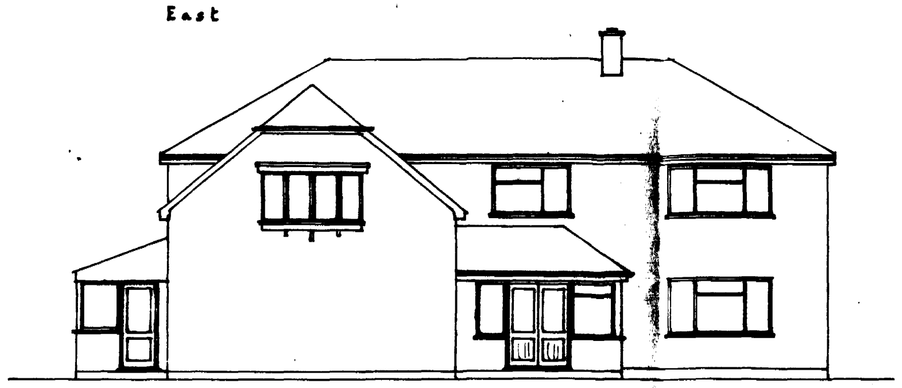
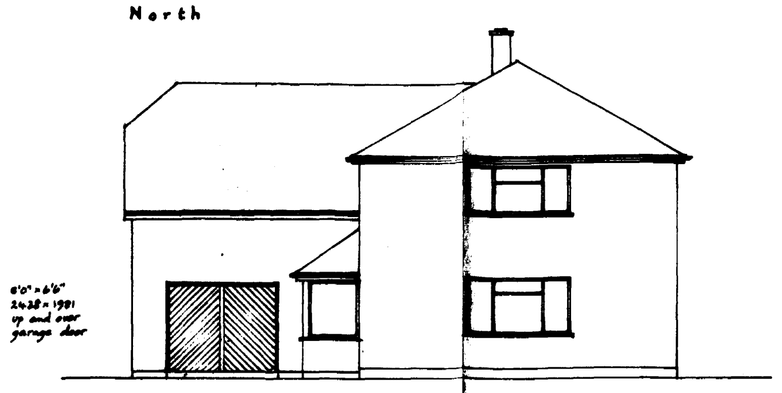
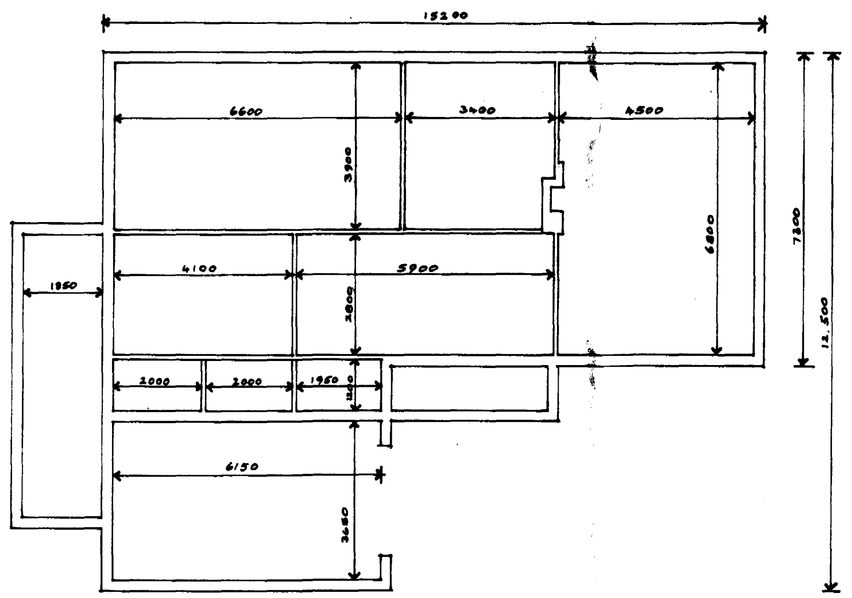


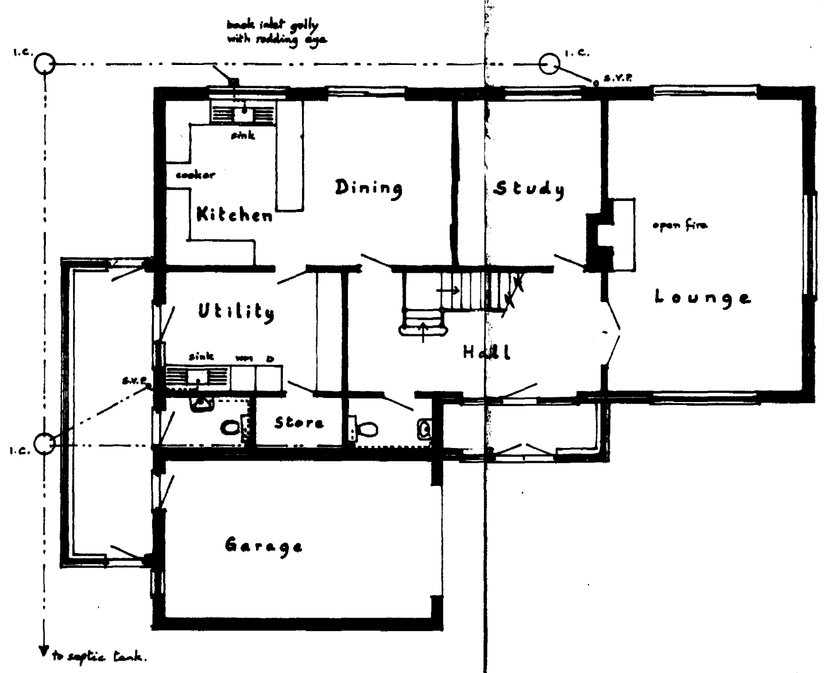
West



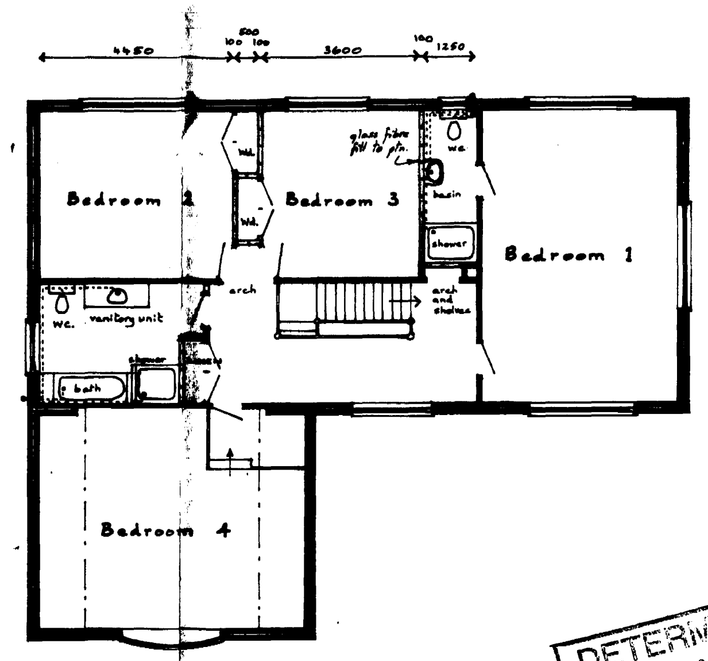
South



FOUNDATIONS



GROUND FLOOR



FIRST FLOOR

DETERMINED PLAN
07 JUL 1993
SFE 0636/93

M. Goodsell

Kellett Gate, Low Fulney, SPALDING.

New House and Garage.

Scale: 1:100	
Drawing No: 3A	L. A. Ref.:
Date: April 1993.	

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

SUMMIT
7005-6697