SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0805/92 Received: 27-JUL-92 Type: FULL

Name: Mr R Branton
2 St Paul's Road
Spalding
Lincs

Agent: Mr R Branton
2 St Paul's Road
Spalding
Lincs

Description: Detached sectional concrete garage

Location : 2 St Paul's Road Spalding
Lincs

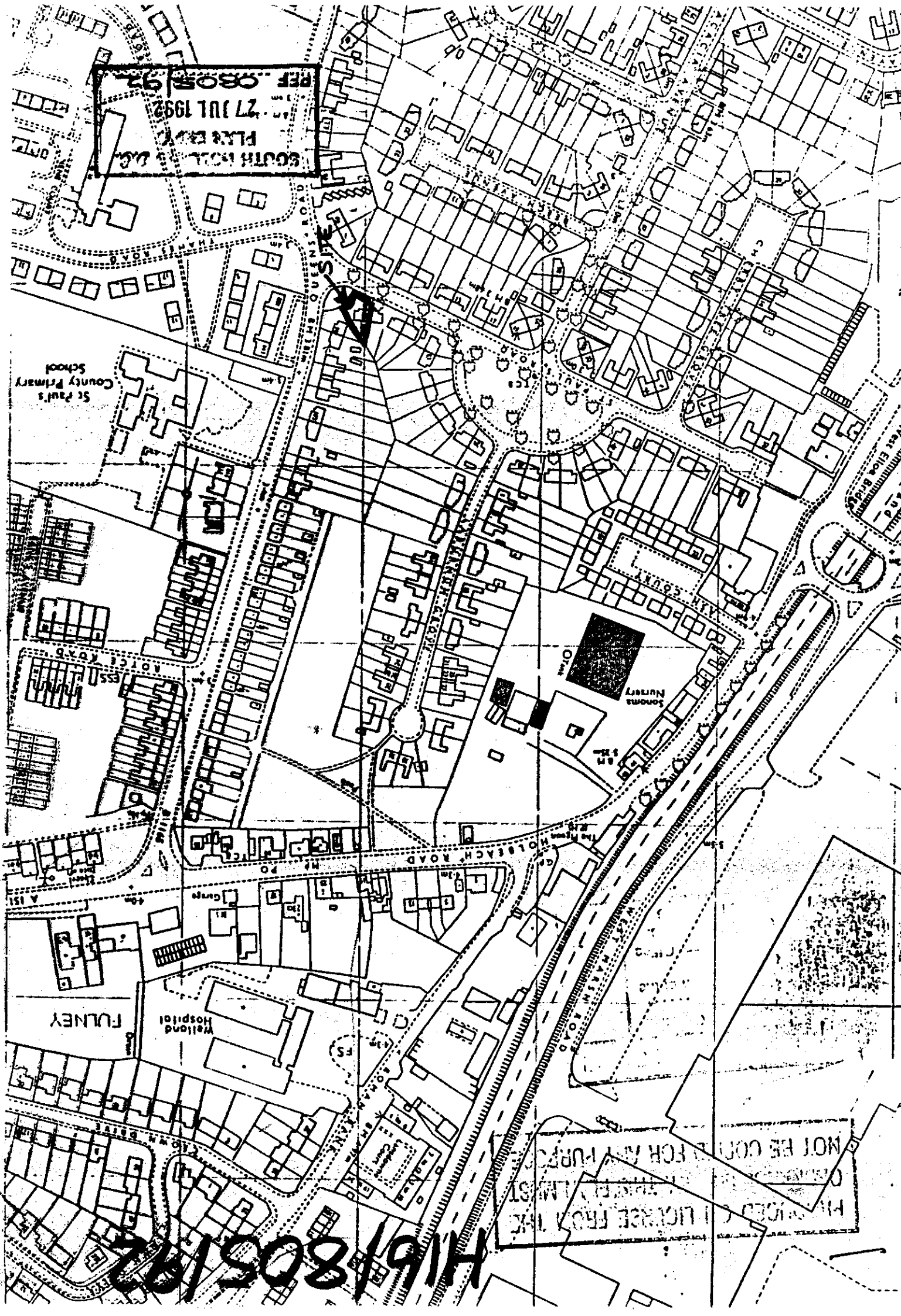
South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

Director of Planning and Building Control Services
29-OCT-92 H16/0805/92

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.


SITE
St Paul's County Primary School
Sonoma Nursery
HOLBEACH ROAD
FULNEY
Wellland Hospital
WEST MARSH ROAD
MARSH GROVE
MARSH COURT
MARSH AVENUE
EAST MARSH GROVE
HAMILL ROAD
QUEENS ROAD
SOUTH HOLLAND DC
FILE COPY
27 JUL 1992
REF 0890/92

H/1908/91

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16 | 0805 | 92

Date Registered 27 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. R. BRANTON.
2, ST. PAULS ROAD.
SPALDING. LINCS.

Tel. No. 769178

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DETACHED SECTIONAL CONCRETE GARAGE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £5.5.... If you consider no fee is payable include a written explanation instead.

Signed.. R. Branton..... Date 27.7.92..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership 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)

		If so, how many:
(i) New Dwellings		
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: 1.8 sq. metres

B. Please state size of any new structure:- (a) max. height: 2.6 metres
(b) max. length: 5.6 metres
(c) max. width: 3.2 metres

C. Please state type and colour of materials for facing external walls: CANTERBURY SPAR

D. Please state type and colour of roofing materials. CORRUGATED NON ASBESTOS ETERNIT

E. Has a survey of the site been undertaken? State Yes or No NO

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

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 A WATER Butt

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

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

D. Foul sewerage will be disposed of to: D N/A
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.	NO	➡ 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 27.7.92.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
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 27.7.92.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PSM
date: 18-8

Saw P. Moore 21-9 land owned by SHDC would like to get rid of it if poss because expensive to maintain – a large litter bin.

Case Officer Conclusions (issues)

3 + 4 ft fence to boundary with Council to side, between site + Queens Road. Mature hedge behind chain link fence to Queens Road with 2 mature trees adj site to S – 4 ft fence to back

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

On a good quality garage + / or Conservation Area

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? No .... (Yes / No)

[Reason:

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) — Yes ....

ANY ONE OF ABOVE

Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details for non-standard direction:

P213-8. materials?

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ SS

Receipt Issued ..... No. NIL

Date First Received 27 JUL 1992

REGISTRATION

REFERENCE H/R/0805/92

Cross-Ref R N/A MD

Date 28/7/92

VALIDATION Date 27/7/92

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

Site area ..... No. of dwellings ..... Floorspace 2.97 22.88

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 advert required ☐ Expiry date .....

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

Correct fee £ SS. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 29.7.

Index Sheets 183 OS Nos ..... Grid Ref E 395610 N 334430

Part Q Parish SPALDING TR Rural ☐ C1 ☐ Grade
TR Bypass ☐ L3 ☐
Inside IDB YES Inside L2 area YES Level crossing ☐ IDB ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..0247198

Planning Records:
Earlier apps

S 52 Records:
Already submitted Ref.....
Requested .....

Inputs completed 31/7/92
KAB

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 19th October, 1992.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J. Clark	Mr. J.R. Pearl	Mr. D.S. Venni
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. R.C. West
Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler	

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Committee Assistant.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, B. Alcock, R.C.P. Cowan, B.J. Davies, J.A. Dobney, N.P. Judge, M.B.E., A.E. Naylor and M.C. White.

771. MINUTES

The Minutes of the meeting held on 28th September, 1992 were signed by the Chairman as a correct record.

772. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H06/0612/92 Mr C Gilbert	O.A.	Residential development at Marsh Road, Gedney Drove End.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (condition 4 of H15/0514/89) adjacent to Old Plough, South Drove, Quadring.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Pauls Road, Spalding.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor R.C. West requested that his vote against the above decision be recorded.)

730. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Paul's Road, Spalding.

(Pending a site inspection to assess the suitability of the proposed development.)

H22/0834/92 Mr & Mrs I D Holmes	Retention of dwelling without complying with agricultural clause on planning permission H22/0174/92 at Moulton Chapel Road, Cowbit.

(For the Director of Planning and Building Control Services to consider with other similar outstanding applications and to report thereon to a future meeting.)

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the development.)

H01/0891/92 Patterson Properties	Pair of semi-detached houses at 85 Back Gate, Cowbit.

(Pending a site inspection to assess the suitability of the site for the development.)

H11/0896/92 Mr & Mrs R Southgate	Occupation of dwelling without complying with agricultural occupancy condition of permission (H11/0665/78) at The New House, Wisbech Road, Long Sutton.

(Pending a site inspection to assess the suitability of the proposal in the light of the character and pattern of existing development.)

H22/0364/92 C R Bustance	Abattoir with associated external storage facilities and staff car parking at Wimberley Hall Farm, Stonegate, Weston.

(Pending a site inspection, and to enable the Plans Sub-Committee to consider the proposal in greater detail at an extraordinary meeting, following which the application be referred back to this Committee for determination.)

(In respect of the above application it was moved and seconded that the application be refused, following which an amendment was moved and seconded that the application be deferred pending a site inspection, and to enable the Plans Sub-Committee to consider the proposal in greater detail at an extraordinary meeting, following which the application be referred back to this Committee for determination. Prior to voting on the amendment it had been requisitioned under Standing Order No.15 that the matter be the subject of a recorded vote so as to show how each Member present and voting gave his or her vote. The voting on the amendment was as follows:-

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0805/92 Received:27-JUL-92 Type:FULL

Name: Mr R Branton
2 St Paul's Road
Spalding
Lincs

Agent: Mr R Branton
2 St Paul's Road
Spalding
Lincs

Description: Detached sectional concrete garage

Location : 2 St Paul's Road Spalding
Lincs

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~~ samples 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.

Authorised to issue:

22-OCT-92 H16/0805/92 AD.....DC.....

IAN 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

CAM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0805/92 Type: FULL

Applicant: Mr R Branton
Tel: 0775 769178

Agent: Mr R Branton
0775 769178

Description: Detached sectional concrete garage

Location: 2 St Paul's Road
Spalding
Lincs

Valid date: 27-JUL-92
Target dates:
To case officer 01-AUG-92
Inspected by 06-AUG-92
Extra contacts 11-AUG-92
Report if not clear by 31-AUG-92

Terminal date: 21-SEP-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 22.88 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
SITE NOTICE	12 AUG 92	2 SEP 92
Cllr E N Davies	31-JUL-92	14-AUG-92
Cllr J Goodley	31-JUL-92	14-AUG-92
Cllr G Teale	31-JUL-92	14-AUG-92

LCC – Obs Attached JA 6/8/92

805/92 Brenton.

Grant Permission.

Sc 12. Samples.

Note to NRM have phb this can't be a because don't know what 'Canterbury Chipping' Smith looks like

PAH 21-10-92

. MINUTES

The Minutes of the meeting held on 28th September, 1992 were signed by the Chairman as a correct record.

. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

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(Councillor R.C. West requested that his vote against the above decision be recorded.)

H01/0891/92 Patterson Properties	Pair of semi-detached houses at 85 Backgate, Cowbit.

APPLICATION REFERENCE: H16/0805/92 DATE RECEIVED: 27 07 92

APPLICANT: Mr R Branton
2 St Paul's Road
Spalding
Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 OCT 1992

TYPE: Full

DESCRIPTION: Detached sectional concrete garage

LOCATION: 2 St Paul's Road, Spalding

County Highways: No objections.

PLANNING ISSUES

1 The proposal is to erect a concrete sectional garage which will come forward of the front elevation of the applicants dwelling. It will therefore be visible when driving along St Paul's Road and because it is constructed of concrete sections it will appear very obtrusive.

2 The site is at the junction of St Paul's Road and Queens road and will be partially screened by conifers on a piece of land owned by the Council in one direction, but very visible from the west.

3 It is considered that the principle of a garage on this site is acceptable. However the proposed construction and materials are unacceptable.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority the erection of a concrete sectional garage in this position would be detrimental to the visual amenities of the area.

Note to Applicant

It is considered that a conventionally constructed garage with matching materials to the dwelling would, however, be acceptable.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0805/92

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. Address or location

2 ST PAULS ROAD SPALDING

3. Name, classification and number of road

UC

4. Date application referred

6-8-92

5. State whether outline, detailed application etc.

FULL

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

GARAGE & ACCESS

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: 6-8-92 Signed: [signature]
Director of Highways and Planning