

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0812/93

Received: 28-SEP-93 Type: FULL

Name: Mr & Mrs Hobbs
39 Edinburgh Drive
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Description: Lounge and bedroom extension, detached garage and change
of use of amenity land to drive
Location : 39 Edinburgh Drive 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.

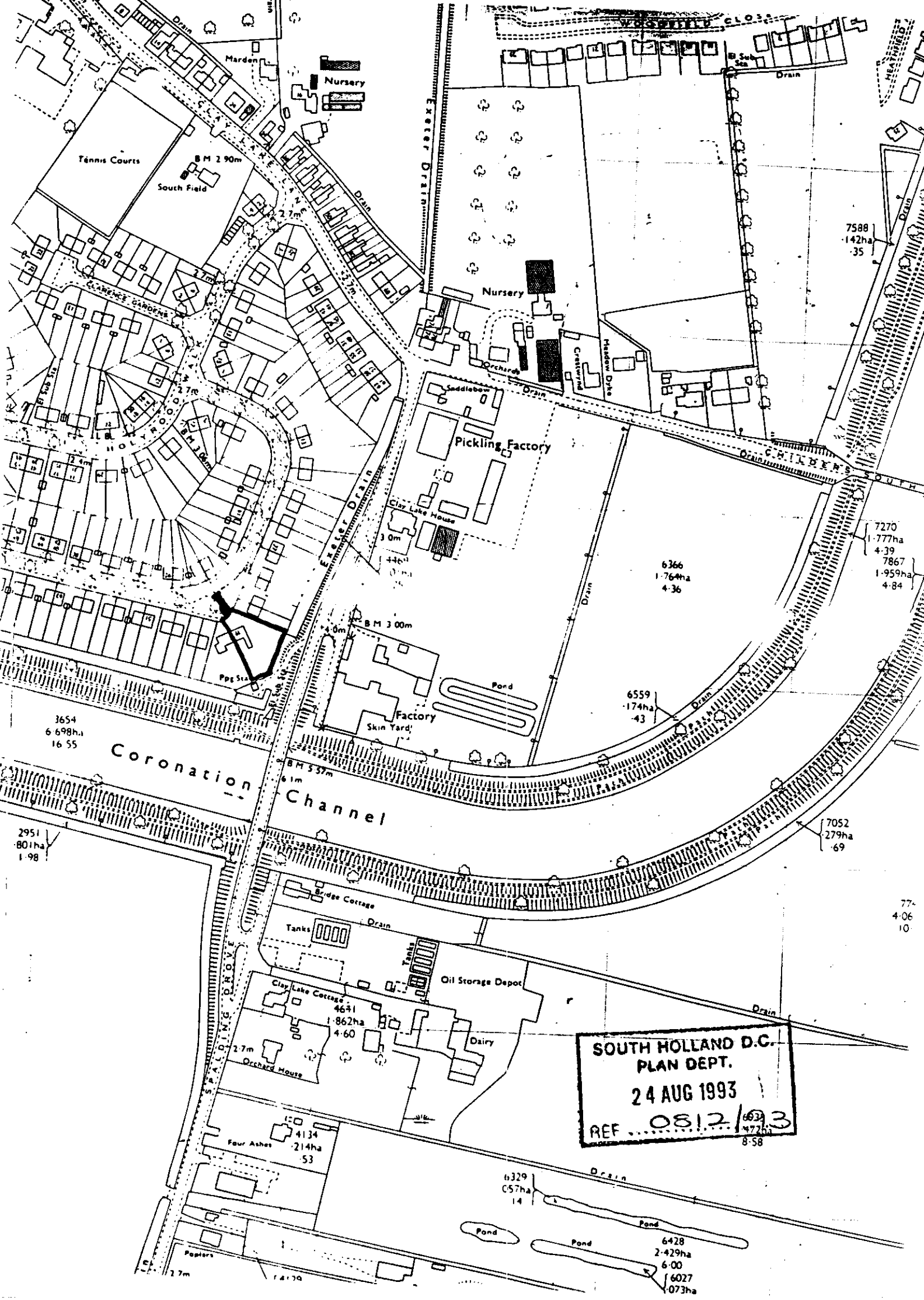
Reason: As required by Section 91 of the Town and Country Planning Act
1990.

- 2 This permission does not extend to the vehicle access as shown on the
submitted plans. Any vehicle access across Council owned land shall be
in accordance with a scheme to be prepared by the District Council.

Reason: The details submitted in respect of the vehicle access are
considered unsatisfactory.

Director of Planning and Building Control Services
03-DEC-93 H16/0812/93

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.



PLANNING APPLICATION

For office use only

Application No. H16/0812/93

Date Registered 24 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. MR. HOBBS
39 EDINBURGH DRIVE
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE, KETON HILLS,
SPALDING, LING.

Tel. No. 0406 380532
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

39 EDINBURGH DRIVE, SPALDING.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

LOUNGE & BEDROOM EXTENSION
+ DETACHED GARAGE

Please complete

I attach

* Four copies of all plans

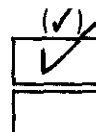
* an ownership certificate (see back page)

Signed.

Date

* a fee of 60.00

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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

☐
☐
☒
☐

If so, how many:

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

metres

metres

metres

D. Please state type and colour of materials for facing external walls:

E. Please state type and colour of roofing materials.

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

7.6
6.06
3.915
LBC Rustic to match extg
Plain tiles to match extg

☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

DOMESTIC

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

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

☐

or

B. There will be a new or altered access to a public road

☒

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

If so, name of road: EDINBOROUGH DRIVE
Will there be—
Individual access(es) ☒
New estate road ☐

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

SOAKAWAY
—
No.

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☐

If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

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?

☐

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 OF APPLICATION SITE
WITH ACCESS OVER LAND BELONGING
TO SOUTH HOLLAND DISTRICT COUNCIL*

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

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: *SOUTH HOLLAND DISTRICT COUNCIL*

Address of owner at which notice was served:

State Date notice served:

*DIRECTOR OF ADMINISTRATION
COUNCIL OFFICES
PRIORY ROAD, SPALDING*

23/08/93.

Signed *[Signature]* (Applicant / Agent) Date *28/09/93*...

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 *[Signature]* (Applicant / Agent) Date *28/09/93*...

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

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 OF APPLICATION SITE
WITH ACCESS OVER LAND BELONGING
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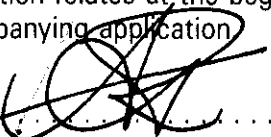
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Signed  (Applicant / Agent) Date

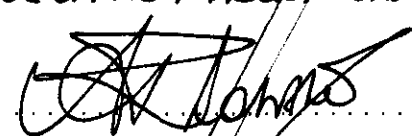
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Owner's Name: *SOUTH HOLLAND DISTRICT COUNCIL*

Address of owner at which notice was served:

State Date notice served:

*DIRECTOR OF ADMINISTRATION
COUNCIL OFFICES, PRIORY ROAD, SPALDING*

Signed  (Applicant / Agent) Date *23/08/93*

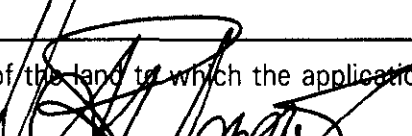
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If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

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 *23/08/93*

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P376

Date first Rec'd 24 AUG 1993

Registration

Reference H16/0812/93

Cross-Ref B16/0517/93

Date 25/8

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 £60

Nil fee

☐
☐
☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 220 OS Plots

Grid ref 53580321636

Ward S Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site

Ref

☐
☐
☐

Dist Bound

Linked to property

Ref

0183391

Other:

Planning Records:

Earlier apps

936/81

B Reg Records:

Already submitted - Ref:

Request needed

Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Ex LA house - corner plot.
Boundaries : Red brick with plain tile roof.
Site Features : Strip of amenity land between gate
+ highway.

Inspected by
Date DMG 1/9
Site Notice posted by
Date DMG 1/9
Expiry Amended Notice 1/10 DMG

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

37 Edinburgh Drive
41

✓ done

Case Officer Conclusions

Note

Discussed with P. Moore. He is aware of application
and will discuss it with Admin Dept. DMG 5/10.

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

Post Committee

DELEGATED DECISION

Case Officer Recommendation

Approve
(or equiv)

Refuse
(or equiv)

Signed DMG Date 25/11

Notes:



Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons (cont overleaf)

TL1 ①

This permission does not extend to the vehicle access as shown on the submitted plans. Any vehicle access across Council owned land shall be in accordance with a scheme to be prepared by the District Council.

Reason: The details submitted in respect of the vehicle access are considered unsatisfactory.

SCA
②

DC INSTRUCTION SHEET

APPLICATION REF: H16/0812/93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☒

Scale dwg:

Highway S/W:

Agric appraisal:

+ 1:2500

LB Advt

☐
☐

Non-std: (1) ~~1:2500~~ copies of amended 1:2500 plans required which ~~show~~ outline in red access to a public highway. ~~Notice should be served upon South Holland District Council~~ as users of the land between 39 Edinburgh Drive + the public highway.
(2) ~~Notice should be served upon South Holland District Council~~ as users of the land between 39 Edinburgh Drive + the public highway.
(3) ~~Notice should be served upon South Holland District Council~~ as users of the land between 39 Edinburgh Drive + the public highway. Details required as to the length of time the "amenity land" has been used to gain ~~vehicular~~ Date.....

Other.....

Direction authorised by Senior Officer.....

Revalidation after Direction

Information satisfactory

Signed..... *DMG*

Date..... 29/9

Valid date: 28/9

Amended description

Living and bedroom extension, detached garage and change of use of amenity land to drive. *done 30/9*

Reconsultations:

All ☒ See below ☐

(including neighbours.)

Unsatisfactory -

Further direction:

Signed.....

Senior Off.....

Precise details: (1) ~~Can you please confirm (or otherwise) that the following is acceptable, namely, living and bedroom extension, detached garage and change of use of amenity land to drive.~~

Additional Consultation/Publicity Required

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

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

.....

Other

.....

Order No:

Specify:

Hazards

HSC Group

..... G* HAZ

Specific

.....

Specify:

Other PLA

.....

Specify:

Case Officer: *Diana Gentry*

Senior Officer Confirmed *DMG*

Date..... 2/10

Recorded DC....

RECONSULTS

Press

PC

WM

Residents

WP Note -

G Group available

G* Group essential

(longer expiry)

SOUTH HOLLAND DISTRICT COUNCIL
MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and
Building Control Services

FAO Mr D. Gedney

OUR REF: JAS/LDS/H.222

YOUR REF:

DATE: 19th November 1993

SUBJECT: PLANNING APPLICATION REF. H16/0812/93 - LOUNGE AND BEDROOM
EXTENSION, DETACHED GARAGE AND CHANGE OF USE OF AMENITY
LAND TO DRIVE AT 39 EDINBURGH DRIVE, SPALDING
(MR & MRS HOBBS)

As you are aware, at the meeting of the Plans Sub-Committee held on 8th November 1993 you were authorised to grant planning permission for the above, subject to appropriate conditions including a statement to the effect that "the planning permission does not extend to the vehicular access as shown on the submitted plans. Any vehicle access across Council owned land shall be in accordance with a scheme to be prepared by the District Council". As you are also aware the Council, as landowners, are granting an easement to Mr. & Mrs. Hobbs to enable them to have a vehicular access over the grassed amenity area. The Deed of Easement has not yet been completed on the Council's behalf and in view of the above I propose to hold it in abeyance pending satisfactory conclusion of the planning aspect. Accordingly, would you please let me know who is attending to this matter in your department. In view of the Housing and Property Services Department's interest (landowner and estate management) and the Environmental Services Department's interest (maintenance of amenity area) I trust that they will be party to the deliberations. Would you also let me know, in due course, when the matter has been resolved and what the proposals are as these could very well affect the easement being granted.



Director of Administration

S.H.D.C. PLANNING DEPT.	
RECEIVED	
22 NOV 1993	
TDG	
APPROVED DDO MPC G 1/2	when are we how? m ar/h

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and
Building Control Services

TO: Director of Administration

OUR REF: DMG/SJS H16/0812/93

YOUR REF: JAS/LDS/H222

DATE: 23 December 1993

SUBJECT: Planning Application H16/0812/93 - Lounge and bedroom extension, detached garage and change of use of amenity land and drive - 39 Edinburgh Drive, Spalding - Mr & Mrs Hobbs

I refer to your memorandum, dated 19 November 1993, in respect of the above.

In response, the Deputy Director of Housing and Property Services recently submitted a favoured scheme to my Department for comment (copy enclosed). I have subsequently informed him that the proposal would appear acceptable, subject to the removal of existing concrete post and also hardsurfacing in accordance with details suggested by him.

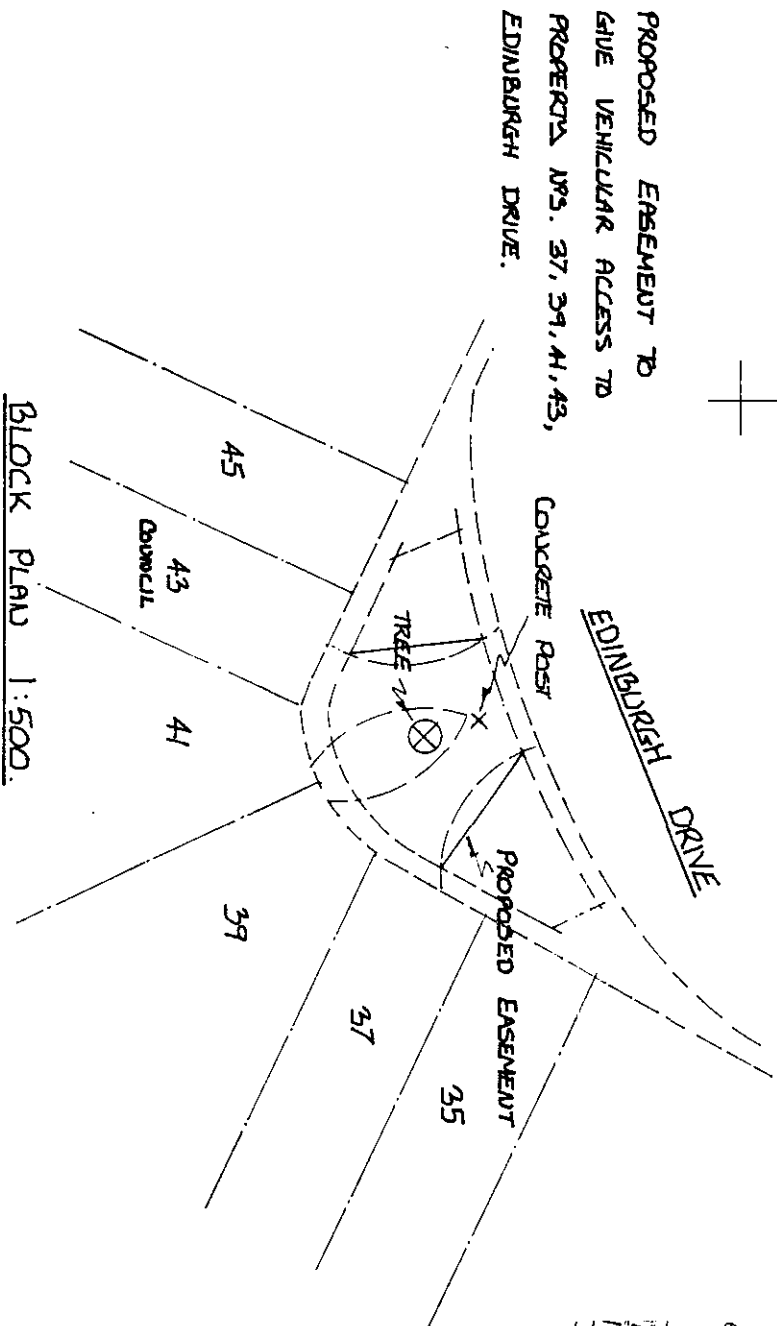
I hope the above information is of assistance to you.


B Smith
Director of Planning and Building Control Services

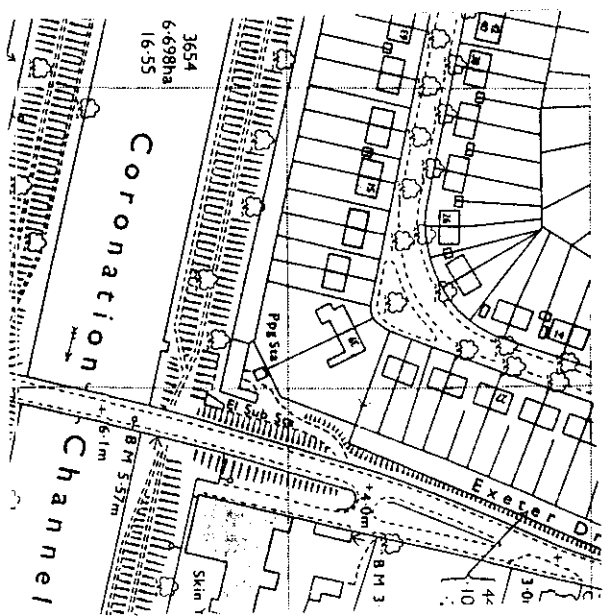
Enclosure

NORTH

- THE STANDARD OF CONSTRUCTION SHOULD BE EQUAL TO THAT REQUIRED BY LINCOLNSHIRE COUNTY COUNCIL FOR VEHICULAR ACCESS.
- A DROPPED KERB WILL BE REQUIRED.



BLOCK PLAN 1:500.



LOCATION PLAN 1:2500.

LOCATION PLAN REPRODUCED FROM THE 1974 ORDNANCE SURVEY 1:2500 SOUTH HOLLAND DISTRICT MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. CROWN COPYRIGHT RESERVED. SHEET NO T.F. 2421 - 2521.

PROJECT
GRASSED AREA OUTSIDE NOS 37-43 EDINBURGH DRIVE, SPALDING.

DATE	SCALE	JOB NO.
APRIL 1993.	1:500 / 1:2500	
DRAWN	DRAWING NO.	
Revised.		

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and
Building Control Services

TO: Director of Housing and
Property Services

OUR REF: DMG/SJS H16/0812/93

YOUR REF: DAS/CMT

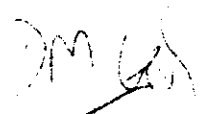
DATE: 23 December 1993

SUBJECT: Proposed drive - 39 Edinburgh Drive, Spalding

I refer to your memorandum, dated 14 December 1993, enclosing your favoured scheme in respect of a driveway serving the above and other adjacent properties.

In response, it is my opinion that the scheme is acceptable, subject to the removal of the existing concrete post and also hardsurfacing as specified.

I hope the above information is of assistance to you.


B Smith
Director of Planning and Building Control Services

9th NOVEMBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H13/0605/93 Messrs Wilson & Son Ltd	DMG	DPBCS Auth in respect of plots 10 & 11 as recommended plus the applicant be advised of sub-committee's views in respect of the future development of plots 5,6,7,8,9 & 12, and in particular, that the deletion of one plot at the end of the turning area and a revised plot layout would be preferable. Note on decision note to say letter to follow.
H13/0628/93 Ashwood Homes	JB	Grant as recommended and in respect of amended plans received. Superseded plans not properly stamped.
H23/0661/93 Mr R Regan	JB	Grant contrary to recommendation. Conditions to include one relating to retention of existing trees and the submission of a landscaping scheme.
H05/0782/93 Mr & Mrs Clark	DMG	Grant contrary to recommendation. Note on decision to make it clear that design of whole development shall be regarded as infilling.
H18/0783/93 A F Garner	DMG	DPBCS Auth for temporary period of 5 years subject to section 106 agreement restricting occupation of mobile home to owner, manager or an employee of the existing business and the consent being tied to the business use contrary to recommendation.
H16/0812/93 Mr & Mrs Hobbs	DMG	Grant contrary to recommendation. Conditions to include following: "This permission does not extend to the vehicle access as shown on the submitted plans. Any access across council owned land shall be in accordance with a scheme to be prepared by the District Council"
H13/0873/93 Mr Abbots & Miss Whitworth	JB	Grant as recommended. Additional condition regarding the provision of acoustic screening and any other reasonable noise measures along the boundary adjacent to the public house.

12th November 1993

Signed: _____
Principal Planning Officer

28	3/0684/93 Mr & Mrs Hare	DJR	Deferred. Clarify areas of land involved and check with DoT on request for refusal with regards to reference to construction of vehicular access and possible direction. Try to return application to 7 Dec 93 cttee. The use of imperial and metric measurements within the report should not be mixed.
30	H20/0695/93 A & DW Gent John Allen Tpt	JB	DPBCS Auth subject to sect 106 agreement as recommended.
32	H04/0697/93 B Smith & Co	PJU	Grant as recommended.
34	H04/0726/93 H04/0727/93 Mr & Mrs Woodcock	PJU	Refused as recommended.
36	H23/0748/93 Mr Harris	DMG	Grant as recommended.
38	H05/0782/93 Mr & Mrs Clark	DMG	Deferred for site visit. Plan required showing cross section of frontage (Local Plans to do) indicating infill sites plus definition of infilling to be checked and given to Roger Smith.
40	H18/0783/93 A F Garner	DMG	Deferred for site visit. Draft appropriate conditions/legal obligation in anticipation of committee being mindfull to grant. Discuss Nigel Midlen.
42	H20/0787/93 Mr Rager	DMG	DPBCS Auth to refuse as recommended.
44	H16/0812/93 Mr & Mrs Hobbs	DMG	Deferred for site visit. Advise committee on possible coordinated scheme providing access across land, including plan if possible. Letter to agent offering them a chance to clarify matter.
45	H16/0817/93 Mr & Mrs Lam	PJU	DPBCS Auth as recommended.
47	H08/0835/93 Barclays Property	PJU	Grant as recommended.
48	H16/0845/93 H16/0846/93 Dixons Stores Gp	PJU	Refused as recommended.
50	H14/0849/93 W H Sneath	DJR	Refused as recommended.
52	H13/0873/93 Mr Abbots & Miss Whitworth	JB	Deferred for site visit.

27th Oct 93

Signed:
N Midlen
Principal Planning Officer

PLANS SUB-COMMITTEE - 8th November 1993

728. PLANNING APPLICATIONS (continued)

Plan No. & Applicant

Proposal

H18/0783/93
A F Garner

Siting of mobile home at 187 Bridge Road, Sutton Bridge.

RESOLVED: Subject to the applicant first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 restricting occupation of the mobile home to the owner, manager or an employee of the existing business and the consent being tied to the business use, the Director of Planning and Building Control Services be authorised to grant temporary planning permission for the above development, contrary to his recommendation, for a period of five years.

(It was also agreed that the applicant be advised that it was unlikely that permission for the siting of a mobile home on the site would be granted planning permission for another similar period when the current consent expires.)

H16/0812/93
Mr & Mrs Hobbs

Lounge and bedroom extension, detached garage and change of use of amenity land to drive at 39 Edinburgh Drive, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to appropriate conditions, including :

"This permission does not extend to the vehicle access as shown on the submitted plans. Any vehicle access across Council owned land shall be in accordance with a scheme to be prepared by the District Council."

H13/0873/93
Mr M Abbots & Miss L Whitworth

Bungalow on plot adjacent The Plough Inn, Woodgate Road, Moulton Chapel.

RESOLVED: Planning permission be granted in accordance with the recommendation of the Director of Planning and Building Control Services subject to an additional condition requiring the provision of acoustic screening and any other reasonable noise measures along the boundary adjacent to the public house.

(b) Other Planning Applications referred to the Sub-Committee for determination

The following application, which had previously been referred to the Sub-Committee for consideration, was determined as indicated:-

Plan No. and Applicant

Proposal

H11/0605/93
Messrs R K Wilson & Son Ltd

Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

RESOLVED: (a) The Director of Planning and Building Control Services be authorised to grant planning permission in respect of plots 10 and 11, Delph Fields, Long Sutton, in accordance with his recommendation; and (b) the applicants be advised of the Sub-Committee's views in respect of the future development of plots 5, 6, 7, 8, 9 and 12, Delph Fields, Long Sutton, and in particular, that the deletion of one plot at the end of the turning area and a revised plot layout would be preferable.

(End of Minutes)

APPLICATION REFERENCE: H16/0812/93

DATE RECEIVED: 28-SEP-93

TYPE: Full

DESCRIPTION: Lounge and bedroom extension, detached garage and change of use of amenity land to drive

LOCATION: 39 Edinburgh Drive, Spalding

APPLICANT: Mr & Mrs Hobbs

AGENT: Broadgate Builders

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

Refuse permission.

- 1 In the opinion of the Local Planning Authority the change of use of the grassed amenity area to gravel drive will be detrimental to the visual amenities of the estate. The proposal, if permitted, would also make it difficult for the Local Planning Authority to resist further unsatisfactory development of a similar nature.

COMMENTS

- 1 Lincolnshire County Council obtained deemed planning permission in 1981 (H16/0936/81) to erect garage and to construct a vehicular access/driveway over this area of amenity land. However, this was never implemented.
- 2 Notwithstanding the above, it is my opinion that a change of use of the amenity land to driveway would be detrimental to the visual amenities of the estate and also encourage further applications of a similar nature.
- 3 If Members are so inclined, a more co-ordinated scheme may be possible.
- 4 No objections raised to the extension to the dwelling.

REPRESENTATIONS

County Highways: Does not wish to restrict the grant of planning permission.

PLANNING COMMITTEE - 26th October, 1993

703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(To enable the Director of Planning and Building Control Services to advise the applicant that (1) a revised application based on the draft alternative layout is supported in principle; and (2) that in the event of the proposed new access for the A151 being omitted, a new application would be required, and any new application submitted be referred direct to the Plans Sub-Committee for consideration and determination.)

H11/0535/93
Mr & Mrs J W Watkin

Change of use from domestic to mixed domestic and kennelling of show dogs at 42 Daniels Gate, Long Sutton.

(To enable the Officers to consider a letter from the applicants.)

H11/0605/93
Messrs R K Wilson & Son
Ltd

Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

(To enable the application to be referred to the Plans Sub-Committee for more detailed consideration.)

H13/0628/93
Ashwood Homes

Three dwellings at Woodgate Road, Moulton Chapel.

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

(It was reported that 2 late letters with observations had been received in relation to the above application.)

H08/0684/93
Mr & Mrs H Hare

Continuation of use for siting mobile home at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.

(To enable the Director of Planning and Building Control Services to clarify the position concerning additional land to be purchased and the access arrangements for the site.)

H05/0782/93
Mr & Mrs J C Clark

O.A. Dwelling and garage at Lowgate, Fleet.

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

H18/0783/93
A F Garner

Siting of mobile home at 187 Bridge Road, Sutton Bridge.

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

H16/0812/93
Mr & Mrs Hobbs

Lounge and bedroom extension, detached garage and change of use of amenity land to drive at 39 Edinburgh Drive, Spalding.

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

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



H16/0812/93

FULL

Applicant: Mr & Mrs Hobbs
Tel:

Agent: Broadgate Builders
0406 380532

Description: Lounge and bedroom extension,
detached garage and change
of use of amenity land to
drive

Location: 39 Edinburgh Drive
Spalding
Lincs

Valid date:	28-SEP-93	Terminal date:	23-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	05-OCT-93	Report deadline:	03-NOV-93
Inspected by	12-OCT-93	Agreed TD Ext:	
Extra contacts	19-OCT-93	Case Officer:	
Report if not clear by	02-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier, 37 Edinburgh Drive	30-SEP-93	21-OCT-93	
Owner/Occupier, 41 " "	30-SEP-93	21-OCT-93	
Site/Press Advert MIN	01 05-OCT-93	22 30-OCT-93	} Amend. description + further plan rec'd.
Cllr B J Davies	30-SEP-93	07-OCT-93	
Cllr C Evans	30-SEP-93	07-OCT-93	
Cllr M C White	30-SEP-93	07-OCT-93	

E.C.C. Obs Attached for 7/10/93
plan taken 11/10/93

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Fax: (0775) 710772



H16/0812/93

FULL

Applicant: Mr & Mrs Hobbs
Tel:

Agent: Broadgate Builders
0406 380532

Description: Lounge and bedroom extension
and detached garage

Location: 39 Edinburgh Drive
Spalding
Lincs

Valid date:	24-AUG-93	Terminal date:	19-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	31-AUG-93	Report deadline:	22-SEP-93
Inspected by	07-SEP-93	Agreed TD Ext:	
Extra contacts	14-SEP-93	Case Officer:	
Report if not clear by	28-SEP-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	1 SEPT	22
Cllr B J Davies	31-AUG-93	21-SEP-93
Cllr C Evans	27-AUG-93	03-SEP-93
Cllr M C White	27-AUG-93	03-SEP-93

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

Ref 812/93

FROM: DEPUTY DIRECTOR OF PLANNING
& BUILDING CONTROL SERVICES

TO: DIRECTOR OF HOUSING &
PROPERTY SERVICES

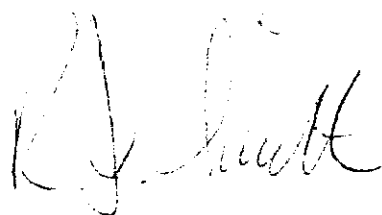
REF: RJS/JK

REF:

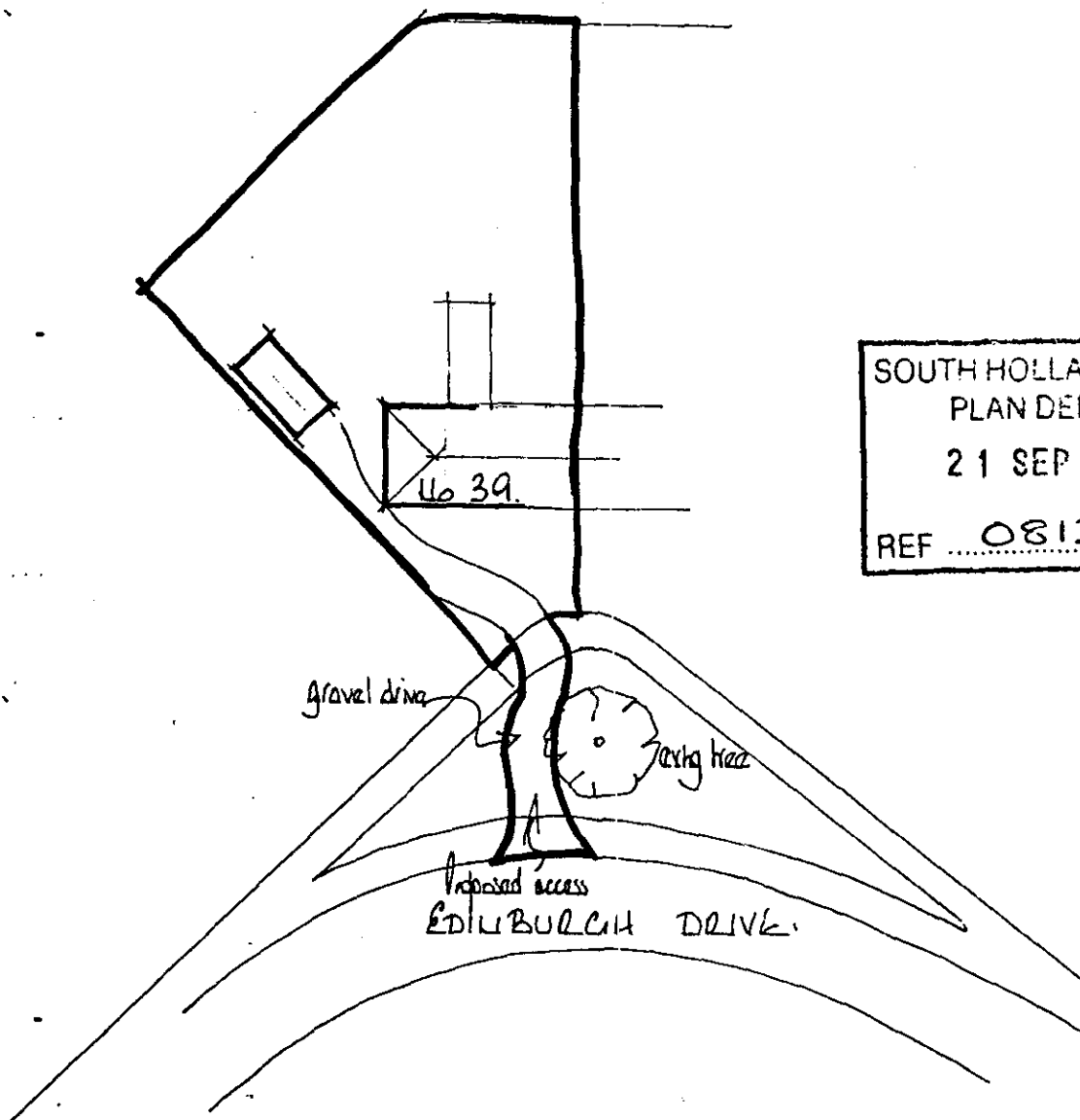
DATE: 18 November, 1993

SUBJECT: 39 Edinburgh Drive, Spalding

I refer to the recent conversation between Roger Smith and David Showler concerning the planning permission recently granted for extensions at No. 39 Edinburgh Drive and the Plans Sub-Committee's desire that there should be an overall scheme for access to the properties adjoining the small amenity area. I look forward to receiving your scheme in due course, together with confirmation that the residual grassed areas will continue to be maintained by the Council.



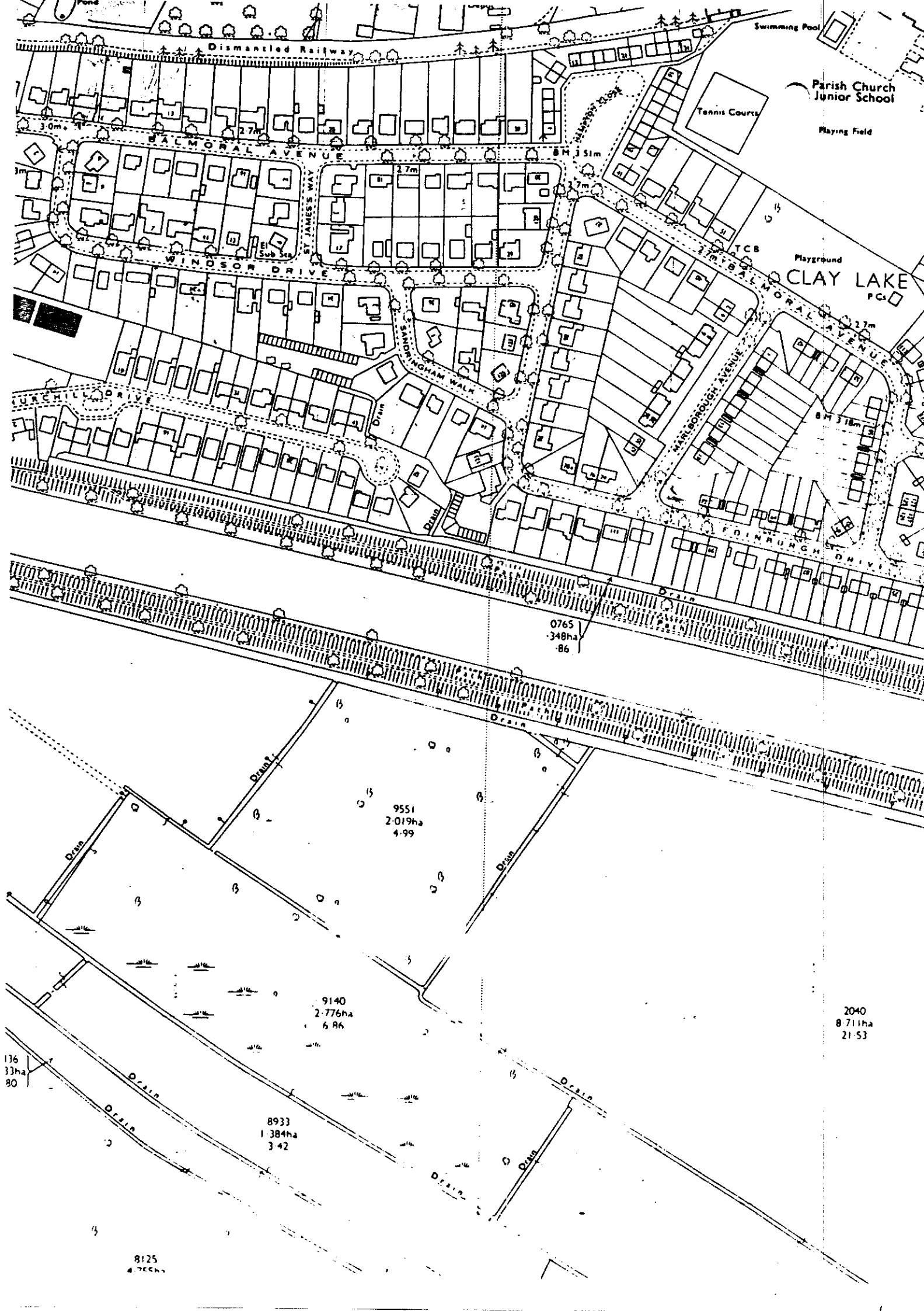
R J SMITH.
DEPUTY DIRECTOR OF PLANNING
& BUILDING CONTROL SERVICES



SOUTH HOLLAND D.C.
PLAN DEPT
21 SEP 1993
REF 0812193

EXTENSION TO DWELLING AT 39 EDINBURGH DRIVE. SPALDING.
By Mr. & Mrs. Hobbs.

Scale 1:500 approx.



Dismantled Railway

Swimming Pool

Parish Church Junior School

Tennis Courts

Playing Field

BALMORAL AVENUE

WINDSOR DRIVE

ST JAMES'S WAY

SAUNDERS WALK

TCB

Playground

CLAY LAKE
P.C.

MURCHILL DRIVE

MARLBOROUGH AVENUE

FOINRUGH DRIVE

0765
348ha
86

9551
2.019ha
4.99

9140
2.776ha
6.96

8933
1.384ha
3.42

2040
8.711ha
21.53

8125
4.776ha

We have been negotiating with Mr Scarbrook of Administration for one year now over the first step of gaining access to our properties and we will any day now be signing legal papers for an easement.

The councils own solicitors Messrs Callthrops along side our solicitors Peter Frost & Co, Mr Bowker acting on our behalf, and Mr & Mrs Hudson of No. 37, solicitor being Mr Richard Knipe of Knipe Miller & Co., all of Spalding, have been drawing up the papers. If there are any other queries please contact any of the above persons who will be glad to supply the answers.

Yours Faithfully

W Hobbs

REF. NO.

H16/0512/193

Dear Sir

As we have had our planning permission, for Extension & garage deferred for a pile visit. We hope we can clarify any queries the planning committee may have regarding 'All Driveways'.

Driveways within the perimeter of the boundary of No. 39 will be gravel to eliminate any problems with drainage.

The access driveway over the so called amenity area outside our boundary will be of tarmac as laid down by the county highways division. It will consist of a single drive giving access to properties Nos. 37 and 39.

1946

411

OK Mr & Mrs Hobbs

51100 11/11/93 11/11/93 11/11/93

Spalding

6/11/93

PELL 25A

November 1993

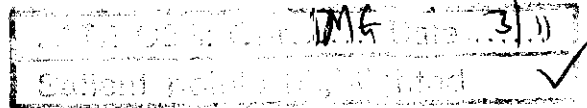
Discussed with NRM and C. Briggs.

Considered that a joint access arrangement would be most appropriate under the circumstances, which could branch out to serve relevant properties (have to be positioned around tree).

Likely surface treatment = pavings, grasscrete or possibly tarmac?

Advise that applicants apply for coordinated scheme.

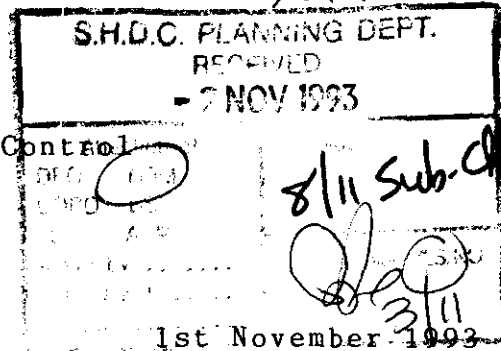
DMF #11



Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: AJF/vdbc

Director of Planning & Building Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir,

H16/0812/93 - PROPOSED EXTENSION, DETACHED GARAGE WITH VEHICULAR ACCESS, 39 EDINBURGH DRIVE, SPALDING

I understand that at the Committee Meeting of 26th October 1993 the above application was deferred for a site visit in order that the impact of the vehicular access across the amenity land can be assessed.

The Director of Planning & Building Control expressed concern in the report with specific regard to the proposed surface treatment of the access and its detrimental effect on the amenity land. I can confirm that the only area of driveway dressed with gravel will be within the curtilage of No.39. It is agreed that a more suitable surfacing across the amenity land would be tarmac.

The matter of legal access across the amenity land has been the subject of negotiation between the Administration Department of SHDC and our client Mr Hobbs. Also party to an agreement in the resident at No.37 Edinburgh Drive, the objective being to provide a joint access thereby minimising the impact on the amenity land. I understand that an agreement is in place awaiting final signatures.

I trust that this information will be of some assistance to the Committee in considering this application and I look forward to securing a favourable decision for our clients in the near future. Should any further information be required please do not hesitate to contact the undersigned.

Yours faithfully

Alan J. Finch.

ALAN J. FINCH



Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H/16/0812/93

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

39 EDINBURGH DRIVE, SPALDING.

3. Name, classification and number of road

UC

4. Date application referred

7-10-93

5. State whether outline, detailed application etc.

FULL

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

EXTENSIONS, GARAGE & PROVISION OF
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 10 ~~as shown overleaf.~~

Date:

7-10-93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS: —

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

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



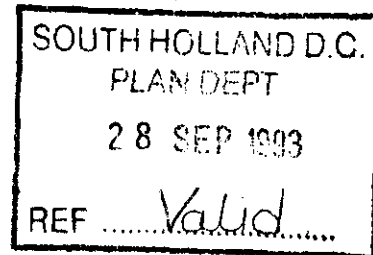
Application no: H16/0812/93

Applicant: Mr & Mrs Hobbs
39 Edinburgh Drive
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Description: Lounge and bedroom extension
and detached garage

Location: 39 Edinburgh Drive
Spalding
Lincs



Type: FULL

Date received: 24-AUG-93

21-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

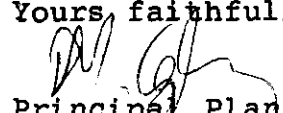
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached sheet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully


Principal Planning Officer

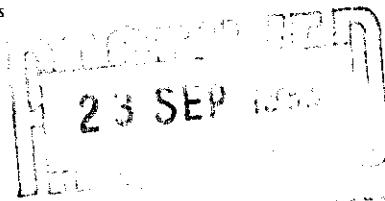
BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



- 1 Can you please confirm (or otherwise) that the following description is acceptable; namely

"Lounge and bedroom extension, detached garage and change of use of amenity land to drive"
- 2 Please complete and return the enclosed ownership certificate giving details when notice was served upon South Holland District Council.

BRIAN SMITH Dip TP, MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
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Application no: H16/0812/93

Applicant: Mr & Mrs Hobbs
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Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

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Spalding
Lincs



Type: FULL

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21-SEP-93

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REQUIREMENT FOR ADDITIONAL INFORMATION ETC

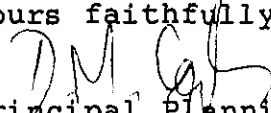
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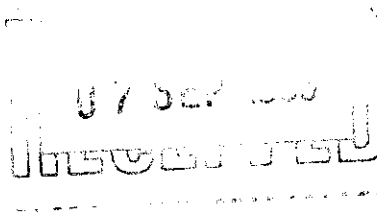
- 1 Can you please confirm (or otherwise) that the following description is acceptable; namely

"Lounge and bedroom extension, detached garage and change of use of amenity land to drive"
- 2 Please complete and return the enclosed ownership certificate giving details when notice was served upon South Holland District Council.

Confirm the description is satisfactory, a full ownership certificate enclosed. Notice served upon you on 23rd August 93

A handwritten signature in black ink, appearing to be "J. J. J." or similar, with a large, stylized flourish.

BRIA MITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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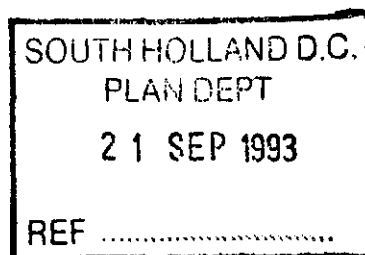
Application no: H16/0812/93

Applicant: Mr & Mrs Hobbs
39 Edinburgh Drive
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Description: Lounge and bedroom extension
and detached garage

Location: 39 Edinburgh Drive
Spalding
Lincs



Type: FULL

Date received: 24-AUG-93

02-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

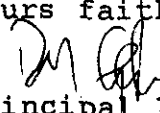
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Yours faithfully


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Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H16/0812/93

- 1 Four copies of amended 1:200 and 1:2500 plans required which outline in red access to a public highway.
- 2 Notice should be served upon South Holland District Council as owners of the land between 39 Edinburgh Drive and the public highway.
- 3 Details required as to the length of time the "amenity land" has been used to gain vehicular access to 39 Edinburgh Drive. — *APPROX 12 MONTHS.*



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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3176
Date received : 24-AUG-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

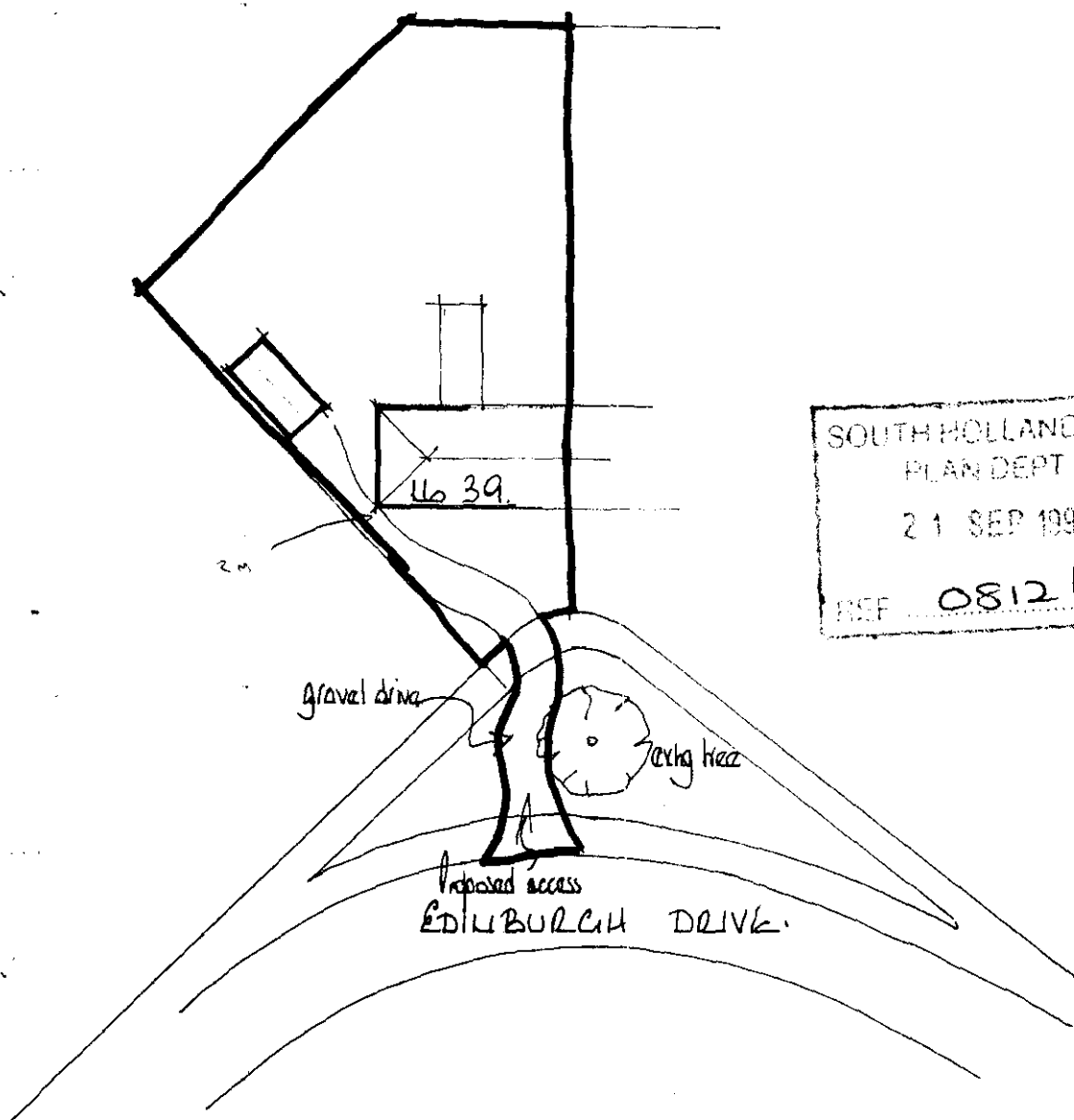
Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

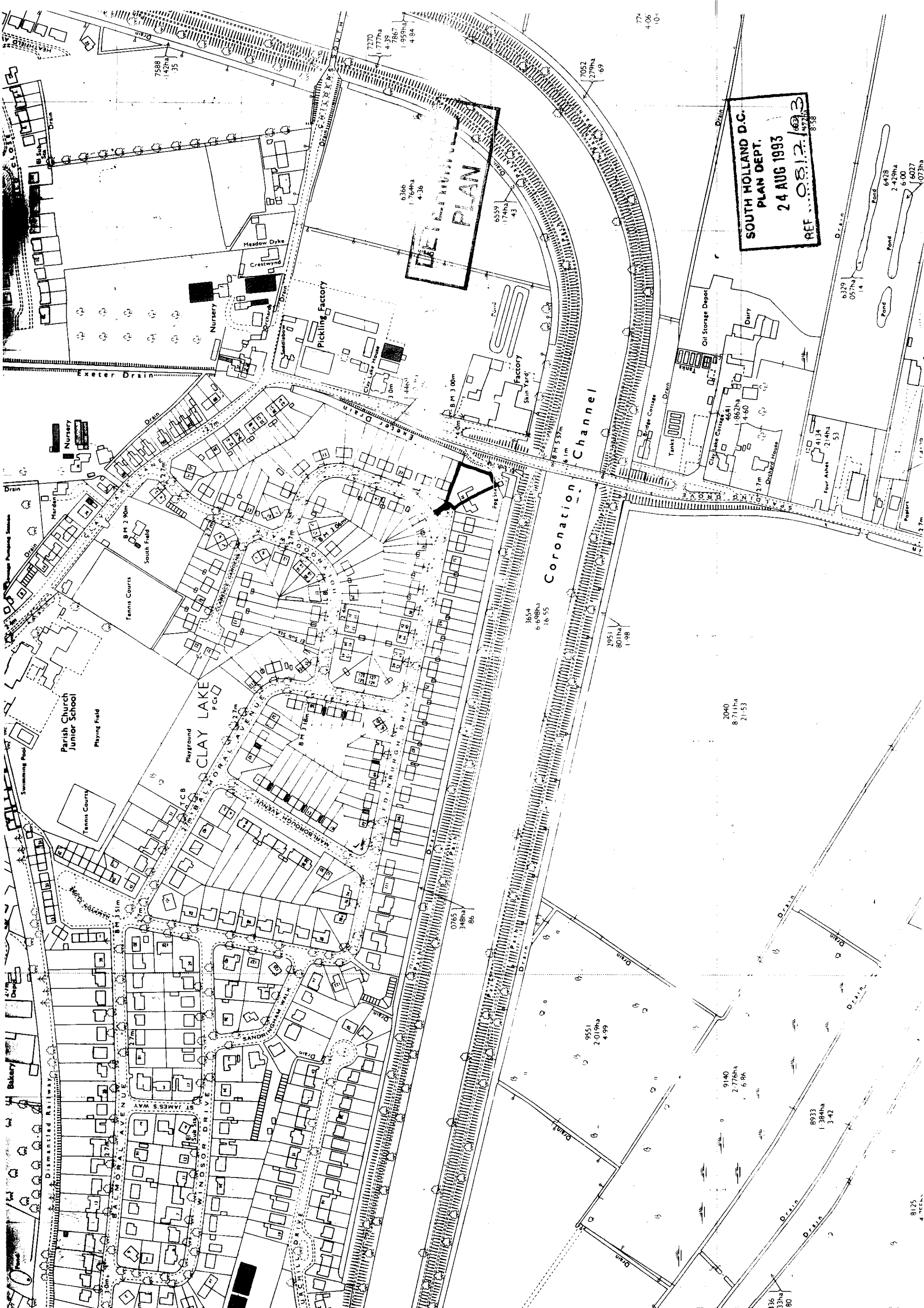
Signed.....*K. Lowe*.....
(Authorised Collector)

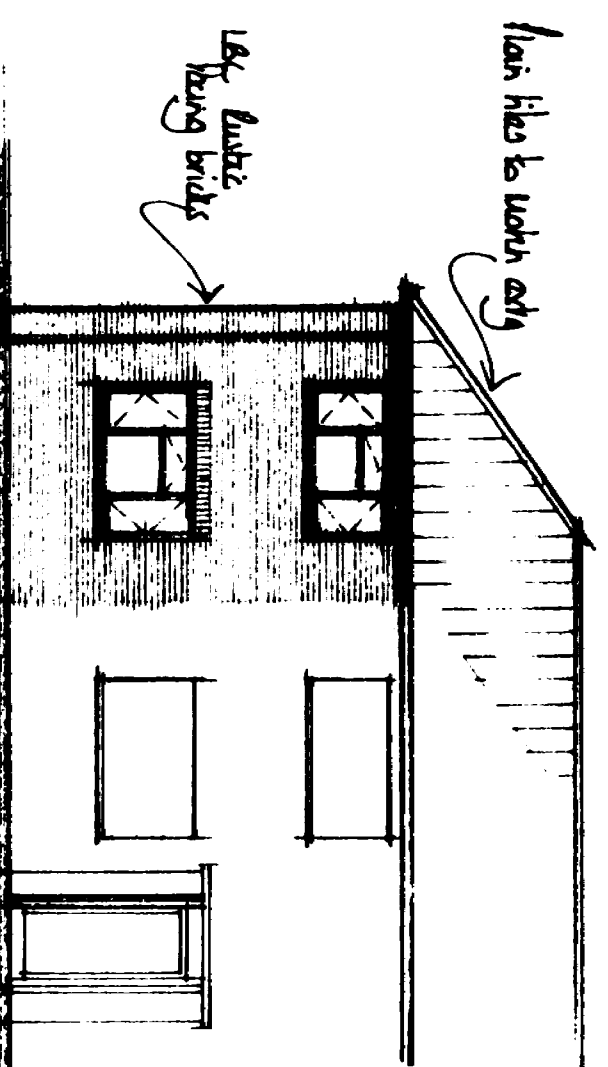




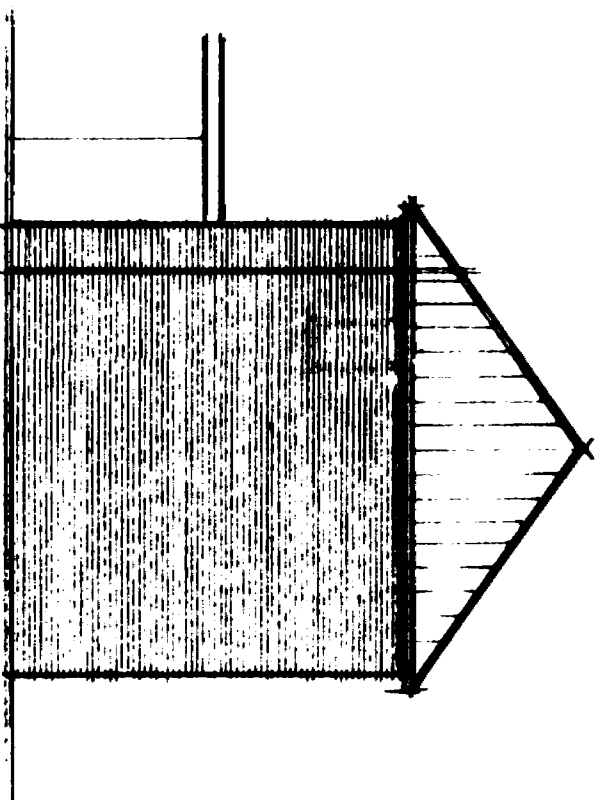
EXTENSION TO DWELLING AT 39 EDINBURGH DRIVE, SPALDING.
By MR & MRS HOBBS.

Scale 1:500 approx.

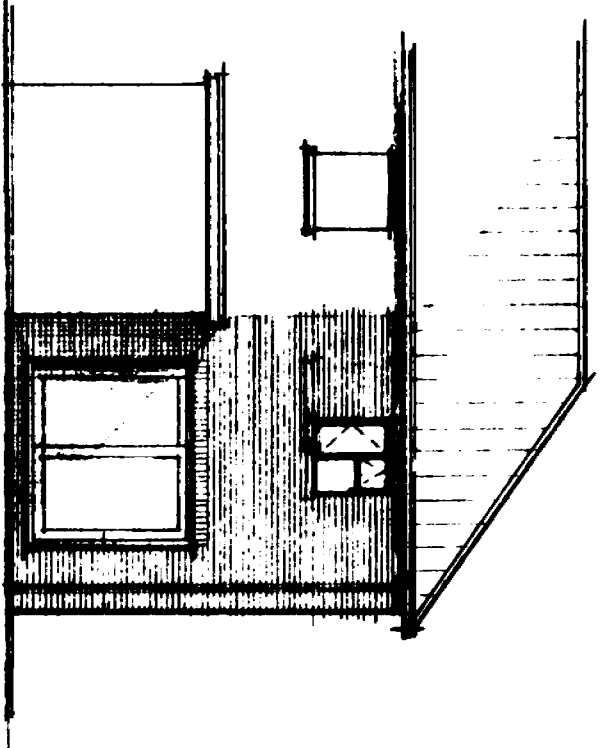




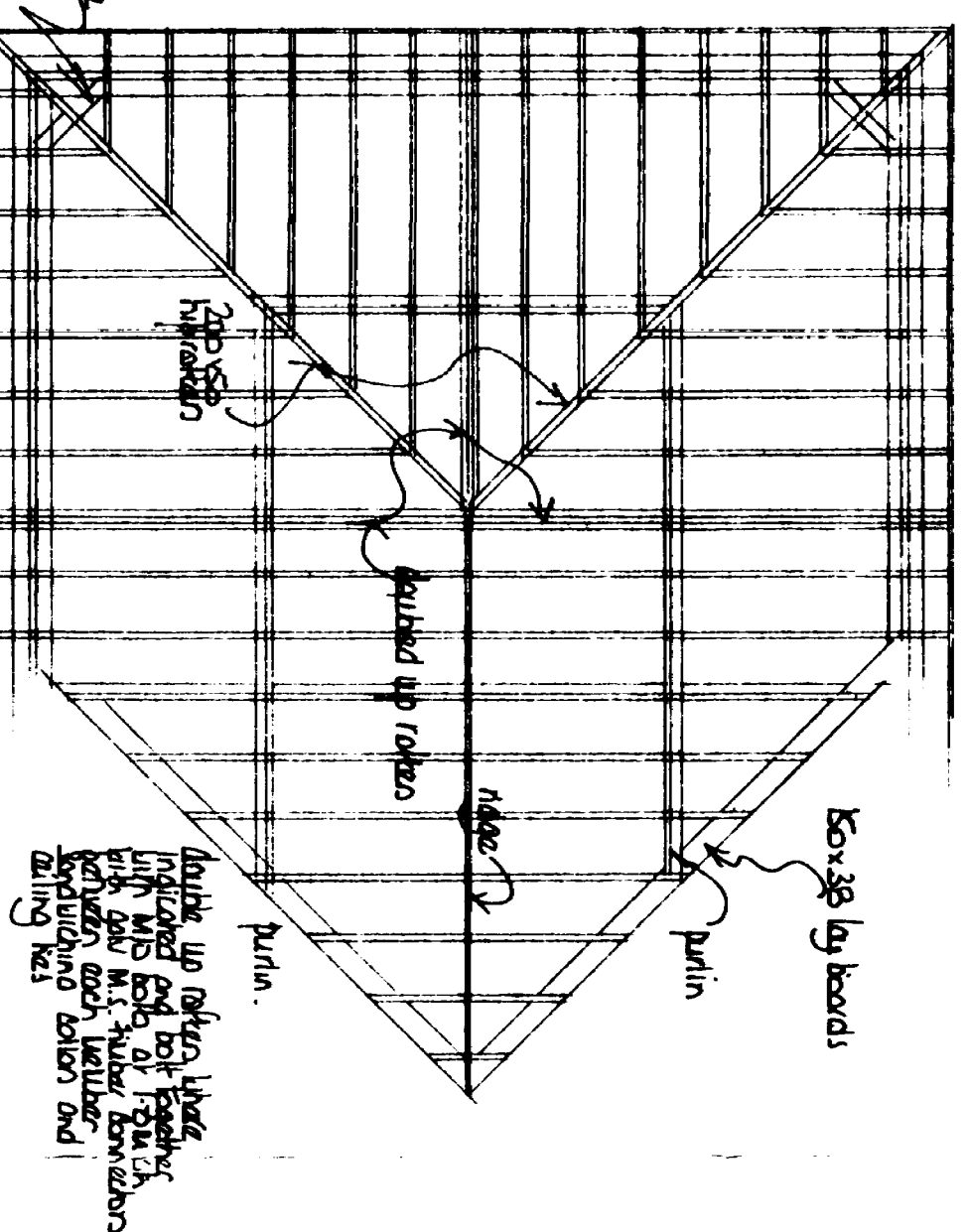
N. West



N. East

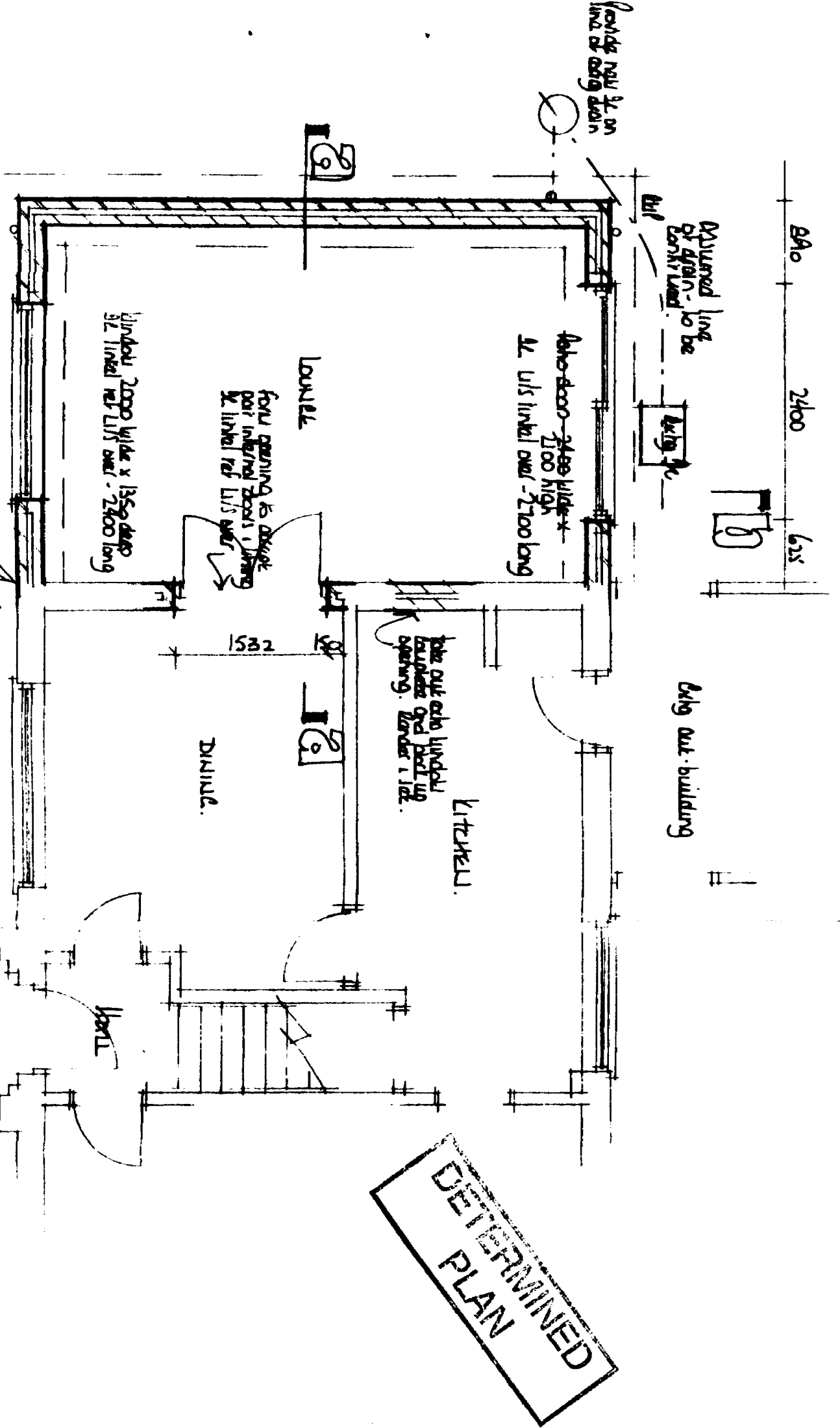


S. East

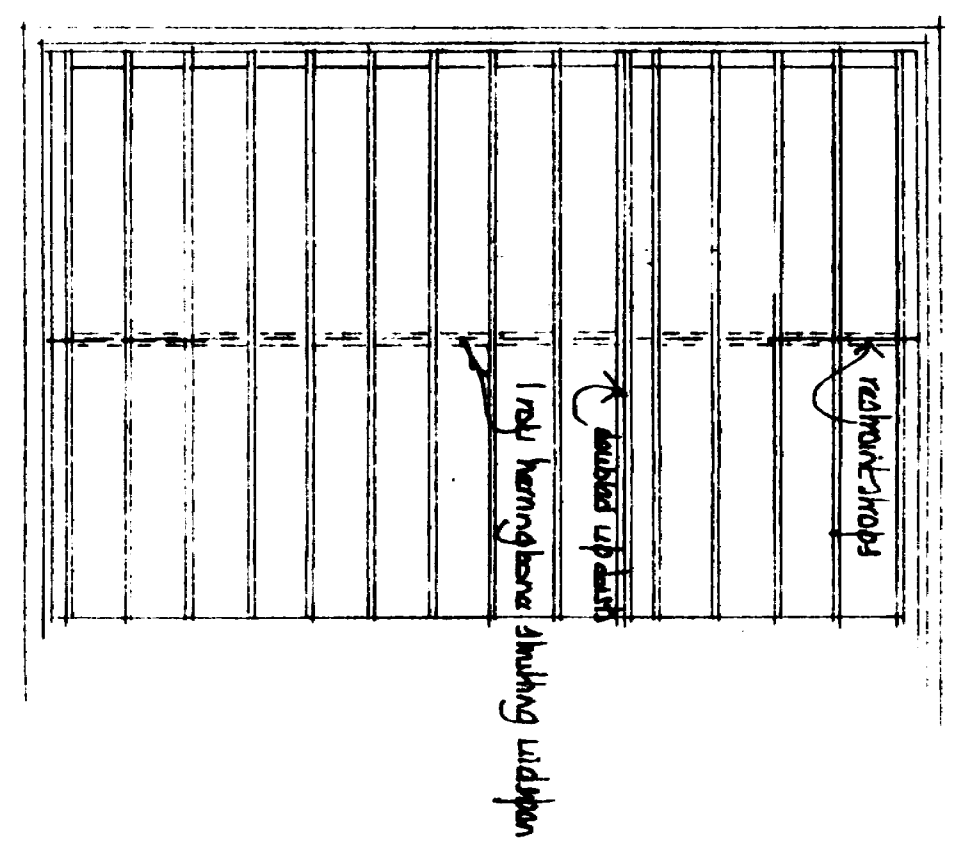


Roof plan

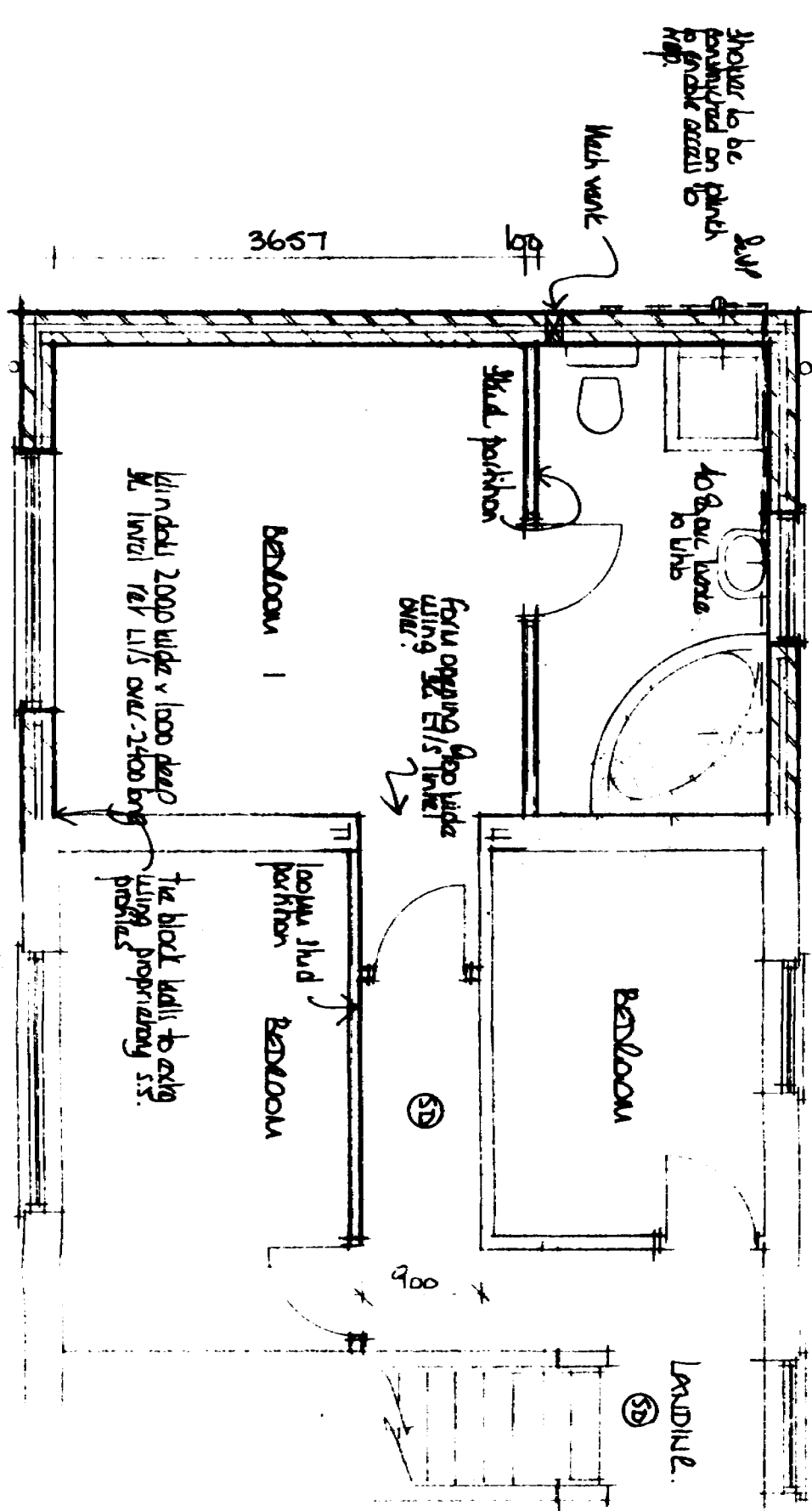
FOUNDATIONS
Foundations to be C30/37 grade concrete.
For 365mm walls foundations to be 700 x 230mm.
Foundations to be taken down to a firm load-bearing strata, min. 1.0m if it is desirable, subject to the requirements of the Local Authority Building Control Dept.
FLOOR CONSTRUCTION
65mm sand/cement screed with, with chicken wire mesh.
500g polythene separating membrane.
50mm floating grade polythene insulation.
100mm min. C15/P grade concrete.
1200g polythene damp proof membrane lapped with 50mm overlap.
25mm sand bedding.
100mm min. compacted hardcore - If in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed of the floor slab, the slab is to be thickened to 250mm for a min. width of 450mm.
Strip off all rebar and seal from beneath proposal.
Walls
18mm Weyac floor panels.
200 x 50mm SCS grade steel floor plates @ 400mm c/c max. with min. 1 row herringbone steel noggins.
12.7mm plasterboard, fixed in accordance with manufacturer's instructions with all necessary noggins, and fixed with steel plate wash in second, with cleat's instructions.
Roof
100 x 50mm head and side plates.
100 x 50mm stud @ 400mm c/c with min. 2 rows of 100 x 50mm noggins equally spaced.
100mm g/f insulation within framework.
Fleece both sides with 12.7mm plasterboard, scum and tape joints and steel wash.
Stud partitions to be constructed of double up floor plates (bolted together at 100mm c/c) at first floor level, with 12.7mm plasterboard and 100 x 50mm stud, with steel blocking between plates when running perpendicular to plates.
Roof
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Dampcoat, is to be provided to all cavity closures.



Ground floor

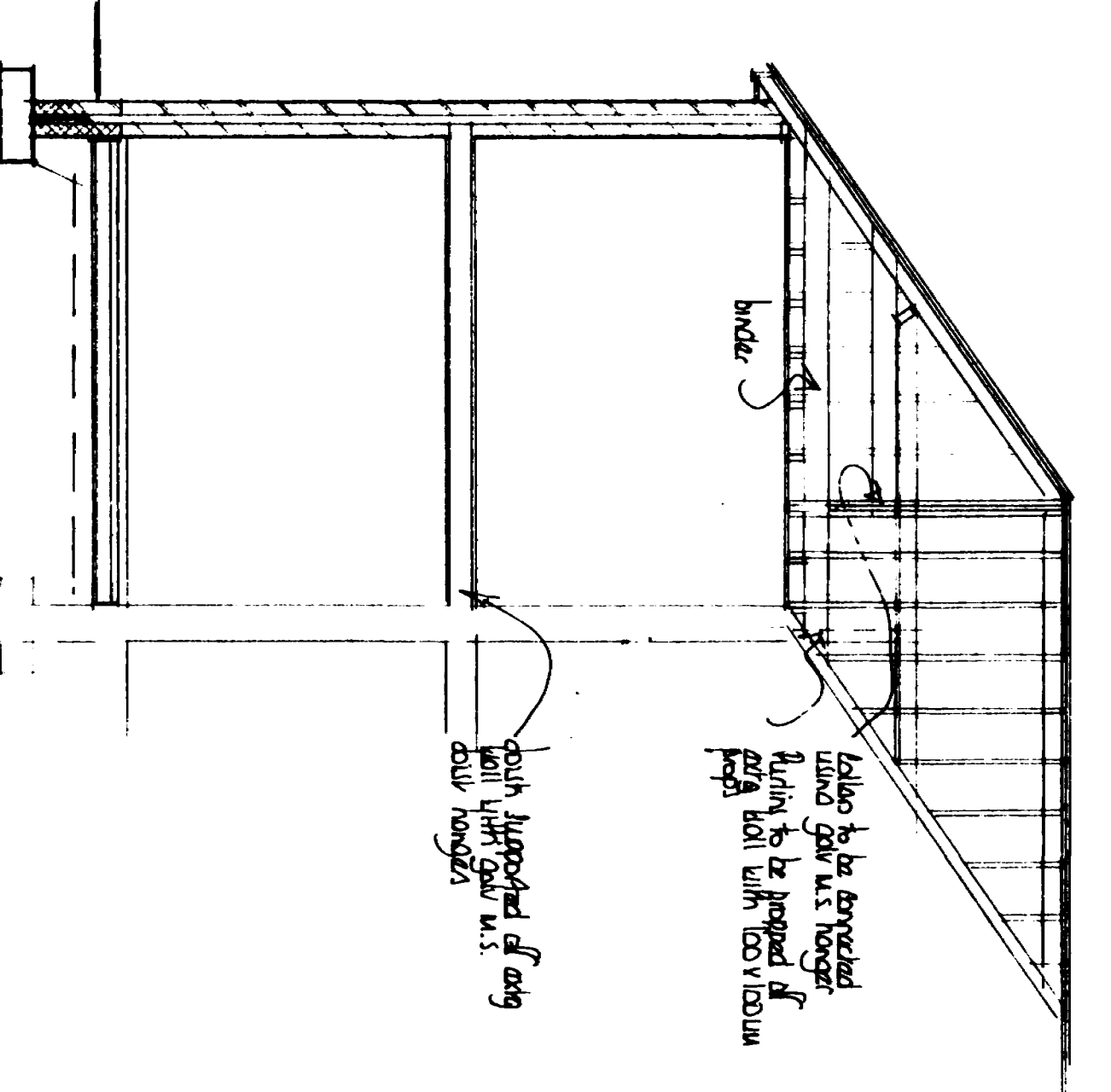


Joist plan

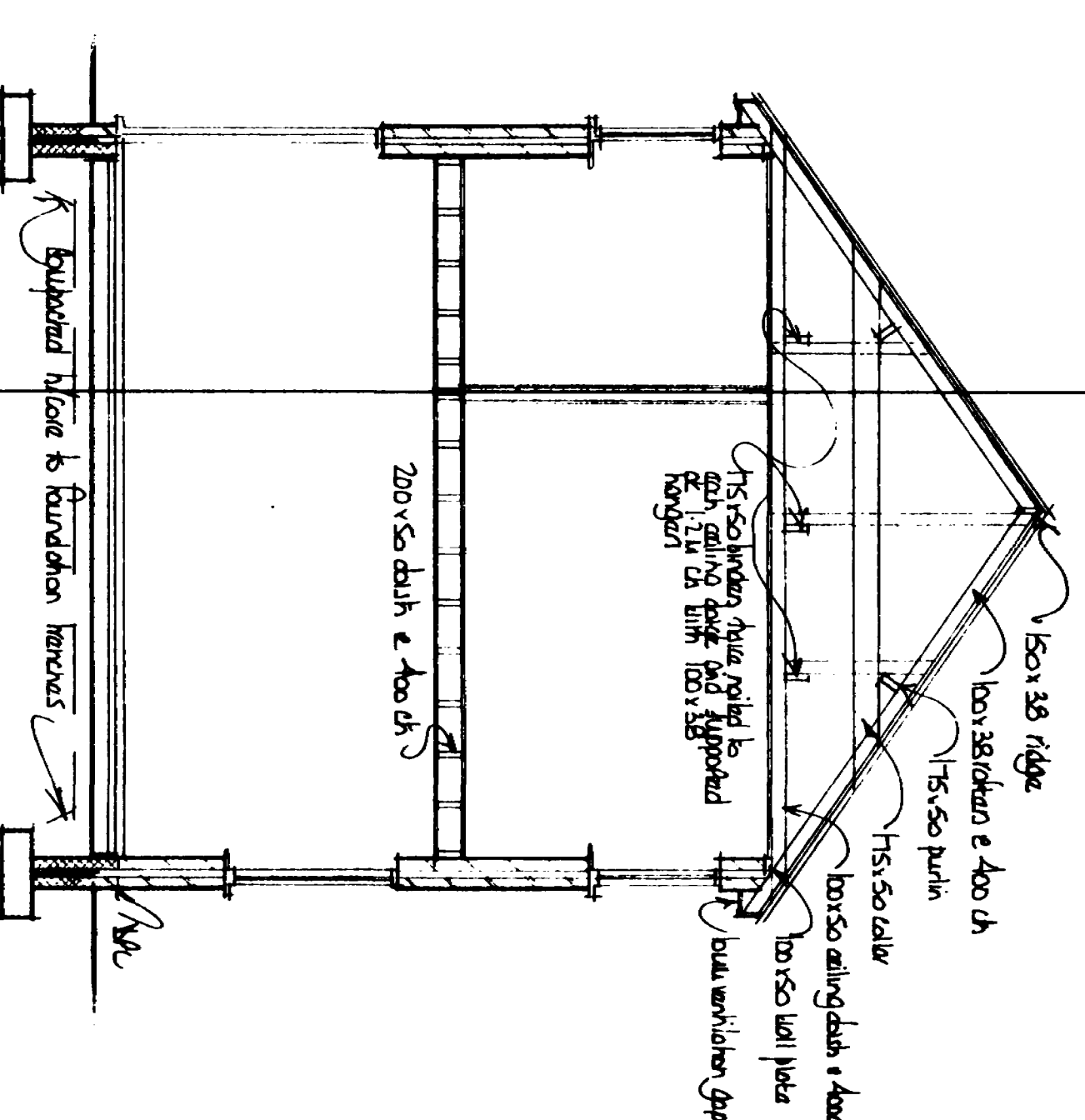


First floor

2-2



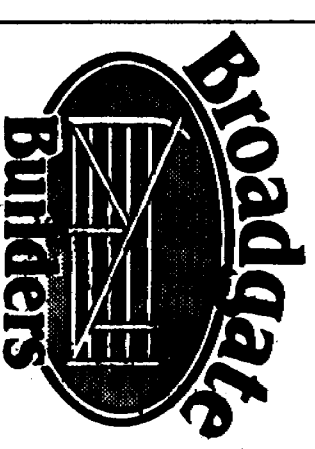
10-10



VENTILATION
All habitable rooms to contain operating vents equal to 1/20th floor area.
All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.
SMOKE DETECTION
Provide and install self contained smoke alarms complying to BS5446-Part 1:1990 where indicated on drawings.
NOT WATER SYSTEMS
A room thermostat or thermostatic radiator valves are to be installed.
All pipes not contributing to useful heat requirements to be insulated.
WINDING/DOORS
To be 100 x 50mm U/V.C. to be double glazed with sealed units and weatherstripped. Each window to incorporate a considerable trifle vent of 4000mm².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS5206:1981.
WALLS
Lined over openings in 100mm blocks walls to be 100 x 50mm head and side plates, 100 x 50mm stud @ 400mm c/c with min. 2 rows of 100 x 50mm noggins equally spaced.
Face both sides with 12.7mm plasterboard, scum and tape joints and steel wash.
Stud partitions to be constructed of double up floor plates (bolted together at 100mm c/c) at first floor level, with 12.7mm plasterboard and 100 x 50mm stud, with steel blocking between plates when running perpendicular to plates.
Roof
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Dampcoat, is to be provided to all cavity closures.

DRAINAGE
Full
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord with manufacturer's instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains of 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be encased in concrete integral with the wall.
Both sides of the drains to be 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. upturned bend at base. Flush at top. 900mm above window head fit, with pvc cage.
Supply and install where indicated rapid response (rodable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps, 40mm dia. pvc waste to bath with combined trapped waste and overflow.
Waste
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS5301:1985.
All drainage items to be installed in strict accord with manufacturer's instructions.
Surface
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in steel polythene and make up with vegetable soil.

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



Broadgate Builders (Spalding) Limited
24 AUG 1993
REF: 08/12/1993

ADDITIONAL PLAN

Extension to building
At 39 EDWARDS AVE.
SPALDING A
LD & WGS HOBBES

DATE: 08.03.93
DRAWN: AL
SCALE: 1/50 & 1/100

REVISIONS	DATE	SIGN
DES		

CHECK BY: BUILDING REGS