SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1080/93 Received:23-NOV-93 Type:FULL

Name: Mr A W Baker
33 Hannam Boulevard
Spalding
Lincs

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Demolish existing garage and erect garage/store

Location : 33 Hannam Boulevard 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
13-JAN-94 H16/1080/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|1080|93

Date Registered 15 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. A. W. BAKER
33 HANNAM BOULEVARD
SPALDING.

Tel. No. 710162

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

G. H. BARNSDALE
16 LOW ROAD
SPALDING.

Tel. No. 725851.
(Personal contact name) GHB

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

33 HANNAM BOULEVARD
SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLISH EXTG. GARAGE & ERECT GARAGE/STORE BLDG FOR CAR & GARDEN ITEMS/TOOLS.

Please complete

I attach
* Four copies of all plans ✓
* an ownership certificate (see back page) ✓
* a fee of £60.00 (If you consider no fee is payable include a written explanation instead.)

Signed... A W Baker ..... Date 15th NOVEMBER 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)

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

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	28 sq. metres
C. Please state size of any new structure:- (a) max. height:	2·6 metres
(b) max. length:	6·095 metres
(c) max. width:	5·180 metres
D. Please state type and colour of materials for facing external walls:	4½" L.B.C. FACINGS TO TONE. WITH EXTG.
E. Please state type and colour of roofing materials.	ROOFING FELT
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.

Pt. 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:
Will there be—
Individual access(es) ☐
New estate road ☐

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

THIS GARAGE

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 — SOAKAWAY

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 EXTG. ✓ 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.	☐	➡ 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).

PT. 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 15th Nov 93.

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:
Mrs. A. BALDWIN
74 SHERWOOD DRIVE
Spalding

State Date notice served:
23/11/93.

Signed ..... ~~(Applicant~~ / Agent) Date 23/11/93.

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 ..... ~~(Applicant~~ / Agent) Date 15th Nov 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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/1080/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only) Wole with 97 Access roads outlining in Red. on 1/500 block plan. (Notice requirement will need to be served on any other owners if this is joint right of way - Notice enclosed for this purpose)

Direction authorised by Senior Officer.....DR..... Date..18/11

Revalidation after Direction

Information satisfactory ✓ Signed.....DBC Date.....25-11

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially PDU 18-11 Land ownership?

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer : DR

Senior Officer Confirmed ..DR.... Date.24/11 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 10-12 Late owing to illness.

Site Notice posted by PM
Date 10-12
Expiry Fortnight

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions

garage to rear shared access with no 31
will be on boundary with no 35 - currently for sale.
Im prefer hedge to boundary.
No 37 has had rear extn. : A possibility
No 35 will be "tunnelled"
?

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date 10-1-94

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P3914

Date first Rec'd 15 NOV 1993

Registration

Reference H16/1080/93

Cross-Ref 659/593

Date 16-NOV-93 dRC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Demolish Ext Garage + Erect Garage/store

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

Fees
- Correct fee £60.
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 206 OS Plots
Grid ref 523400 322340

Ward T Parish SPALDING

Inside IBD YES 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 0188863

Linked to property Ref

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1080/93 Received:23-NOV-93 Type:FULL

Name: Mr A W Baker
33 Hannam Boulevard
Spalding
Lincs

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Demolish existing garage and erect garage/store

Location : 33 Hannam Boulevard 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.

10-JAN-94 AD check.....

Authorised to issue (inc Delegation)....

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

H16/1080/93

FULL

Applicant: Mr A W Baker
Tel: 0775 710662

Agent: G H Barnsdale
0775 725851

Description: Demolish existing garage and erect garage/store

Location: 33 Hannam Boulevard
Spalding
Lincs

Valid date: 23-NOV-93
Target dates:
To case officer 30-NOV-93
Inspected by 07-DEC-93
Extra contacts 14-DEC-93
Report if not clear by 28-DEC-93

Terminal date: 18-JAN-94
Target Committee: 05-JAN-94
Report deadline: 22-DEC-93
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 28 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		10-DEC-93	31-DEC-93
Cllr C F Fisher	0775 725983	30-NOV-93	07-DEC-93
Cllr Mrs A M Newton	0775 762210	30-NOV-93	07-DEC-93
Cllr R C West	0775 760231 (Of	30-NOV-93	07-DEC-93

L.C.C - No Objections JE CD 1/12/93.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 DEC 1993
PU

74 SHERWOOD DRIVE
SPALDING

DIRECTOR OF PLANNING
S. H. D. COUNCIL
COUNTY OFFICES
PRIORY ROAD
SPALDING

Dear Sir

51 1/12

RE H.16/1080/93
GARAGE AT 33 HANNAM BOULEVARD
SPALDING

I wish to inform you that I have No OBJECTIONS to Mr Baker erecting a new garage at No. 33 HANNAM BOULEVARD No. 31 is now Vacant since I moved to new address but I am still the owner until it is sold.

Yours faithfully

H Baldwin

IAN SMITH Dip TP MRTPI
tor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1080/93

Applicant: Mr A W Baker
33 Hannam Boulevard
Spalding
Lincs

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
23 NOV 93
REF Valid

Description: Demolish existing garage and erect garage/store

Location: 33 Hannam Boulevard
Spalding
Lincs

Type: FULL

Date received: 15-NOV-93

19-NOV-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:

Whole width of access needs outlining in red on 1:500 block plan. (Notices will need to be served on any other owner if this is joint right of way. Notices enclosed for this purpose).

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 P J UDY

Yours faithfully

D S Roberts

Principal Planning Officer

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* ..... No. 33 HANNAM BOULEVARD.

I give notice that *(b)* ..... Mr. A. W. BAKER

is applying to the *(c)* ..... SOUTH HAYLAND DC Council

for planning permission to *(d)* ..... DEMOLISH GARAGE & ERECT NEW GARAGE. ON REAR OF No 33 HANNAM BOULEVARD

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* ..... COUNCIL OFFICES, HAYLAND BUILDINGS

by *(f)* ..... 13th Dec. 1993

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. or. in the case of development consisting of the winning or working of minerals. a person entitled to an interest in a mineral in the land (other than oil. gas. coal. gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

†On behalf of ..... Mr. A. W. BAKER

Date ..... 23rd NOV '93

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property. unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service. or 14 days beginning with the date of publication. of the notice (as the case may be)

Ref H16/1080/93.

(Owner of No 33 FOR SALE)

BRI[illegible]SMITH Dip TP MRTPI
Dire[illegible]f Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3514
Date received : 15-NOV-93

Received from

A W & J D Baker

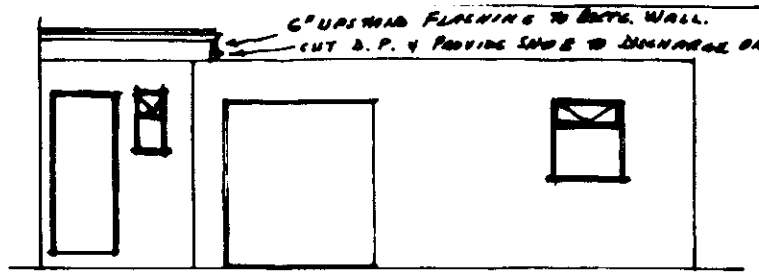
Address

33 Hannam Boulevard
Spalding

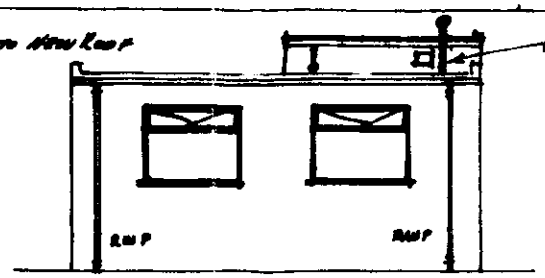
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

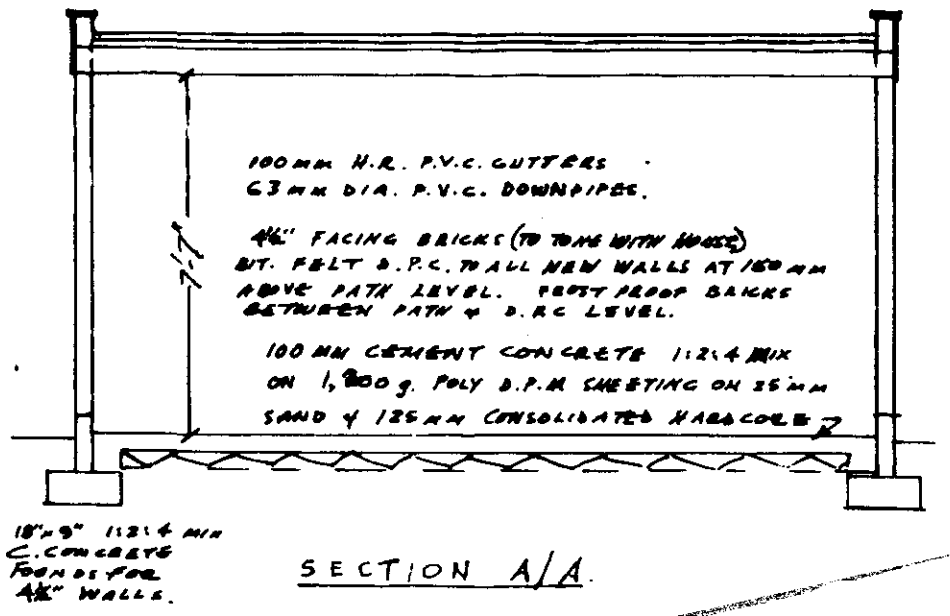


SOUTH SIDE ELEVATION SCALE 1/96

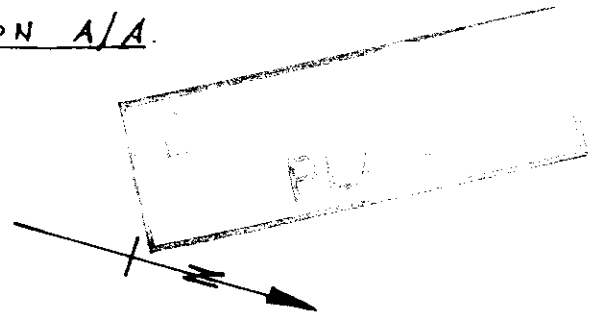


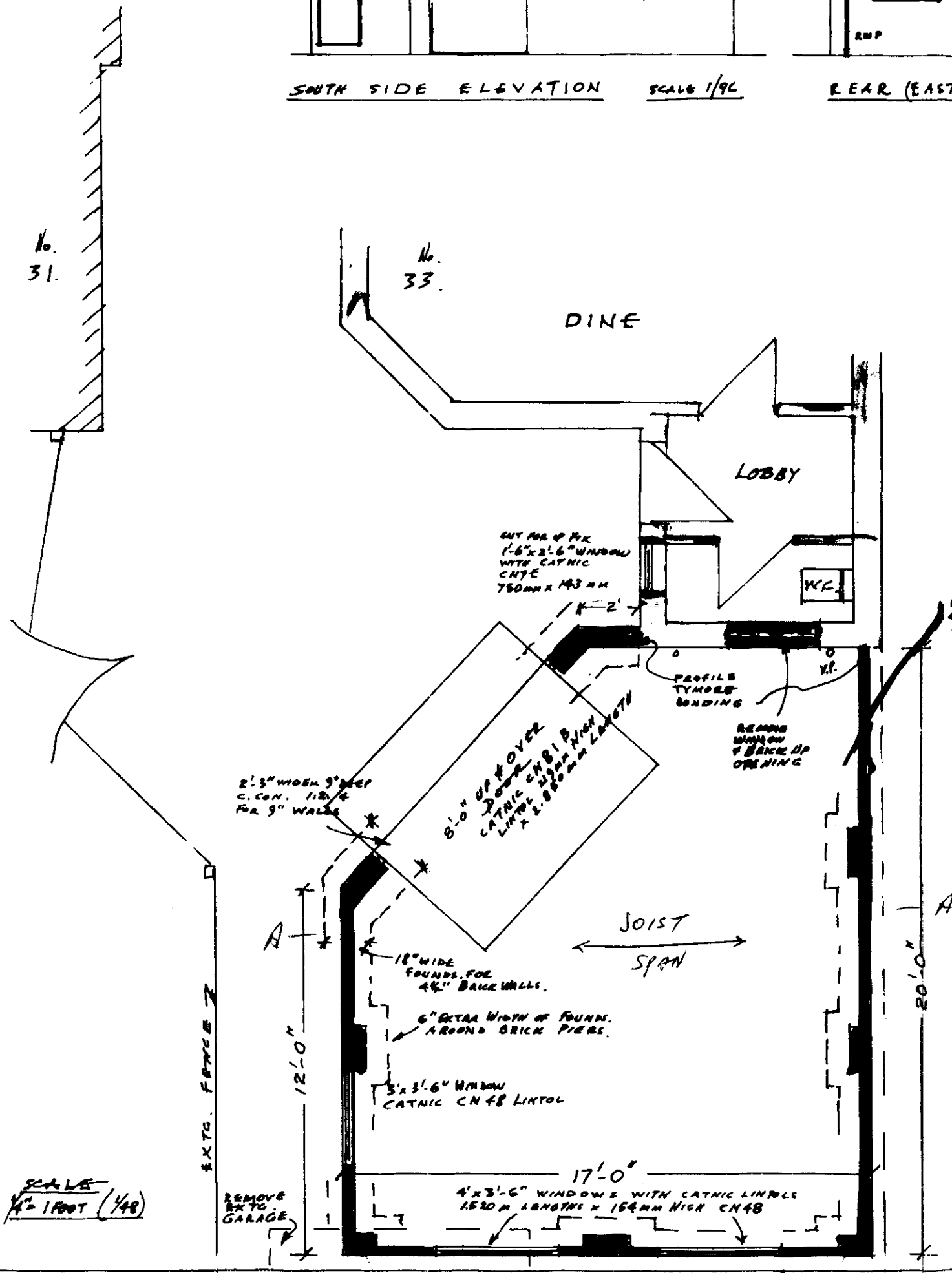
REAR (EAST) ELEVATION

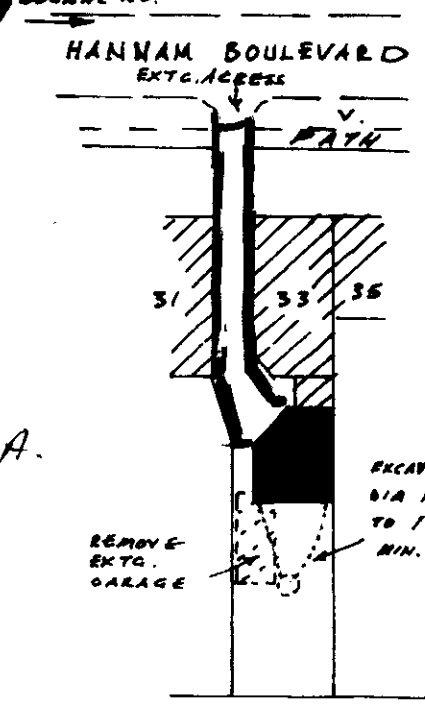
12.5mm GRANITE CHIPPINGS BONDED ONTO 3 LAYERS ROOFING FELT ON 25mm BOARDING WITH 6" x 75 x 75mm S.W. FIR RINGS & 75 x 200mm E.N. JOISTS @ 1.50 m CRS. G.S. GRADE TIMBERS. 30mm GAL. ANCHOR STRAPS AT 1.2m CRS. FALL ROOF TO REAR.



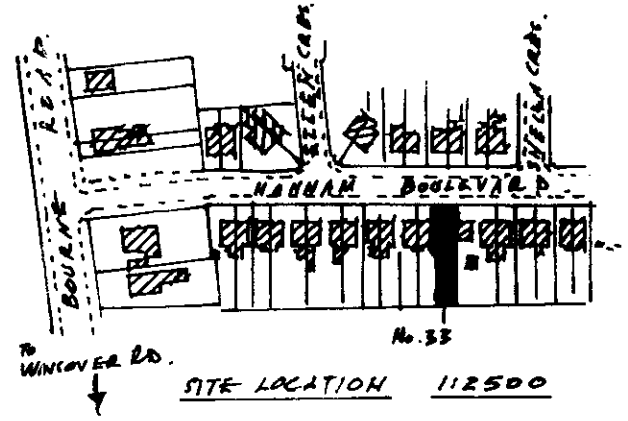
SECTION A/A.







BLOCK PLAN ~ SCALE 1/500

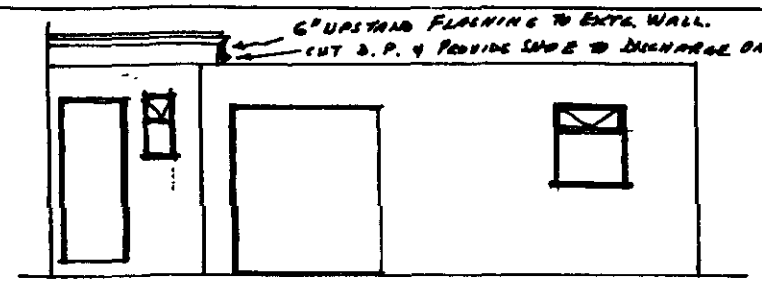


SITE LOCATION 1/2500

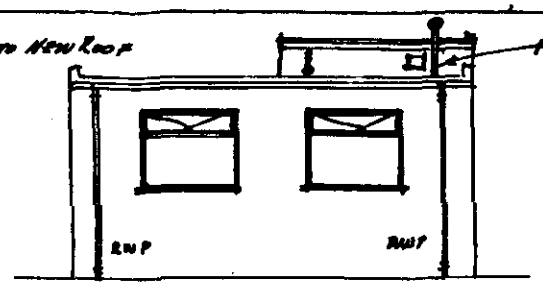
1080/93

PROPOSED GARAGE/STORE (DEMOLISH EXTG. GARAGE) AT No. 33 HANNAM BOULEVARD. SPALDING. FOR Mr. A. W. BAKER.

File 1870.16

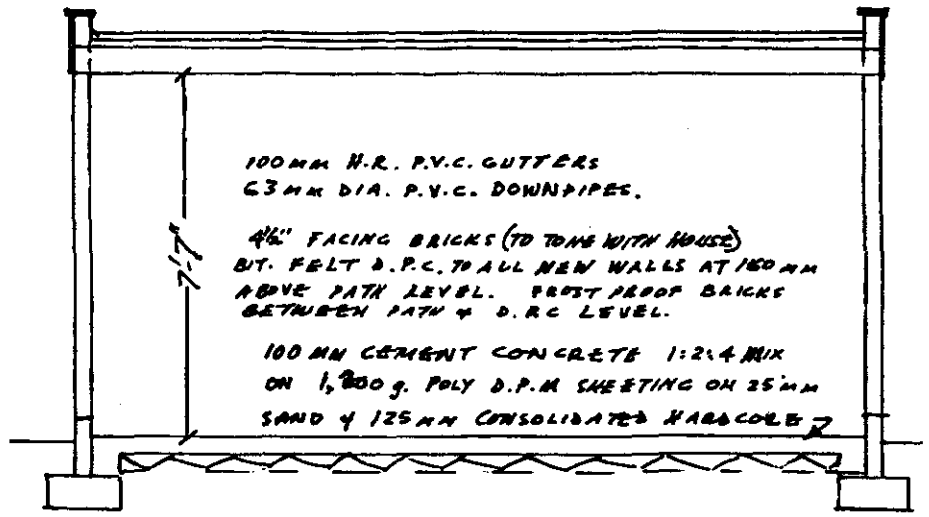


SOUTH SIDE ELEVATION SCALE 1/96



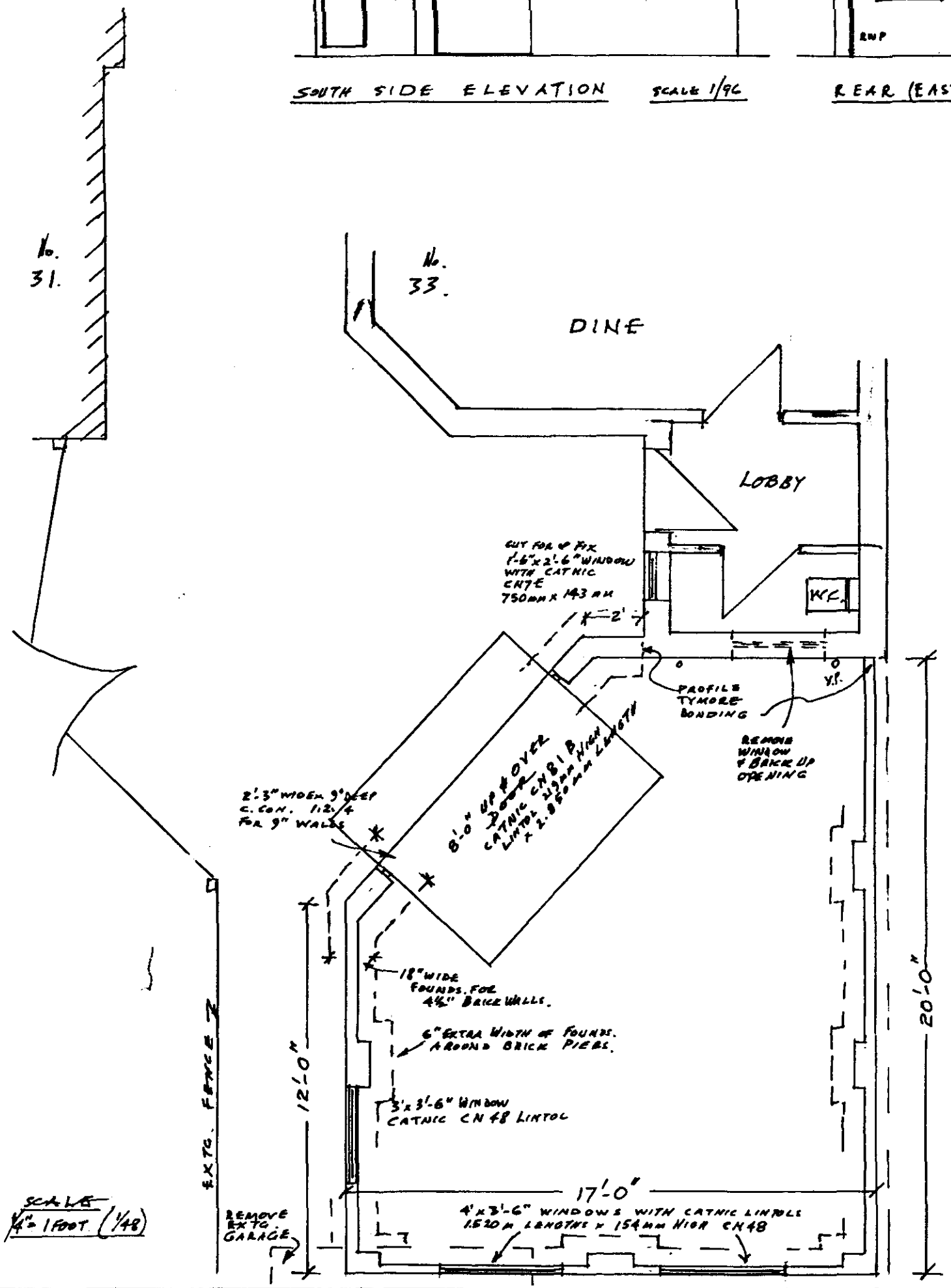
REAR (EAST) ELEVATION

12.5mm GRANITE CHIPPINGS. BONDED ONTO 3 LAYERS ROOFING FELT ON 25mm BOARDING WITH 6" x 75 x 75mm S.W. FIR RINGS @ 75 x 200 MM S.W. JOISTS @ 600 mm CRS. G.S. GRADE TIMBERS. 30mm GAL. ANCHOR STRAPS AT 1.2m CRS. FALL ROOF TO REAR.

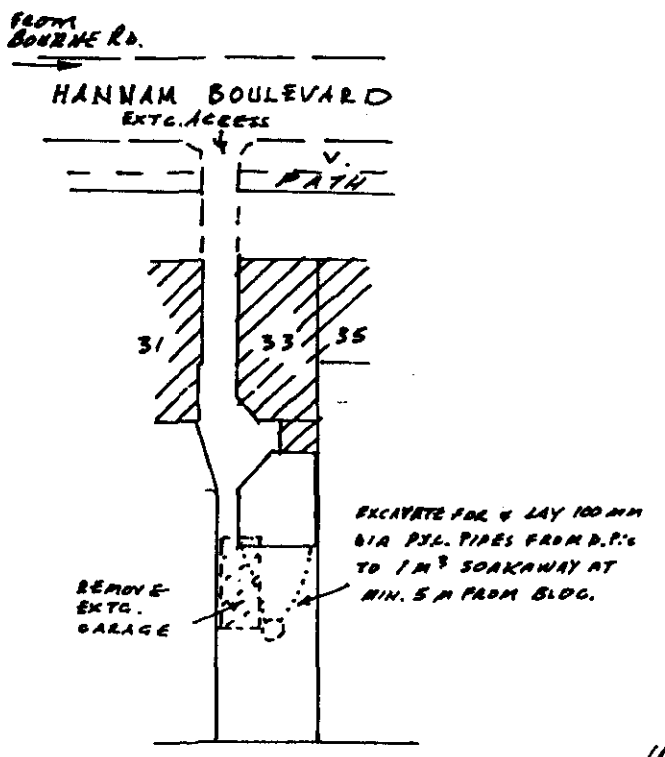


18"x9" 1:2:4 MIX C. CONCRETE FOOTINGS FOR 4½" WALLS.

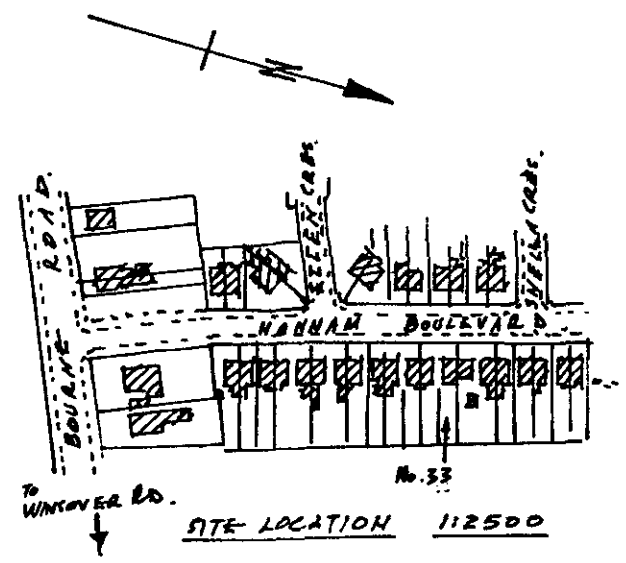
SECTION A/A.



SCALE ¼" = 1 FOOT (1/48)



BLOCK PLAN ~ SCALE 1/500



SITE LOCATION 1:2500

Garage ISP.P needed Check.

PROPOSED GARAGE/STORE (DEMOLISH EXTG. GARAGE) AT No. 33 HANNAM BOULEVARD. SPALDING. FOR MR. A.W. BAKER.