SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Approval of Reserved Matters

Reference: H16/1218/93 Received:23-DEC-93 Type:RESERVED MATTERS

Earlier Permission: H16/0570/93

Name: Mr B K Blackbourn
7 Spring Gardens
Spalding
Lincs

Agent: Mr R N Cowling
22 Oakley Drive
Spalding
Lincs

Description: Proposed erection of a bungalow with detached garage
Location : The Raceground (Plot A) Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

This permission is granted in accordance with the application submitted as revised by the amended plans and letter received on 24 January, 1994 and letter received by the Local Planning Authority on 22 February, 1994.

Director of Planning and Building Control Services
11-MAR-94 H16/1218/93

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. H16/1218/93

Date Registered 23 DEC 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR B.K. BLACKBOURN
7 SPRING GARDENS
SPALDING

Tel. No.

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)
MR. R.N. COWLING
22 OAKLEY DRIVE
SPALDING

Tel. No. 0775 723836
(Personal contact name) R.N. COWLING

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

THE RACEGROUND . SPALDING . LINCOLNSHIRE (PLOT A)

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

PROPOSED ERECTION OF A BUNGALOW WITH DETACHED GARAGE

Please complete

Signed. R.N. Cowling

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Date 22ND. DECEMBER 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.<br>B. Please state which reserved matters are dealt with in this application.<br>**Now complete Part 4 only** | H16/0570/93<br>Nos. 1, 2(1), 2(2) |

**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<br>B. Please state Condition Number referred to<br>**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<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**Now complete an Ownership Certificate.** | |

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

| 1. **APPLICANT'S INTEREST**<br>Please state interest in site (e.g. owner, prosp. purchaser)<br>(Please remember to indicate on the location plan any other land under your control). | OWNER<br>(WITHIN LAST 21 DAYS) |
|---|---|

## 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: MR. E. TURNER

Address of owner at which notice was served: THE DJK STUD (C/O LONGSTAFF & CO HARVEY CLOSE SPALDING BOURNE LINCS)

State Date notice served: 23.12.93

Signed ..... (Applicant / Agent) Date 23.12.93

## 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 23.12.93

**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: H16/1218/93

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Lan |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | ✓ | ✓ | ✓ | ✓ | ✓ |
| Required | | | | | |

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

## Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

---

## Extra Consultations/Publicity Required ✓

None identified initially

PM 31-12-93 No landscaping shown R.M. Applic"

RECONSULTS (revalidated) ☐

All

Publicity: >>

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

Press
PC
WM
Residents

Extra Consultations:

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

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

## Case Officer : PM

Senior Officer Confirmed ..m.... Date..5/1/.. Recorded DC....

## RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

**Case Officer**

Approve ✓ (or equiv)

Refuse (or adverse)

Signed PM. Date 25-2

Notes:

☐ Disabled
☐ Prev conditions
☑ Amended plans + letter
~~Drgs no:~~
Received: 24-1-94
and letter received 22-2-94

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

# DMIN RECORD SHEET

## Initi...

Submitted Fee £ 120

Receipt No P3676

Date first Rec'd 23 DEC 1993

## Registration

Reference H16/1218/93

Cross-Ref B16/0794/93

Date 29/12

## Validation

TYPE RM

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 £ 120
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 219
Grid ref 523450 321050
OS Plots

Ward T
Parish SPALDING

Inside IBD N
Inside LP area Y

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 1900
Dist Bound

Linked to property Ref
Other:

Planning Records:
Earlier apps 1149/90
0570/93

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1218/93

Applicant: Mr B K Blackbourn
7 Spring Gardens
Spalding
Lincs

Agent: Mr R N Cowling
22 Oakley Drive
Spalding
Lincs

Description: Proposed erection of a bungalow with detached garage

Location: The Raceground (Plot A)
Spalding
Lincs

Amendment: Additional 630 x 1200 window in west elevation to match others

15-JUN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

## TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

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

| | | |
|---|---|---|
| 4. A. Please state site area (in all cases) | 0.055 | hectares |
| B. If building works are proposed, please state extra floor space to be created: | BUNG. 172 / GAR. 42.25 | sq. metres |
| C. Please state size of any new structure:- (a) max. height: | 5.2 / 4.3 | metres |
| (b) max. length: | 15.210 / 6.5 | metres |
| (c) max. width: | 12.210 / 6.5 | metres |
| D. Please state type and colour of materials for facing external walls: | REDBANK 'AUBUSSON' FACINGS | |
| E. Please state type and colour of roofing materials. | REDLAND GROUSBUCH - FARMHOUSE RED | |
| 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.

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?

**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 ☐

**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.

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

DONE
10/1

The owner occupier, Alex Muse, The Racegrand Spalding

The O/occupier The Nursery The Racegrand Spalding

The O/OC mill view The Racegrand Spalding

Inspected by PM
Date 7-1

Site Notice posted by PM
Date 7-1
Expiry

Letters delivered 10-1-94. PM

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|
| 21-1-94 | Agent | Privet 0.9. 2 existing trees retained or to be replaced with specified varieties |
| 31-1-94 | Agent | Brick – drainage will get back to me |
| 11-2-94 | Agent | want Brick to be as requested, trying to get Septic tanks approved will write to me allowing extra 2 weeks for decision |

Case Officer Conclusions

NRA OK with Septic Tanks if porosity test ok PM 11-2

Photos taken of boundary hedges
House has 1st floor windows looking into site
old Cherry tree(s) to front, nice if could be kept than poss too close. Privet hedge to front must be kept at ≈ 1m, currently higher

# PLANNING AMENDMENT

**For office use only**

Application No. H16/1218/93/A1

Date Registered 10 JUN 1994

Case Officer PJ

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR + MRS B.K. BLACKBOURN
4. FIELD CLOSE
GOSBERTON. SPALDING. LINCS.

Tel. No. 840287.

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

R.N. COULING. MRICS
22. OAKLEY DRIVE
SPALDING. LINCS. PE11 2BN

Tel. No. 723836. (Contact) ABOVE.

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

NEW BUNGALOW + GARAGE. PLOT 'A' THE RACEGROUND. SPALDING

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H16/1218/93

Building Regulation reference relating to same development (if any)

B16/0794/93.

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A: ✓

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B:

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed R.N. Coul Date 10th JUNE 1994

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

ERECTION OF BUNGALOW WITH DETACHED GARAGE.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

ADDITIONAL 630 x 1200 WINDOW IN WEST ELEVATION TO MATCH OTHERS.

State drawing no's of the current submission

REVISED FLOOR PLAN AND REVISED WEST ELEVATION

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

~~YES~~ / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

NONE.

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

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓

Registered 13/10/08

### DC Procedural Assessment

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

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

Confirmed: PDM 14-6

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

Acceptance issued:

**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

# H16/1218/93

RESERVED MATTERS

Applicant: Mr B K Blackbourn
Tel:

Agent: Mr R N Cowling
0775 723836

Description: Proposed erection of a bungalow with detached garage

Location: The Raceground (Plot A)
Spalding
Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 23-DEC-93 | Terminal date: | 17-FEB-94 |
| Target dates: | | Target Committee: | 16-FEB-94 |
| To case officer | 30-DEC-93 | Report deadline: | 02-FEB-94 |
| Inspected by | 06-JAN-94 | Agreed TD Ext: | |
| Extra contacts | 13-JAN-94 | Case Officer: | |
| Report if not clear by | 27-JAN-94 | | P J UDY |

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DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry | |
|---|---|---|---|---|
| Owner/Occupier | | 10-JAN-94 | 31-JAN-94 | HAND |
| Owner/Occupier | | 10-JAN-94 | 31-JAN-94 | DELIVERED |
| Owner/Occupier | | 10-JAN-94 | 31-JAN-94 | |
| Site/Press Advert MIN | | 07-JAN-94 | 28-JAN-94 | |
| Cllr C F Fisher | 0775 725983 | 06-JAN-94 | 13-JAN-94 | |
| Cllr Mrs A M Newton | 0775 762210 | 06-JAN-94 | 13-JAN-94 | |
| Cllr R C West | 0775 760231 (Of | 06-JAN-94 | 13-JAN-94 | |

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SITE RECORD

Grid ref: 523450 321050
OS Sheet: 219 Parcel:

L.C.C - OS Attached JC 13/1/94

S.H.D.C. PLANNING DEPT.
RECEIVED
14 MAR 1994
KW

Mill View,
The Raceground,
Little London,
Spalding. Lincs.
PE11 3AP.

12th March 1994.

71/2285

Dear Sir,

APPLICATION H16/1219/93 DATED 10TH JANUARY 1994. AND H16/1218/93.
ERECTION OF TWO BUNGALOWS AND GARAGES PLOTS A AND B. THE RACEGROUND, SPALDING.

Further to the above quoted Planning Applications which I assume have been granted, I wish to refer to your Outline Planning Permission letter Ref: H16/1149/90 dated 12th December 1990. regarding the conditions laid down by South Holland District Council before Planning Permission was granted.

Para 4. states: " No trees or shrubs on the site shall be lopped, topped felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority. "
Reason: " In the interest of the amenity of the area"

I now wish to inform you that the new owners have felled a very large and beautiful Hawthorn tree and are planning to remove others. They have also stated that the 6'0" high hedge is to be considerably reduced.

This action is in complete disregard to the Authority's ruling and I feel that you should take the necessary action by making them replace these trees by others and stop any further destruction.

By the destruction of the trees and hedges it means that the new occupants will have complete views of my bedroom windows.

I would wish to point out that the only reason that myself and neighbours in this area raised no objection to Planning permission being granted was that we would not be affected by the buildings provided that the conditions laid down in Clause 4 of your letter were enforced.

The local residents have done their utmost in the interest of the amenity of this area by keeping the hedges and grass verges from the railway crossing in good condition and feel that your department should act quickly to prevent any further desecration. By allowing the destruction of these trees it would seem that you are in contradiction with the Council's current campaign of seeking the help of local organisations to raise money to plant trees in the Spalding area.

In view of these aforementioned violations I would hope that the access to these new properties are not sited immediately opposite my nor my next door neighbour's driveways which would then create yet further problems.

I would therefore respectfully request that you contact the new owners and enforce the conditions of Clause 4 of which they would be fully aware when buying the land.

14.3.94 Site inspected – owners and complainants both seen. Trees felled are as approved by amended plans. Everyone satisfied with outcome. KBwoods.

Yours faithfully,

V.F. MIDDUP. ( Mr. )

Mr. B. Smith. Director of Planning and Building Services.

# R.N. COWLING M.B.I.A.T.

Member of the British Institute of Architectural Technicians

*Architectural Design and Building Consultant*

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836


Ref 9346:9347 21st February 1994

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

For the attention of Mr P Udy

Dear Sir

New Bungalows with detached Garages
The Raceground, Spalding, Lincs.
B K and T E Blackbourn.

Your Refs. H16/1218/93 and H16/1219/93.

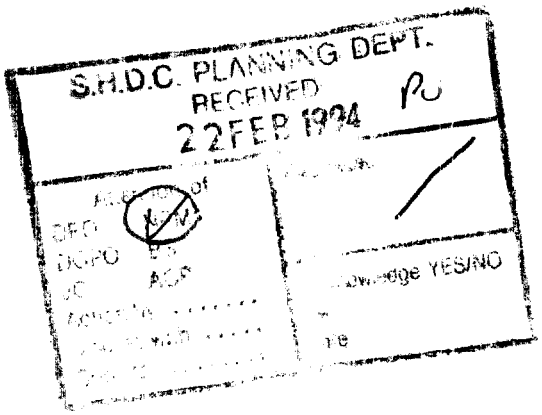
Further to this afternoon's telephone conversation between Mr Udy and the writer I enclose herewith a Specimen Prohibition Notice from the N R A for the discharge of sewage effluent in respect of the above Projects. I have agreed the Conditions set out on this Notice with Mr N Morris, N R A., Spalding Office, and the formal notices will now be prepared and issued for Messrs Blackbourn in respect of each Plot. I will send copies to you for your records as soon as I receive them.

So far as the facing bricks are concerned I confirm that my client's have both requested that those specified on the application documents be accepted by the Planning Authority.

I trust you will now be in a position to complete your processing of these applications and issue formal Approvals.

Yours faithfully,

R N Cowling.



SPECIMEN

Ref No. 4,060

# NATIONAL RIVERS AUTHORITY

## ANGLIAN REGION

## PROHIBITION NOTICE

(Section 86 Water Resources Act 1991)

To: Name e.g. Mr Blackbourn

Address e.g. c/o Mr Cowling
22 Oakley Drive
Spalding

The **NATIONAL RIVERS AUTHORITY** HEREBY GIVES YOU NOTICE in pursuance of its powers under Section 86 of the Water Resources Act 1991 PROHIBITING YOU from making or continuing the discharge of Sewage Effluent from e.g. premises at The Raceground Spalding into land except when made in accordance with the conditions set out below.

This prohibition comes into force after a period of 3 months from the date of service of this Notice.

Conditions

1. The discharge shall consist solely of sewage effluent from a septic tank and soakaway system constructed and maintained in accordance with the British Standards Institution Code of Practice BS 6297:1983.

2. The discharge shall contain no visible oil or grease.

3. No part of the soakaway system constructed shall be more than 2 metres below ground level.

4. The effluent from the septic tank shall be discharged to an inspection/sampling chamber, fitted with a removable cover, before it enters the soakaway system.

5. The septic tank and associated soakaway system must not be sited within 10 metres of any ditch, pond, or watercourse or within 50 metres of any well or borehole.

6. In the event of the excavation for the soakaway system penetrating chalk or limestone strata, the soakaway pipes shall be laid on sand, not less than 25 cm in depth, placed in the excavations.

National Rivers Authority(Anglian Region)
Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF

Dated: 29 January 1992

W.J.Forbes
Environmental Manager (Northern)

# R.N. COWLING M.B.I.A.T.

Member of the British Institute of Architectural Technicians

*Architectural Design and Building Consultant*

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836


Ref 9346:9347

11th February 1994

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

For the attention of Mr P Udy

Dear Sir

New Bungalows with detached Garages
The Raceground, Spalding, Lincs.
B K and T E Blackbourn.

Your Refs. H16/1218/93 and H16/1219/93.

Further to this morning's telephone conversation between Mr Udy and the writer I confirm my agreement to the date for determination of the above applications being extended by a further two weeks to 3rd March 1994. This is to enable me to respond to your queries on :-

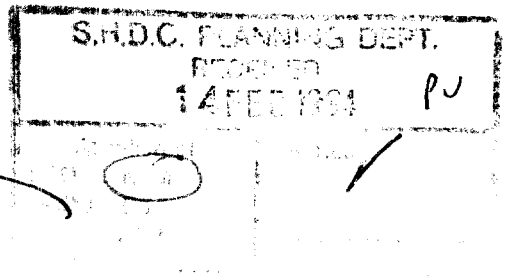
(a) Choice of facing brick and

(b) Method of foul drainage disposal, in which I am currently consulting with the N R A.

I will contact you again in both matters as soon as possible.

Yours faithfully,

R N Cowling.



# R.N. COWLING

Member of the British Institute of Architectural Technicians

*Architectural Design and Building Consultant*

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836



S.H.D.C. PLANNING DEPT.
RECEIVED
24 JAN 1994
PD


My Ref: 9346/47 21st January 1994

Your Ref: PJU/SJS H16/1218/93, H16/1219/93.

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

For the attention of Mr P Udy.

Dear Sir, Proposed Bungalows with detached Garages
Plots A and B, The Raceground, Spalding.

Further to your letter dated 10th January 1994 and the telephone conversation this morning between your Mr Udy and the writer, I would confirm my clients' instructions that they both wish to retain the existing landscaping features of the above Plots so far as is possible.

To this end I enclose a copy of the 1:250 scale Block Plan for each plot, taken from the submitted drawings and showing the existing trees and indicating the intended proposals as follows, :-

Plot A. (1) Existing tree stump to be removed.
(2) Existing mature tree to be retained or, if found to block natural light from the Bedroom 1, to be replaced with a like species 1800mm high in a near position, i.e. on the front boundary but further West towards the indicated soakaway.

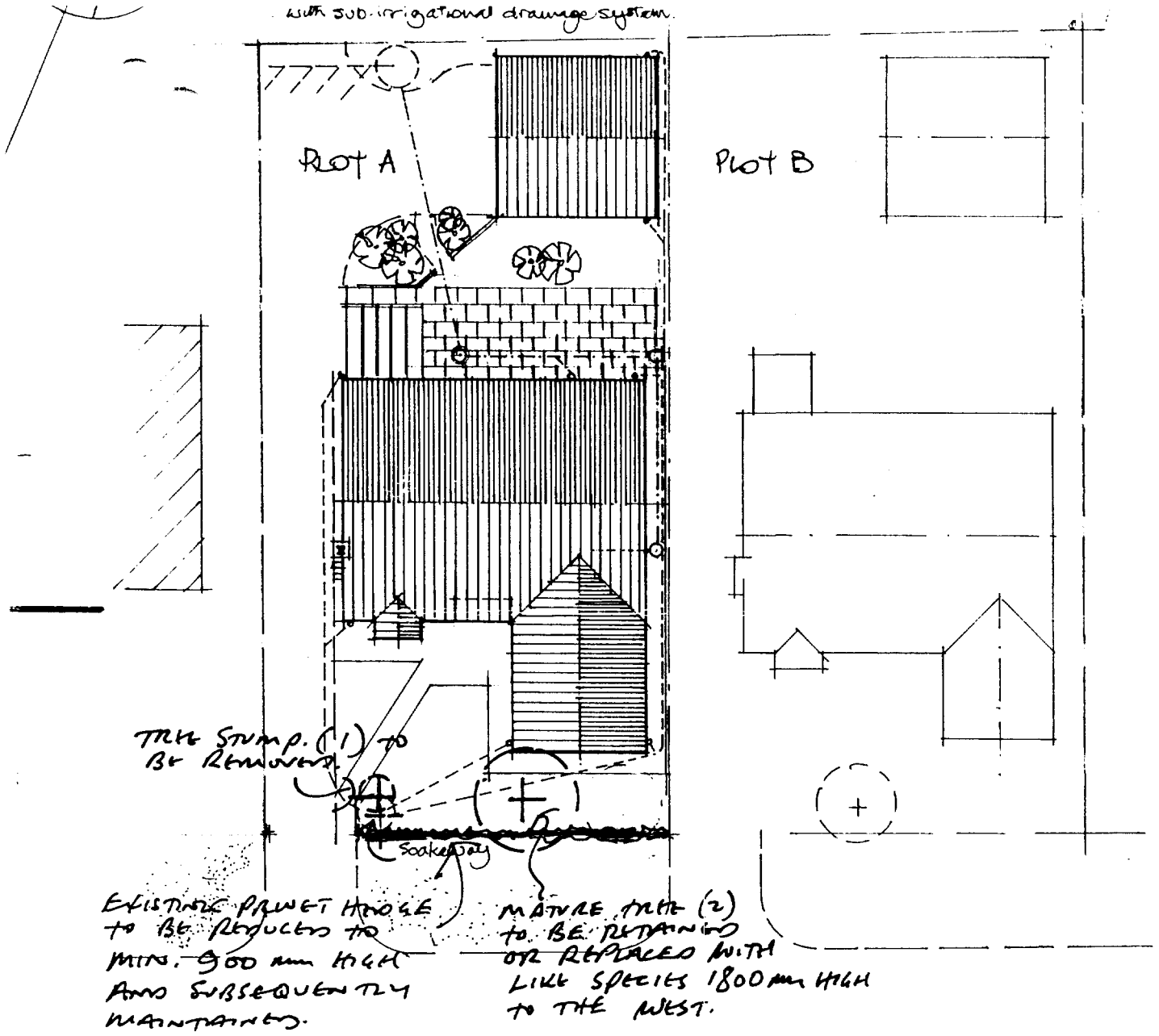
Plot B. (3) Dead tree in South East front corner of Plot to be removed.
(4) Existing mature tree to be retained.

So far as the existing privet hedge to the front boundary of both Plots is concerned, it is agreed that subject to provision of the new vehicular accesses, this will be trimmed down to a minimum height of 900mm and subsequently maintained.

Additional landscaping will be provided to both Plots on completion of the building operations and I trust the foregoing considerations, hereby agreed on behalf of my clients, will satisfy your requirements and enable you to fully process the applications.

Yours faithfully,

R.N. Cowling




# Block Plan
scale 1:250

AND MRS B.K. BLACKBOURN

LINCS • PE11 2BN TEL: (0775) 723836

Received 24-1-94

# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: South Holland District Council  Application Reference H16/1218/93.

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

Plot A The Racecourse Spalding

3. Name, classification and number of road

UC

4. Date application referred 13-1-94

5. State whether outline, detailed application etc.

RM

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

Bungalow & Garage

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

(a.) Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.~~

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf~~.

Date: 13-1-94  Signed: [signature]
Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

**BRIAN SMITH**
Dip TP MRTPI
Director of Planning and Building Control Services

Mr R N Cowling
22 Oakley Drive
Spalding
Lincolnshire

*Your Contact:* P J Udy

*Our Ref:* PJU/SJS H16/1218/93 & H16/1219/93

*Your Ref:*

*Date:* 10 January 1994

Dear Sir

**Proposed bungalows with detached garages - Plots A and B, The Raceground - For Messrs Blackbourn**

I refer to the two above applications and write following a recent site visit.

The applications are Reserved Matters and it is necessary for a landscaping scheme to be submitted at this time. If these Reserved Matter applications are determined without the landscaping scheme, a fee will be required when that scheme is subsequently submitted.

I suggest, therefore, that you confirm that the existing privet hedge along the frontage of the site shall be retained at a height of no less than 0.9 metres. I would also be grateful if you could confirm whether it will be possible for the existing trees, which I think may be cherries, can be retained. Alternatively it may be appropriate for the trees to be replaced with new cherry trees. These would then link in with those which are planted in front of the nursery, closer to the railway line.

I look forward to your comments on these suggestions as soon as possible, but in any case in the next 14 days.

Yours faithfully

Peter Udy

pp N R Midlen
Principal Planning Officer
(Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

NRA 6/1/93

| | | |
|---|---|---|
| ./1..6/93 | Miss M Quincey<br>13 Poachers Gate<br>Pinchbeck<br>Spalding<br>Lincs PE11 3JP<br>Erection of garden shed (9' x 6')<br><br>13 Poachers Gate Pinchbeck<br>Spalding Lincs<br>Type FULL | Miss M Quincey<br>13 Poachers Gate<br>Pinchbeck<br>Spalding<br>Lincs PE11 3JP<br><br><br><br>Date Received 23-DEC-93 |
| H07/1217/93<br>N/C | Mrs J Green<br>Millfield Nursery<br>Gedney Hill<br>Spalding<br>Lincs PE12 0PW<br>Details of landscaping (Condition 2 of application H07/1015/93)<br>Mill Lane Gedney Hill<br>Spalding Lincs<br>Type CONDITION COMPLIANCE | Mrs J Green<br>Millfield Nursery<br>Gedney Hill<br>Spalding<br>Lincs PE12 0PW<br><br><br><br>Date Received 23-DEC-93 |
| H16/1218/93<br>See Previous observations<br>Letter on 1149/90 copy given to agent | Mr B K Blackbourn<br>7 Spring Gardens<br>Spalding<br>Lincs<br>Proposed erection of a bungalow with detached garage<br>The Raceground (Plot A) Spalding<br>Lincs<br>Type RESERVED MATTERS | Mr R N Cowling<br>22 Oakley Drive<br>Spalding<br>Lincs<br><br><br><br>Date Received 23-DEC-93 |
| H16/1219/93<br>See Previous observations | Mr T E Blackbourn<br>178 Barrier Bank<br>Cowbit<br>Spalding<br>Lincs<br>Proposed erection of a bungalow with detached garage<br>The Raceground (Plot B) Spalding<br>Lincs<br>Type RESERVED MATTERS | Mr R N Cowling<br>22 Oakley Drive<br>Spalding<br>Lincs<br><br><br><br>Date Received 23-DEC-93 |
| H16/1220/93<br>NC | Alliance & Leicester B. S.<br>Premises Department<br>Glen Road<br>Oadby<br>Leicester<br>Change of use from Class A1 to Class A2 for a temporary period of 4 months from 3 January, 1994<br>8 Bridge Street Spalding<br>Lincs<br>Type FULL | Alliance & Leicester B. S.<br>Premises Department<br>Glen Road<br>Oadby<br>Leicester<br><br><br><br>Date Received 24-DEC-93 |

:IAN SMITH Dip TP MRTPI
Direc[illegible]f Planning & Building Control Services
Plannir[illegible] & 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 : P3676
Date received : 23-DEC-93

Received from

Mrs D Blackbourn

Address

The Raceground
Spalding

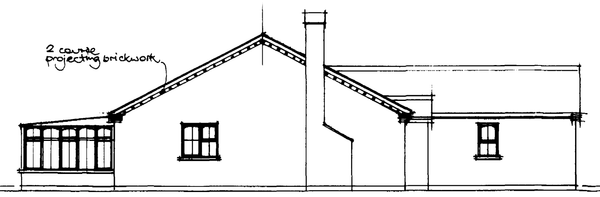
| | | |
|---|---|---|
| Fee paid | £ | 120.00 |
| VAT | £ | 0.00 |
| Total received | £ | 120.00 |

Cash/Cheque : Cheque

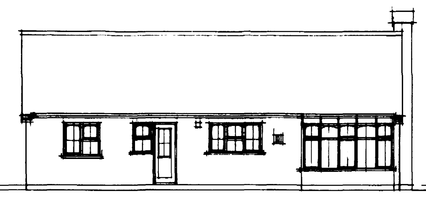
Signed.....K. Lowe....
(Authorised Collector)




South Elevation




West Elevation



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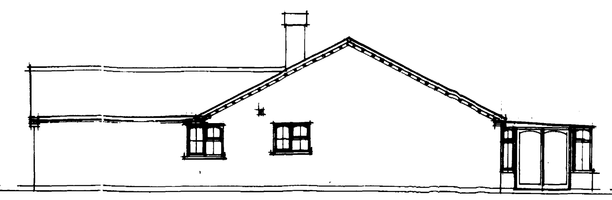

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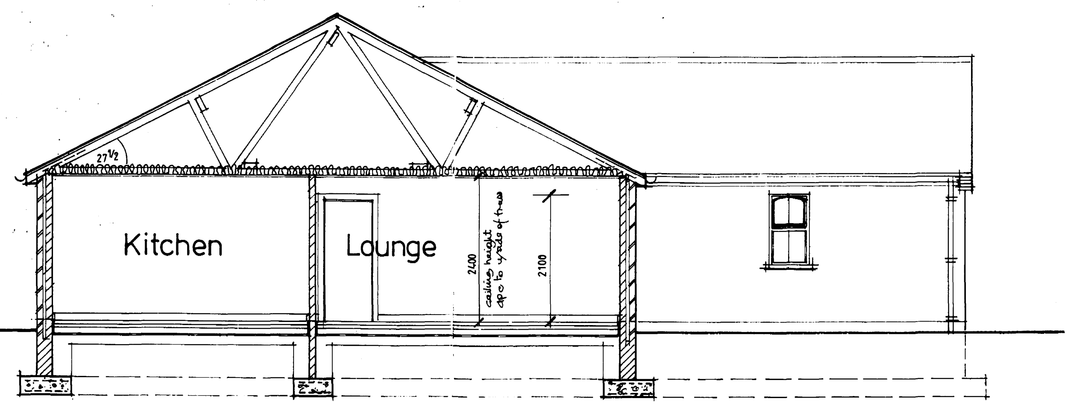
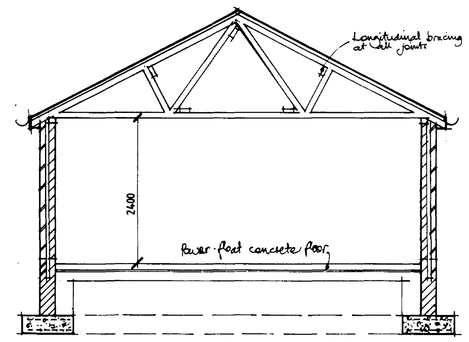
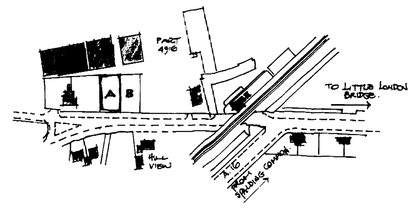



Section A-A

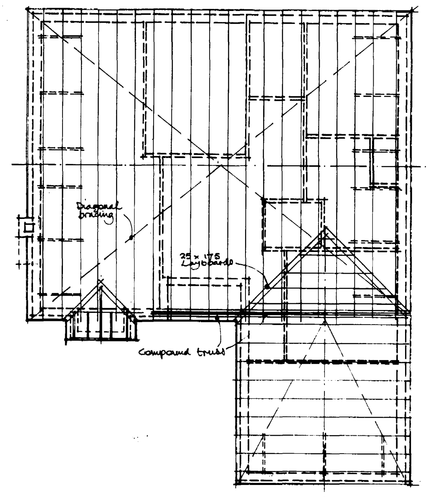



Section thro' Garage

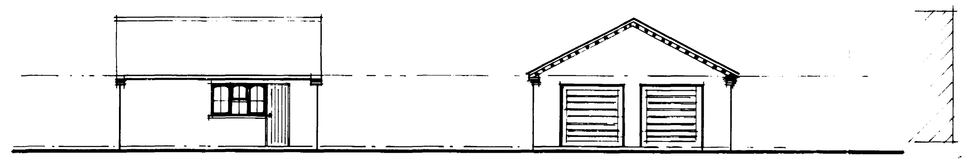



Crown Copyright

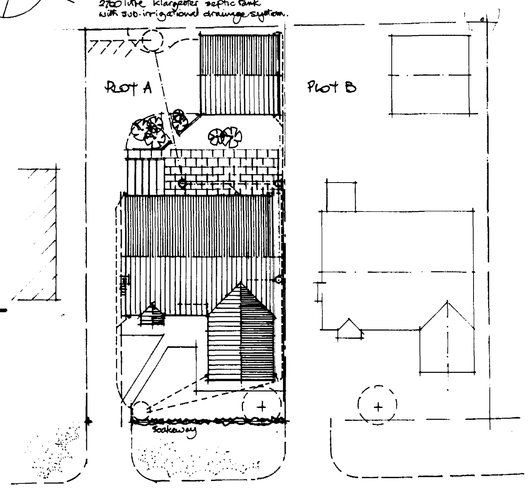
Site Location Plan
scale 1:2500




Roof Structure Plan



South Elevation West Elevation




Block Plan
scale 1:250

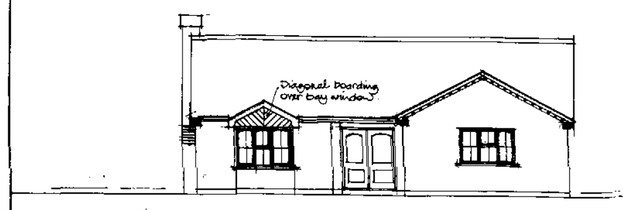
SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF ...12/18/93..

DETERMINED PLAN

° PROPOSED BUNGALOW AND GARAGE ° THE RACEGROUND ° SPALDING ° LINCOLNSHIRE ° for ° MR AND MRS B.K. BLACKBOURN °

Drawing no 9346/2 Scale 1:100 1:50 1:250 1:2500 Date 12/93

R.N. COWLING MBIAT • 22 OAKLEY DRIVE • SPALDING • LINCS • PE11 2BN TEL: (01775) 723836



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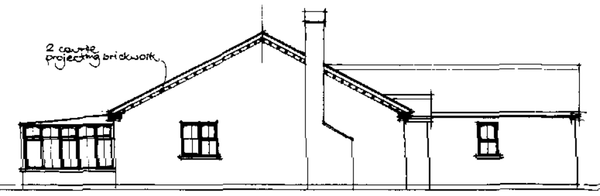
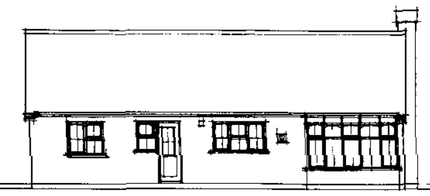
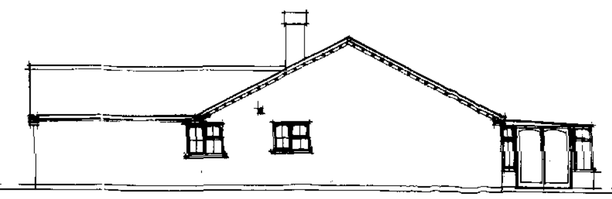


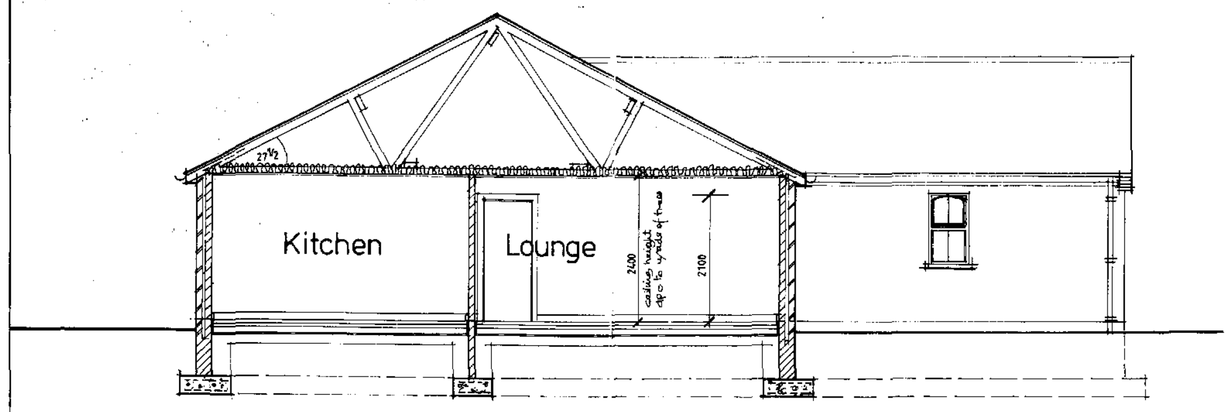
West Elevation



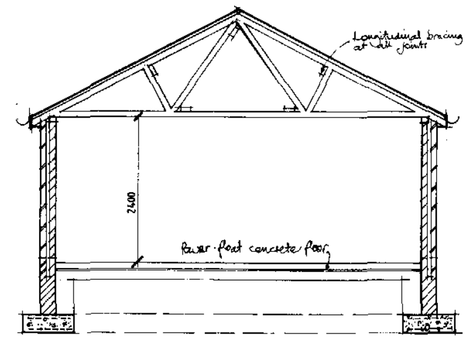
North Elevation



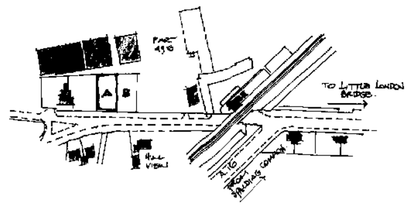
East Elevation



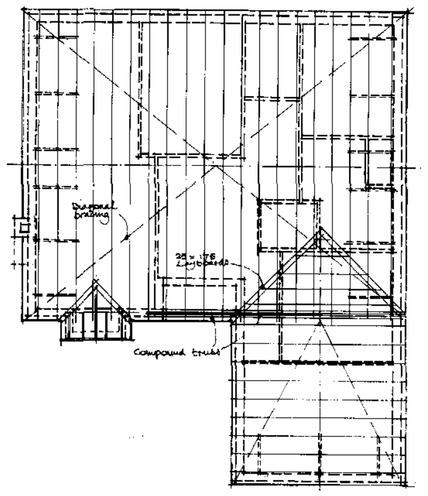

Section A-A



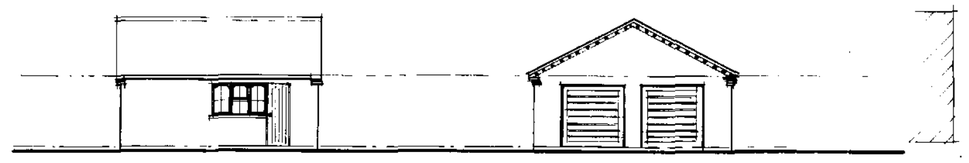
Section thro' Garage



Site Location Plan
scale 1:2500

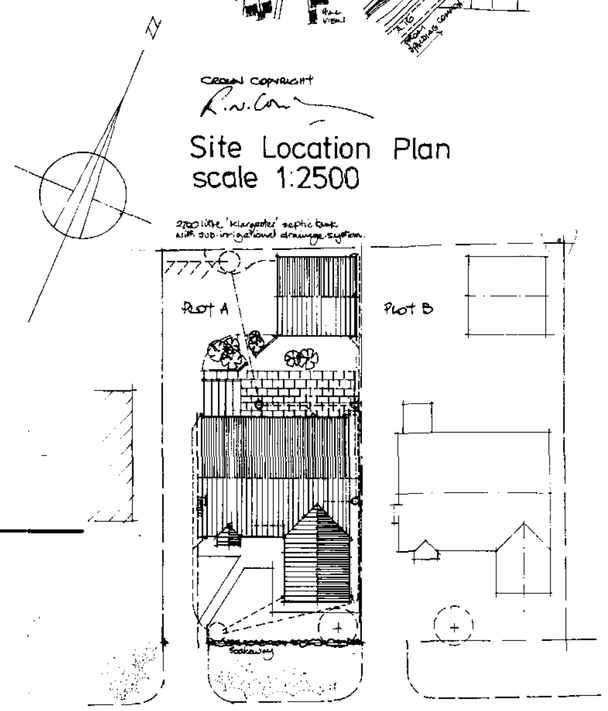


Roof Structure Plan



South Elevation

West Elevation




Block Plan
scale 1:250

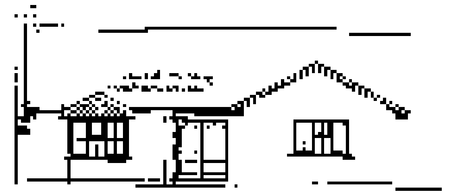
SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1218/93

DETERMINED PLAN

∘ PROPOSED BUNGALOW AND GARAGE ∘ THE RACEGROUND ∘ SPALDING ∘ LINCOLNSHIRE ∘ for ∘ MR AND MRS B.K. BLACKBOURN ∘

Drawing no 9346/2 Scale 1:100 1:50 1:250 1:2500 Date 12/93

R.N. COWLING MBIAT • 22 OAKLEY DRIVE • SPALDING • LINCS • PE11 2BN TEL: (0775) 723836



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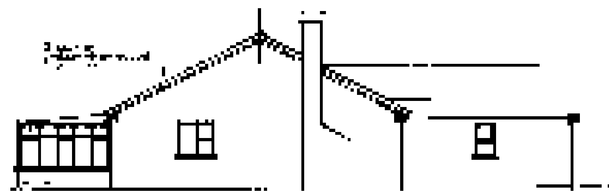
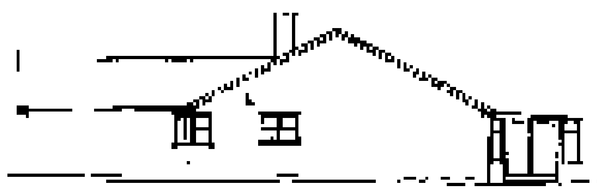


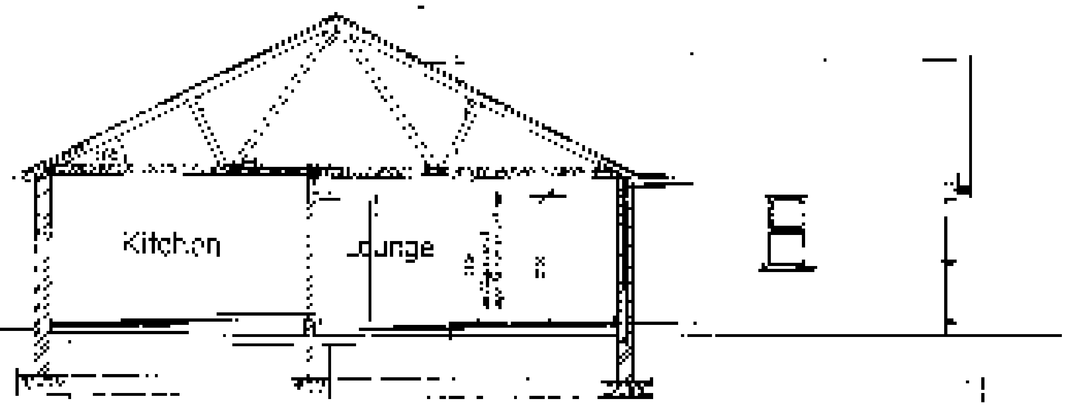
West Elevation



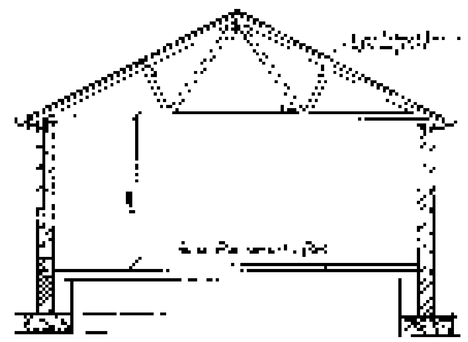
North Elevation



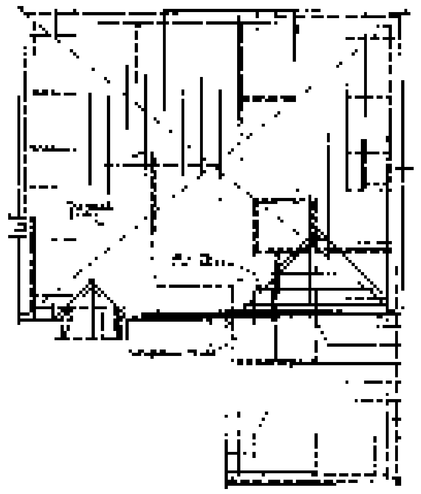
East Elevation



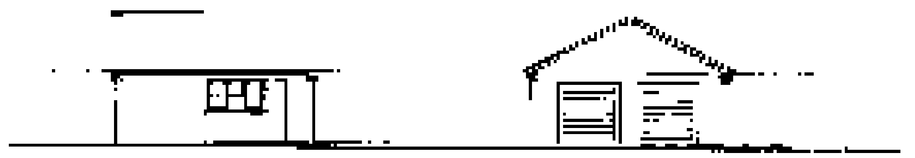

Section A-A



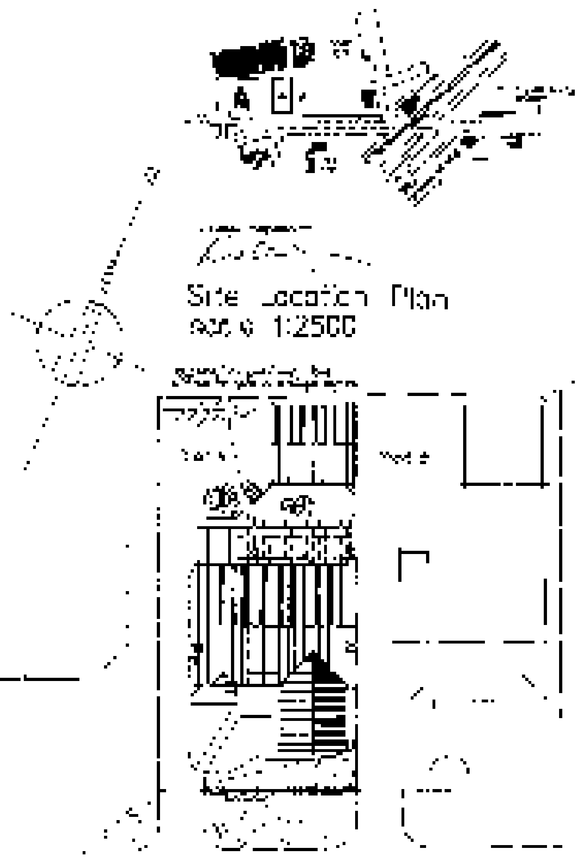
Section thro' Garage



Roof Structure Plan



South Elevation West Elevation



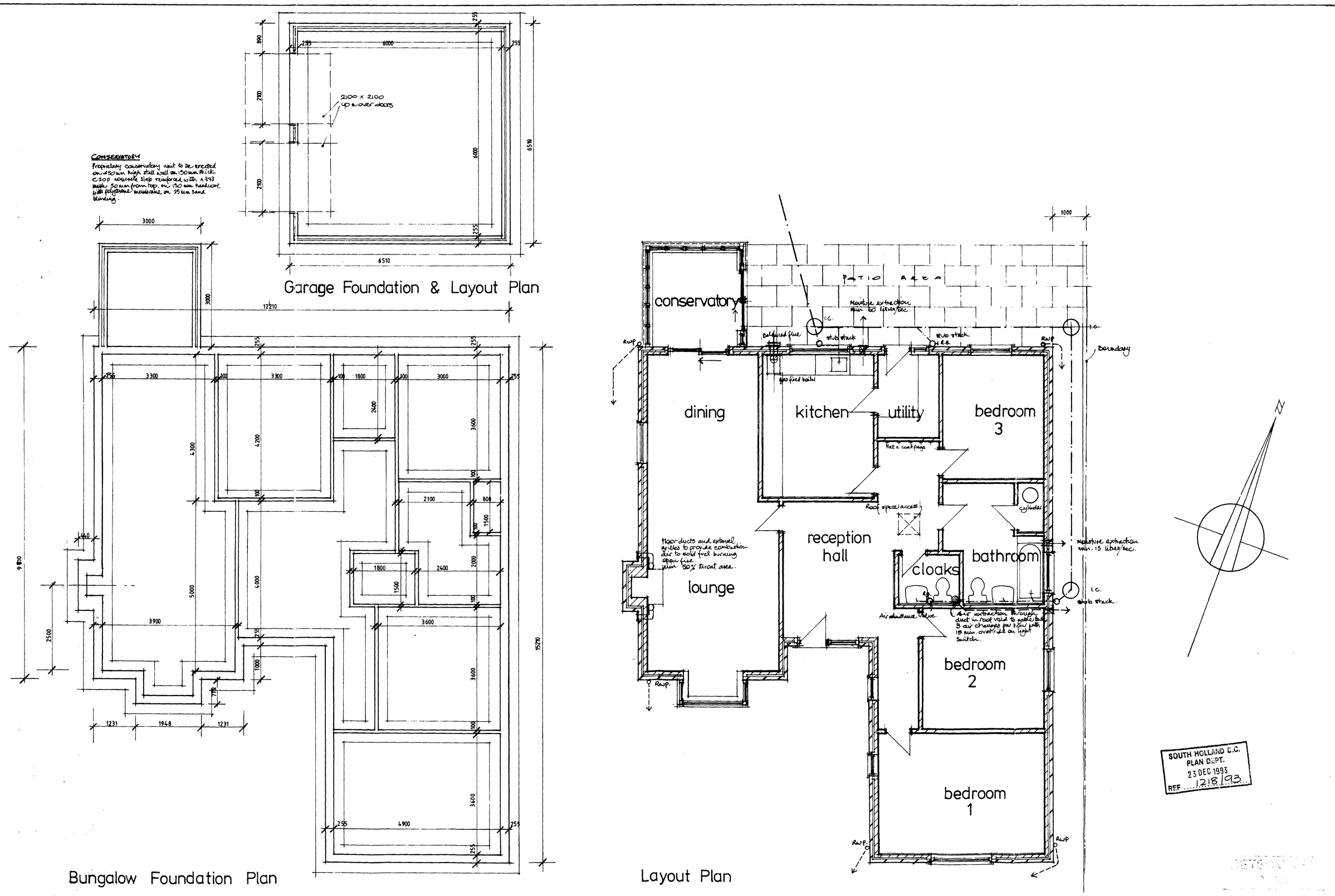
Site Location Plan
scale 1:2500

Block Plan
scale 1:250

DETERMINED PLAN

* PROPOSED BUNGALOW AND GARAGE * THE RACEGROUND * SPALDING * LINCOLNSHIRE * for * MR AND MRS B.K.BLACKBOURN *

Drawing no 9346/2 Scale 1:100 1:50 1:250 1:2500 Date *1993

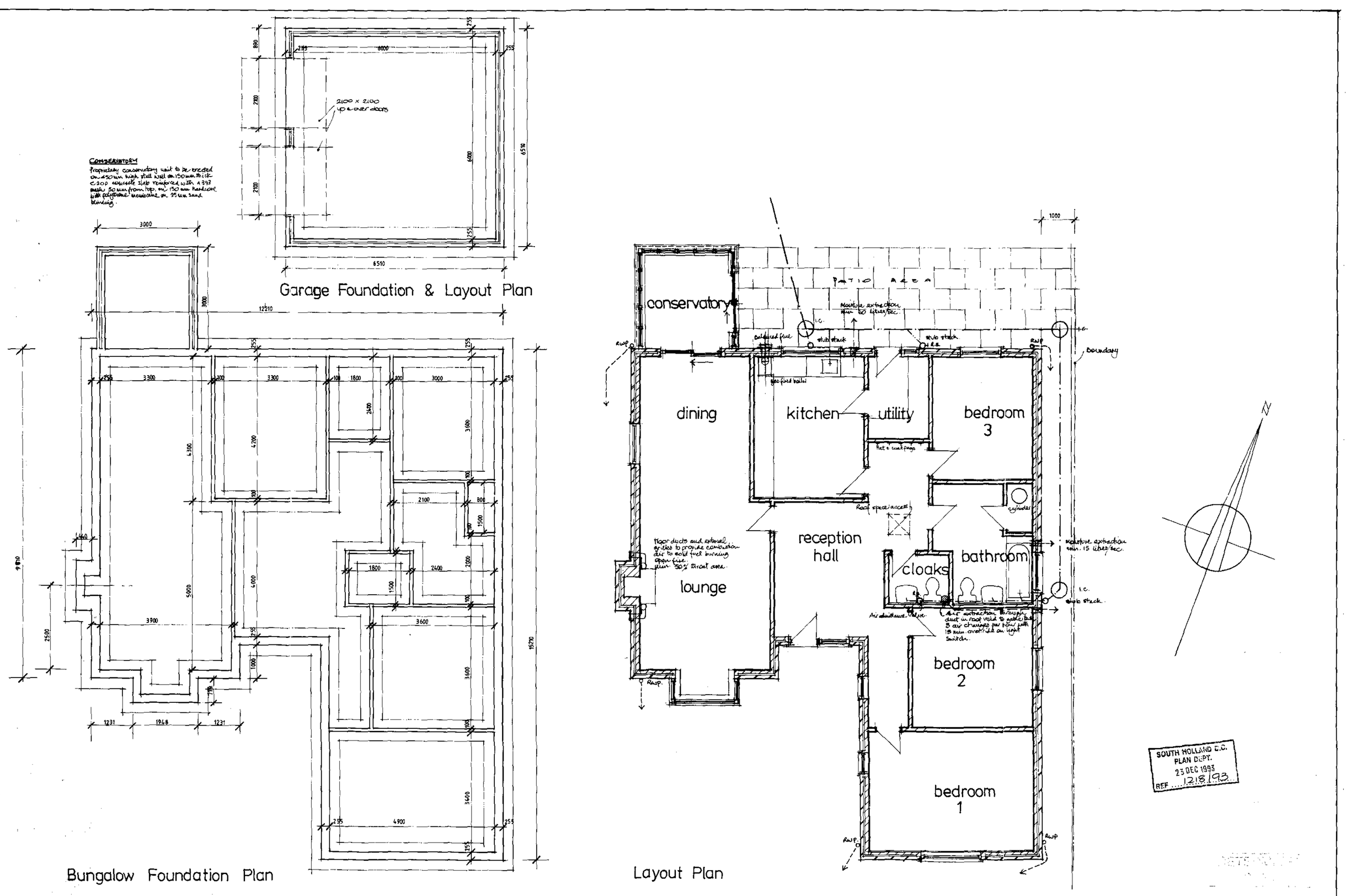



SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1218/93

∘ PROPOSED BUNGALOW AND GARAGE ∘ THE RACEGROUND ∘ SPALDING ∘ LINCOLNSHIRE ∘ for ∘ MR. AND MRS. B.K. BLACKBOURN ∘

drawing no 9346/1 scale 1:50 date 12/93

R.N. COWLING MSIAT • 22 OAKLEY DRIVE • SPALDING • LINCS • PE12 2BN • TEL. (0775) 72[illegible]




Garage Foundation & Layout Plan



Bungalow Foundation Plan

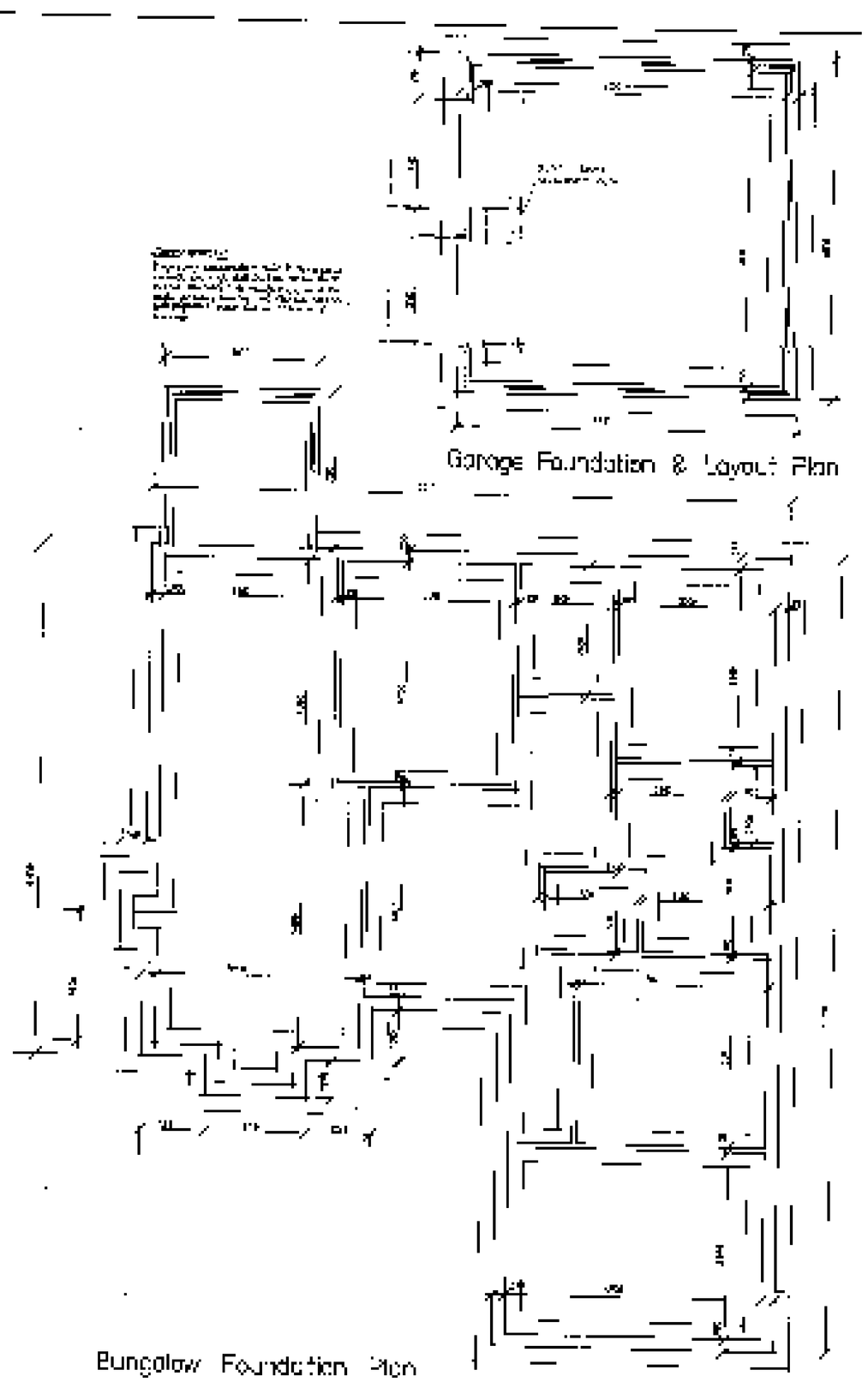
Layout Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1218/93

∘ PROPOSED BUNGALOW AND GARAGE ∘ THE RACEGROUND ∘ SPALDING ∘ LINCOLNSHIRE ∘ for ∘ MR. AND MRS. B.K. BLACKBOURN ∘

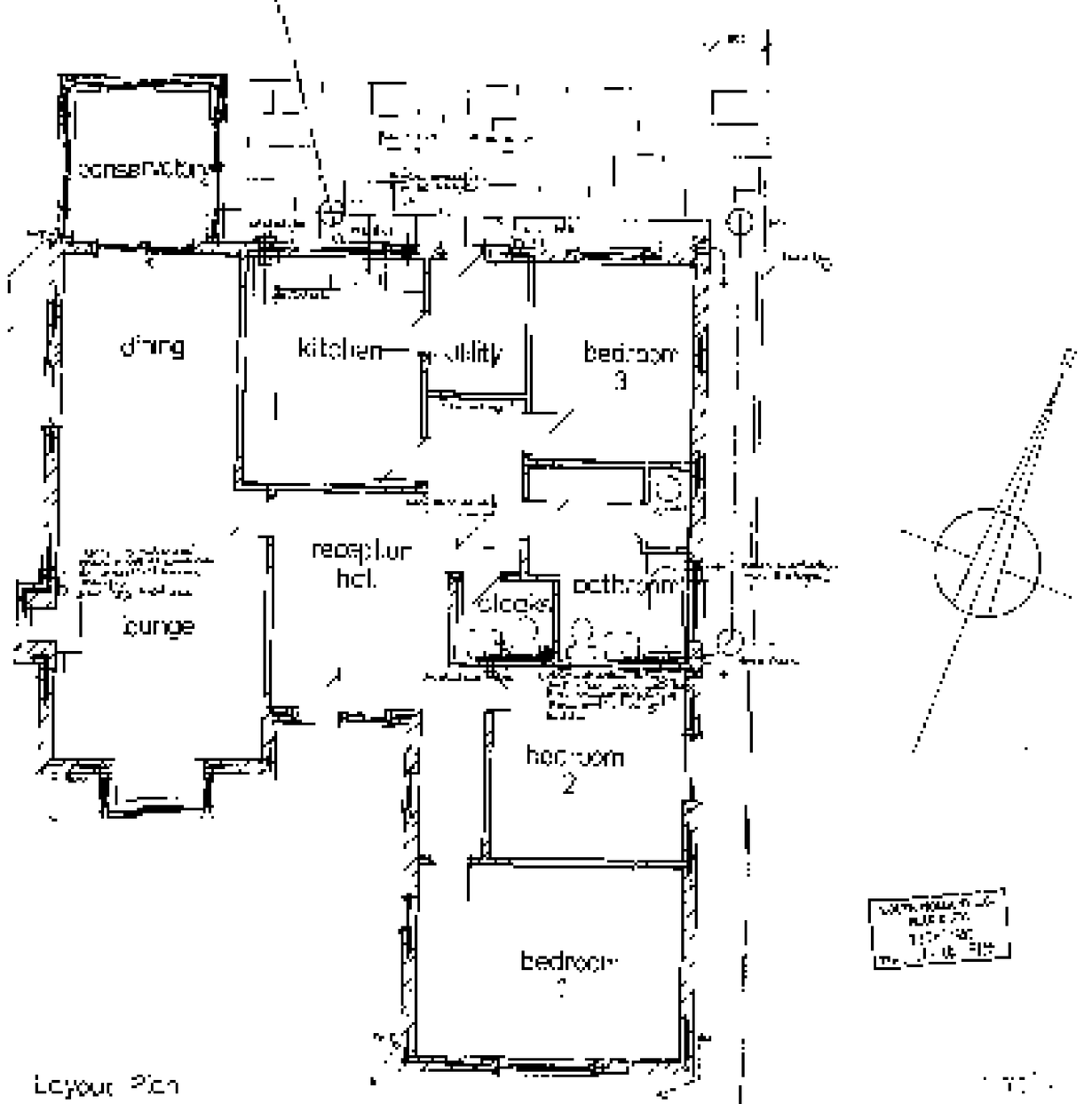
drawing no 9346/1 scale 1:50 date 12/93

R.N. CONLING M.B.I.A.T. • 22 CHICKEY DRIVE • SPALDING • LINCS • PE11 2BN • TEL. (0775) 72[illegible]



Garage Foundation & Layout Plan

Bungalow Foundation Plan




Layout Plan

PROPOSED BUNGALOW AND GARAGE : THE RACEGROUND : SPALDING : LINCOLNSHIRE : for : MR AND MRS B.K.BLACKBOURN :

Drawing no 9346/1 scale 1:50 date 12/93