BRIAN SI I Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1326/91 Received: 12-DEC-91 Type: FULL

Name: Mr & Mrs Harbage
122 Pinchbeck Road
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Proposed domestic store

Location : 122 Pinchbeck Road Spalding
Lincs

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

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

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

Director of Planning and Building Control Services
08-JAN-92

H16/1326/91

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. H16/1326/91

Date Registered 12 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs HARBAGE

122 PINCHBECK ROAD,

SPALDING, LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Broadgate Builders LTD,

Broadgate, Weston Hills,

Spalding, Lincs

Tel. No. Holbeach 380532

(Personal contact name) M. COMPTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

122 PINCHBECK ROAD, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed domestic Store.

OFFICE COPY

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £46.00 If you consider no fee is payable include a written explanation instead.

Signed..... Date. 10. December. 1991

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 Certificate**

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 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 building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 18.9. sq. metres

B. Please state size of any new structure:- (a) max. height: ±4.300 metres

(b) max. length: 3.700 metres

(c) max. width: 6.00 metres

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

D. Please state type and colour of roofing materials. Pantiles

E. 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. 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 [ ] → 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 of 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 [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THRE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

owner

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (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 10-12-91

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.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 10-12-91

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PM
date: 14-12-17

Residents notified on site visit: NO

Case Officer Conclusions (issues)

Small plot to rear of garage. No objections to neighbour block existing garage 7m to 2½-3m beside bedroom neighbouring property. 7m for bedroom.

Case Officer Recommendations (summary). None had previous but to rear plus recent app
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes — No

Ward member request — Yes — No

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes / No — Yes — No

[Reason:

Other circumstances needing Committee decision — Yes — Flagged by Senior Officer: Signed ..... — No

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on those applic — No — All Info (incl Design Submission) / Other info. rec'd: Signed ..... — Yes

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Ref/Int. recommended .....

Delegation confirmed by Senior Officer:
PC 14/...

Recommendation/draft report produced ..... Amended/confirmed .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PDU 16-12-91

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 116...

Receipt Issued ..... No. 2371

Date First Received 1991

REGISTRATION

REFERENCE ...H16/1326/91.....

Cross-Ref ...B16/0722/91

Date. 13/12/91

VALIDATION Date 13/12/91

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

Site area ..... No. of dwellings ..... Floorspace ..18.90.

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 116.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..13..12

Index Sheets 13.. OS Nos ..... Grid Ref 5 34630 3 39130

Ward ...R.. Parish ...ABBEY... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD ...YES Inside LP Area..YES Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref. 0.21392-3

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

BRIAN S H Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1326/91 Type: FULL

Applicant: Mr & Mrs Harbage
Tel:

Agent: Broadgate Builders Ltd
0406 380532

Description: Proposed domestic store

Location: 122 Pinchbeck Road
Spalding
Lincs

Valid date:	12-DEC-91	Terminal date:	06-FEB-92
Target dates:		Target Committee:	21-JAN-92
To case officer	17-DEC-91	Report deadline:	07-JAN-92
Inspected by	22-DEC-91		
Extra contacts	27-DEC-91	Case Officer:	
Report if not clear by	16-JAN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 18.91 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	16-DEC-91	30-DEC-91
Owner/occupier, 124 Pinchbeck Road		20-DEC-91	03-JAN-92

L.C.C. – No objections JE CB 2-1-92.

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

Our Ref: E14391

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

11th December 1991

Dear Sirs,

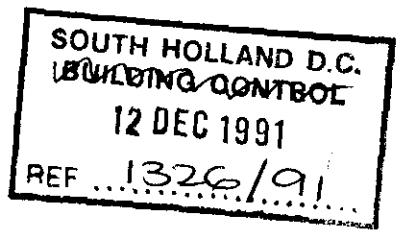
Re: Proposed domestic store, 122 Pinchbeck Road, Spalding

We wish to make an application for full planning permission and building regulation in respect of the above.

We enclose for your approval the following drawings and documents,

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E14391-1
One cheque for the value of £46.00



Building Regulation Application:

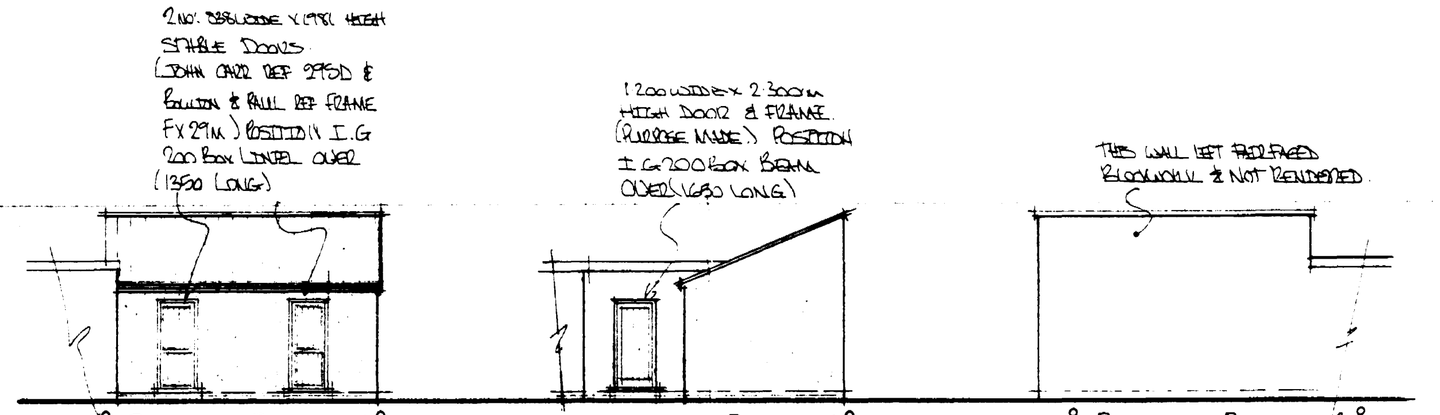
One copy of building regulation application form
Two copies of drawing numbered E14391 - 1
One cheque for the value of £17.63

Our cheque enclosed is for £63.63 to cover both of the above fees.

We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

MICHAEL CHARLTON
EXTENSIONS DIVISION



side elevation rear elevation side elevation

pitched roof structure.

RE-CLAIMED RAFTERS TO NEW ROOF STRUCTURE ON 225 x 25 S.W.
TIMBER BATTENS ON UNDERFELT TO B.S 747 TYPE 1F.
IN ALL CASES LAP FELT 150mm.
50 x 100 RAFTERS AT 600 CTRS AT 22½° PITCH.
50 x 200 PURLINS AT 1·130 M CTS.
50 x 100 WALL PLATE.
30 x 5 mm GALVANISED MILD STEEL ANCHOR STRAPS & LATERAL RESTRAINING STRAPS TO ROOF STRUCTURE AT CEILING LEVEL AT 2·0 M CTS.
BRICK FASCIA & VERGE DETAILS.

walling

external walls

215 mm EXTERNAL WALLS CONSTRUCTED FROM HOLLOW BLOCKS (215 THICK) WALL TO RECEIVE EXTERNAL SAND CEMENT RENDERING WITH PEBBLE DASH FINISH. & TO TERMINATE AT D.P.C. IN WEATHER TIGHT RENDERING TO COMPLY WITH B.S. 5262 : 1976.

internal walls

INTERNAL WALL TO BE 100 mm SOLID INSULATION BLOCK WALL

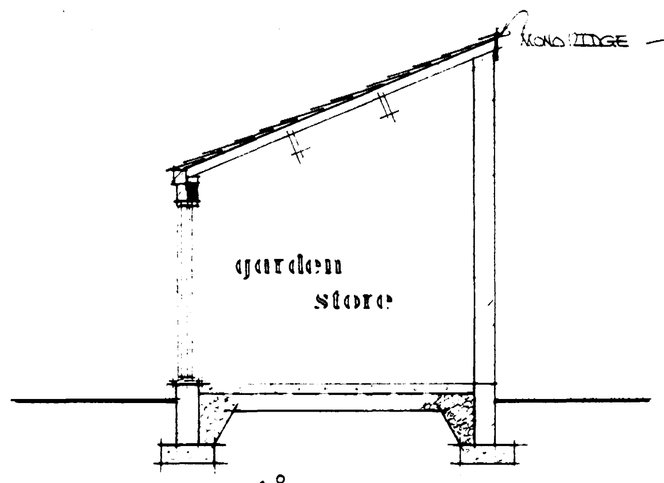
sub structure walling

SUB STRUCTURE WALLING TO BE CLASS '4' DENSE CONCRETE BLOCKS. ANY BRICKWORK BELOW D.P.C. LEVEL TO BE OF FROST RESISTANT BRICKS.
HYLOAD D.P.C. TO EXTERNAL WALL 150 mm ABOVE FINISHED GROUND LEVEL OR ALTERNATIVELY 2 No: COURSES ENG. BRICKS.

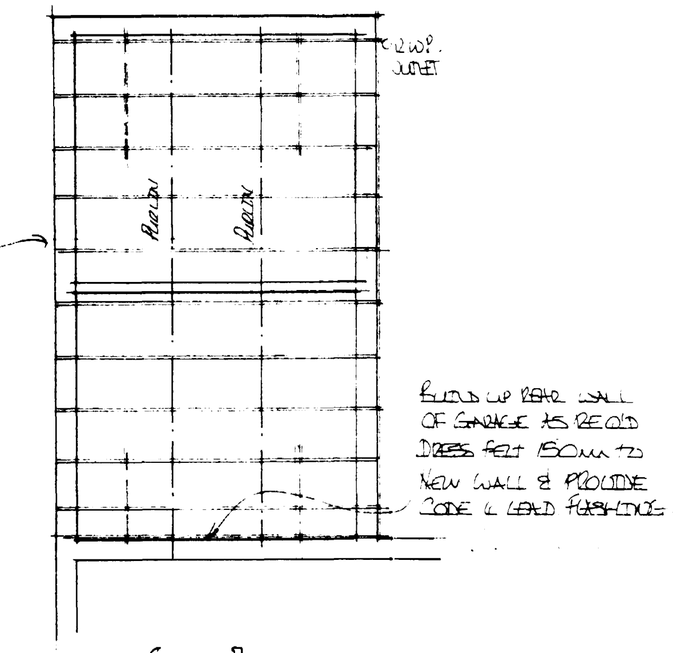
lintels

ALL LINTELS TO BE I.G. TYPE WITH 150 mm MIN END BRG IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.

note: STRUCTURAL TIMBER TO BE CLASS SC3 GRADE



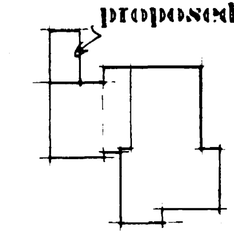
section a-a



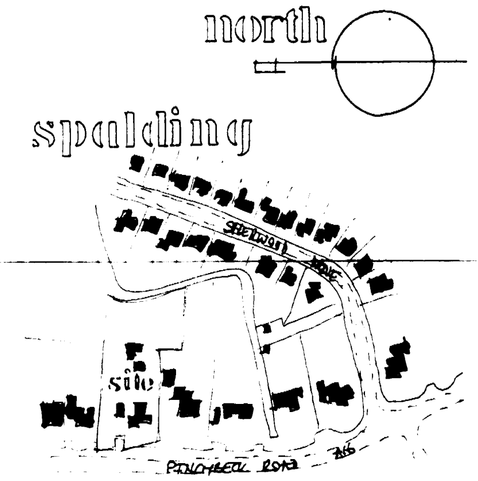
roof plan

surface water drainage

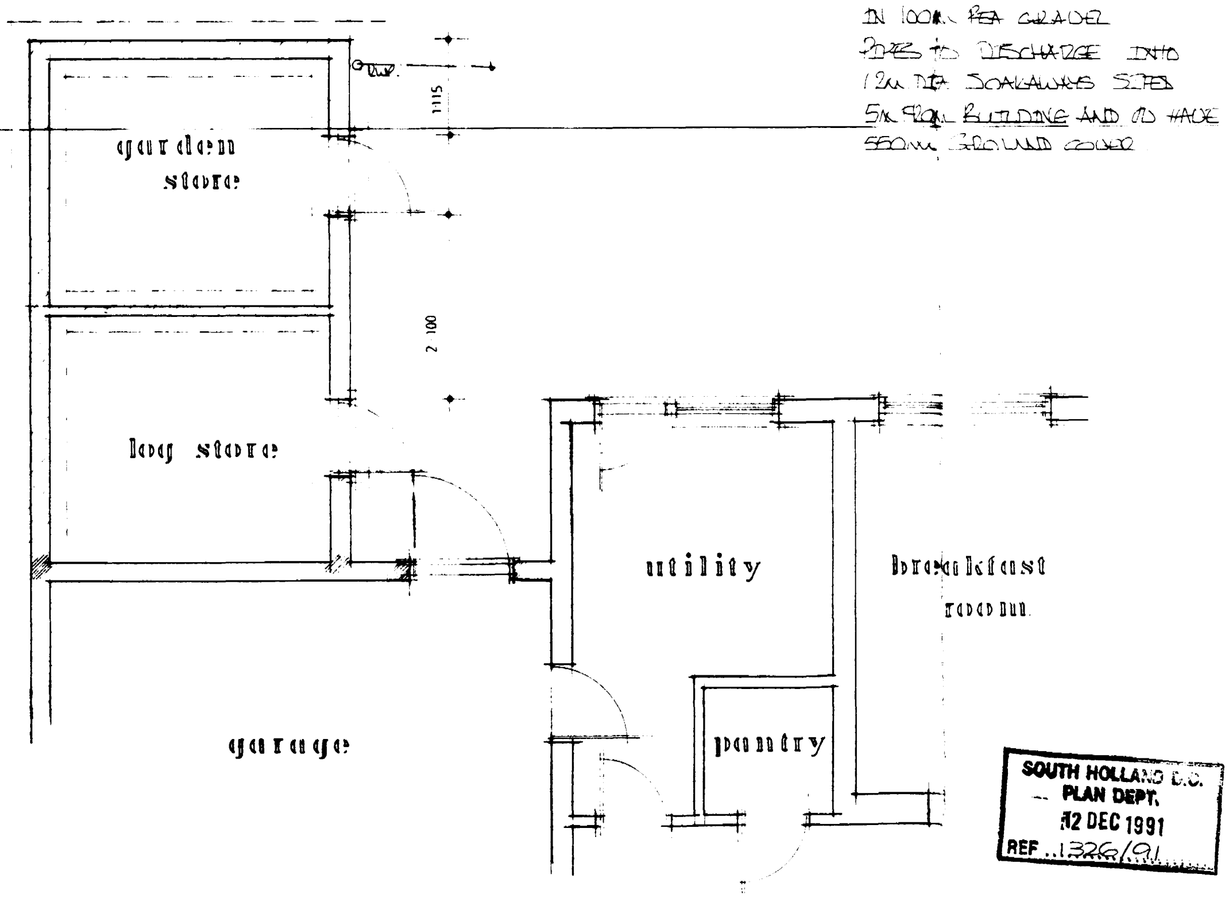
100 M HALF ROUNDED GUTTERING WITH 65mm DIA DOWNPIPES ALL TO BE P.V.C. TO MATCH EXISTING
150 mm DIA UNDERGROUND PIPES FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS
PIPES BEDDED ON 50 SURROUNDED IN 100 mm PEA GRAVEL
PIPES TO DISCHARGE INTO 1·2 M DIA SOAKAWAYS SITED 5 M FROM BUILDING AND TO HAVE 350 mm MIN COVER



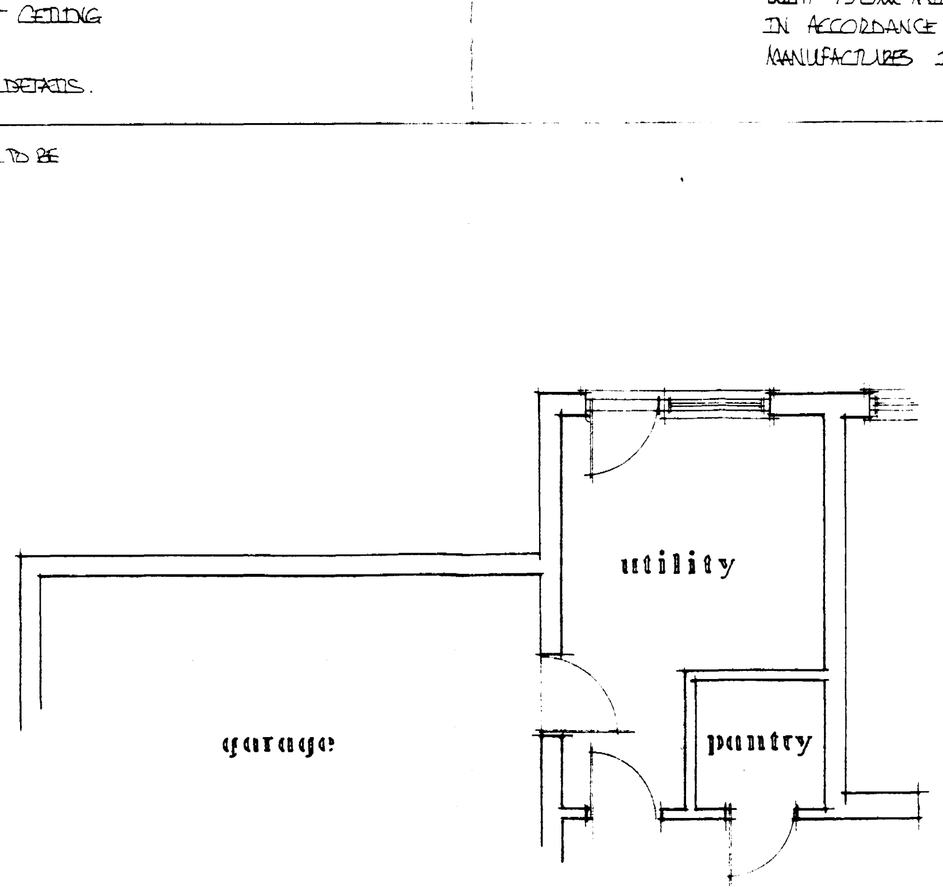
site layout
SCALE 1:500



location plan.
SCALE 1:2500



ground floor plan
proposed.



ground floor plan
existing.

floor construction

100 mm OVERSITE CONCRETE 1:2:4 MIX.
1000 GAUGE P.V.C. D.P.M.
MAP FLOOR D.P.M. TO WALL D.P.C. 50 mm.
50mm BLINDED & CONSOLIDATED HARDCORE BASE

foundations

UNDER LOAD BEARING WALLS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATION TO THE FOLLOWING SIZES.
600 x 225 TO 260 WALLS.
450 x 225 TO 100 WALLS.
ALL CONCRETE TO BE 1:2:4 MIX.
FOUNDATION TAKEN DOWN TO DEPTH OF FOOTING OR TO AN APPROVED LOAD BEARING SUB-STRATA MIN (DEPTH 760 mm)

note: IF SHRINKABLE SUB-SOIL IS FOUND ON SITE FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH WHICH IS SUITABLE FOR THE CONDITIONS (1000 MIN)

NOTES

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

SOUTH HOLLAND D.C. PLAN DEPT. 12 DEC 1991 REF. H326/91

TITLE
proposed domestic store
122 pinchbeck Road
SPALDING LINCS
for Mr & Mrs Harbage

DATE December 1991.	DRAWN M. CHARLTON
DRWG No E1139L1.	SCALE 1:50, 1:100

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

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