FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H17/0054/93 Received:26-JAN-93 Type:OUTLINE

Name: Mr A G & Mrs E M Peagram
37 Wardentree Lane
Pinchbeck
Spalding
Lincs, PE11 3UF

Agent: Mr A G & Mrs E M Peagram
37 Wardentree Lane
Pinchbeck
Spalding
Lincs, PE11 3UF

Description: Residential development (one plot) renewal of H17/0121/90

Location : Reservoir Road Surfleet Reservoir
Surfleet Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the

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)

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

5 Within three months of the date the dwelling hereby permitted is occupied, the existing bungalow on the site shall be demolished and rubble cleared from the site.

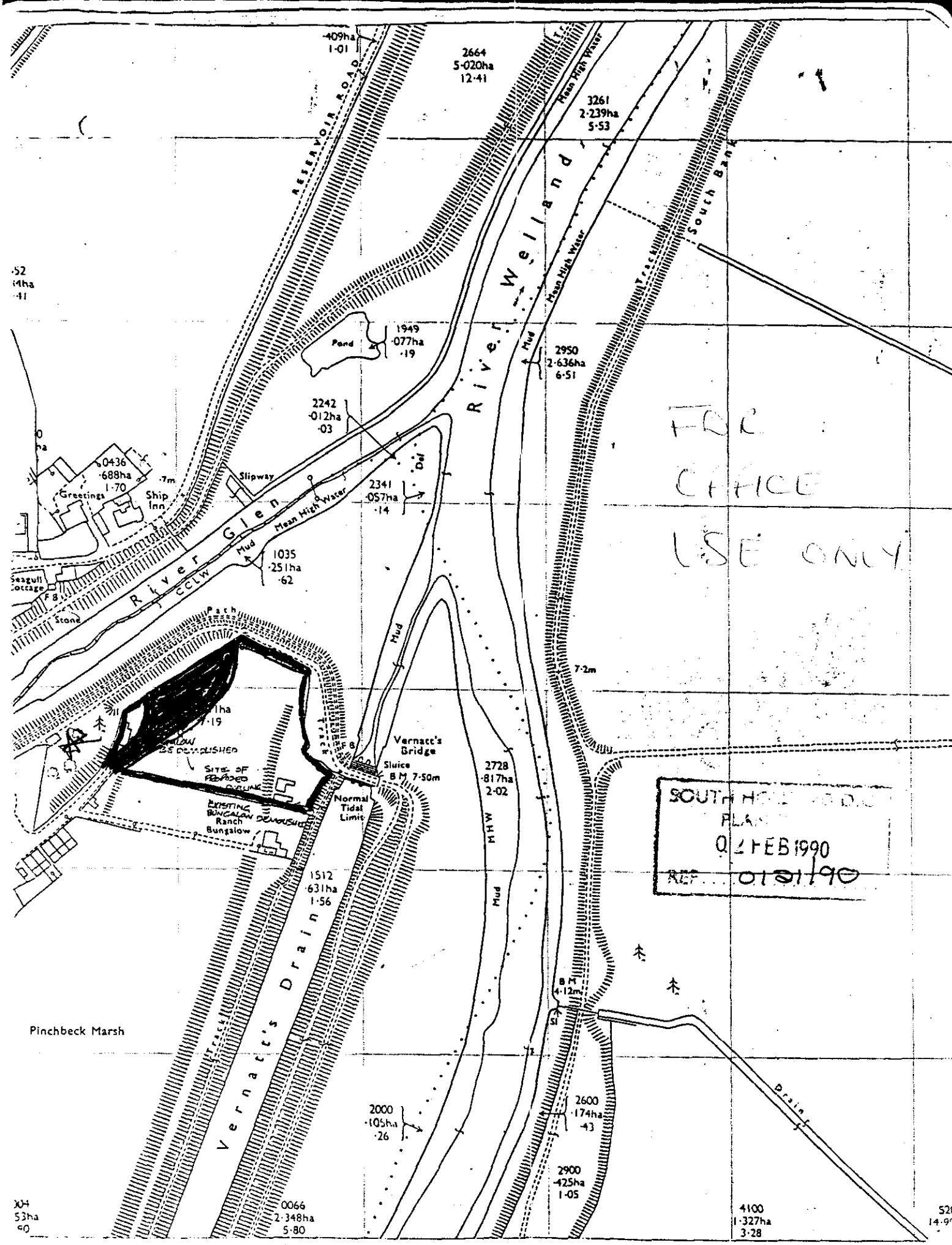
Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

Director of Planning and Building Control Services
25-FEB-93 H17/0054/93

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)



OUTLINE APPLICATION FOR

RESIDENTIAL DEVELOPMENT (1 PLOT)

FOUR COPIES REQUIRED

FOR OFFICE USE ONLY

PLANNING APPLICATION

For office use only

Application No. H17/0054/93

Date Registered 26 01 93

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. & Mrs A C Pegram
37 Wardentree Lane
Pinchbeck

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

~~Residential~~ ~~develo~~ Reservoir Road, Surfleet Reservoir

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential development (one plot) renewal of outline planning permission H17/0121/90

Please complete

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

Signed..... Date ..... 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 0.01 (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.

H17/0054/93

25 JAN 1993

A. J. & E. M. Pegram
37 Woodlea Lane,
Penkbeck,
Spalding Lincs
PE11 3UF

25-1-93

Planning Dept.
We wish to renew the
outline planning permission
REF No H17/0121/90 of
which there has been no change
in circumstances since
the previous application
Yours faithfully
A. J. Pegram

site remains the same.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt Issued P3170

Date first Rec'd 26 JAN 1993

Registration

Reference H17 | 00554 | 93

Cross-Ref N/A

Date 27 | 1 | 93

Validation

TYPE OUTLINE

Earliest permission

Site area 0.91

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type:

Discounted fee

Correct fee £60

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 91

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward U

Parish SUNBURY

TR Rural
TR Bypass
Level Cross
Footpath YES

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1082

Linked to property

Ref

Planning Records:
Earlier apps 121/90 730/87 675/94

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION ASSESSMENT

Notes for Case Officer: New wooden building on river front

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 2-2

Notice posted by PM
Date 2-2

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Site is part of a large grassed area of land. Northern hedge to boundary, some planting between neighbours no of immediate vicinity

RECOMMENDATION Old dwelling removed.

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 24-2

Conditions/Reasons (continue overleaf) Repeat those on 121/90

(1) TL 2
(2) SC8
(3) SC27
(4) SC15
(5) → SC38

Notes to applicant

- Disabled
- Outstanding RM
- Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PAM 27-1
DR 29/1

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PM

Recorded on board:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H17/0054/93 Received:26-JAN-93 Type:OUTLINE

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Lincs, PE11 3UF

Agent: Mr A G & Mrs E M Peagram
37 Wardentree Lane
Pinchbeck
Spalding
Lincs, PE11 3UF

Description: Residential development (one plot) renewal of H17/0121/90

Location : Reservoir Road Surfleet Reservoir
Surfleet Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

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Reason: The application was submitted in outline only.

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Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

4 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

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Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

25-FEB-93 AD check..AP 25/2.....

Authorised to issue (inc Delegation)..~~.....~~ 25/2..

B[illegible] SMITH Dip TP MRTPI
Dir[illegible]r 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: H17/54/93 Type: OUTLINE

Applicant: Mr A G & Mrs E M Peagram Agent: Mr A G & Mrs E M Peagram
Tel:

Description: Residential development (one plot) renewal of H17/0121/90

Location: Reservoir Road
Surfleet Reservoir
Surfleet
Spalding

Valid date: 26-JAN-93 Terminal date: 23-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 02-FEB-93 Report deadline: 23-FEB-93
Inspected by 05-FEB-93
Extra contacts 09-FEB-93 Case Officer:
Report if not clear by 02-MAR-93 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .01 HA
Category: Newbuild
Listed building: Other Constraints: FP
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Surfleet PC 0775 85 319	29-JAN-93	12-FEB-93	OK
Cllr J A Dobney	29-JAN-93	12-FEB-93	OK
Site/Press Advert MIN	02-FEB-93	23-FEB-93	

L C C - Obs Attached JC 4/2/93

SITE DETAILS

Grid ref: 528090 329280
OS Sheets: 81 Parcel:

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
12 FEB 1993
Action by
DPO
File Nos.

NRA

National Rivers Authority
Anglian Region

10th February 1993

Our Ref:GT/93/1/SH/0046

Dear Sirs

PLANNING APPLICATION NO H17/54/93
ERECTION OF A DWELLING AT RESERVOIR ROAD, SURFLEET RESERVOIR, SURFLEET FOR MR & MRS PEAGRAM

With regard to the above-mentioned application received on 2nd February 1993. I would inform you that the NRA Anglian Region has the following observations to make on the propcsal:

The site referred to for development is located adjacent to the sea defences which are under our jurisdiction. I shall be grateful if the Developer can therefore be made aware of the NRA Anglian Region's Land Drainage Byelaws which prohibit, without prior approval, the development of any land within a distance of 9 metres from and parallel to the foot of the landward side thereof or any part of the area lying between low water mark of medium tides and the seaward side of any sea defence.

The applicant should be made aware that the site is in an area which is below the highest recorded tide level and could be liable to flooding if failure of the sea defences occurs or from severe oversplashing of the defences.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

For further information please contact the Authority's District Quality Officer, Mr R Enstone, on Spalding (0775) 762123, Ext 126.

Please note that the National Rivers Authority would raise objections to the installation of a septic tank.

Cont./

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Cont./2
Our Ref:GT/93/1/SH/0046

NRA

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

LMP

B. N 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: H17/54/93

Applicant: Mr A G & Mrs E M Peagram
37 Wardentree Lane
Pinchbeck
Spalding
Lincs, PE11 3UF

Agent: Mr A G & Mrs E M Peagram
37 Wardentree Lane
Pinchbeck
Spalding
Lincs, PE11 3UF

Description: Residential development (one plot) renewal of H17/0121/90

Location: Reservoir Road Surfleet Reservoir
Surfleet Spalding

Type: OUTLINE

Date received: 26-JAN-93

29-JAN-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 13-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Surfleet PC
Hungate Lane
Surfleet
Spalding Lincs
PE11 4BW

FOR PARISH COUNCIL USE ONLY

Comments: OK, no objections

Signed: Frances M. Robinson, Clerk

SHDC PLANNING DEPT.
RECEIVED
- 9 FEB 1993
PU

Date of
(HO) P M
(HSO) PS
(C) AGP
Letter by
Checked by
Typed

File Nos.

Acknowledge YES/NO
By
Date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H17/0054/93

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	8	0	2	9	2

2. Address or location

Rosegrove Road, Sutton

3. Name, classification and number of road

UC

4. Date application referred 4-2-93

5. State whether outline, detailed application etc.

OL

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

Residential - 1 No.
(Renewal of H17/0121/90).

7. Delete as appropriate

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

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

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

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

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

Date: 4-2-93 Signed: [signature]
Director of Highways and Planning

RIAN 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: H17/54/93

Applicant: Mr A G & Mrs E M Peagram
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Agent: Mr A G & Mrs E M Peagram
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Description: Residential development (one plot) renewal of H17/0121/90

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Surfleet Spalding

Type: OUTLINE

Date received: 26-JAN-93

29-JAN-93

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 08-FEB-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

O.K. BY Me

I request that this application be considered by Planning Committee, because

P.A. Dobney

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 FEB 1993

Attention of
DMO
DOPO
JC
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO

Date

B[illegible] 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2170
Date received : 26-JAN-93

Received from

Norwich & Peterborough B.S.

Address

Sheep Market
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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