SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0802/93 Received:31-AUG-93 Type:FULL

Name: A B Builders
53 London Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Four bedroomed house and garage

Location : 42 Reservoir Road Surfleet
Spalding Lincs

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

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

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

2 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 approved scheme is implemented satisfactorily.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on the 11 November 1993.

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

Director of Planning and Building Control Services
24-NOV-93 H17/0802/93

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. H17/0802/93

Date Registered

19 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A. B. BUILDERS
53 LOUDON ROAD
SPALDING

Tel. No.

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

EAST MIDLANDS DESIGN ASSOC
"KILLOW LODGE",
HORNEMOOR RD, SPALDING, LINCS

Tel. No. 0775 767968
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

½ RESERVOIR ROAD, SURFLEET, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 BED HOUSE & GARAGE

Please complete

Signed [signature] Date 7.7.93

I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £20.00
If you consider no fee is payable include a written explanation instead.
Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building 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:	sq. metres
C. Please state size of any new structure:- (a) max. height:	8·8 metres
(b) max. length:	10·95 metres
(c) max. width:	14·72 metres
D. Please state type and colour of materials for facing external walls:	IBSTOCK BRADGATE REGAL MARKET MONARCH SLATE GREY OK
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

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: RESERVOIR RD
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. Boarding Ropes

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

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	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.	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 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).

PROSPECTIVE PURCHASER

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:
Address of owner at which notice was served:
MR R. BROWN
RESERVOIR ROAD
SURBITON.

State Date notice served:
17/08/93

Signed . . . . . ~~(Applicant~~ / Agent) Date 17 August 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 17 August 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 . . . . . .

APPLICATION ASSESSMENT

Outbuildings ≃ 60
Original Ft. Area ≃ 64 m²
Proposed Area ≃ 161 m²

Notes for Case Officer

Site Inspection

to replace Modest Storage

Accuracy :
Neighbours :
Boundaries :
Site Features :

Surrounded by planting
Not too happy with scale of replacement - or new may Bam

Inspected by DR
Date 1/9

Site Notice posted by DR
Date 1/9
Expiry

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Case Officer Conclusions

Saw A. Lawther 22-11-93.
added extra info to Dwg 93/99/04 A

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H17/0802/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current	✓	✓	✓	✓	✓
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed: The application has been changed from Reserve Matters to Full + therefore the form must be completed.

Other.....

Direction authorised by Senior Officer..... Date.....25/8

Revalidation after Direction

Information satisfactory Signed..... Date...31/8

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

PDM 25-8
Surely too good

Publicity >>

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

RECONSULTS

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	Specify:
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 :
Senior Officer Confirmed ...DJR Date.....25-8 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3159

Date first Rec'd 19 AUG 1993

Registration

Reference H17/0802/93

Cross-Ref B17/0504/93

Date 20-AUG-93 JAC

Validation

TYPE ~~APP~~ FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

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

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 80 OS Plots
Grid ref 537493 190950

Ward 4 Parish SURFLEET

Inside IBD NO Inside LP area NO

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 1997 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps
017/93
317/87

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

BRIAN SM 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

H17/0802/93

FULL

Applicant: A B Builders
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Four bedroomed house and garage

Location: 42 Reservoir Road
Surfleet
Spalding
Lincs

Valid date:	31-AUG-93	Terminal date:	26-OCT-93
Target dates:		Target Committee:	26-OCT-93
To case officer	07-SEP-93	Report deadline:	12-OCT-93
Inspected by	14-SEP-93	Agreed TD Ext:	
Extra contacts	21-SEP-93	Case Officer:	
Report if not clear by	05-OCT-93		P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	07-SEP-93	28-SEP-93
Clerk to Surfleet PC 0775 85 319	31-AUG-93	14-SEP-93
Cllr J A Dobney	31-AUG-93	07-SEP-93

SITE RECORD

Grid ref: 527450 329050
OS Sheet: 80 Parcel:

L-C-C - Dos Attached JE 9/9/93

Decision notice for 802.

Sc 27 ~~as plan only~~

B22 reason B21

SN1 Plan received 11 NOV 93

PDM 22-11-93

East
Midlands
Design
Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 93/99
Your Ref: H17/0802/93
Date: 10/11/93

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

For the attention of Mr P Udy

Dear Sir

Re : Proposed 4 Bed House and Garage at 42 Reservoir Rd, Surfleet for A B Builders

Further to your correspondence of the 26th October '93 and the subsequent site meeting between Mr Udy of your office and the writer we enclose 4 copies of the revised block plan indicating the existing landscaping which it is intended to retain.

We trust this meets with your approval.

Yours faithfully,

Andrew R Lowther

S.H.D.C. PLANNING DEPT.
RECEIVED
11 NOV 1993 10

East Midlands Design Associates
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire

P J Udy

PJU/SJS H17/0802/93

26 October 1993

Dear Sir

Erection of four-bedroomed house and garage - 42 Reservoir Road, Surfleet

I refer to the above planning application which was considered by Planning Sub-Committee on the 18 October 1993.

At that meeting it was resolved to grant planning permission, contrary to the Planning Officer's recommendation, subject to conditions including the retention of some of the existing screening around the site. I therefore suggest that you submit a plan showing the existing landscaping upon the site which will be retained. It may also be appropriate for you to meet one of my officer's on site to discuss which features should be retained.

Yours faithfully

Peter Udy

pp N R Midlen
Principal Planning Officer
(Development Control)

Existing hedges retained to behind building line in front. remove Poplars retain Leylandii county access filled hardstand/ pond.

687. PLANNING APPLICATIONS (Continued)

(a) Determinations following Site Inspections (Continued)

H02/0643/93 G M Riddington Partnership		Dwelling at Poplars Farm, Cloot Drive, Crowland.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to the applicants submitting within one month of the date of the request plans of their proposals to develop a centre of farming operations on land adjoining this application site.

H06/0657/93 Mr C J W Franks	O.A.	Petrol filling station at Main Road, Gedney.

RESOLVED: Consideration of the above-mentioned application be deferred to enable the Director of Planning and Building Control Services to have discussions with the Department of Transport, about replacing the current direction of refusal with a recommendation permitting the development to proceed, and the Department be informed of the Council's strong support for the proposal in view of the existence of other businesses in the vicinity having access off the A17(T) which could lead them to not determining the application and supporting the applicant at any appeal.

H05/0728/93 R Proctor	Reserved matters relating to bungalow and garage at Fleet Road, Fleet.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendations.

PV

H17/0802/93 A B Builders	House and garage at 32 Reservoir Road, Surfleet.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendations, subject to appropriate conditions including one requiring the retention of some of the existing screening around the site.

(b) Planning applications awaiting site inspections

As there was insufficient time to visit the site prior to the meeting, consideration of the undermentioned application be deferred pending a site inspection for the reasons indicated:-

Plan No. and Applicant	Proposal
H23/0661/93 Mr R Regan	Dwelling to replace existing fire damaged property at Church Cottage, Churchgate, Whaplode.

(To assess the potential impact of the development upon the adjacent Parish Church.)

18th OCTOBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H08/0551/93 I Bates	DJR	Refused plus enforcement action as recommended. Also recommendations "D" & "E" of 6 Oct agenda.
H02/0643/93 G M Riddington Ptnr	DJR	DPBCS Authorised. Letter to agent (copy to applicant) inviting formal submission of information on business development/building plans, which is understood to have been passed to committee members, to enable the application to be determined. Letter to include time limit of one month for submission of information.
H06/0657/93 Mr C J W Franks	JB	Defer for letter to be sent to DoT requesting meeting at officer level to discuss committee members concern that DoT are not being consistant in their standards in judging the situation on the A17 when their assessment of the Happy Eater/Payne applications are taken into account and suggest ways that access could be made safe considering a business is already operating from this site. Check with Admin Department on our standing if applicants appeal and whether we can support appellant.
H23/0661/93 Mr R Regan	JB	Defer for site visit as insufficient time to visit site.
H05/0728/93 R Proctor	JB	Grant against recommendation.
H17/0802/93 A B Builders	PJU	DPBCS authorised subject to appropriate conditions against recommendation. Conditions to include retention of some of existing screening around site.

20th October 1993

Signed: _____
Principal Planning Officer

660. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(Pending a site inspection to assess the potential impact of the development upon the adjacent Parish Church.)

H05/0728/93 R Proctor	Reserved matters relating to bungalow and garage at Fleet Road, Fleet.

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

H23/0773/93 Kings Quality Homes	Residential development at Cranesgate, Whaplode St. Catherine.

(To enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored and for the Director of Planning and Building Control Services to inform any occupants of the properties of the position.)

H17/0802/93 A B Builders	Four bedroomed house and garage at 32 Reservoir Road, Surfleet.

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

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

H18/0662/93 J E & R A Deans	Change of use from shop to flat, including external alterations, at 38 Bridge Road, Sutton Bridge.
H14/0677/93 John Allen Transport	Change of use from agriculture to hardstanding lorry park at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.
H14/0678/93 John Allen Transport	Office and workshop side extension to existing storage building at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

(Subject also to an additional condition requiring that noise from plant and machinery shall not exceed 40 Db expressed as a 15 min LA EQT measured at any residential boundary between the hours of 9 p.m. and 7 a.m.)

(e) Applications Director of Planning and Building Control Services authorised to refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the under-mentioned developments in accordance with his recommendations:-

APPLICATION REFERENCE: H17/0802/93 DATE RECEIVED: 31-AUG-93

TYPE: Full

DESCRIPTION: Four-bedroomed house and garage

LOCATION: 32 Reservoir Road, Surfleet

APPLICANT: A B Builders AGENT: East Midlands Design Assoc.

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 6 OCT 1993

RECOMMENDATION

Refuse Permission.

1 *The site is located in a rural position and the proposed development will occupy much of the site's width. It is the opinion of the Local Planning Authority that the proposed dwelling will appear large and cramped in relation to the plot and result in an overdeveloped appearance which would be out of character with other developments in the locality and detrimental to the rural character of the area.*

COMMENTS

1 The site has planning permission for a replacement dwelling. The decision notice had a note advising that the design should pay regard to rural character of the locality in terms of design and materials and the landscaping scheme should make provision for boundary hedges of indigenous species. The size of the proposed dwelling should be similar to that dwelling to be demolished.

2 The proposed dwelling is far larger than the existing dwelling 65 m2 against 161 m2 and more of the site is developed. It is considered that the rural character of the area would be adversely affected by the larger dwelling and its design does not comply with the Council's adopted design guidelines.

REPRESENTATIONS

Parish Council: Support.

Public: Publicity period expires on the 28 September 1993, and responses will be verbally reported.

Our Ref: GT/93/1/SH/0239/LMT
Contact: G. Thornalley

Date: 20 September 1993

LATE OBS. ON PLG. COM. 27.9.93

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1993
6/10 dlee

NRA

National Rivers Authority
Anglian Region

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

Dear Sir,

PLANNING APPLICATION NO. H17/0802/93

PROPOSAL: **ERECTION OF A 4 BEDROOM HOUSE AND GARAGE**
LOCATION: **42 RESERVOIR ROAD, SURFLEET**
APPLICANT: **A B BUILDERS**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully,

R. F. MORGAN
Planning Manager

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

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: H17/0802/93

Applicant: A B Builders
53 London Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Four bedroomed house and garage

Location: 42 Reservoir Road Surfleet
Spalding Lincs

Type: FULL

Date received: 31-AUG-93

31-AUG-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 14-SEP-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 x 3 on Sub-committee

S.H.D.C. PLANNING DEPT.
RECEIVED
15 SEP 1993

Signed: Frances M. Richardson.
7.9.93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H17/0802/93

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	7	4	2	9	0

2. Address or location

42 Reservoir Road, Sutterton

3. Name, classification and number of road

4. Date application referred 9-9-93

5. State whether outline, detailed application etc.

Full.

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

4 Bed House & Garage.

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: 9/9/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(11B22.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(11B21

Note:— use continuation sheet(s) as necessary.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H17/0802/93
Description: Four bedroomed house and garage

Location: 42 Reservoir Road
Surfleet
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 28-SEP-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

07-SEP-93

SOUTH HOLLAND DISTRICT COUNCIL

under the name of

A. COUPLAND (SURFACING) LTD

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NOTICE OF PROPOSED MODIFICATIONS TO PROPOSALS FOR A STATUTORY PLAN OR FOR THE ALTERATION OR REPLACEMENT OF A STATUTORY PLAN

Town and Country Planning Act 1990
Notice of Proposed Modifications to Proposals for the Alteration of a Structure Plan

LINCOLNSHIRE STRUCTURE PLAN: ALTERATION No 2

Lincolnshire County Council propose to modify these plan proposals.

A list of the proposed modifications with the authority's reasons for proposing them are available for inspection at the under-mentioned places during normal office hours. Copies of the plan proposals and the authority's statement of reasons and decisions as respects objections to the plan proposals are similarly available for inspection.

Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

North Kesteven District Council
Council Offices
Eastgate
Sleaford
Lincolnshire
NG34 7EB

Boston Borough Council
Municipal Buildings
West Street,
Boston
Lincolnshire
PE21 8QR

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

East Lindsey District Council
Tedder Hall
Manby Park
Louth
Lincolnshire
LN11 8UP

South Kesteven District Council
Council Offices
St Peter's Hill
Grantham
Lincolnshire
NG31 6PZ

Lincoln City Council
City Hall
Beaumont Fee
Lincoln
LN1 1DB

West Lindsey District Council
The Guildhall
Gainsborough
Lincolnshire
DN21 2DH

Copies of the above mentioned documents are also available for inspection during normal opening hours at the following Public Libraries: Gainsborough, Caistor, Market Rasen, Lincoln, Louth, Mablethorpe, Alford, Horncastle, Spilsby, Skegness, Boston, Sleaford, Grantham, Bourne, Stamford, Market Deeping, Crowland, Spalding, Holbeach, Long Sutton and Sutton Bridge.

Objections to, and representations in respect of, the proposed modifications should be sent in writing to the Director of Highways and Planning, Lincolnshire County Council, 4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN before October 11, 1993. Objections and representations should specify the matters to which they relate and the grounds on which they are made, and may be accompanied by a request to be notified at a specified address of the withdrawal, adoption, approval or rejection of the plan proposals.

Notice of Intention to Adopt Proposals

If no objections are received during the period given for making objections, Lincolnshire County Council intend to adopt the proposals on the expiry of that period.

R. J. D. PROCTER,
Chief Executive.

4x2685 187/208 LF 7-9

Deeping House, Welland Terrace, Spalding, Lincs. PE11 2TD.

NB: Votes at the Election of Members of a Drainage Board may be given either personally or by Deputy. A Deputy shall be appointed in writing by the appointer either generally or in relation to a particular election, but he shall not be entitled to vote unless the instrument appointing him shall have been deposited at the office of the Drainage Board not later than the last day fixed for the receipt of nominations.

6wcWVN 7x3194 187/207 LF7-9

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
The following application(s) do not accord with the provisions of the relevant Development Plan.

H17/0802/93
A. B. Builders FULL
Four bedroomed house and garage.
42 Reservoir Road, Surfleet, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

September 7, 1993.

6wcWVN 3229 183/607 LF7-9

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AN 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3159
Date received : 19-AUG-93

Received from

A B Builders

Address

53 London Road
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

AN 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: H17/0802/93

Applicant: A B Builders
53 London Road
Spalding
Lincs

Agent: East Midlands Design Asso
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Four bedroomed house and garage

SOUTH HOLLAND D.C.
PLAN DEPT
21 [illegible] 1993
REF ..... Valid

Location: 42 Reservoir Road
Surfleet
Spalding
Lincs

Type: FULL

Date received: 19-AUG-93

26-AUG-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.

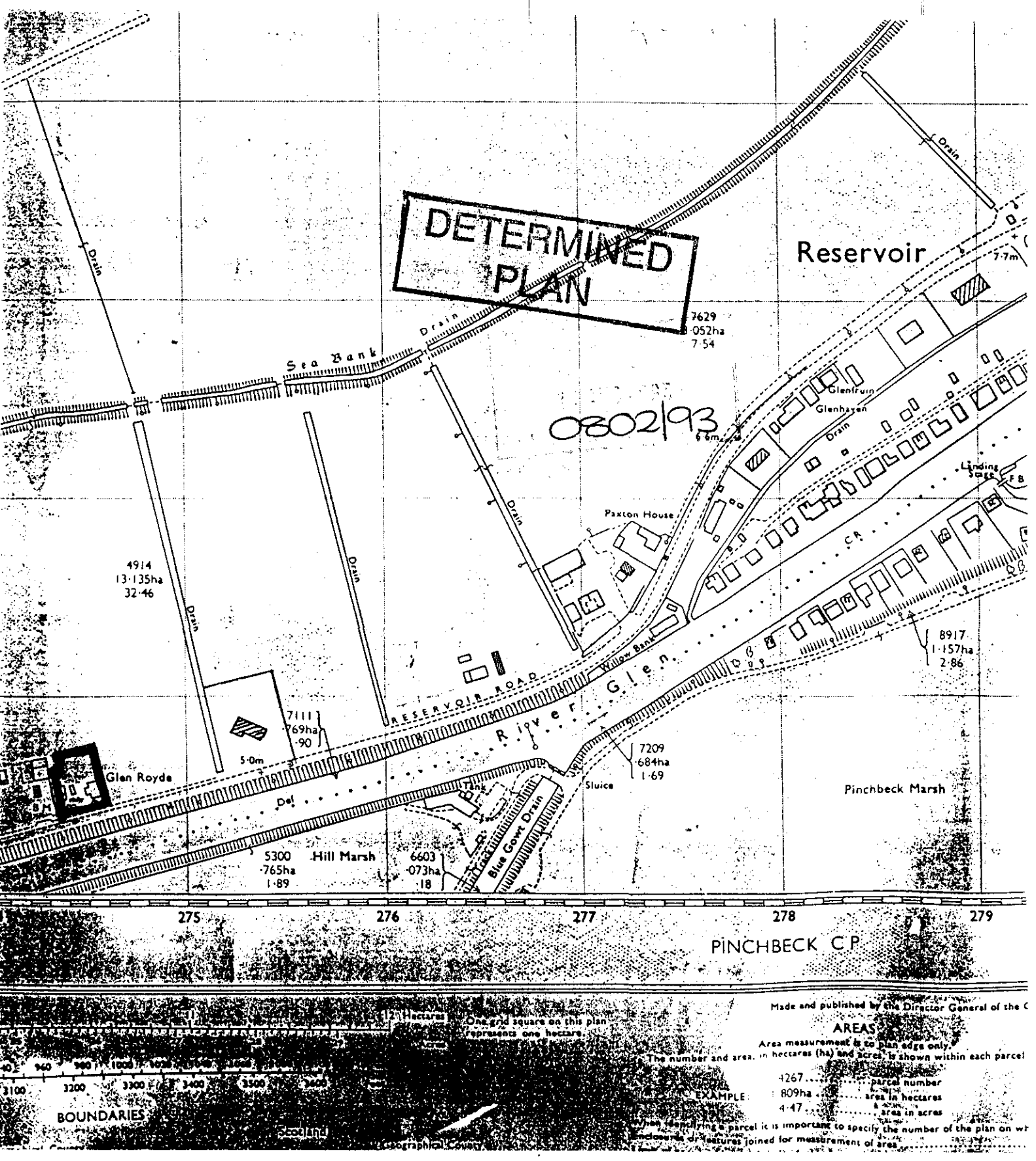
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

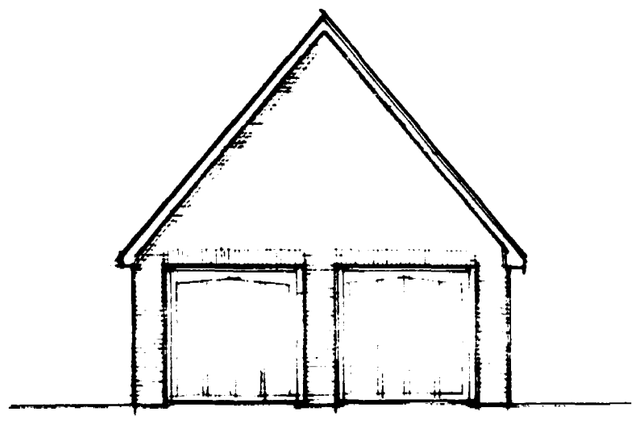
The application has been changed from 'Reserved Matter' to 'Full' and, therefore, we must ask for the application form (parts 3, 4, and 5) to be completed in full.

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

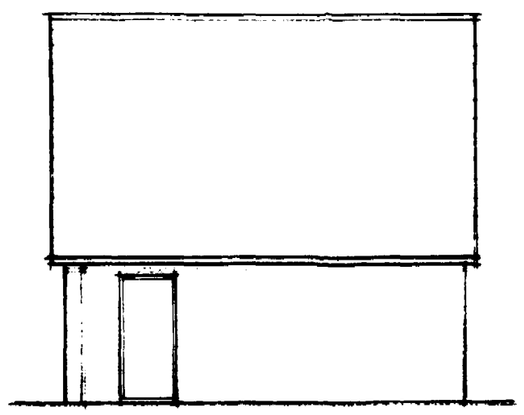
Yours faithfully

Principal Planning Officer

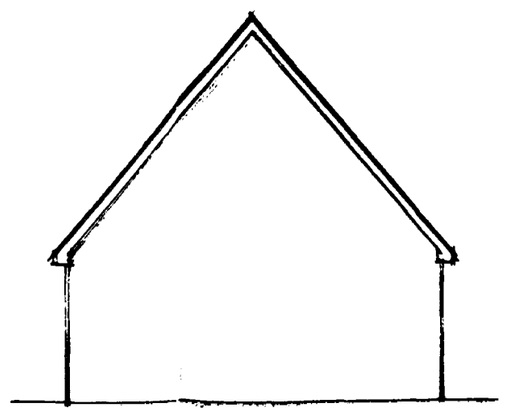

DETERMINED PLAN
0802/93
Reservoir
Sea Bank
Drain
Glentruin
Glenhaven
Paxton House
Willow Bank
RESERVOIR ROAD
River Glen
Glen Royde
Hill Marsh
Blue Gowt Drain
Sluice
Pinchbeck Marsh
4914
13·135ha
32·46
7111
·769ha
·90
5·0m
7629
·052ha
7·54
8917
1·157ha
2·86
7209
·684ha
1·69
5300
·765ha
1·89
6603
·073ha
·18
275
276
277
278
279
PINCHBECK C P
BOUNDARIES
Scotland
Made and published by the Director General of the
AREAS
Area measurement is to plan edge only.
The number and area, in hectares (ha) and acres, is shown within each parcel
4267 ..... parcel number
EXAMPLE 809ha ..... area in hectares
4·47 ..... area in acres
When identifying a parcel it is important to specify the number of the plan on wh
Enclosures or features joined for measurement of area



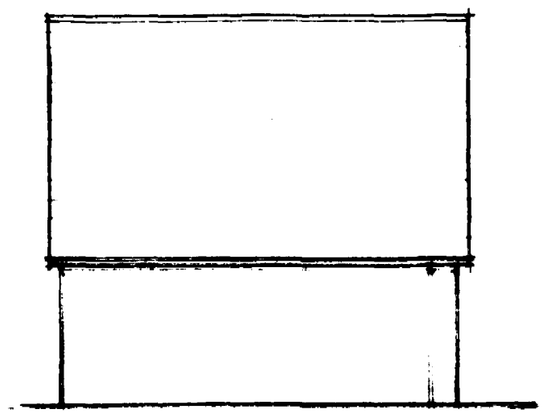
south



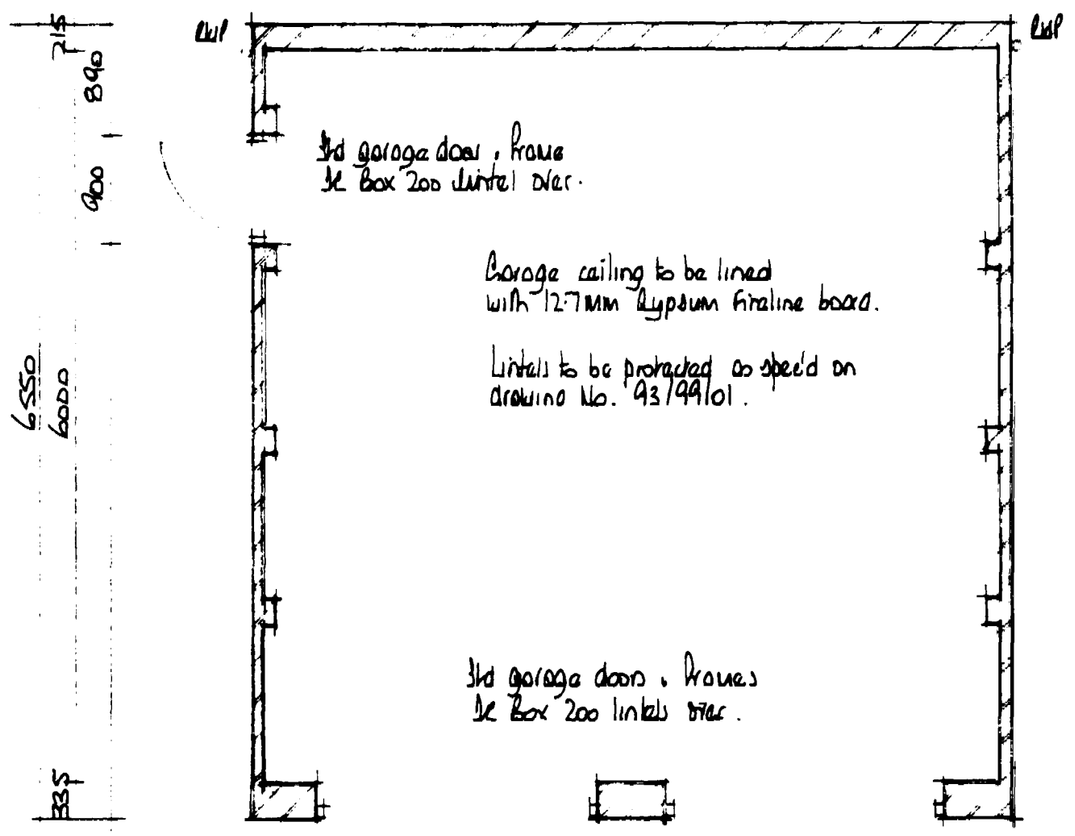
west

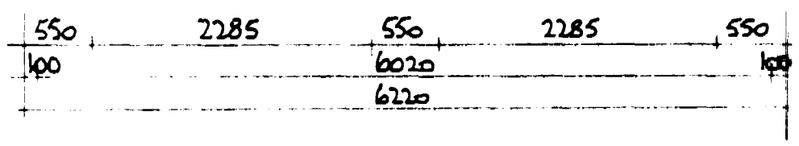


north

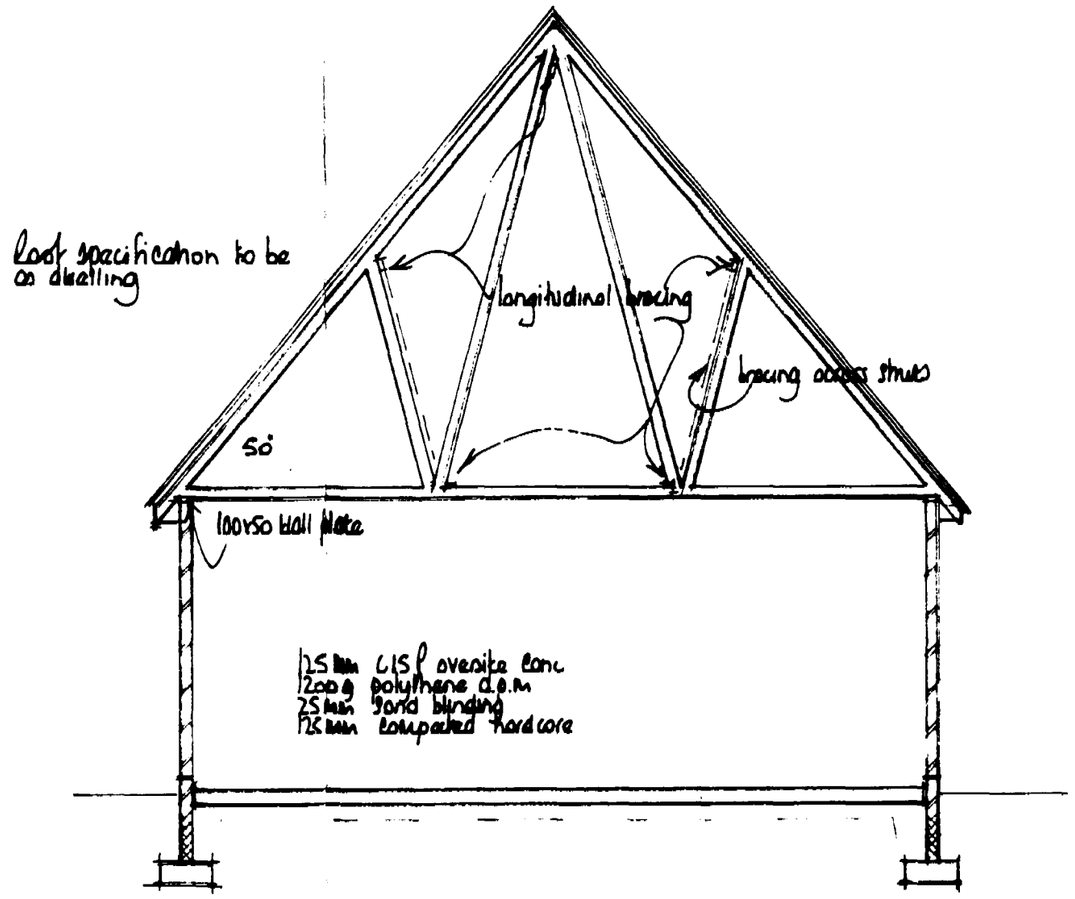


east





plan



section

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client

D. B. BUILDERS

Job Title

4 BED HOUSE. GARAGE AT
42 RESERVOIR ROAD
SURFLEET.

DETERMINED PLAN

Drawing Title

PLAN. SECTION & ELEVATIONS
OF GARAGE

10 AUG
REF 0802/93

Scale 1:50 & 1:100

Date Aug 93

Drawn by AL

Drg No. 93/99/03.

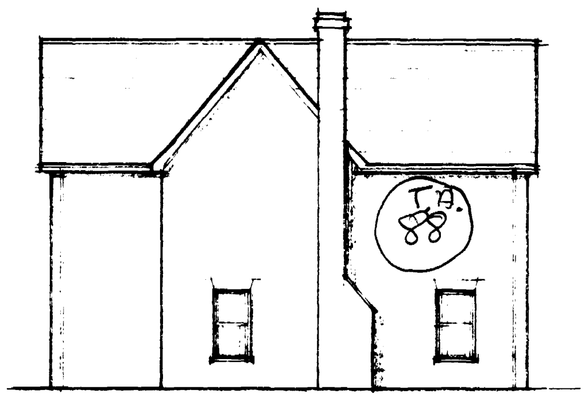
Rev

Roof tiles: Redland Rosemary Mixture Slate grey

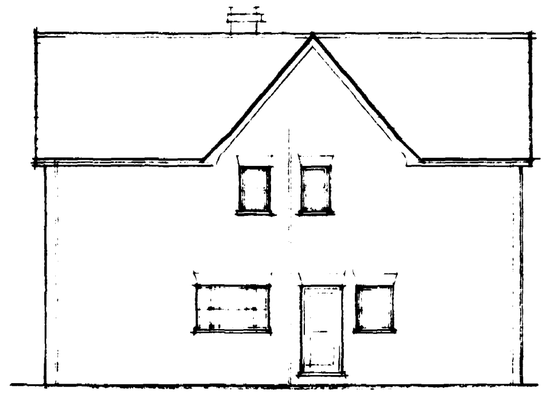
Brickwork: Ibstock Brunswick Weaver



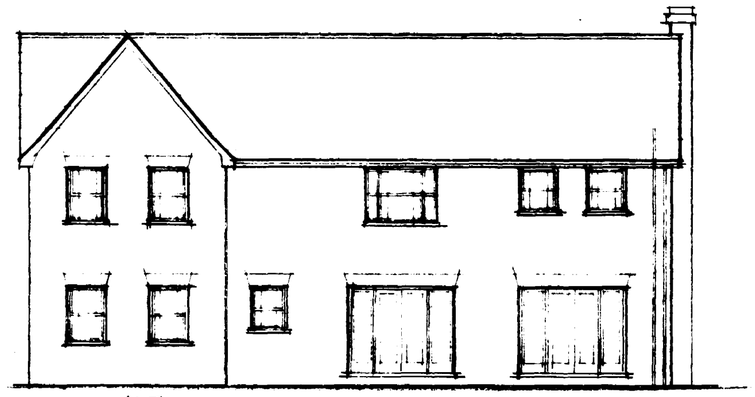
south



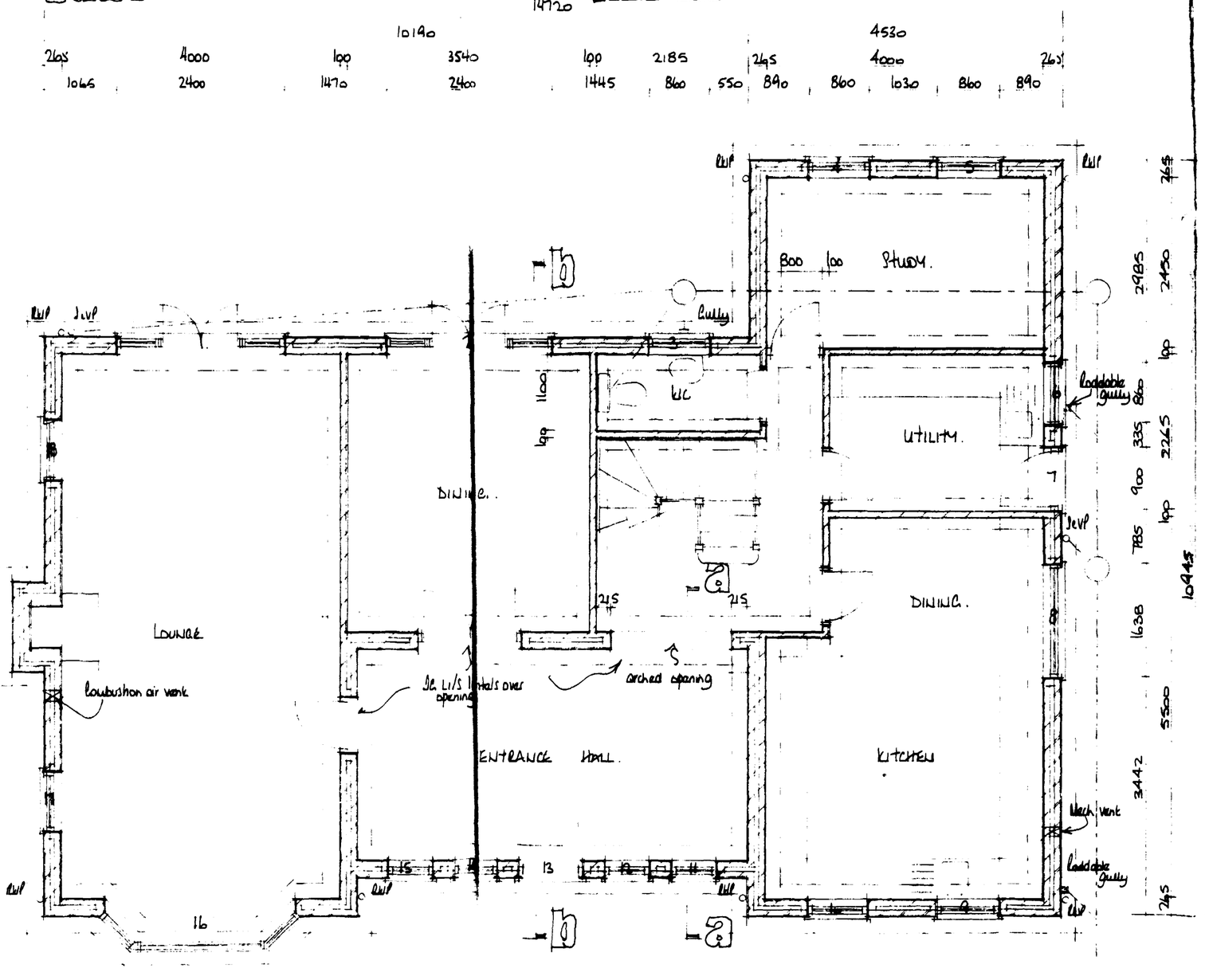
west



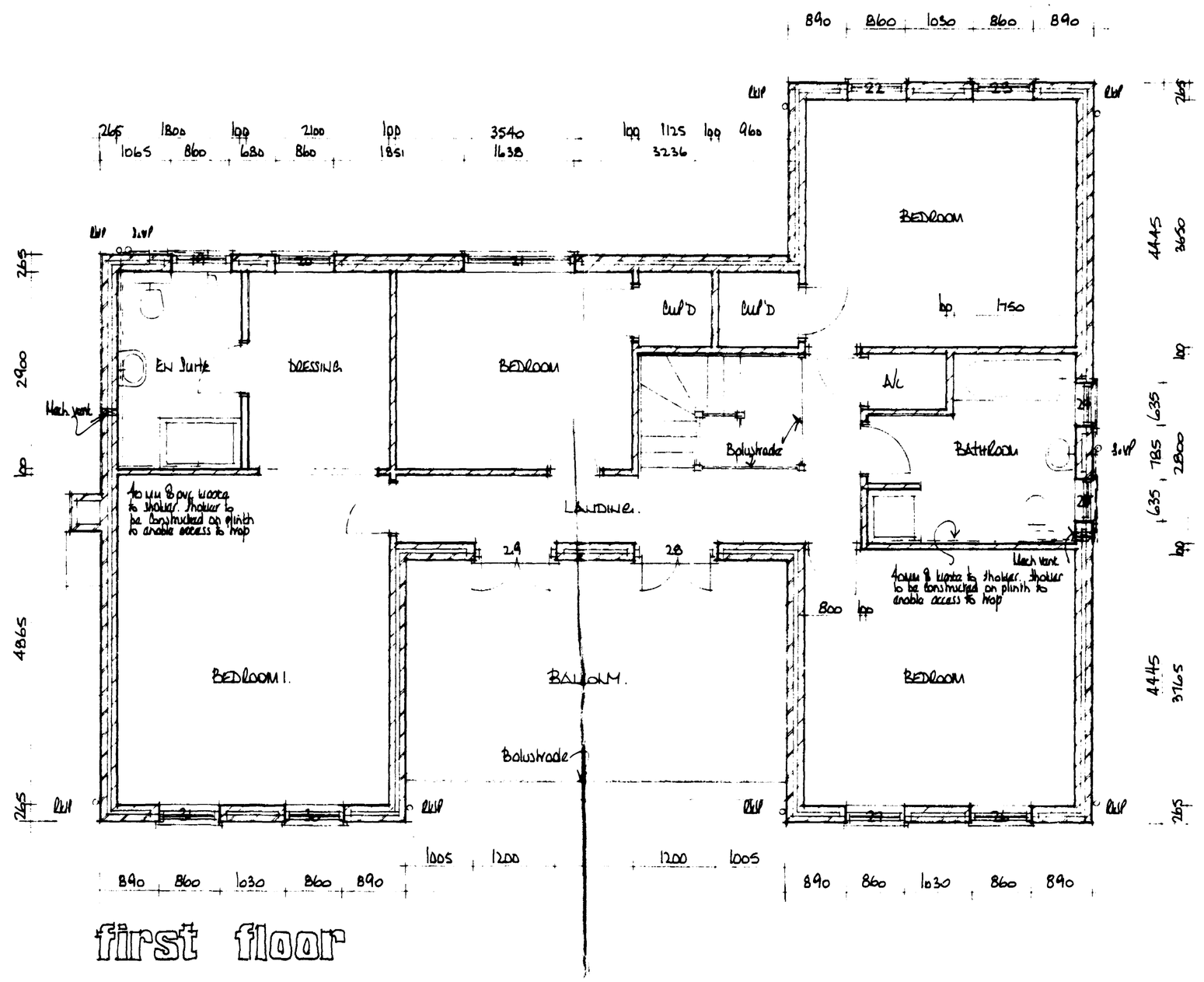
east



north



ground floor



first floor

FOUNDATIONS

Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.
For 215mm " " " 600 x 230mm.
For 100mm " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m lf in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION

Ground

65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - lf in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.

First

18mm Weyroc floor panels.
200 x 50mm SC3 grade tanal floor joists @ 400mm cts max. with min. 1 row herringbone strut midspan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord. with client's instructions.

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²c.

Internal Walls

To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

Stud Partitions

To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows of
100 x 50mm noggins equally spaced.
100mm g/f insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and of 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls

To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.
See window schedule.

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

Window / Door & Lintel Schedule

Location	Window / Door Ref	Lintel Ref	Length
1.	FCP240PP FCDD21D	L1/HD	2700
2.	FCP240PP FCDD21D	L1/HD	2700
3	DH0810M6	L1/S	1200
4 & 5	DH0813M6	L1/S	1200
6	DH0810M6	L1/S	1200
7	FNS / DD0240	L1/S	1200
8	DH1610 M6	L1/HD	2100
9 & 10	DH0810 M6	L1/S	1200
11 & 12	DH0616	L1/S	900
13	FNS / DD0234B	L1/S	1200
14 & 15	DH0616	L1/S	900
16	SP45/DH0616/DH1816M6/DH0616	L1/HD	3000
17 & 18	DH0816 M6	L1/S	1200
19 & 20	DH0810M6	L1/S	1200
21	DH1613 M6	L1/S	2100
22 & 23	DH0813M6	L1/S	1200
24 & 25	DH0610	L1/S	900
26 & 27	DH0813 M6	L1/S	1200
28 & 29	FCP120 / FCDD21D	L1/S	1500
30 & 31	DH0813 M6	L1/S	1200

HOT WATER SYSTEMS

The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client: A B BUILDERS

Job Title: 4 BED HOUSE & GARAGE AT 42 RESERVOIR ROAD SURFLEET

Drawing Title: PLANNING PERMISSION DETERMINED

SOUTH HOLLAND D.C. PLANNING DEPT. 19 AUG 1993 EFF 0802/93

Scale: 1:50 & 1:100

Date: Aug 93 Drawn by: AL

Drg. No. 93/09/01 Rev