BRI SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H17/1014/91 Received:22-OCT-91 Type:RESERVED MATTERS

Name: J D Lynch
33 Broad Lane
Moulton
Spalding
Lincs PE12 6PN

Agent: G H B Designs
16 Low Road
Spalding
Lincs

Description: Erection of house with garage and vehicular access with reversing bay

Location : Adj 53 Station Road Surfleet
Spalding

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:

Director of Planning and Building Control Services
06-DEC-91

H17/1014/91

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.

PLANNING APPLICATION

For office use only
Application No. H17/1014/91
Date Registered 22 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs. J. D. LYNCH
33 BROAD LANE.
MOULTON.
Nr. SPALDING
PE12 6PN

Tel. No. HOLBEACH 37/202

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

G.H.B. DESIGNS
16 LOW ROAD
SPALDING

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

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ADJACENT TO 53 STATION ROAD
SURFLEET. Nr. SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF HOUSE WITH GARAGE.
& VEHICULAR ACCESS WITH REV. BAY

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 If you consider no fee is payable include a written explanation instead.

Signed G.H.B. Designs G.H.B. Designs Date 21st October 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. H17/0462/91
B. Please state which reserved matters are dealt with in this application. ALL MATTERS
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: ONE

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

B. Please state size of any new structure:- (a) max. height: 7.5 metres
(b) max. length: 23.3 metres
(c) max. width: 13.9 metres

C. Please state type and colour of materials for facing external walls: NOTTS. DARK HONEY GOLD SANDFAST DOUBLE PANTILE - SMOOTH FACED GROUP COMPILES.

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No YES FOR BLOCK PLAN

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. BUILDING PLOT

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: STATION ROAD
Will there be individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site? GARAGE & PARKING AS SHOWN

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.	YES	➡ Date: Consultee(s):
Is this application related to a previous submission	YES	➡ App. Ref. or Nos:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is to be made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR 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).

PROSP. 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.** 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 .....

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: MR & MRS. D. L. COXEN COALBEACH LANE - SURFLEET

State Date notice served: 19/10/91

Signed ..... (Applicant/Agent) Date 21st October 1991

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 21st October 1991

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92....

Receipt Issued ..... No. 811

Date First Received ...22.10....

REGISTRATION

REFERENCE H17/1014/91.....

Cross-Ref R17/0558/91

Date. 23/10/91

VALIDATION Date. 24/10/91

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

Site area ..... No. of dwellings ...1... Floorspace .....

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

Earlier permission ref H17/0462/91

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 £ 92.... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets ..... OS Nos ..... Grid Ref 5 3

Ward ..... Parish .....

Inside IBD ..... Inside LP Area.....

TR Rural	☐	CA	☐
TR Bypass	☐	LB	✓ Grade
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Linked to site.....Ref. 597..... Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

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

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 :

Checked 30/10/91 MJH

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 .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H17/1014/91.

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	5	9	2	8	5

2. Address or location

Adj 53 Station Road, Surfleet

3. Name, classification and number of road

III

4. Date application referred 31-10-91

5. State whether outline, detailed application etc.

R.M.

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

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: 31-10-91 Signed: [signature]
Director of Highways and Planning

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: MAC
date: 8/11

Residents notified on site visit: No. 53 Post-to

Case Officer Conclusions (issues) Cabbage field. No. 53 facing gable has a few windows facing but no critical overlooking? ie main living rooms facing same. Size + style in keeping.

Case Officer Recommendations (summary) Grant Permission 16/11/12
(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? No
Yes

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 first applic.

No ____ Nil fees (not first Submission)

Yes ____

ANY ONE OF ABOVE Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

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

BRIAN TH 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: H17/1014/91 Type: RESERVED MATTERS

Applicant: J D Lynch
Tel: 0406 371208

Agent: G H B Designs
0775 725851

Description: Erection of house with garage and vehicular access with reversing bay

Location: Adj 53 Station Road
Surfleet
Spalding

Valid date:	22-OCT-91	Terminal date:	17-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	27-OCT-91	Report deadline:	26-NOV-91
Inspected by	01-NOV-91		
Extra contacts	06-NOV-91	Case Officer:	
Report if not clear by	26-NOV-91	M A CAUGHEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Surfleet PC 0775 85 319	29-OCT-91	12-NOV-91
Cllr J A Dobney	29-OCT-91	12-NOV-91

SITE DETAILS

Grid ref: 525960 328590
OS Sheets: 95 Parcel:

Residents by post 11.11.91 25.11.91

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

PLANNING DEPT.
11 NOV 1991
MC

NRA

National Rivers Authority
Anglian Region

6 November 1991

Our Ref: GT/91/1/SH/0212

Dear Sir

PLANNING APPLICATION NO. H17/1014/19
PROPOSED ERECTION OF A HOUSE WITH GARAGE & ACCESS
FOR MR J D LYNCH ADJACENT 53 STATION ROAD, SURFLEET

With regard to the above-mentioned application received on 31 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

Foul drainage from the proposed development should be connected to the main foul sewer.

This site referred to for development is located adjacent to the River Glen a main river under our jurisdiction for land drainage purposes. 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 horizontally from the foot of any bank of the landward side or, where there is no bank, within 9 metres measured horizontally from the top edge of the batter enclosing the river.

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.

Yours faithfully

R F MORGAN
Planning Engineer

c.c. G H B Designs, 16 Low Road, Spalding, Lincs.

SW

Dr KEVIN BOND
Regional General Manager

Area House
Goldhay Way
Orton
Goldhay
Peterborough
PE2 5ZR
Tel 0733 371811
Fax 0733 231840

B I SMITH 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: H17/1014/91

Applicant: J D Lynch
33 Broad Lane
Moulton
Spalding
Lincs PE12 6PN

Agent: G H B Designs
16 Low Road
Spalding
Lincs

Description: Erection of house with garage and vehicular access with reversing bay

Location: Adj 53 Station Road Surfleet
Spalding

Type: RESERVED MATTERS

Date received: 22-OCT-91

29-OCT-91

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-NOV-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

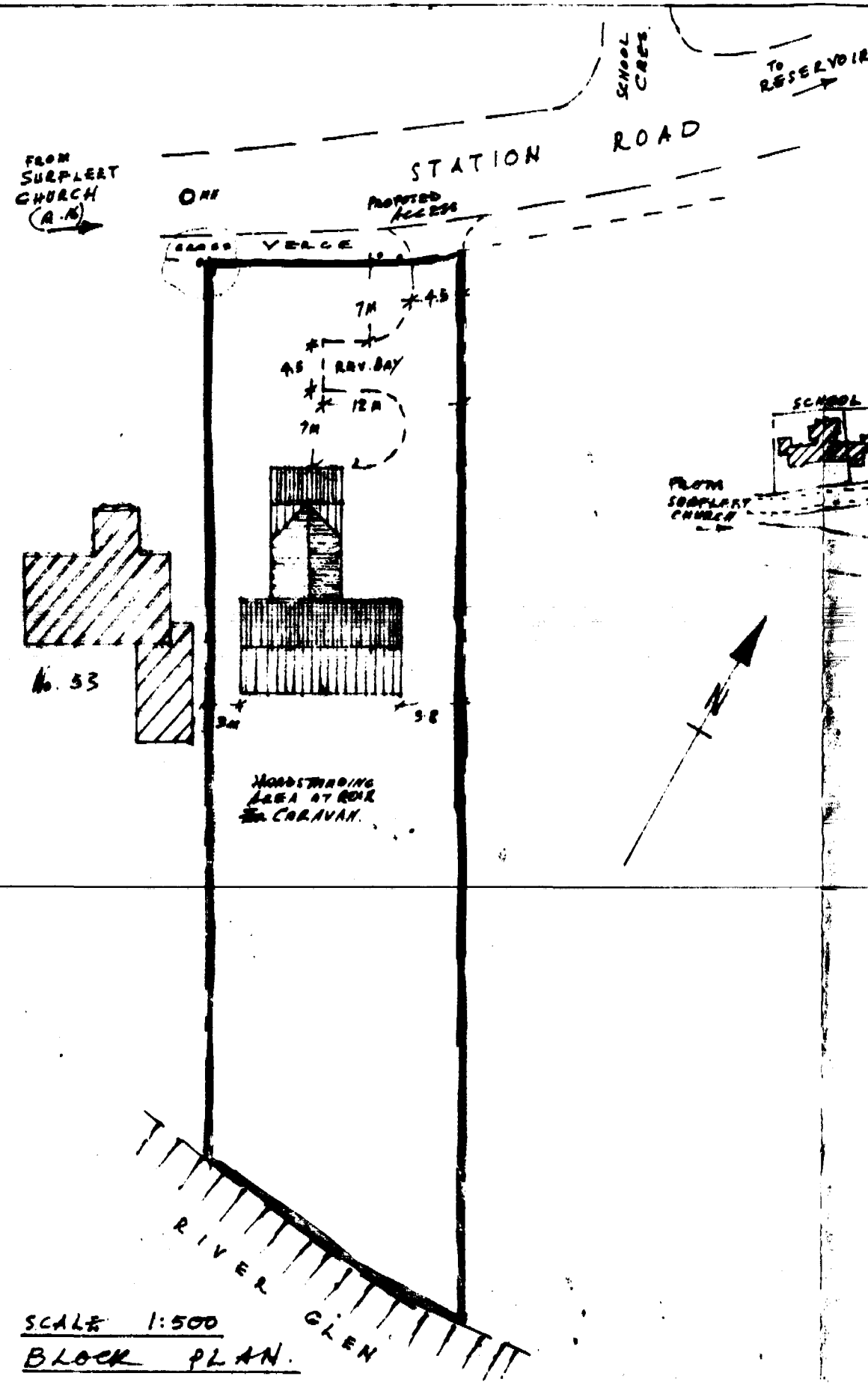
Clerk to Surfleet PC
Hungate Lane
Surfleet
Spalding Lincs
PE11 4BW

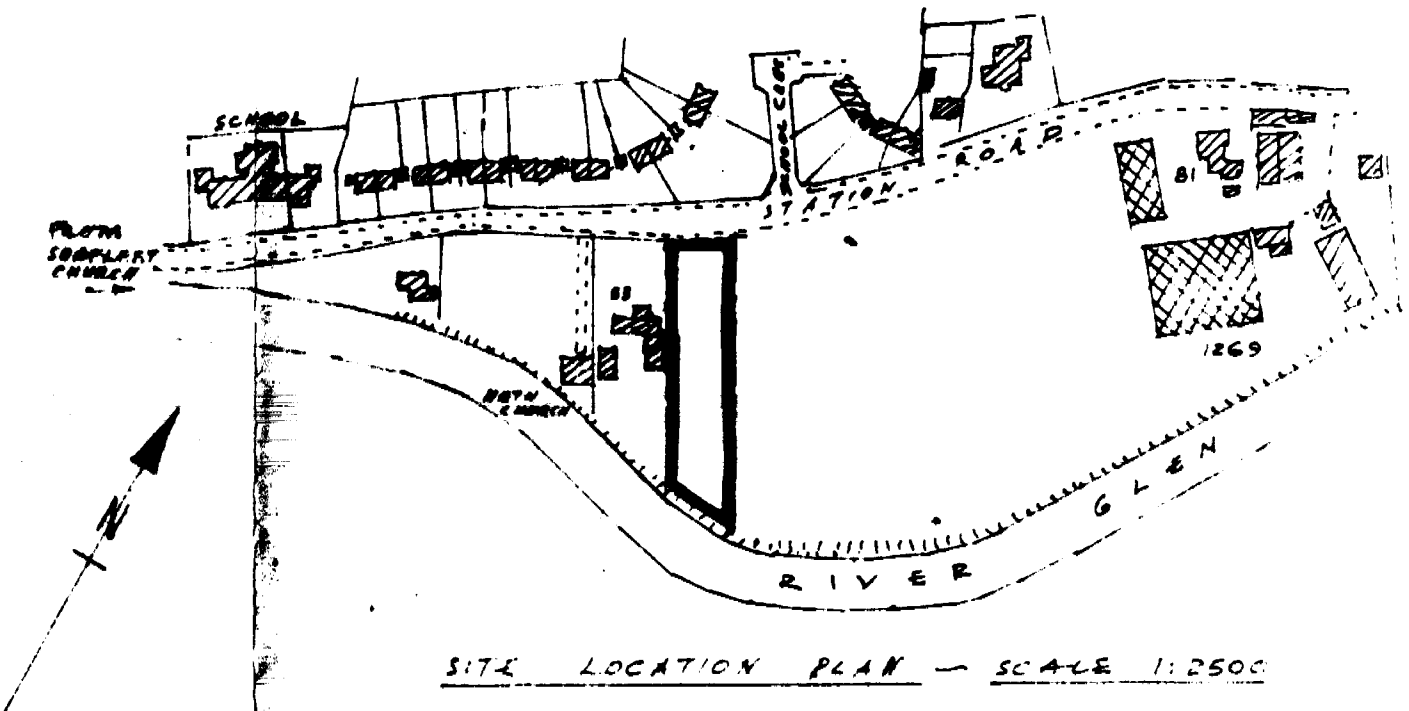
FOR PARISH COUNCIL USE ONLY

Comments: RECOMMENDED

Signed: T K Richards
Chairman Parish Council

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1991
Attention of
DPO NRH
SDPO BS
C AGP
Action by
File Nos.
Acknowledge YES/NO





HOLLAND D.C
PLAN
2 MAY 1991
REF. 462/91

OUTLINE APPLICATION
PROPOSED RESIDENTIAL DEVELOPMENT DETACHED HOUSE WITH GARAGE & VEHICULAR ACCESS.
STATION ROAD. SURFLEET, Nr. SPALDING.
FOR Mrs. J. D. LYNCH

G.H.B. DESIGNS. (G.H. & D. BARNSDALE)
SURVEYS & PLANS. 16 LOW ROAD.
SPALDING. Phone 0775 - 725851 MAY 1991