SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/1188/92 Received:13-NOV-92 Type:FULL

Name: SAW & Co
"Highview"
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Three bedroom house

Location : Stockhouse Lane 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 ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

4 The existing hedge shall be retained at a height of at least 1 metre along the highway boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by a hedge of privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.

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

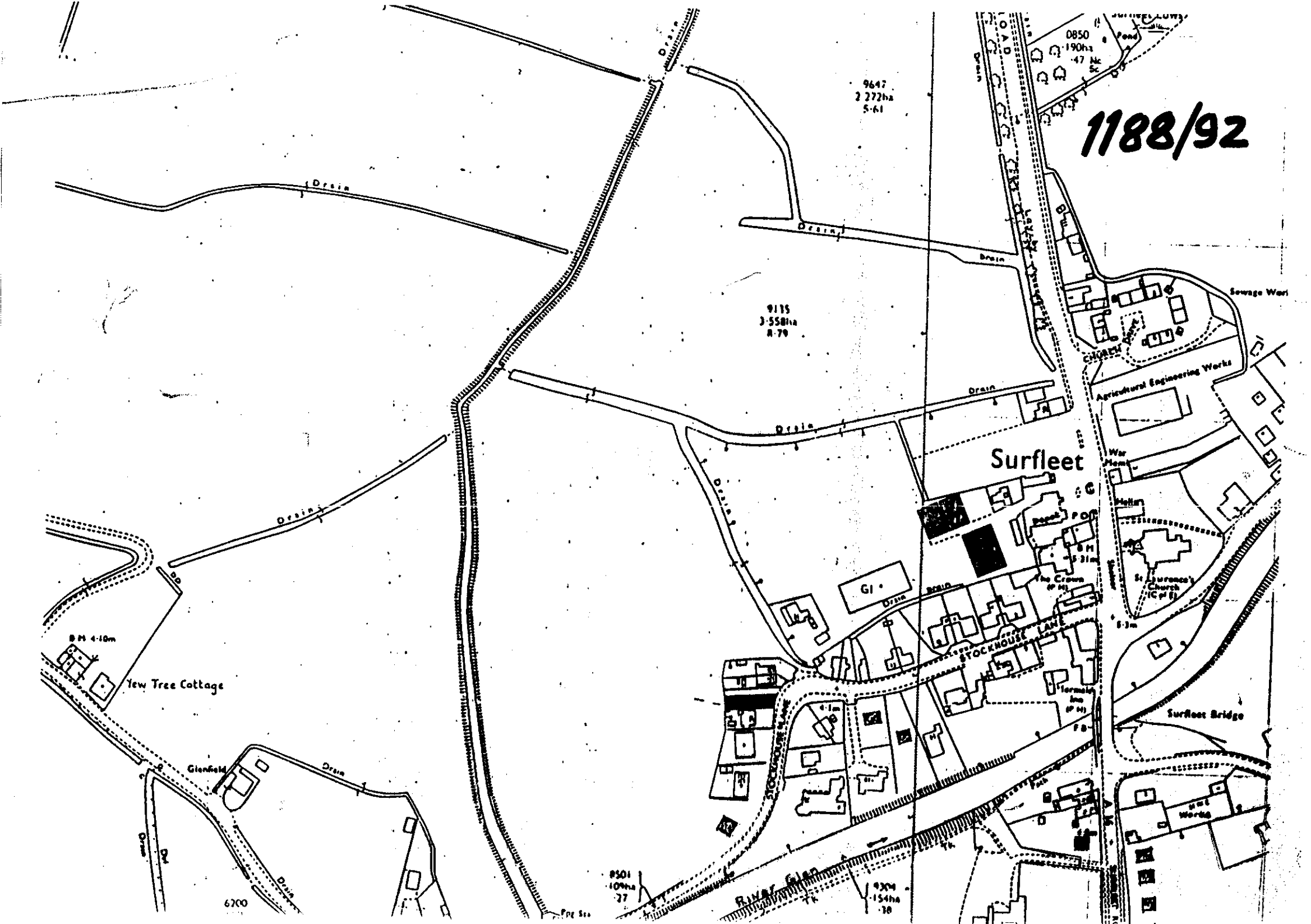
Reason: In the interests of the visual amenity of the street scene.

Director of Planning and Building Control Services
13-JAN-93 H17/1188/92

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)


1188/92
Surfleet
Drain
Yew Tree Cottage
Glenfield
STOCKHOUSE LANE
Surfleet Bridge
Agricultural Engineering Works
Sewage Works
Pond
Pond
Pond

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H17/1188/92

Date Registered 13 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SAW & CO.
"HIGHVIEW."
STOCKWELL GATE.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. Hol 370853.

(Personal contact name) PETER CUG.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STOCKHOUSE LANE. SURFLEET.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM HOUSE.

Please complete

Signed.. G.R. Merchant.... Date 11.11.92.....

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.

Previous application No H17/0696/92

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)

(i) New Dwellings	✓	If so, how many: 1.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	N/A. sq. metres
B. Please state size of any new structure:- (a) max. height:	7.3 metres
(b) max. length:	7.73 metres
(c) max. width:	7.65 metres
C. Please state type and colour of materials for facing external walls:	LBC - HAWTHORN BLEND.
D. Please state type and colour of roofing materials.	SAHTOFT - SINGLE PANTILES - TERRACOTTA RED.
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.

BUILDING PLOT / GARDEN.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: STOCKHOUSE LANE
Will there be—
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site?

PARKING & TURNING SPACES.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAYS.

B. For estate developments, please state how highway surface water will be disposed of — N/A.

C. Please state whether a land drain will be affected — N.

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 applicat on to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	☐	➡ Application No.

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

Continue on separate sheet if necessary.

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).

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.**
(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 11.11.92

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: ~~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 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 11.11.92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC 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

PM 17-11 (Public Committee 4/12)
21-11

	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:

APPLICATION ASSESSMENT Plug against access - W to correct

Notes for Case Officer — Track not in ownership of applicant. PSH 27-11

Site Inspection — Accuracy — Neighbours — Boundaries

Site features — Other

Inspected by PSH
Date 24-11

Notice posted by PSH
Date 24-11

Resident Notices required

(Sent) — Delivered

Case Officer Conclusions

25 + 29 Stockhouse Lane
Smallfield,

Existing house block could be sited
to the North to rear,
parallel to track.
Utility to side, Private access way

would be better if access
concluded, serves small appeal
area to rear of no. 25

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded 4-12

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve — Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 13 NOV 1992

Registration

Reference R H17/1188/92

Cross-Ref 18/11

Date 16/11

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app Type H17/0696/92

Discounted fee

Correct fee NIL

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 99

OS No's

Grid ref 524900 328140

Ward D

Parish SURFLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 943

Linked to property

Ref

Planning Records:
Earlier apps 696/92
910/91

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H17/1188/92 TYPE: Full

DESCRIPTION: Three-bedroomed house

LOCATION: Stockhouse Lane, Surfleet

APPLICANT: SAW & Co

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 JAN 1993

REASON FOR COMMITTEE CONSIDERATION

Similar previous application refused (H17/0696/92). Narrow infill site.

RECOMMENDATION
Grant permission, subject to conditions.

PLANNING ISSUES

1 Proposal differs from H17/0696/92 by having a utility room and bedroom placed to the rear of the side elevation of the dwelling to widen its front elevation and leave room for a garage space, to overcome previous reason for refusal.
2 Permission granted for a larger property which can still be implemented (H17/0210/89).
3 The privet hedge to the front of the site is to be retained, and this will help to retain rural character in accordance with the Council's recently adopted policy.
4 A track to the side of the plot is not owned by applicant.

REPRESENTATIONS

Parish Council: Support, no apparent facility for garage, vehicles must be able to turn and not reverse out onto road.

Ward Member: Would like to see track included.

Technical Consultees: County Highways - request conditions.

SCHEDULE OF CONDITIONS

1 SC27 - (implementation of planting).
2 B22 - (access and turning space).
3 The existing hedge shall be retained at a height of at least 1 metre along the highway boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by a hedge of privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.

Reasons

1 Standard.
2 B21.
3 In the interests of the visual amenity of the street scene.

IAN 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

Cam

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H17/1188/92 Type: FULL

Applicant: SAW & Co Agent: G R Merchant
Tel: 0406 370853

Description: Three bedroom house

Location: Stockhouse Lane
Surfleet
Spalding
Lincs

Valid date:	13-NOV-92	Terminal date:	08-JAN-93
Target dates:		Target Committee:	05-JAN-93
To case officer	20-NOV-92	Report deadline:	22-DEC-92
Inspected by	23-NOV-92		
Extra contacts	27-NOV-92	Case Officer:	
Report if not clear by 18-DEC-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 25 Stockhouse Lane	18-NOV-92	09-DEC-92
Owner/Occupier, 29 " "	"	"
Clerk to Surfleet PC 0775 85 319	18-NOV-92	02-DEC-92
Cllr J A Dobney	18-NOV-92	02-DEC-92
Site/Press Advert MIN	24-NOV-92	15-DEC-92
A.C.C - Obs Attached JC 18	19/11/92	

SITE DETAILS

Grid ref: 524900 328140
OS Sheets: 95 Parcel:

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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1992
Attention of
DPO NRM
DDPO DS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO

Application no: H17/1188/92

Applicant: SAW & Co
"Highview"
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Three bedroom house

Location: Stockhouse Lane Surfleet
Spalding Lincs

Type: FULL

Date received: 13-NOV-92

18-NOV-92

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 03-DEC-92. 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: from 3 members of the planning Sub committee :—

1. O.K

2. Good use of plot. ~~Signed.~~ Presentation of plans by G. R. Merchant is excellent.

3 There is no apparent provision for a garage. Where is this intended to be placed? At all times vehicles must be able to drive out on to the road and not reverse, in view of the acute bend in the road.

Frances M. Richardson, Clerk 24.11.92.

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: H17/1188/92

Applicant: SAW & Co
"Highview"
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Three bedroom house

Location: Stockhouse Lane Surfleet
Spalding Lincs

Type: FULL

Date received: 13-NOV-92

18-NOV-92

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 28-NOV-92 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

would like to see Tarek

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

Signed: P J Dobney

S.H.D.C. PLANNING DEPT.
RECEIVED
23 NOV 1992

Attention of	File Nos.
DPO NPM DDPO BS DC ACP Action by ..... Discuss with ..... Copy to	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 H17/1188/92

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	4	7	2	3	1

2. Address or location

Stockhouse Lane, Surfleet

3. Name, classification and number of road

III

4. Date application referred 19-11-92

5. State whether outline, detailed application etc.

Full.

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

3 Bed House

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: 19-11-92 Signed: [signature]
Director of Highways and Planning

Mrs B Rivett

NRM/SAS
H17/1155/97

17 February 1998

Mr Whitton
8 Stockhouse Lane
Surfleet
Spalding
Lincs

Dear Mr Whitton

SAW & CO, STOCKHOUSE LANE, SURFLEET

I am writing following your telephone query regarding the above site. Attempts to contact you by telephone have been unsuccessful.

The site has been visited and a preliminary survey has shown that the position of the house is within acceptable tolerances of the boundary as specified on the approved plans.

I hope this is of assistance.

Yours sincerely

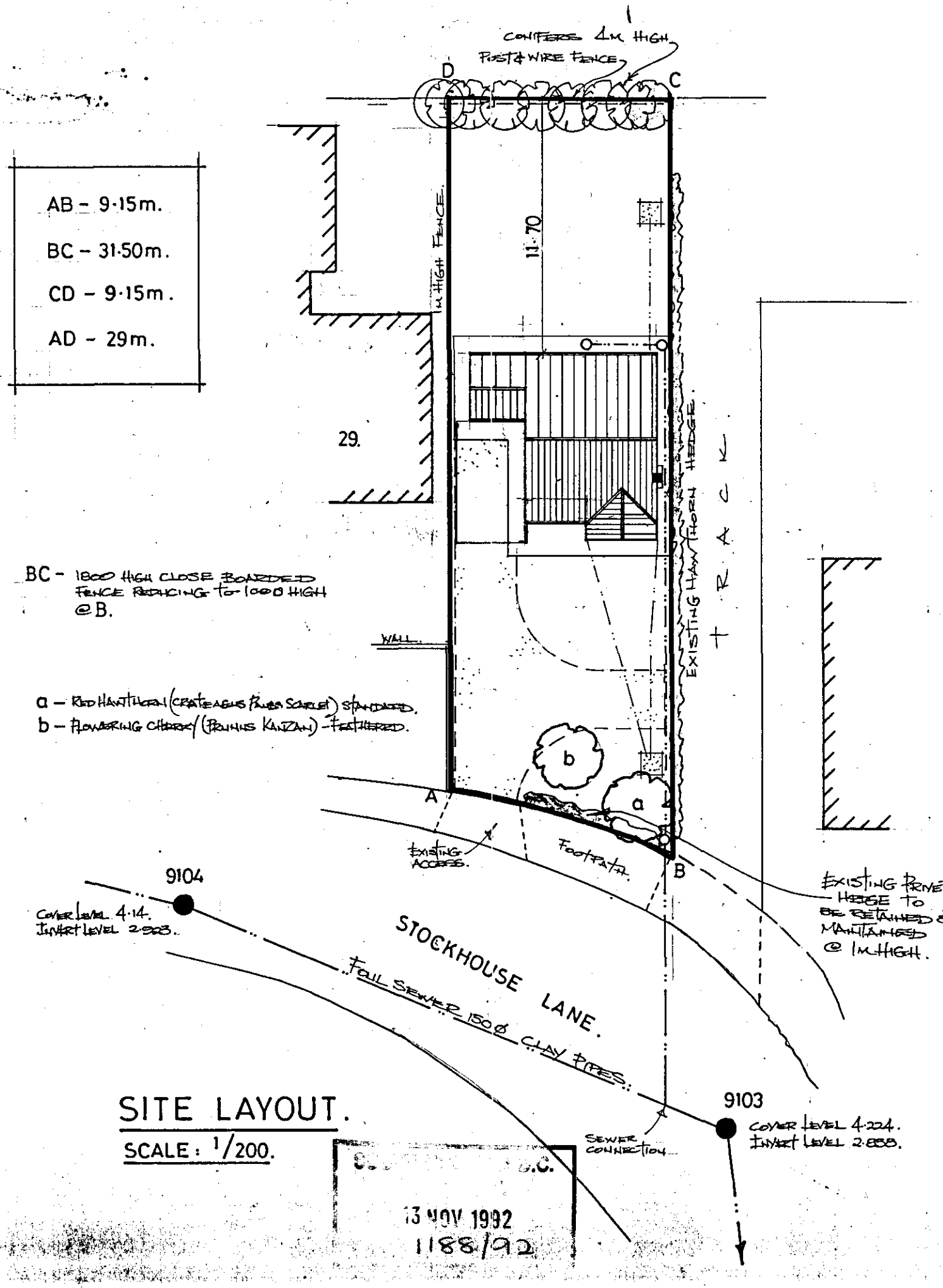
N R Midlen
Development Control Manager

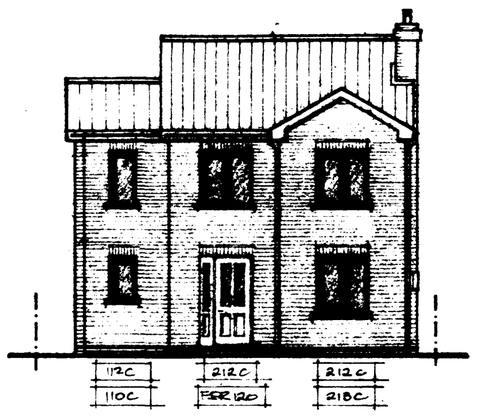
16-2-98

Site visited - measurements taken along Hawthorn hedge. - distances acceptable Survey board 6 inch wider at rear than on plans - de minimis alteration

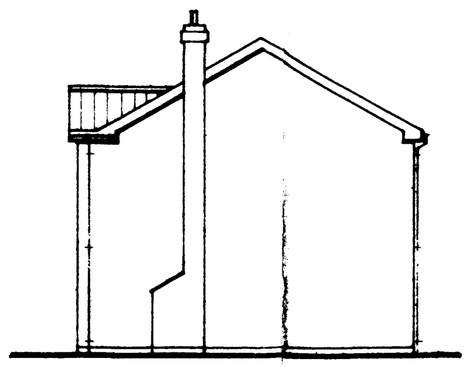
Remainder of plot - as approved plans

letter to complaint


AB - 9·15m.
BC - 31·50m.
CD - 9·15m.
AD - 29m.
CONIFERS 4m HIGH
POST & WIRE FENCE
D
C
1m HIGH FENCE.
11·70
29.
EXISTING HAWTHORN HEDGE.
TRACK
BC - 1800 HIGH CLOSE BOARDED FENCE REDUCING TO 1000 HIGH @ B.
WALL.
a - RED HAWTHORN (CRATAEGUS PLENA SCARLET) STANDARD.
b - FLOWERING CHERRY (PRUNUS KANZAN) - FEATHERED.
b
a
A
B
EXISTING ACCESS.
FOOTPATH.
9104
COVER LEVEL 4·14.
INVERT LEVEL 2·903.
STOCKHOUSE LANE.
FOUL SEWER 150Ø CLAY PIPES.
EXISTING PRIVET HEDGE TO BE RETAINED & MAINTAINED @ 1M HIGH.
9103
COVER LEVEL 4·224.
INVERT LEVEL 2·888.
SEWER CONNECTION
SITE LAYOUT.
SCALE: 1/200.
13 NOV 1992
1188/92



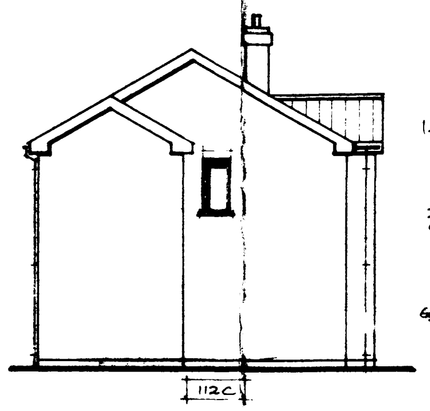
FRONT.



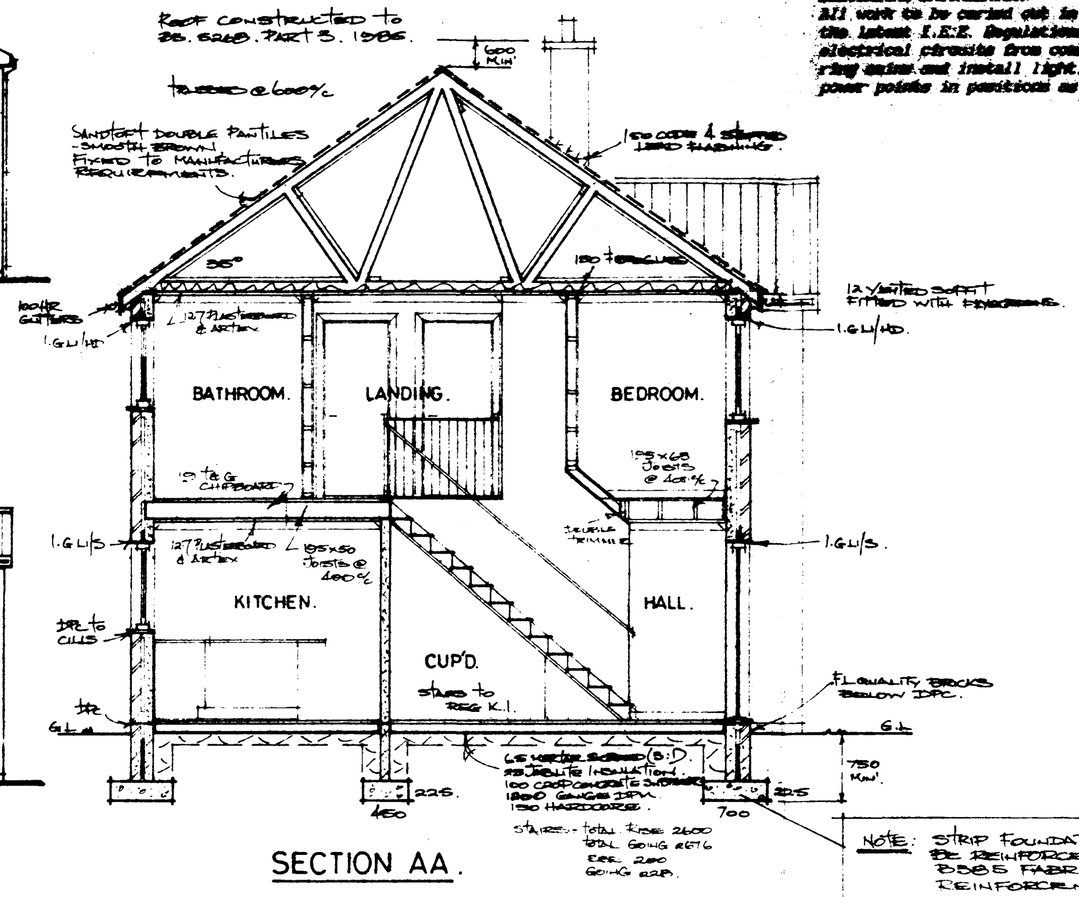
SIDE.



REAR.

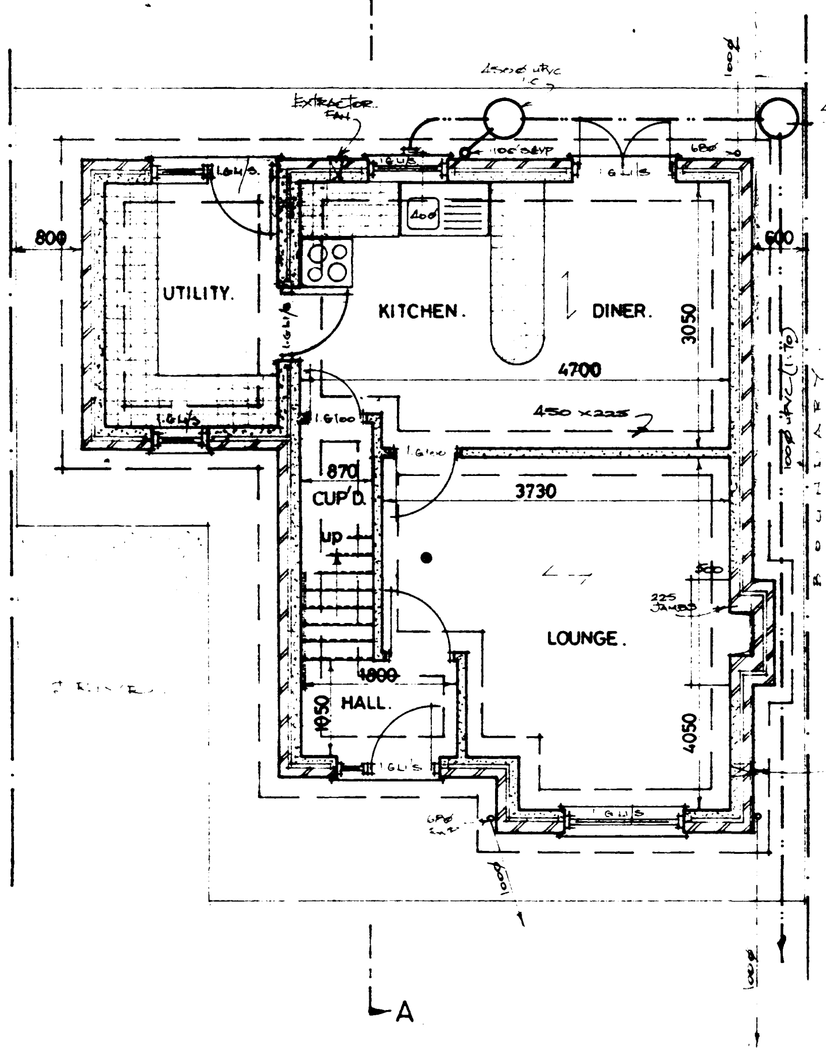


SIDE.

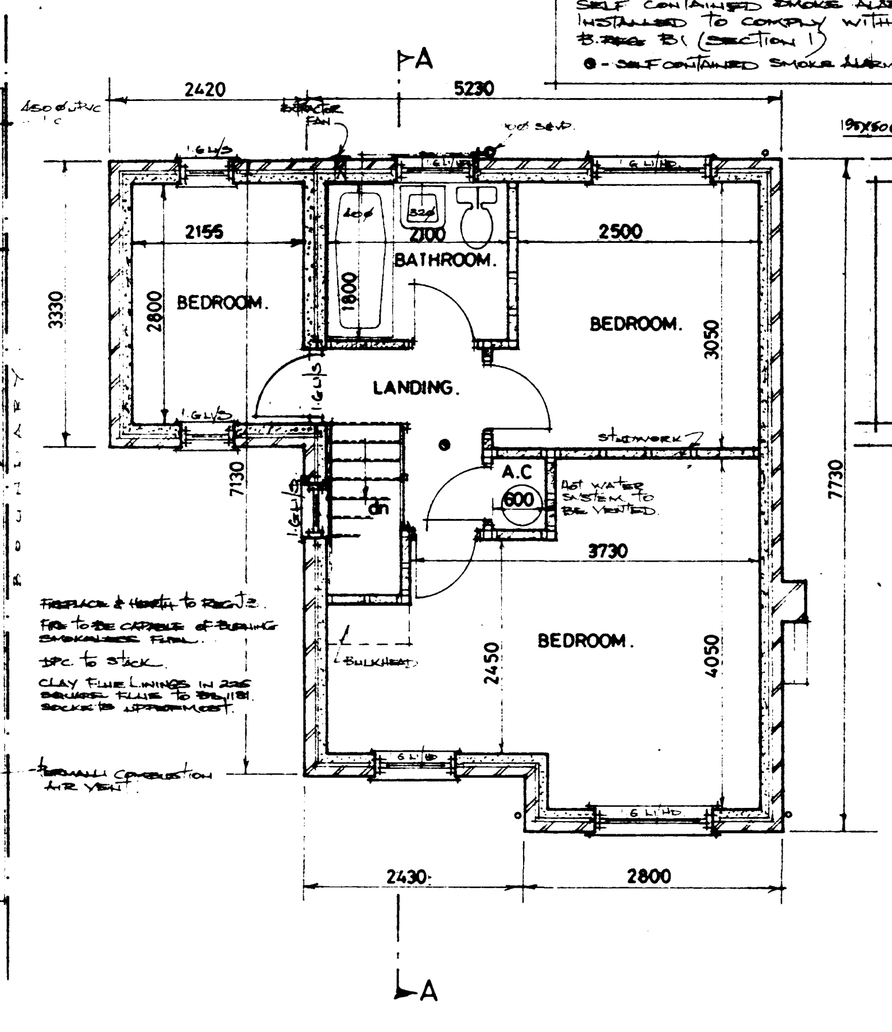


SECTION AA.

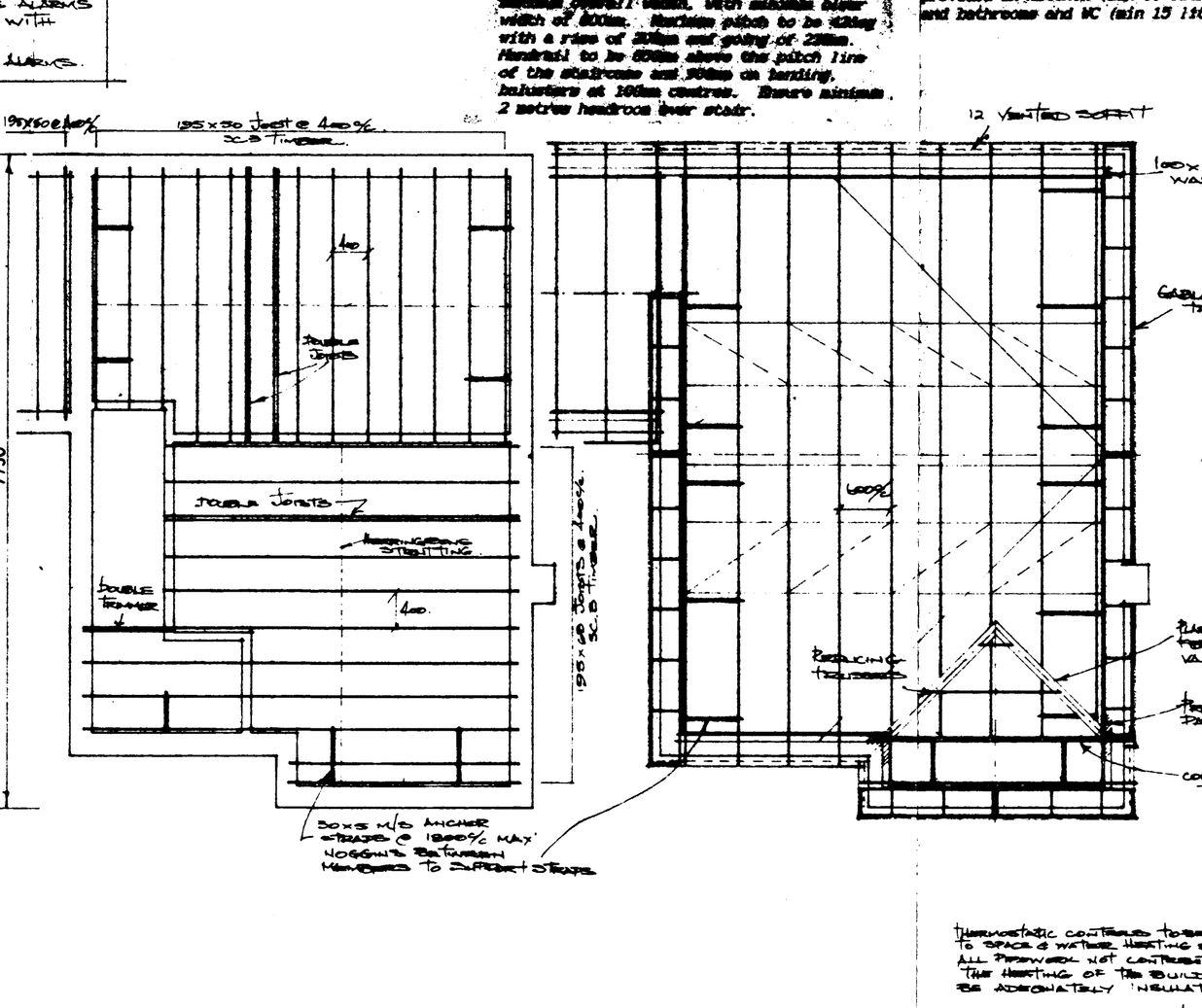
SELF CONTAINED SMOKE ALARMS INSTALLED TO COMPLY WITH B.S. 5839 PT. 6: 2004 (SECTION 1)
● - SELF CONTAINED SMOKE ALARMS.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



FIRST FLOOR PLAN.

ROOF PLAN.

Thermostatic controls to be provided to space & water heating systems. All pipework not contributing to the heating of the building to be adequately insulated.

Hot water cylinder to be insulated to the requirements of Reg. L1.

Thermostatic radiator valves to be fitted.

SOUTH HOLLAND D.C.
PLANNING
13 NOV 1992
RCF ...1188/92

EXCAVATION
Allow for excavating all new strip foundations, ensure full and proper preparation of all surfaces in accordance with the concrete manufacturers specification.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

DAMP PROOF COURSE
Mortar bed for the bricklayer to white polythene bulk, 225mm above finished soil and external walls, extending all other walls and internal fire and gases. Tiles to be embedded and grout to be tiled to be determined later.

DRAINAGE
Allow for drainage all new surfaces