



Town and Country Planning Act 1990

Planning Permission

Reference: H18/0064/93

Received: 28-JAN-93 Type: FULL

Name: J W Trayford
Impellarcon House
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development - Three terraced houses
including three detached garages

Location : Wharf Street Sutton Bridge
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 Notwithstanding the provisions of Class A of the Town and Country Planning General Development Order 1988 the dwelling hereby approved on Plot 3 shall not be extended.

Reason: In the interests of residential amenity.

- 3 Prior to the occupation of the dwelling hereby approved on plot 3, a two metre brick wall shall be constructed to the satisfaction of the Local Planning Authority along the western boundary of the plot in the position shown on the approved plan.

Reason: In the interests of residential amenity.

- 4 Before the occupation of any of the dwellings hereby approved, their respective parking areas shall be laid out, constructed and surfaced to the satisfaction of the Local Planning Authority. In this regard, the access to the garages hereby approved from Church Street shall be hardened for a distance of one metre from the carriageway edge of Church Street. Such work shall be in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

- 5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 6 Before the occupation of any of the dwellings hereby approved, a footway, constructed in accordance with details to be approved in writing with the Local Planning Authority, shall be provided to the satisfaction of the Local Planning Authority from Wharf Street along the frontage of Church Street to the access to the garages provided with the said dwellings.

Reason: In the interests of highway safety.

- 7 Prior to the occupation of the dwellings hereby approved, a 1.8 metre high fence shall be provided along the southern boundary of the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

Director of Planning and Building Control Services
28-MAY-93 H18/0064/93

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.



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Tel 01775 761161

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specifically for Planning and
Building Control purposes only.
No further copies may be made



PLANNING APPLICATION

For office use only

Application No. H18 / 0064 / 93

Date Registered 28 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J W Trayford
Impellarcon House
Stonegate
Gedney
Spalding
Lines
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lines PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Wharf Street, Sutton Bridge, Spalding, Lines

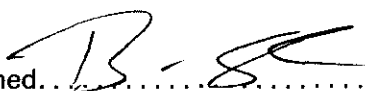
OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development - 3 No. Terraced Houses including 3 No. Detached Garages

Please complete

Signed... 

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £360.00

Date... 26th January 1993

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 worksor This is an **outline** application

(✓)



Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

3 No.

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:

8.0

sq. metres

(b) max. length:

20.5

metres

(c) max. width:

7.5

metres

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

Marley Oldcotes Medium Stock facing bricks

D. Please state type and colour of roofing materials.

Goxhill Double Pantile Terracotta conc. int. tiles

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Building land

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

☒

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

If so, name of road: Wharf Street
Will there be & Church Street
Individual access(es) ☒
New estate road ☐

On site parking/garaging

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

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:

Soakaways

N/A

No

Mains sewer

☒

Cesspool

☐

Sept c tank

☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

☐

The proposal affects a listed building

☐

The proposal affects a public footpath

☒

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices or shopping purposes

☐

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.

☐

N/A

Date:

Consultee(s):

→ If so, please give details in Part 6

→ If so, please complete Part 7

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.

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

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

Owner

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed B. S. (Applicant/Agent) Date 26th January 1993

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed _____ (Applicant/Agent) Date _____

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed B. S. (Applicant/Agent) Date 26th January 1993

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

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

Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

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

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

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Inspected by

Date

Notice posted by

Date

Case Officer Conclusions

proposed on

NOTH
CUNCE/OCCUPIES
DOR 70 AND 72, BRIDGE
RAMB
18/2
SUTTON BRIDGE

Resident Notices required

Sent

Delivered

18/2

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz:

DELEGATED

Case Officer

Senior Officer

Case Officer Recommendation

Approve

Refuse

Signed

Change to Committee recorded

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐
☐
☐

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

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

Extra Publicity:

Departure

Requested

Sent

.....

.....

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

JOHN BLACKWOOD

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 360
 Receipt Issued P2180
 Date first Rec'd 28 JAN 1993

Registration

Reference H18/0064/93
 Cross-Ref R
 Date 29/1

Validation

TYPE Full
 Earliest permission
 Site area No of dwellings 3 Floorspace
 Description

Tech Certificate Site plans Description Accuracy Incomplete form
 Fees Nil fee Previous app Type Discounted fee Correct fee 360 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 231 OS No's Grid ref 5 47930 3 21800
 Ward V Parish S-BRIDGE TR Rural TR Bypass Level Cross Footpath CA LB TPO
 Inside IBD YES Inside LP area YES

Linked to site Ref 1087 Linked to property Ref

Planning Records: Earlier apps 110/92 113/70 29/70 120/70 285/71
 B Reg Records: Already submitted - Ref Request Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/0064/93

Received: 28-JAN-93 Type: FULL

Name: J W Trayford
Impellarcon House
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development - Three terraced houses
including three detached garages

Location : Wharf Street Sutton Bridge
Spalding Lincs

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

- 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 Notwithstanding the provisions of Class A of the Town and Country Planning General Development Order 1988 the dwelling hereby approved on Plot 3 shall not be extended.

Reason: In the interests of residential amenity.

- 3 Prior to the occupation of the dwelling hereby approved on plot 3, a two metre brick wall shall be constructed to the satisfaction of the Local Planning Authority along the western boundary of the plot in the position shown on the approved plan.

Reason: In the interests of residential amenity.

- 4 Before the occupation of any of the dwellings hereby approved, their respective parking areas shall be laid out, constructed and surfaced to the satisfaction of the Local Planning Authority. In this regard, the access to the garages hereby approved from Church Street shall be hardened for a distance of one metre from the carriageway edge of Church Street. Such work shall be in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

- 5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 6 Before the occupation of any of the dwellings hereby approved, a footway, constructed in accordance with details to be approved in writing with the Local Planning Authority, shall be provided to the satisfaction of the Local Planning Authority from Wharf Street along the frontage of Church Street to the access to the garages provided with the said dwellings.

Reason: In the interests of highway safety.

- 7 Prior to the occupation of the dwellings hereby approved, a 1.8 metre high fence shall be provided along the southern boundary of the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

27-MAY-93

AD check.....*N 28/5*.....

Authorised to issue (inc Delegation).....*AA*.....

R. Summerton Esq.
Clerk,
Sutton Bridge Parish Council,
Mount Cervin,
64 Longgate,
LUTTON
Suffolk
S212 6HD

R.J.Smith

RJS/JH
H18/0064/93
3. 1810

1 July 1993

Dear Mr. Summerton,

RE: PARISH COUNCIL OBSERVATIONS ON PLANNING APPLICATIONS

In response to your letter dated 21st June, I have reviewed the file relating to application H18/0064/93.

- 1: I enclose for your information a copy of the report presented to the Planning Committee, in which you will see that the Parish Council's observations were fully reported. However, the County Highways Authority did not object to the development, but recommended the imposition of conditions in the event of planning permission being granted. You will appreciate that this Council could have found itself in a difficult situation on appeal if permission had been refused on road safety grounds without the support of the Highways Authority.

Nevertheless, it is a sign of the Planning Committee's serious consideration of the objections submitted by the Parish Council and neighbouring residents that a site inspection was made by the Plans Sub Committee before the application was determined.

I can understand the Parish Council's disappointment that this Council's decision was contrary to their views. I hope that I have explained clearly why and how the decision was made, and that your Council will accept that their objections were not "disregarded" without careful consideration of all the relevant circumstances.

When I visited the Parish Council on 9th November 1992, I explained that however carefully Parish Councils' observations are considered, there will be occasions when the District Council will give greater

cont/d...2/.

weight to other considerations, e.g. technical advice or previous decisions. These situations will continue to arise from time to time, but I would be surprised if they amount to the "many instances" referred to in your letter.

If your Council's observations continue to be clearly explained, as in the case of H18/0064/93, then they can be fully assessed by this Council's officers and the Planning Committee.

Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES.

Sutton Bridge Parish Council

Clerk to the Council
H. Summerten B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867

21st June 1993

Mr Brian Smith
Director of Planning & Building Control Services
South Holland District Council
Priory Road, Spalding.
Lincs. PE11 2XE.

S.H.D.C. PLANNING DEPT. RECEIVED 24 JUN 1993	
Attention of DDO NRM NPPG BS SC ACP Action by ... Deals with ... Covers ...	File Nos. Acknowledged YES/NO by date

Dear Sir,

SUBJECT: REVIEW OF PLANNING APPLICATIONS BY PARISH COUNCIL

I have been instructed by my Parish Council to make a formal complaint in respect of the above.

Members of the Parish Council feel, especially as they receive some one minute to visit and examine every minor application, the Council's time are not being fully consumed in the decision process of the Planning Authority.

There have been many instances where approval has been given despite firm objections conveyed to councillors by members of the public and subsequently registered by the council in their observations. The case of J W Hayland (016/0004/90) is a case in point. By letter of the 2nd February stating objections appears to have been disregarded. Where there is a strong discontent then council should require a site visit by SHDC.

If there is a more effective method of registering our views then we would be grateful if this could be stated.

We look forward to your comment.

Yours sincerely,

H. Summerten
H. Summerten
Clerk.

APPLICATION REFERENCE: H18/0064/93 DATE RECEIVED: 28-JAN-93

TYPE: Full

DESCRIPTION: Residential development -- three terraced houses
including three detached garages

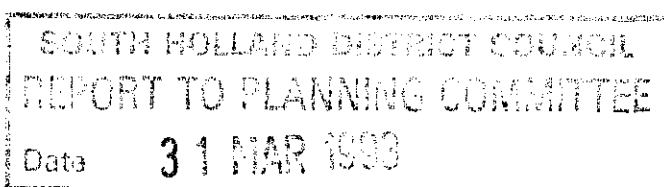
LOCATION: Wharf Street, Sutton Bridge

APPLICANT: J W Trayford

AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Objections to proposed development.



RECOMMENDATION

Grant planning permission.

PLANNING ISSUES

- 1 Effect on residential amenity - 21m from bungalows backing onto site. Partial screening to garages.
- 2 Contribution to street scene - site currently vacant, and proposal in character with area.
- 3 Effect on highway safety - County Highways considers garage acceptable.
- 4 Site has permission for two semi-detached bungalows.

REPRESENTATIONS

Parish Council:

Strongly opposes application and fully supports all adjacent residents who are very strongly opposed to this proposal also. They are concerned about the proposed new building being so close to the corner of Wharf Street and Church Street. They view with alarm the prospect of any garages accessed off Church Street, a narrow inadequate road with poor parking facilities. Suggests site visit.

Public:

Objections from two neighbouring householders on following grounds: -

- loss of privacy.
- insufficient space/room for three dwellings and garages.
- Loss of view.
- previous permission for two bungalows preferable.

SCHEDULE OF CONDITIONS

1. TLI

- 1
SCA Notwithstanding the provisions of Class A of the Town and Country Planning General Development Order 1988 the dwelling hereby approved on plot 3 shall not be extended.
Reason: In the interests of residential amenity.
 - 2
SCB Prior to the occupation of the dwelling hereby approved on plot 3, a 2 m brick wall shall be constructed to the satisfaction of the Local Planning Authority along the western boundary of the plot in the position shown on the approved plan.
Reason: In the interests of residential amenity.
 - 3
SCC Before the occupation of any of the dwellings hereby approved, their respective parking areas shall be laid out, constructed and surfaced to the satisfaction of the Local Planning Authority. In this regard, the access to the garages hereby approved from Church Street shall be hardened for a distance of 1 m from the carriageway edge of Church Street. Such work shall be in accordance with details to be agreed in writing with the Local Planning Authority.
Reason: In the interests of highway safety.
 - 4
F4 - (Parking).
 - 5
SCD Before the occupation of any of the dwellings hereby approved, a footway, constructed in accordance with details to be approved in writing with the Local Planning Authority, shall be provided to the satisfaction of the Local Planning Authority from Wharf Street along the frontage of Church Street to the access to the garages provided with the said dwellings.
Reason: In the interests of highway safety.
 - 6
SCE Prior to the occupation of the dwellings hereby approved, a 1.8 m high fence shall be provided along the southern boundary of the site to the satisfaction of the Local Planning Authority.
Reason: In the interests of residential amenity.
-

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th May, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl
Mrs. P.J. Buffham
Mr. N.I. Capes
Mr. J. Clark

Mr. E.N. Davies
Mr. J.T. Davis
Mrs. E.O. Hall-Patch
Mr. A.E. Naylor

Mr. M.S.L. Rollinson
Mr. T.G.M. Tyler
Mr. R.C. West
Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.A. Dobney, N.P. Judge, M.B.E. and W.D. Skells.

390. **MINUTES**

The Minutes of the meeting held on 4th May, 1993 were signed by the Chairman as a correct record.

391. **PLANNING APPLICATIONS**

(a) **Determinations following Site Inspections**

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant

Proposal

H18/0064/93
J W Trayford

Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H20/0127/93
F S Campling

O.A. Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to conditions including a) the restriction of the hours of use to 11 p.m. at the latest; b) the restriction of the use to that of a bowling rink only; c) the provision of enhanced landscaping; d) the surfacing of the yard and access road; and e) the relocation of the parking area so that the proposed building acts as a noise barrier.

H09/0794/92
Mr and Mrs L Britton

Agricultural dwellinghouse and garage at New River Gate, Holbeach Drove.

RESOLVED: Planning permission be refused for the above development in accordance with recommendation A of the Director of Planning and Building Control Services.

H23/0237/93
P and S W Hoyes

Sculpture (oak and steel) off Churchgate, Whaplode.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

PLANS SUB-COMMITTEE - 13th April, 1993

264. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant

Proposal

H16/1221/92
B. Killigrew

Reserved matters relating to dwelling house and double garage at St. Thomas' Road, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory negotiations with the governors of the Spalding Grammar School regarding the inclusion of an additional strip of land to the south within the application site to enable the proposed dwelling to be positioned more satisfactorily, the Chairman and Vice-Chairman to be authorised to discuss the matter with the school governors if necessary, and the application to be referred back to the Sub-Committee for further consideration if such negotiations prove unsuccessful.

H16/1303/92
Guttridge Services Ltd.

Change of use of storage warehouse to industrial use at 23 Hawthorn Bank, Spalding.

RESOLVED: Consideration of the application be deferred to enable the Director of Planning and Building Control Services to clarify and discuss with the applicants the various points of concern raised at the meeting, including such matters as the desirability of relocating the activities in the future when circumstances are appropriate; the potential on site to accommodate satisfactorily any future expansion and intensification of the proposed business, having regard to the nature and extent of the larger existing business unit situated as it is within what is primarily a residential area, and the consequent impact in terms of traffic, noise and the deposit of associated debris within the curtilages of adjoining residential properties.

H18/0064/93
J W Trayford

Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in view of concern regarding access to the proposed development.

H16/0073/93
Longhurst Housing Association
Limited.

Conversion of Nos. 45 and 48 Double Street, Spalding to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self contained flats on vacant plot, Double Street, Spalding.

RESOLVED: That following a full discussion of the issues involved and the objections received, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the applicants and other owners of land within the vicinity of Double Street/Albion Street and High Street entering into appropriate agreements, where necessary, relating to the provision of associated car parking facilities.

(Councillor J Clark declared an indirect interest in the above application, and left the meeting during consideration thereof. It was also reported that Councillor Clark had declared an indirect interest when the site was inspected, and had remained on the coach during the inspection.)

PLANNING COMMITTEE - 31st March, 1993.

219. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant

Proposal

H06/1113/92
Mr A Hills

Double garage at 'Linalah' 4 Church Street,
Gedney Dawsmere.

(To enable the Director of Planning and Building Control Services to have further discussions with the applicant to seek a satisfactory resolution of the matter.)

H16/1221/92
B Killingrew

Reserved matters relating to dwellinghouse and
double garage at St Thomas Road, Spalding

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

H16/1303/92
Guttridge Services Ltd

Change of use of storage warehouse to industrial
use at 23 Hawthorn Bank, Spalding.

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

(Councillor M.C. White declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H18/0064/93
J W Trayford

Residential development - three terraced houses
including three detached garages at Wharf Street,
Sutton Bridge.

(Pending a site inspection in view of concern regarding access to the proposed development.)

H16/0073/93
Longhurst Housing Association

Conversion of Nos. 45 and 48 Double Street,
Spalding to 4 flats, Longs Warehouse, Double
Street into 16 flats and erection of 14 new
self-contained flats on vacant plot, Double Street,
Spalding.

(Pending a site inspection to enable members to assess the suitability of the proposed development for the site.)

(It was also agreed that a report on parking requirements for further redevelopment sites in Double Street be incorporated as part of the programme of town centre work to be included within the Committee's work programme approved at Minute 104/93 and that, if legally necessary, an Order be made under section 257 or 258 of the Town and Country Planning Act 1990 to modify or divert any public right of way found to cross the site.)

(Councillor J Clark declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(It was reported that two letters had been received from the Spalding and District Civic Society objecting to various aspects of the proposed development.)

BRIAN S - 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



H18/64/93

FULL

Applicant: J W Trayford
Tel:

Agent: Status Design
0406 24343

Description: Residential development -
Three terraced houses
including three detached
garages
Location: Wharf Street
Sutton Bridge
Spalding
Lincs

Valid date:	28-JAN-93	Terminal date:	25-MAR-93
Target dates:		Target Committee:	09-MAR-93
To case officer	04-FEB-93	Report deadline:	23-FEB-93
Inspected by	11-FEB-93		
Extra contacts	18-FEB-93	Case Officer:	
Report if not clear by	04-MAR-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton Brid	18-FEB-93	04-MAR-93 (AMENDED PLAN SENT)
Cllr C J T H Brewis 0406 350818	03-FEB-93	17-FEB-93
Cllr D Dewsberry 0406 350947 (Of	03-FEB-93	17-FEB-93
Owner/Occupier, 70 Bridge Road	18-FEB-93	04-MAR-93
Owner/Occupier, 72 Bridge Road	18-FEB-93	04-MAR-93
Site/Press Advert MIN	09-FEB-93	02-MAR-93

L C - Plans Attached jk

SITE DETAILS

Grid ref: 547930 321260
OS Sheets: 231

Parcel:

BRIAN ! H 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



Application no: H18/64/93

Type: FULL

Applicant: J W Trayford
Tel:

Agent: Status Design
0406 24343

Description: Residential development -
Three terraced houses
including three detached
garages
Location: Wharf Street
Sutton Bridge
Spalding
Lincs

Valid date: 28-JAN-93
Target dates:
To case officer 04-FEB-93
Inspected by 07-FEB-93
Extra contacts 11-FEB-93
Report if not clear by 04-MAR-93

Terminal date: 25-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton Brid	03-FEB-93	17-FEB-93
Cllr C J T H Brewis 0406 350818	03-FEB-93	17-FEB-93
Cllr D Dewsberry 0406 350947 (Of	03-FEB-93	17-FEB-93
Site/Press Advert MIN	09-FEB-93	02-MAR-93

4 C.C. - Cllr Attached for 4/2/93

SITE DETAILS

Grid ref: 547930 321260
OS Sheets: 231

Parcel:

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

Clout 'A'

19 FEB 1993



Application no: H18/64/93

Applicant: J W Trayford
Impellarcon House
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development - Three terraced houses
including three detached garages

Location: Wharf Street Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 28-JAN-93

18-FEB-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 05-MAR-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 J BLACKLOCK

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

S.H.D.C. PLANNING DEPT. RECEIVED - 1 MAR 1993	
Attention of DPO NEM DOPD PS IC ASP	File nos.
Author by	Knowledge YES/NO
Drawn with	by
Copy to	note

Comments:

The Parish Council wish to re-emphasise their earlier objections to this application as given to you in their letter of 9th February '93. This amended plan shows little variation to the original.
A. Jamieson
Clerk 25.2.1993.

OBJECTION

SH. DEPT.
FINANCE DEPT. REC'D

1 MAR 1993

Dear Sir

SS

I am writing to you
about Planning Application
no. H18/04/93.

We do most strongly Protest
to having 3 Terraced Houses
built behind us. because
as well as looking stupid
between nothing but bungalows
it would invade our privacy
with windows look over into
our windows and garden.
Surely having given permission
for 2 dwelling units
this cannot be room for
3 and 3 separate garages,
as the land has not grown
any.

Yours faithfully,

Mr. M. J. H. Ginnocci

S.H.D.C. PLANNING DEPT.

RECEIVED

- 3 MAR 1993

SO

OBJECTION

72 BRIDGE ROAD

SUTTON BRIDGE

NR SPALDING

PE 12 94 A

28.2.92.

MR SMITH

PLANNING OFFICER

REF PLANNING APPLICATION

NO 11 18/64/93

WE STRONGLY OBJECT TO THREE
HOUSES & GARAGES

WE DO NOT WISH TO BE OVERLOOKED
AND HAVE NO PRIVACY. ALSO THEY
WILL BLOCK OUR VIEW COMPLETELY.

PLANS HAVE BEEN PASSED FOR
2 BUNGALOWS WHICH IS SUFFICIENT.

ALSO ANY DAMAGE WHICH OCCURS

FTU

TO OUR PROPERTY & BUNGALOW
WHILE BUILDING IS IN PROGRESS
TO BE PUT RIGHT BY THE
BUILDER.

Yours faithfully
M.A. MRS S.W. CARNELL

S. E. Carnell (Mrs).

GROUP 'A'
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

14 FEB 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
18 FEB 1993 *JS*



Application no: H18/64/93

Applicant: J W Trayford
Impellarcon House
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development - Three terraced houses
including three detached garages

Location: Wharf Street Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 28-JAN-93

03-FEB-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 18-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Parish Council support all adjacent residents, who are very strongly opposed to this proposal. They are concerned about the proposed new building being so close to the corner of Wharf St. and Church St. They view with alarm the prospect any vehicles accessing off Church Street a narrow inadequate road, with poor parking facilities. The Parish Council consequently strongly oppose this application.

Signed:

A. Vannuffe Clerk.
17.2.93

DFC

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-J/64/93/JAM

Your Ref.

Date 8 February 1993

Dear Sirs,

FULL PLANNING APPLICATION - J.W. TRAYFORD
RESIDENTIAL DEVELOPMENT - WHARF STREET, SUTTON BRIDGE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

No Board's or private watercourses adjoin the site that is within the area of the settlement served by foul and storm water sewers.

I note a foul sewer connection is proposed but that soakaways are intended for the disposal of roof water run-off as opposed to connection to the surface water sewer. I would accordingly suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J. E. Eby.

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

S.H.D.C. PLANNING DEPT. RECEIVED 11 FEB 1993	
Attention of DPO GRM DOPO BS JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

"Mount Cervin"
64 Lowgate,
Lutton,
Spalding,
Lincs. PE12 9HP
0406 364867

9th February 1993.

Mr J Blacklock
Planning and Building Control Services.
South Holland District Council.

Dear Sir,

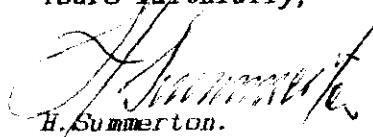
RE: APPLICATION No. H18/64/93. J W TRAYFORD.

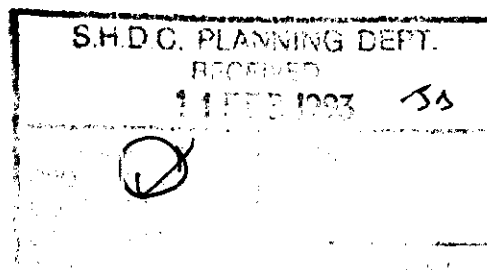
The above application was discussed at the meeting of the Parish Council yesterday evening and I have been instructed to report that Council are unhappy with this application for several reasons.

Primarily there is concern over the none provisioning of garages to the development, secondly the access at Church Road/Wharf Street is also considered unsuitable.

For these reasons I have therefore been requested to ask that SHDC carry out a site visit before Council submit their final observations.

Yours faithfully,


H. Summerton.
Clerk.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

A18/0284/93.

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		
	4	7	9	2	1	2

2. Address or location

NHARF STREET, SUTTON BRIDGE.

3. Name, classification and number of road

UC

4. Date application referred

4-2-93.

5. State whether outline, detailed application etc.

FULL.

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

RESIDENTIAL DEVELOPMENT - 3 TERRACED
HOUSES & 3 GARAGES.

- 7.

Delete as
appropriate

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

- a. ~~Does not wish to restrict the grant of permission.~~
b. Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.
c. ~~Requests that the local planning authority refuse the application (reason
overleaf).~~
d. ~~Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.~~

Date:

4-2-93

Signed:

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

(1) F4

(2) A footway, constructed in accordance with details to be approved, shall be provided along Church Street from Wharf Street to the garages.

(3) The access to the garages on Church St shall be hardened in accordance with details to be approved for a distance of 1m from the carriageway edge of Church St.

(4) Any fence/hedge/wall on the southern boundary between the garages and Church St shall be ^{a maximum} ~~no higher~~ 1m high.

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) F4

(2) To provide safe and adequate pedestrian access for the residents of the properties to the garages.

(3) To ensure that unsuitable material is not deposited on the adjoining highway in the interests of highway safety.

(4) To ensure drivers of vehicles reversing out of the garages have adequate visibility of oncoming traffic.

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mrs A Maxwell

Our Ref: 7716665/BG/AEW
Your Ref: H18/0064/93

Dear Audrey,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT WHARF STREET SUTTON BRIDGE
FOR MR J W TRAYFORD

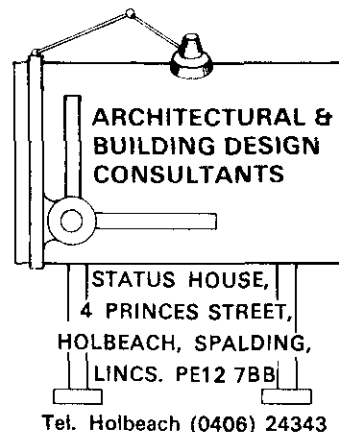
Further to our telephone conversation earlier today regarding the omissions on the planning application form for the above, I confirm the following:-

1. There are no trees to be removed on site.
2. The foul drainage is to be connected to the public foul sewer.
3. The proposal does not affect a public footpath.

Yours sincerely

Ann Waterhouse

Ann Waterhouse.



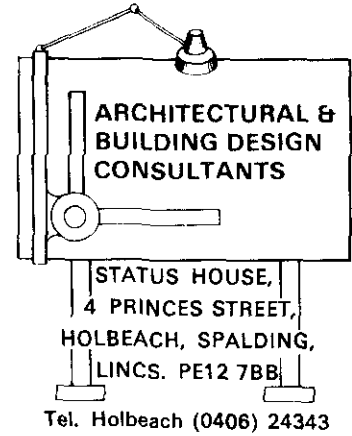
Date 29th January 1993

The person dealing with this matter is: B. Gilham

S.H.D.C. PLANNING DEPT. RECEIVED - 1 FEB 1993	
Attention of DDG NDM DDPC BE JC ACP <i>Am</i>	File Nos
Action by	Acknowledge YES/NO
Discuss with	by
Report to	note

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lines
PE11 2XE



Date 26th January 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771665/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT - 3 NO. TERRACED HOUSES INCLUDING 3 NO. DETACHED GARAGES AT WHARF STREET SUTTON BRIDGE FOR J W TRAYFORD

In respect of the above, please find enclosed the following:-

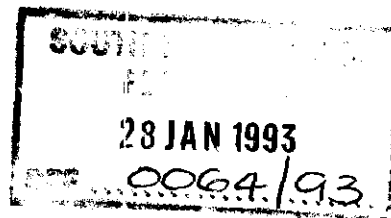
TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771665/4, /5, /6 & /7.
3. Cheque to the value of £360.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.



Confirmed by telephone 29/1/93
No 4th's to be filled
Mains sewer
No public footpath
Letter to follow.

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



Application no: H18/0064/93

Applicant: J W Trayford
Impellarcon House
Stonegate
Gedney
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development - Three terraced houses
including three detached garages

Location: Wharf Street Sutton Bridge
Spalding Lincs

Type: FULL

01-JUN-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mr & Mrs Carnell
72 Bridge Road
Sutton Bridge
Spalding
Lincs. PE12 9UA

Mr & Mrs J Grimwood
Jay Dee
70 Bridge Road
Sutton Bridge
Spalding, Lincs. PE12 9UA.

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr J H Blacklock

Our Ref: 771665/BG/AEW

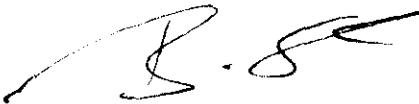
Your Ref: H18/64/93

Dear Sir,

Re: PROPOSED DEVELOPMENT AT WHARF STREET SUTTON BRIDGE FOR MR J W TRAYFORD

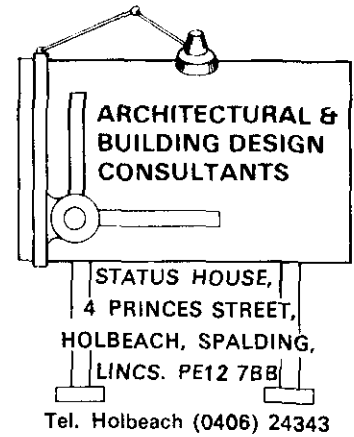
Enclosed herewith 4 No. revised copies of site plan drawing no. 771665/5 showing the position of the existing bungalows to the rear, along with the elevations of the building adjacent to the site as required.

Yours faithfully



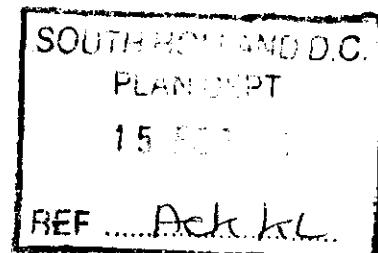
B. Gilham F.F.B.

Enc.



Date 12th February 1993

The person dealing with this matter is: B. Gilham



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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2180
Date received : 28-JAN-93

Received from

Status Design

Address

4 Princes Street
Holbeach
Spalding

Fee paid	£	360.00
VAT	£	0.00

Total received £ 360.00

Cash/Cheque : Cheque

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

FILE COPY

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th May, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl
Mrs. P.J. Buffham
Mr. N.I. Capes
Mr. J. Clark

Mr. E.N. Davies
Mr. J.T. Davis
Mrs. E.O. Hall-Patch
Mr. A.E. Naylor

Mr. M.S.L. Rollinson
Mr. T.G.M. Tyler
Mr. R.C. West
Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.A. Dobney, N.P. Judge, M.B.E. and W.D. Skells.

390. **MINUTES**

The Minutes of the meeting held on 4th May, 1993 were signed by the Chairman as a correct record.

391. **PLANNING APPLICATIONS**

(a) Determinations following Site Inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant

Proposal

H18/0064/93
J W Trayford

Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H20/0127/93
F S Campling

O.A. Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to conditions including a) the restriction of the hours of use to 11 p.m. at the latest; b) the restriction of the use to that of a bowling rink only; c) the provision of enhanced landscaping; d) the surfacing of the yard and access road; and e) the relocation of the parking area so that the proposed building acts as a noise barrier.

H09/0794/92
Mr and Mrs L Britton

Agricultural dwellinghouse and garage at New River Gate, Holbeach Drove.

RESOLVED: Planning permission be refused for the above development in accordance with recommendation A of the Director of Planning and Building Control Services.

H23/0237/93
P and S W Hoyes

Sculpture (oak and steel) off Churchgate, Whaplode.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.



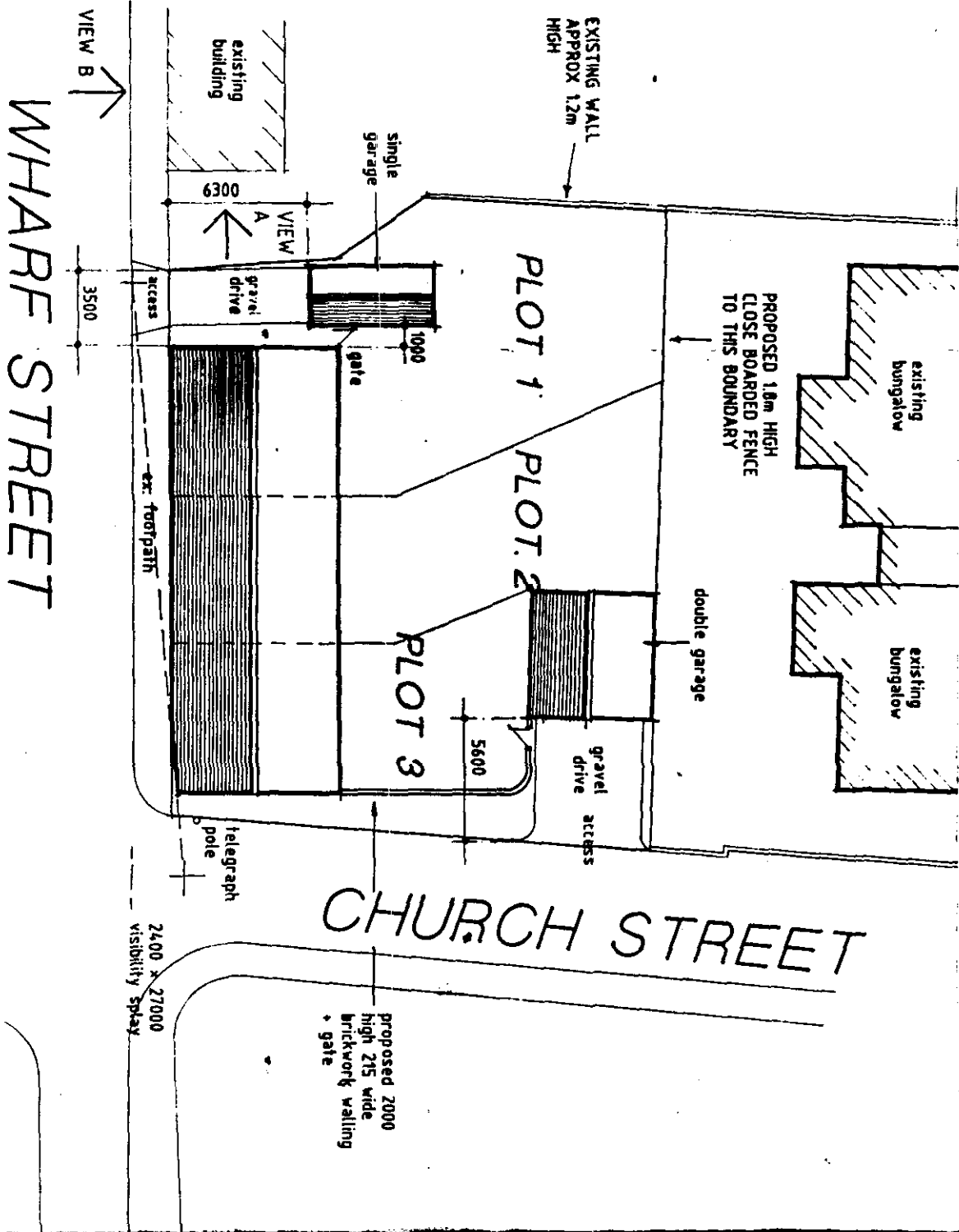
H18 / 64 / 93



H18/ 64/93

H18/64/93

BLOCK PLAN



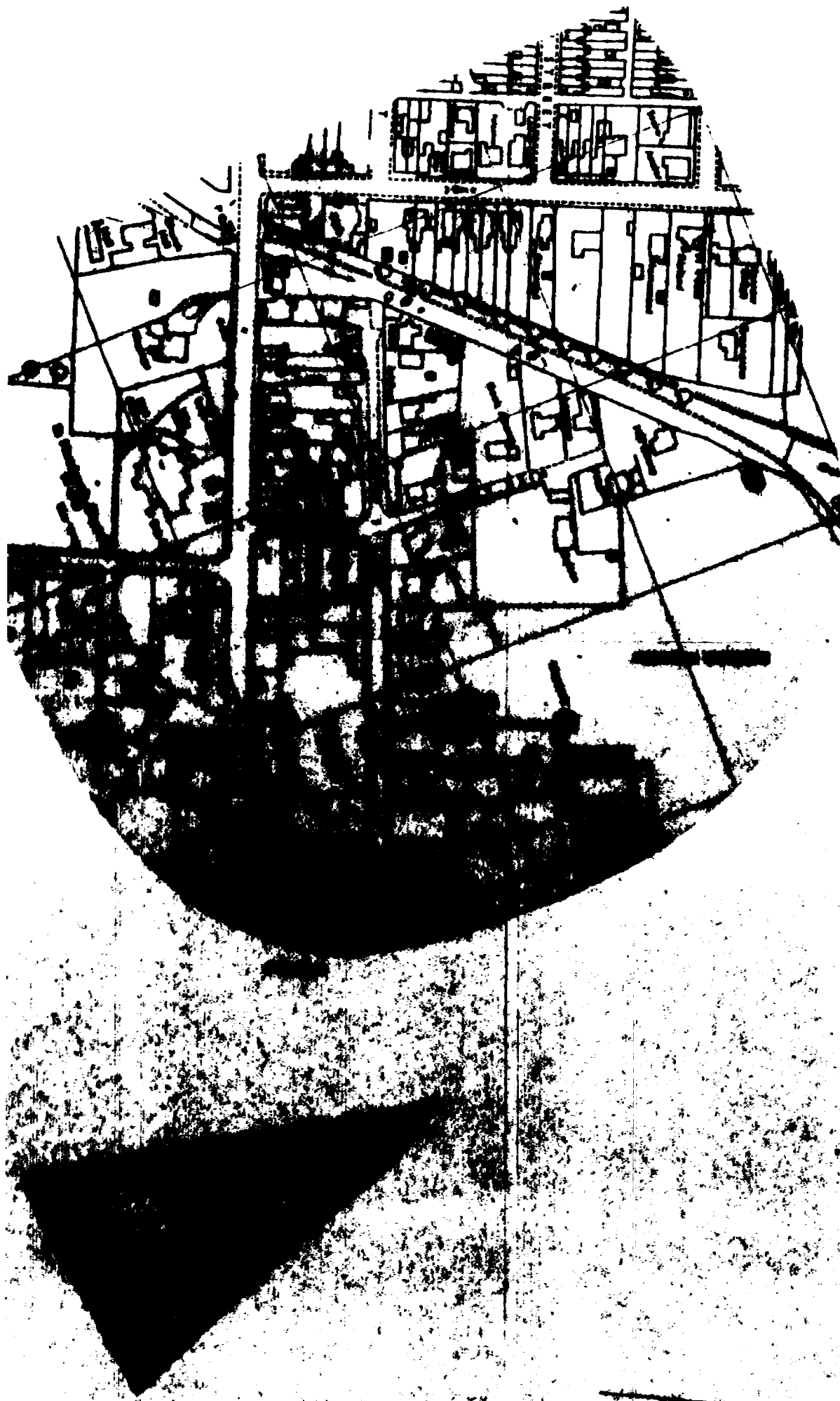
Notes and Revisions

This drawing is prepared and may not be altered, revised, amended, photographed or used for any purpose other than that for which it is issued without written permission from Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

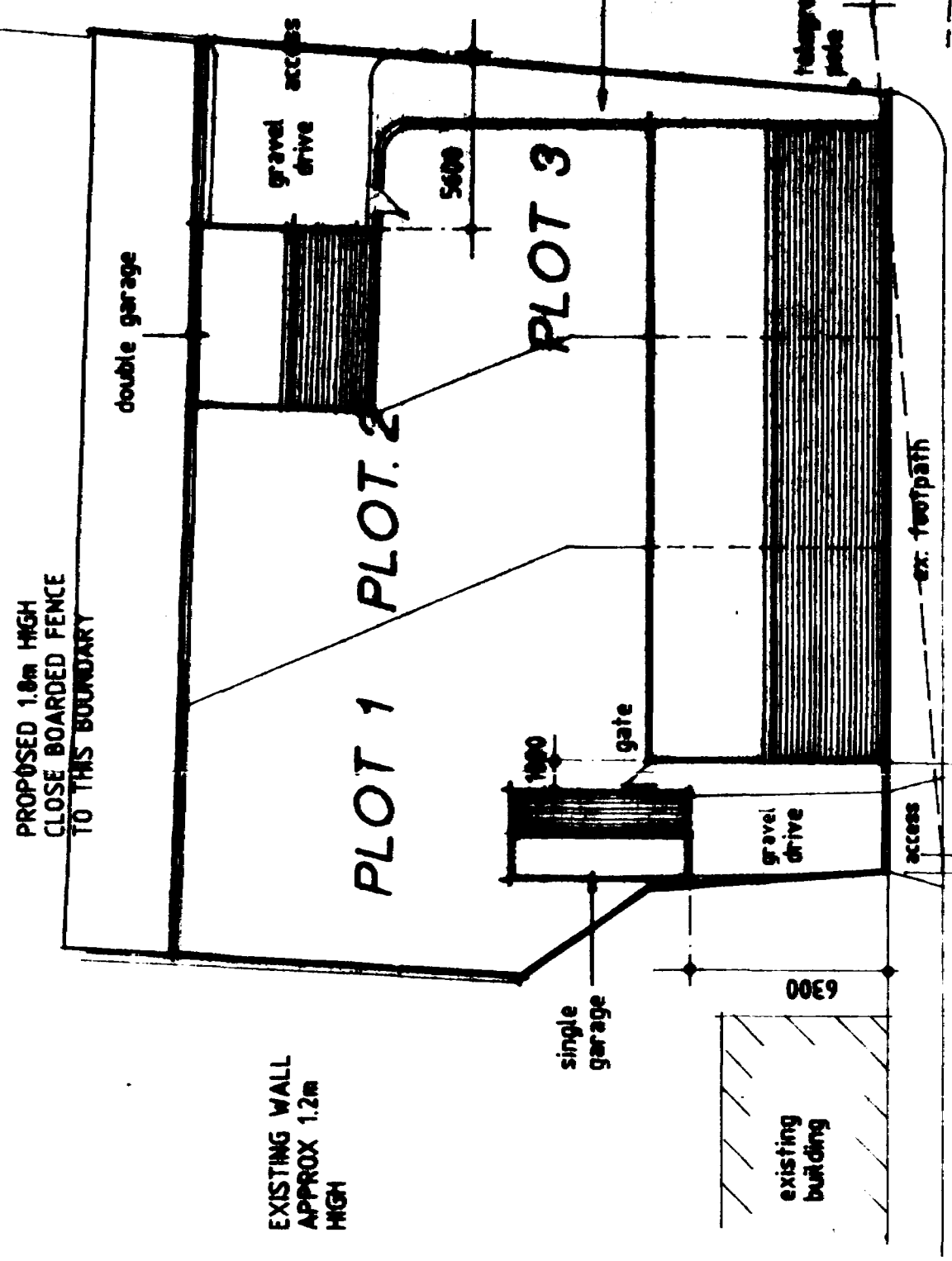
All details shown on this drawing are based upon typical site conditions related to the site. No responsibility can be accepted for design conditions unless reported to the Architect, or that design conditions may be considered.

Please note: This drawing is not a construction drawing.



LOCATION PLAN

CHURCH STREET



WHARF STREET

BLOCK PLAN

STATUS DESIGN
771665/5
28 JAN 1993
0004/03
1, FRANCES STREET, MOULBACH, LINES. PE2 7BB

SITE PLAN

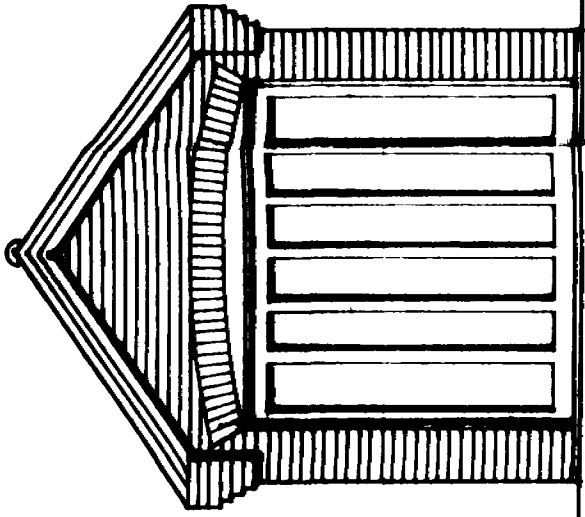
PROPOSED RESIDENTIAL DEVELOPMENT IN THE FORM OF 12 NO. DETACHED GARAGES ALONG STREET, SUTTON GRANGE, LINES.

J.W. TRAYFORD

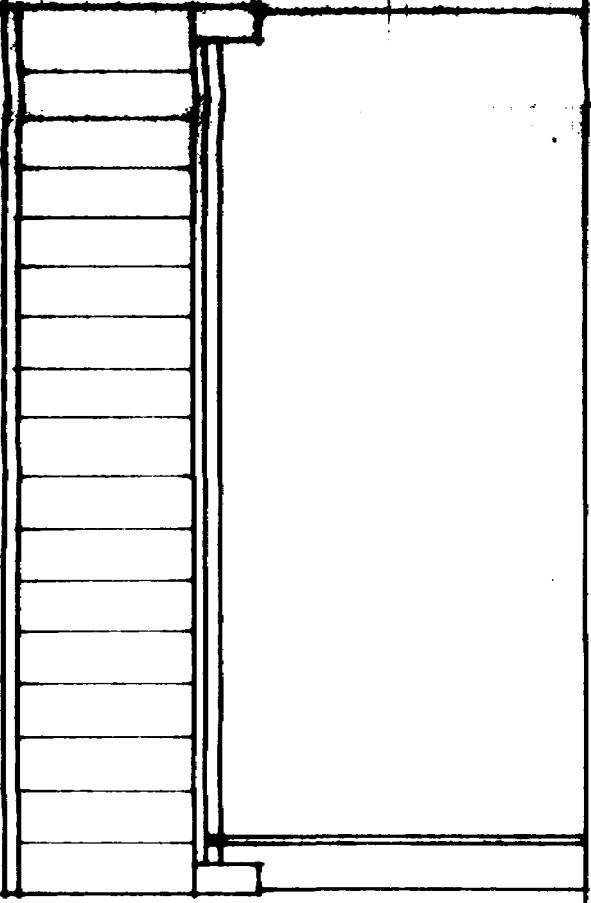
A- BOUNDARY ALTS- 200 90

This drawing is to be read in conjunction with drawings No's 771665/4, 6 & 7

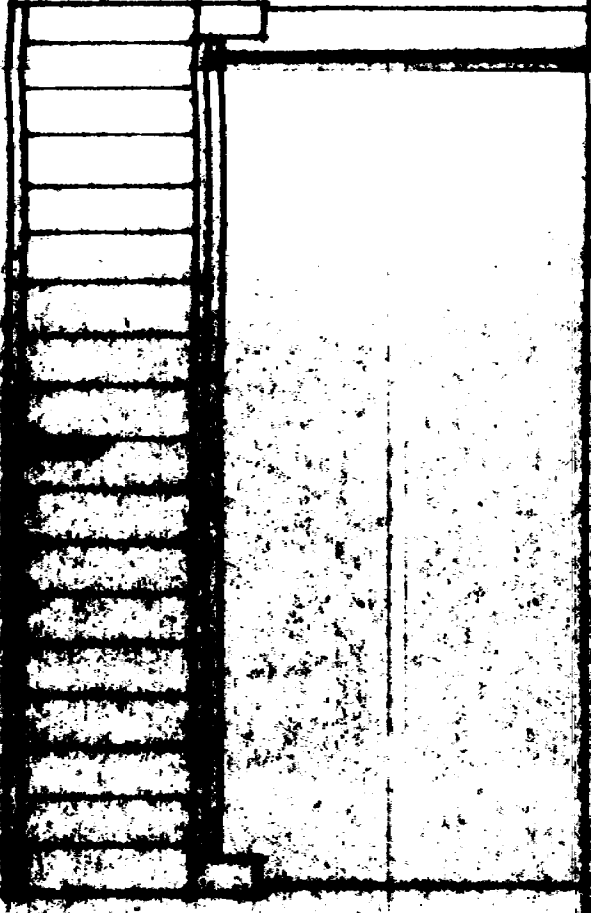
Architectural, Planning & Building Design Consultants
771665/5
0004/03
28 JAN 1993



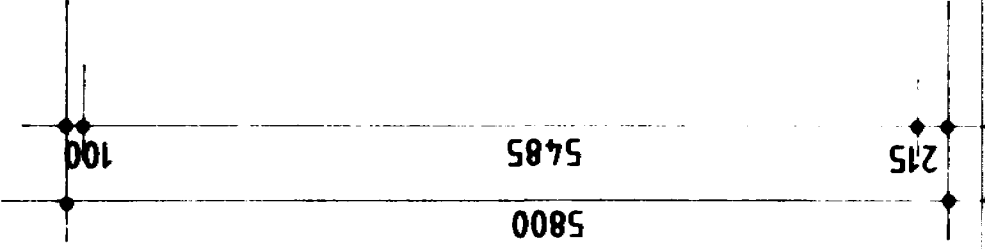
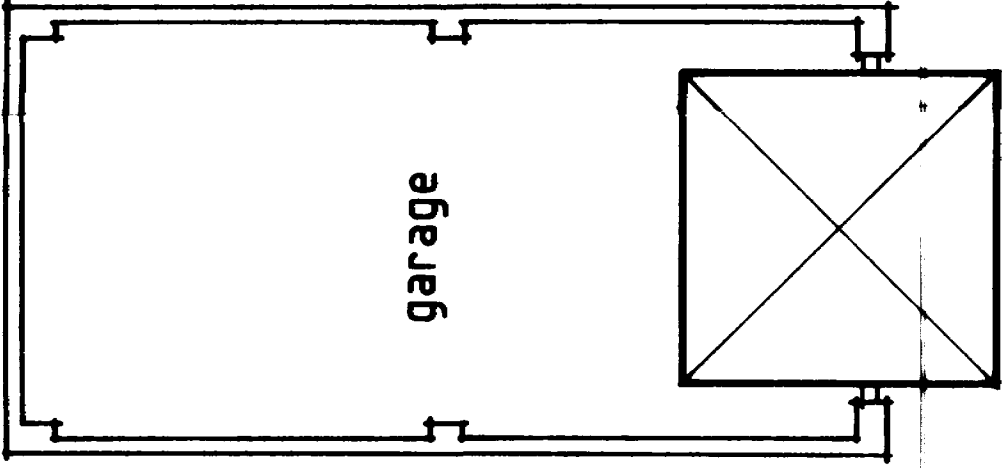
FRONT



SIDE



REAR



SLUTH PLAN D-1
29 JAN 1993
8864/08

STATUS
DESIGN
1, HANES STREET, HOLBEACH, Lincs. PER 700

SINGLE GARAGE

REAR ELEVATION DEVELOPED IN
THESE PLANS IN THE REAR GARAGE
AND STREET, OFFICE BUILDING, Lincs.

J.W. MAYFORD

771665/1

Architectural, Planning &
Building Design
Consultants

to and away from this drawing.

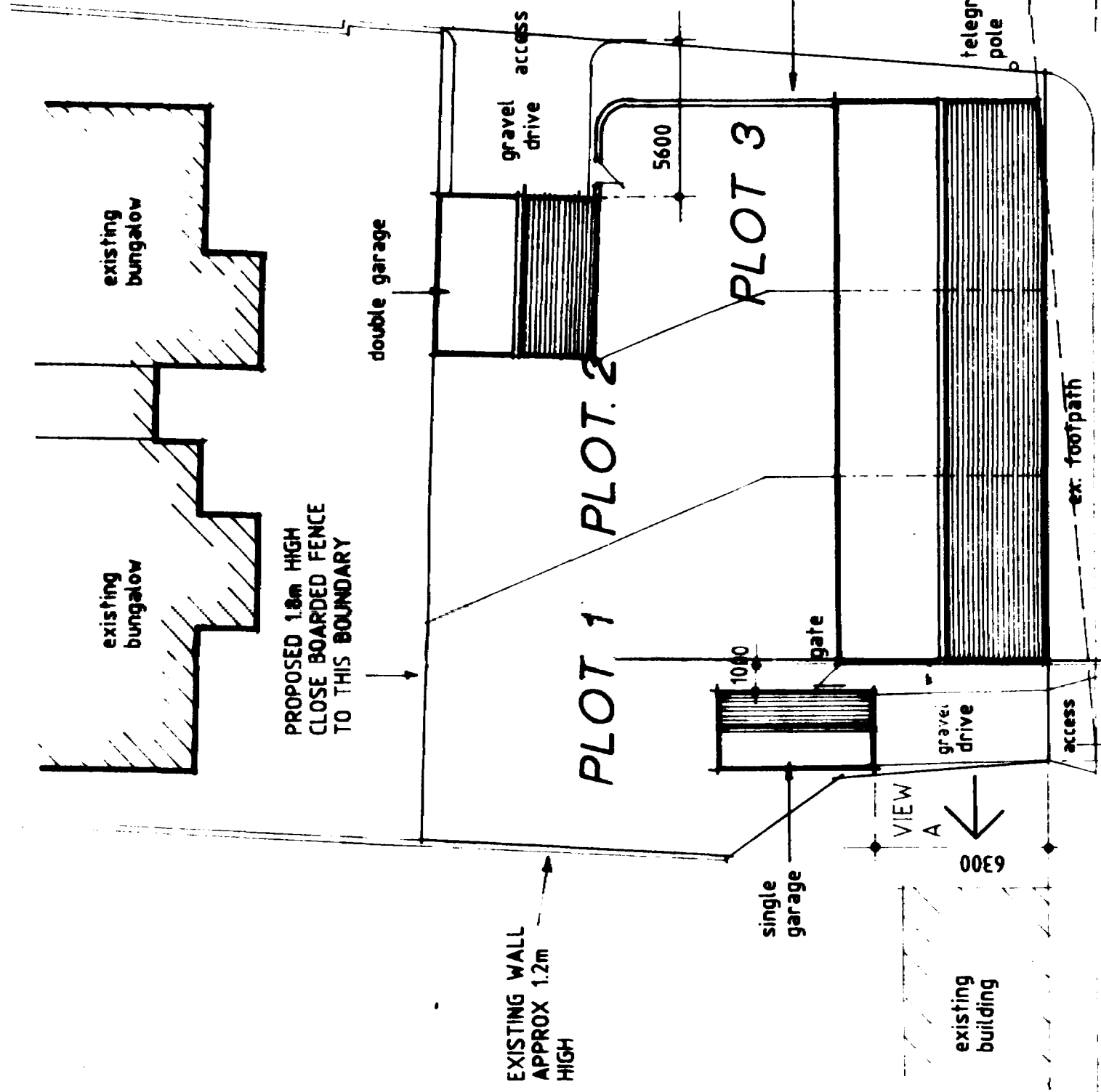
This drawing is copyright and may not be altered, retransmitted, photographed or used for any purpose other than this drawing. This drawing is issued without written permission from Hansen.

2010-01-01

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical data conditions related to the area. No responsibility can be accepted for unusual conditions unless reported to the Architect, so that design amendments may be considered.

Please note: This drawing is not a convenience drawing.



EXISTING WALL
APPROX 1.2m
HIGH

existing building

500

VIEW B

WHARF STREET

CHURCH STREET

proposed 2000
high 215 wide
brickwork walling
+ gate

~~2400 x 27000
visibility display~~

FACING BRICK

MARLEY. OLD COTES. MEDIUM MULTI STOCK.

ROOF TILES

**GOXHILL, DOUBLE PANTILE, TERRACOTTA,
CONC. INT.**

LANDSCAPING / SCREENING

AS SHOWN

LOCATION PLAN

AMENDED PLAN

STATUS DESIGN

4 FRANCES STREET, HOLBEACH TOWNSHIP, SOUTH CAROLINA 29585

SITE PLAN 15 FEB 1993

REF 64/93

PROPOSED RESIDENTIAL DEVELOPMENT 300.
TERRACED HOUSES inc. 300. DETACHED GARAGES
101405 STREET CHITTON HOUSE 1 UNITS

J.W. TRAYFORD

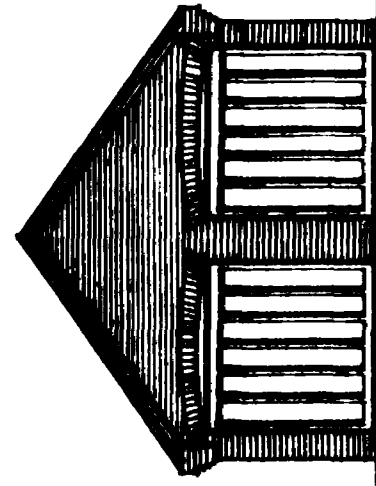
A- BOUNDARY ALTS- JAN 93

This drawing to be read in conjunction with drawing No's 771665/4, 6 & 7

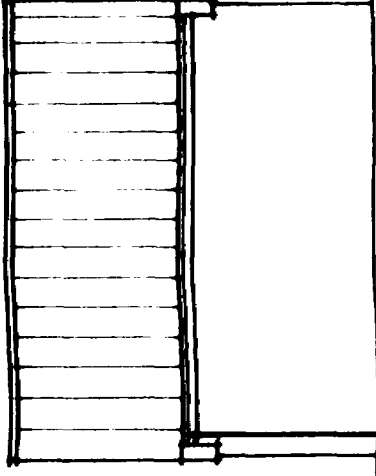
BLACK PLAZA

Schedule 1200 12000
 1200-1200 12
 1200-1200 12
 1200-1200 12
 1200-1200 12

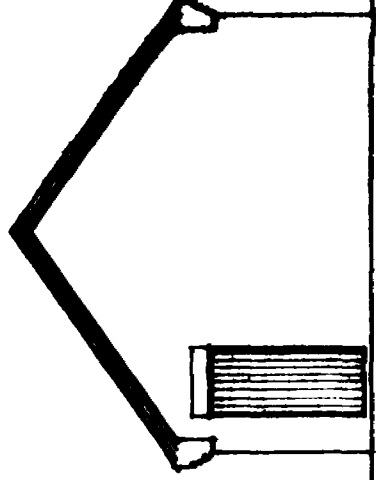
$$\begin{array}{r} 21 \\ 32 \\ \hline 630 \\ 69 \\ \hline \end{array}$$



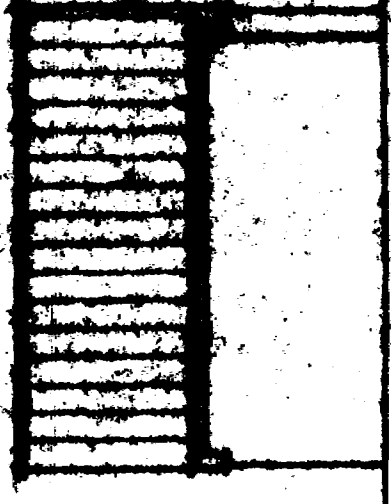
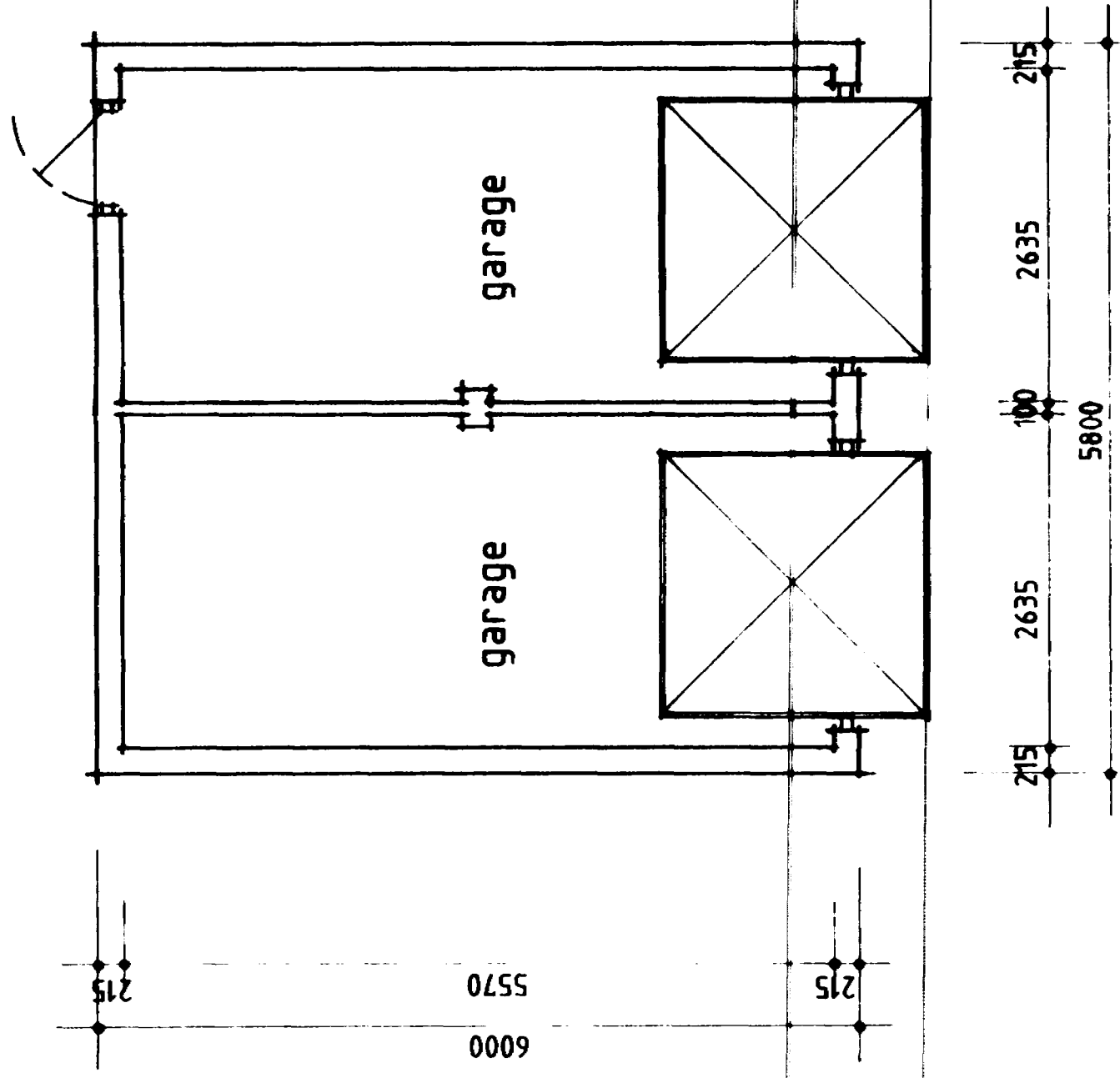
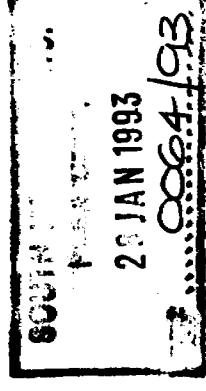
FRONT



SIDE



REAR



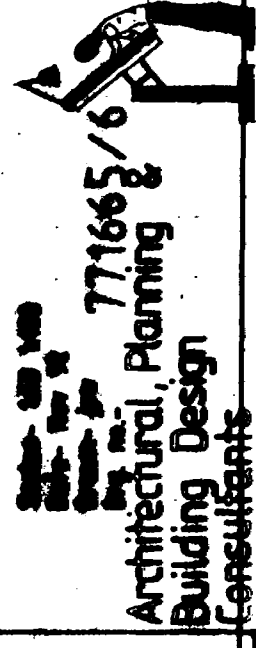
0884-193

6. FRANCES STREET, HOLBEACH, LINES. PE12 7BB

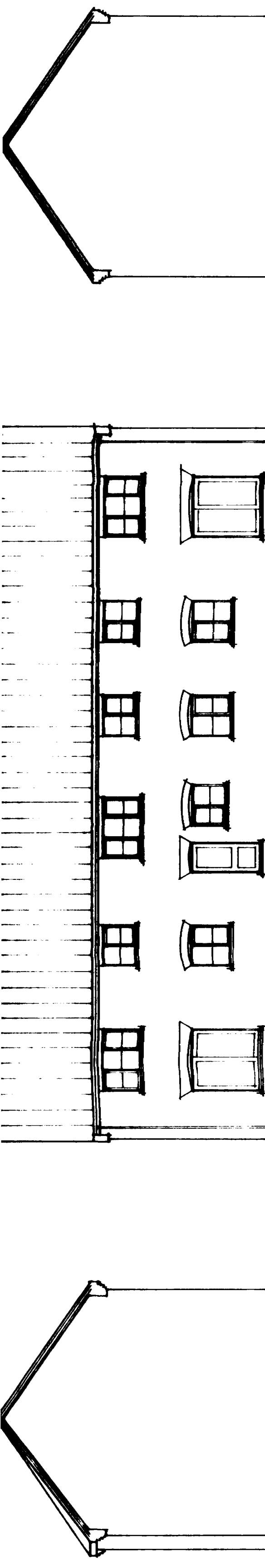
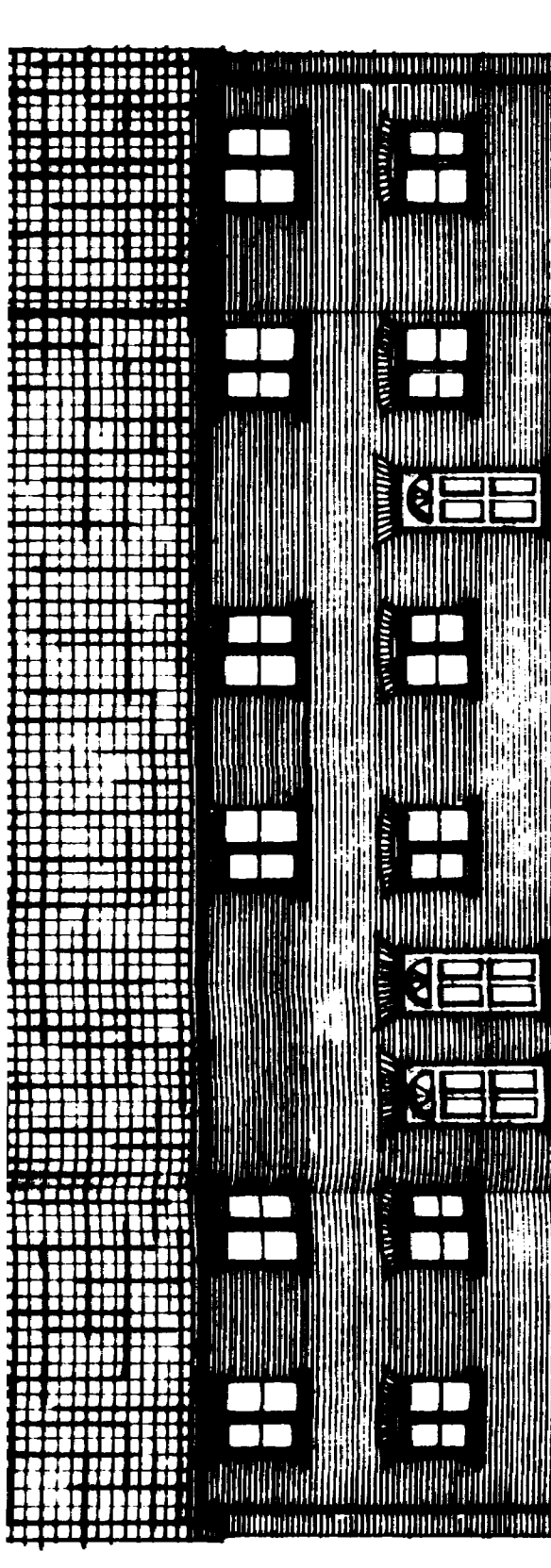
DOUBLE GAPAGE

PLANNING INTERNATIONAL DEVELOPMENT INC.
PO BOX 100000
WASHINGTON DC 20010
PHONE 202/331-1000
CABLE 54500
FAX 202/331-1000

J. W. TRAYLOR



35' pitches

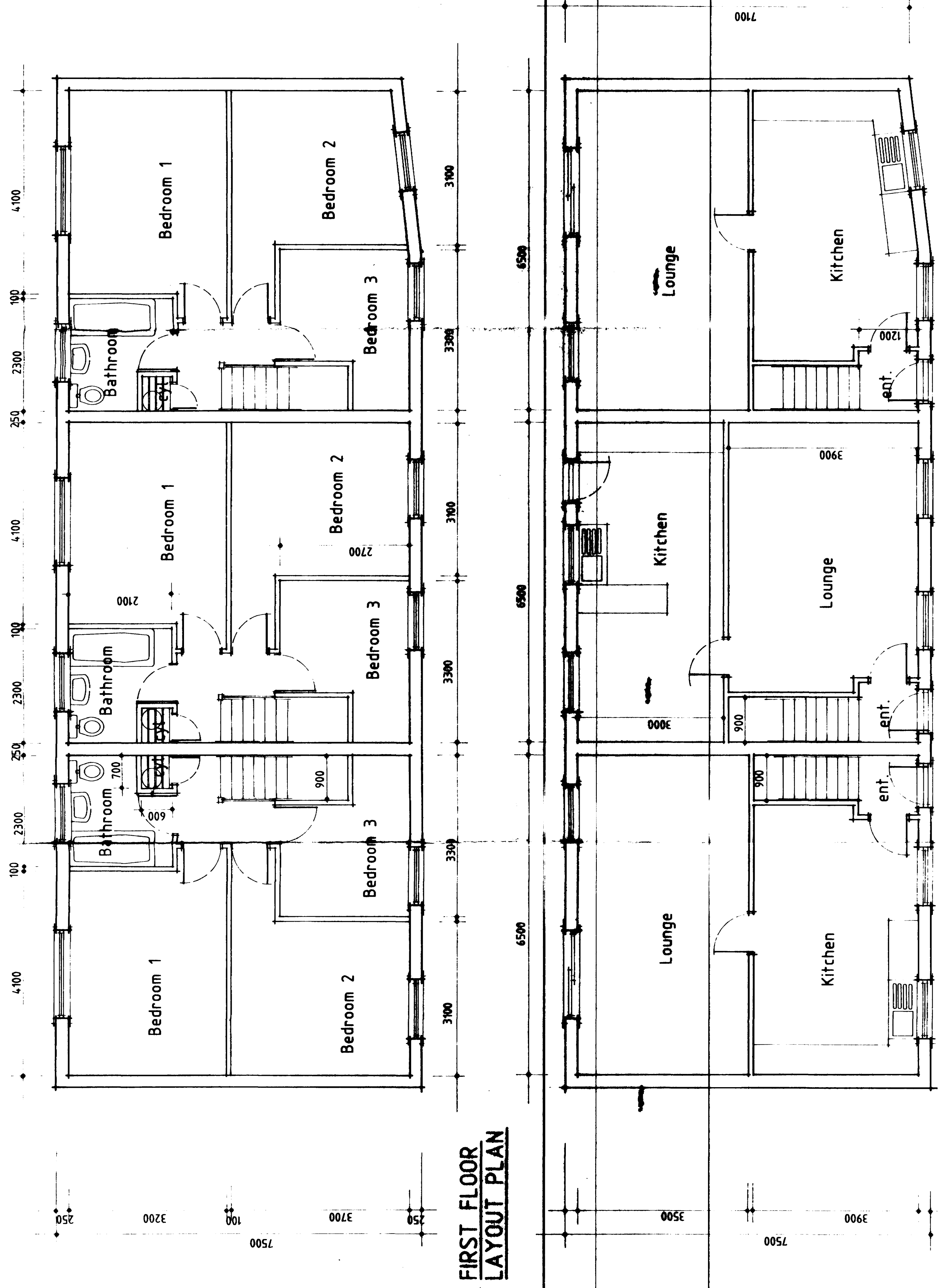


SIDE

REAR

SIDE

FRONT ELEVATION



FIRST FLOOR
LAYOUT PLAN

GROUND FLOOR
LAYOUT PLAN

STATION
DESIGN

PLANS & ELEVATIONS

PROPOSED RESIDENTIAL DEVELOPMENT 30a
TERRACED HOUSES INC. 30a, DETACHED GARAGES
AT WHARF ST., SUTTON BRIDGE, Lincs.

J.W. TRAYFORD

Scales- 1:50 1:100
Date- Nov 92
Drawn- jw
Drg no- 771665/4

Architectural, Planning &
Building Design
Consultants

20 JAN 1993
0064-93