APPLICATION No. H18/0515/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H18/0515/93 Received:03-JUN-93 Type:RESERVED MATTERS

Earlier Permission: H18/0366/92

Name: Mr & Mrs A Leonard
18 Chestnut Terrace
Sutton Bridge
Spalding
Lincs PE12 9SX

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect bungalow with integral garage

Location : Building Plot, Mill Lane Sutton Bridge
Spalding Lincs

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:

1 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no windows or doors shall be installed in the southern elevation of the dwelling hereby approved and neither shall the dwelling be extended.

2 Before the occupation of the dwelling hereby approved, a wooden fence of a height no less than 1.8 metres shall be erected in the position shown in yellow on the attached plan to the satisfaction of the Local Planning Authority.

This permission is granted in accordance with the application submitted as revised by the letter received by the Local Planning Authority on the 2 September 1993.

Director of Planning and Building Control Services
07-SEP-93 H18/0515/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/0515/93

Date Registered 03 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. LEONARD,
18 CHESTNUT TERRACE,
SUTTON BRIDGE,
PE12 9SX

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT MILL LANE, SUTTON BRIDGE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT BUNGALOW WITH INTEGRAL GARAGE.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed. [signature] Date 2 JUNE 1993 Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ☐ ⬇

Please state Site Area ☐ (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	H18/0366/92 (1) (2) & (3)

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.**	

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 P S Withgar (~~Applicant~~ / Agent) Date 2/6/93

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 P S Withgar (~~Applicant~~ / Agent) Date 2/6/93

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

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

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	☐	If so, how many:
(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: 115.5 sq. metres

B. Please state size of any new structure:- (a) max. height: 6.60 metres
(b) max. length: 12.70 metres
(c) max. width: 11.35 metres

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

D. Please state type and colour of roofing materials. SANDTOFT LACELAND CREAM RUSTIC DOUBLE PANTILE

E. Has a survey of the site been undertaken? State Yes or No [YES] RUSTIC CONC. TILE.

5. GENERAL INFORMATION Please complete each section

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

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:
Will there be—
Individual access(es) ☐
New estate road ☐

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

TREES Please tick **one** box

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

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

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:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	☐	➡ If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public right of way	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	☐	➡ 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.	☐	➡ 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.

CERTIFICATE

I hereby certify that

I have given the requisite notice to all the persons other than the applicant who 20 days before the accompanying application, were owners of land, or part of, to which the application relates.

Name of Owner MR R. BROUGHTON

Address SOUTH GATES
WHARF STREET
SUTTON BRIDGE
SPALDING, LINCS

Date Served 9 JUNE 1993

Signed P S Brougton

On behalf of MR & MRS A. LEONARD

Date 9 JUNE 1993

COPY FOR INFORMATION.

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* MILL LANE, SUTTON BRIDGE

I give notice that *(b)* MR & MRS A. LEONARD

is applying to the *(c)* SOUTH HOLLAND DISTRICT Council

for planning permission to *(d)* ERECT A BUNGALOW WITH GARAGE

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* COUNCIL OFFICES, PEELEY ROAD, SPALDING

by *(f)* 1ST JULY, 1993

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed P S Pettigrew

†On behalf of MR & MRS LEONARD

Date 9 JUNE 1993

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : ✓
Neighbours :
Boundaries :
Site Features : WIRE FENCE AT FRONT & BACK — LOW HEDGE TO NORTH — BUNGALOW TO SOUTH (TWO WINDOWS FACING SITE) PEBBLE DASH/GREY SLATE LARGE GARDEN TO NORTH

Inspected by
Date JAP

Site Notice posted by 17/6/93
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

? PREVIOUS APPROVALS.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed ..[signature].. Date 3/8

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1. NOTWITHSTANDING THE PROVISIONS OF THE T&CP GDO 1988, NO WINDOWS OR DOORS SHALL BE INSTALLED IN THE SOUTHERN ELEVATION OF THE DWELLING HEREBY APPROVED

2. + fencing

DC INSTRUCTION SHEET

APPLICATION REF: H18/0515/93

Directions

Art 7 (Outlines)

☐ RM checklist

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

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

☐ Non Std Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer JOHN BLACKBOOK

Senior Officer Confirmed ..... Date..... Recorded DC....

ADM RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P2766

Date first Rec'd 03 JUN 1993

Registration

Reference H18/0515/93

Cross-Ref R

Date 4/6

Validation

TYPE RM

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £ 130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 231 OS Plots
Grid ref 547940 321330

Ward ✓ Parish S. BRIDGE

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ✓
CON Waste/contamin ☐

Linked to site Ref ☐ Dist Bound

Linked to property Ref 1382. ☐ Other:

Planning Records:
Earlier apps 366/92

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

22/3/98

Spoke to Mr Cooper — owner of property to north of the site.
Advised him if hedge ~~was~~ on common boundary, his permission required for its removal.
Gave him written dimension of eastern boundary of site (12.19m) and distances of dwelling from his common boundary. (1.2m and 0.8m).

Discussion with Dave Arnold — B.R. plan shows wider site incorporating hedge.
Agreed builder should be advised verbally to stop work until matters clarified.

Spoke to Peter Lithgow who stated that there was a long standing boundary dispute over alignment of boundary in respect of the hedge. In addition hedge had grown over the site.
Advised him of complaint and discrepancies in plans & fact that on 1/200 plan dwelling shown as 11m wide but on 1/50 plan it is shown as 11.3m wide.
Agreed that he should inspect/survey site & consult with Brieder and advise this Department.

[signature]

Application/Project Details:

B18/0550/93 Planning ref: 515/93

Mr & Mrs A Leonard

Erect bungalow with garage Plot: Mill Lane
Sutton Bridge
Spalding
Lincs

Job details: Erect bungalow with garage

Job 3241 Inspection no 13166

COMMENCEMENT REPORT

		NOTES/ PROBLEMS
The above development has been commenced.		
1. Planning permission not on file	☑	Comment
2. There appears to be an outstanding matter on a planning condition.		3.6.93
3. The development appears to be satisfactory.		
4. The development appears unsatisfactory.		See G.S.
5. Permitted development etc.		

Signed. R Arnold ..... Building Inspector

Date ...18/3/94.....

NOTES:

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

H18/0515/93

RESERVED MATTERS

Applicant: Mr & Mrs A Leonard
Tel:

Agent: L A Building Design
0775 711437

Description: Erect bungalow with integral garage

Location: Building Plot, Mill Lane
Sutton Bridge
Spalding
Lincs

Valid date: 03-JUN-93
Target dates:
To case officer 10-JUN-93
Inspected by 17-JUN-93
Extra contacts 24-JUN-93
Report if not clear by 08-JUL-93

Terminal date: 29-JUL-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mr & Mrs R G Brought		29-JUL-93	19-AUG-93
Site/Press Advert MIN		18-JUN-93	09-JUL-93
Clerk to Sutton Brid		29-JUL-93	12-AUG-93
Cllr C J T H Brewis	0406 350818	29-JUL-93	05-AUG-93
Cllr D Dewsberry	0406 350947 (Of	29-JUL-93	05-AUG-93

AMENDED PLAN RECEIVED - NOTIFIED

SITE RECORD

Grid ref: 547940 321330
OS Sheet: 231 Parcel:
L.C.C - Obs Attached JoCS

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
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SOUTH HOLLAND DISTRICT COUNCIL

H18/0515/93
RESERVED MATTERS

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Tel:

Agent: L A Building Design
0775 711437

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Valid date:	03-JUN-93	Terminal date:	29-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	10-JUN-93	Report deadline:	29-JUN-93
Inspected by	17-JUN-93		
Extra contacts	24-JUN-93	Case Officer:	
Report if not clear by	08-JUL-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		18-JUN-93	09-JUL-93
Clerk to Sutton Brid		14-JUN-93	28-JUN-93
Cllr C J T H Brewis	0406 350818	14-JUN-93	21-JUN-93
Cllr D Dewsberry	0406 350947 (Of	14-JUN-93	21-JUN-93

SITE RECORD

Grid ref: 547940 321330
OS Sheet: 231 Parcel:

L.C.C. - Obs Attached Jo CB 24/6/93

0406
-350818 (answerphone)

194 Bridge Rd,
Sutton Bridge.

Dear Mr Blacklock,

Can you give me an idea of when the plot at Mill Lane, Sutton Bridge for Mr. Mrs Leonard will reach Committee?

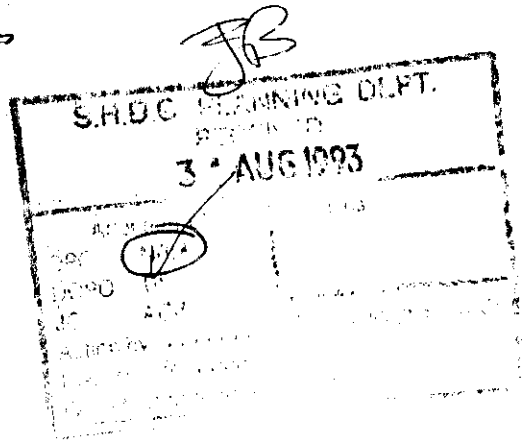
Thank you.

Phone message will be O.K!

Thank you.

Chris Brewis

1/9/93.
Advised Councillor Graves of situation re. Neighbours no longer raised to written objection & therefore could take issued delegated



1 September 1993

Telephone Conversation with Mr R.G. Broughton

Advised him that re. consultation date had expired on 19/3/93 and that subsequent to our meeting on 16/8/93 I had not heard from him. Enquired as to whether he wished to maintain his objection or support application. Reminded him that if approved, the permission would contain restrictive conditions re insertion of windows & doors & erection of fence on southern boundary.

Mr Broughton indicated he now had no objection to proposed (amended) development.

[signature]

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0515/93

Applicant: Mr & Mrs A Leonard
18 Chestnut Terrace
Sutton Bridge
Spalding
Lincs PE12 9SX

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect bungalow with integral garage

Location: Building Plot, Mill Lane Sutton Bridge
Spalding Lincs

Type: RESERVED MATTERS

Date received: 03-JUN-93

29-JUL-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 12-AUG-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:

No objections from neighbours or Council.

Signed:

J Summerton. Clerk.
10.8.93

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1993 JS

Attention of	File Nos.
DPO NRM	
DOPO PS	
JC ACP	
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

THE PARISH COUNCIL ARE PLEASED TO ANNOUNCE THAT THE NEW COUNCIL OFFICE IS NOW OPEN AT:

THE VILLAGE HALL.
51 BRIDGE ROAD.
SUTTON BRIDGE.
PE 12 9SF.

TELEPHONE No. (0406) 350802.
FAX No. 350802.

HOURS OF OPENING.

MONDAY	*1:00 - 6.00pm.*
TUESDAY	*9:00 - 2:00pm.*
WEDNESDAY	*1:00 - 6:00pm.*
THURSDAY	*9:00 - 2:00pm.*
FRIDAY	*9:00 - 2:00pm.*

WE WOULD BE GRATEFUL IF YOU WOULD ADDRESS ALL FUTURE CORRESPONDENCE AND TELEPHONE CALLS TO THE NEW ADDRESS AND AMEND YOUR RECORDS ACCORDINGLY.

THANK YOU.

H. Summerton.
Clerk.

-- // --

L A Building Design
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

Mr J Blacklock

JB/JP/H18/0515/93

20 July, 1993

Dear Sir

Erection of Bungalow - Mile Lane, Sutton Bridge

I refer to your telephone conversation with my officer, Mr J Blacklock, in respect of the above and write to confirm that as the application site is larger than that of the original Outline on approval of Reserved Matters cannot be granted. The option lies open to your client, therefore, to reduce the size of site to conform to the terms of the Outline or amend the application to read for full planning permission could you please advise me which course of action your client intends to take.

Finally, may I suggest that it would be preferable if the proposed bungalow was not sited on the boundary of the site.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JUL 1993 SS

Attention of	File Nos.
DPC NEM	
DCPO BS	
JC AGP	
Action by	Acknowledge YES/NO
Discuss with	by
Copies to	date

Application no: H18/0515/93

Applicant: Mr & Mrs A Leonard
18 Chestnut Terrace
Sutton Bridge
Spalding
Lincs PE12 9SX

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect bungalow with integral garage

Location: Building Plot, Mill Lane Sutton Bridge
Spalding Lincs

Type: RESERVED MATTERS

Date received: 03-JUN-93

14-JUN-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 28-JUN-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:
Refused - too close to boundary.
Awaiting amendment.

Signed:
(See attached note.)
A J Summerton. Clerk.
13.7.93

Sutton Bridge Parish Council

Clerk to the Council
H. Summerton B.A.

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

12th July 1993

Re APPLICATION No. H18/0515/93.

Mr & Mrs A Leonard.

OBSERVATION NOTES BY SUTTON BRIDGE PARISH COUNCIL.

Following a visit by members of the Parish Council to the site and discussion with neighbours the following observations are submitted:

Both Council and neighbours are concerned about the proposaed dwelling being sited on the boundary of the house to the south.

Council do not consider this a good idea, and Council wish therefore to draw the District's attention to this aspect, because of problems of maintenance, overhanging eaves etc. Neighbours need to be consulted further on this point.

Following the Clerk's call to your office on the 30th June, it is understood that an amended plan is being issued.

H. Summerton
.....
H Summerton
Clerk.

Dated..15 July '93.....

The points were endorsed by the Parish Council at their meeting of 12 July '93.
Refused - too close to boundary.
Await amendment - H. Summerton.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1993 -56
Acknowledgment
DEO NHM
DOPO EO
JC ACP
Action by .....
Discuss with .....
Reply to .....
File Nos.
Acknowledge RECEIVED
by ST
date 30/6

MR & MRS R.G. Broughton
Southgates
Wharf Street
Sutton bridge
Nr. Spalding
Lincs PE12 9UF

28/6/93

REF Nº H 18/0515/93.

OBJECTION

Dear Sirs

We are writing as the neighbours of the proposed bungalow. We have several grounds of objection.

1.) The building of the bungalow right on the boundary of our curtilige, will result in loss of privacy and loss of light.

2.) The works of construction, and any future maintenance work, would cause us great nuisance and inconvenience and would involve people coming on to our property

3) we believe that the need for the builders and future occupants to enter our garden will result in unnecessary overlooking of our home.

4) we are concerned that great care is taken over the access. This is a cul-de-sac, and we do not want any road safety hazards created.

Accordingly we wish to object to the positioning of this bungalow, and wish our objection to be conveyed to the planning committee

Awaiting reply

R.S. Broughton

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H18/0515/93

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	3

2. Address or location

Building Plot, Mill Lane, Sutton Bridge

3. Name, classification and number of road

UC

4. Date application referred 24-6-93

5. State whether outline, detailed application etc.

R.M

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

Bungalow & Garage

7. 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:—

Delete as appropriate

(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: 24-6-93 Signed: [signature]
Director of Highways and Planning

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2766
Date received : 03-JUN-93

Received from

Nationwide Building Society

Address

Mill Lane
Sutton Bridge
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

LA Building Design

55 Hannam Boulevard
Spalding
Lincs. PE11 1LB

Telephone
Spalding
0775 711437

INFORMATION IN SUPPORT OF APPLICATION FOR APPROVAL OF RESERVED MATTERS ON PROPOSED BUNGALOW WITH INTEGRAL GARAGE MILL LANE, SUTTON BRIDGE, NEAR SPALDING, LINCOLNSHIRE FOR MR AND MRS A. LEONARD.

The proposed building has a footprint area of 127.8 square metres and the site has an area of 299.28 square metres. It therefore represents a developed site area of 42.7%.

The bungalow is intended to be Mr and Mrs Leonards home for their retirement and as such needs to be sufficiently spacious as much of their time will be spent there. It is necessarily single storey for ease of use and internal circulation, not to mention maintenance of the building fabric.

Mr and Mrs Leonard have no wish for a large garden since maintenance of such would present increasing difficulties as time passes.

It is deliberately a low maintenance building with minimal painted woodwork, no bargeboards, these given over to a brickwork oversailing course over brick dentil detailing with corbelled brick projections at eaves corners.

The bungalow is intended to be tight on the southern boundary for several reasons

The owners of South Gates are agreeable to the flank gable wall of the proposed bungalow being tight to the boundary. It gives them increased privacy by virtue of the bungalow layout. It does not take any light from their garden because of the orientation of the site no shadow is cast by the proposed building, in fact the light coloured brickwork will reflect a good deal of daylight to the garden of South Gates. Furthermore there will be a good wall facing South Gates against which climbing plants may be grown.

Good access is provided to the rear of the bungalow with an available width for footpath of not less than 1.0 metre, plus there is access through the garage and utility.

It will be an attractive development of a small site which will not only be in keeping with surrounding buildings but will also enhance the neighbourhood.

SOUTH HOLLAND D.C.
PLANNING
1993
REF 0515/93

LA Building Design

55 Hannam Boulevard
Spalding
Lincs. PE11 1LB

Telephone
Spalding
0775 711437

INFORMATION IN SUPPORT OF APPLICATION FOR APPROVAL OF RESERVED MATTERS ON PROPOSED BUNGALOW WITH INTEGRAL GARAGE MILL LANE, SUTTON BRIDGE, NEAR SPALDING, LINCOLNSHIRE FOR MR AND MRS A. LEONARD.

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It will be an attractive development of a small site which will not only be in keeping with surrounding buildings but will also enhance the neighbourhood.

SOUTH HOLLAND D.C.
PLAN DEPT.
23 JUN 1993
0515/93

L. A. BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Telephone Spalding (0775) 711437

8

MEMO

DATE 22 MARCH 95.

TO MR DAVID ARNOLD SHDC BUILDING CONTROL.

FROM PETER LITHGOW

SUBJECT BUNGALOW, MILL LANE, SUTTON BC.
FOR MR & MRS LEONARD

Attached is copy of letter dated 20/7/93 which relates to the difference between the surveyed site and the site dimensions indicated in the outline permission (H18/0566/92 & H18/0515/93)

This pre-dates any Building Control issues because the Building Regulation application was made subsequently on the 5/8/93

A 1·0m boundary separation condition was imposed on the B. Regs approval notice. However 1·0m distance was not available on setting out so a ½ hr F.R. glass was to be put in the appropriate window opening. This issue came to light around the 22/3/94 and the options to block up the window or use ½ hr F.R. glass were left to the client to decide and confirm with the builder.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

L A Building Design
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

Your Contact: Mr J Blacklock

Our Ref: JB/JP/H18/0515/93

Your Ref:

Date: 20 July, 1993

Dear Sir

Erection of Bungalow - Mile Lane, Sutton Bridge

I refer to your telephone conversation with my officer, Mr J Blacklock, in respect of the above and write to confirm that as the application site is larger than that of the original Outline on approval of Reserved Matters cannot be granted. The option lies open to your client, therefore, to reduce the size of site to conform to the terms of the Outline or amend the application to read for full planning permission could you please advise me which course of action your client intends to take.

Finally, may I suggest that it would be preferable if the proposed bungalow was not sited on the boundary of the site.

Yours faithfully

FAP R MIDLEN
Principal Planning Officer (Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

L.A. Building Design

Architectural, Surveying and Drainage Consultants

55 Hannam Boulevard,
Spalding,
Lincolnshire. PE11 1LB.
Tel: Spalding (0775) 711437

DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES,
SOUTH HOLLAND DISTRICT COUNCIL,

DEAR SIR,

RE: ERECTION OF DWELLING MILL LANE, SUTTON BRIDGE
APPL. NO: H18/0515/93

I WISH TO AMEND THE TYPE OF BRICK ORIGINALLY SPECIFIED TO THAT OF BATTERLEY 58/692 CLOCKHOUSE CAPEL MULTI STOCK.

PS Vaughan

AMENDED PLAN

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate		
	Valid as Amendment	✓	✓

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....
Current	Amendment in principle?	Yes/No	Yes/No
	Same desc/char? (fee test)	Yes/No	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	16.6/7.	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

PLANNING AMENDMENT

For office use only

Application No. H8/0515/93

Date Registered 02 SEP 1993

Case Officer JB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. LEONARD,
18 CHESTNUT AVENUE,
SUTTON BRIDGE.
PE12 9SX

Tel. No.

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

L.A. BUILDING DESIGN
55 HANNAM BOULEVARD
SPALDING

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT MILL LANE, SUTTON BRIDGE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H8/0515/93

Building Regulation reference relating to same development

—

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

[ ]

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

[✓]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~/No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate.

Signed R Leonard Date 2ND SEPT 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

AMEND BRICK TYPE TO ELEVATIONS CLOCKHOUSE CARR MULTI STOCK.

State drawing no's of the current submission

—

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

NONE.

PLANNING AMENDMENT

For office use only
Application No. H18/0515/93
Date registered 27 JUL 1993
Case Officer SS

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
MR & MRS A. LEONARD,
18 CHESTNUT TERRACE,
SUTTON BRIDGE.
PE12 9SX
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
BUILDING PLOT MILL LANE, SUTTON BRIDGE

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H18/0515/93

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed R.S. Lethaby MCIOB Date 26/7/93

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECT BUNGALOW WITH INTEGRAL GARAGE

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
AS PER LETTER FROM SHDC (MR BLACKLOCK) DATED 20/7/93
1). SITE DIMENSIONS AS OUTLINE PERMISSION
2). BUNGALOW MOVED AWAY FROM SOUTHERN BOUNDARY 0.85M
3). BUNGALOW WIDTH REDUCED.

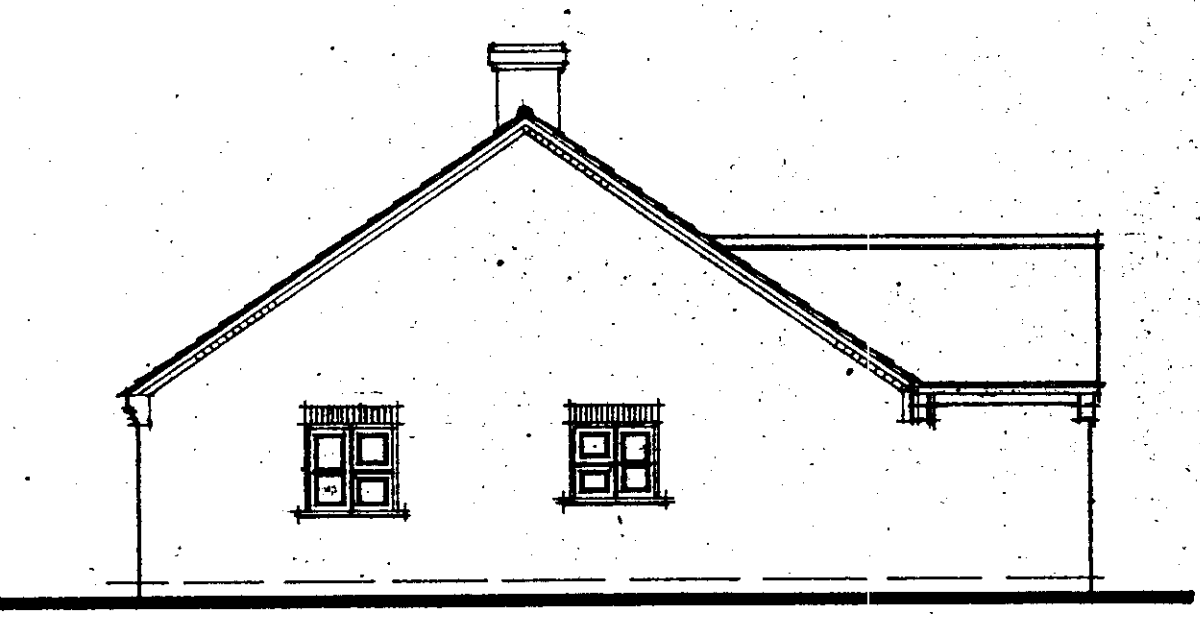
State drawing no's of the current submission
92/08/3A.

State Officer dealing with the application, if known.
MR. J. BLACKLOCK

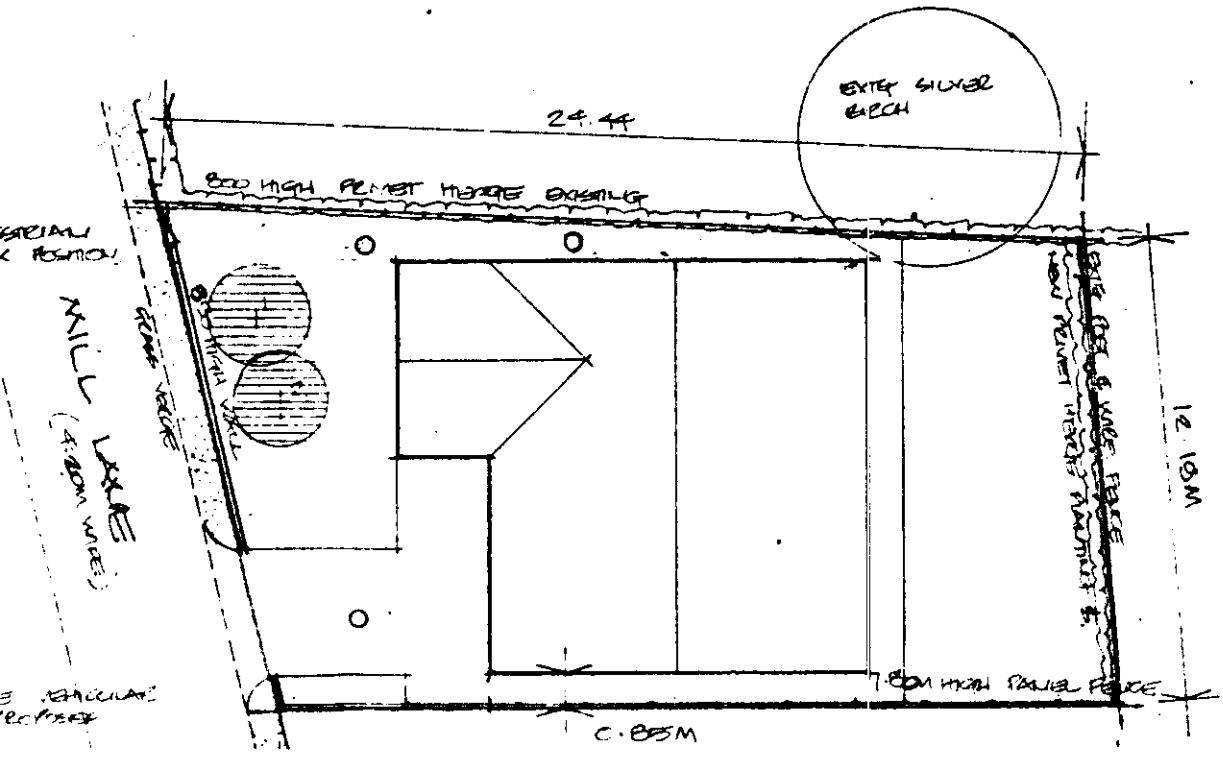
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

3. Please tick **one** box only
A. Amendment is proposed where permission already granted [ ]
If yes, submit two forms and two plans
or
B. Amendment is to a proposal currently being considered [V]
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council YES

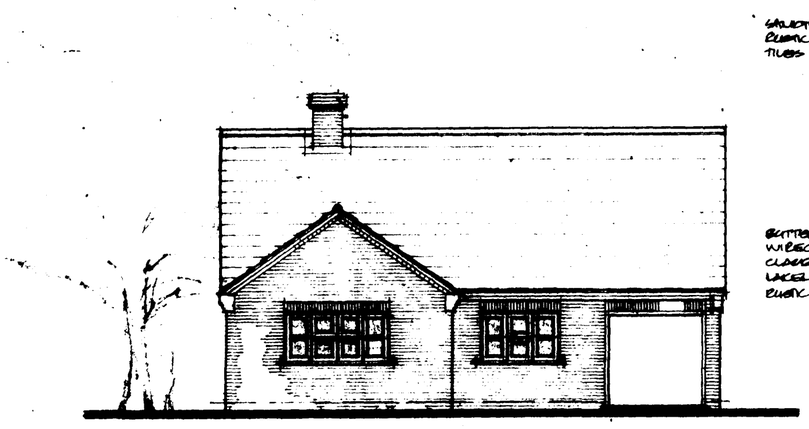
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



SIDE



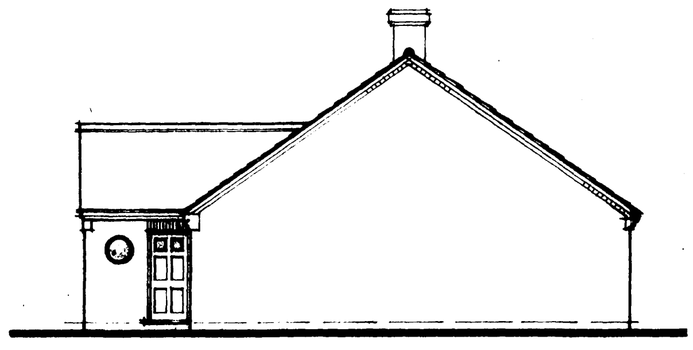
ELEVATIONS



FRONT

SANDTOFT ROYALE ROMAN BLEND, CONCRETE INTERLOCKING TILES

ELTTISLEY CLAY WIRECUT PICCO CLADDATON MARLOG LACELAND CREAM BLEND



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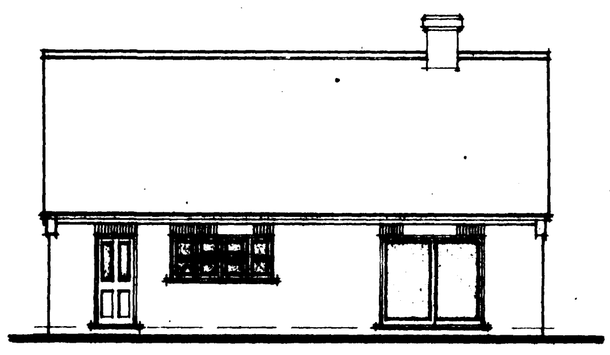
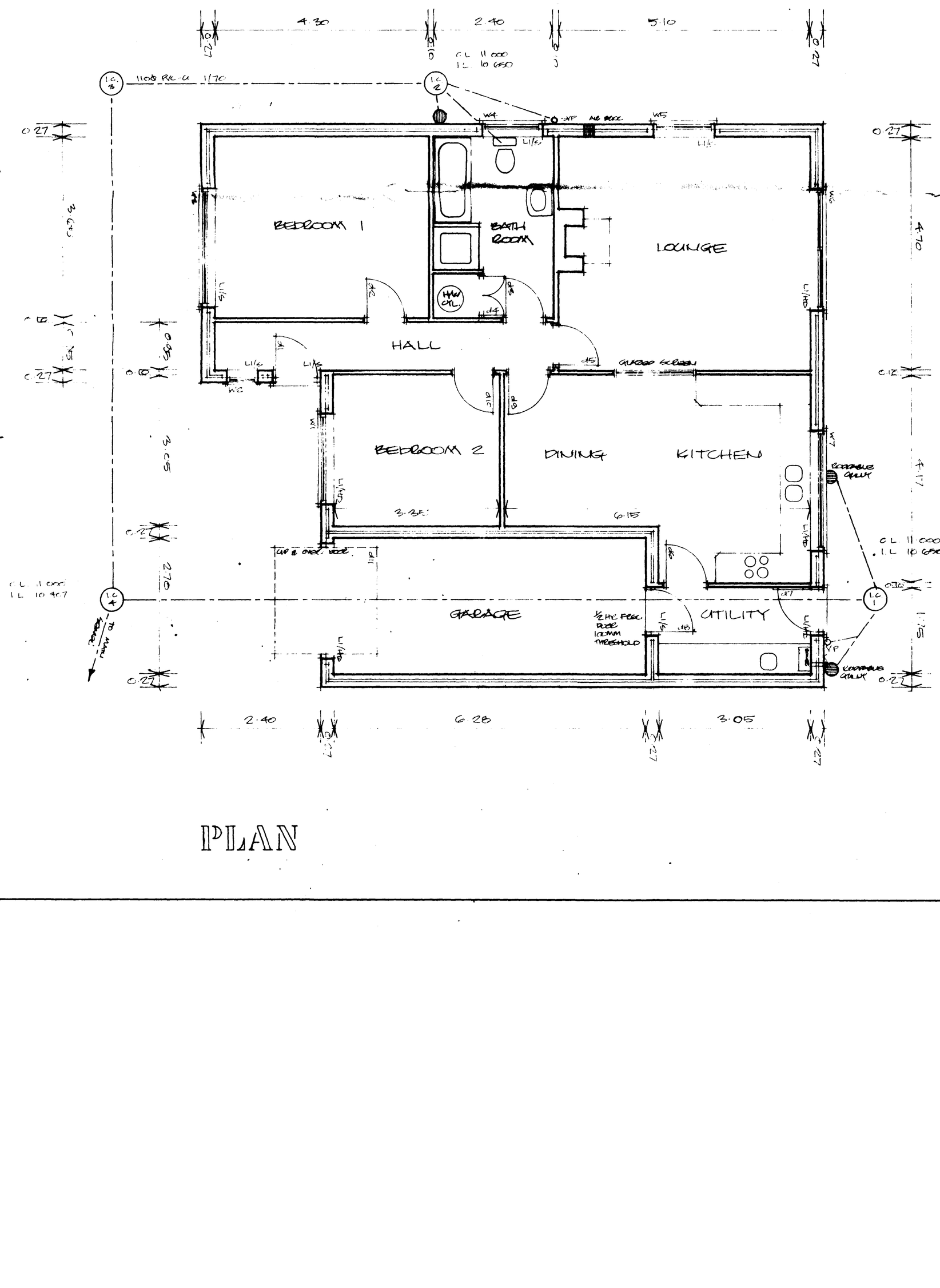


BACK

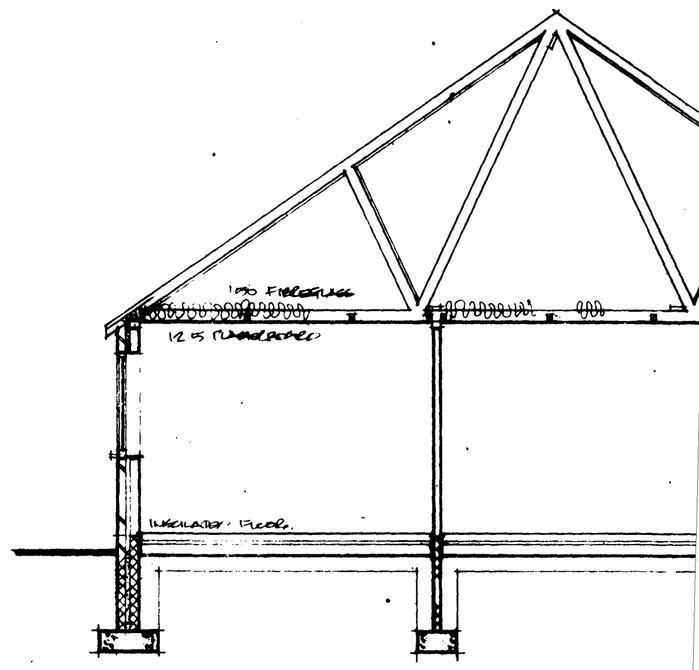
PLANTING

REF.	NAME	SIZE	ROOT SYSTEM	
TREE SPECIES				
1.	PRUNUS SARGENTII	FEATHERED	ROOT BALLED	
2.	SORBUS ARIA	"	"	
HEDGING SPECIES				
3.	LIGUSTRUM OVALIFOLIUM	30 ~ 45CM	BARE ROOT	450MM CENTRES AND STAGGERED ROWS EGO MIXT

NOTES
All trees staked & tied in accordance with STDC recommendation & Guidance Note 'Recommended Planting Standards for Trees'
All transplants to be protected with proprietary UPVC tubes staked into position
All hedging plants to be protected from weed invasion by a 1m wide black polythene mulch mat

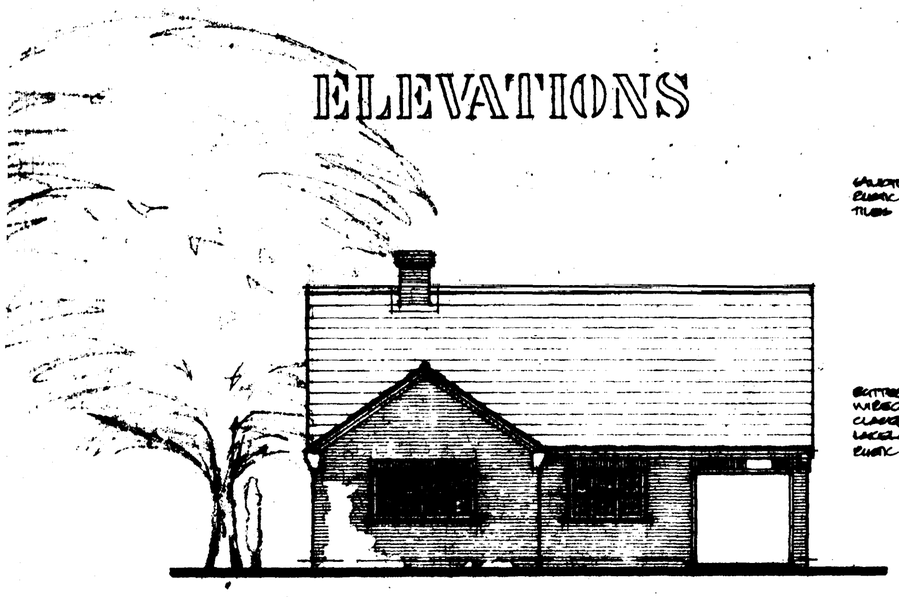


PLAN



SECTION

ELEVATIONS



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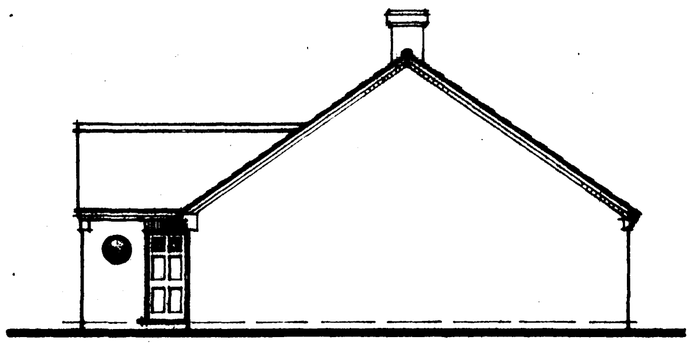

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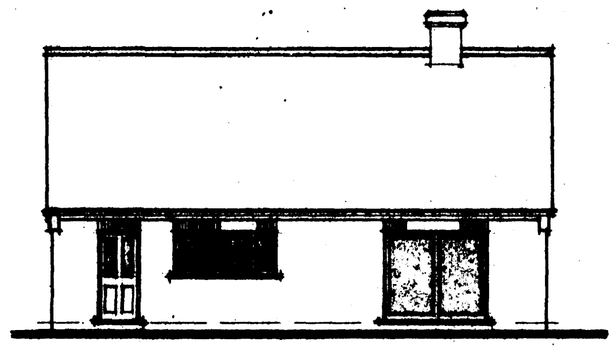


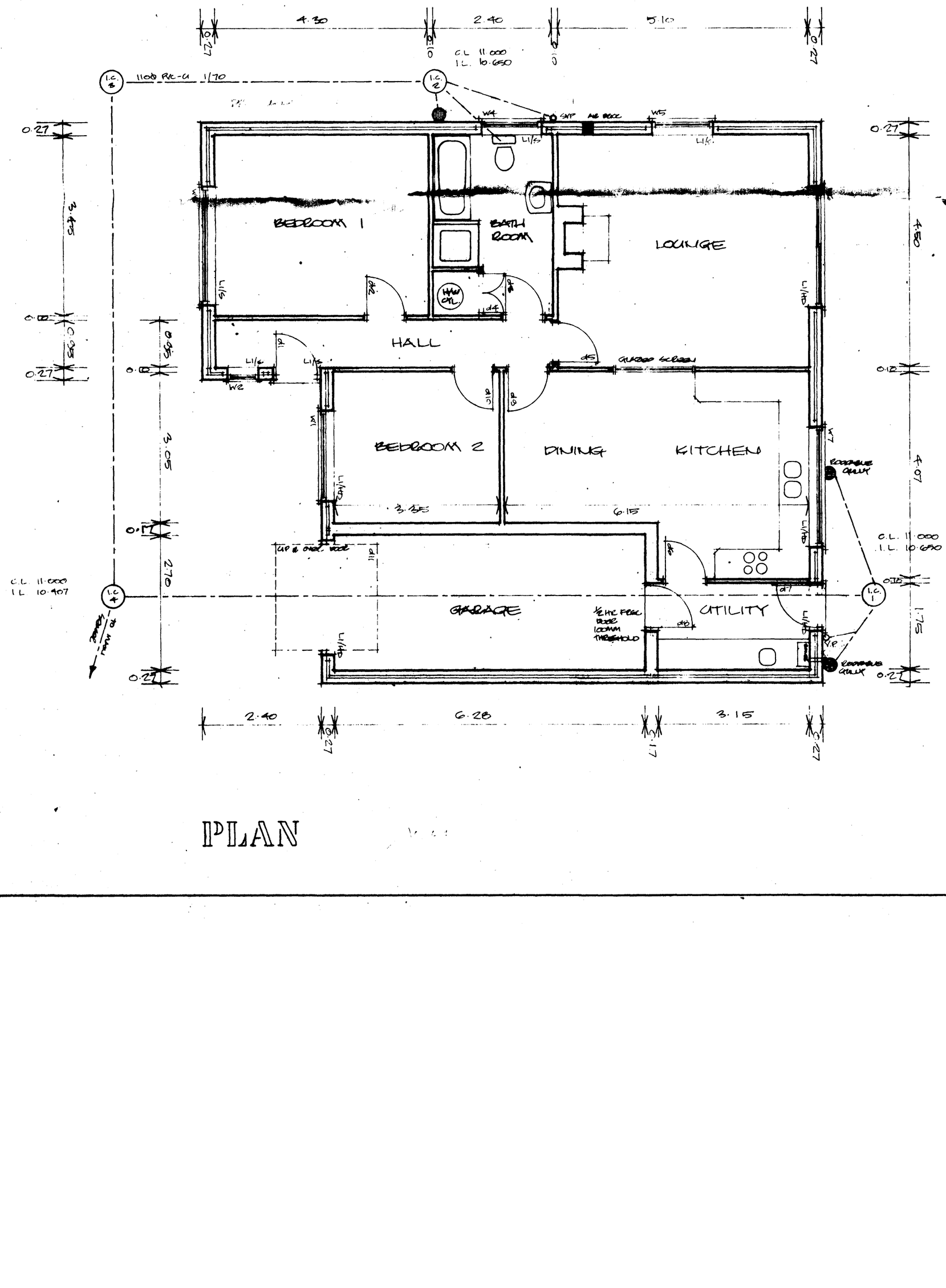
BACK

PLANTING

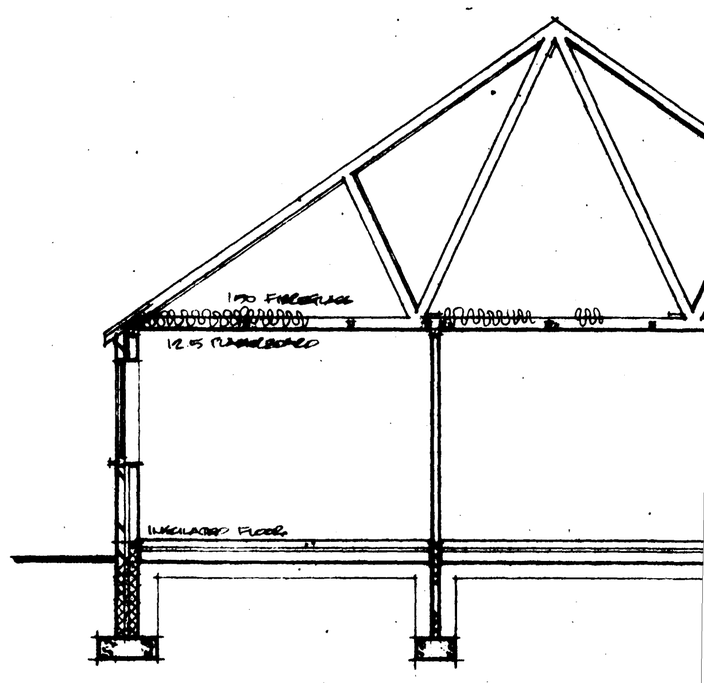
REF.	NAME	SIZE	ROOT CONDITION	
TREE SPECIES				
1.	PRUNUS SARGENTII	FEATHERED	ROOT BALLED	
2.	ACER PLATANOIDES	"	"	
HEDGING SPECIES				
3.	LIGUSTRUM OVALIFOLIUM	30 ~ 45 CM	BARE ROOT	450MM CENTRES 2 NO STAGGERED ROWS 250 APART

NOTES
All trees staked & tied in accordance with BSHC recommendation & Guidance Note 'Recommended Planting Standards for Trees'

into position
All hedging plants to be protected from weed invasion by a 1m wide black polythene mulch mat



PLAN



SECTION

Amend A/E/004