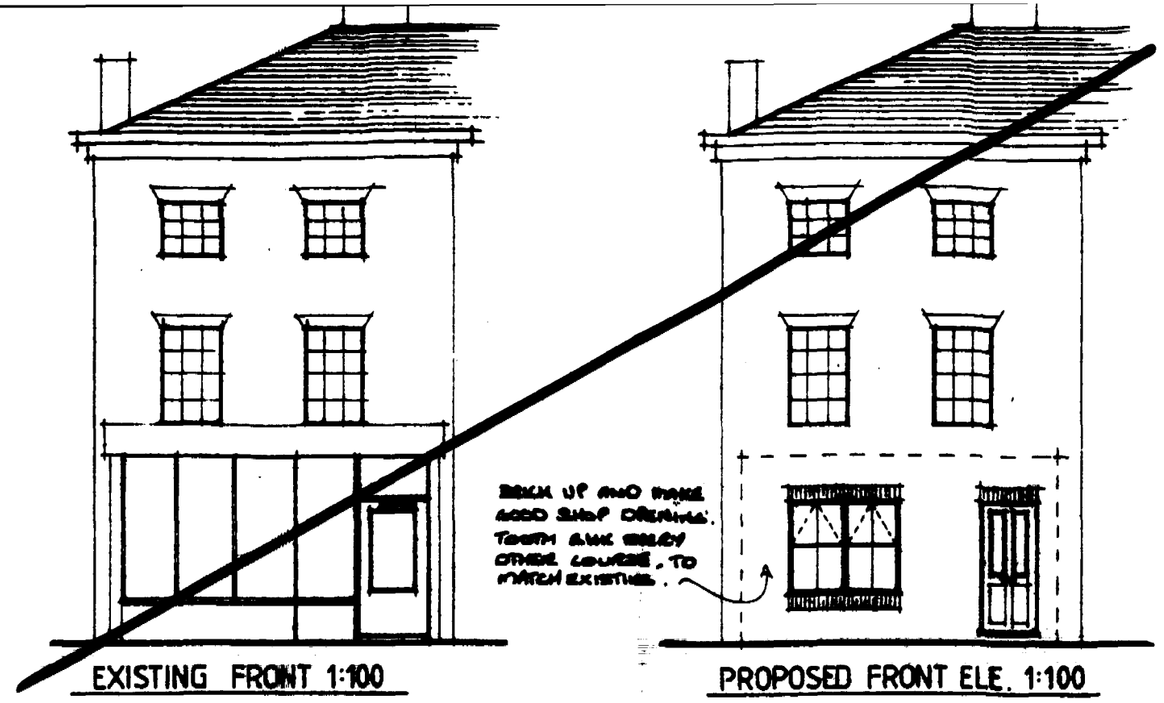
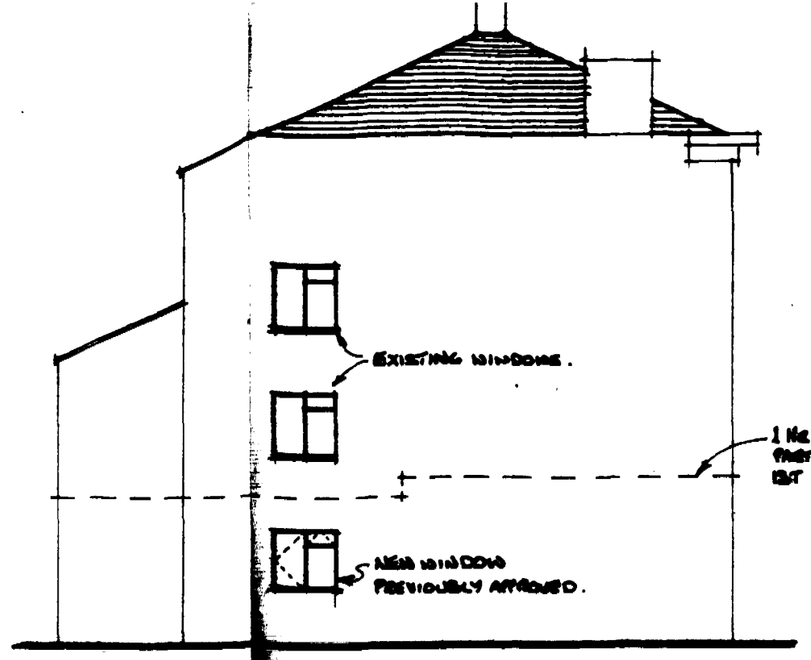
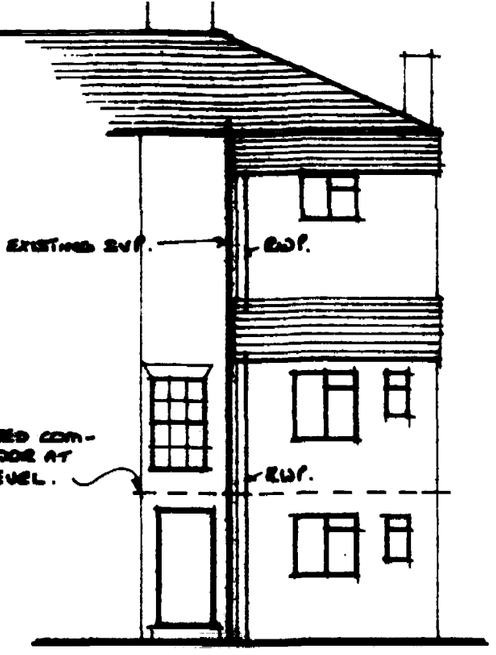


EXISTING FRONT 1:100

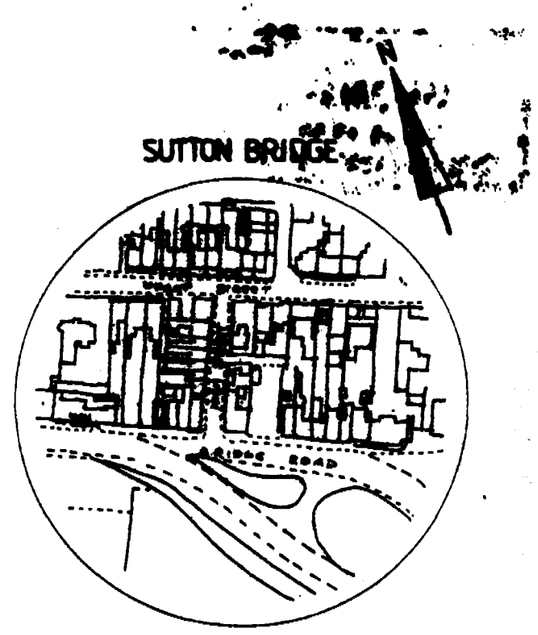
PROPOSED FRONT ELE. 1:100



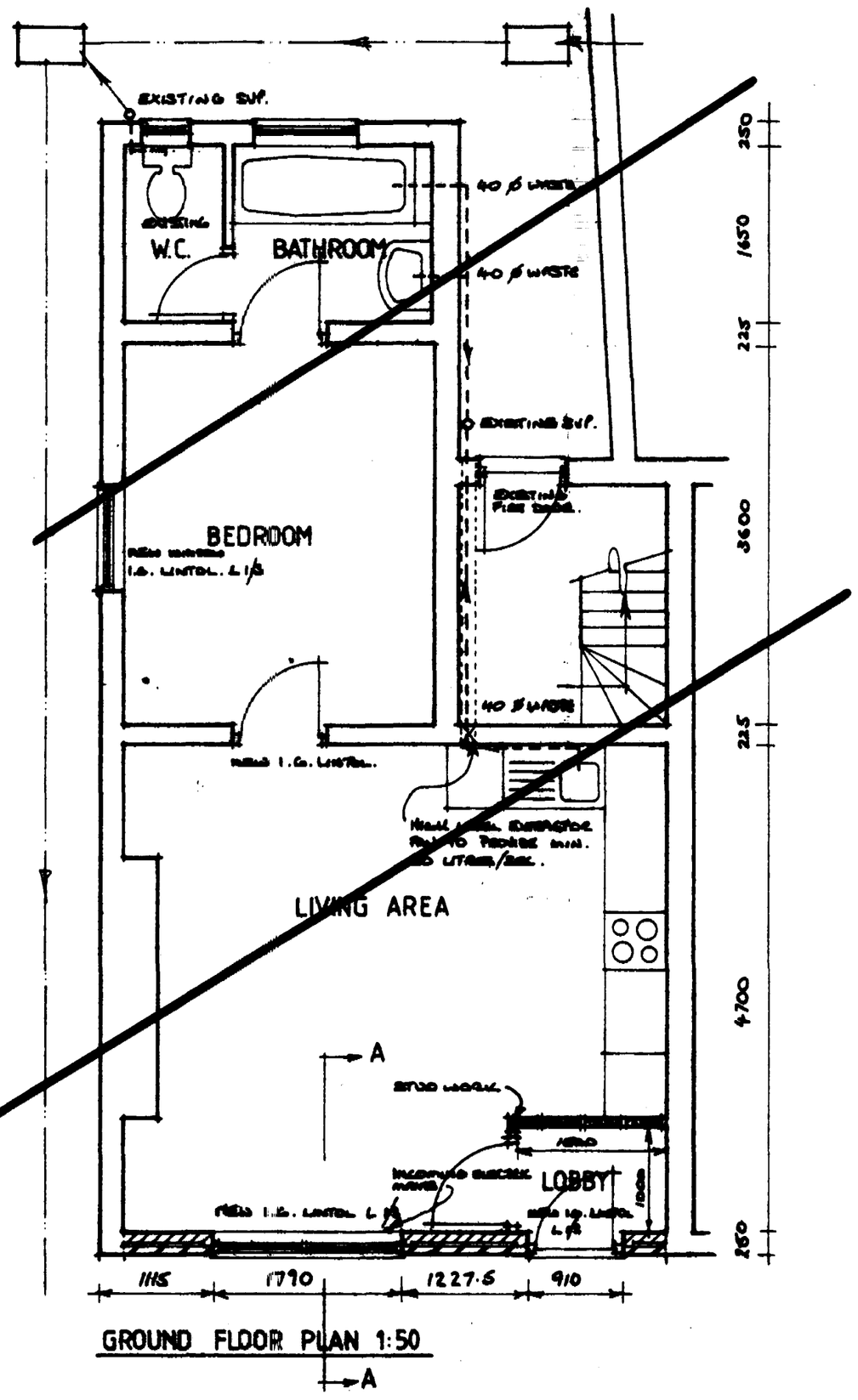
PROPOSED SIDE ELE. 1:100



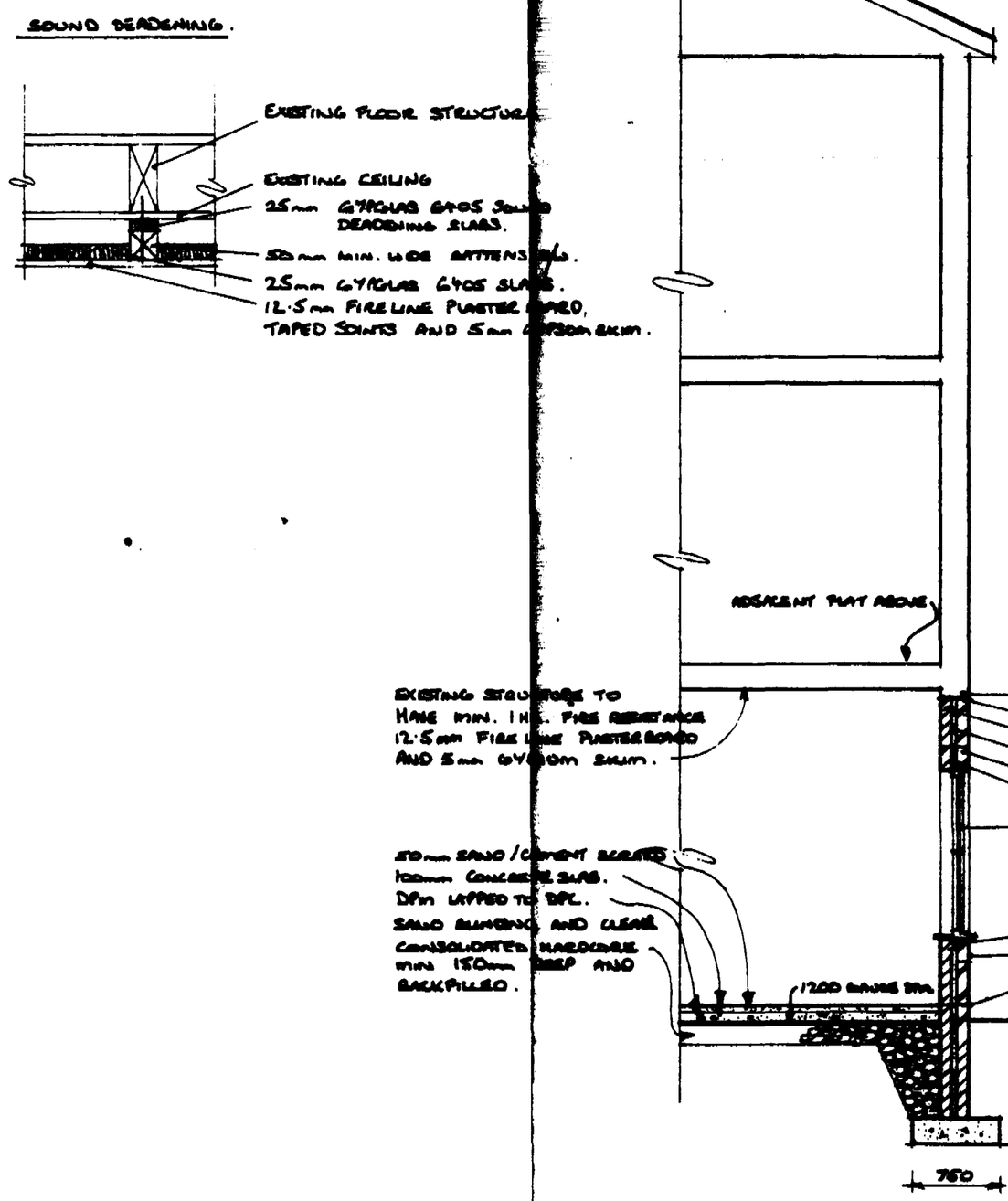
EXISTING REAR ELE. 1:100



LOCATION PLAN 1:2500



GROUND FLOOR PLAN 1:50



SECTION A-A 1:50

WALLS :-

FACING BRICKS TO MATCH EXISTING IN 250 mm CAVITY WALLS, 100 mm INSULATION ALWAYS MAKE SURE. INSULATE CAVITY WITH 50 mm THICKNESS. WALL TIES 900 HORIZONTAL AND VERTICAL AND EVERY 225 E/C AT SILLS. CLASS 'A' SAND CONCRETE BLINDING BELOW REQUIRED LEVEL. PVC DPC TO ALL WALLS 150 ABOVE G.L. AND TO ALL DOOR AND WINDOW OPENINGS AND BEHIND CILLS. FILL CAVITY TO 150 BELOW DPC WITH LEAN MIX.

DOUBLE GLAZED WINDOWS AND DOORS.

STUD WORK PARTITIONS :-

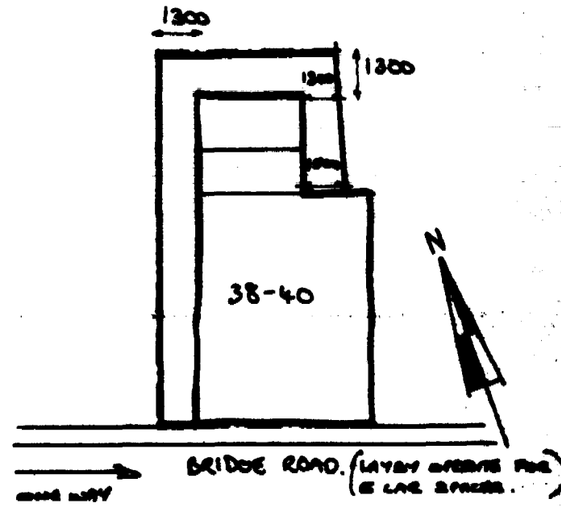
75mm X 50 mm SOFTWOOD STUDS AT 400mm CENTRES WITH 75 X 50 HEAD + SOLE PLATES AND NOGGINGS AT 1200mm HEIGHTS. CLAD WITH 12.5 mm GYPROC WALLBOARD SEALING TAPE JOINTS AND SKIM FINISH. TACK 75mm THICK FIBRE GLASS BETWEEN STUDS.

SANITARY & PLUMBING WARE.

BATH AND SINK WASTES 40mm DIA.
ALL TRAPS TO BE 75mm DEEP SEAL. ALL PIPEWORK TO BE ACCESSIBLE THROUGHOUT THEIR RUNS, FOR CLEANING AND SERVICING. CONNECT BATH, BASIN AND SINK TO EXISTING 110 mm DIA. STACK.

RAIN WATER TO EXISTING.

FLEXIBLE STEEL STAIRS BOLTED INTO CAVITY WALL TO EXISTING.



BLOCK PLAN 1:200

DETERMINED PLAN

CONVERSION OF SHOP TO FLAT.
38-40 BRIDGE ROAD,
SUTTON BRIDGE, LINCS.
FOR MR & MRS J.E. DEANS.
SCALE: AS SHOWN
DATE: MAY '93

SOUTH HOLLAND D.C.
PLAN DEPT.
14 JUN 1993

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/0662/93

Date Registered 14 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S.E & R.A. DEANS
10 NENE MEADOWS
SUTTON BRIDGE
SPALDING
LINCS PE12 9TY

Tel. No. 0406 350892

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

38 BRIDGE RD SUTTON BRIDGE SPALDING LINCS
PE12 9AA

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TURN SHOP INTO A FLAT

Please complete

Signed... J.E Deans ..... Date ... 14/7/93 .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 ..... If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases) — hectares
B. If building works are proposed, please state extra floor space to be created: — sq. metres
C. Please state size of any new structure:- (a) max. height: — metres
(b) max. length: — metres
(c) max. width: — metres

N/A

D. Please state type and colour of materials for facing external walls:
E. Please state type and colour of roofing materials.
F. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

VIDEO SHOP

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:

N/A

Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

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 ... [signature] ..... (Applicant / Agent) Date 14/7/93

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 ... [signature] ..... (Applicant / Agent) Date 14/7/93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Currently a shop. Appears to have
Neighbours : Flats above. Three storey. Buff brick
Boundaries : at front. Red brick at side. Slate roof.
Site Features :

Inspected by DMG
Date 11/8

Site Notice posted by DMG
Date
Expiry 11/8.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Mandy's, Bridge Rd. ✓
~~[illegible]~~. N° 1 Wharf St. ✓
DONE
13/8

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

~~Rec Committee~~

~~DELEGATED DECISION~~

~~Case Officer Recommendation~~

~~Approve (or equiv)~~ Refuse (or equiv)

Signed ~~DMG~~... Date.....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED DMG 14/2.

Decision Issue confirmed .....

Notes:

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

Dwg no:
Received:

Conditions/~~Reasons:~~ (cont overleaf)

(1) TL1

(2) The brickwork on the front elevation shall match the existing as closely as possible.
Reason: In the interests of the visual amenities of the locality.

SGA.

Note.

(3) This permission is granted in accordance with the application submitted as revised by the amended elevational and layout plans rec'd by the LPA on 1/2/94.

SN/

DC INSTRUCTION SHEET

APPLICATION REF: H18/0662/93

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: OULTLINE 1/200 BLOCK PLAN IN RED.

Direction authorised by Senior Officer..... Date.....19/7

Revalidation after Direction

Information satisfactory Signed..... DMG Date..... 26/8

Valid date: 26/8.

Amended description: change of use from shop to flat, including external alterations.

Reconsultations: All.....

Specified:

Unsatisfactory – Further direction:

Signed..... 26/8

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:

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:

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

Case Officer DMG

Senior Officer Confirmed ...DMG Date.....28 Recorded DC....

AFMIN RECORD SHEET

Initial

Submitted Fee £ 120 - 00

Receipt No P2978

Date first Rec'd 14 JUL 1993

Registration

Reference H18|0662|93

Cross-Ref R

Date 15|7|93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: change of use from shop to flat.

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

Fees: Correct fee £120

Nil fee / Discounted

Previous app - ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 232 OS Plots
Grid ref 548050 321160

Ward V 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 0257067
Other:

Planning Records:
Earlier apps 1143|59

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

APPLICATION REFERENCE: H18/0662/93 DATE RECEIVED: 26-AUG-93

TYPE: Full

DESCRIPTION: Change of use from shop to flat, including external alterations

LOCATION: 38 Bridge Road, Sutton Bridge

APPLICANT: J E & R A Deans AGENT:

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

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

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, subject to:

A *The alterations to the front elevation being more sympathetic and the receipt of amended plans satisfactorily showing this.*

B *Conditions.*

COMMENTS

1 Local Plan Policy S3 states "shopping development will generally be permitted fronting those plots, Bridge Road, Sutton Bridge indicated on the proposals map". Does not expressly prohibit other changes of use.

2 Application for change of use of shop to two flats recently refused along Bridge Road on parking grounds (H18/1008/91). However, allowed on appeal. Inspector concluded that the proposal would not result either in congestion or any significant increase in the incidence of traffic hazards in Bridge Road.

3 If this particular application were to be granted it would result in a total of 3 flats within this particular property (2 already exist). However, the Lincolnshire County Council Guide to Parking Provision states that the conversions of properties for multi-occupancy residential use will not generally be refused on the grounds of inadequate parking.

4 Considered that alterations to front elevations should be more sympathetic. Window and door should be aligned with existing and the former should be wooden sash (12 panes).

REPRESENTATIONS

Parish Council: Site visited, two concerns from residents
(a) loss of shop facility.
(b) parking - lack of allocated space and small layby currently used by shoppers.

Ward Member: Fully supported.

SCHEDULE OF CONDITIONS

1 The brickwork on the front elevation shall match the existing as closely as possible.
Reason: In the interests of the visual amenities of the locality.

NOTE

1 SN1 - (amended plans).

ELEVANT DECISIONS

i) Applications Permitted (Contrary to recommendation of County Highways Authority

H18/0135/91 - Conversion of betting shop and animal parlour to hairdressing salon - One dwelling to two flats, 1A and 2 High Street, Sutton Bridge - Permitted partially on the basis that the site was off the main street.

ii) Applications Permitted (County Highways Authority raised no objections/comments)

H18/1518/89 - Proposed 2 no. bedsits on first floor, 126 Bridge Road.
H18/1538/88 - Change of use of existing office accommodation into a detached residential bungalow, Bridge Road.
H18/1301/90 - Conversion of shop to Indian restaurant, 148 Bridge Road.
H18/1949/88 - Change of use from warehouse to TV and radio retail repair and hire shop and video hire, incl. glass doors, 126 Bridge Road.

iii) Applications Refused (as requested by County Highways)

H18/0351/90 - Proposed two bedsits on second floor, 126 Bridge Road.

660. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

6th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H18/1104/92 Marshland and Wingland	JB	Refused as recommended.
3	H09/0345/93 Mr R Stokes	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
5	H05/0372/93 Kings Quality Homes	JB	Grant as recommended.
7	H05/0373/93 Kings Quality Homes	JB	Grant as recommended.
9	H08/0551/93 I Bates	DJR	Deferred for Site Visit.
12	H02/0581/93 David Wilson Homes	DJR	DPBCS Auth subject to Sect 106 agreement as recommended. Bus shelter and Local Planning Authority approval of road scheme to be included in 106 agreement.
14	H21/0630/93 H21/0814/93 Mr K Russell	DMG	Refused as recommended.
16	H14/0640/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	PJU DJR	Grant as recommended.
16	H14/0641/93 Rose Cottage Nursery & Aquatic Centre	DJR	DPBCS Auth subject to 106 agreement as recommended.
20	H02/0643/93 G M Riddidngton Partnership	DJR	Deferred for site visit.
23	H06/0654/93 Long Sutton Motor Co	JB	Grant as recommended.
25	H06/0657/93 Mr C J W Franks	JB	Deferred for site visit. Check previous application for filling station by Hurnfield Hargate and Anglia Motel as DoT consider sufficent approvals given on this stretch of A17.
27	H23/0661/93 Mr R Regan	JB	Deferred for site visit.
30	H18/0662/93 J E & R A Deans	DMG	DPBCS Auth as recommended.

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

(Om

SOUTH HOLLAND DISTRICT COUNCIL

H18/0662/93
FULL

Applicant: J E & R A Deans
Tel: 0406 350892

Agent: J E & R A Deans
0406 350892

Description: Change of use from shop to flat, including external alterations

Location: 38 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date:	26-AUG-93	Terminal date:	21-OCT-93
Target dates:		Target Committee:	14-SEP-93
To case officer	02-SEP-93	Report deadline:	31-AUG-93
Inspected by	09-SEP-93	Agreed TD Ext:	
Extra contacts	16-SEP-93	Case Officer:	
Report if not clear by	30-SEP-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, "Mandy's", Bridge Rd		31-AUG-93	21-SEP-93
The Owner/Occupier, 1 Wharf Street		31-AUG-93	21-SEP-93
Site/Press Advert MIN		30-AUG-93	30-AUG-93
Clerk to Sutton Brid	0406 350802	31-AUG-93	14-SEP-93
Cllr C J T H Brewis	0406 350818	31-AUG-93	07-SEP-93
Cllr D Dewsberry	0406 350947 (Of	31-AUG-93	07-SEP-93

L C C - No objections JC 9/9/93.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

H18/0662/93

FULL

Applicant: J E & R A Deans
Tel: 0406 350892

Agent: J E & R A Deans
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DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
The Owner/Occupier, 'Mandy's', Bridge Rd.		31-AUG-93	21-SEP-93	change of description
The Owner/Occupier, 1 Wharf Street.		31-AUG-93	21-SEP-93	
Owner/Occupier, 'Mandy's, Bridge Road		13-AUG-93	03-SEP-93	
Owner/Occupier, 1 Wharf Street		13-AUG-93	03-SEP-93	
Site/Press Advert MIN		10-AUG-93	31-AUG-93	
Clerk to Sutton Brid	0406 350802	31-AUG-93	14-SEP-93	change of description
Clerk to Sutton Brid		05-AUG-93	19-AUG-93	
Cllr C J T H Brewis	0406 350818	05-AUG-93	12-AUG-93	
Cllr D Dewsberry	0406 350947 (Of	05-AUG-93	12-AUG-93	
Cllr C J T H Brewis	0406 350818	31-AUG-93	07-SEP-93	change of description
Cllr D Dewsberry	0406 350947 (Of	31-AUG-93	07-SEP-93	

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SOUTH HOLLAND DISTRICT COUNCIL

H18/0662/93

FULL

Applicant: J E & R A Deans
Tel: 0406 350892

Agent: J E & R A Deans
0406 350892

Description: Change of use from shop to flat

Location: 38 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date:	29-JUL-93	Terminal date:	23-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	05-AUG-93	Report deadline:	31-AUG-93
Inspected by	12-AUG-93	Agreed TD Ext:	
Extra contacts	19-AUG-93	Case Officer:	
Report if not clear by	02-SEP-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, Mandy's, Bridge Road		13-AUG-93	03-SEP-93
Owner/Occupier, 1 Wharf Street		13-AUG-93	03-SEP-93
Site/Press Advert MIN		11-AUG-93	01-SEP-93
Clerk to Sutton Brid		05-AUG-93	19-AUG-93
Cllr C J T H Brewis	0406 350818	05-AUG-93	12-AUG-93
Cllr D Dewsberry	0406 350947 (Of	05-AUG-93	12-AUG-93

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

H18/0662/93

FULL

Applicant: J E & R A Deans
Tel: 0406 350892

Agent: J E & R A Deans
0406 350892

Description: Change of use from shop to flat

Location: 38 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date: 29-JUL-93
Target dates:
To case officer 05-AUG-93
Inspected by 12-AUG-93
Extra contacts 19-AUG-93
Report if not clear by 02-SEP-93

Terminal date: 23-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		11-AUG-93	01 SEP ~~31-AUG~~-93
Clerk to Sutton Brid		05-AUG-93	19-AUG-93
Cllr C J T H Brewis	0406 350818	05-AUG-93	12-AUG-93
Cllr D Dewsberry	0406 350947 (Of	05-AUG-93	12-AUG-93

L.C.C. – No objection to CB 11/8/93

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☐
WM
Press
Residents
Other -

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H18/0662/93

Date Registered 01 FEB 1994

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S.E. DEANS
10 NENE MEADOWS
SUTTON BRIDGE

Tel. No. 0406 350592

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

38 BRIDGE RD SUTTON BRIDGE

Please complete

EARLIER APPLICATION No.

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

H18/0662/93

Building Regulation reference relating to same development

2. Please tick **one** box only

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

or

Amendment is to a proposal currently being considered — B [✓] — 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 S.E. Deans Date 30/1/94

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)

AMENDMENT TO FRONT ELEVATION

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

J M & R A Yeans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs PE12 9TY

Mr D M Gedney

DMG/JK/N18/0662/93

28 January, 1994

Dear Sir & Madam

Planning Application H18/0662/93 - Change of Use From Shop to Flat, Including External Alterations, 38 Bridge Road, Sutton Bridge

I refer to my letter dated 19 October, 1993 in respect of the above (copy enclosed) and I look forward to a response as soon as possible.

Yours faithfully

M G MIDDLEN
Principal Planning Officer (Development Control)

Encl.

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

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

8 SEP 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0662/93

Applicant: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Agent: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Description: Change of use from shop to flat, including external alteration

Location: 38 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 26-AUG-93

31-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 14-SEP-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
The Village Hall
51 Bridge Road
Sutton Bridge
Spalding Lincs PE12 9SF

FOR PARISH COUNCIL USE ONLY

Comments:
No objections other than those previously notified

Signed:
[illegible] Clerk
2 Sept. 1993

DG

10 Nene Meadows
Sutton Bridge
Spalding
Lincs
PE12 9TY
25/8/93

Dear Sir

I am writing to confirm that it is a change of use from a shop to a flat.

Yours sincerely
J.E. Evans

SOUTH HOLLAND D.C.
PLAN DEPT
26 AUG 1993
REF .....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0662/93

Applicant: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Agent: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

SOUTH HOL... D.C.
PLA...
26 ...
REF Valid

Description: Change of use from shop to flat

Location: 38 Bridge Road
Sutton Bridge
Spalding
Lincs

Type: FULL

Date received: 14-JUL-93

16-AUG-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

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

Could you please confirm that the correct description should be a "change of use of shop to flat, including external alterations".

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

B[illegible]AN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

Group 'C'

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0662/93

Applicant: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Agent: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Description: Change of use from shop to flat

Location: 38 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 29-JUL-93

05-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 19-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 D M GEDNEY

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:

This site has been visited, two concerns from residents:- a) Loss of shop facility.
b) Parking - lack of allocated space
small lay-by currently used by shoppers.

Signed: H. Summerton
Clerk.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 AUG 1993 DG
Attention of
DPO
DCPO
JC
Action by
Directed with
Copy to
File Nos.
Acknowledge YES/NO
By

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0662/93

Applicant: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Agent: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Description: Change of use from shop to flat

Location: 38 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 29-JUL-93

05-AUG-93

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 12-AUG-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

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

fully supported

Signed: Chris Brewis

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 AUG 1993 DG

Attention of	
DPO NEM	
DDPO BC	
JC AOP	
Action by	Acknowledge YES/NO
Discuss with	Ok
Copy to	date

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0662/93

Applicant: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Agent: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Description: Change of use from shop to flat

Location: 38 Bridge Road
Sutton Bridge
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
29 JUL 1993
REF Valid

Type: FULL

Date received: 14-JUL-93

20-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

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

Please outline the site in red on the enclosed 1:200 block plans.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

B N 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 : P2978
Date received : 14-JUL-93

Received from

Mr Deans

Address

10 Nene Meadows
Sutton Bridge
Spalding
Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cash

Signed. SADICKS
(Authorised Collector)

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H18/0662/93

Applicant: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Agent: J E & R A Deans
10 Nene Meadows
Sutton Bridge
Spalding
Lincs, PE12 9TY

Description: Change of use from shop to flat, including external alterations

Location: 38 Bridge Road
Sutton Bridge
Spalding
Lincs

Amendment Submitted: Replace windows as indicated on plans 1-6 on front elevation with UPVC windows

25-APR-97

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Housing and Planning Services

Richard Smith
108 London Road
Long Sutton
Spalding
Lincs PE12 9ED

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐ 17/4

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? ~~Immaterial~~/Needs new app

Confirmed: 23/4

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 25/4

PLANNING AMENDMENT

For office use only

Application No. H18/0662/93/1

Date Registered APR 1997

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

RICHARD SMITH
108, LONDON ROAD
LONG SUTTON · SPALDING PE12 9DD

Tel. No. 01406 362813

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

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE 38/40 BRIDGE ROAD
SUTTON BRIDGE
SPALDING

Please complete

APPLICATION No.

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

DMG/LAC

H18/0662/93

Building Regulation reference relating to same development (if any)

B18/0598/96

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 12-4-97

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. Only the changes listed here will be considered.)

TO REPLACE WINDOWS AS INDICATED ON PLANS 1 TO 6 ON FRONT ELEVATION WITH IDENTICAL UPVC WINDOWS.

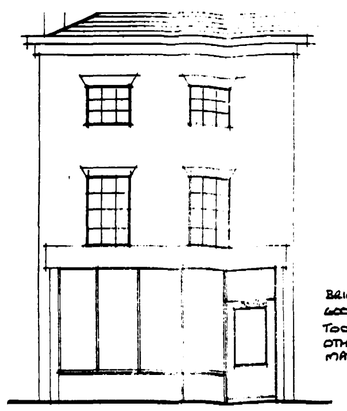
State drawing no's of the current submission

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

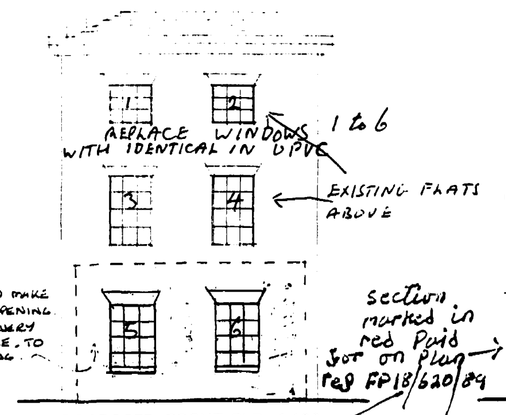
~~YES~~ / NO

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

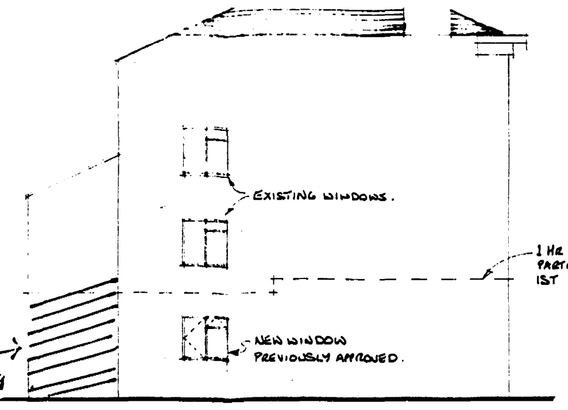
Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No



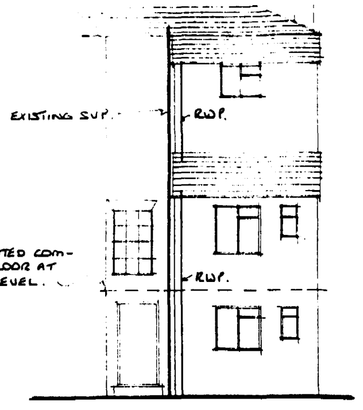
EXISTING FRONT 1:100



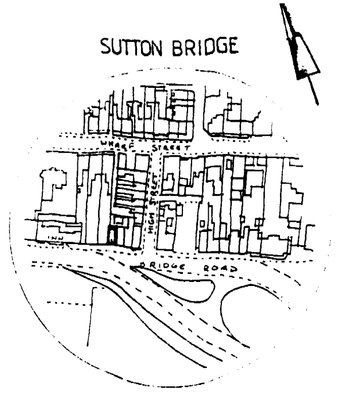
PROPOSED FRONT ELE. 1:100



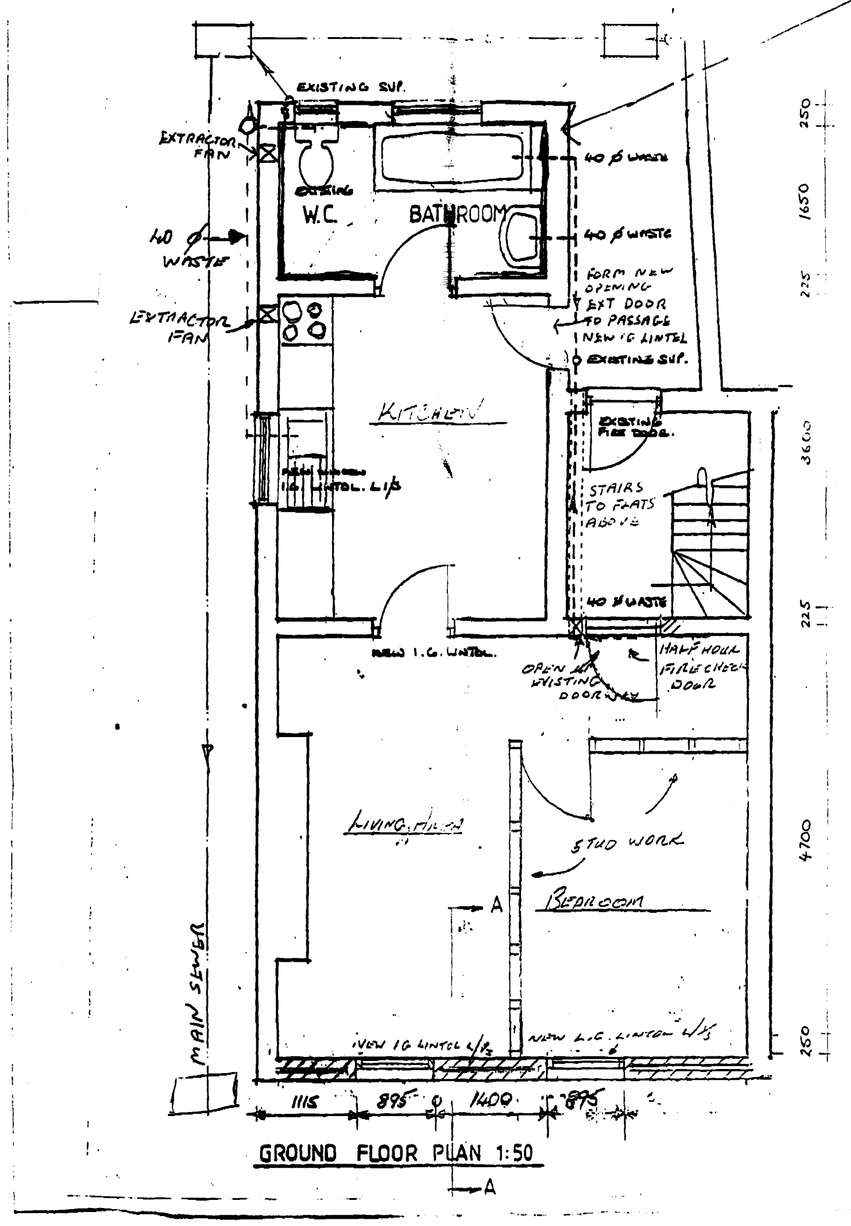
PROPOSED SIDE ELE. 1:100



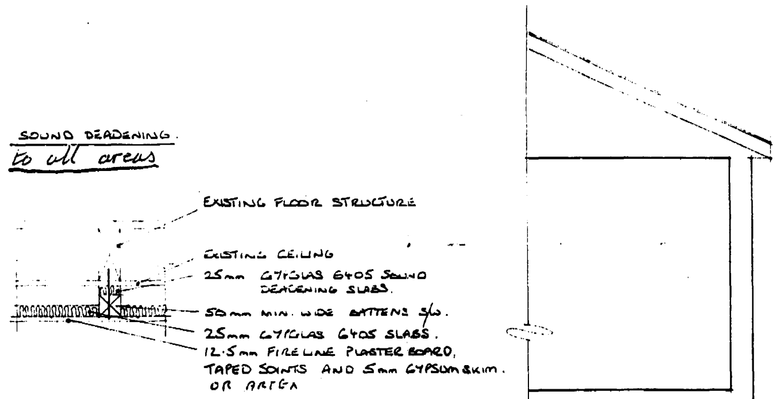
EXISTING REAR ELE. 1:100



LOCATION PLAN 1:2500



GROUND FLOOR PLAN 1:50



SECTION A-A 1:50

WALLS :-

FACING BRICKS TO MATCH EXISTING IN 250 mm CAVITY WALLS 150 mm INSULATION BLOCKS INNER SKIN. INSULITE CAVITY WITH 50 mm POLYTHERM. WALL TIES 900 HORIZONTAL 450 VERTICAL AND EVERY 225 C/C AT SAMGS. CLASS 'A' SOLID CONCRETE BLOCKS BELOW GROUND LEVEL. PVC DPC TO ALL WALLS 150 ABOVE G.L. AND TO ALL DOOR AND WINDOW OPENINGS AND BEHIND CILLS. FILL CAVITY TO 150 BELOW DPC WITH LEAN MIX.

DOUBLE GLAZED WINDOWS AND DOORS.

STUD WORK PARTITIONS :-

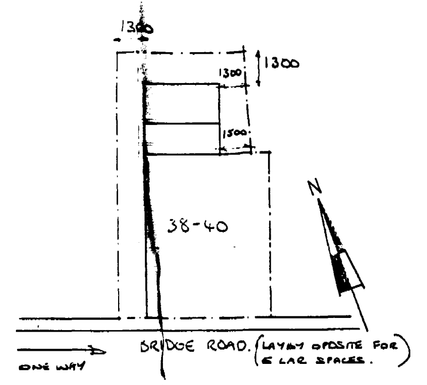
75mm X 50mm SOFTWOOD STUDS AT 400mm CENTRES WITH 75 X 50 HEAD + SOLE PLATES AND NOGGINGS AT 1200mm CENTRES. CLAD WITH 12.5mm GYPROC WALLBOARD SEALM TAPE JOINTS AND SKIM FINISH. PACK 75mm THICK FIBRE GLASS BETWEEN STUDS.

NEW GROUND DRAINAGE.

BATH AND SINK WASTES 40mm DIA. ALL TRAPS TO BE 75mm DEEP SEAL. ALL PIPEWORK TO BE ACCESSIBLE THROUGHOUT THEIR RUNS. FOR CLEANING AND REPAIR. CONNECT BATH, BASIN AND SINK TO EXISTING 110 mm DIA. STACK.

RAIN WATER TO EXISTING.

FLORFIX STEEL STRAPS BONDING NEW CAVITY WALL TO EXISTING.



BLOCK PLAN 1:200

Trickle vents to all windows extract fans to kitchen and bathroom mains operated smoke detectors where agreed.

CONVERSION OF SHOP TO FLAT.
38-40 BRIDGE ROAD,
SUTTON BRIDGE, LINCS.

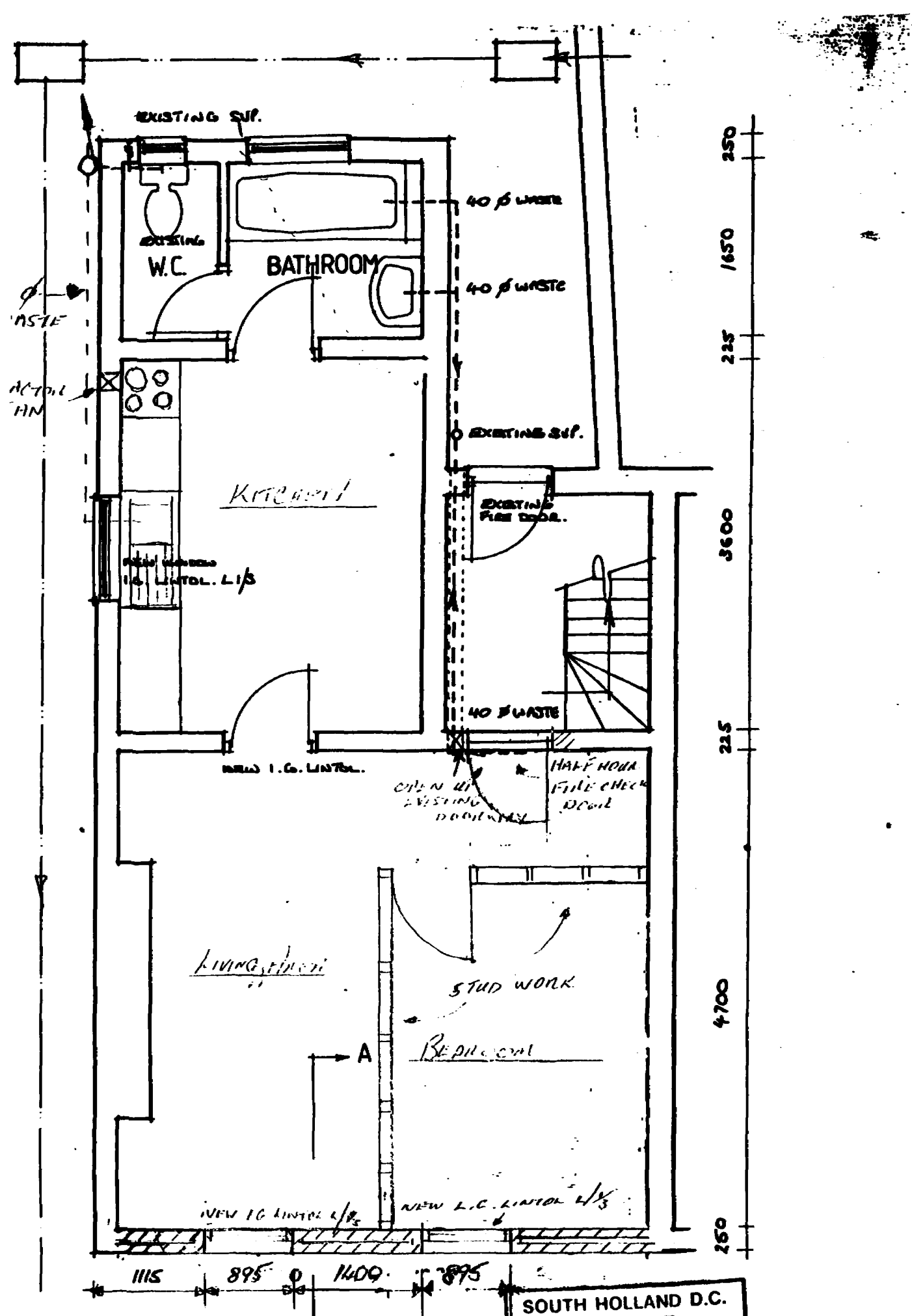
FOR MR & MRS J.E. DEANS.

SCALE: AS SHOWN

DATE : MAY '93

Planning Permission No
DMG/LAC
H18/0662/93

APPROVED PLAN
Dwg. A1
SOUTH HOLLAND DC
HOUSING & PLANNING
1 APR 1997
Ref. 0662/93

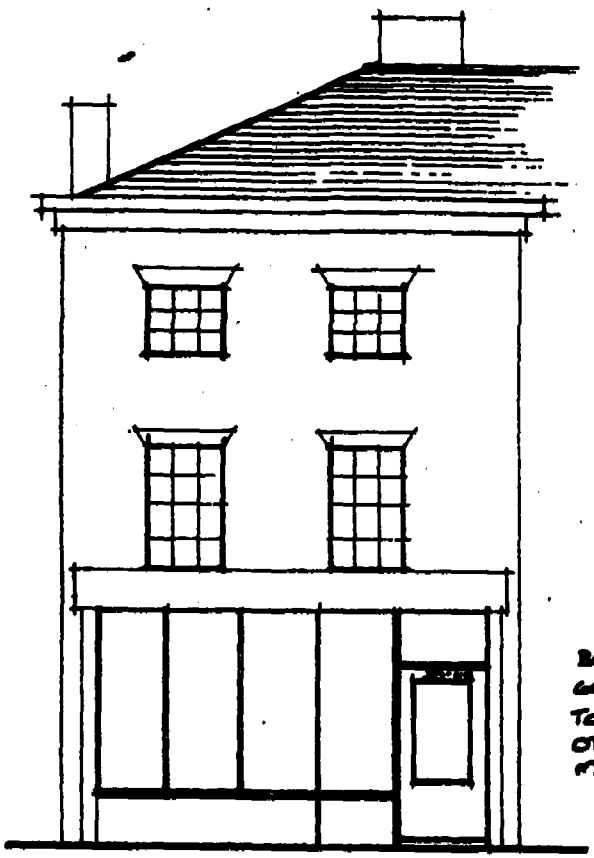


GROUND FLOOR PLAN 1:50

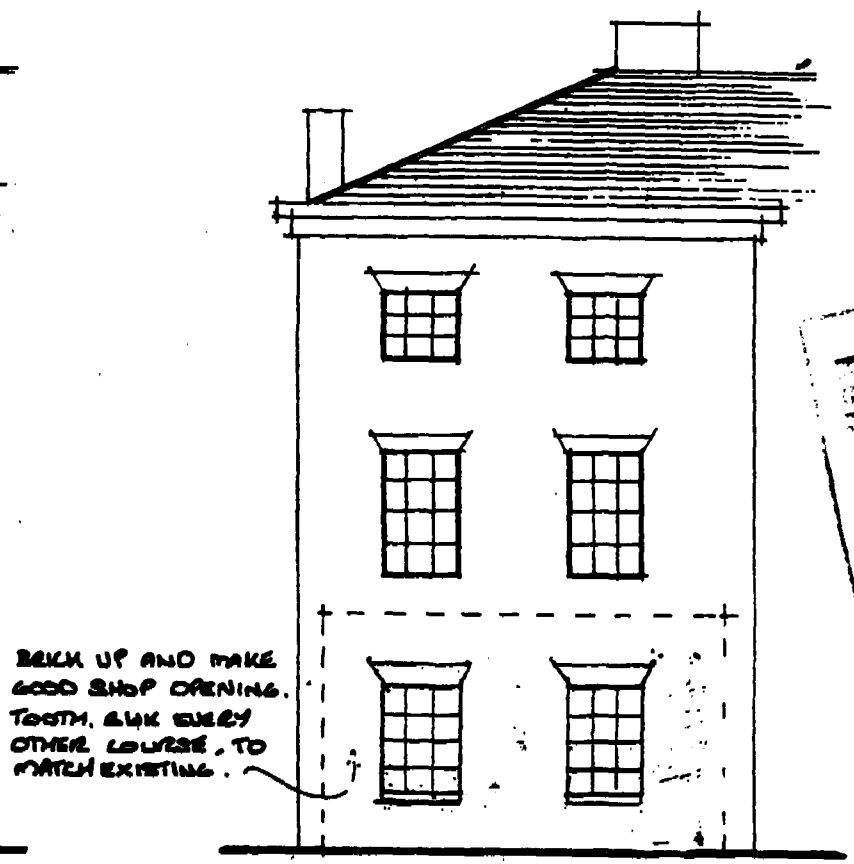
SOUTH HOLLAND D.C.
PLAN DEPT.
01 FEB 1994
REF. H18/0662/93.

DETERMINED

PLAN



EXISTING FRONT 1:100



PROPOSED FRONT ELE. 1:100

DETERMINED
PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
01 FEB 1994
REF H18/0662/93.