BRIAN SMITH pTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0990/91 Received:16-OCT-91 Type:FULL

Name: D A Rollins
Le Sarthe
New Road
Sutton Bridge
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs PE13 4RW

Description: Proposed garage conversion to indoor swimming pool

Location : Le Sarthe New Road
Sutton Bridge Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The building shall be used for a purpose incidental to the enjoyment of the dwellinghouse as such and shall not be used for commercial purposes.

Reason: The site is in a residential area and this condition is imposed to safeguard the amenities of properties in the vicinity.

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Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

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

H18/0990/91

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H15/0990/91

Date Registered 16 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D.A. Rollins

Le Sarthe,
New Road,
Sutton Bridge

Tel. No.

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

David Broker Design
Danbrooke House, Station Road,
Wisbech St. Mary.
Wisbech Cambs. PE13 4RW

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Le Sarthe, New Road, Sutton Bridge

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Garage Conversion to Indoor Swimming Pool

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £140.00 If you consider no fee is payable include a written explanation instead.

Signed. D.A. Rollins Date. 14/10/91 Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for ~~change of use and~~ / or new building works [✓] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application [ ]

Please state Site Area N/A (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. NO →

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. NO →

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. NO →

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)	YES
(ii) Alterations or extension	YES
(iii) Change of use	NO
B. If new dwellings are proposed, please state how many:	

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	42.3 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.350 metres
(b) max. length:	11.75 metres
(c) max. width:	9.25 metres
C. Please state type and colour of materials for facing external walls:	Istock Old English Sand Faced Rustic
D. Please state type and colour of roofing materials.	Orange/DPantile Roaman
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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 — NO

or

B. There will be a new or altered access to a public road — NO → 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? — See Site Plan

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees — NO

B. The proposal does involve the felling of one of more trees — NO → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaway
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	Main Sewer

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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.

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

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

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 A Brehaut (~~Applicant~~/Agent) Date 14/10/91

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 A Brehaut ~~Applicant~~/Agent) Date 14/10/91

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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.

Signed ..... Date .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46

Receipt Issued ..... No. 999

Date First Received .....

REGISTRATION

REFERENCE H18/0990/91

Cross-Ref ...R.H.S.....

Date 17/10/91

VALIDATION Date 18/10/91

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 22.10.91

Index Sheets 2.2.1. OS Nos ..... Grid Ref 547760 331930

Ward ..W... Parish ...Rainham...

Inside IBD YES Inside LP Area YES

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

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

Planning Records:
Earlier apps
1990/91
1991/91
1991/91

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Hedge to S. Trees/shrubs on boundary. Existing garage. Bungalow to N. Screened by Neighbours hedging + other shrubbery.

Inspected by: DMC
date: 11/11

Residents notified on site visit: Bank House (N°-71) · Post N° 75

Case Officer Conclusions (issues)

Acceptable in terms of appearance.
Neighbours not materially affected.

Case Officer Recommendations (summary)
(details overleaf) Consent

Delegation
Recommended approvals –

Confirmed by Case Officer: DMC 29/11

Departure from policy — Yes ---- No ..✓

Ward member request — Yes ---- No ..✓

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes
Yes .... No ..✓

[Reason:

Other circumstances needing Committee decision

Yes .... Flagged by Senior Officer
Signed .....
No ..✓

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No .... Nil fees (not first Submission)

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

Yes ..✓

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

Delegation confirmed by Senior Officer
DMC 29/11
.....

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

BRIAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0990/91 Type: FULL

Applicant: D A Rollins Agent: David Broker Design
Tel:

Description: Proposed garage conversion to indoor swimming pool

Location: Le Sarthe
New Road
Sutton Bridge
Spalding

Valid date:	16-OCT-91	Terminal date:	11-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	21-OCT-91	Report deadline:	26-NOV-91
Inspected by	26-OCT-91		
Extra contacts	31-OCT-91	Case Officer:	
Report if not clear by	20-NOV-91	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Swimming pool
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Sutton Brid		24-OCT-91	07-NOV-91	Agreed
Cllr C J T H Brewis	0406 350818	24-OCT-91	07-NOV-91	
Cllr D Dewsberry	0406 350947 (Of	24-OCT-91	07-NOV-91	
L.C.C. - No Objections 3/10/91 JE cos				
Bank House, 71 New Rd, Sutton Bridge		12-NOV-91	26-NOV-91.	
75 New Rd, Sutton Bridge		13-NOV-91	27-NOV-91.	

For NOV 11 [illegible]

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0990/91

Applicant: D A Rollins
Le Sarthe
New Road
Sutton Bridge
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs PE13 4RW

Description: Proposed garage conversion to indoor swimming pool

Location: Le Sarthe New Road
Sutton Bridge Spalding

Type: FULL

Date received: 16-OCT-91

24-OCT-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 08-NOV-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Agreed by Sutton Bridge P.C.

Signed: H. Summerton 17 Nov 91

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
21 NOV 1991

Attention of	File Nos.
DPO RSM	
SOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
DG
Acknowledge reply

Draw this to the attention of Mr Arnold

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/910084

Your ref H18/0990/91

25-NOV-91

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Dear Sir,

Proposal : GARAGE CONVERSION TO INDOOR SWIMMING POOL
Location : LE SARTHE, NEW ROAD, SUTTON BRIDGE
Applicant: D.A. ROLLINS

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The consent of the relevant Area Manager for Anglian Water must be obtained before any discharge of pool or back wash waters is made.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer (Development Liaison)

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

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

S.H.D.C. PLANNING DEPT.
RECEIVED
11 NOV 1991
Attention of
DPO NHM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos. DG
Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

6 November 1991

Our Ref: GT/91/1/SH/0220

Dear Sir

PLANNING APPLICATION NO. H18/0990/91
PROPOSED GARAGE CONVERSION TO INDOOR SWIMMING POOL FOR D A ROLLINS
AT LE SARTHE NEW ROAD, SUTTON BRIDGE, SPALDING

With regard to the above-mentioned application received on 30 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Pool waters and backwash waters must be discharged to the foul sewer.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F MORGAN
Planning Engineer

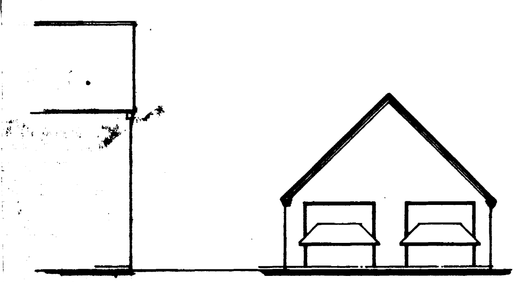
c.c. David Broker Design, Danbrooke House,
Station Road, Wisbech St Mary, Cambs PE13 4RW.

SW

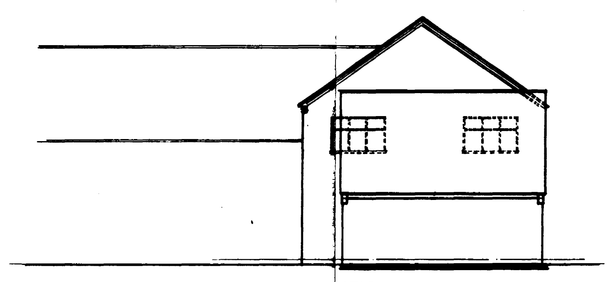
DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

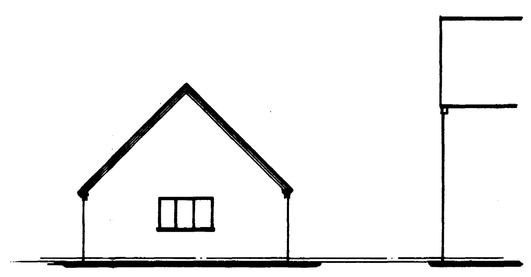
EXISTING ELEVATIONS.



SIDE ELEVATION.



END ELEVATION.



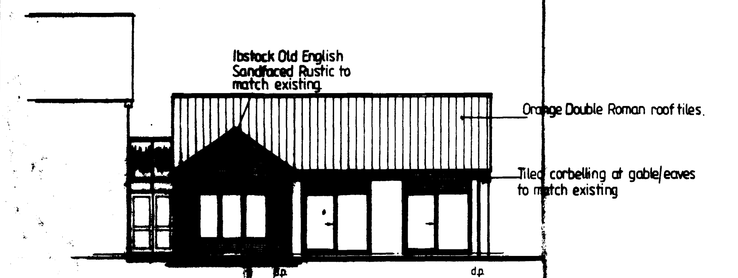
SIDE ELEVATION.

PROPOSED GARAGE CONVERSION
TO INDOOR SWIMMING POOL.
AT
LE SARTHE,
NEW ROAD,
SUTTON BRIDGE.

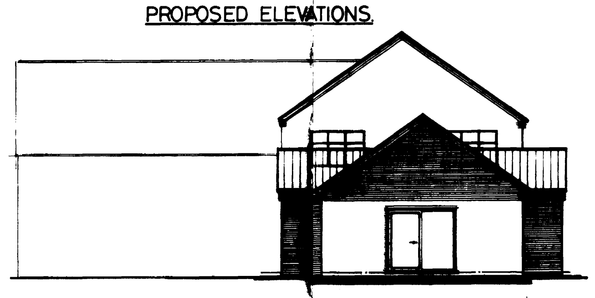
For. D.A.ROLLINS.

16 OCT 1991
REF. 0880/91

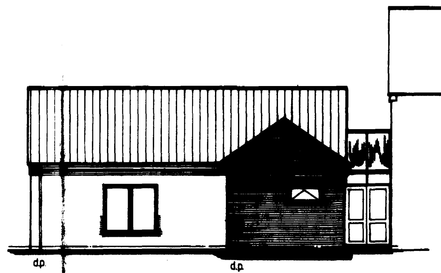
PROPOSED ELEVATIONS.



SIDE ELEVATION.

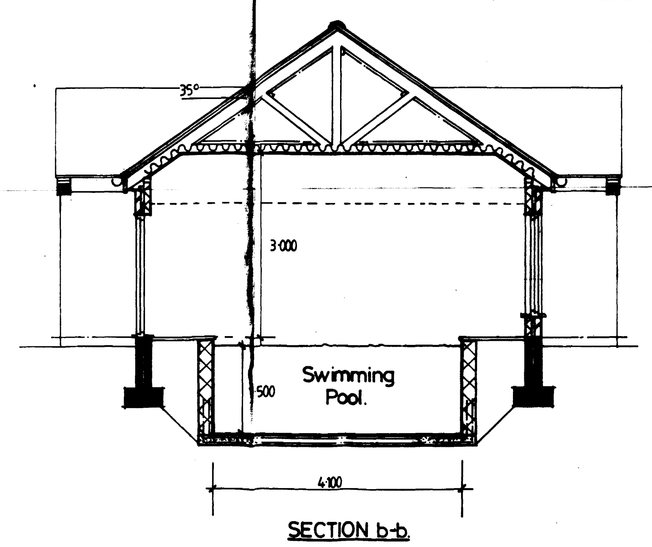


END ELEVATION.

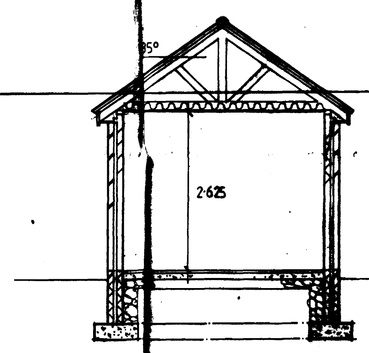


SIDE ELEVATION.

PROPOSED FLOOR LAYOUT



SECTION b-b.



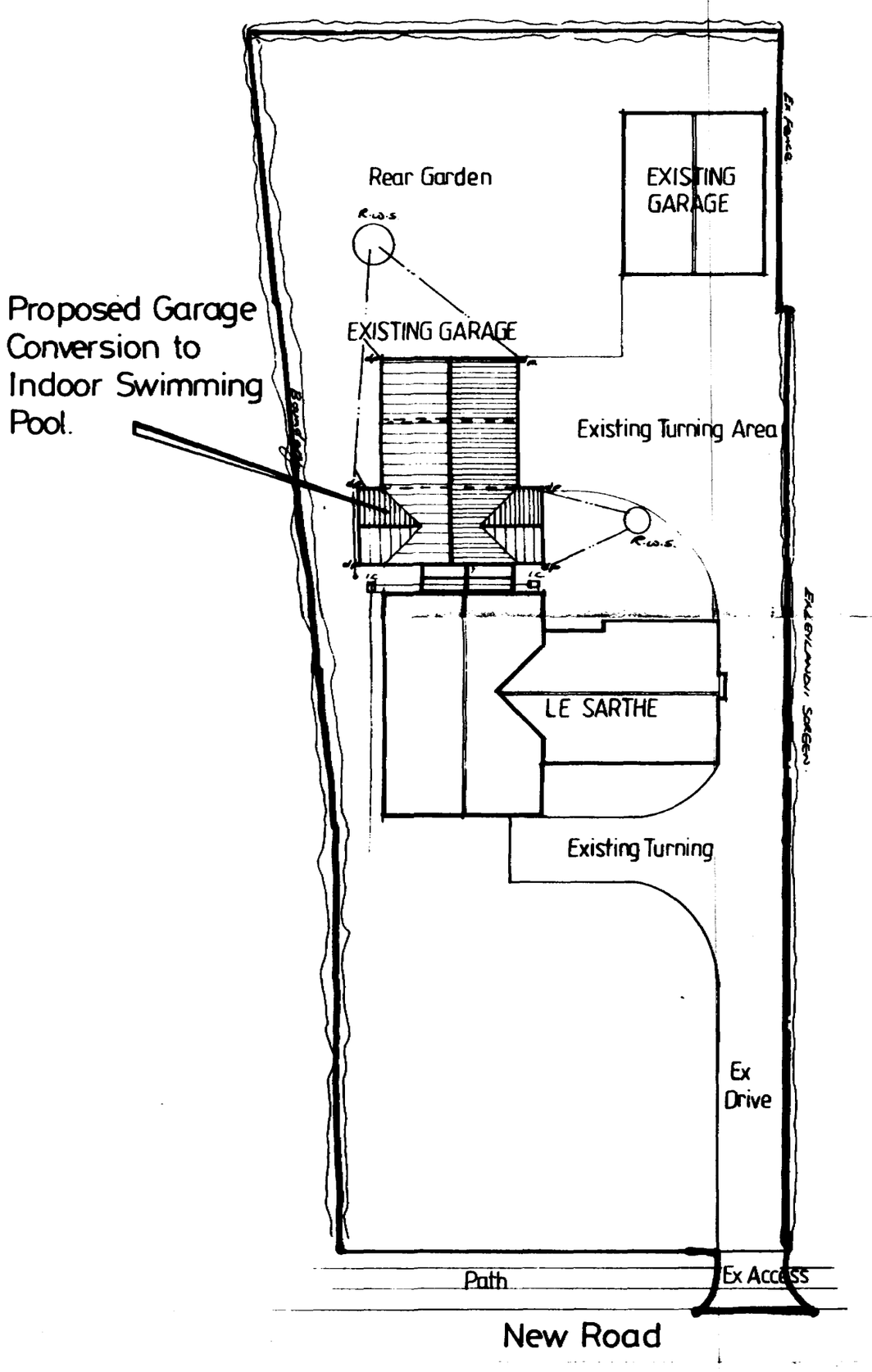
SECTION a-a.

Drg. no. 912150/7
scale. 1-50, 1-100
date. 3-10-91
drwn. S.T. chkd. D.B.
revised
issued

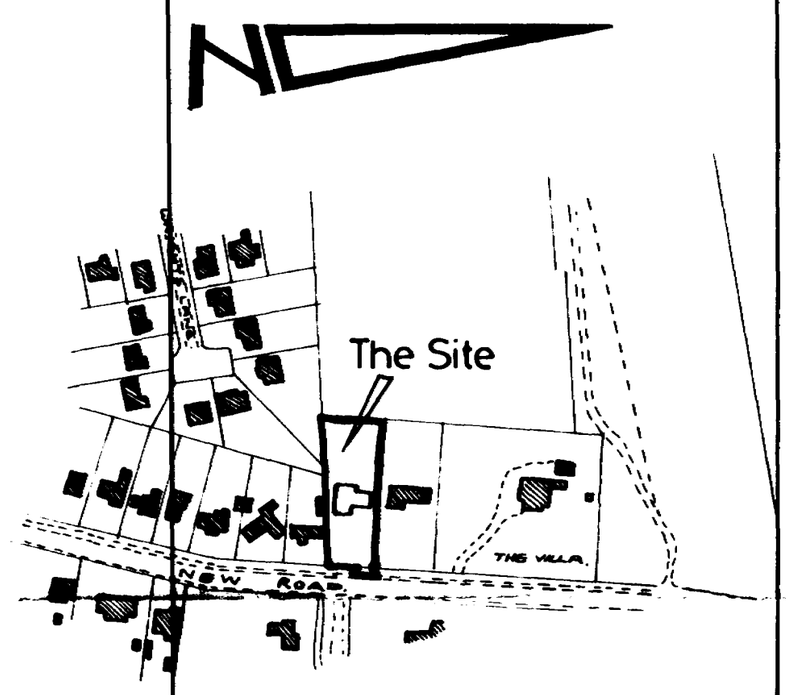
DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE

PROPOSED GARAGE CONVERSION
TO INDOOR SWIMMING POOL,
AT
LE SARTHE,
NEW ROAD,
SUTTON BRIDGE.

For D.A.ROLLINS.



SITE PLAN 1-250



LOCATION PLAN 1-2500

16 OCT 1991
0990/91

Drg. no. 912151/71
scale. 1-250 1-2500
date. 7-10-91.
drwn. S.J.T. chkd. D.B.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

8298-1087T