SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Outline Planning Permission

Reference: H20/0005/92 Received:03-JAN-92 Type:OUTLINE

Name: Mr G Salter
Romanhurst
Main Road
Tydd St. Mary
Wisbech Cambs

Agent: J Harrall
2 Post Office Lane
Wisbech
Cambs

Description: One pair of semi-detached houses including details of siting and means of access.
Location : Land adj. to 112 Chapelgate Sutton St James Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Notes to Applicant:

The landscaping scheme should preferably include the provision of a frontage hedge of native species (eg hawthorn or beech).

The applicant is advised that siting and means of access have been determined as part of this application and these matters are not received for subsequent approval.

B Smith.

Director of Planning and Building Control Services
06-FEB-92 H20/0005/92

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0005/92

Date Registered 03 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR G SALTER
ROMANHUSRT
MAIN ROAD TYDD ST MARY WISBECH CAMBS

Tel. No.

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

J HARRALL (DIP ARCH)
2 POST OFFICE LANE WISBECH CAMBS

Tel. No. (0945) 476800
(Personal contact name) JERRY HARRALL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJACENT TO 112, CHAPELGATE SUTTON ST JAMES WISBECH CAMBS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

A PAIR OF SEMI DETACHED TWO BEDROOM HOUSES including detached siting and means of access

OFFICE COPY

Please complete

Signed J Harrall Date 14 DECEMBR 1991

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £184.00 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 Certificate**

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

Please state Site Area 512m sq ~~Hectares~~

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

Siting [✓] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)	
(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	
B. If new dwellings are proposed, please state how many:	
4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	7.0 metres
(b) max. length:	10.0 metres
(c) max. width:	8.0 metres
C. Please state type and colour of materials for facing external walls:	SUBJECT TO RESERVED MATTERS
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	YES — MEASURED SURVEY

5. GENERAL INFORMATION Please complete each section

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

GARDEN TO 112 CHAPELGATE

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: CHAPLEGATE
Will there be — Individual access(es) YES / New estate road NO

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

TWO PARKING SPACES PER DWELLING

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:

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	~~YES~~ 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 THE 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 ..... (~~Applicant~~/Agent) Date 14/12/12

Certificate B

The applicant has given the required notice to everyone else who 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.

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 ..... (~~Applicant~~/Agent) Date 14/12/12

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 .....

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: H20/0005/92 Type: OUTLINE

Applicant: Mr G Salter
Tel:

Agent: J Harrall
0945 476800

Description: One pair of semi-detached houses including details of siting and means of access.

Location: Land adj. to 112 Chapelgate
Sutton St James
Spalding
Lincs

Valid date: 03-JAN-92 Terminal date: 28-FEB-92
Target dates: Target Committee: 12-FEB-92
To case officer 08-JAN-92 Report deadline: 29-JAN-92
Inspected by 13-JAN-92
Extra contacts 18-JAN-92 Case Officer:
Report if not clear by 07-FEB-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .5 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton St J 0406 22161	10-JAN-92	24-JAN-92	Approved
Cllr Mrs E O Hall-Pa 0945 700 829	10-JAN-92	24-JAN-92	
L.C.C. Obs Attached Plan Note dated 16/1/92 JS CS	23/1/92		
110 Chapelgate, Sutton St James.	21-JAN-92	04-FEB-92.	

SITE DETAILS

Grid ref: 539160 318240
OS Sheets: 283 Parcel:

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 184.

Receipt Issued ..... No. 9444

Date First Received 03 JAN 1992

REGISTRATION

REFERENCE ...H20/0005/92.....

Cross-Ref N/A.....

Date 6/1/92

VALIDATION Date 6/1/92

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

Site area 0.055 No. of dwellings 2 Floorspace .....

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

Earlier permission ref .....

HM:-	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 110 Reason .....

Correct fee £ 220 Additional £ 55 Receipt no. .....

Refund £ ..... Issued ..... Jan 92

CONSTRAINTS Date 8.1.92

Index Sheets 283 OS Nos ..... Grid Ref 539160 318240

Ward ..W.. Parish ...SSJ..... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD .YES Inside LP Area.NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...222 Linked to property.....Ref.....

Planning Records:
Earlier apps 986/89

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Entirely land associated with No 112. Open to rear. Frontage fence. DK 15/1. Existing access to 112

Inspected by: DMG
date: 20/4

Residents notified on site visit: No No chargate - Post with bin appear to be too cramped?

Case Officer Conclusions (Issues)

Already has outline consent for one (98/89)
Width 16m.
Pair of semis considered acceptable on balance.
~~Neighbours~~ Dwellings ~~could be designed to~~ make sure neighbours are not materially affected.

Case Officer Recommendation (summary)
(Details overleaf)

Consent.

Delegation
Recommended approval?

Confirmed by DMG
Case Officer
4/2

Departure from policy — Yes — No

Rare member request — Yes — No

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes / No; Yes — No

Reasons:

Other circumstances meeting Committee decision — Yes — Signed by Section Officer; Signed; No

Reasons:

ANY OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds or those applied — No — All those (more things) Committee; Other info. Signed; ANY ONE OF ABOVE — Yes

Committee report
Sub-Committee
SF recommended
Ref/Dist recommended

Delegation confirmed by Section Officer
PZ 5/2

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

Conditions/Reasons

(1) The following matters are reserved for subsequent approval by the local planning authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) Detailed drawings to a scale of not less than 1:50 showing the ~~siting~~, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;

~~2) The siting and design of any vehicular access to a road;~~

3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

(2) SC27.

(3) B22

Reasons

(1) SC8

(2) Standard

(3) B21

Note

(1) The landscaping scheme should preferably include the provision of a frontage hedge of native species (eg hawthorn & beech).

(2) The applicant is advised that planning permission has been granted on the basis of the plans and details submitted and those matters are not reserved for subsequent approval.

~~Notes to applicant~~

~~Provided access~~

~~Outstanding [illegible]~~

~~Amended plans~~

~~Other~~

FURTHER INFORMATION / CONSULTATIONS

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 =

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Fileshee .....
Consultation .....

Jerry Harrall Esq. Dip/Arch
Architectural Services
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAR 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....
File Nos.
Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

3 March 1992

Our Ref: GT/92/1/SH/0027

Dear Sir

PLANNING APPLICATION NO. H20/0005/92
PROPOSED ERECTION OF ONE PAIR OF SEMI-DETACHED HOUSES ADJACENT TO 112 CHAPELGATE, SUTTON ST JAMES, FOR MR G SALTER

With reference to your letter dated 24 February 1992 I would advise that the Authority have no objections to the foul drainage from the development connecting to sealed watertight cesspools.

The cesspools should be designed and constructed to the satisfaction of the local planning authority.

Yours faithfully

R F Morgan
Planning Engineer

cc. South Holland District Council

DES

ROGER HYDE
Regional General Manager

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

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
DG

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-G/5/92/JAM **Your Ref.**

Date 27 January 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - MR. G. SALTER
RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST. JAMES

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

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Chapelgate West Drain situated some 200 metres to the North.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details. The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments. The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

Our Ref: RS/PA-G/5/92/JAM Your Ref: 27 January 1992

In that eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

ENGINEER TO THE BOARD

J. Harrell, Esq.,
2 Post Office Lane,
Wisbech,
Cambs.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1992 DG
Action by ..... Initials
DPO NPM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
Date

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

NRA

National Rivers Authority
Anglian Region

22 January 1992

Our ref.GT/92/1/SH/0027

Dear Sir

PLANNING APPLICATION NO. H20/0005/92
PROPOSAL FOR ONE PAIR OF SEMI DETACHED HOUSES AT LAND ADJACENT TO 112 CHAPELGATE, SUTTON ST JAMES, SPALDING, BY MR G. SALTER.

With regard to the above-mentioned application received on 20 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

/contd

DR. KEVIN BOND
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0027

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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.

Yours faithfully

R F Morgan
Planning Engineer

cc J Harrall Esq
2 Post Office Lane
Wisbech, Cambs

VJC

BR .ITH 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: H20/0005/92

Applicant: Mr G Salter
Romanhurst
Main Road
Tydd St. Mary
Wisbech Cambs

Agent: J Harrall
2 Post Office Lane
Wisbech
Cambs

Description: One pair of semi-detached houses including details of siting and means of access.

Location: Land adj. to 112 Chapelgate Sutton St James Spalding Lincs

Type: OUTLINE

Date received: 03-JAN-92

10-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

FOR PARISH COUNCIL USE ONLY

Comments: Approved

Signed: J J Gann

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JAN 1992 DG

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

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

Four copies of a 1:2500 site location plan are required, showing the site clearly outlined in red, and any other land in the applicants ownership outlined in blue. (Copies can be purchased from this office if you call in to identify the site).

The enclosed certificate relating to ownership needs to be completed.

The submitted fee was incorrect, and an additional amount is required of £

A fee is payable of £

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

ORIGINAL

ARCHITECTURAL SERVICES
JH
JERRY HARRALL DIP/ARCH

Ref:

Contact:

South Holland District Council
Priory Road
Spalding
Lincs

27th December 1991

Dear Sir

OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A PAIR OF 2 BED SEMI DETACHED HOUSES, LAND EAST OF 112 CHAPELGATE, SUTTON ST JAMES, WISBECH, CAMBS

I refer to the above application and would like to take this opportunity to outline a few comments for your consideration.

The residential development in the immediate vicinity is diverse in nature, although predominantly two storey. To the west of my client's site are a pair of semi-detached two storey dwellings and to the east, a bungalow. The site itself represents a gap in an otherwise built up frontage and the proposed siting (committed at outline) reflects those of the adjoining properties in adhering to the established development frontage.

The character of the proposal is similar to that of the adjoining development in that the dwelling is set back from the highway and the gap separating the adjoining properties provides the development with ample space and consequently avoids 'town cramming' in this rural village environment.

The suitably designed properties, coupled with open frontages and minimal frontage division will enable the proposal to maintain the form of development visible elsewhere in the vicinity of the site.

In anticipation of your consideration.

Yours faithfully

J Harrall (Dip-Arch)

SOUTH HOLLAND D.C.
PLAN DEPT.
03 JAN 1992
REF ..0005/92.....

2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800
Fax: (0945)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H20/0005/92.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal				vertical	
	3	9	1	1	8	2.

2. Address or location

Adj To 112 Chapelgate, Sutton St James.

3. Name, classification and number of road

II

4. Date application referred 16-1-92

5. State whether outline, detailed application etc.

OL.

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

One Pair of Semi-Detached Dwellings

7. Delete as appropriate

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

a. ~~Does not wish to restrict the grant of~~ permission.

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning~~ authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf.~~

Date: 23/1/92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

Note:– use continuation sheet(s) as necessary.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE, PE11 2XE - TELEPHONE: SPALDING 761161

APPLICATION REF: H20/0005/92/A1

DATE AMENDMENT RECEIVED: 27 February 1992

APPLICANT: Mr G Salter
"Romanhurst"
Main Road
Tydd St Mary
Wisbech
Cambridgeshire

AGENT: J Harrall
2 Post Office Lane
Wisbech
Cambridgeshire

DESCRIPTION OF ORIGINAL DEVELOPMENT: One pair of semi-detached houses including details of siting and means of access

LOCATION: Land adjacent: 112 Chapelgate, Sutton St James, Spalding, Lincolnshire

AMENDMENT SUBMITTED: Private cesspool added

12 March 1992

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith

Director of Planning & Building Control Services

N25

PLANNING AMENDMENT

For office use only

Application No. H20/0009/92/A

Date registered 27 FEB 1992 DG

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr G. Salter
"Romanhurst"
Main Road,
Tyld St Mary
Wisbech, Cambs.

Tel. No.

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

J Harrall
2 Post Office Lane
Wisbech,
Cambs.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJ. TO 112 CHAPELGATE, SUTTON ST JAMES.

Please complete

EARLIER APPLICATION No.

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

H20/0005/92.

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

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

State whether amendment has been requested by the Council ☐

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ONE PAIR OF SEMI-DETACHED HOUSES INCLUDING DETAILS OF SITING & MEANS OF ACCESS.

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)

Private carriageway added.

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

OFFICE USE ONLY

To D.C. ..... 27/2 .....

Validation	Adequate detail Acknowledged	☐ ..... K.L.	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	✓	No applicatn recvd for B. Regs yet!
	New submission requested	.....	
	Indexed	..... K.L.	

		Principal D.C. Check	Case Officer
		.....	..... 5/3
A. **Post Decision**	Immaterial/acceptable as amendment	☐	✓
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

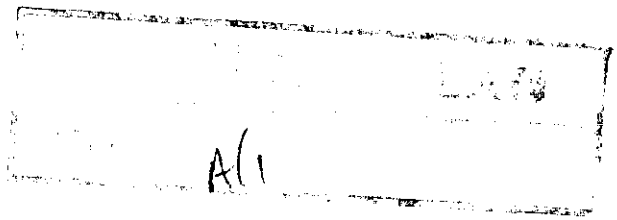
Details accepted, if different:

Notes:

Signed: .....

Date: .....

ARCHITECTURAL SERVICES
JERRY HARRALL DIP/ARCH



Ref:

Contact:

24 February 1992

For the attention of Mr D Gedney

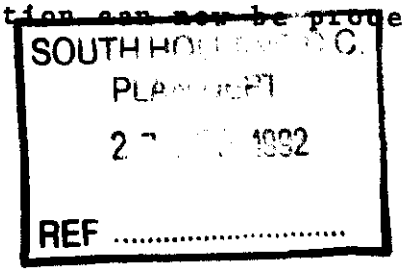
Mr B Smith
District Planning Officer
South Holland District Council
Council Officers
Priory Road
Spalding
Lincs PE11 1XE

Dear Sir

Re: Planning application No. H20/0005/92 - one pair of semi detached houses at land adjacent to 112 Chaplegate, Sutton St James

In response to the National Rivers Authority's observations in their letter dated the 22nd of January 1992, the application drawing has been amended to include a private cesspool for which consent to discharge treated effluent into the dyke will not be required.

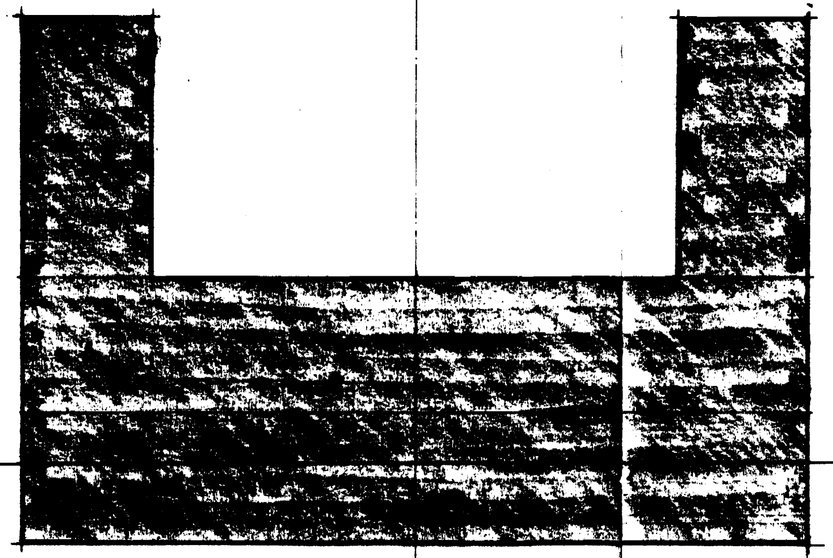
I trust this application can now be processed favourably.

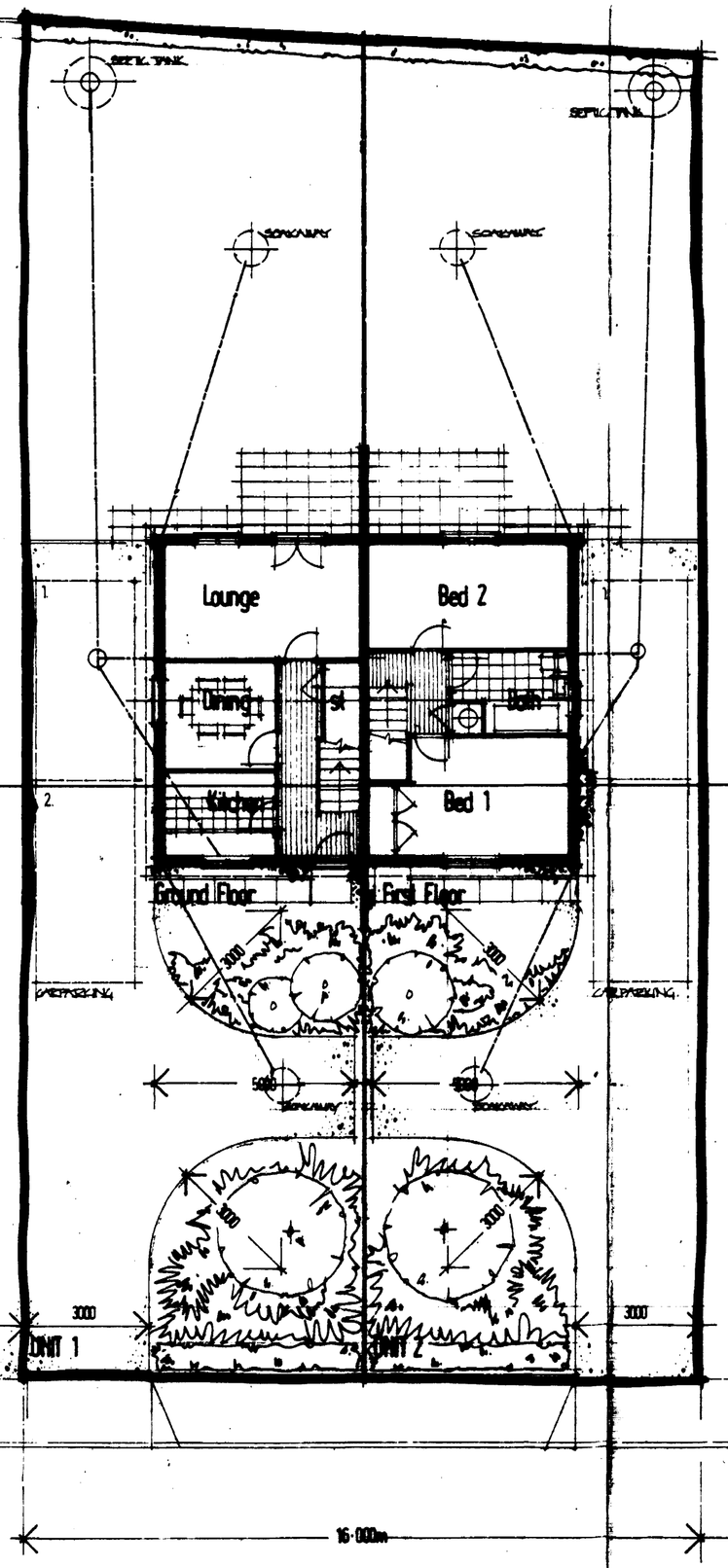


Yours faithfully

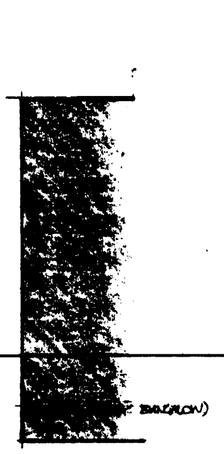
J Harrall

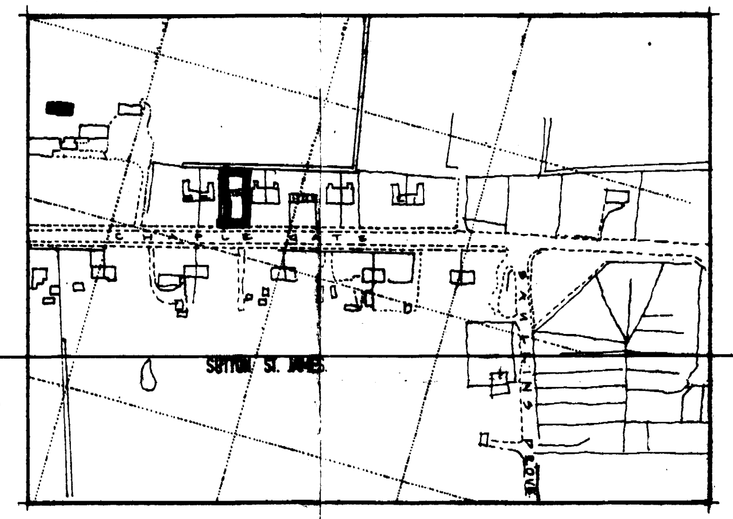
2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800
Fax: (0945)





Site Plan 1:100





Location Plan 1:2500.

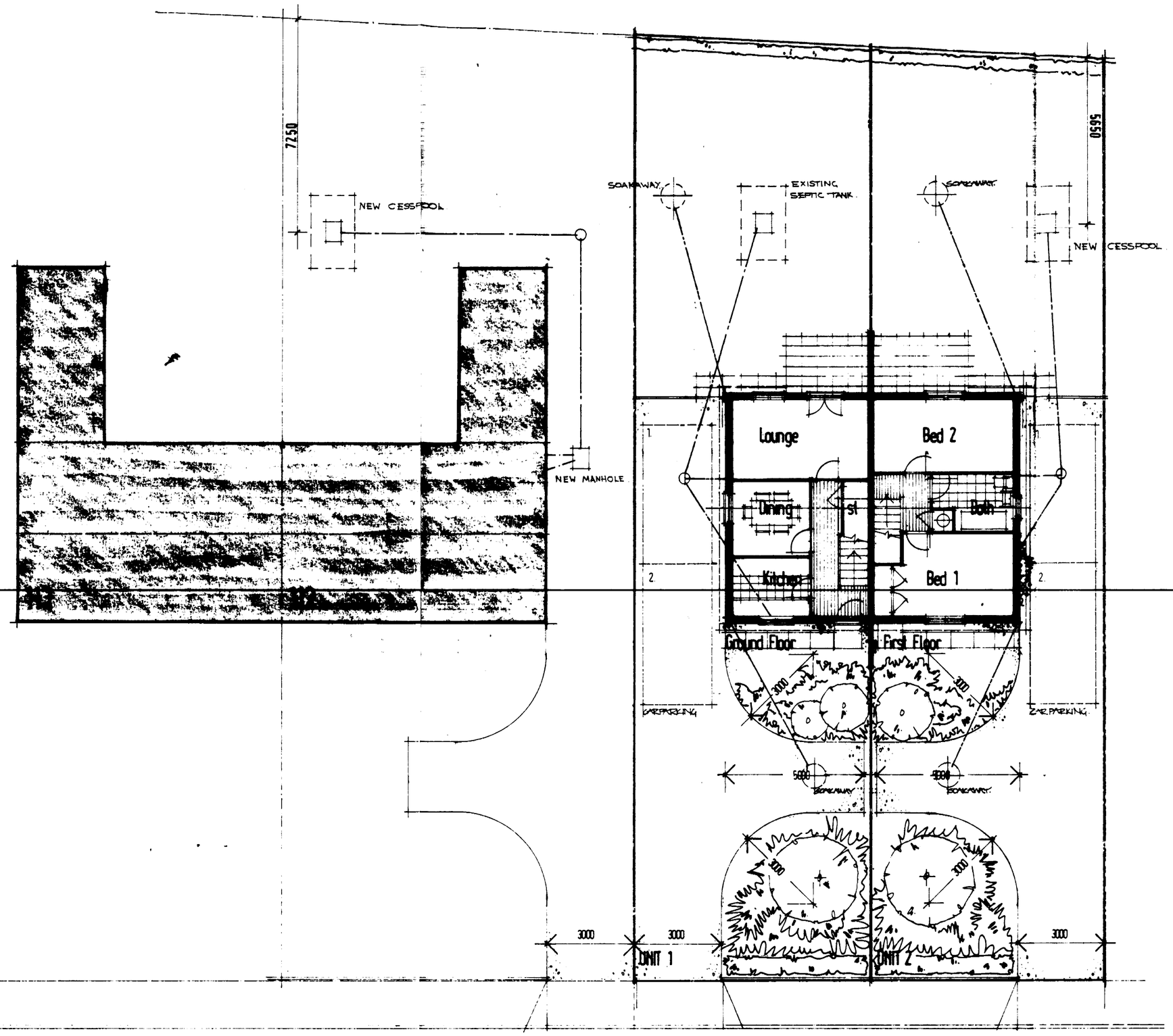
C H A P L E G A T E

SOUTH HOLLAND D.C.
PLAN DEPT.
03 JAN 1992
REF ...H005/92...

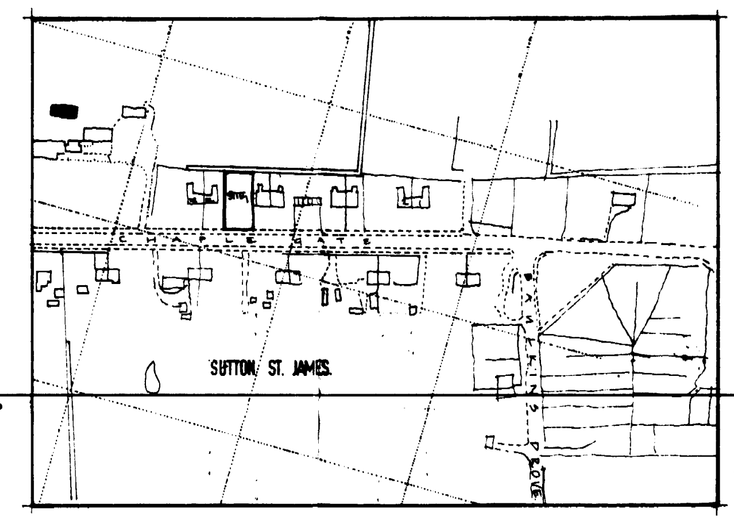
MR G SALTER : Proposed semi-detached two bedroom houses on land adjacent to 112 Chaplegate, Sutton St James, Wisbech, Cambs.

J. HARRALL. (DIP.-ARCH.)
MP 2 Post Office Lane,
Wisbech, Cambs
PE13 1HG.
Tel. (0945) 476809.

24/02.



Site Plan 1:100



Location Plan 1:2500.

Ref. A/

SOUTH HOLLAND D.C.
PLAN DEPT
27 FEB 1992
REF ..... cashe

C H A P L E G A T E

MR G SALTER

: Proposed semi-detached two bedroom houses on land adjacent to 112 Chaplegate, Sutton St James, Wisbech, Cambs.

A	FEB '92.	CESSPOOL POSITIONS.

J. HARRALL. (DIP.-ARCH.)
N° 2 Post Office Lane,
Wisbech, Cambs
PE13 1HG.
Tel. (0945) 476800.

24/02.A

1:100/1:2500

DEC '91.