

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0653/93

Received: 12-JUL-93 Type: PERMISSION RENEWAL

Name: J A Rootham & S A Nichols
 4 Holly Lane
 Four Oaks
 Sutton Coldfield
 W Midlands, B75 5AT

Agent: J A Rootham & S A Nichols
 4 Holly Lane
 Four Oaks
 Sutton Coldfield
 W Midlands, B75 5AT

Description: Erection of dwelling (Renewal of application
 H20/1008/90)

Location : The Homestead Jarvis Gate
 Sutton St James Spalding, Lincs

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

- 1 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 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.

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.

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

- 4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

Director of Planning and Building Control Services
01-SEP-93 H20/0653/93

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

OWNERSHIP CERTIFICATES

12 JUL 1993

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]* *Sheld A. Nichols* (Applicant / Agent) Date *5/7/93*

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]* *Sheld A. Nichols* (Applicant / Agent) Date *5/7/93*

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 :
Neighbours : Presently vacant. Existing access to the
Boundaries : Home/hut. House to North, bungalow to south.
Site Features : Bungalow opposite.

Inspected by DMG
Date 22/7

Site Notice posted by

Date
Expiry DMG
22/7

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda ✓ 21/8

SUB-COMMITTEE

Confirmed as agenda ✓ 21/8

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

Departure
 Setting of LB
 Public Right of Way
 Discretionary

Publicity: >>

Consultations:

County
 E Heritage
 Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
 TRA D/Transp A18
 B Rail

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

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
 Other Order No:
 Specify:

Hazards HSC Group G* HAZ
 Specific Specify:
 Other PLA Specify:

Case Officer *DAVID GEDNEY*Senior Officer Confirmed *df*Date..... *17/7*

Recorded DC....

ADMIN RECORD SHEET

Initial

Registration

Submitted Fee £ 60

Reference H20/0653/93

Receipt No P2964

Cross-Ref

Date first Rec'd 12 JUL 1993

Date 13/78

Validation

Site area
No of dwellings
Floorspace

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

TYPE REN

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 60

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 283
Grid ref 539990

OS Plots
318780

Ward W

Parish Sutton St James

Inside IBD YES

Inside LP area NO

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 -

Linked to site

Ref 1479

Linked to property

Ref

Dist Bound

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:

Earlier apps 1008/90
1007/90
~~1006/90~~

B Reg Records:

Already submitted - Ref:
Request needed
Requested

TYPE: Permission Renewal

DESCRIPTION: Erection of dwelling (Renewal of application
H20/1008/90)

LOCATION: The Homestead, Jarvis Gate, Sutton St James

APPLICANT: J A Rootham & S A Nichols AGENT:

REASON FOR COMMITTEE CONSIDERATION

Parish Council objection.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 AUG 1993

RECOMMENDATION

Grant permission, subject to conditions.

COMMENTS

- 1 Site within IBD. Not considered to be any material change in planning circumstances. Since previous grant of permission which expires in November this year.
- 2 The Parish Council have reiterated the views expressed in response to the original application.

REPRESENTATIONS

Parish Council: Opposed. Plot is within IBD, but Council do not think this plot is suitable for building as it is very low and close to the dyke on the south side. Do not consider it should be developed.

SCHEDULE OF CONDITIONS

- 1 SC8 - (details).
 - 2 SC27 - (implementation of planting).
 - 3 B21 - (turning space).
-

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



H20/0653/93

PERMISSION RENEWAL

Applicant: J A Rootham & S A Nichols
Tel:

Agent: J A Rootham & S A Nichols

Description: Erection of dwelling
(Renewal of application
H20/1008/90)

Location: The Homestead
Jarvis Gate
Sutton St James
Spalding, Lincs

Valid date: 12-JUL-93

Terminal date: 06-SEP-93

Target dates:

Target Committee: 25-AUG-93

To case officer 19-JUL-93

Report deadline: 11-AUG-93

Inspected by 26-JUL-93

Extra contacts 02-AUG-93

Case Officer:

Report if not clear by 16-AUG-93

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Other Constraints:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	²² 23 -JUL-93	¹² 13 -AUG-93
Clerk to Sutton St J	19-JUL-93	02-AUG-93
Cllr Mrs E O Hall-Pa 0945 700 829	19-JUL-93	26-JUL-93

SITE RECORD

Grid ref: 539990 331870

OS Sheet: 283

Parcel:

h.c.c. - Obs Attached for 21/7/93

BRI 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



Parish Council Ref : 93.viii.06

Application no: H20/0653/93

Applicant: J A Rootham & S A Nichols
4 Holly Lane
Four Oaks
Sutton Coldfield
W Midlands, B75 5AT

Agent: J A Rootham & S A Nichols
4 Holly Lane
Four Oaks
Sutton Coldfield
W Midlands, B75 5AT

Description: Erection of dwelling (Renewal of application
H20/1008/90)

Location: The Homestead Jarvis Gate
Sutton St James Spalding, Lincs

Type: PERMISSION RENEWAL

Date received: 12-JUL-93

19-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 02-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

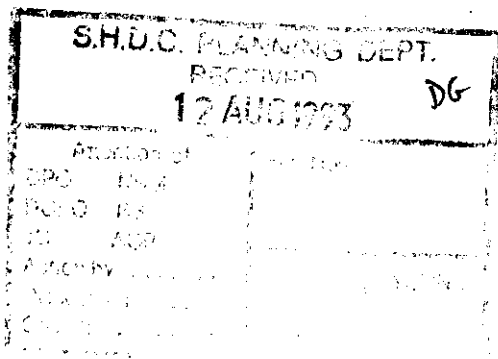
Clerk to Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments: The Parish Council's view in regard to this application remains unchanged from that expressed when application H20/1008/90 was made in that it remains opposed to the application.

Signed:


Parish Clerk



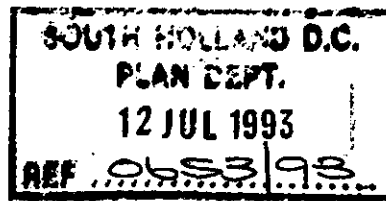
H20/0653/93

12 JUL 1993

4 Holly Lane
Four Oaks
Sutton Coldfield
B75 5AT

6th July 1993

Mrs J Jex
South Holland District Council
Planning and Buildings Control services
Council offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Dear Mrs Jex

Re ~~H20/1007/90~~
H20/1008/90

Thank you for sending the ownership certificate as per our recent telephone conversation. The form together with the cheque for £60.00 is enclosed.

We wish to apply for an extension of the above authority planning permission for the plot of land at the Homestead, Jarvis gate, Sutton St James as per attached copies.

We look forward to your approval in due course.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Shirley A. Nichols".

J A ROTHAM

Mrs S A NICHOLS

RS/PAG/653/93/FES

28 July 1993

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

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'J. J. Elsey'.

ENGINEER TO THE BOARD

J.A. Rootham Esq
4 Holly Lane
Four Oaks
Sutton Coldfield
West Midlands
B75 5AT

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 AUG 1993
D6

Your Ref.

NO. 105.

PLANNING

Our Ref. RS/PAG/653/93/FES

Date 28 July 1993

Dear Sir,

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 interest would not seem to be directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

The watercourses adjoining the property are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to them. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

You are 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 £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Examination of old ordnance survey maps of the locality indicates there to have been a roadside dyke fronting the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H20/0653/93

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		

2. Address or location

THE HOMESTEAD, JARVIS GATE, SUTTON ST JAMES

3. Name, classification and number of road

II

4. Date application referred

22-7-93

5. State whether outline, detailed application etc.

OL

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

RENEWAL OF PP (H20/1008/90) FOR
ERECTION OF A DWELLING

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 4b as shown overleaf.~~

Date: 22-7-93

Signed:

Emmerson
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

(~~11B21~~)
(11B21)

Delete as
appropriate

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

(11B21)

BRIAN SMITH Dip TP MRTPI
Dir of Planning & Building Control Services
Planning & Building Control Department,
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Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2964
Date received : 12-JUL-93

Received from

S A Nichols & A M Rootham

Address

4 Holly Lane
Four Oaks
Sutton Coldfield
W Mids

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

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

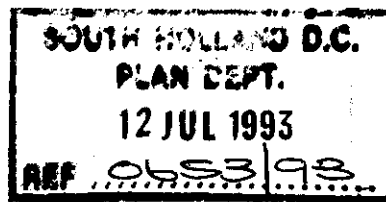
H20/0653/93

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PE11 2XF



Dear Mrs Jex

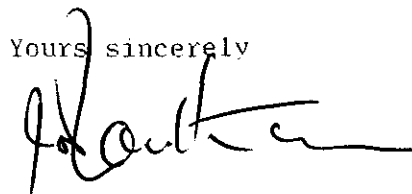
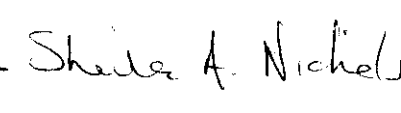
Re ~~H20/1007/90~~
H20/1008/90

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Yours sincerely

J A ROTHAM

Mrs S A NICHOLS

PLANNING COMMITTEE - 25th August, 1993

567. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0507/93 Mr B Chapman	Change of use of part of dwelling to shop at 87 Acacia Avenue, Spalding.
H18/0576/93 Regalbourne Ltd	Residential - two dwellings at plots 128 and 129 Falklands Road, Sutton Bridge.

(It was also agreed that the Lincolnshire County Council be requested to take appropriate action under the Highways Act urgently to seek the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road, and its relocation as soon as possible.)

H16/0625/93 Mr & Mrs Moore	Extension to dwelling including replacing flat roof to garage with pitched roof at 58 Saxon Close, Spalding.
H20/0653/93 J A Rootham & S A Nichols	Dwelling (Renewal of application H20/1008/90) at The Homestead, Jarvis Gate, Sutton St James

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0437/93 Mr & Mrs H Hare	O.A Dwelling at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.
H03/0600/93 Mr P Miller	Two storey extension at 24 Coronation Avenue, Deeping St Nicholas.
H23/0636/93 Mr P G & Mrs C L Frith	Use of existing out-building for retail purposes at "Braemar", Mill Lane, Whaplode.

(c) 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:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H13/0205/93 Dr & Mrs S Rayner	Landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

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

H11/0605/93 Messrs R K Wilson & Son Ltd	Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.
--	---

04800

9969

STATUS RISK II,
4 PERKINS ST,
HILBURN,
LINCS.
TEL: (0406) 24343

0075
2.048ha
5.06

DEVELOPMENT NO. 771958/1
SCALE: 1:500

SCALE
1:500

0075
0.57ha
14

008ha
678
02

PROPOSED BUILDING PLOT
(13.7m x 42.6m)
584m²

PROPOSED ACCESS
8 TURNING BAY TO
SERVE EX. HOUSE

The Homestead

The Homestead

0080
1.837ha
9.54

0080
1.13ha
28

0080
0.352ha
87

9680

0.8ha
1/10