SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H20/0845/92 Received:07-OCT-92 Type:RESERVED MATTERS

Earlier Permission: H20/1259/91

Name: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 OHD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn/warehouse

Location : Land adj. Priory Cottage Broadgate
Sutton St James Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

This permission is granted in accordance with the application submitted as revised by Drawing No. 91004/02B received by the Local Planning Authority on 14 December, 1992 and letter of 13 November, 1992 and 30 November, 1992.

Director of Planning and Building Control Services
13-JAN-93 H20/0845/92

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. H20/0845/92

Date Registered 06 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS J.H. GRIFFITHS.
PRIORY COTTAGE
BROADGATE
SUTTON ST JAMES
SPALDING LINCS PE12 OHD.

Tel. No. 0945. 85203.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.W. ASSOCIATES (MR S. GILBERT)
13 HIGH STREET
GREAT GONERBY
LINCS. NG31 8JS

Tel. No. 0476 75056.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJACENT PRIORY COTTAGE, BROADGATE, SUTTON ST JAMES.
SPALDING, LINCS. PE12 OHD.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF NEW BARN/WAREHOUSE ~~AND SINGLE DWELLING~~.

Please complete

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

Signed. SCGilbert Date. 27-7-92

Previous application No: H20/1259/91

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 (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.	H20/1259/91
B. Please state which reserved matters are dealt with in this application.	ITEMS 2+7 (FOR BARN ONLY)
Now complete Part 4 only	ITEM 9 (NOT RESERVED)

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: 207 sq. metres

B. Please state size of any new structure:- (a) max. height: 5·4 metres

(b) max. length: 22·9 metres

(c) max. width: 9·2. metres

C. Please state type and colour of materials for facing external walls: JUNIPER GREEN POLYESTER COATED BOX PROFILE METAL SHEETING.

D. Please state type and colour of roofing materials.

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.

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. ☐ → Date: Consultee(s):

Is this application related to a previous submission ☐ → Application No.:

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

Continue on separate sheet if necessary.

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).

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 S Gilbert (~~Applicant~~/Agent) Date 27-7-92

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 S Gilbert ~~Applicant~~/Agent) Date 27-7-92

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Site generally a mixture of concrete hardstanding & grass. Couple of trees on western boundary. 2m play verge. Privacy fence to North. Open countryside

Inspected by DMG
Date 21/10

Notice posted by DMG
Date 21/10.

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	21/10	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DAVID GODLEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ ~~110~~ 110

Receipt Issued

Date first Rec'd 06 AUG 1992

Registration

Reference H20/0345/92

Cross-Ref R

Date 7/8/92

Validation

TYPE RM

Earliest permission

Site area

No of dwellings

Floorspace 210.68

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee ~~£110~~ £350

Additional Refund 220

Receipt P1569
Issued P1686

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref H20/1259/91 (624)

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 31?

OS No's

Grid ref 531920 316350

Ward W

Parish SSJ

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 827

Linked to property

Ref

Planning Records:
Earlier apps

Current - House 0993/93

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H20/0845/92 Received:07-OCT-92 Type:RESERVED MATTERS

Name: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 OHD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn/warehouse

Location : Land adj. Priory Cottage Broadgate
Sutton St James Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

This permission is granted in accordance with the application submitted as revised by Drawing No. 91004/02B received by the Local Planning Authority on 14 December, 1992 and letter of 13 November, 1992 and 30 November, 1992.

13-JAN-93 AD check.....

Authorised to issue (inc Delegation).....

APPLICATION REFERENCE: H20/0845/92 TYPE: Reserved Matters

DESCRIPTION: Details of barn/warehouse

LOCATION: Land adjacent Priory Cottage, Broadgate, Sutton St James

APPLICANT: Mr and Mrs J H Griffiths

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 5 JAN

APPLICATION REFERENCE: H20/0993/92 TYPE: Reserved Matters

DESCRIPTION: Proposed dwelling in connection with adjacent proposed barn/warehouse

LOCATION: Land adjacent Priory Cottage, Broadgate, Sutton St James

APPLICANT: Mr & Mrs J H Griffiths

REASON FOR COMMITTEE CONSIDERATION
Parish Council Objection.

RECOMMENDATION
H20/0845/92 - Grant Permission subject to conditions.
H20/0993/92 - Grant permission subject to conditions.

PLANNING ISSUES

1 Outline permission has already been granted for the erection of barn/warehouse and dwelling including car parking/unloading area (reference H20/1259/91). The principle has therefore been established.

2 The determining issues in this particular case, therefore, are concerned with compliance with the conditions regarding details ie siting, design, external appearance, means of access, landscaping. The proposals are considered satisfactory in this respect.

REPRESENTATIONS

Parish Council: H20/0845/92 - No objections.
H20/0993/92 - The Council object to this proposal as there is already one dwelling on the site and is outside the I.B.D.

Applicants: Parents currently reside at Priory Cottage (adjacent dwelling) and have no intention of moving in the foreseeable future.

SCHEDULE OF CONDITIONS
H20/0845/92

Note

1 SN1 (Amended Plans)...drawing no 91004/02B received by the Local Planning Authority on the 14 December 1992 and letter of 13 November 1992 and 30 November, 1992.

H20/0993/92

Note

1 SN1 (Amended Plans)...drawing no. 91004/02B received by the Local Planning Authority on 14 December, 1992 and letters of 13 November 1992 and 30 November 1992.

BRIAN TH 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: H20/0845/92 Type: RESERVED MATTERS

Applicant: Mr and Mrs J H Griffiths
Tel: 0945 85203

Agent: G W Associates
0476 75056

Description: Details of barn/warehouse

Location: Land adj. Priory Cottage
Broadgate
Sutton St James
Spalding Lincs

Valid date: 07-OCT-92
Target dates:
To case officer 12-OCT-92
Inspected by 17-OCT-92
Extra contacts 22-OCT-92
Report if not clear by 11-NOV-92

Terminal date: 02-DEC-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 210.68 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	16-OCT-92	30-OCT-92
Cllr Mrs E O Hall-Pa 0945 700 829	16-OCT-92	30-OCT-92
Dir of Environmental	27-OCT-92	10-NOV-92
Site/Press Advert MIN	23-OCT-92	13-NOV-92

SITE DETAILS

Grid ref: 537220 316350
OS Sheets: 315 Parcel:

BRIAN **TH** 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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0845/92 Type: RESERVED MATTERS

Applicant: Mr and Mrs J H Griffiths
Tel: 0945 85203

Agent: G W Associates
0476 75056

Description: Details of barn/warehouse

Location: Land adj. Priory Cottage
Broadgate
Sutton St James
Spalding Lincs

Valid date: 07-OCT-92
Target dates:
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Cllr Mrs E O Hall-Pa 0945 700 829	16-OCT-92	30-OCT-92
Site/Press Advert MIN	23-OCT-92	13-NOV-92

L C C no objections fc CS 22/10/92

SITE DETAILS

Grid ref: 537220 316350
OS Sheets: 315 Parcel:

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref : SCG/KW
Date : 30-11-92

Mr D. M. Gedney
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Dear Sir,

Re : PROPOSED BARN AND DWELLING, ADJACENT PRIORY COTTAGE, BROADGATE SUTTON ST JAMES, SPALDING.

Further to our letter of 13-11-92 we have pleasure in enclosing one copy of the revised drawing No. 91004/02 rev. B. which indicates the exact location of the existing trees and takes in to account your suggestions regarding the landscaping.

We trust that every thing is now to your satisfaction; however if you have any further queries then please do not hesitate to contact this office.

Yours faithfully,

Simon Gilbert

Encl.

SOUTH HOLLAND D.C.
PLANNING
14 DEC 1992
REF ..... Ack. R.L.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref : SCG/KW
Date : 13-11-92

Mr D. M. Gedney
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Dear Sir,

Re : PROPOSED BARN AND DWELLING, ADJACENT PRIORY COTTAGE, BROADGATE SUTTON ST JAMES, SPALDING.

Further to your letter of 28th October 1992 we would advise you as follows :-

Item 3. It is proposed to use Steetley Old Durham Stock facing bricks to the walls of the proposed house. The roofing material is proposed as a natural clay pantile.

Item 4. The proposed roof and walls of the barn are how revised as being ' Slate grey ' polyester coated box profile sheeting which has a British Standard colour reference of 18 B 29.

Item 5. Our clients parents currently reside at Priory Cottage and have no intention of moving in the foreseable future.

The remaining items will be advised in due course but we would advise you that we do not propose to fell any of the existing trees refered to in item 2. We would hope that this will help you to progress things further until the outstanding information is forwarded.

Yours faithfully;

Simon Gilbert

S.H.D.C. PLANNING DEPT.
RECEIVED DG
20 NOV 1992
Attention of
DPO NRM
SOPO
HC ACP
Action by .....
Discuss with .....
Reply to .....
File Nos.
Acknowledge YES/NO
Date

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

S.H.D.C. PLANNING DEPT.
RECEIVED
4 NOV 1992

NRA

National Rivers Authority
Anglian Region

30 October 1992

Our Ref: GT/92/1/SH/0300/MV

Dear Sir

PLANNING APPLICATION NO H20/0845/92
FOR PROPOSED DEVELOPMENT OF NEW BARN WAREHOUSE
AT PRIORY COTTAGE, BROAD GATE, SUTTON ST JAMES
BY MR & MRS J H GRIFFITHS

With regard to the above-mentioned application received on 30 October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Liquid and vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to poliution of surface or underground waters.

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 surface or underground waters.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Yours faithfully

R F Morgan
Planning Engineer

cc: G W Associates, 13 High St, Great Gonerby, Lincs.
FAO Mr S Gilbert)

ROGER HYDE
Regional General Manager

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

G W Associates
13 High Street
Great Gonerby
Lincoln NG31 8JS

Mr D M Gedney

DMG/JP/
H20/0093/92

28 October, 1992

Dear Sirs

Planning Applications H20/0845/92 & H20/0993/92 - Proposed Dwelling & Adjacent Barn/Warehouse, Land Adjacent Priory Cottage, Broadgate, Sutton St James, Spalding

I refer to the above planning applications for Reserved Matters recently submitted by yourselves and take this opportunity to raise a number of points, which are outlined below:-

1 The landscaping scheme does not appear to be satisfactory and should make further provision for trees at the southern end of the site and also for a frontage hedge of native species (e.g. hawthorn, blackthorn, etc.).

2 The position of the existing tree (one of three) along the north western boundary appears to be incorrectly shown. The exact position of all three trees should therefore be indicated and information provided as to whether they will be retained or felled.

3 It is noted that details of the materials to be used for the dwelling have not been included. You are reminded that this will involve an additional fee of £110.00 if these details are submitted at a later stage.

4 It is noted that the material to be used for the new barn/warehouse is "juniper green" polyester coated box profile metal sheeting. Could you please quote the BS number or alternatively provide a sample of its colour.

5 Could you please provide details of who currently resides at Priory Cottage and whether they intend to move in the near future.

6 It is considered that the screening on the north eastern boundary should be more substantial (i.e. a brick wall or close-boarded fence).

/Cont...

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: H20/0845/92

Applicant: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 OHD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn/warehouse

Location: Land adj. Priory Cottage Broadgate
Sutton St James Spalding Lincs

Type: RESERVED MATTERS

Date received: 07-OCT-92

16-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

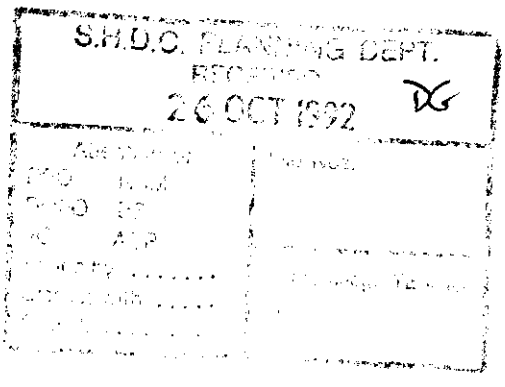
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-OCT-92. If no observations have been received by that date, it will be assumed that the Parish Council 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: No objection



Signed: J E James

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0845/92

Applicant: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 OHD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn/warehouse and landscaping

Location: Land adj. Priory Cottage
Broadgate
Sutton St James
Spalding Lincs

Type: RESERVED MATTERS

Date received: 06-AUG-92

24-SEP-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The whole boundary of the site needs to be edged red on the block plan with the area relating to the barn/warehouse edged in a diferent colour (for the avoidance of doubt)

Please return the extra copy of this letter with your reply.

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 already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A Maxwell

Principal Administrative Officer

G W Associates
13 High Street
Great Gonerby
Grantham
Lincolnshire
NG31 8JS

Mrs A E Maxwell

AEM/SJS H20/0845/92
H20/0993/92
SCG/JG

2 October 1992

Dear Sirs

Application Numbers H20/0845/92 and H20/0993/92

I refer to the above and your letter of 25 September 1992, received into this department on the 29 September 1992.

Messages have been left on your answering machine requesting you to contact the writer to discuss the information forwarded as the site areas have not been edged on the block plans as requested, nor have you confirmed whether application reference H20/0993/92 is for "Reserved Matters" or for "Full" planning permission.

Perhaps you would care to visit the planning department as soon as possible to clear the outstanding matters so that the applications can proceed without further delay.

Yours faithfully

A C Pickering
Principal Administrative Officer

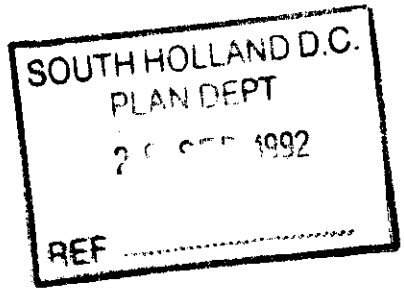
cc - Mr & Mrs J H Griffiths

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref: SCG/JG
Date : 25-9-92

A.Maxwell,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE



Dear Sirs,

Re: APPLICATION NUMBERS H20/0993/92 AND H20/0845/92

Please find enclosed your revised colour location plans with the two site boundaries clearly defined in red.

At this stage our view on the external materials are as follows :-

External walls	- facing brickwork
Windows and door frames	- upvc with stained timber imitation finish
Roof	- concrete interlocking tiles

We suggest that the above finite colours and roof tile profiles be itemised as a planning condition for later resolution when our client has made his selection, as is normal practise.

If you have any strong feelings about what the committee would find not acceptable for external finishes then we would be pleased to hear from you at this stage.

We trust that this application will now be formally accepted.

Should you have any queries then please do not hesitate to contact the writer.

Yours faithfully

Simon Gilbert

c.c. Mr T.Griffiths

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0845/92

Applicant: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 OHD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn, access and landscaping

SOUTH HOLLAND
PLAN DEPT
21 SEP 1992
REF.....

Location: Land adj. Priory Cottage
Broadgate
Sutton St James
Spalding Lincs

Type: RESERVED MATTERS

Date received: 06-AUG-92

20-AUG-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The fee required is £330 to cover the new floorspace which is £110 for each 75 sq.mt. or part thereof. (£110 already submitted)

Please return the extra copy of this letter with your reply.

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 already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A R Maxwell
Principal Administrative Officer

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Our Ref : SCG/KW
Date : 14-9-92

South Holland District Council
Building Control
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
21 SEP 1992
REF. H20/0845/92

Dear Sirs,

Re : PROPOSED BARN AND DWELLING AT PRIORY COTTAGE, BROADGATE, SUTTON St. JAMES.

Please find enclosed our full planning application for the proposed dwelling at the above premises. Our application comprises of the following :-

a) Four copies of drawing numbers 91004/02 rev. A
91004/o3
91004/04

b) Four copies of forms

c) One copy of certificate A.

d) One fee cheque for £110.00

We trust that this meets with your approval.
We also enclose a fee cheque for £220.00 to cover for the shortfall on our previous application for the proposed barn Ref. : H20/0845/92
Should you have any queries then please do not hesitate to contact me.
Yours faithfully,

SC Gilbert

cc. Mr T. Griffiths.

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

Application no: H20/0845/92

Applicant: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 OHD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn, access and landscaping

Location: Land adj. Priory Cottage
Broadgate
Sutton St James
Spalding Lincs

Type: RESERVED MATTERS

Date received: 06-AUG-92

07-AUG-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The reserved fee of £110 together with two further copies of Drawing No. 91004/02
Four 1:2500 scale site location plans showing the site edged red

Please return the extra copy of this letter with your reply.

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 already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A R Maxwell

Principal Administrative Officer

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

Your Ref: H20/0485/92
Our Ref : SCG/JG
Date : 11-8-92

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Sirs,

Re: LAND ADJ. PRIORY COTTAGE, BROADGATE, SUTTON ST JAMES

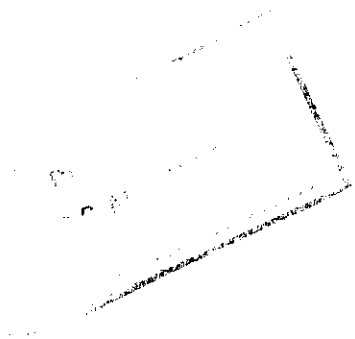
Further to your letter of 7th August 1992 we hereby enclose four further copies of drawing number 91004/02 incorporating the location plan edged in red and blue.

We also enclose a cheque for £110.00 to cover the planning application fees along with the second copy of your letter.

Yours faithfully

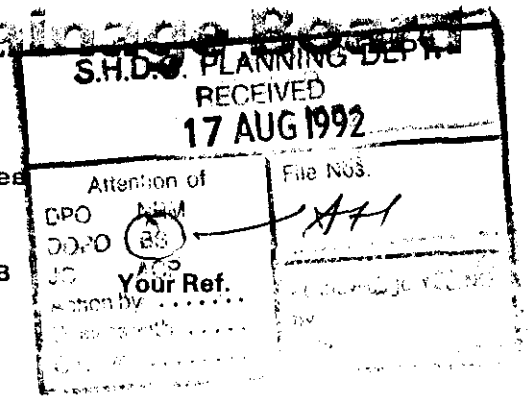
S C Gilbert

Simon Gilbert



SOUTH HOLLAND
Internal Drainage Board

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



Please contact: Mr. Staines

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

Our Ref. RS/PA-E/845/92/TB

Date 13 August, 1992

Dear Sir,

RESERVED MATTERS PLANNING APPLICATION - MR. & MRS. J. H. GRIFFITHS BARN ETC. BROADGATE, SUTTON ST. JAMES

The South Holland District Councils 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 attention.

No Board's watercourse adjoins the site that past inspection revealed to be low in relation to adjoining land and the unkerbed fronting highway.

The watercourses adjoining the site are privately owned and maintained.

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.

Furthermore, the riparian owners consent must be obtained should any filling be undertaken or extra stormwater run-off discharged to the private dykes. 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.

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

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056

SOUTH HOLLAND D.C.
PLAN DEPT.
06 AUG 1992
REF ...H29/0934/92/12

Our Ref: SCG/JG
Date : 27-7-92

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Sirs,

Re: PRIORY COTTAGE, BROADGATE, SUTTON ST JAMES

Please find enclosed our application to clear up a section of the reserved matters to our recently approved outline planning permission.

We apply for the siting, design and external appearance of the barn only along with our proposals for the landscaping around the barn which includes the north esatern boundary.

Should you have any queries then please do not hesitate to contact the writer.

Yours faithfully

Simon Gilbert

c.c. Mr T.Griffiths

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H20/1259/91

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H20/0845/92 Received:07-OCT-92 Type:RESERVED MATTERS

Name: Mr and Mrs J H Griffiths
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs PE12 0HD

Agent: G W Associates
13 High Street
Great Gonerby
Lincs NG31 8JS
(Mr S Gilbert)

Description: Details of barn/warehouse

Location : Land adj. Priory Cottage Broadgate
Sutton St James Spalding Lincs

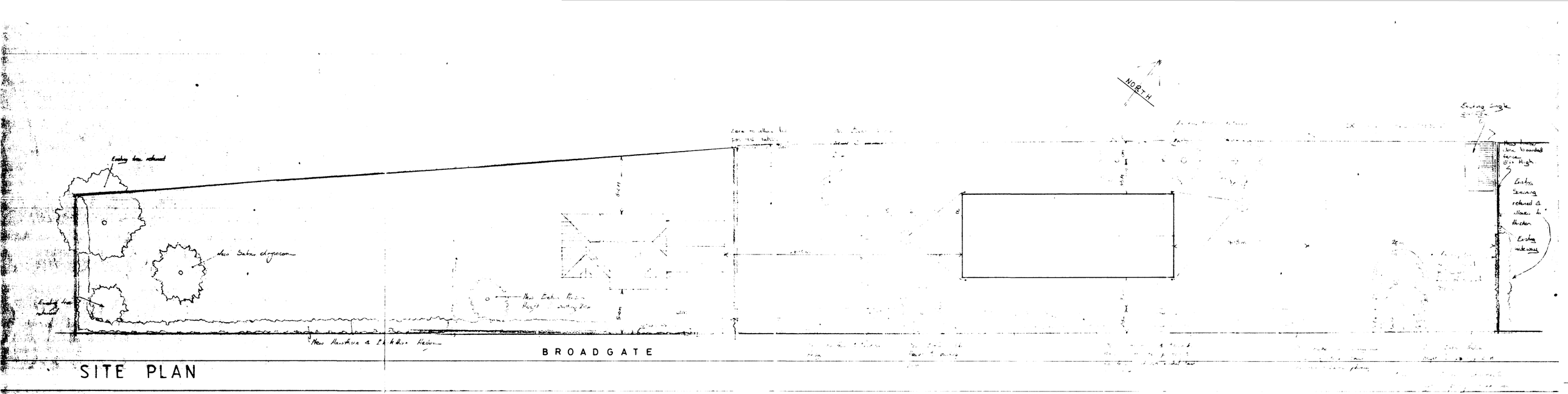
South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by Drawing No. 91004/02B received by the Local Planning Authority on 14 December, 1992 and letter of 13 November, 1992 and 30 November, 1992.

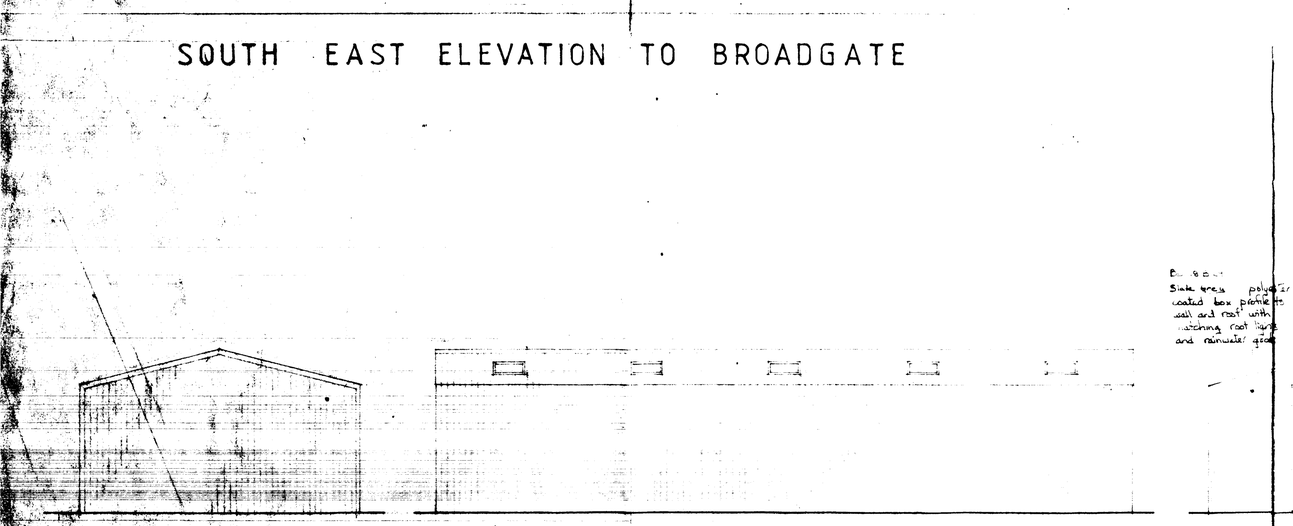
sgd B SMITH
Director of Planning and Building Control Services

13-JAN-93 H20/0845/92



SITE PLAN

SOUTH EAST ELEVATION TO BROADGATE

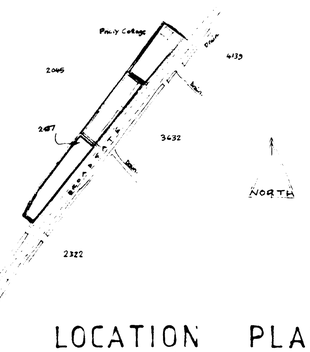


S.W. ELEVATION

NORTH WEST ELEVATION

N.E. ELEVATION

BARN PLAN



LOCATION PLAN 1:2500

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AMENDED PLANS

SOUTH HOLLAND D.C. PLANNING

H2U 845/92

Rev B 25-11-92 Existing trees & hedgerow retained in accordance with C.A. request of DMS/TP/H2U/0845/92. Barn Colour revised

Rev A 27-8-92 House/garage layout revised

G.W. ASSOCIATES
ARCHITECTURAL DESIGN

Client:
MR T. GRIFFITHS,
PRIORY COTTAGE,
BROADGATE, SUTTON ST JAMES

Job:
PROPOSED BARN AND DWELLING ON ADJACENT LAND

Drawing:
PROPOSED SITE PLAN AND BARN DETAILS

Ref. 91004/02

Rev. B

Scale. 1:200 1:100

Date. JUL 92

13 High Street, Great Gonerby
Grantham, Lincs. NG31 8JS
Tel (0476) 75056