

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/1011/93

Received: 25-OCT-93 Type: OUTLINE

Name: Mrs A G E Hyner
Baulkins Drove
Sutton St James
Spalding
Lincs PE12 0JU

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing timber bungalow and erection
of one detached dwelling with garage

Location : OS No. Pt 3821, Broadgate 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 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.

- 5 The dwelling hereby permitted shall be single storey.

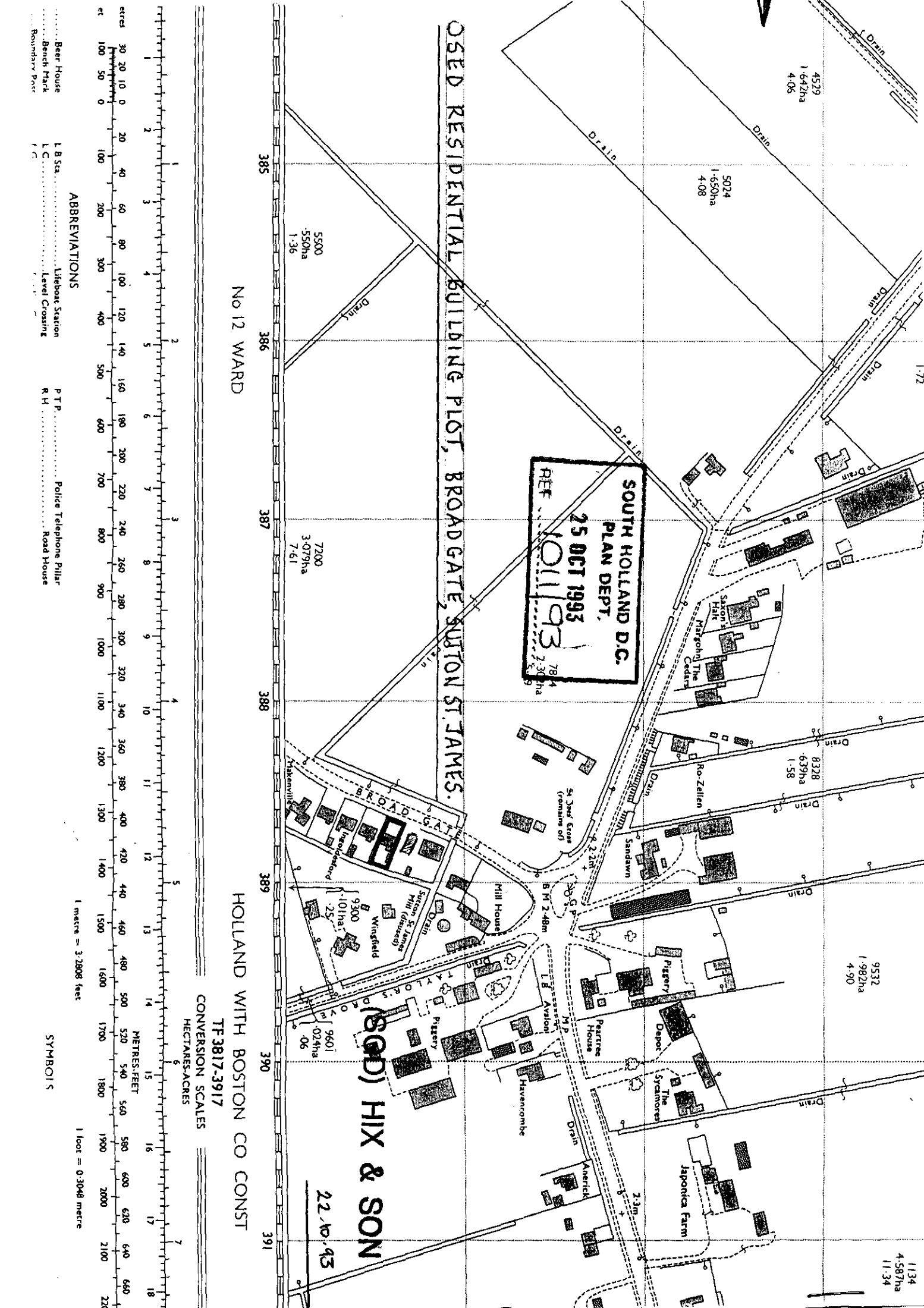
Reason: To ensure that the replacement dwelling harmonises with the existing street scene.

The applicant is advised that the floorspace of the replacement dwelling should not be significantly larger than that at present.

The landscaping scheme should include a frontage hedge of native species (eg, hawthorn).

Director of Planning and Building Control Services
07-DEC-93 H20/1011/93

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.



USED RESIDENTIAL BUILDING PLOT, BROADGATE, SUTTON ST JAMES.

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 101193

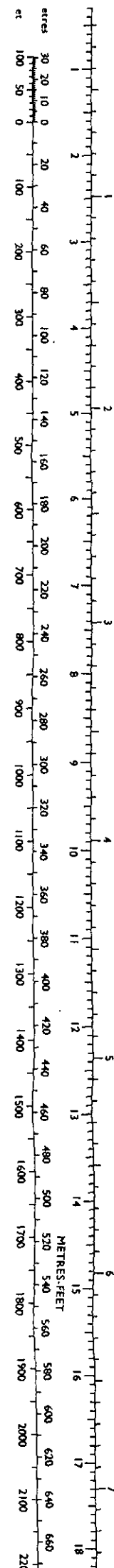
No 12 WARD

HOLLAND WITH BOSTON CO CONST

TF3817-3917

(SOD) HIX & SON

22.10.93



ABBREVIATIONS

- Beer House
- Bench Mark
- Boundary Post
- L B Sta
- L C
- Lifeboat Station
- Level Crossing
- P T P
- R H
- Police Telephone Pillar
- Road House

SYMBOLS

PLANNING APPLICATION

For office use only

Application No.

Date Registered

H20/1011/93
25 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. A.G.E. HYNER
BAULKINS DROVE
SUTTON ST JAMES
SPALDING, LINCOLNSHIRE, PE12 OJU

Tel. No SUTTON ST JAMES (094585) 344

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS HIX AND SON
NO. 28 CHURCH STREET
HOLBEACH
SPALDING, LINCOLNSHIRE, PE12 7LL
Tel. No. HOLBEACH (0406) 22777
(Personal contact name) R.H. FRISBY ESO

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. NO. PT 3821 BROADGATE, SUTTON ST JAMES, SPALDING, LINCOLNSHIRE

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF EXISTING TIMBER BUNGALOW AND ERECTION OF ONE (1) DETACHED DWELLING WITH GARAGE

Please complete

P.P. MRS. A.G.E. HYNER

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00....

If you consider no fee is payable include a written explanation instead.

Signed.....

Date... 22ND OCTOBER 1993...

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area

0.033 (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

N/A

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

N/A

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

N/A

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:

ONE (1) NEW DWELLING

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

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

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

N/A

sq. metres

metres

metres

metres

OUTLINE

APPLICATION

ONLY

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

RESIDENTIAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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

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

If so, name of road: BROADGATE

Will there be --

Individual access(es)

New estate road

ONE (1) GARAGE AND DRIVEWAY
PARKING**TREES** Please tick **one** boxA. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one or more trees

If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

BY SOAKAWAYS

N/A

NO

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

The proposal is in connection with agriculture

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

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.

State Yes or No

NO

NO

NO

NO

NO

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s): N/A

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 (e.g. owner, prospective purchaser)

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 [Signature] (Applicant/Agent) Date 22.10.93
p.p. Mrs. A.G.E. Hyner

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 [Signature] (Applicant/Agent) Date 22.10.93
p.p. Mrs. A.G.E. Hyner

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Timber bungalow presently on site.
Neighbours : Existing bungalows either side.
Boundaries :
Site Features : Bungalows opposite. Poplar trees to rear.

Inspected by DMG
Date 3/11

Site Notice posted by

Date DMG
Expiry 3/11

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to - 60grr

Case Officer Conclusions DMG 3/12

within 18D.

No objections in principle to replacement dwelling.

Dwelling should be single storey to prevent it from being incongruous.

No firm evidence of pollution according to NRA (applicant has received their letter dated 16/11/93)

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 DMG Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

☒ Disabled
☒ Prev conditions
☒ Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

① TEL

② CCB

③ S127

④ B21 Reason B21

⑤ The dwelling hereby permitted shall be single storey.

Reason: To ensure that the replacement dwelling harmonises with the existing street scene.

Note: ① The applicant is informed that the floorspace of the replacement dwelling should not be significantly larger than that at present.
② The landscaping scheme should include a shrubage hedge of native species (eg Hawthorn).

DC INSTRUCTION SHEET

APPLICATION REF: H20/1011/93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Reconsultations:

All

See below

Amended description

☐
☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Departure		Publicity: >>		Consultations:	
Setting of LB				County	
Public Right of Way				E Heritage	
Discretionary				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/ Drainage	Env Services		
	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:
Specify:

Other PLA

.....

Case Officer:

David Adams

Senior Officer Confirmed

Date.....

Recorded DC....

Press
PC
WM
Residents

ADMIN RECORD SHEET

Ir 1

Registration

Submitted Fee £ 120

Reference H20/1011/93

Receipt No P3421

Cross-Ref

Date first Rec'd 25 OCT 1993

Date 26-OCT-93 JAC

Validation

Site area 0.033

Earlier permission - Ref:

TYPE OUTLINE

No of dwellings

~~New~~ Redevelop/Use/Ext/Alt/Works

Floorspace

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee

Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £120

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 283 OS Plots
Grid ref 535860 315050

Ward W Parish SSJ

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 -

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

Linked to site

Ref 1762

Linked to property

Ref

Dist Bound

Other:

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H20/1011/93

Received: 25-OCT-93 Type: OUTLINE

Name: Mrs A G E Hyner
Baulkins Drove
Sutton St James
Spalding
Lincs PE12 0JU

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing timber bungalow and erection
of one detached dwelling with garage

Location : OS No. Pt 3821, 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:

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

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 - (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.

- 5 The dwelling hereby permitted shall be single storey.

Reason: To ensure that the replacement dwelling harmonises with the existing street scene.

The applicant is ^{advised} ~~informed~~ that the floorspace of the replacement dwelling should not be significantly larger than that at present.

The landscaping scheme should include a frontage hedge of native species (eg, hawthorn).

06-DEC-93

AD check... *N 6/12*

Authorised to issue (inc Delegation)..... *W 6/12*

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



H20/1011/93

OUTLINE

Applicant: Mrs A G E Hyner
Tel: 094585 344

Agent: Messrs Hix & Son
0406 22777

Description: Demolition of existing
timber bungalow and erection
of one detached dwelling
with garage

Location: OS No. Pt 3821, Broadgate
Sutton St James
Spalding
Lincs

Valid date: 25-OCT-93

Terminal date: 20-DEC-93

Target dates:

Target Committee: 07-DEC-93

To case officer 01-NOV-93

Report deadline: 23-NOV-93

Inspected by 08-NOV-93

Agreed TD Ext:

Extra contacts 15-NOV-93

Case Officer:

Report if not clear by 29-NOV-93

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .03 HA

Category: Newbuild

Listed building:

Other Constraints:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, a Broadgate	04-NOV-93	25-NOV-93
Owner/Occupier, Duluvine, Broadgate	04-NOV-93	25-NOV-93
Site/Press Advert MIN	03-NOV-93	24-NOV-93 ✓
Clerk to Sutton St J	28-OCT-93	11-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	28-OCT-93	04-NOV-93

SITE RECORD

Grid ref: 538860 318050

OS Sheet: 283

Parcel:

L.C.C. - Dns Attached *jsch 10/11/93*

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H20/1011/93

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Extra contacts	15-NOV-93	Case Officer:	
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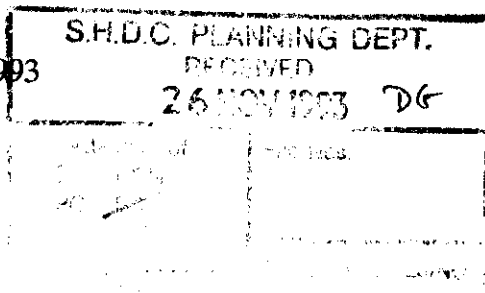
SITE RECORD

Grid ref: 538860 318050
OS Sheet: 283
Parcel:

Our Ref: GT. 93/1/SH/291
Contact: G. Thornalley

Date: 23rd November 1993

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



NRA

*National Rivers Authority
Anglian Region*

Dear Sir,

Planning Application No. H20/1011/93

**Proposal: DEMOLISH BUNGALOW AND ERECT NEW DETACHED
DWELLING WITH GARAGE**

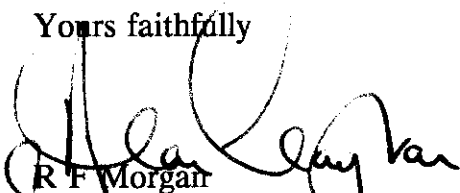
Location: OS PT 3821, BROADGATE, SUTTON ST JAMES

Applicant: MRS A G E HYNER

With reference to the above mentioned application and your letter dated 16th November 1993, the Authority's Environmental Officer visited the site and advises that he could not find any evidence of pollution at the site and provided the septic tank and associated soakaway system is constructed in accordance with BS 6297 (1983) and is not sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole there is no reason why the system cannot be located as proposed.

The NRA, Anglian Regions formal response to the planning application is attached.

Yours faithfully


R F Morgan
PLANNING MANAGER

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 3TF
Tel: (0522) 513100
Telefax: (0522) 512927

Our Ref: 93/1/SH/0291

Date: 16th November 1993

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



NRA

*National Rivers Authority
Anglian Region*

Dear Sir,

Planning Application No. H20/1011/93

PROPOSAL: DEMOLISH BUNGALOW AND ERECT NEW DETACHED
DWELLING WITH GARAGE
LOCATION: OS PT.3821 BROADGATE SUTTON ST JAMES
APPLICANT: MRS A G E HYNER

I refer to your consultation received on 8th November 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Cont'd 93/1/SH/0291



CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

CONDITION: All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

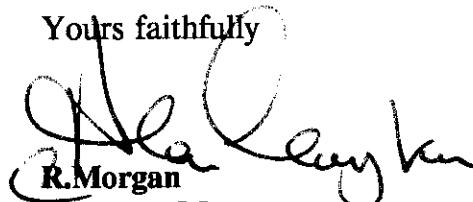
Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully


R. Morgan
Planning Manager

cc: Messrs Hix & Son 28 Church Street, Holbeach, Nr. Spalding Lincs PE12 7LL.
Mrs A G E Hyner, Baulkins Drove, Sutton St. James, Nr. Spalding Lincs. PE12 0JU.

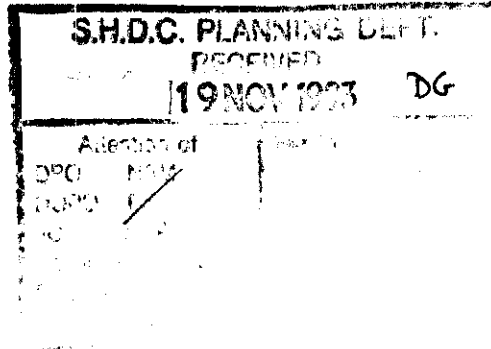
Our Ref: 93/1/SH/0291
Contact: G Thornalley

Date: 18 November 1993



*National Rivers Authority
Anglian Region*

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



Dear Sir

Planning Application No. H20/1011/93

PROPOSAL : DEMOLISH BUNGALOW AND ERECT NEW DETACHED
DWELLING WITH GARAGE
LOCATION : OS PT 3821 BROADGATE, SUTTON ST JAMES
APPLICANT : MRS A G E HYNER

I refer to your consultation received on 8 November 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

QR F Morgan
Planning Manager

**GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.**
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

National Rivers Authority
Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF

Mr D M Gedney

DMG/LAC
H20/1011/93

16 November 1993

R.A.O. G Thornally.

Dear Sir

Planning Application H20/1011/93 - Demolition of Existing
Timber Bungalow and Erection of One Detached Dwelling With
Garage, O.S. No. Pt 3821, Broadgate, Sutton St James,
Spalding. (Mrs A G E Hyner).

I refer to the recently submitted planning application outlined
above.

A response has been received from Sutton St James Parish
Council (copy enclosed) indicating that the dyke at the rear
is already polluted and that the "sewage system" should
therefore be located at the front.

Consequently, I will be pleased if you could indicate whether
or not, to your knowledge, there is any firm evidence of such
problems in the immediate vicinity of the site.

I look forward to your response in due course, so that I am in
a position to proceed with the application.

Yours faithfully


N R Midlen
Principal Planning Officer
Development Control

Enc

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



Application no: H20/1011/93

Applicant: Mrs A G E Hyner
Baulkins Drove
Sutton St James
Spalding
Lincs PE12 0JU

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing timber bungalow and erection
of one detached dwelling with garage

Location: OS No. Pt 3821, Broadgate Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 25-OCT-93

28-OCT-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 11-NOV-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

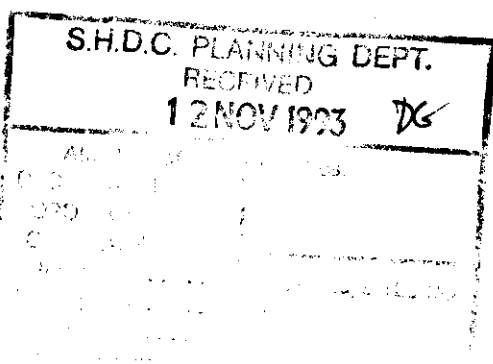
Director of Planning and Building Control Services

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 agree with the replacing of the timber bungalow with a brick bungalow. The dyke at the rear of the existing property is already provided, we suggest the sewage system should be at the front rear signed: the local.

9 8 fern



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Humby District Council

Application
Reference

H 20/10/11/93.

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	
	3	8	8	1	80

2. Address or location

OS NO P7 3821, Broadgate, Sutton St James

3. Name, classification and number of road

III

4. Date application referred

10-11-93

5. State whether outline, detailed application etc.

OL

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

DEMOLITION OF EXISTING BUNGALOW &
ERECTION OF DETACHED 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
10b as shown overleaf.~~

Date:

10/11/93

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) B21

Delete as
appropriate

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

(1) B21



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6225/SEC

Date 22nd October 1993 Your Ref:

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 1XE



Dear Mr. Smith

Application for Outline Planning Permission
Proposed Building Plot, Broadgate, SUTTON ST JAMES, Nr. Spalding
Mrs. A.G.E. Hyner

We enclose herewith completed Application Forms and plans on behalf of our above client together with a cheque value

ONE HUNDRED AND TWENTY POUNDS (£120)

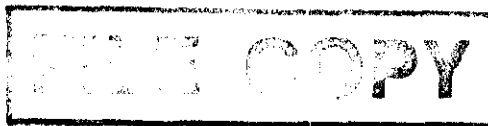
in respect of the planning fee. Should you require any further information please contact our Mr. Frisby who is dealing with this case.

Yours sincerely

Encl



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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3421
Date received : 25-OCT-93

Received from

Mr & Mrs B W Hyner

Address

Baulkins Drove
Sutton St James
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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