FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1048/92 Received:15-OCT-92 Type:FULL

Name: John Coe
104 Chapelgate
Sutton St James
Spalding
Lincs PE12 0EA

Agent: John Coe
104 Chapelgate
Sutton St James
Spalding
Lincs PE12 0EA

Description: New vehicular access

Location : 104 Chapelgate Sutton St James
Spalding

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

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

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

Director of Planning and Building Control Services
08-DEC-92 H20/1048/92

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)

BASED ON LICENCE FROM THE
ORDNANCE SURVEY THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE

South Holland District Council
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1:2500

S[illegible] D.C.
R[illegible] DEPT.
05 OCT 1992
REF 1048/92

Drain

Drain

Drain

Drain

Drain

Drain

Drain

Drain

2839
1·225ha
3·03

2336
1·173ha
2·90

1134
4·587ha
11·34

SITE

Sutton St Jam

Scout and Guide Hut

Pond

Village Hall

90°

2·4m

CHAPEL GATE

3821
33·857ha
83·66

BM
2·53m

Japonica Farm

Depot

The Sycamores

2·3m

Peartree House

M P

Avalon

Haven Combe

Pond

Sewage Works

BAULKS DROVE

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/1048/92

Date Registered 05 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JOHN ROE.
104. Chapelgate
Sutton ST JAMES.

Tel. No. MR SPALDING PE12 6EA

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW vehicular ACCESS.

Please complete

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

Signed... J. Roe ... Date 5-10-92 ... Previous application No.

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

2. **TYPE OF APPLICATION**

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

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.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

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

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

A. Please state Reference Number of pervious 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 Dwellings		If so, how many: N/A
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: N/A metres
(b) max. length: metres
(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

Driveway

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: Chapelgate
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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — All as existing

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

PLEASE COMPLETE IN ALL CASES

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

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).

Tennant

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 .....(Applicant / Agent) Date .....

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: S.H.D.C.

Address of owner at which notice was served: Priory Road, Spalding

State Date notice served: 5.10.92

Signed J. Love (Applicant / Agent) Date 5.10.92

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 J. Love (Applicant / Agent) Date 5.10.92

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.

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 | Boundaries

Site features

Other Appears to be retrospective since access already in. Gravelled small waiting area. Kerb not lowered.

Inspected by DMG
Date 8/11

Notice posted by DMG
Date 8/11

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 3/12

Retrospective since access already being used. Would appear to be 'lawful' development since used for approx 9-10 years. Length of driveway / hard standing facility ok.

Given the above, considered that conditions required by County Highways cannot be imposed

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer

Case Officer Recommendation

Approve | Refuse

Signed

Conditions/~~Reasons~~
(continue overleaf)

None

~~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 ....

DME 8/8

Precise details, for non-standard direction: 4 copies of 1:500 plan showing the [redacted] layout of the new vehicular access, including turning facility.

Senior Officer authorised: ..... Sent: 9/10

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: DM 6/10

Further direction: Precise details:

Amended description:

New valid date: 15/10

Consultation/Publicity Required

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

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL DISABLED APPLICANT.

Receipt Issued

Date first Rec'd 05 OCT 1992

Registration

Reference H20/1048/92

Cross-Ref N/A

Date 06-OCT-92 JRB

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ☑

Previous app Type DISABLED APPLICANT

Discounted fee

Correct fee NIL

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets

OS No's

Grid ref 5 3

Ward N

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD Yes

Inside LP area No

Linked to site

Ref

Linked to property 027734 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SM 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: H20/1048/92 Type: FULL

Applicant: John Coe Agent: John Coe
Tel:

Description: New vehicular access

Location: 104 Chapelgate
Sutton St James
Spalding

Valid date:	15-OCT-92	Terminal date:	10-DEC-92
Target dates:		Target Committee:	08-DEC-92
To case officer	20-OCT-92	Report deadline:	24-NOV-92
Inspected by	25-OCT-92		
Extra contacts	30-OCT-92	Case Officer:	
Report if not clear by	19-NOV-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	29-OCT-92	12-NOV-92
Cllr Mrs E O Hall-Pa 0945 700 829	29-OCT-92	12-NOV-92
Site/Press Advert MIN	~~03~~-NOV-92	~~24 NOV~~-92

LCC - SDS Attached
~~See H/A/53 dated 29/10/92~~ JB CB 11 3/12/92. 2 Dec

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H20/1048/92.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

104 Chapelgate, Sutton St James

3. Name, classification and number of road

A

4. Date application referred 5-11-92

5. State whether outline, detailed application etc.

Full.

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

New Access

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.

NB - The turning space is not to my requirements. However I understand that as it has been in for over 4 years you cannot refuse.

Date: 3/12/92 Signed: [signature]
Director of Highways and Planning

104. Chapelgate
Sutton ST JAMES.

DATE. 18-NOV-92.

MR, SPALDING
PE12 0EA.

DEAR MR. GEDNEY.

my Reply to
your letter which I Recieved
on the 18-NOV 92. INVOLVEING NEW.
VEHICULAR ACCESS. my ACCESS and
DRIVEWAY AS been in USE SINCE
AUGEST 1982.

yourFaithfully
John COE.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 NOV 1992 DS

Attended
DPO
SCDPO
SO ACP
Letter by .....
Checked with .....
Date .....

Site Visit YES/NO
By
Date

Mr J Coe
104 Chapelgate
Sutton St James
Spalding
Lincs
PE12 0EA

Mr D M Gedney

DMG/LAB
H20/1048/92

17 November 1992

Dear Mr Coe

Planning Application H20/1048/92 - New Vehicular Access, 104 Chapelgate, Sutton St James.

I refer to the above planning application recently submitted by yourself.

It is noted that the application is retrospective since the access is already in use and the driveway has been constructed.

Accordingly, I will be pleased if you could inform me how long the access has been used. If this is more than four years, then it is possible that planning permission will not be required for it.

I look forward to your response in respect of the above as soon as possible, therefore, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

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: H20/1048/92

Applicant: John Coe
104 Chapelgate
Sutton St James
Spalding
Lincs PE12 0EA

Agent: John Coe
104 Chapelgate
Sutton St James
Spalding
Lincs PE12 0EA

Description: New vehicular access

Location: 104 Chapelgate Sutton St James
Spalding

Type: FULL

Date received: 15-OCT-92

29-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 13-NOV-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

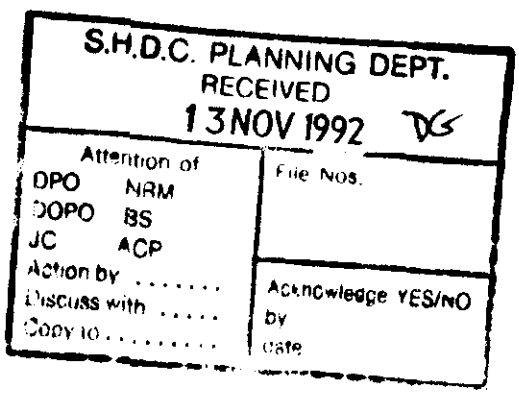
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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 Gamm.



Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D Gedney

Planning Reference H20/1048/92

The following are my observations upon the enquiry under the reference quoted above:—

10A Chapelgate Sutton St James

The paved/existing turning facility is inadequate therefore I would not support an application for this access. ~~application~~

A larger, standard turning space is required for this proposal to be acceptable.

Date 29/10/92

Signed

Director of Highways and Planning

BRIAN SMITH Dip TP MRTPI
D or 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: H20/1048/92

Applicant: John Coe
104 Chapelgate
Sutton St James
Spalding
Lincs PE12 0EA

Agent: John Coe
104 Chapelgate
Sutton St James
Spalding
Lincs PE12 0EA

Description: New vehicular access

SOUTH HOLLAND D.C.
PLAN DEPT
15 OCT 1992
REF .....

Location: 104 Chapelgate
Sutton St James
Spalding

Type: FULL

Date received: 05-OCT-92

09-OCT-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of 1:500 plan showing the layout of the new vehicular access, including turning facility.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

D.M. Gedney

Principal Planning Officer

Mr Cox,
You need to apply
for the planning
permission for the
dropped curb You
need to get the forms
back to the council
Thorpe Rd. You do not
need to pay the fee



Lincolnshire County Council

Social Services

Director: Malcolm Ashman

H M Boddy
Area Manager
Spalding Area Office
The Vista
Churchgate
Spalding
PE11 2RB

Telephone Spalding 725751 STD 0775
Fax 0775 710991

_____ As requested as you are discussed

_____ For your information

_____ For necessary action

_____ For observations

Pam Dunkley

With Compliments