

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1038/93

Received: 01-NOV-93 Type: PERMISSION RENEWAL

Name: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Agent: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Description: Residential development (Renewal of H20/0073/89)

Location : Adj. Manor House Broadgate Road
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.

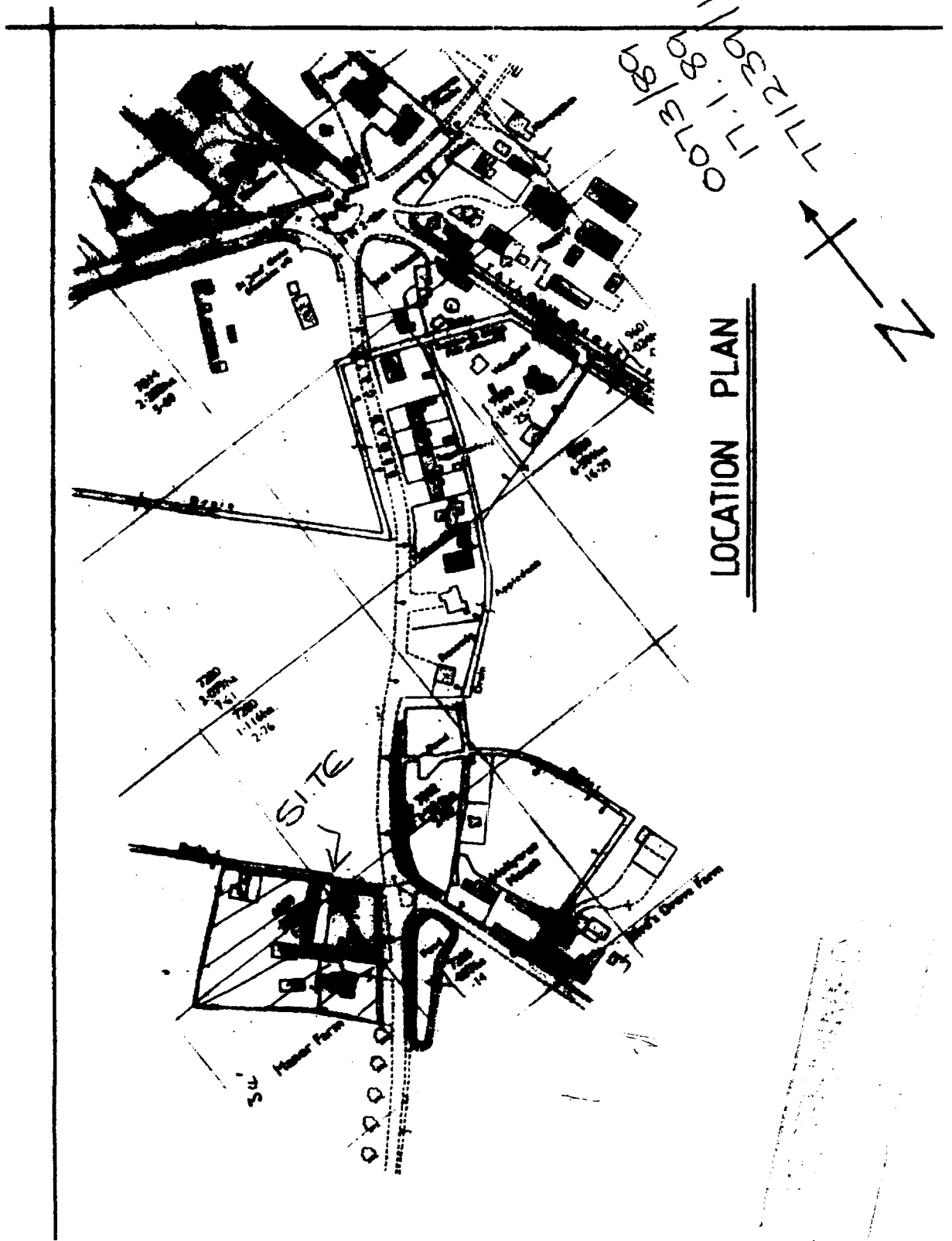
- 5 No dwelling hereby permitted shall be occupied until the footway is made up and completed in accordance with the Section 278 Agreement.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and pedestrian safety.

The design and appearance of the development should be of appropriate high standard, reflecting the traditional building character of the area.

Director of Planning and Building Control Services
12-JAN-95 H20/1038/93

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.



PLANNING APPLICATION

For office use only

Application No. H20 | 1038 | 93

Date Registered 01 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

HARRY GELDER
29. HIGH STREET
NEWTON-ON-TRENT
LINCOLN LN12 5S

Tel. No. 0777 228 238

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE

0001

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE NEXT TO MANOR HOUSE

BROADGATE ROAD
GUTTON ST JAMES
SPALDING Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £60.00

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

Signed... *H. Gelder*

Date 30.10.93

Previous application No. H20/003/81

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** applicationPlease 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

H20/003/81

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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many:

~~2~~ 3
(see letter
dated 15/12)

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

metres

metres

metres

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

E. Please state type and colour of roofing materials.

F. 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.

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

☐

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

If so, name of road:
Will there be—

Individual access(es)

New estate road

☐
☐

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

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

☐

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.

☐

Is this application related to a previous submission?

☐

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

Date:

Consultee(s)

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H20/0073/89

DATE RECEIVED : 17 1 89

APPLICANT : Mr D Nisbet
 Manor House
 Broadgate Road
 Sutton St James
 SPALDING, Lincs

AGENT : Status Design
 4 Princes Street
 Holbeach
 SPALDING
 Lincs

TYPE : Outline GRID REF : 538690 317890

DESCRIPTION : Residential development

LOCATION : Broadgate, Sutton St James, Spalding

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

- 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 41 of the Town and Country Planning Act 1971.

- 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.

/Cont...

*This permission refers only to that required by the Town and Country Planning Acts.
 If approval is required under any other enactment this must be obtained separately.*

SOUTH HOLLAND DISTRICT COUNCIL

SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
 TOWN HALL, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 61161

- 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.

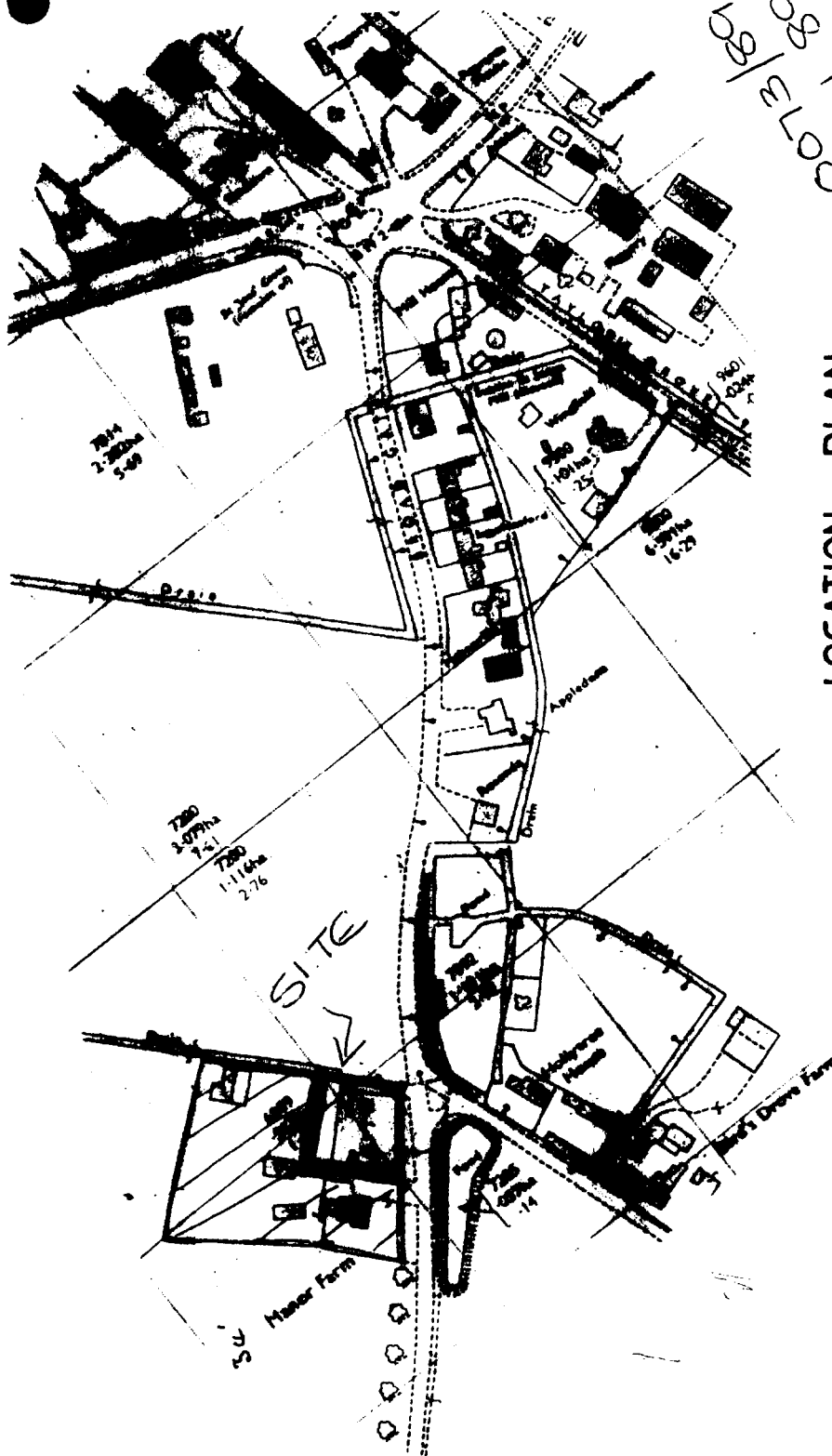
Reason: To enable vehicles to enter and leave the highway in forward gear in the interest of road safety.

- 5 No dwelling hereby permitted shall be occupied until the footway is made up and completed in accordance with the Section 278 Agreement.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and pedestrian safety.

B. Smith

District Planning Officer
6 November 1990 (C)

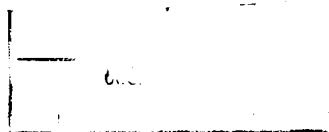
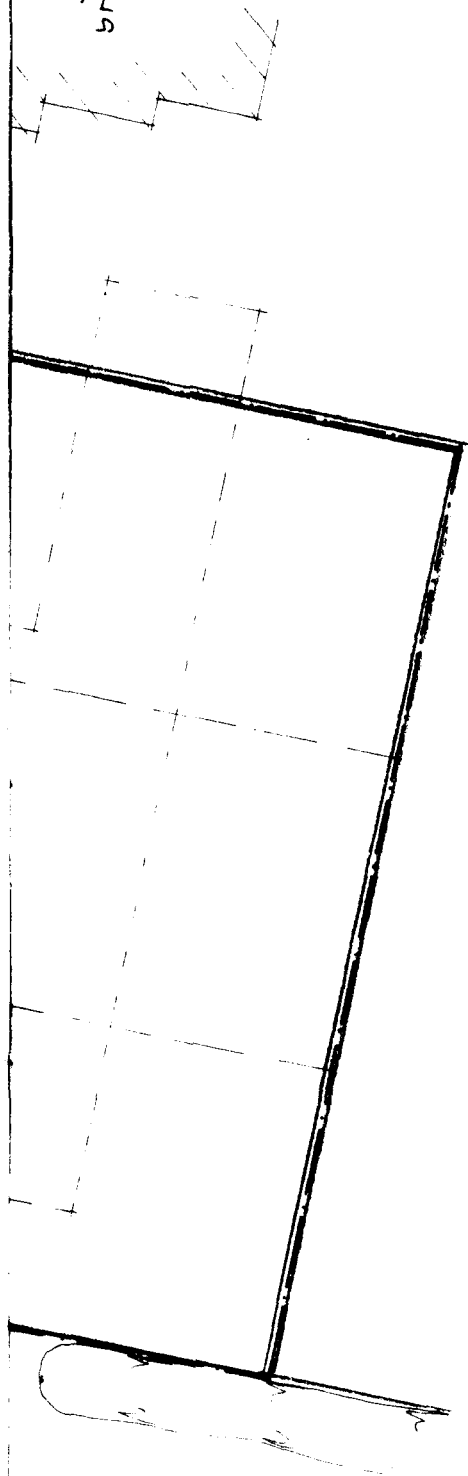


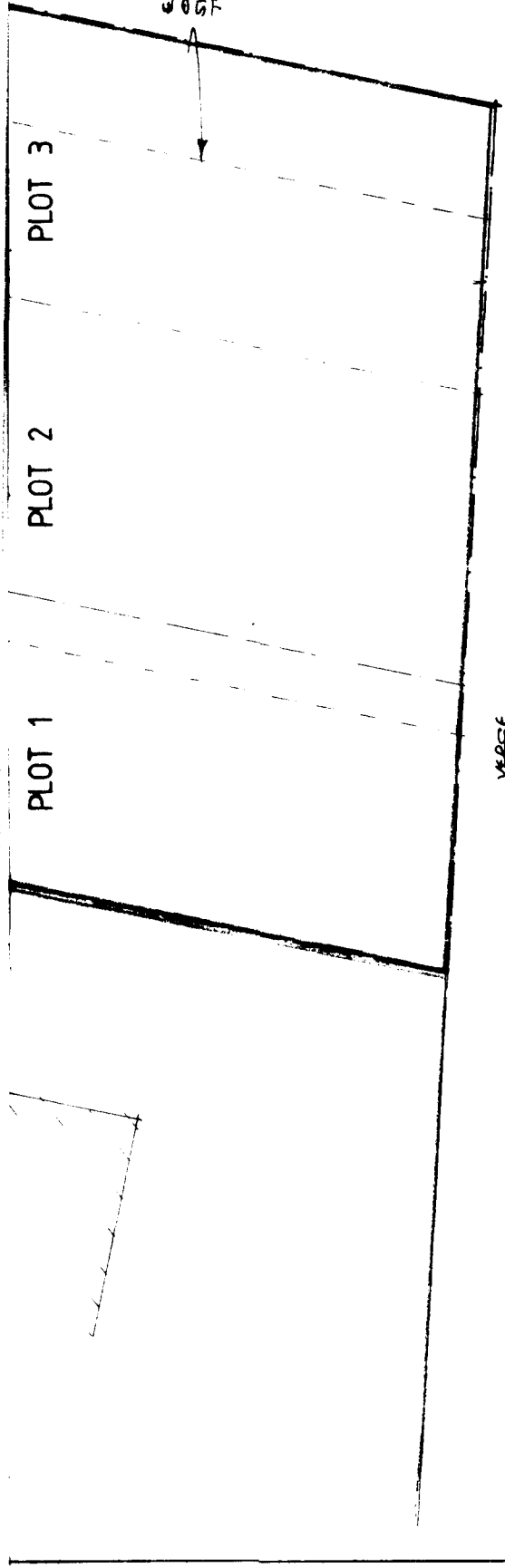
LOCATION PLAN

0073/89
17.1.89
T71239/1

0073/89
17.1.89
771239/1

EXISTING
HOUSE.





PLOT 3

PLOT 2

PLOT 1

VERGE

BROADGATE

SITE PLAN

EXISTING
OUTBUILDINGS
SHOWN DOTTED
TO BE DEMOLISHED

0003/8a
1711/8a
171239/11

PLANNING APPLICATION

For office use only

Application No H20/0073/89

Date Registered 17 JAN 1989

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr D Nisbet
Manor House
Broadgate Road
Sutton St. James
Spalding Lincs PE12 0EL

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name)

B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Broadgate, Sutton St. James, Spalding, Lincolnshire

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development - 3 No. Plots

OFFICE
COPY

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of ...£132.00...

(If you consider no fee is payable

Signed B. Gilham Date 16th January 1989 include a written explanation instead)

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

or This is an **outline** application

☒ ☐

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

Please state Site Area 0.13 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐
Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

- A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

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

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

- A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s) ☒☒ Alterations or extension(iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

3 No

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.

sq. metres

metres

metres

metres

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

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

Outbuildings

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 ☐B. There will be a new or altered access to a public road ☒If so, name of road:
Broadgate**TREES** Please tick **one** boxA. 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:

Soakaways

N/A

No

Mains sewer ☐Cesspool ☐Septic tank ☒**OTHER MATTERS** Please complete

State Yes or No

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is for industrial, warehousing, offices or shopping purposes

No

If so, please give details in Part 6

No

No

No

If so, please complete Part 7

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

Continue on separate sheet if necessary.