SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/1208/92 Received:19-NOV-92 Type:OUTLINE

Name: Mrs J Hills
38 East Delph
Whittlesey
Nr Peterborough
CAMBS

Agent: Mrs J Hills
38 East Delph
Whittlesey
Nr Peterborough
CAMBS

Description: Erection of dwelling on site of existing dwelling(to be demolished).
Location : Hollyhock Farm Dog Drove
Sutton St James Spalding

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.

5 Before the development hereby permitted is commenced the existing dwelling upon the site shall be demolished and rubble cleared from the site.

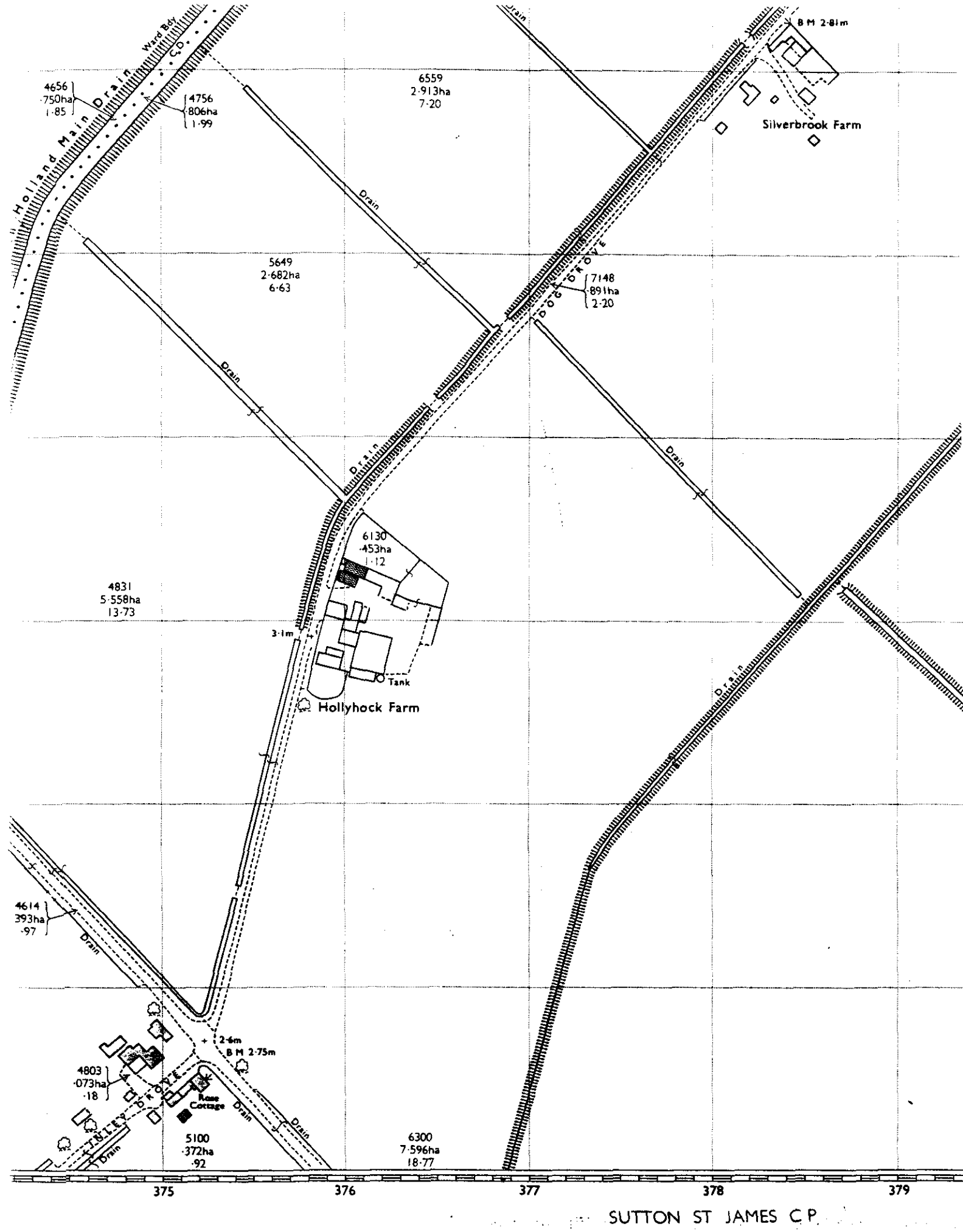
Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

6 The ground floor area shall not exceed 120 square metres.

Reason: To ensure that the dwelling is related in terms of scale to existing development in this rural locality.

Director of Planning and Building Control Services
13-JAN-93 H20/1208/92

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.



11 12 Hectares
26 27 28 29 Acres
0 900 1000 1020 1040 1060 1080 1100 Metres
3200 3300 3400 3500 3600 Feet

One grid square on this plan represents one hectare.

Made and published by the Director General of the Ordna

AREAS

Area measurement is to plan edge only.
The number and area, in hectares (ha) and acres, is shown within each parcel of la

4267.....parcel number
EXAMPLE: 1·809ha ..... area in hec

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/1208/92

Date Registered 19 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. J. HILLS
38 EAST DELPH
WHITTLESEA

Tel. No. 0733 203750

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

Tel. No.
(Personal contact name)

OFFICE COPY (DOG DROVE)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HOLLYHOCK FARM, SUTTON ST. JAMES

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLISHMENT OF EXSISTING HOUSE & REPLACEMENT BY SIMILAR SIZED ~~PROPERTY~~ dwelling

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £110 If you consider no fee is payable include a written explanation instead.

Signed. Hills Date 19/11/92 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 0.06 (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: ONE
(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:	TO BE DETERMINED AT LATER STAGE OF PLANNING. EXPECTED TO BE SMALLER THAN EXSISTING sq. metres
B. Please state size of any new structure:- (a) max. height:	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	NO

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — 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?	No	➡ Application No.

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ➧

Proposed total gross floorspace ☐ sq. m. Previous total gross floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing ☐ sq. m.

Other ☐ sq. m. ➧ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

EXSISTING HOUSE IS 2557 ft² FLOOR AREA, NO ADDITION TO THIS IS PROPOSED.

Vacant over 1 year. Unfavourable survey for renovation

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).

PROSP. PURCHASER

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:
Address of owner at which notice was served: LLOYDS BANK SPALDING
State Date notice served: 16/11/92

Signed ..... (Applicant / Agent) Date 16/11/92

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

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 House in condition capable of accommodation. Appears to have been occupied until fairly recently. Garden area at front. No of trees around site. Fruit, willow, silver birch.

Inspected by DMG
Date 30/11

Notice posted by DMG
Date 30/11

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 6/1

Existing house in reasonable state of repair. Residential use has not been abandoned in my opinion.
No objection in principle to replacement therefore.
Existing trees upon site should be retained as far as possible
No objections on highway grounds

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 [signature] 5/1/93

Case Officer Recommendation

Approve | Refuse

Signed [signature]

Conditions/~~Reasons~~
(continue overleaf)

(1) SC8. Reason Standard
(2) SC27. — " —
(3) SC28. — " —
(4) Before the development hereby permitted is commenced the existing dwelling upon the site shall be demolished and rubble cleared from the site
Reason SC38(b)

~~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.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer [signature] **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1987

Date first Rec'd 19 NOV 1992

Registration

Reference H20/1208/92

Cross-Ref N/A.

Date 20-NOV-92

Validation

TYPE OUTLINE

Earliest permission

Site area 0.06

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee 110

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 392

OS No's

Grid ref 538580 319960

Ward N

Parish SSJ

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 957

Linked to property

Ref

Planning Records: 81/72
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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: H20/1208/92 Type: OUTLINE

Applicant: Mrs J Hills
Tel: 0733 203750

Agent: Mrs J Hills
0733 203750

Description: Erection of dwelling on site of existing dwelling(to be demolished).

Location: Hollyhock Farm
Dog Drove
Sutton St James
Spalding

Valid date: 19-NOV-92
Target dates:
To case officer 26-NOV-92
Inspected by 29-NOV-92
Extra contacts 03-DEC-92
Report if not clear by 24-DEC-92

Terminal date: 14-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Redevelopment
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	26-NOV-92	10-DEC-92
Cllr Mrs E O Hall-Pa 0945 700 829	26-NOV-92	10-DEC-92
Site/Press Advert MIN	~~01-DEC~~-92 30 Nov	~~02~~-DEC-92 21

L.C.C. - Obs Attached JE CS 3/12/92

SITE DETAILS

Grid ref: 537580 318260
OS Sheets: 282 Parcel:

Mrs J Hills
38 East Delph
Whittlesey
Peterborough
Cambs

Mr D M Gedney

DMG/LAB
H20/1208/92

9 January 1993

Dear Madam

Planning Permission H20/1208/92 - Erection Of Dwelling On Site Of Existing Dwelling (To Be Demolished), Hollyhock Farm, Dog Drove, Sutton St James, Spalding.

I refer to the above planning permission recently received by yourself.

Further to the above, I draw your attention to Section 80(2) of the Building Act 1984 which states that "no person shall begin a demolition to which this section applies, unless he has given the local authority notice of his attention so do so". In accordance with this, therefore, you are advised to contact the Council's Building Control Section before commencing any works of demolition.

I hope the above information is of assistance to you.

Yours faithfully

N R Madlen
Principal Planning Officer
Development Control

S.H.D.C. PLANNING DEPT.
RECEIVED
09 DEC 1992 DG

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

NRA

National Rivers Authority
Anglian Region

7th December 1992

Our Ref:GT/92/1/SH/333

Dear Sirs

PLANNING APPLICATION NO H20/1208/92
FOR ERECTION OF DWELLING ON SITE OF EXISTING DWELLING (TO BE DEMOLISHED)
AT HOLLYHOCK FARM DOG DROVE, SUTTON ST JAMES, SPALDING, FOR MRS J HILLS

With regard to the above-mentioned application received on 1st December 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Yours faithfully

R F Morgan
Planning Engineer

cc Mrs J Hills,
38 East Delph, Whittlesey, Nr Peterborough

ROGER HYDE
Regional General Manager

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

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-G/1208/92/JAM Your Ref.

Date 2 December 1992

Dear Mrs. Hills,

OUTLINE PLANNING APPLICATION - REPLACEMENT DWELLING
HOLLYHOCK FARM, DOG DROVE, SUTTON ST. JAMES

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration.

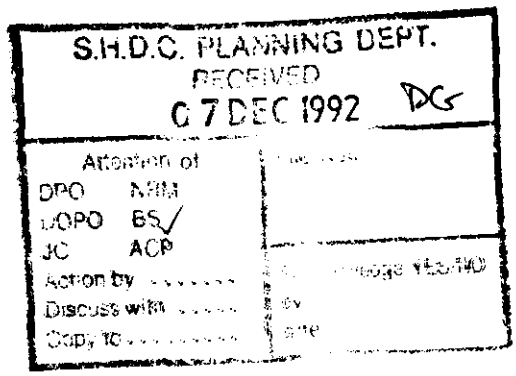
No Board's or private watercourses adjoin the site and I understand roof and foul water disposal will be via existing soakaway systems which I would suggest are checked for capacity to ensure they will be adequate.

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

Yours sincerely,

pp ENGINEER TO THE BOARD

Mrs. J. Hills,
38 East Delph,
Whittlesey,
Nr. Peterborough,
Cambs.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 20/1205/92

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		
	3	7	5	1	8	2

2. Address or location

HOLLYHOCK FARM, DOG DROVE, SUTTON ST JAMES

3. Name, classification and number of road

4. Date application referred 3 - 12 - 92

5. State whether outline, detailed application etc.

OL.

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

ERECTION OF DWELLING ON SITE OF EXISTING DWELLING (TO BE DEMOLISHED)

7. 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:—

Delete as appropriate

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