SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H20/1376/91 Received:31-DEC-91 Type:FULL

Name: Mr & Mrs R H Wright
Chapelgate
Sutton St James
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Erection of bungalow and garage

Location : Chapelgate 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 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.

2 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.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, drawing number 9115/1D, received by the Local Planning Authority on 20 February 1992.

For the avoidance of doubt the approved material for the external walls

SOUTH HOLLAND DISTRICT COUNCIL

is Butterley Blaby Tudor Golden Russet handmade bricks.

Director of Planning and Building Control Services
28-FEB-92 H20/1376/91

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)

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H20/1376/91 Received:31-DEC-91 Type:FULL

Name: Mr & Mrs R H Wright
Chapelgate
Sutton St James
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Erection of bungalow and garage

Location : Chapelgate 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 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.

2 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.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Notes to Applicant:

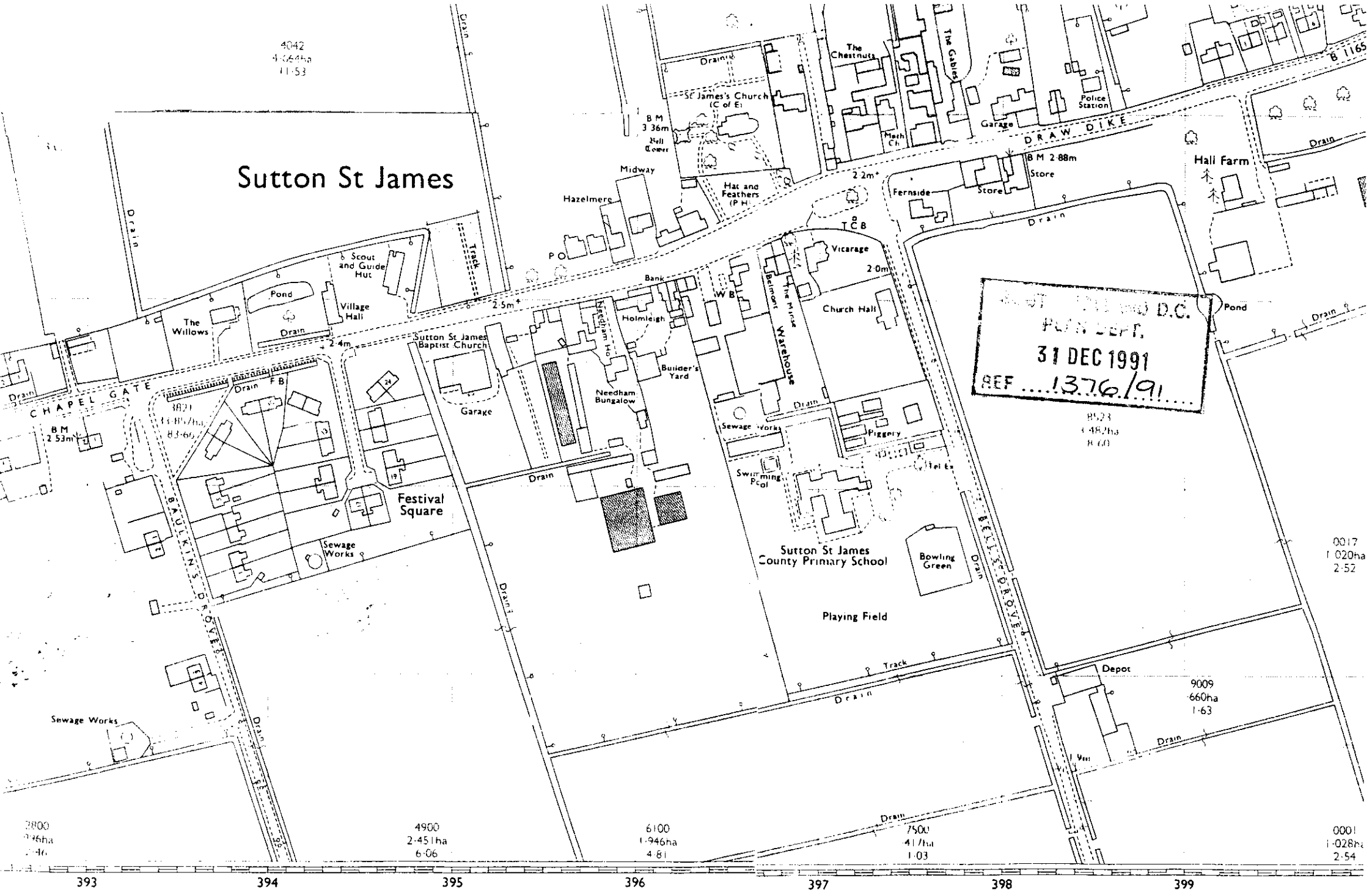
This permission is granted in accordance with the application submitted as revised by the amended plans, drawing number 9115/1D, received by the Local Planning Authority on 20 February 1992.

For the avoidance of doubt the approved material for the external walls

is Butterley Blaby Tudor Golden Russet handmade bricks.

Authorised to issue:

27-FEB-92 H20/1376/91 AD.....DC.....




D.C.
PLAN DEPT.
31 DEC 1991
REF ....1376/91....

# PLANNING APPLICATION

**For office use only**

Application No. H20/1376/91

Date Registered 31 DEC 1991

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR + MRS. R. H. WRIGHT.
CHAPELGATE.
SUTTON ST. JAMES
SPALDING.
LINCS.

Tel. No.

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

LOVETH CARLING DESIGN
STATION HOUSE
STATION STREET.
HOLBEACH. LINCS.

Tel. No. 0406 22126

(Personal contact name) ~~LOVETH~~

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

CHAPELGATE, SUTTON ST. JAMES
SPALDING. LINCS.

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

ERECTION OF BUNGALOW + GARAGE.

Please complete

Signed. [signature] Date. 31.12.91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00. If you consider no fee is payable include a written explanation instead.
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 Certificate**

or This is an **outline** application

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

**Now complete Parts 3 and 5 and an Ownership Certificate.**

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

A. Please state Reference Number of outline permission.
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) | ✓ |
| (ii) Alterations or extension | |
| (iii) Change of use | |

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: — 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: MARLEY PLAIN TILES OLD ENGLISH DARK RED. BUTTERLEY HARVEST FACINGS. ?

D. Please state type and colour of roofing materials.

## 5. GENERAL INFORMATION Please complete each section

**EXISTING USES**
Please state existing or, if vacant, the last use(s) of site. PART 2 NO BUILDING PLOTS OPP.

**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: cheplegate
Will there be --
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? to be provided see block

**TREES** Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of Soakaways.

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

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

**OTHER MATTERS** Please complete

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | NO | → If so, **please give details in Part 6** |
| The proposal affects a listed building | NO | |
| The proposal affects a public footpath | YES | No |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices or shopping 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. | NO | → Date: Consultee(s): |

## 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

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 floorspace ____ sq. m.

*This new total includes the following net floorspace:*

Retail ____ sq. m. Office ____ sq. m. Industrial ____ 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 ☐ | | |
| What provision is being made for access to the premises for the disabled? | | | |

# 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) | PROSPECTIVE 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.** 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 ..... (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.

State Name and address of owner: State Date notice served:

ROSES HEWEL TRUST.
C/O. GRIGGS + CO. EST. AGENTS, MARCH. 31/12/91

Signed ..... ~~(Applicant~~/Agent) Date 31/12/91

## 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 ..... ~~Applicant~~/Agent) Date 31/12/91

**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 .....

# ADMIN RECORD SHEET

**INITIAL**

Submitted Fee £ 92

Receipt Issued ..... No. 1936

Date First Received 3.1 DEC 1991.

**REGISTRATION**

REFERENCE H20/1376/91

Cross-Ref B20/0759/91 (BR)

Date 3/1/92

**VALIDATION** Date 3/1/92

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 1 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-

| | Siting | Design | Ext app | Access | Lands |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Description

---

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

**CONSTRAINTS** Date 7.1.92

Index Sheets 223 OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward W... Parish [illegible]

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other: [illegible]

Inside IBD [illegible] Inside LP Area No

Linked to site.....Ref. 219 Linked to property.....Ref.....

Planning Records: 739/90
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed 9.1.92

# APPLICATION ASSESSMENT

**Notes for Case Officer**

**Site Notes:** Accuracy ✓ **Neighbours** **Other**

**Boundaries** **Site Features** Currently agricultural land. Scant hat to W. Bungalow to E. Open to front. No obvious sign of pits/pools.

**Inspected by:** DMG
**date:** 20/1

**Residents notified on site visit:** Post office, chapel-gate, ~~-Post~~

**Case Officer Conclusions (issues)**

Inside IBD. No objections in principle.

P.L/post issues discussed with Building Control. They have carried out three tests upon the site and there is no evidence of any filling. Refer to their application for further info.

Bungalow acceptable in terms of design. Village Hall permitted to NW with access alongside. Bedrooms away from existing dwelling. Not considered to be sufficient reason to refuse.

**Case Officer Recommendations (summary)**
(details overleaf)

Consent

Note: Applicant (Mr Wright) advised me that he does not wish to use a Butterley Blaby - Tudor Golden Russet hand made brick (sample provided) to confirm this in writing.

**Delegation**
**Recommended approvals** –

**Confirmed by Case Officer:** DMG 25/2

**Departure from policy** Yes ____ No ____

**Ward member request** Yes ____ DMG 25/2 No ✓

**Recommend approval against material objection**

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ No ✓

[Reason:

**Other circumstances needing Committee decision**

Yes ____ Flagged by Senior Officer
Signed .....
No ✓

[Reason:

ALL OF ABOVE

**Recommended refusals** –

**Refusal on adopted policy grounds on first application**

No ____ All fees (not first Submission)
Yes ✓

ANY ONE OF ABOVE: Other info. req.
Signed .....

**Committee report**
Sub-Committee:
SV recommended .....
Ref/Int. recommended .....

**Delegation confirmed by Senior Officer**
.....
DMG 26/2

Recommendation/draft report produced ..... Amended/confirmed .....

**Conditions/Reasons**

(1) SC27.

(2) B22

Reasons

(1) Standard.

(2) B21.

Notes to applicant.

~~The landscaping scheme should make provision for trees/shrubs on the frontage as we~~ ~~as within the site (eg. breaks in hedgerows) along the~~ ~~eastern boundary~~

(1) SNI ~~dwg~~ dwg n° 9115/1 ONE D received by the Local Planning Authority on 20/2/92

(2) For the avoidance of doubt the approved material for the external walls is Butterley Blaby Tudor Golden Russet handmade bricks.

**Notes to applicant**

Disabled access

Outstanding BR

Amended plans

Other

## F U R T H E R  I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

| | | Siting | Design | Ext App | Access | Lands |
|---|---|---|---|---|---|---|
| Art 7 (Outlines) | RM : | | | | | |
| | Previous | | | | | |
| | Current | | | | | |
| | Required | | | | | |

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

DM 10/1

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Cà

Consultant : Name
Order No:

Other :

1. Are Pitt & Pond on line
2. check against previous PP's for New Village Hall - may be relevant to this case.
3. Are materials agreed?

---

## R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

**BRIAN SMI** Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

---

Application no: H20/1376/91 Type: FULL

Applicant: Mr & Mrs R H Wright
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of bungalow and garage

Location: Chapelgate
Sutton St James
Spalding
Lincs

---

Valid date: 31-DEC-91 Terminal date: 25-FEB-92
Target dates: Target Committee: 12-FEB-92
To case officer 05-JAN-92 Report deadline: 29-JAN-92
Inspected by 10-JAN-92
Extra contacts 15-JAN-92 Case Officer:
Report if not clear by 04-FEB-92 D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry | |
|---|---|---|---|
| Clerk to Sutton St J 0406 22161 | 08-JAN-92 | 22-JAN-92 | Approved. |
| Cllr Mrs E O Hall-Pa 0945 700 829 | 08-JAN-92 | 22-JAN-92 | |

L. C. C. - OBS Attached JC 9/1/92.
Box Office, Chapelgate Sutton St James, 21-JAN-92 04-FEB-92

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SITE DETAILS

Grid ref: 539510 318330
OS Sheets: 283 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: South Holland District Council  Application Reference H 20/1376/91

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 | 9 | 5 | 1 | 8 | 3 |

2. Address or location

CHAPELGATE, SUTTON ST JAMES

3. Name, classification and number of road

II

4. Date application referred 9/1/92

5. State whether outline, detailed application etc.

FULL.

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

BUNGALOW & GARAGE

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: 9/1/92  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) B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

Note: – use continuation sheet(s) as necessary.

# SOUTH HOLLAND
# Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JAN 1992 DG
Attention of
DPO NRM
DDPO BS
JC ACP
Action
Discuss with
File Nos.
By

**Please contact:** Mr. Staines

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

**Our Ref.** RS/PA-G/1376/91/JAM **Your Ref.**

**Date** 13 January 1992

Dear Sirs,

**FULL PLANNING APPLICATION - MR. & MRS. R.H. WRIGHT**
**DWELLING AT CHAPELGATE, SUTTON ST. JAMES**

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

The watercourse adjoining the sites Western boundary is my Board's Sutton St. James Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

In view of this fact, I would be glad to receive a layout plan of the proposal for my consideration.

My inspection reveals the site to be lower that the fronting kerbed highway, offlets from which discharge onto the site.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

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

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

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach, Spalding, Lincs.

**BRIAN SMITH** Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1376/91

Applicant: Mr & Mrs R H Wright
Chapelgate
Sutton St James
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Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Erection of bungalow and garage

Location: Chapelgate Sutton St James
Spalding Lincs

Type: FULL

Date received: 31-DEC-91

08-JAN-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 23-JAN-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

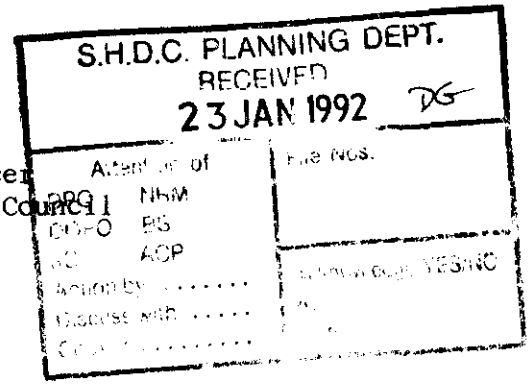
FOR PARISH COUNCIL USE ONLY

Comments: APPROVAL

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JAN 1992 DS

Signed: G G Gam

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




NRA

*National Rivers Authority*
*Anglian Region*

20 January 1992

Our ref.GT/91/1/SH/0018

Dear Sir

**PLANNING APPLICATION NO. H20/1376/91**
**PROPOSED ERECTION OF BUNGALOW AND GARAGE AT CHAPELGATE, SUTTON ST JAMES, SPALDING, LINCS, BY MR AND MRS R H WRIGHT.**

With regard to the above-mentioned application received on 13 January 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.

/contd

DR. KEVIN BOND
Regional General Manager

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

NRA



Our ref.GT/91/1/SH/0018

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Loweth Cowling Design
Station House
Station Street
Holbeach, Spalding, Lincs

VJC

Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/DP/H20/1376/91

17 February, 1992

Dear Sir

Planning Application H20/1376/91 - Erection of bungalow and garage, Chapelgate, Sutton St James

I refer to the above planning application submitted by yourself on behalf of Mr & Mrs R B Wright.

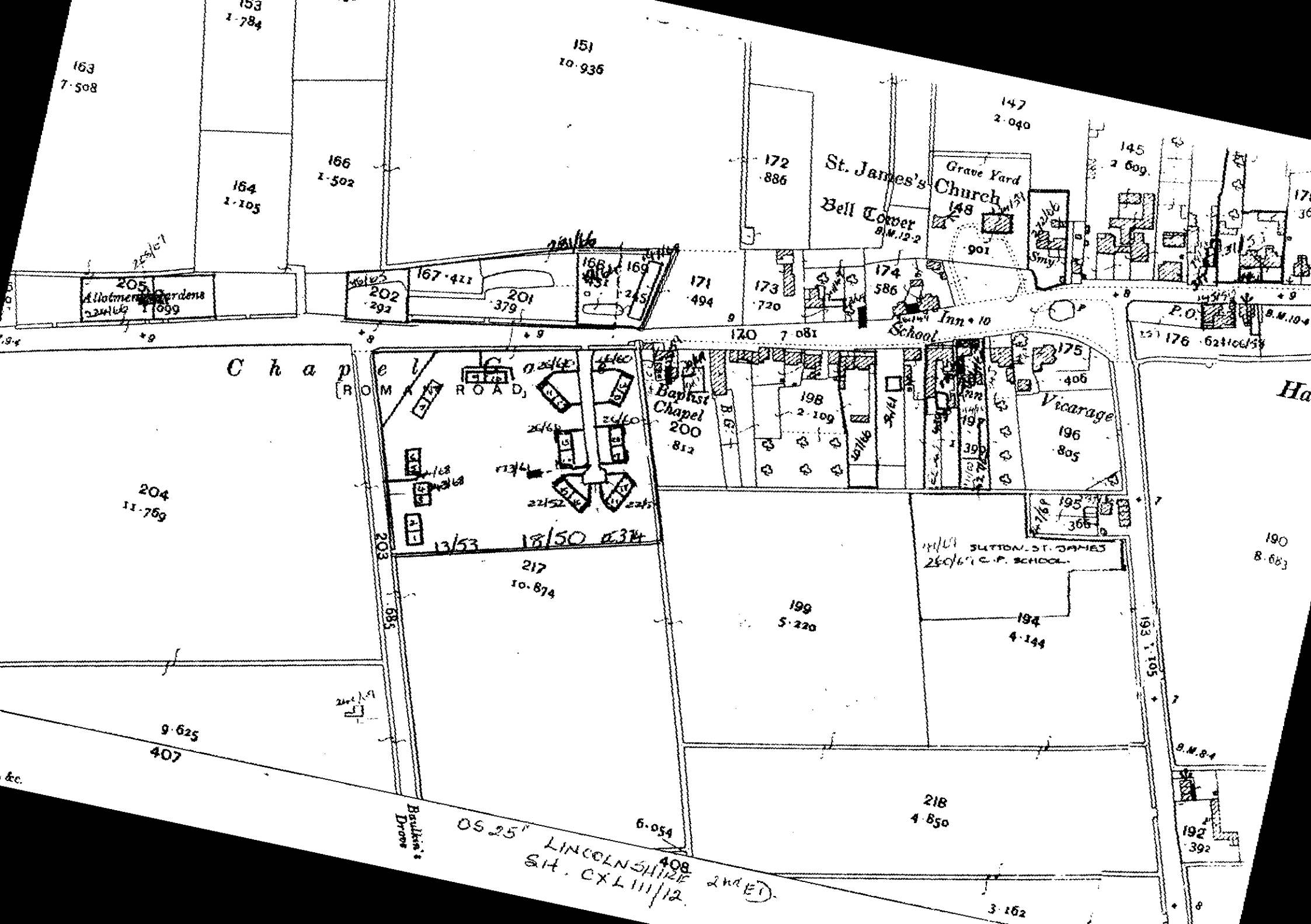
Firstly, I have no details within my department relating to the type of brick proposed (i.e. Butterley Harvest facing). I will be pleased, therefore, if you submit a sample and this will most likely only be acceptable if the brick is red/brown in colour.

Also, the landscaping scheme submitted is not totally satisfactory. The species of the trees at the rear should be clearly shown and the site should be screened by native hedging along its frontage as well as its eastern and western boundaries (the species should again be given).

I will be pleased, therefore, if you could submit the information requested above within the next 7 days, so that I am in a position to proceed with the application.

Yours faithfully

D R MIDLEN
PRINCIPAL PLANNING OFFICER


153
1·784
163
7·508
151
10·936
147
2·040
145
2 609
166
1·502
164
1·105
172
·886
St. James's Church
Grave Yard
Bell Tower
148
·901
B.M.12·2
Smy
205
Allotments & Gardens
·699
202
·292
167·421
201
·379
168
169
171
·494
173
·720
174
586
Inn
School
120 7 081
P.O.
176 62 1 10
B.M.10·4
Chapel
(ROMAN ROAD)
Baptist Chapel
200
·812
198
2·109
175
·406
Vicarage
196
·805
204
11·769
203
·685
217
10·874
13/53
18/50
0·334
199
5·220
194
4·144
195
·366
SUTTON-ST-JAMES
C.P. SCHOOL
190
8·663
193
·105
B.M.8·4
218
4·850
192
·392
9·625
407
Baulkin's Drove
6·054
408
3·162
OS 25" LINCOLNSHIRE 2nd ED.
SH. CXLIII/12

# PLANNING AMENDMENT

**For office use only**

Application No. H/0013761/91

Date registered 20 FEB 1992

Case Officer DG

| 1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** | **NAME AND ADDRESS OF AGENT** (if form completed by agent) |
|---|---|
| Tel. No. | Tel. No. (Contact) |

Please complete in block letters
**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

| Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated | |
|---|---|
| Building Regulation reference relating to same development. | |

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

**or**

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

| 3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION** | |
|---|---|
| As **NOW PROPOSED**, if different | |
| State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans) | |
| State drawing no's of the current submission | |
| State Officer dealing with the application, if known. | |
| Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers | |

## OFFICE USE ONLY

To D.C. ..... 21/2

| | | | |
|---|---|---|---|
| Validation | Adequate detail Acknowledged | ☐ | Confirmed ..... |
| | | ..... KL | |

| | | | |
|---|---|---|---|
| Liaison with Building Control | Outside parameters | ☐ | Confirmed ..... |
| | Referred to case officer | ..... | Officer ..... |
| | Amended plans received | ☐ | No further action ..... |
| | Amended plans needed | ☐ | Reference ..... |
| | New application needed | ☐ | |
| | New submission requested | ..... | |
| | Indexed | ..... | |

| | | Principal D.C. Check | Case Officer |
|---|---|---|---|
| | | ..... | ..... |
| **A.** **Post Decision** | Immaterial/acceptable as amendment | ☐ | ☐ |
| | New application needed | ☐ | ☐ |
| | New application requested | ..... | ..... |
| | Liaison recorded | ..... | ..... |
| **B.** **Current Application** | Same char/desc. (refer to Admin.) | YES NO | YES NO |
| | Publicity/residents required | NO YES | NO YES |
| | Too significant | NO YES | NO YES |
| | New application needed | YES | YES |
| | New application requested (incorporating fee position) | Date ..... | |
| | Liaison recorded | Date ..... | |

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy & receipt

Signed: .....

Date: .....

LOWETH COWLING DESIGN

*Station House,*
*Station Street,*
*Holbeach,*
*Lincolnshire*
*PE12 7LF*
*Telephone: (0406) 22126*

With compliments. 19/2/92.

F.A.O. D.M. Godfrey Esq.

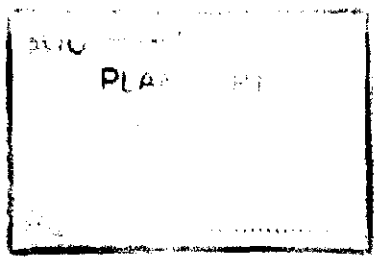
Ref. H20/1376/91. and our telcon today.

Please find enclosed revised plans as requested.

Thank you for your quick help in this matter.

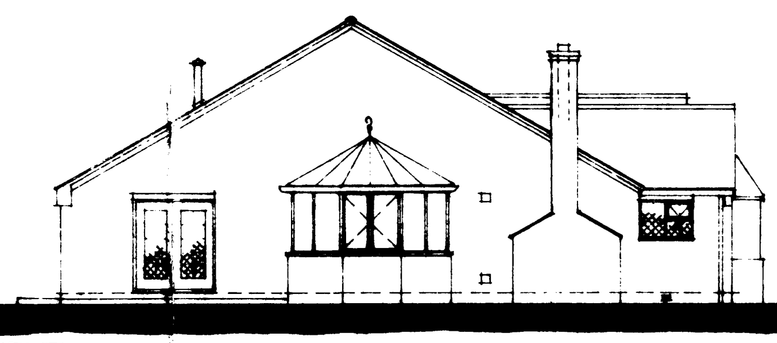
Kind Regards.

Chris

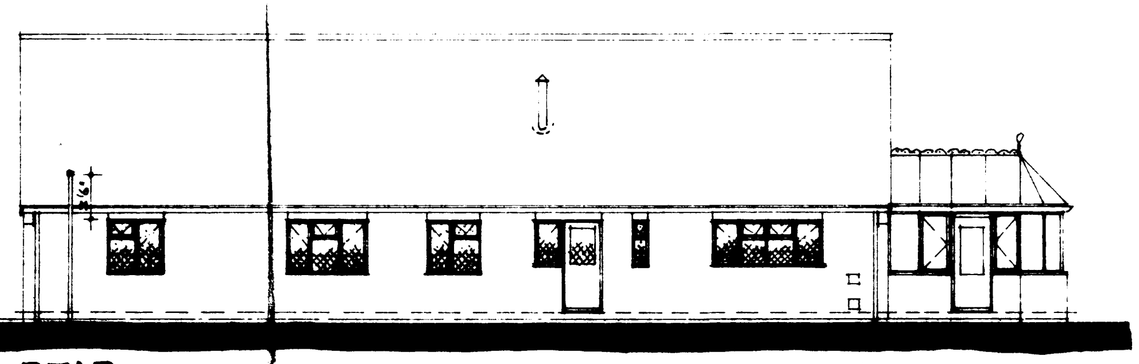




FRONT.



SIDE.



REAR.

EXT. FACING BRICK.

CAVITY TRAYS TO BE FITTED AT ABUTMENTS.

H/RSD MANHOLE WITH SQUARE CUTLINE + TRIANGLE VENTS MIN SIZE 450D 60 MM. HOSE + VENT D.P.C. + THERMASHIFT CAVITY CLOSERS TO ALL EXT. OPENINGS.

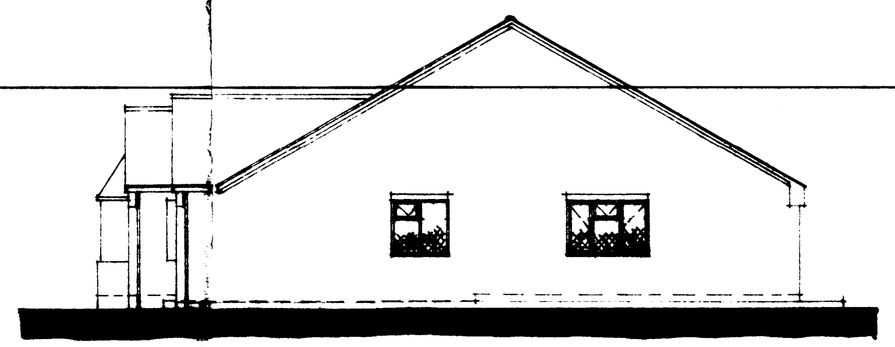
EXTERNAL DOOR & FRAME FURNITURE
BRASS FINISH OR STAINLESS STEEL
CHROME WITH BRASS
CHROME VENTS. 150 MM LONG.

INTERNAL DOOR FURNITURE
PRESSED BRASS
POLISHED CHROME
BRASS CHROME FINISH.

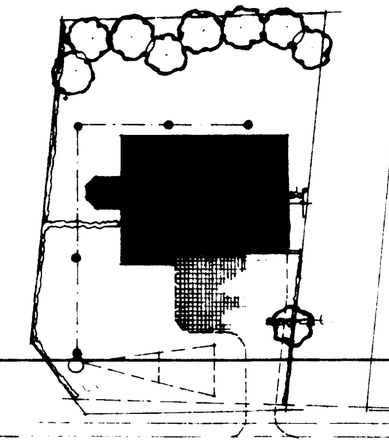
IF SHOP BOUGHT GUTTERS ARE NOT AVAILABLE AT H.E. GUTTERS ARE TO BE FABRICATED ON SITE. THE CLIENTS CHOICE. NOTE SPECIAL WINDOW PROFILE CONCRETE TILES.

BATHROOMS, W.C., UTILITY + KITCHENS TO HAVE EXT. DOOR TO OUTSIDE WITH OPENING LIGHT TO COMPLY WITH BUILDING REGULATIONS.

PAVING SLABS DETAIL CHOICE TO CLIENTS CHOICE.

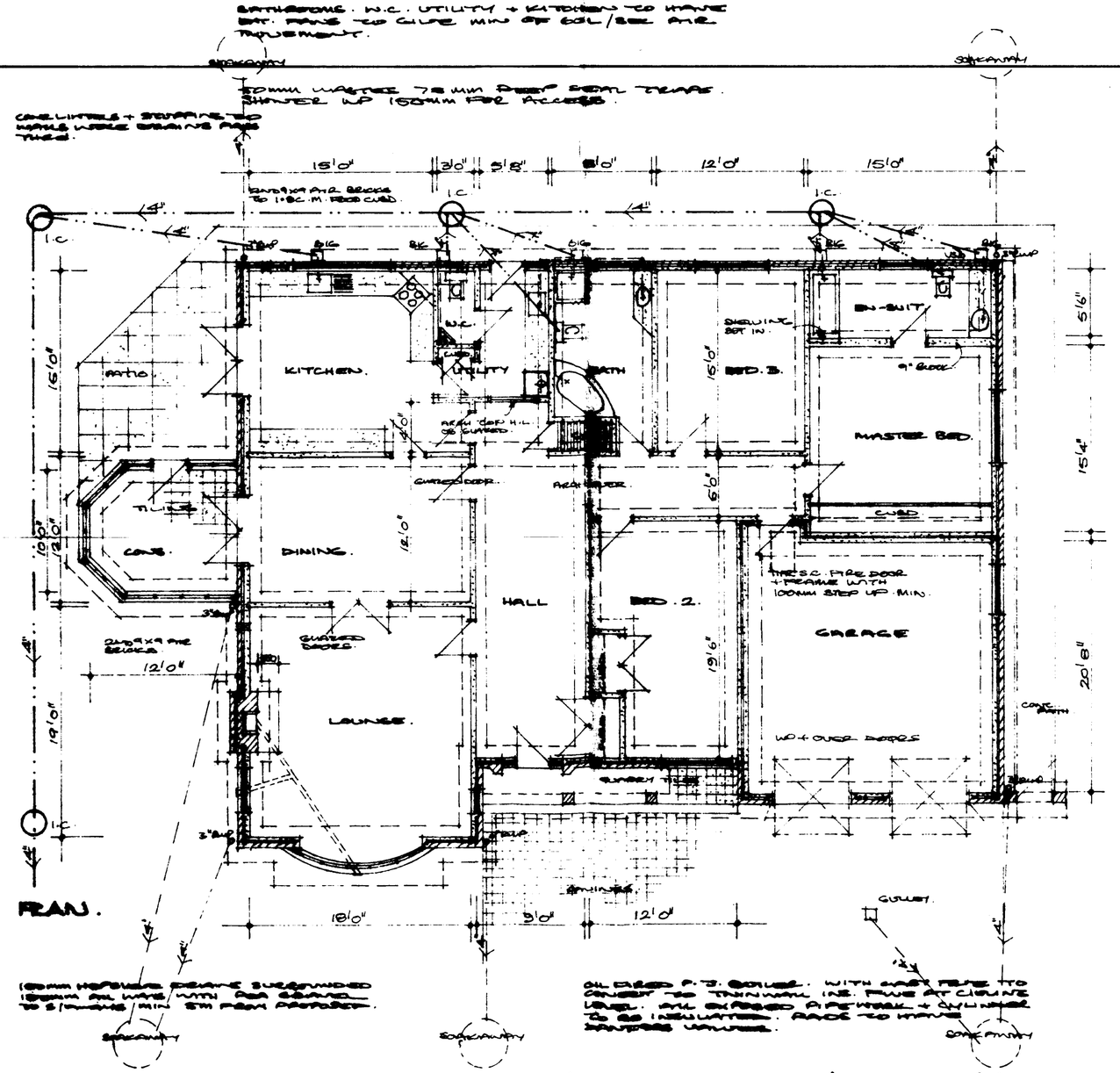


SIDE.

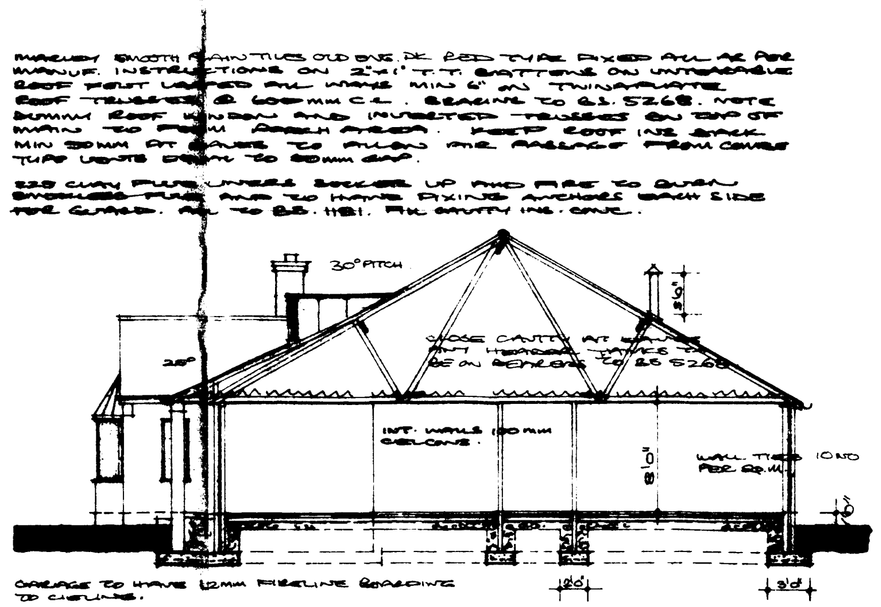


CHAPLE GATE.

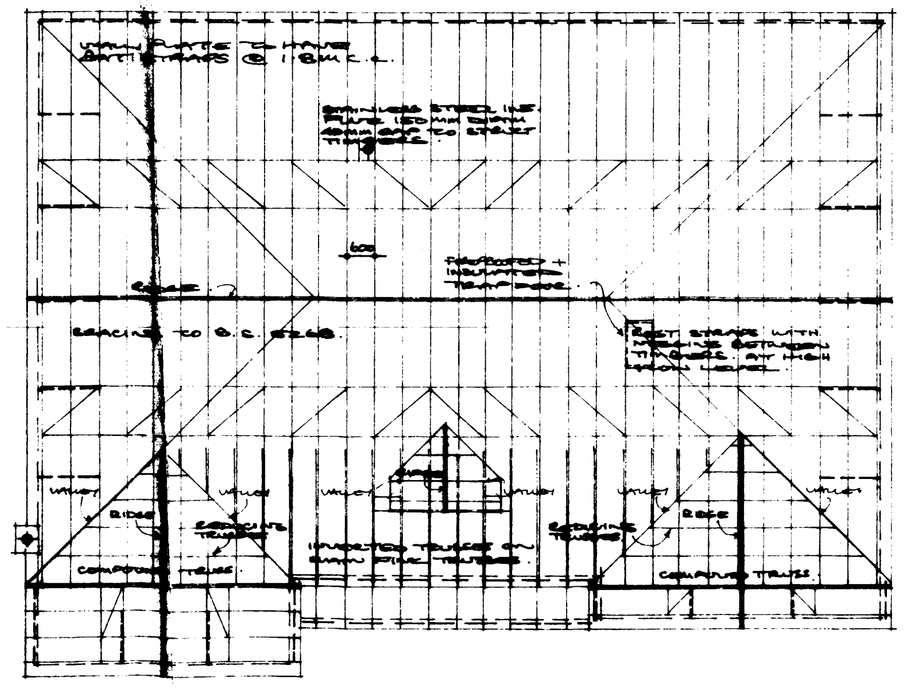
SCALE 1:500.



PLAN.



SECTION.



ROOF PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1991
REF ...1376/91

BRICKWORK
50MM CAVITY. 75 MM DEEP SEAL TRAPS. SLOPED UP 150MM PER ACCESS.

CABLE, TELEPHONE + SERVICE TRENCHES TO HAVE MORE DRAWING PAPER THAN THESE.

BLOCKWORK
100MM CAVITY. 75 MM DEEP SEAL TRAPS. SLOPED UP 150MM PER ACCESS.

ROOF TILES TO BE MARLEY SMOOTH GRAY TILES OLD DUE PC. RED TYPE FIXED ALL AS PER MANUF. INSTRUCTIONS ON 25 x 1" TILE BATTENS ON UNDERSLATE FELT LAPPED ALL WAYS MIN 6" AT TWINABRITE. ROOF TRUSSED @ 600 MM C.L. SEMAINE TO BS 5268. NOTE SUMMER ROOF WINDOWS AND INVERTED TRUSSES ON TOP OF MAIN. TO FINISH ARCH ABOVE. HOOF ENDS IN BRICK. MIN 50MM AT GABLE TO FINISH AND MARLEY EDGE IN BRICK TILE UNDER TO 50MM OVER.

ROOF TILES TO BE MARLEY SMOOTH GRAY TILES OLD DUE PC. RED TYPE FIXED ALL AS PER MANUF. INSTRUCTIONS ON 25 x 1" TILE BATTENS ON UNDERSLATE FELT LAPPED ALL WAYS MIN 6" AT TWINABRITE. ROOF TRUSSED @ 600 MM C.L. SEMAINE TO BS 5268. NOTE SUMMER ROOF WINDOWS AND INVERTED TRUSSES ON TOP OF MAIN. TO FINISH ARCH ABOVE. HOOF ENDS IN BRICK. MIN 50MM AT GABLE TO FINISH AND MARLEY EDGE IN BRICK TILE UNDER TO 50MM OVER.



ROOF PLAN.

TRUSS BRACE TO BE EXPOSED PAINTED TO MATCH.
CONVECTIVE VENTS TO EAVES.
CABLE & LIGHTS VERIFY FURNITURE.

£20 CLAIM FROM UNDER SINKER UP AND FIRE TO QUEEN SUPERIOR FIRE MAT TO HAVE FIXING ANCHORS BRICK SIDE FOR CLASS. ALL TO BS. 1181. FIX CAVITY INS. BOARD.

GARAGE TO HAVE 12MM FIRELINE BOARDING TO CEILING.

SUBSTRUCTURE. SILVER BIRCH + CARRS BRICK UP AT FOUNDATION LEVEL.

CLAY GRADED PIPEWORK TO BSI92, INVERT + CROWN HT. 1.5 M. MAX. STEP LINE AT ANY POSITION. PUNCTURE INTERVAL OF PIPEWORK UNKNOWN AT.

MIN 10'0" WIDE ACCESS ROAD TO HIGHWAYS STANDARD.

1000 G. KINGSTER SEPTIC TANK WITH MIN 1200 FREEBOARD TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS TO BE MIN 1:40. 150 MM HOSE DRAINED 150 MM WITH PEA GRAVEL.

BLOCK PLAN.

SCALE 1:200.

IF IN DOUBT PLEASE ASK.

PROPOSED BUNGALOW AT CHAPLEGATE. SUTTON ST. JAMES. SPALDING. LINCS FOR M^R + M^RS R. H. WRIGHT.

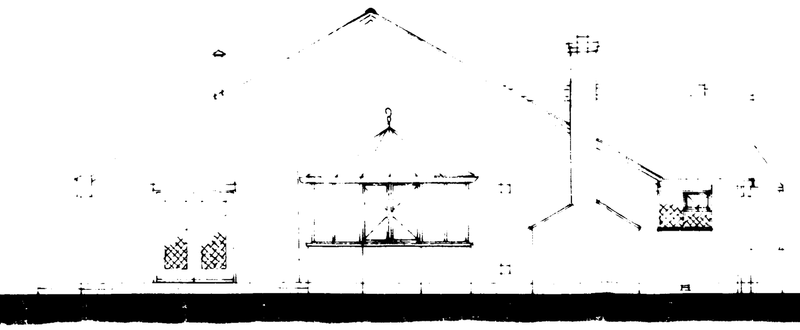
SCALE 1/8" = 1'0"  DATE DEC 91

LOWETH COWLING DESIGN  STATION HOUSE  STATION ST  HOLBEACH  0406 22126

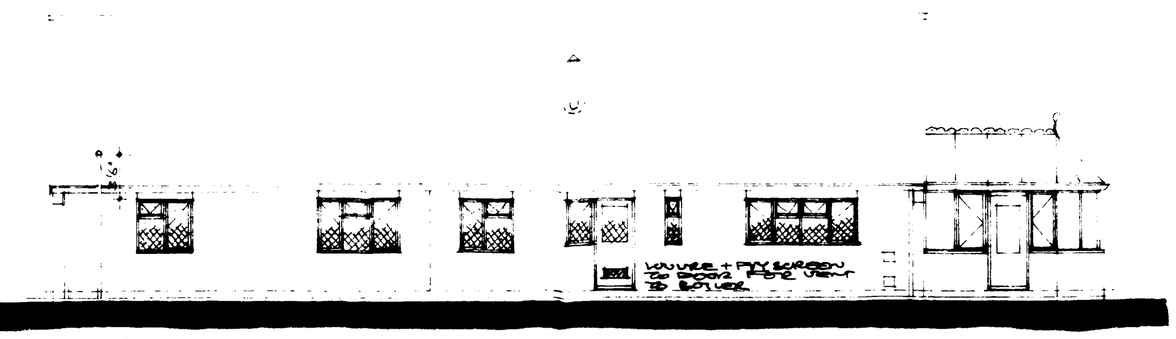
9115/ONE A



FRONT.



SIDE.



REAR.

CONS. AT WATER DATE.

SOUTH ... C
... 1376/91

CODE 5 LEAD FLASHING
DPC 150mm ABV ON 3CWS B.C.
SLATTERS WITH EAVES
COMBE VENTS. 150mm ins

SOLID FEATURE
FACING BWK.
PIERS COMP WORK
REIN. CAVC. FROTING

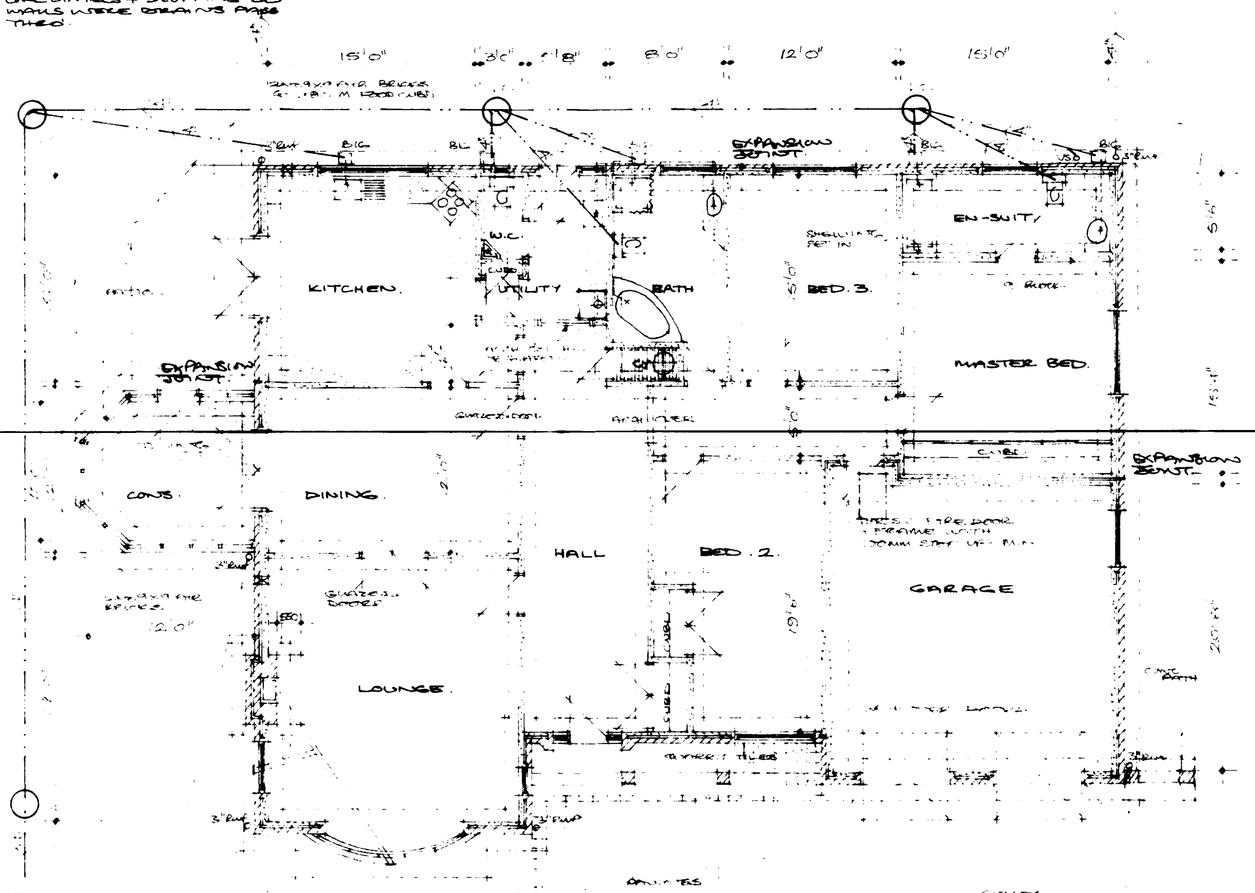
RWGs SOVEREIGN PVC 6" H.R. GUTTERS ALL IN COLOURED PVC. TO CLIENTS CHOICE.
NOTE EXTRA RWGs ABOVE GARAGE DOORS.

BATHROOMS W.C. UTILITY + KITCHEN TO HAVE EXT. FANS TO GIVE MIN OF 60L/SEC AIR MOVEMENT.

SOLAR WAY

50mm MASTIC 75mm DEEP SEAL TEARS SHAVER UP 150mm FOR ACCESS

CAVC LINTELS + STEPPING TO WALLS WHERE DRAINS PASS THRU




PLAN.

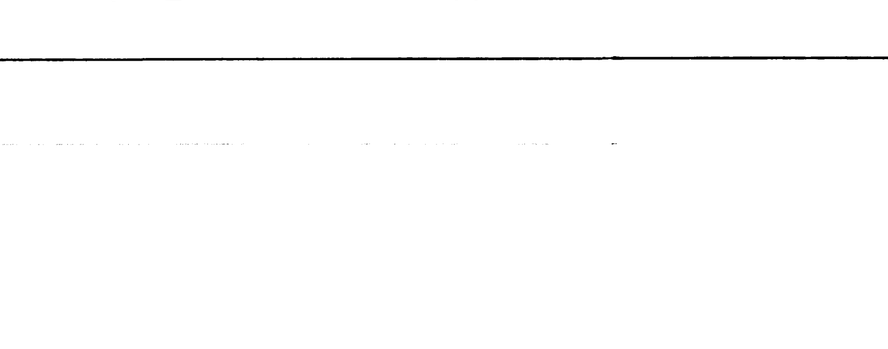
160mm HEPWORTH DRAINS SURROUNDED 150mm ALL WAYS WITH PEA GRAVEL. 11'5" INCLINE MIN 5m FROM PROPERTY.

OIL FIRED F. J. BUTLER. WITH FLUE TO CHIMNEY AND THERMAL INS. FLUE AT CHIMNEY LEVEL. ALL EXPOSED PIPEWORK + CYLINDER TO BE INSULATED. RADS TO HAVE SAFETY VALVES.

SIDE.

H/WOOD MAINGRAIN WITH DOUBLE GLAZING + TRICKLE VENTS MIN SIZE 4000 sq MM. HOSE + VENT D.P.C. + TIMBERMART DRAFTY CLOSERS TO ALL EXT. OPENINGS.

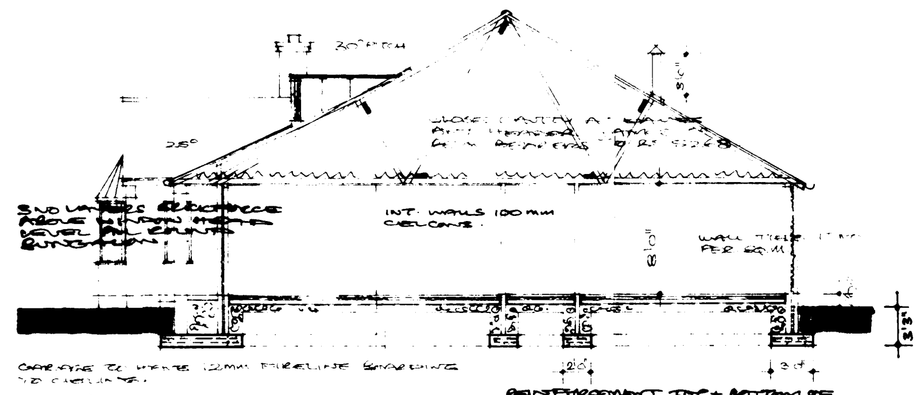
FACING BWK. DENTIL COURSES TO CLIENTS CHOICE.



SIDE.

MARLEY SMOOTH FRANTILES OVERLAP 14 PER TILE FIXED ALL AS PER MANUF. INSTRUCTIONS ON 2"x1" TT BATTENS ON UNDERSARLE ROOF FELT LAPPED ALL WAYS MIN 6" ON TWINSKIN FELT. TRUSSES @ 600mm C.L. BEARING TO B.S. 5268. NOTE MINIMUM ROOF WINDOW AND INVERTED TRUSSES ON TOP OF MAIN TO FORM ATTIC AREA. KEEP ROOF LINE BACK MIN 50mm AT GABLE TO ALLOW FOR FLASHING FROM COMBE TILE LENGTH REDUCED TO 900mm APEX

225 CLAY PLUS LINERS BRICKER UP AND FIRE TO QUEEN SNOWDEN FLUE AND TO HAVE RYJNS ANCHORS EACH SIDE FOR GUARD. ALL TO BS. 1181. FILL CAVITY INS. CAVC.




SECTION.

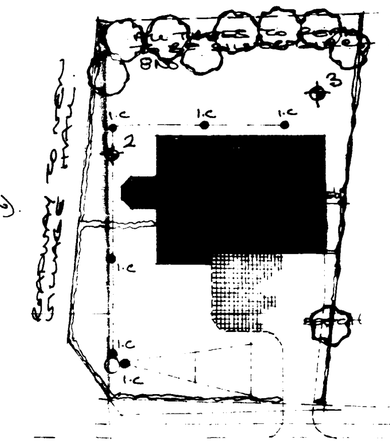
BUTTERLEY TUDOR (REF 2/66)
PURPLE HANDMADE FACING BWK WITH
* 50mm CAVITY 50 mm TARLITE 100mm
CEILING RAFTER + BCLIM.
FWL ANCHORED 12 mm PLASTERBOARD + PLASTER. 150 mm FIREBLOCKS.
LINTELS
ALL EXTERNAL TO BE I.G.H.D.
INTERNAL 100mm I.C. BOTH
INTERNAL 225mm I.C. BOTH
INTERNAL 250mm I.C. LIS.

DAMP PROOF COURSE MIN 150mm ABOVE EXTERNAL GROUND LEVEL

REINFORCEMENT TOP + BOTTOM OF FOOTINGS.

3" SCREED ON 2" TARLITE TAPERED UP AT EDGE, ON 4" CAVC SLAB STd MIX ON VISQUEEN 1000 G WRAPPED TO WALL ABOVE D.P.C. AND ALL WAYS MIND 6". ON MIN 6" WIDE CONCRETE STRIPS H/CORE.

FOOTINGS 1M DOWN SIZED 8'0"x10" AND 2'0"x10" REINFORCED WITH 2nd LAYER OF A252. STd MIX. CURED & BLINDED BELOW G.L. NEMIC MIX FILL TO G.L.




BLOCK PLAN.

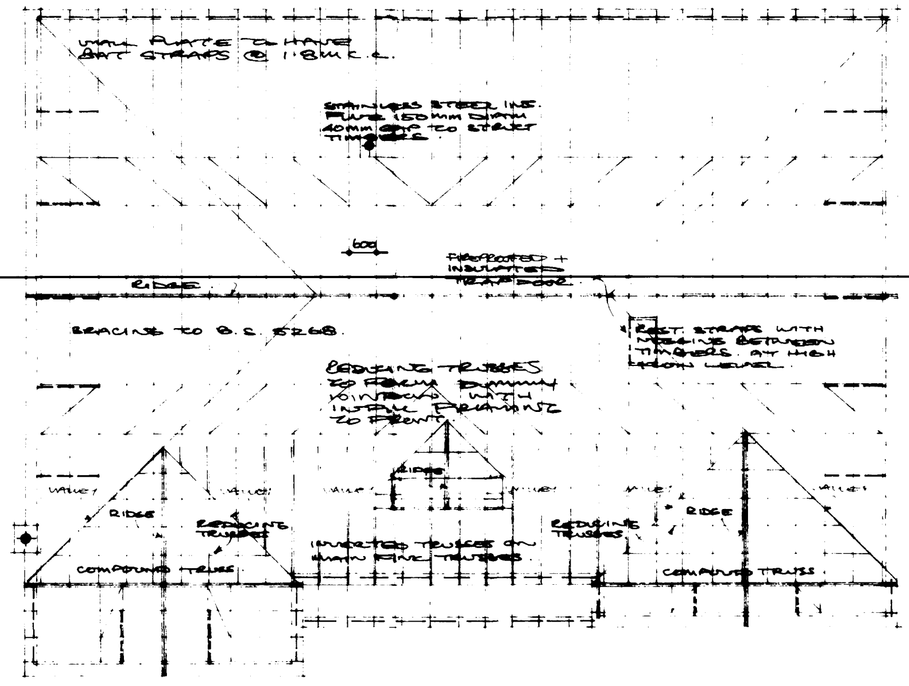
SCALE 1:500

* PLANTING. SILVER BIRCH + COPPER BEECH HT AT PLANTING 1.5M.
* CLOSE BOARDED FENCING TO REAR, WEST + EAST HT. 1.8M. NOTE EXTRA LINE AT SAFETY POSITION. PLANTING INTERVAL AT FENCING TO BE 750 mm APART AND STAKED TO BE PEELED (GREEN) WEN 10'0" WIDE ACCESS GATE TO HIGHWAYS RECOMMD.

FRONTAGE HEDGING TO BE MIN HT 3'0".

10000 G. KINGSTER SEPTIC TANK WITH MIN 1800 C.I. SOAKAWAYS (SEE TEST RESULTS FOR SOAKAWAY LENGTH) TO BE MIN 1-4D. 150 mm HEPTSLEEVE. SURROUNDED 150 mm WITH PEA GRAVEL.

SEE SEP DETAIL SHEETS INC PERCOLATION TRIAL HOLES 1, 2 + 3.




ROOF PLAN.

TRUSS ENDS TO BE BOARDED AND RAKED TO SUIT CONCRETE VENTS TO EAVES.

CODE 5 LEAD VERGET FLASHINGS.

NOTE: ROOF TRUSSES NOT TO BE FIXED UNTIL STRUCT. CALCS FROM MANUF. PASSED OK + APPROVED BY SHDC. B. CONTROL.

IF IN DOUBT PLEASE ASK.

PROPOSED BUNGALOW AT CHAPLEGATE. SUTTON ST. JAMES. SPALDING. LINCS FOR MR + MRS R. H. WRIGHT.

SCALE 1:8" = 1'0" DATE DEC 9.

9.15.DNE ABC

SOUTH FOULDING LEASEHOLD STATTICH HOUSE SUTTON ST. JAMES PH. 01406 22.266