SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0093/93 Received:05-FEB-93 Type:FULL

Name: MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding, Lincs

Agent: MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding, Lincs

Description: Bungalow and garage (Renewal of planning permission H23/0372/89)
Location : Middle Road Whaplode
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 A fence 1.8 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the eastern boundary of the site before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

3 The vehicular access shall be paired with that of the adjoining (proposed) dwelling to the east.

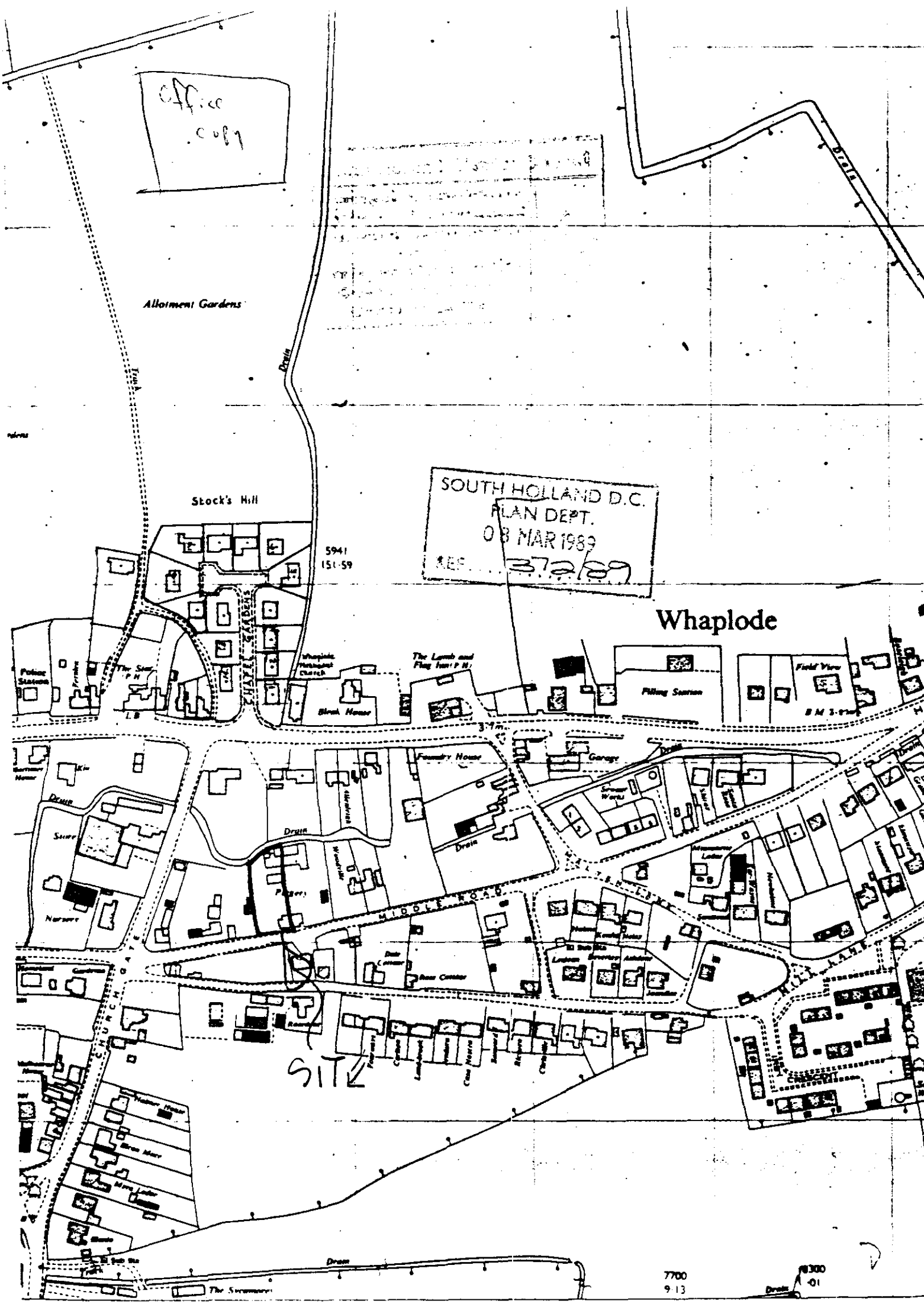
Reason: In the interests of road safety.

Director of Planning and Building Control Services
15-MAR-93 H23/0093/93

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.

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)



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OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser)

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~/Agent) Date 2/2/93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 2/2/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other (Existing trees. None to within 2m of boundary. None brought to within 2m of boundary. No building across eastern boundary.)

Inspected by DME 16/2
Date

Notice posted by DME
Date 16/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions DME 12/3

Renewal of planning permission W23/0372/89.
No material change in planning circumstances.
Renewal should be allowed therefore.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DME

Senior Officer [illegible] 19/2

Case Officer Recommendation

Approve | Refuse

Signed D.M. Gehring.

Conditions/~~Reasons~~
(continue overleaf)

(1) Sc25 — 1.8m — eastern — building — brought into use Reason standard
(2) B5 — east. Reason B1

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 £60

Receipt Issued P3219

Date first Rec'd 05 FEB 1993

Registration

Reference H23/0093/93

Cross-Ref N/A

Date 8/2

Validation

TYPE ~~OUTLINE~~ FULL

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 60

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 168

OS No's

Grid ref 5[illegible] 3[illegible]

Ward 22

Parish [illegible]

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1108

Linked to property

Ref

Planning Records:
Earlier apps

372/59 1331/92
1013/87 1094/91
1206/90
241/90
727/90

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip 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

H23/93/93

FULL

Applicant: MGS Management Services Ltd Agent: MGS Management Services Lt
Tel:

Description: Bungalow and garage (Renewal of planning permission H23/0372/89)

Location: Middle Road
Whaplode
Spalding
Lincs

Valid date: 05-FEB-93 Terminal date: 02-APR-93
Target dates: Target Committee: 31-MAR-93
To case officer 12-FEB-93 Report deadline: 17-MAR-93
Inspected by 19-FEB-93
Extra contacts 26-FEB-93 Case Officer:
Report if not clear by 12-MAR-93 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints: PIT
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	10-FEB-93	03-MAR-93
Cllr A Biggadike	10-FEB-93	03-MAR-93
~~Clerk to Whaplode PC 0406 26739~~	~~12-FEB-93~~	~~05-MAR-93~~
Clerk to Whaplode PC 0406 26739	16-FEB-93	~~08~~ 09-MAR-93 } Amended Type.
Cllr A Biggadike	16-FEB-93	~~08~~ 09-MAR-93 }
Site/Press Advert MIN	~~12~~ 16-FEB-93	~~05~~ 09-MAR-93

L.C.C. – Cllr Attached JE 16

SITE DETAILS

Grid ref: 532540 324200
OS Sheets: 168 Parcel:

BRIAN SMITH Dip IRTPI
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

H23/93/93 ~~OUTLINE~~ FULL ✓ amended 16/3.

Applicant: MGS Management Services Ltd Agent: MGS Management Services Lt
Tel:

Description: Bungalow and garage (Renewal of planning permission H23/0372/89)

Location: Middle Road
Whaplode
Spalding
Lincs

Valid date:	05-FEB-93	Terminal date:	02-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	12-FEB-93	Report deadline:	17-MAR-93
Inspected by	19-FEB-93		
Extra contacts	26-FEB-93	Case Officer:	
Report if not clear by	12-MAR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints: PIT
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	10-FEB-93	03-MAR-93 ?
Cllr A Biggadike	10-FEB-93	03-MAR-93 ?
Clerk to Whaplode PC 0406 26739	12-FEB-93	05-MAR-93 ?
Site/Press Advert MIN	~~12~~ 16-FEB-93	~~05~~ 09-MAR-93 ?

SITE DETAILS

Grid ref: 532540 324200
OS Sheets: 168 Parcel:

BRIAN SMITH Dip 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: H23/93/93 Type: OUTLINE

Applicant: MGS Management Services Ltd Agent: MGS Management Services Ltd
Tel:

Description: Bungalow and garage (Renewal of planning permission H23/0372/89)

Location: Middle Road
Whaplode
Spalding
Lincs

Valid date: 05-FEB-93 Terminal date: 02-APR-93
Target dates: Target Committee: 31-MAR-93
To case officer 12-FEB-93 Report deadline: 17-MAR-93
Inspected by 15-FEB-93
Extra contacts 19-FEB-93 Case Officer:
Report if not clear by 12-MAR-93 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints: PIT
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	10-FEB-93	24-FEB-93
Cllr A Biggadike	10-FEB-93	24-FEB-93
Site/Press Advert MIN	12-FEB-93	05-MAR-93

L.C.C - Obs Attached JCB 11-2-93

SITE DETAILS

Grid ref: 532540 324200
OS Sheets: 168 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0093/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	2	5	2	4	2

2. Address or location

MIDDLE ROAD, WARDLOW

3. Name, classification and number of road

4. Date application referred 11-2-93

5. State whether outline, detailed application etc.

OL

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

BUNGALOW & GARAGE
(RENEWAL OF PP H23/0372/89)

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: 11-2-93 Signed: [signature]
Director of Highways and Planning

BRI. 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

NB. Please note, type of application the Should read 'FULL' not 'OUTLINE' as previously consulted.

Application no: H23/93/93

Applicant: MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding, Lincs

Agent: MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding, Lincs

Description: Bungalow and garage (Renewal of planning permission H23/0372/89)

Location: Middle Road Whaplode
Spalding Lincs

Type: FULL

Date received: 05-FEB-93

16-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 03-MAR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

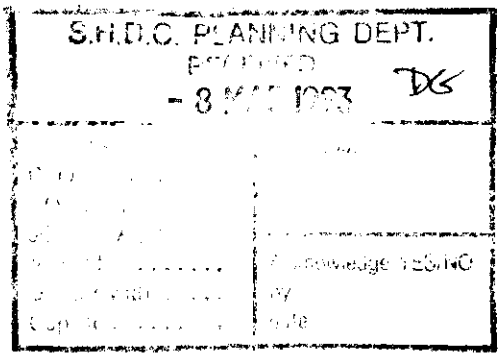
Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBSERVATIONS.

Signed:



BRI. 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: H23/93/93

Applicant: MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding, Lincs

Agent: MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding, Lincs

Description: Bungalow and garage (Renewal of planning permission H23/0372/89)

Location: Middle Road Whaplode
Spalding Lincs

Type: OUTLINE

Date received: 05-FEB-93

12-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 27-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

S.H.D.C. PLANNING DEPT. RECEIVED 1993 DG

Signed: D. Hawington

BRIAN SMITH Dip TP MRTPI
D ir 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2219
Date received : 05-FEB-93

Received from

MGS Management Services Ltd.

Address

Craggs Hill Farmhouse
Stockwell Gate
Whaplode
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

H23/0093/93

05 FEB 1993

MGS Management Services Ltd
Craggs Hill Farmhouse
Stockwell Gate
Whaplode
SPALDING
Lincolnshire

Our ref: RIS/LS

3rd February 1993

South Holland District Council
Planning Department
Priory Road
SPALDING
Lincolnshire

Dear Sir

RE: APPLICATION REF:- H23/0372/89

GRID REF: 532540 324200

BUNGALOW AND GARAGE AT MIDDLE ROAD, WHAPLODE, SPALDING, LINCS

With reference to the above planning application, please note that we would like to extend the permission granted for the above application for a further 5 years.

We enclose a cheque for £60.00 together with signed ownership certificate.

Kind regards
Yours faithfully

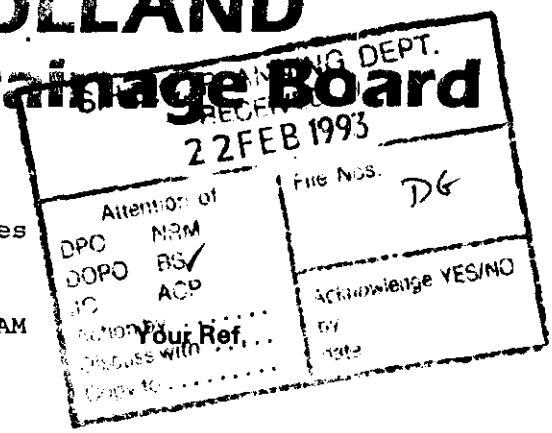
R.I. SPENCELEY
MGS Management Services Ltd

Enc

DPO

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-F/93/93/JAM

Date 16 February 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - DWELLING
MIDDLE ROAD, WHAPLODE

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. I understand the proposal is to renew a previous outline approval reference H23/372/89 and I have the following observations for your consideration and the attention of prospective purchasers.

The culverted watercourse along the sites Northern boundary is my Board's Whaplode Village Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply. The 9 metre clearance referred to in clause No. 1 is measured from the centreline of the pipeline installed and I shall be glad to meet your architect on site in due course so that the Board's structure can be clearly indicated in detailed future plans.

My Board do not claim ownership of the watercourse and upon completion will raise no objection in principal to the infilled area being utilised as garden subject to compliance with the Byelaws. The boundary position between the site and the land at the rear must however be agreed with the owner concerned, bearing in mind that my Board would not favour the boundary being over the pipes to be installed. Needless to say any fencing installed within 9 metres of the centreline of the Board's pipeline should be of a temporary nature and easily removable at no cost to the Board should the need ever arise.

I understand 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, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

Your attention is drawn to the fact that old ordnance survey maps of the vicinity indicate that part of the site comprises filled pits formerly known as "The Broads". Furthermore, water levels of approximately 1.800 metres O.D. Newlyn have been observed in the Board's watercourse and land levels suggest that the lower portions of the site at the rear have less than 900 mm's of freeboard above that level.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Our Ref: RS/PA-F/93/93/JAM Your Ref: 16 February 1993

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 £135 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.

Should site raising operations be contemplated, due consideration must be given to ensuring embarrassment is not caused to neighbouring property by surface water run-off.

With regard to the works undertaken by the Board to culvert their watercourse referred to above, I am instructed to seek proportional contributions towards the work from subsequent developers. I believe the appropriate sum due in this instance would be £1,870, being 50% of the average cost per metre and I would of course be glad to meet your representative to discuss this matter together with any of the above points.

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 Ekey.

ENGINEER TO THE BOARD

MGS Management Services Ltd.,
Craggs Hill Farmhouse,
Stockwell Gate,
Whaplode,
Spalding,
Lincs.