SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0147/94 Received:10-FEB-94 Type:PERMISSION RENEWAL

Name: Mr M Spenceley
Craggs Hill Farm
Stockwell Gate
Whaplode
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of bungalow and garage (renewal of application 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 unfenced part of 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 dwelling to the east.

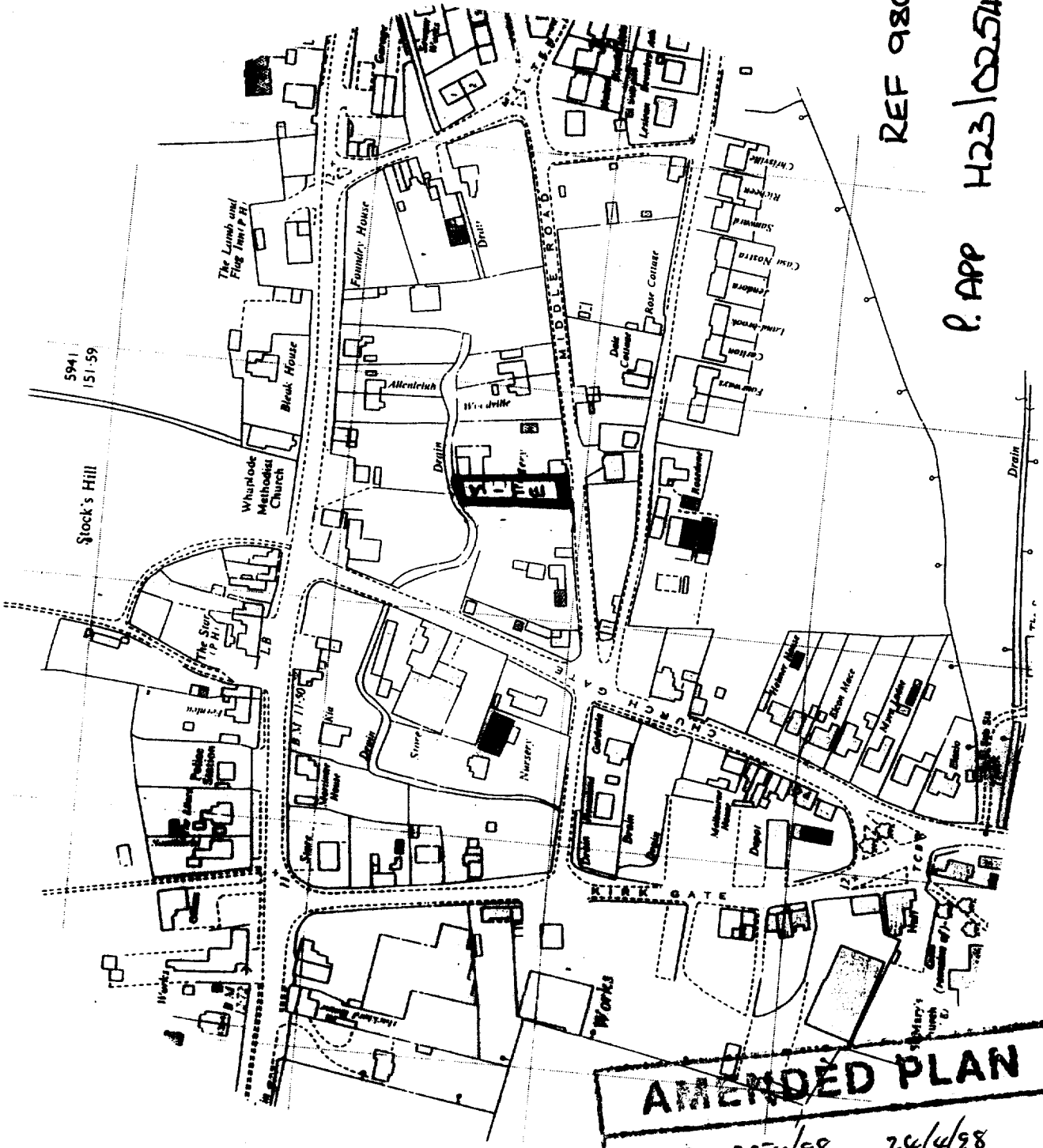
Reason: In the interests of road safety.

Director of Planning and Building Control Services
21-APR-94 H23/0147/94

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)


REF 98002
P. APP H23/0254/98
MIDDLE ROAD
CHURCH
KIRK GATE
Stock's Hill
Whaplode Methodist Church
Bleak House
Foundry House
Allenrich
Rose Cottage
Nursery
Works
AMENDED PLAN
Ref. 254/98 26/4/98
SOUTH HOLLAND DC
HOUSING & PLANNING
24 APR 1998
Ref: 0254/98

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).

Owner

OFFICE COPY

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 8.2.94.....
On behalf of Mr. M. Spenceley

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: 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 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 8.2.94.....
On behalf of Mr. M. Spenceley

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 .....

ADMIN RECORD SHEET

Initi...

Submitted Fee £ 70 .

Receipt No P3865.

Date first Rec'd 10 FEB 1994

Registration

Reference H23/0147/94

Cross-Ref /

Date 11/2

Validation

TYPE REN .

Site area
No of dwellings
Floorspace

~~Earlier~~ permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Bungalow + Garage

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 70
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 163
Grid ref 532540 ~~324220~~

Ward Z
Parish 23

Inside IBD Y
Inside LP area N

Constraints:

CA Cons Area –
LB Listed – Grade: –
ARC Archaeology –
AM Ancient Mon –
SSI Special Int –

TR Rural –
BP TR proposed 67m –
LC Level Cross –
FP Footpath –
TPO Tree Pres –

Hazards –
HAZ Site –
AIR Safeguard –
LIN Elect –
PIP Pipe –
CON Waste/contamin Y

Linked to site Ref 1973
Linked to property Ref

Dist Bound –
Other: –

Planning Records:
Earlier apps 1013/87
1206/85

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H23/0147/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

Case Officer: JOHN BLACKLOCK

Senior Officer Confirmed ..... Date.....19/2/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer — Site plan does not match available site as shown on current OS base.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

FLAT OPEN SITE – GRASSED
FENCE AT REAR – 6' HEDGE
TO WEST – PART/PART WOODEN
FENCE TO EAST
RED BRICK/GREY PANTILE BUILDING TO EAST
RED BRICK HOUSE/GREY TILE TO WEST

Inspected by
Date 1/3/94

Site Notice posted by
Date 1/3/94
Expiry 22/3/94

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date..... 15/4/94

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission. TL4

   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 UNFENCED PART SC4 OF 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. SC8 The vehicular access shall be paired with that of the adjoining dwelling to the east.

   Reason: In the interests of road safety.

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
P[illegible]ng & Building Control Department,
C[illegible]cil Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H23/0147/94

PERMISSION RENEWAL

Applicant: Mr M Spenceley
Tel:

Agent: Messrs Hix & Son
0406 422777

Description: Erection of bungalow and garage (renewal of application H23/0372/89)

Location: Middle Road
Whaplode
Spalding
Lincs

Valid date:	10-FEB-94	Terminal date:	07-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	17-FEB-94	Report deadline:	16-MAR-94
Inspected by	24-FEB-94	Agreed TD Ext:	
Extra contacts	03-MAR-94	Case Officer:	
Report if not clear by	17-MAR-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: CON

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	21-FEB-94	14-MAR-94
Clerk to Whaplode PC 0406 26739	18-FEB-94	04-MAR-94
Cllr A Biggadike	18-FEB-94	25-FEB-94

SITE RECORD

Grid ref: 532540 324220
OS Sheet: 168 Parcel:

L.C.C. – Obs Attached [illegible] 21/2/94

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
ing & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0147/94

Applicant: Mr M Spenceley
Craggs Hill Farm
Stockwell Gate
Whaplode
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of bungalow and garage (renewal of application H23/0372/89)

Location: Middle Road Whaplode
Spalding Lincs

Type: PERMISSION RENEWAL

Date received: 10-FEB-94

18-FEB-94

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 04-MAR-94. 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 J BLACKLOCK

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

Signed: J. Mangion

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3865
Date received : 10-FEB-94

Received from

Hix & Son

Address

28 Church Street
Holbeach
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

Signed.....K..LOWE.....
(Authorised Collector)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0147/94.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Middle Road Whaplode

3. Name, classification and number of road

4. Date application referred 17-2-94

5. State whether outline, detailed application etc.

Renewal.

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

~~Rest~~ Bungalow & Garage
(Renewal of Pm PP H23/0147/91)

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. (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: 17-2-94 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) B5 - - - - - cont.

Delete as appropriate

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

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

(1) Blue B1

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

NATIONAL RIVERS AUTHORITY

ANGLIAN REGION

PLANNING CONSULTATION

NRA

DATE: 17 2 94

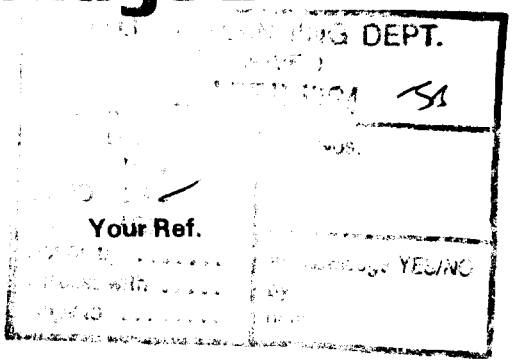
No comments		Comments to be forwarded	
H04/0131/94		H15/0124/94	
H16/0130/94		H02/1161/93	
H14/1110/93		H15/0139/94	
H04/0137/94		H18/0142/94	
H12/0140/94			
H08/0143/94			
H09/0146/94	(See previous obs)		
H11/0136/94	(See previous obs)		
H21/0141/94			
H11/0144/94			
H23/0147/94	(See previous obs)	SB.	
H16/0151/94			
H14/0155/94			
H16/0157/94			
H23/0160/94			
			Yolee

S.H.D.C. PLANNING DEPT. RECEIVED 17 SEP 1994

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/147/94/FES **Your Ref.**

Date 21 February 1994

Dear Sirs,

PLANNING PERMISSION RENEWAL - MR. M. SPENCELEY
DWELLING AT 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 on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

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 the 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 believe 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 parts 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 may 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.

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 £138 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.

Our Ref: RS/PA-F/147/94/FES 21 February 1994

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,

JJ Elsey

ENGINEER TO THE BOARD

Hix and Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

H23/0147/94

10 FEB 1994

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 422777
FAX. HOLBEACH (0406) 426142

Our Ref: CS/5974/PJC **Date** 8th February, 1994 **Your Ref:**

OFFICE COPY

The Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Planning Permission - Ref: H23/0372/89
Land at Middle Road, Whaplode, Lincolnshire

We attach hereto a cheque in th sum of Seventy Pounds (£70.00) and formally apply for Renewal of the Full Planning Permission dated 19th April, 1989 on behalf of our Client, Mr. M. Spenceley.

We confirm that the circumstances relating to both the land and the Applicant have not changed. An Ownership Certificate, duly completed, on behalf of our Client is attached hereto.

We look forward to hearing from you with the Planning Consent in due course.

Yours faithfully,

FIMBRA MEMBER