SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0572/92 Received:27-MAY-92 Type:FULL

Name: Mr S A Welch
Highview
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Garage and Store

Location : Highview Stockwell Gate
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 Before the development hereby permitted is commenced a sample of bricks to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Director of Planning and Building Control Services
08-JUL-92 H23/0572/92

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.

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: H23/0572/92 Received:27-MAY-92 Type:FULL

Name: Mr S A Welch
Highview
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Garage and Store

Location : Highview Stockwell Gate
Whaplode 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 Before the development hereby permitted is commenced ~~details of the~~ a sample of bricks to ~~use~~ be used for external walls ~~and roofs~~ shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Authorised to issue:

06-JUL-92 H23/0572/92 AD....AF....DC.....

7/7

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H 23/0572/92

Date Registered 27 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S. A. WELCH.
"HIGHVIEW".
STOCKWELL GATE.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 370853.
(Personal contact name) PE12 6UG.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HIGHVIEW. STOCKWELL GATE. WHAPLODE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE. & STORE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £.55 If you consider no fee is payable include a written explanation instead.

Signed G.R. Merchant Date 22.5.92 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 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

P1203

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓	GARAGE.
(ii) Alterations or extension		
(iii) Change of use		

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A.	sq. metres
B. Please state size of any new structure:- (a) max. height:	5.5	metres
(b) max. length:	13.1	metres
(c) max. width:	6.3	metres
C. Please state type and colour of materials for facing external walls:	MARSHALLS CONCRETE BRICKS	
D. Please state type and colour of roofing materials.	REDLAND DELTA TILES (TO MATCH EXISTING HOUSE).	
E. Has a survey of the site been undertaken? State Yes or No	YES.	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. HOUSE & GARDEN.

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? GARAGE.

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	N/A.
C. Please state whether a land drain will be affected	NO.
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ☐ N/A.

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	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):
Is this application related to a previous submission	☐	→ Application No.:

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

Continue on separate sheet if necessary.

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

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 R. A. Merchant (~~Applicant~~/Agent) Date 22.5.92.

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 R. A. Merchant ~~Applicant~~/Agent) Date 22.5.92

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

Boundaries **Site Features** Detached House on large plot off minor Country Lane. Open fields to rear and West side where proposed Garage + Store is to be sited. 6' high stone wall on boundary with field. Will use existing access onto road. Ample Turning area already exists. Site already cleared. Various trees + shrubs, hey/conifer, Silver Birch + Sycamore screen front of dwelling but Garage site is visible to Wrapdale House opposite.

Inspected by: KW
date: 12.6.92.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT ✓
(details overleaf) REFUSE

Recommended approvals –

Departure from policy — Yes .... — No ✓

Ward member request — Yes .... — No ✓

Recommend approval against material objection — Yes .... — Any objection received? No / If yes, is any obj. material? Yes / No — No ✓

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 applic. — No .... — Nil fees (not first Submission) — Yes ✓

ANY ONE OF ABOVE ⇩ — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

① RC12 — sample of bricks

Reason

① Standard

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

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 Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

DMG 4/6 D 5/6

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Wraplode House, 1 Bridge
Stockwell Gate
Wraplode.

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued 21 MAY 1992 No. 1292

Date First Received .....

REGISTRATION

REFERENCE H23/0572/92

Cross-Ref B23/0425/92

Date 28/5/92

VALIDATION Date.....

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

Site area ..... No. of dwellings ..... Floorspace 82.53

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

Earlier permission ref .....

EH:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 1.6.

Index Sheets 1119 OS Nos ..... Grid Ref 530020 190030

Part 2 Parish COMPTON

Inside ESD NO Inside LB Area NO

TR Burial	☐	C1	☐
TR Bypass	☐	L3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site..... Ref..... Linked to property..... Ref..029430

Planning Records:
Earlier apps

S 106 Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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: H23/0572/92 Type: FULL

Applicant: Mr S A Welch
Tel:

Agent: G R Merchant
0406 370853

Description: Garage and Store

Location: Highview
Stockwell Gate
Whaplode
Spalding Lincs

Valid date: 27-MAY-92
Target dates:
To case officer 01-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92
Report if not clear by 01-JUL-92

Terminal date: 22-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
K B WOODS

DEVELOPMENT/CONSTRAINTS

Size: 82.53 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	03-JUN-92	17-JUN-92
Owner/Occupier Whaplode House	15-JUN-92	29-JUN-92

L.C.C. — No objections JCB 4/6/92.

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: H23/0572/92 Type: FULL

Applicant: Mr S A Welch Agent: G R Merchant
Tel: 0406 370853

Description: Garage and Store

Location: Highview
Stockwell Gate
Whaplode
Spalding Lincs

Valid date: 27-MAY-92 Terminal date: 22-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 01-JUN-92 Report deadline: 30-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92 Case Officer:
Report if not clear by 01-JUL-92 ~~D M GEDNEY~~ K W.

DEVELOPMENT/CONSTRAINTS

Size: 82.53 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	03-JUN-92	17-JUN-92

L.C.C — No objections jr cb 4/6/92.

BRIAN TH 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: H23/0572/92

Applicant: Mr S A Welch
Highview
Stockwell Gate
Whaplode
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Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Garage and Store

Location: Highview Stockwell Gate
Whaplode Spalding Lincs

Type: FULL

Date received: 27-MAY-92

03-JUN-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 18-JUN-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 Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992 KW

Attention of | File Nos.
DPO NRM
DOPO BS
ACP
YES/NO

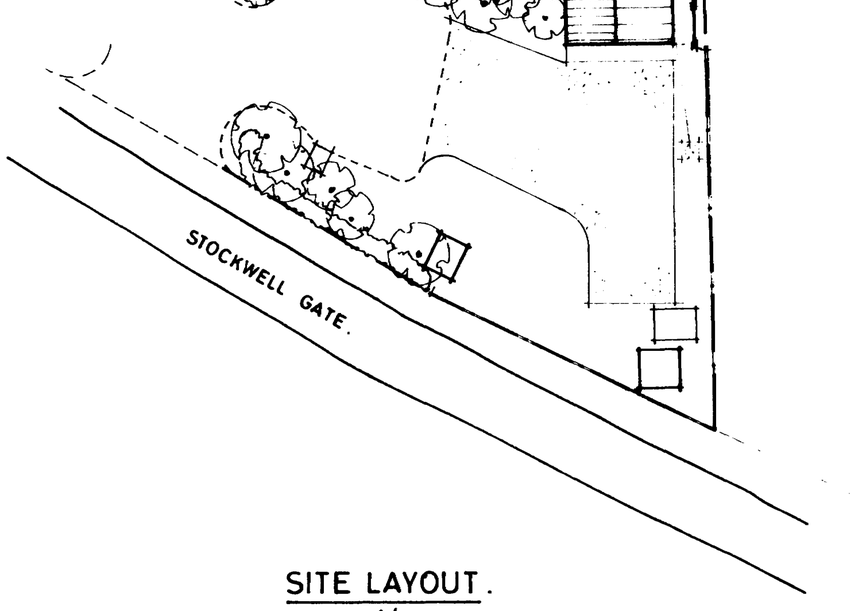
FOR PARISH COUNCIL USE ONLY

Comments:

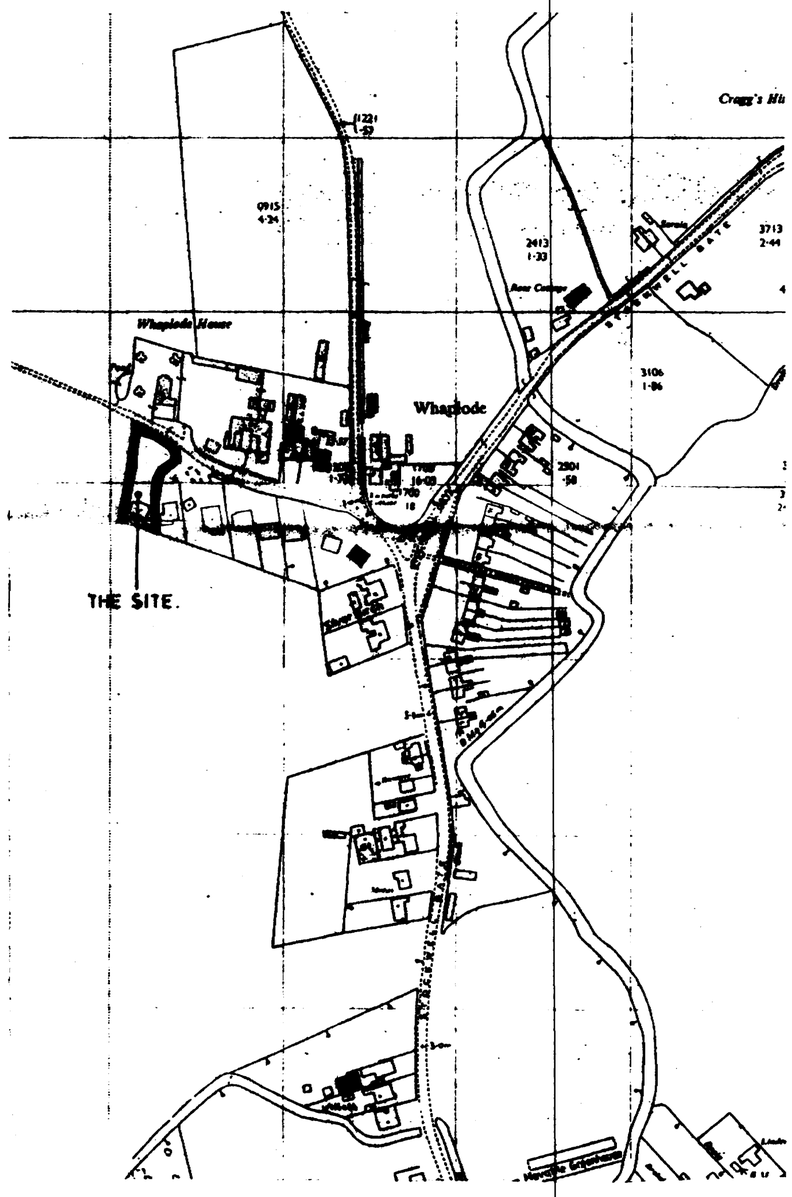
Support.

Signed:

R. J. Biggadike.



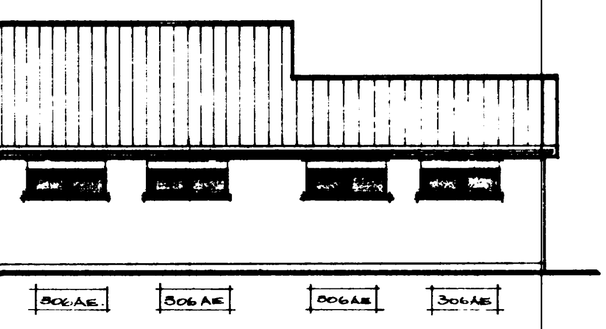
SITE LAYOUT.
SCALE : 1/250.



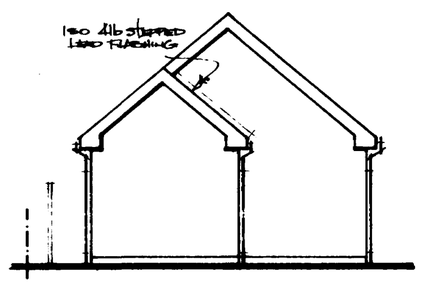
LOCATION PLAN.
SCALE : 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
27 MAY 1992
REF .. H23/0572/92

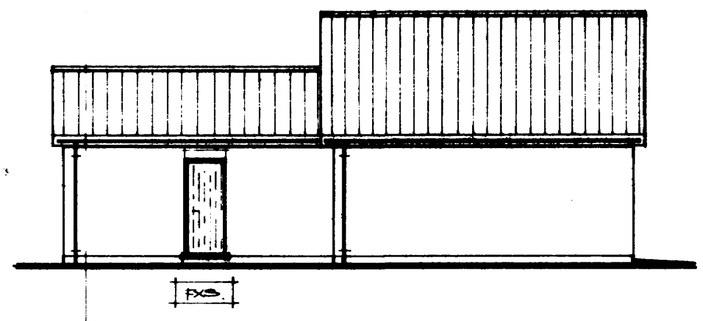
TILES - REDLAND DELTA.
BRICKS - MARSHALLS CONCRETE FACINGS.
ALL MATERIALS TO MATCH EXISTING HOUSE.



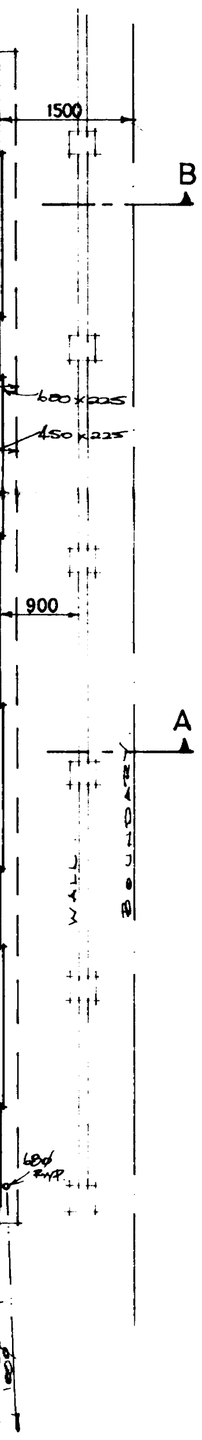
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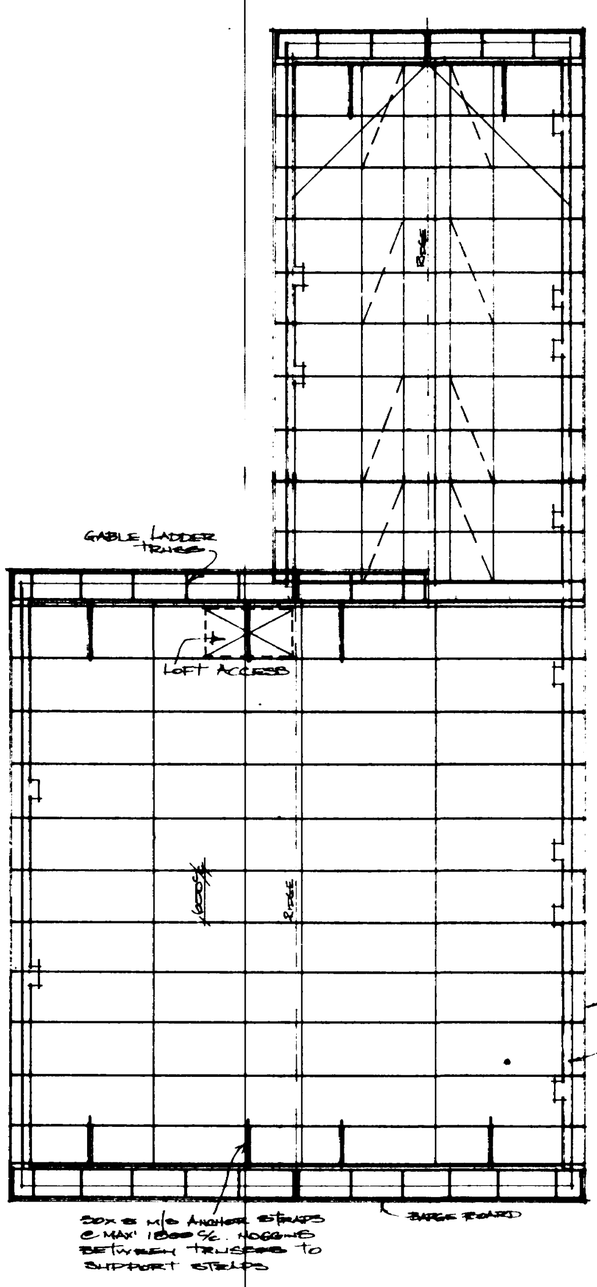


REAR.

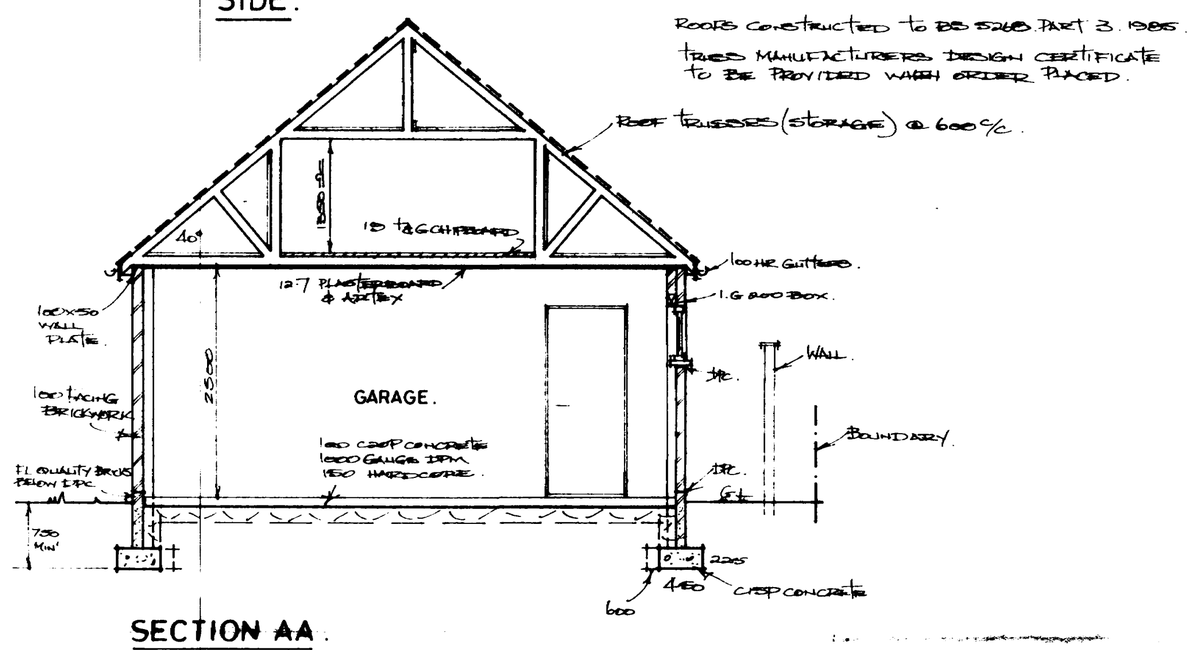


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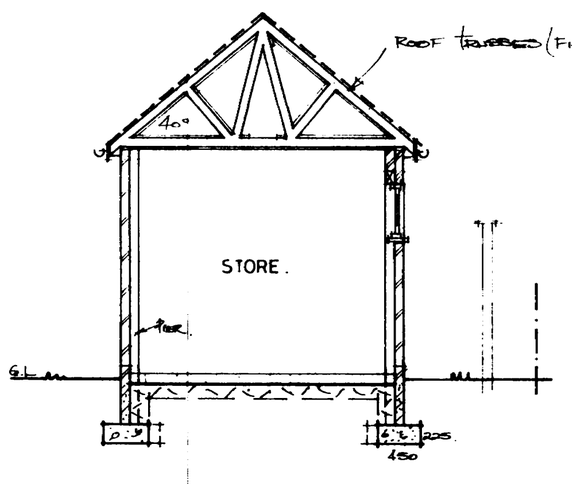




ROOF PLAN.



SECTION AA.



SECTION BB.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with the details shown on the drawings. All timbers to be G.S. grade unless otherwise specified and to an acceptable standard for surrounding timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1 1978. 38 x 25 at gauge centres on underlay BF marking felt with minimum 150mm l

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.0 m centres to anchor wallplate to blockwalling.

FASCIAS
To be wrot ex 22mm nominal thickness painted softwood with rebate for soffit Rynes cut in 38 x 25 S/W for soffit

CEILINGS
Provide and fix 12.7mm GIPROC Wallb all new ceilings. Nog all perimeter board joints prior to fixing plasterb to fully support sheeting. Finish emulsionwash MATEX finish to ceiling.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate con blockwork up to ground level. Cavity filled with lean mix concrete.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised steel RESTRAPS or similar at 1.0m at first floor level, ceiling joist/ rafter levels where they run parallel the walls. Solid strut below the and tight pack against the walls.

GARAGE FLOOR
100 mm thick C20P concrete floor sla 1000 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate ove to 100 mm deep to remove topsoil and vegetation.

DAMP PROOF COURSES
Provide embossed heavy duty polythe material at 150mm minimum above gro level in all leafs of cavity walling and columns. Dpcs to be lapped wi

WINDOWS AND DOORS
Windows and doors to be as BOULTON in treated softwood standard metric unless otherwise indicated.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia d pipes to match including all bends clips, brackets, connectors etc and to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any b and to be 1 cu. m. rubble filled wit pipe discharging to centre of soakaw

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURA & LAND DRAINAGE CONSULT.
TEL: HOLBEACH (0406) 370853

PROJECT:
PROPOSED GARAGE.
HIGHVIEW.
STOCKWELL GATE.
WHAPLODE.

CLIENT:
S.A. WELCH.
HIGHVIEW.
STOCKWELL GATE.
WHAPLODE.
SPALDING. LINCS.

SCALES:	DATE:
1/50 & 1/100.	MAY

G.R. MARCHANT.	DRAWING No. SAW.

REVISIONS: