

Application no: H23/0857/92

Applicant: R E Williamson
Whaplode Garage
High Road
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Demolish existing residence
and build 4 bedroom house in
connection with existing
business

Location: Whaplode Garage
High Road
Whaplode
Spalding Lincs

Type: FULL

Date received: 14-AUG-92

29-APR-93

Dear Sir/Madam

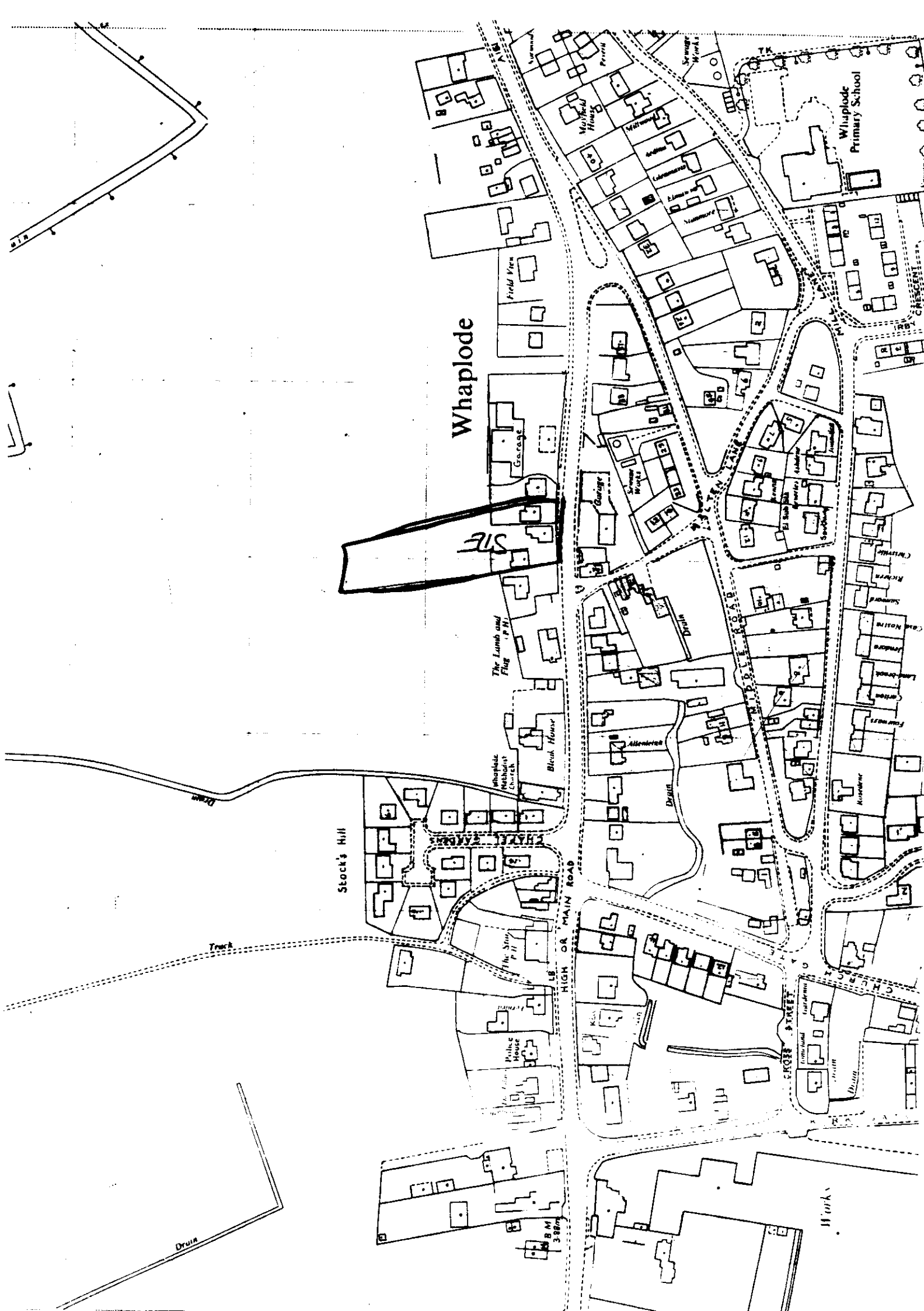
TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services



PLANNING APPLICATION

For office use only

Application No. H23/0857/92

Date Registered 10 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. E. WILLIAMSON.
WHAPLODE GARAGE.
HIGH ROAD.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

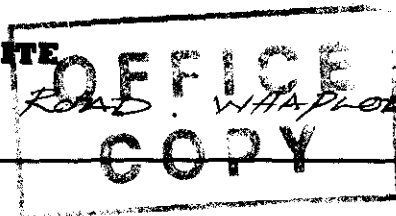
G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.

Tel. No. 461 37853. LINCS.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WHAPLODE GARAGE. HIGH ROAD. WHAPLODE.



Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLISH EXISTING SINGLE STOREY RESIDENCE &
BUILD A BEDROOM HOUSE IN CONNECTION WITH
EXISTING BUSINESS (SUBJECT OF 106 AGREEMENT DATED 25.3.92).

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £110

If you consider no fee is payable include a written explanation instead.

Signed

G. R. Merchant

Date. 7.8.92

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 worksor This is an **outline** application

☒

☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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:

1.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

8.5

sq. metres

(b) max. length:

9.85

metres

(c) max. width:

9.38.

metres

C. Please state type and colour of materials for facing external walls:

L.B.C. TWOOR FACING BRICKS.
SANDTFT STANDARD PATTERN
TILES - BROWN

D. Please state type and colour of roofing materials.

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.

WHAFLUDE GARAGE.

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?

EXISTING.

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

☒

EXISTING

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

☐

→ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public footpath

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices or shopping purposes

☐

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s):

Is this application related to a previous submission

☐

Application No.:

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

Continue on separate sheet if necessary. SEE BUNDLE OF CORRESPONDENCES:-

1. SECTION 106 AGREEMENT. 2. CHANGE OF USE A/23/0085/92.

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 J. A. Merchant (Applicant/Agent) Date 7.8.92

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 J. A. Merchant (Applicant/Agent) Date 7.8.92

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by *DMG*
Date *3/9*

Notice posted by *DMG*
Date *3/9*

Accuracy

Other

Existing building footprint. Current site plan, L.A. 1/2000. This plan is being used to work under at 1/2000. Existing building footprint.

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions

DMG 5/11
Amended dwelling considered acceptable in terms of design. Existing fence on boundary with property to west. Neighbouring amenity not materially affected in my opinion. Considered acceptable subject to legal agreement.

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against material objection
Other circumstance viz:

Change to Committee recorded

DELEGATED

Case Officer *DMG*
Senior Officer

Case Officer Recommendation

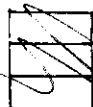
Approve Refuse

Signed *DMG* *5/11*

Conditions/Reasons
(continue overleaf)

None.

Notes to applicant



Disabled
Outstanding RM
Amended plans

*(1) SN1 - 1/2000 REV 10 (revised by the LPA on 26/10/92).
(2) SN9.*

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

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

Extra Publicity:

Departure

Requested

Sent

.....

.....

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 *JANE GUNNEY*

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 P1525
 Receipt Issued
 Date first Rec'd 10 AUG 1992

Registration

Reference H23/0857/92
 Cross-Ref B23/0599/92
 Date 11/8/92

Validation

TYPE Full Earliest permission
 Site area No of dwellings Floorspace
 Description

Tech Certificate Site plans Description Accuracy Incomplete form

Fees Nil fee Previous app Type
 Discounted fee
 Correct fee 110 Additional Refund

NO REFUND ON WLD
AI
 Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works
 Earlier permission Ref

14/8/92 Note: Agent called to colour block & site plans as discussed by telephone 13/8/92

RM Siting Design Ext app Access Landscaping
 Previous
 Current

Index sheets 168 OS No's Grid ref 532740 324350

Ward Z Parish Whapload
 Inside IBD Yes Inside LP area no

TR Rural
 TR Bypass
 Level Cross
 Footpath
 CA
 LB
 TPO

Linked to site Ref Linked to property ✓0321915 Ref

Planning Records: 25/92
 Earlier apps 300/90
301/90
302/90
297/89

B Reg Records:
 Already submitted - Ref
 Request
 Requested

B. N 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



Application no: H23/0857/92

Type: FULL

Applicant: R E Williamson
Tel:

Agent: G R Merchant
0406 370853

Description: Demolish existing residence
and build 4 bedroom house in
connection with existing
business

Location: Whaplode Garage
High Road
Whaplode
Spalding Lincs

Valid date: 14-AUG-92

Terminal date: 09-OCT-92

Target dates:

Target Committee: 15-SEP-92

To case officer 19-AUG-92

Report deadline: 01-SEP-92

Inspected by 24-AUG-92

Extra contacts 29-AUG-92

Case Officer:

Report if not clear by 18-SEP-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Redevelopment

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	17-AUG-92	31-AUG-92
Cllr A Biggadike	17-AUG-92	31-AUG-92
Site/Press Advert MIN	21-AUG-92	11-SEP-92

L.C.C. - Obs Attached for 28/8/92 24 RM

Ref: - 423/0857/92.

SOUTH HOLLAND D.C.
PLAN DEPT

29 APR 1993

REF 423/0857/92

Dear Sir,

Would you please treat
the above numbered
application as withdrawn

J. R. Marchant

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and
Building Control Services

TO: Director of Administration

OUR REF: DNG/SJS 023/0857/92
(P M Gedney)

YOUR REF:

DATE: 11 November 1992

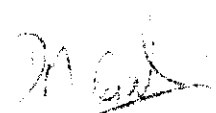
SUBJECT: Planning Application H23/0857/92 - Demolish existing residence
and build four-bedroomed house in connection with existing
business - Whaplode Garage, High Road, Whaplode (R E Williamson)

I refer to the above planning application submitted by Mr G P Merchant
on behalf of the above.

It has been decided that the application be determined under delegated
powers, subject to the applicant entering into a Section 106 Planning
Obligation to ensure that:

- (i) The development permanently remains within the curtilage of the
garage premises of which it forms an integral part and;
- (ii) Being occupied by the owner or employee of the garage premises and
business.

Pursuant to the above, therefore, I enclose the relevant plans/
documentation and will be pleased if you could prepare the Planning
Obligation in due course.


R Smith
Director of Planning and Building Control Services

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: DMG/LAB. H23/0857/92

Our ref : GRM/JJM/REW

30th September, 1992.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

DEMOLISH EXISTING RESIDENCE AND BUILD 4 BEDROOM HOUSE IN CONNECTION WITH EXISTING BUSINESS, WHAPLODE GARAGE, HIGH ROAD, WHAPLODE.

Further to your letter of the 29th September with respect to the above application, I confirm that my clients are prepared to enter into a Section 106 Planning Obligation to ensure that the dwelling permanently remains within the curtilage of the garage premises.

Yours faithfully,

G.R. Merchant.

1 OCT 1992		DG
by	acknowledge YES/NO	
date	by	
copy to	date	

G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Mr D M Gedney

DMG/LAB
H23/0857/92
GRM/JUN/REW

29 September 1992

Dear Sir

Planning Application H23/0857/92 - Demolish Existing Residence And
Build 4 Bedroom House In Connection With Existing Business,
Whaplode Garage, High Road, Whaplode.

I refer to the above planning application submitted by yourself on behalf of R E Williamson.

If the proposal is considered favourably, your client will again be required to enter into a Section 106 Planning Obligation to ensure that the dwelling permanently remains within the curtilage of the garage premises of which it forms an integral part and that it shall not be occupied except by the owner or by an employee of the garage premises and business.

Could you please confirm within the next ten days, therefore, whether or not your client is prepared to enter into such an agreement.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

BRIAN S. A 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



Application no: H23/0857/92

Applicant: R E Williamson
Whaplode Garage
High Road
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Demolish existing residence and build 4 bedroom house in connection with existing business

Location: Whaplode Garage High Road
Whaplode Spalding Lincs

Type: FULL

Date received: 14-AUG-92

17-AUG-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 01-SEP-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

FOR PARISH COUNCIL USE ONLY

Comments:

We fully support this project

Signed:

S.H.D.C. PLANNING DEPT.	
RECEIVED	
28 AUG 1992	
Mr. Smith	Mr. Jones
Mr. Brown	Mr. White
Mr. Green	Mr. Black
Mr. Grey	Mr. Gold
Mr. Silver	Mr. Copper
Mr. Lead	Mr. Zinc
Mr. Tin	Mr. Nickel
Mr. Cobalt	Mr. Iron
Mr. Manganese	Mr. Magnesium
Mr. Calcium	Mr. Sodium
Mr. Potassium	Mr. Barium
Mr. Strontium	Mr. Rubidium
Mr. Cesium	Mr. Francium
Mr. Actinium	Mr. Thorium
Mr. Protactinium	Mr. Uranium
Mr. Neptunium	Mr. Plutonium
Mr. Americium	Mr. Curium
Mr. Berkelium	Mr. Californium
Mr. Einsteinium	Mr. Fermium
Mr. Mendelevium	Mr. Nobelium
Mr. Lawrencium	Mr. Rutherfordium
Mr. Dubnium	Mr. Seaborgium
Mr. Bohrium	Mr. Hassium
Mr. Meitnerium	Mr. Darmstadtium
Mr. Roentgenium	Mr. Copernicium
Mr. Dubnium	Mr. Livermorium
Mr. Tennessine	Mr. Oganesson

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council Application Reference H23/0857/92.

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		

2. Address or location

WHARFLODE GRANGE, HIGH ROAD WHARFLODE

3. Name, classification and number of road

I

4. Date application referred

26-8-92

5. State whether outline, detailed application etc.

Full

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

DEMOLISH EXISTING RESIDENCE & BUILD
4 BED HOUSE

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: —

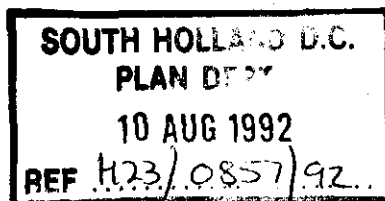
- a. Does not wish to restrict the grant of permission.
- b. ~~Requests that any permission given by the local planning authority shall include the conditions shown overleaf.~~
- c. Requests that the local planning authority refuse the application (reason overleaf).
- d. ~~Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

26-8-92

Signed:

[Signature]
Director of Highways and Planning



**S O U T H
H O L L A N D
D I S T R I C T C O U N C I L**

**PLANNING & BUILDING
CONTROL DEPARTMENT**

BRIAN SMITH
Dip TP MRTPI
Director of Planning and
Building Control Services

Your Contact: **Mr D Gedney**

Our Ref: **DMG/WL**
H23/0085/92
Your Ref: **GRM/JJM/REW**

Date: **17th June 1992**

Mr G R Merchant
Architectural, Structural and
Land Drainage Consultant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Dear Sir,

Proposed Demolition of Shop and Replacement
with new 3/4 Bedroomed House - Whaplode Service
Station, High Road, Whaplode

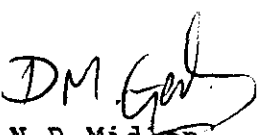
I refer to your letter dated 9th June 1992 in respect of the above.

In response, as you are already aware, planning permission has been granted for a change of use of the shop to residential and as such it would appear that there are no objections in principle.

Regarding its demolition and replacement with a new dwelling, it is my opinion that this may be acceptable subject to the dwelling being designed in such a way that it does not adversely affect the amenity of neighbouring residential property. However, I must stress that this is purely my opinion and that Members may not necessarily agree.

I hope the above information is of assistance to you.

Yours faithfully,


N R Midlen
Principal Planning Officer
(Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H23/0085/92
Our ref : GRM/JJM/REW

9th June, 1992.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

WHAPLODE SERVICE STATION,
HIGH ROAD, WHAPLODE.

Following the change of use approval H23/0085/92 dated 12th April, part of which was to change an existing shop into residential, I have been instructed to investigate the shop conversion.

My advice to Mr & Mrs Williamson is to demolish the shop and erect a new 3/4 bedroom house. The existing shop, which was initially a chapel, would need a completely new roof if rooms were to be accommodated in a chalet type conversion. The existing walls are of solid brickwork construction and badly bowed and cracked, some walls being buttressed. Investigations have shown that there are little or no foundations, therefore expensive under-pinning will be required and some form of insulation will need to be provided to the external walls from a heat loss point of view.

I feel the costs involved for such a conversion would be excessive and out of proportion with what would finally be created.

Please find enclosed a sketch plan. I would be pleased to have your informal comments on my proposals before I put in a formal application.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0085/92

Received: 22-JAN-92 Type: FULL

Name: R E Williamson
Whaplode Service Station
High Road
Whaplode
Spalding Lincs

Agent: R E Williamson
Whaplode Service Station
High Road
Whaplode
Spalding Lincs

Description: Change of use to garage premises including shop to residential in connection with garage

Location : Whaplode Service Station High Road
Whaplode Spalding

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.

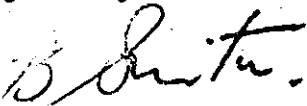
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.



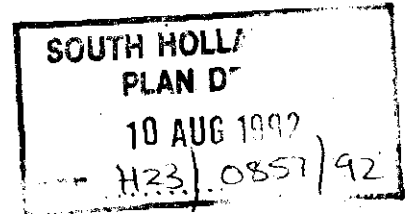
Director of Planning and Building Control Services
21-APR-92 H23/0085/92

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.

S O U T H



**H O L L A N D
DISTRICT COUNCIL**



DEED

Creating Planning Obligation

under section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

RODNEY ERNEST WILLIAMSON

and

MARGARET CHRISTINE WILLIAMSON

re

land at Whaplode Service Station,
High Road, Whaplode

I hereby certify that this is a true copy
of the Planning Obligation relating to land
at Whaplode Service Station, High Road, Whaplode

R. 666

.....
Director of Administration

THIS DEED is made the

25th

day of

March

One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and RODNEY ERNEST WILLIAMSON and MARGARET CHRISTINE WILLIAMSON of Whaplode Service Station High Road Whaplode Spalding in the County of Lincoln (hereinafter called "the Owners") of the second part

RECITALS

- (1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated
- (2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land
- (3) The Owners have by application by their agents dated 21st January one thousand nine hundred and ninety two applied to the Council for planning permission for the change of use of shop to residential in connection with garage premises on the Land in accordance with the plans and particulars supplied therewith under planning reference H23/0085/92 ("the Development")
- (4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.
- (5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.
- (6) The Council is the local planning authority by whom the planning obligation is enforceable.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act
WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule
hereto _____
2. This planning obligation is a local land charge and shall be registered as such _____
3. The expressions "the Council" and "the Owners" shall include their successors in title. _____

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of "the Land")

The land situate at Whaplode Service Station, High Road, Whaplode shown edged blue on the plan
attached hereto _____

SECOND SCHEDULE

(The Planning Obligation)

The owners hereby covenant with the Council that the dwelling to be provided as part of the
Development shall permanently remain within the curtilage of the garage premises comprising the Land
of which it forms an integral part and shall not be occupied except by the owner or an employee of the
garage premises and business _____

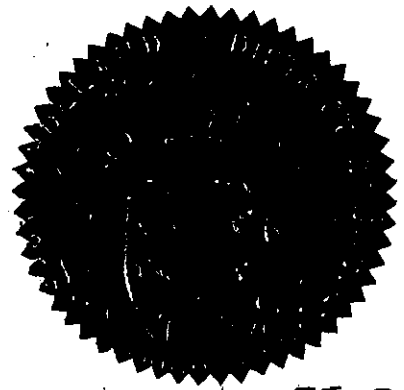
COMMON SEAL of THE SOUTH
HOLLAND DISTRICT COUNCIL was
hereunto affixed in the presence of

W.D. Kelly

Chairman of the Council

R. Cole

Director of Administration



5502

SIGNED AS A DEED by the said

RODNEY ERNEST WILLIAMSON

in the presence of:-

) *R. E. Williams*
)
)

Witness

J. R. Merchant

Address

*4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINES.
PE12 6UG.*

Occupation

ARCHITECTURAL CONSULTANT.

SIGNED AS A DEED by the said

MARGARET CHRISTINE WILLIAMSON

in the presence of:-

) *M. C. Williams*
)
)

Witness

J. R. Merchant

Address

*4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINES.
PE12 6UG.*

Occupation

ARCHITECTURAL CONSULTANT.

PLANNING AMENDMENT

For office use only

Application No.

H23/0857/92

Date registered

26 OCT 1992

Case Officer

DS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. R.E. WILLIAMSON.
WHAPLODE GARAGE.
HIGH ROAD.
WHAPLODE.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

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

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WHAPLODE GARAGE. HIGH ROAD. WHAPLODE.

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

H23/0857/92.

Building Regulation reference relating to same development.

B23/0599/92.

2. Please tick **one** box only

A.

Amendment is proposed where permission already granted

☐

or

Amendment is to a proposal currently being considered

B.

☒

If yes, submit two forms and two plans

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

☒ YES

Has a similar amendment been submitted under Building Regulations?

☒ YES / No

(NOT YET)

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

G.R. Merchant

Date

23.10.92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

REPLACEMENT
4 BEDROOM HOUSE.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

REDESIGN EXTERNAL APPEARANCE
OF HOUSE FOLLOWING
MEETING ON MONDAY 19TH OCTOBER
@ 2-30 WITH D. GEDNEY &
J. BLACKLOCK.

State drawing no's of the current submission

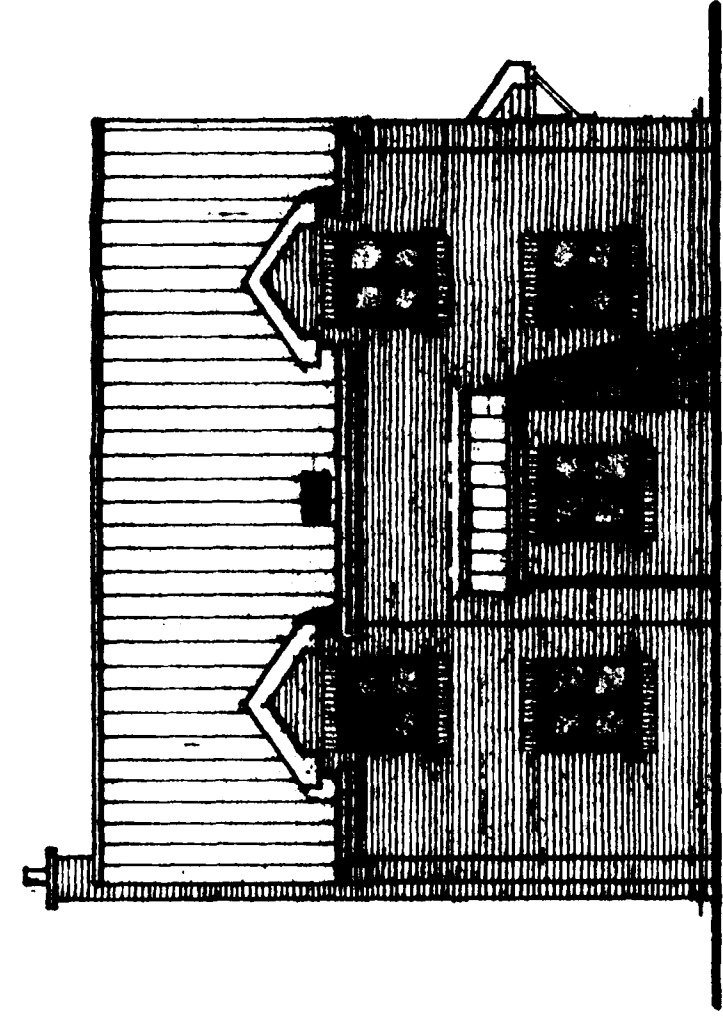
REW. 1

State Officer dealing with the application, if known.

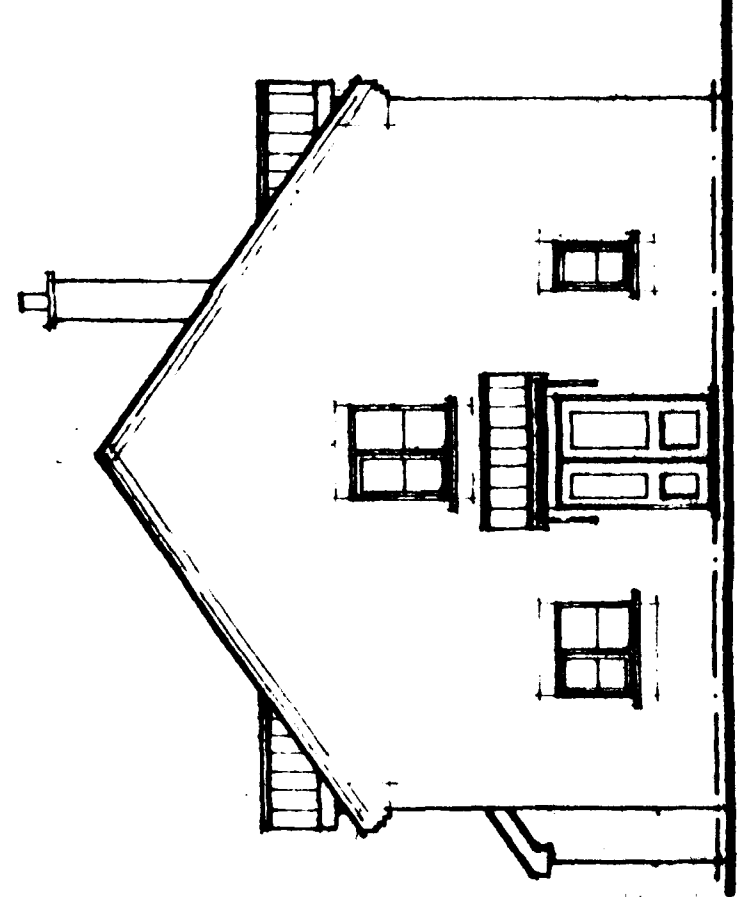
D. GEDNEY & J. BLACKLOCK.
- L.C.C. - No on 10.11.92

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

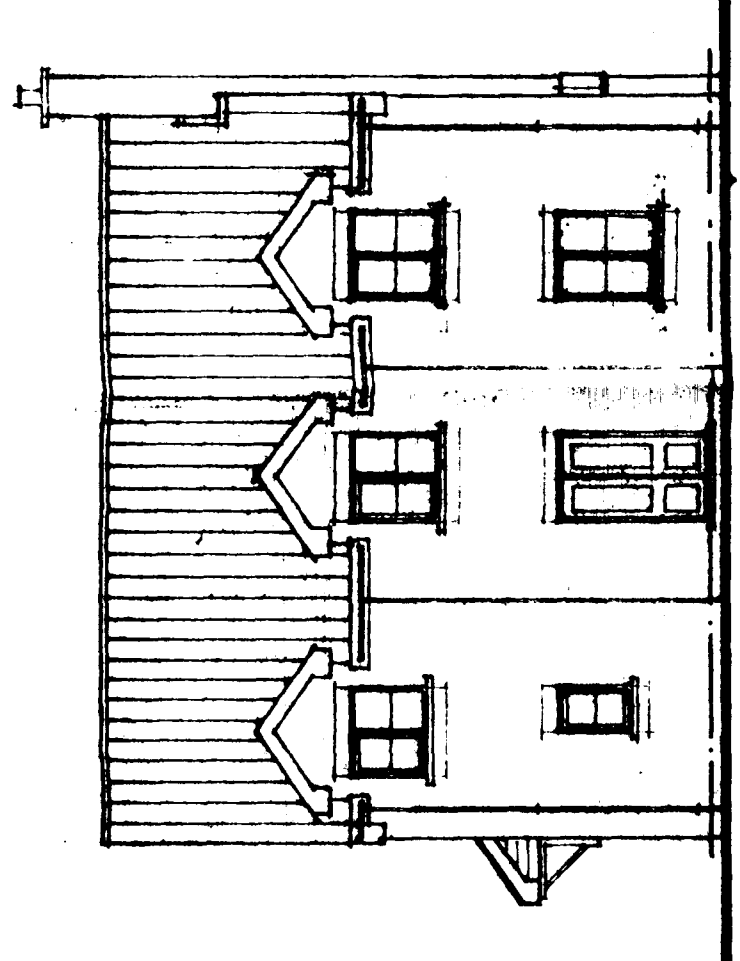
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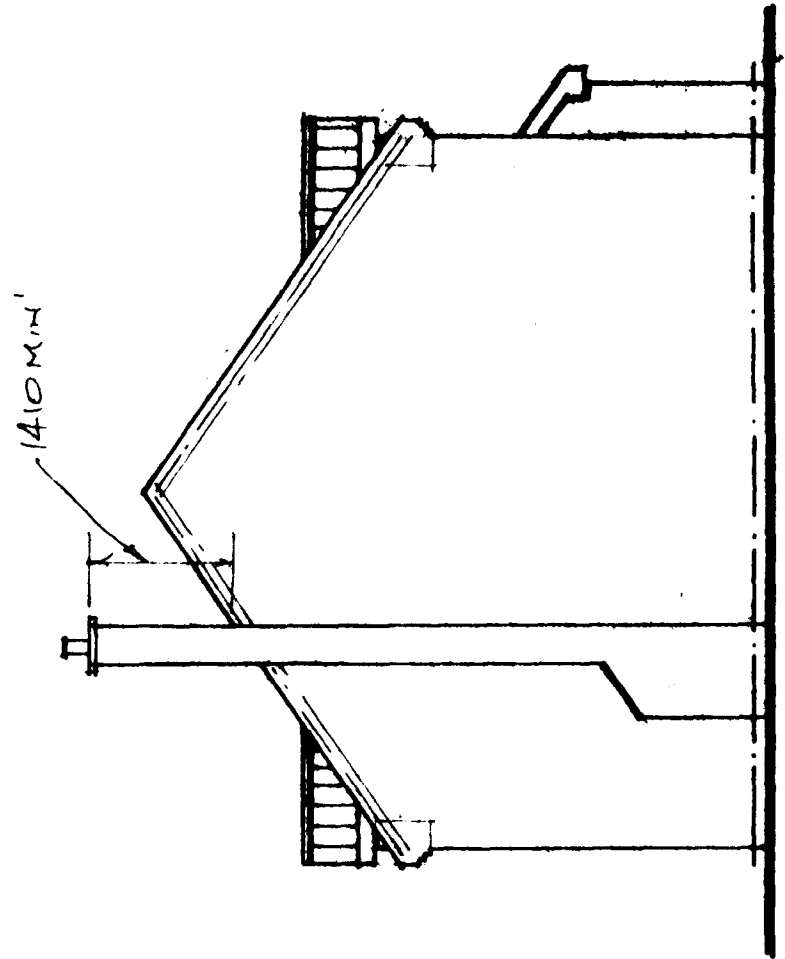
FRONT



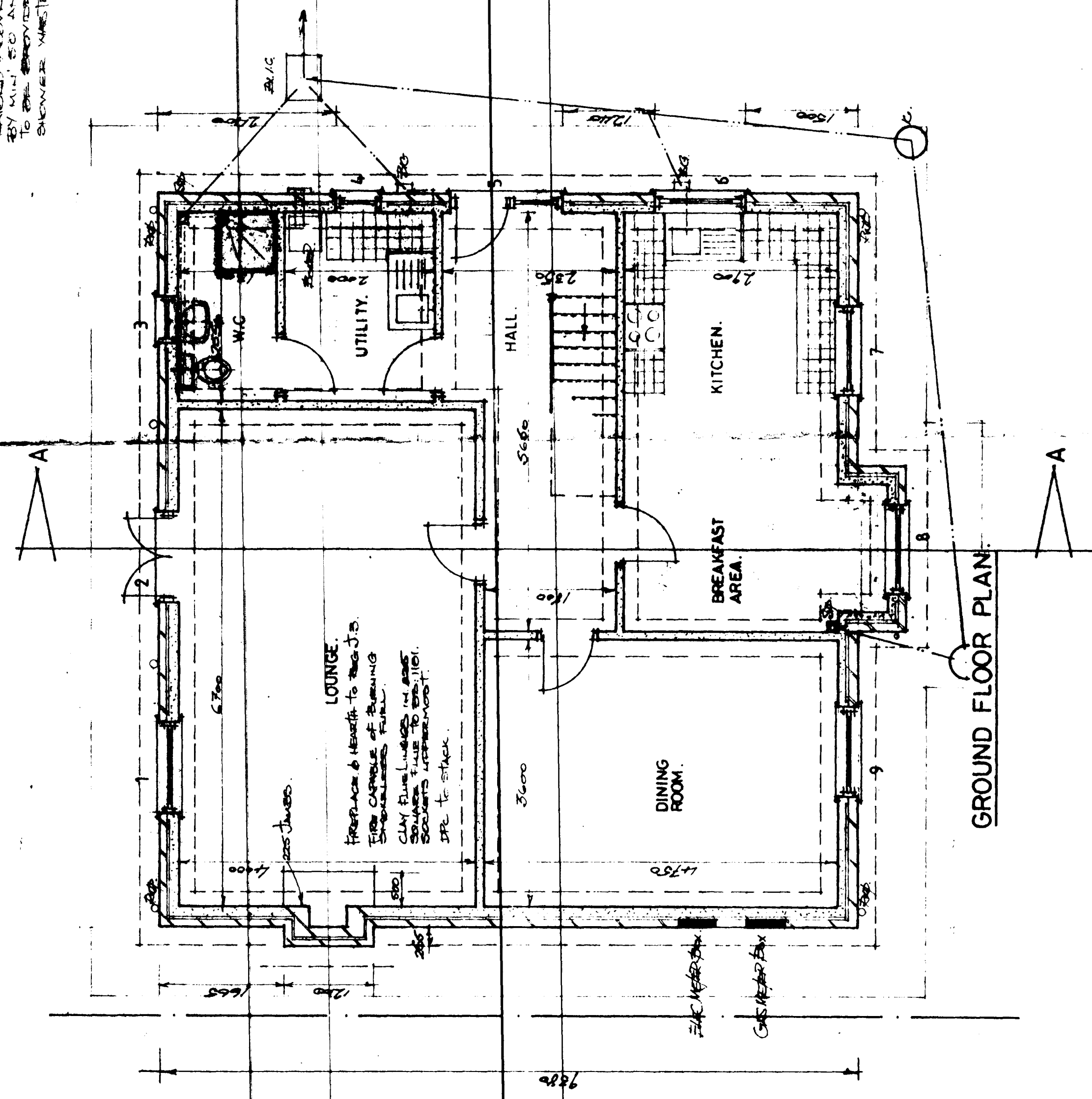
SIDE



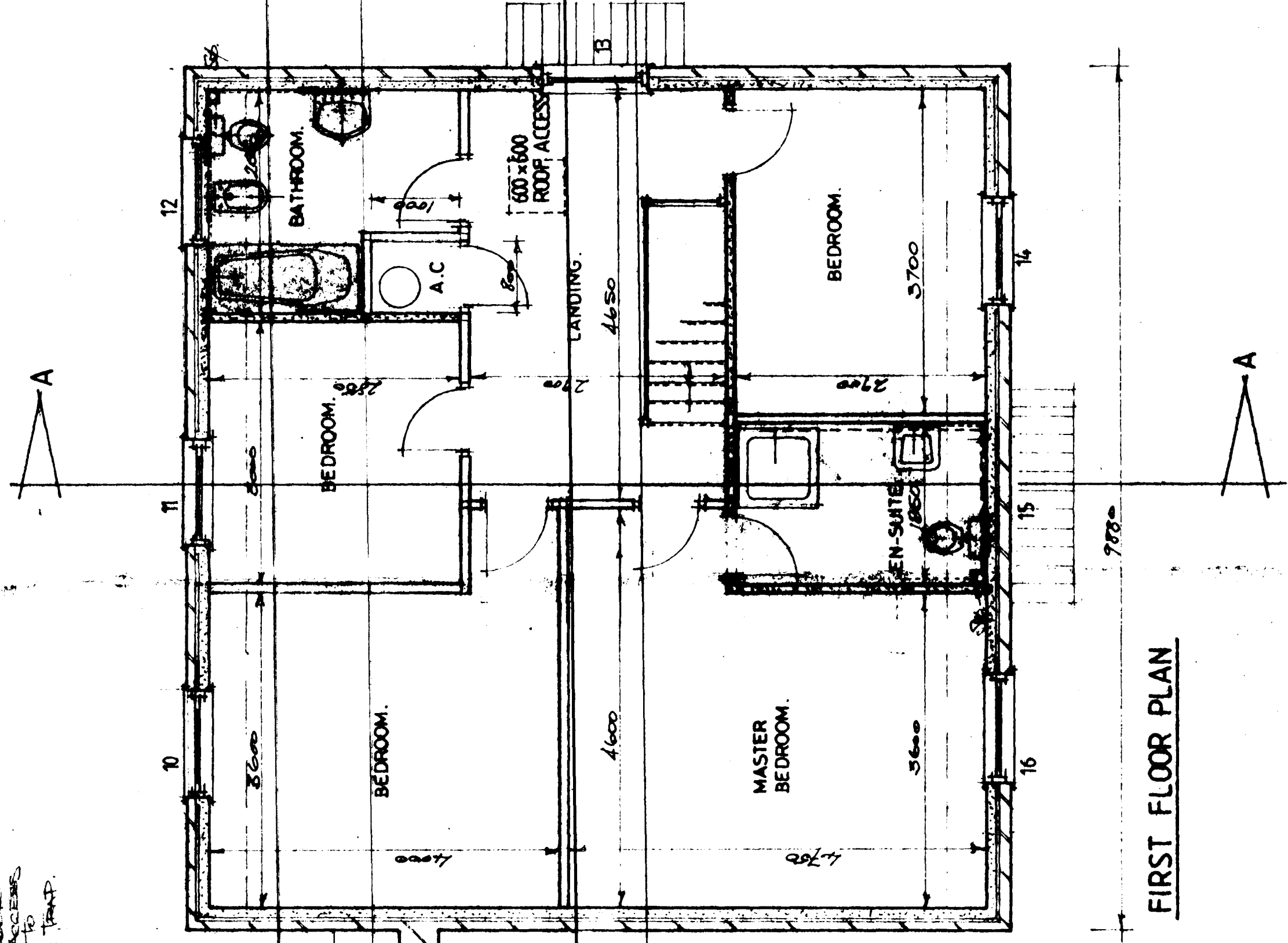
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AMENDED PLAN
Ref.

80, THE HILL, D.C.
PLAN 197
85/192

G. R. MERCHANT
LENG AMCE, ROW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0468) 370883.

PROJECT:
REPLACEMENT 4 BEDROOM HOUSE
WHAPLODE GARAGE
HIGH ROAD,
WHAPLODE.

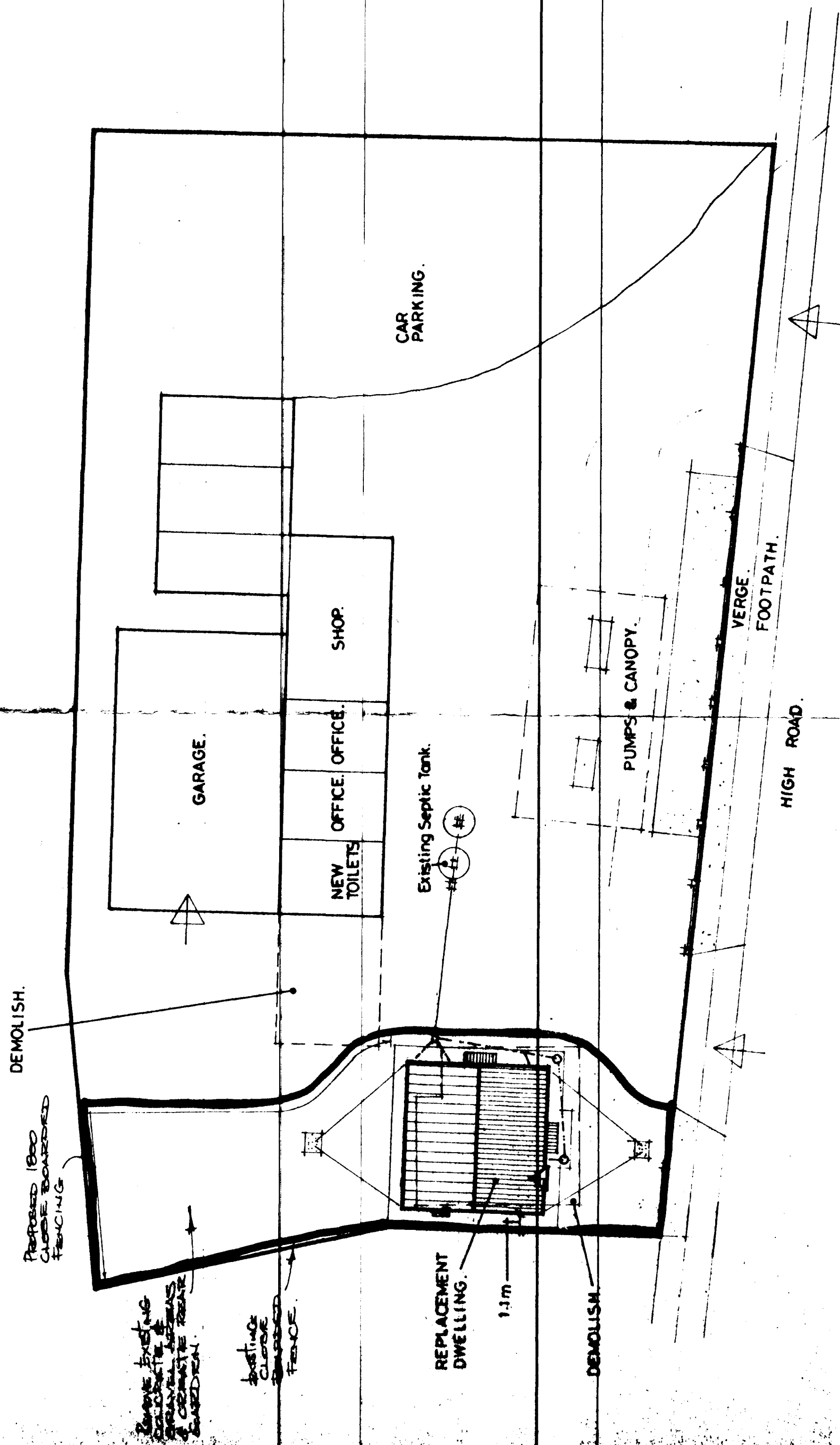
CLIENT:
MR & MRS. R. E. WILLIAMSON,
WHAPLODE GARAGE,
HIGH ROAD,
WHAPLODE,
SPALDING, Lincs.

SCALES:
1/50 & 1/100

DATE:
JUNE 1952

DRAWING NO:
REV. 1, 2

REVISIONS:
K. B. C.



SITE LAYOUT
SCALE: 1"=50'

LOCATION PLAN.
SCALE: 1/2500.

G. R. MERCHANT
ENGINEERING, ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANTS
TEL: HOLBEACH (0496) 370800

PROJECT: REPLACEMENT 4 BEDROOM HOUSE.
WHAPLODE GARAGE.
HIGH ROAD.
WHAPLODE.

CLIENT: R.E. WILLIAMSON.
WHAPLODE GARAGE.
HIGHT ROAD.
WHAPLODE.
SPALDING, LINCS.

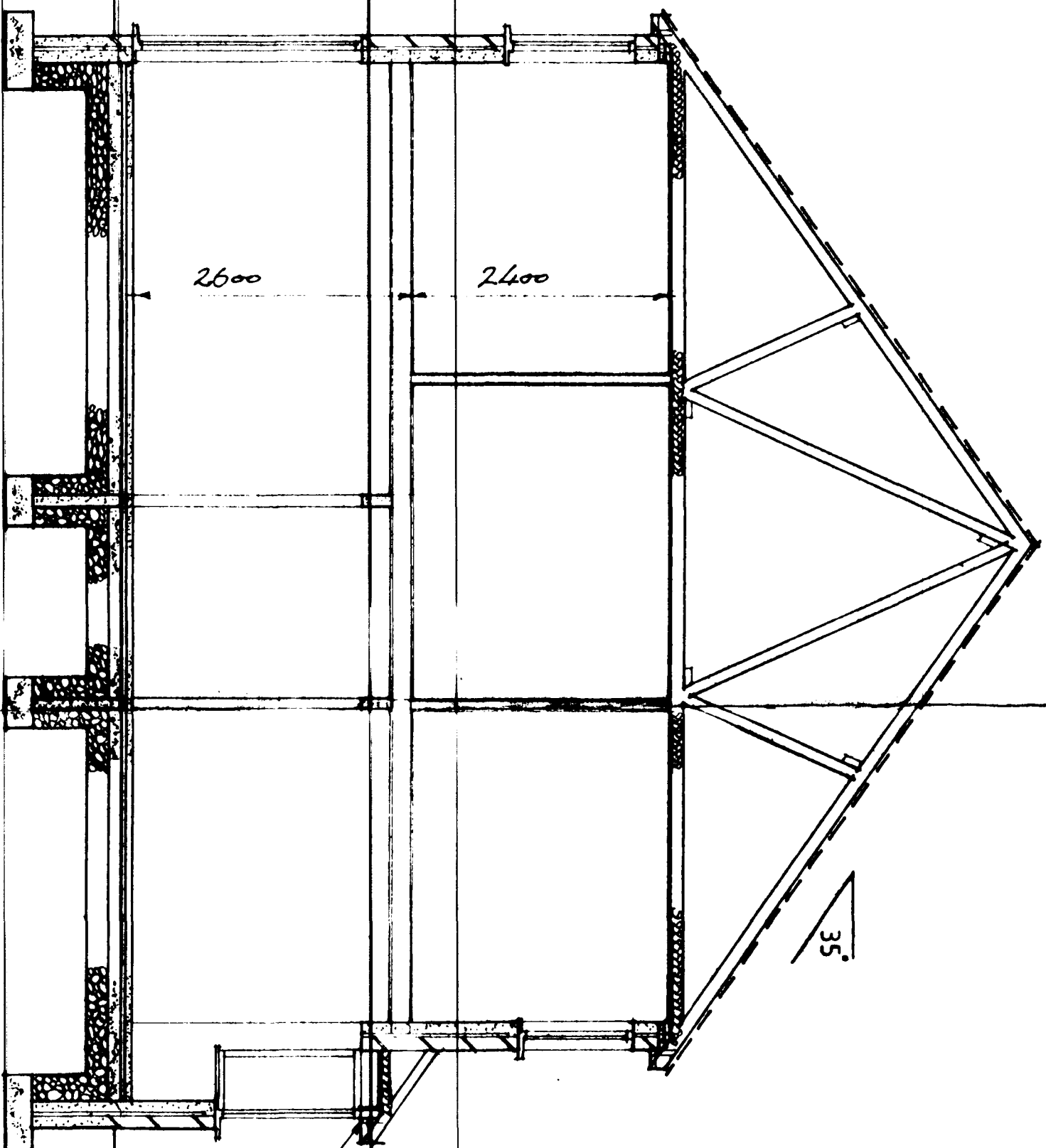
SCALES: AS INDICATED.	DATE: AUG 1992.
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G. R. MERCHANT.	DRAWING No.: REV. 3.
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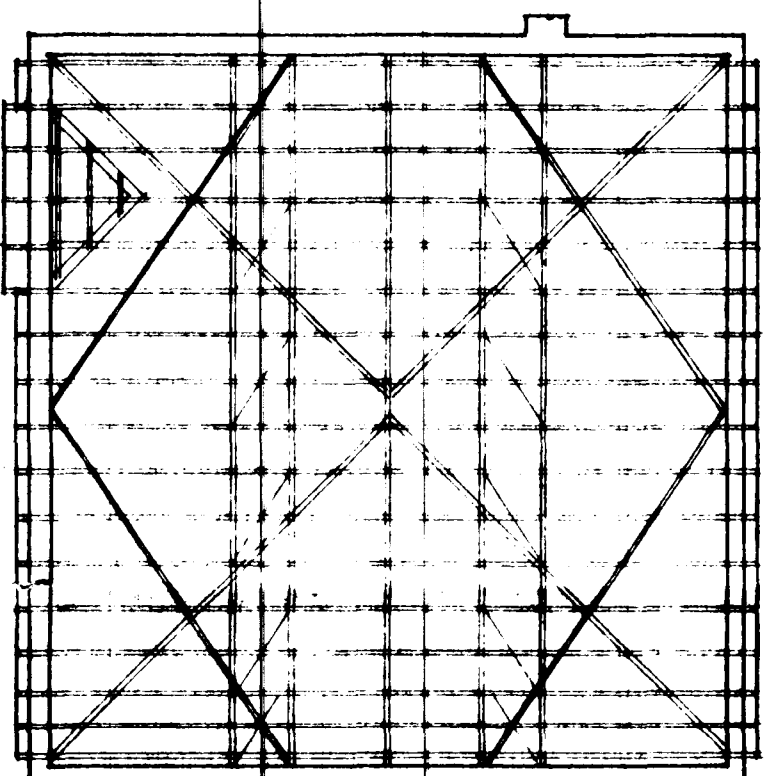
REVISIONS:

JOINERY AND LINTEL SCHEDULE			
No.	JOINERY	LINTEL	QA LENGTH
1	H313C	16 CL/S	2100
2	FCP20 - FC00R80	"	1500
3	H110C	"	1050
4	H110C	"	1050
5	FER150 - D0R90	"	1800
6	H210C	"	1500
7	H212C	"	1500
8	S02/H112C/H212C/H112C	"	1500
9	H312C	"	2100
10	H312C	"	2100
11	H212C	"	1500
12	H210C	"	1500
13	H212C	"	1500
14	H212C	"	1500
15	H210C	"	1500
16	H312C	"	2100

ALL JOISTS
INCLUDING
TRIMMERS AND
DOUBLED UP
MEMBERS 50 x 200
400 CENTRES

JOIST PLAN

SECTION A A



ROOF PLAN

PROPOSED GLAZING AREAS:
REMOVE EXISTING GLASS TO #66 6206
1981 TO FOLLOWING AREAS:-
FILL WINDOWS WITH 800mm of
FIXED FLOOR LEVEL, to all floor
CHANGING WITHIN 1500mm off ft. - this
APPLIES TO SLIDE SCREENS ALSO WITHIN
SECTION of floor

THESE WANTS QUALIFIED AS "CERTAIN" FACTS. A MAN THAT COULD BEING TO BE 5'6 1/2 TALL, AT LEAST ONE ON EACH SIDE. TELLING ME ON LANCEY AND SIZING IN ACCORDANCE WITH APPROVED DOCUMENTS. THAT HE HAD BEEN IN SOME SITUATION AND APPROVED MANUFACTURERS NOT THAT WATER SYSTEMS. KILMISTER APPROVED BY BOROUGH BOARD OF ADMIRALTY. WHICH WAS INSURANCE TO BE 5015 1915. FAVORITE THERMOCOPIC RADIATOR VALUES. AVERAGE 1775 IN Leaf Verb TO BE 5122 1917.

[illegible]

COFF COMMISSIONER
books to be constructed in accordance with
orders to the above shops on the drawings.
11) Library by the G.S. girls school
regularly managed and to an acceptable
solidate amongst for carrying timber
were creditably good. These trusted
farmers thought they shall be of an
approved and constructive and designed.
12) The school building is well
maintained, up-to-date and pleasing to
accustoms. by G.S. School, Ward No. 3, 1985.

BOY CHARGED
Onesie said, looking 21-in. to be
tried in accordance with the manufacturer's
instructions, and BS 3304 Pt 1 1076, pattern
38 x 25 at 3000 corners on underside 776.
If sorting 1017 with minimum 150mm tape.

STAMPING
Provide and BS 3304 x 5mm patent
Gardensaid said about 10000 at 1.0 active
center to 10000 milligrams to thousands
millies.

[illegible]

ROOF INSTALLATION:
Can be applied with 1mm continuous gap or
sealant based. Provides fire rating (15/30) for
access to ventilation gap.

NOTES
To be used as 22mg nominal thickness
painted onwood with rebate for soffit.
Runs out to 30 x 25 5/8 for soffit support

CEILINGS
Provide and fix 12.7mm GYPROC wallboard to all new ceilings. Nog all partitioners and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC ceiling and ARTEX finish to ceiling.

LITERAL, RESTRICTED
Provides patent 3mm x 5mm galvanized mild steel strips or similar at 1.6 cent per sq ft. Strip 1/2" wide, cutting 1/2" and rather loose where they run parallel to the walls. Solid strut below the strips and slight rack against the walls.

SILENCER PARTITIONS
To the floor, floor... or where shown, form
stitchalls in 75mm x 50mm particleboard studs at
400mm centres with 75mm x 50mm hand and
sawle plates and nogging at 1200mm centres
Gird with 12.7mm GFRPCC REINFORCED steel
tape joints and steel finish. Post 75mm
thick filereps between studs. Provide
double floor joists where stud partitions

RESULTS
Cavity neck to be 25mm overall width
Cavity depth 100mm clear section below 65mm
cavity filled with GRASS REINFORCED
fiberglass insulation bats, 100mm load
bearing "Thermalite" insulation blocks.
Insulated partitions to be in 100mm
shearwall ceiling. All ties in cavity
walling to be made galvanized wire.
Interiorly type of 90mm concrete
horizontal and 90mm concrete
vertically alternate the course to be staggered
60mm. At opening provide ties at 25mm
cavity vertically within 25mm of the
opening.

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

BOLLER
New boiler to be gas fired, well mounted, balanced five turn, of approximately 1800 output rating. Five vertical to be fitted with suitable cage guard.

FLASHING
All flashings, soaker etc to be in ONE 4
sheet lead properly cut, dressed and fixed

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 600mm. Accession pitch to be 45deg with a rise of 200mm and going of 225mm. Handrail to be 600mm above the pitch line of the staircase and 900mm on landing.
Balustrade at 100mm centres. Spigots minimum 2 metres headroom over stair.

DEGRADATION
All new surfaces, timber (except self finished surfaces of doors), plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in partitions as directed.

NEW FLOOR COATINGS
Dipac has developed heavy duty polyurethane dipac material at 3500s minimum above ground level in all kinds of cavity walling, plastering and columns. Dipac to be linked with epoxy resin provides vertical and horizontal dips around openings for windows and doors in cavity walls and stainer material as cavity cavity cover joints.

Partitions:
Generally to be in mass concrete cap strips.
7'6" wide x 22"ms thick under cavity.
7'6" wide x 22"ms under partition
walling. 4'6"ms x 22"ms under
bottom floor slab to 260 x 480
bottom non-loadbearing partition walls.
Loadbearing shall be down to a firm
foundation. Loadbearing structure to the
support of the Local Authority Building
Control Officer.

1. BURETS
To be I.G. L/S in cavity wall openings generally, unless stated otherwise.
Internal door openings in block walls to be I.G. Box 100 lintels. All sills to heavy minimum 150mm and bearing and installed strictly in accordance with the above instructions.

WINDOWS AND DOORS
Windows and doors to be as SECTION 6 PAUL
McNulty and doors to be as SECTION 6 JOHNSON
in 1-tracked solidwood standard metric joinery
finishes observations indicated. All windows
and doors to be double glazed (insulated unit
type). Partio doors to be pigskin made (dark
type) and fitted with a night vent giving 100 CFM
per sq. m of ventilation capacity. All other
windows to be fitted with adjustable
ventilators in such or down head to give
maximum of 6,000 m³ per ventilation.

JOINTS
Doors, frames, linings, slittings,
architraves, window board and timber
moldings etc to be of standard manufacturer
and of an **EXCELLENCE** or equal approved

WALL TILING
Provide and fix in new Bathroom to wall and window sill. Kitchen window sill over work tops. Ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be delineated later.

DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

VENTILATION
Actual ventilation areas of windows to be not less than 1/80 of room floor area. All windows to have 4000 mm square night vents. Extractor fans to be provided in kitchen (rain 60 litres/sec) and bathroom and WC (rain 15 litres/sec).

GROUND FLOOR
65mm mortar screed on 25 mm Job-lite (or similar) polystyrene insulation on 100 mm thick C20 concrete sub-floor on 12.00 gauge DPC lapped with DPC in walls.
150 mm air battens, blinded and compacted. Concrete overalls to 200 mm deep to remove logs of vegetation.

ALVEOLAR DRAINAGE. The head basin covers to be 30 cm dia. *G.C.* 110 mm dia. *P.C.* Bath and sink waste 40 mm dia. use polypropylene drain fit. pipework, all traps to be 75 mm dia. seal, all pipework etc. to be accessible throughout their runs for cleaning repair and replacement. Connect bath, basin and V.C. wastes to 110 mm dia. stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 500 mm above window level and fitted with patent ventilating terminal.

UNDERLAND DRILLINGS
110mm (4 1/8") pipe to fail at 1:70 with 100mm
(4") diameter hole. The pipe was drilled
(pressure), bent and squeezed. Inspection
chambers to be 600mm dia. positioned
along the length of the pipe. The
plastic used installed to surround the
pipe was 10mm thick. The pipe was
drilled from both ends with 300mm ground
cover to have paying slab protection over
trench on top of pressure. Arrowed on
hand-drawn sketch. Gait show concrete
path over trench. Gait show concrete
path over trench.

IMPROVED GOLF
PVC gutters 100mm hr and 65mm dia drain
pipes to match inclining all down outlets
clips, brackets, connectors etc and connect
to underground drain to soakaway.

CONCRETE
To be around 5.0 metres from any building and to be 1 cu. m. rubble filled with iron pipes discharging to centre of roadway.

PLASTERWORK
Walls to be plastered cement:lime:sand 1:1:6 with steel finish a total of 13mm thick. Distribution channels and internal soffits

SECTIONING AND ACCRETIONARIES.
Tabular moldings, starting and accretionaries to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC.
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.