APPLICATION NO. : H23/0480/91

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	..1..
DECISION NOTICE	..2..
LOCATION PLAN	..4..
APPLICATION FORM	..5..
CHECK SHEETS AND FRONT FILE SHEET	..8..
ALL OTHER CORRESPONDENCE	..9..
ALL OTHER DRAWINGS	.36.
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	.....

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0980/91 Received:14-OCT-91 Type:FULL

Name: Mr & Mrs Pearson
Peartree House
Dog Drove/Whale Drove
Holbeach Drove Common
Spalding, Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : Peartree House Dog Drove/Whale Drove
Holbeach Drove Common 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 extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: The site is inadequate in size to afford two unrelated dwellings sufficient residential amenities and privacy.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 7 January 1992.

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

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)

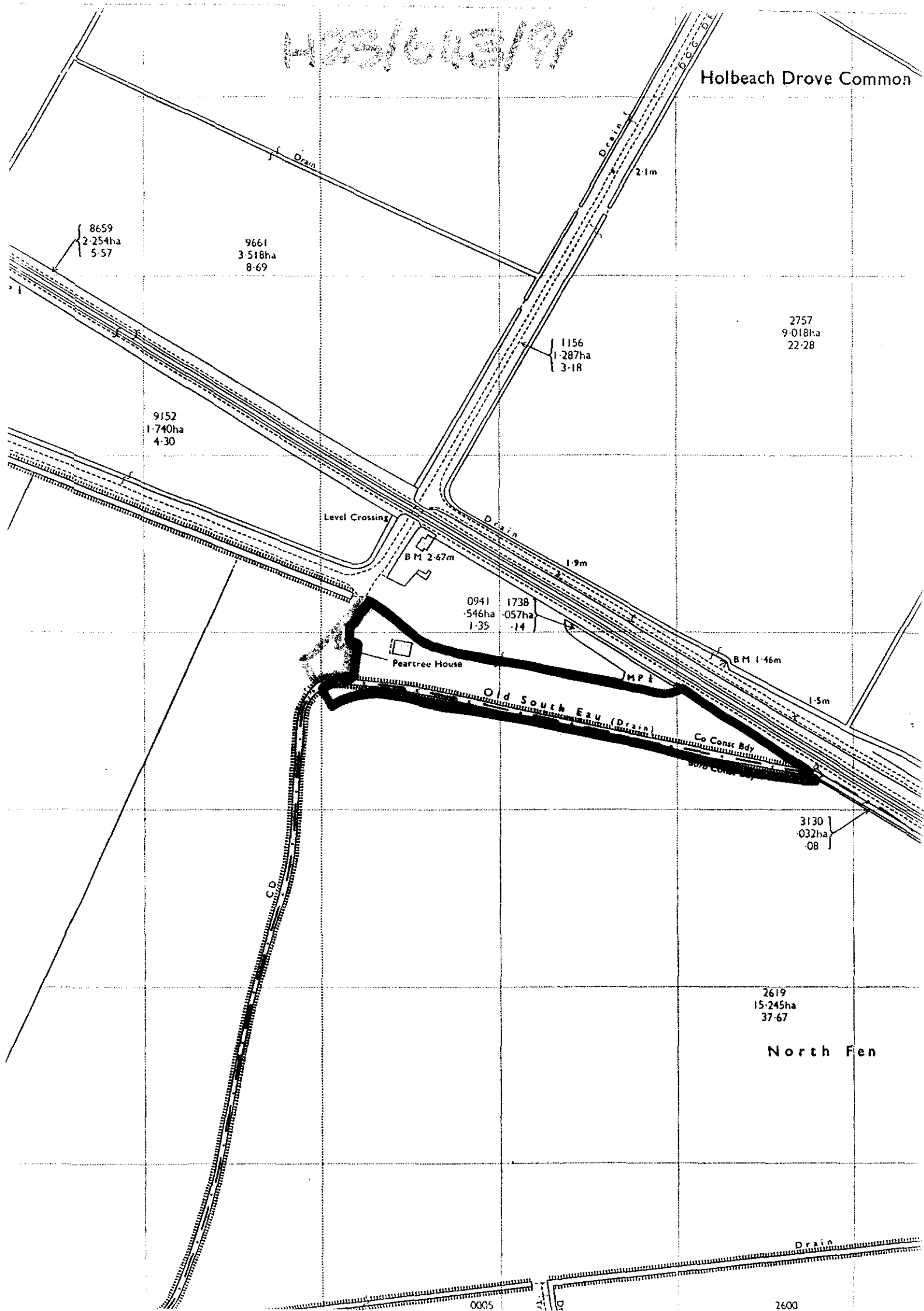
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
12-MAY-92 H23/0980/91

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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



Holbeach Drove Common
Drain
Drain
2·1m
8659
2·254ha
5·57
9661
3·518ha
8·69
2757
9·018ha
22·28
1156
1·287ha
3·18
9152
1·740ha
4·30
Level Crossing
Drain
B M 2·67m
1·9m
0941
·546ha
1·35
1738
·057ha
·14
Peartree House
B M 1·46m
MP
1·5m
Old South Eau (Drain)
Co Const Bdy
3130
·032ha
·08
C.D.
2619
15·245ha
37·67
North Fen
Drain
0005
2600

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H93/0980/91

Date Registered 14 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Pearson

Peartree House,
Dog Drove / Whale Drove,
Holbeach Drove Common.

Tel. No.

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

Broadgate Builders Ltd,
Broadgate, Weston Hills,
Spalding, Lincs.

Tel. No. Holbeach 350532.
(Personal contact name) M. Charlton,

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Peartree House, Dog Drove / Whale Drove, Holbeach Drove Common.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to House.

OFFICE COPY

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 46.00 If you consider no fee is payable include a written explanation instead.

Signed. [signature] Date. 8. October. 1991.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: ± 5.300 sq. metres

B. Please state size of any new structure:- (a) max. height: 13.450 metres

(b) max. length: 9.650 metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials. Conc. inter tiles to match.

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. Domestic

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 DETACHED 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 —

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

D. *Foul sewerage will be disposed of to:*

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	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: Consultees:
Is this application related to a previous submission	Yes	→ Application No. H23-0643-91

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 ..... ~~(Applicant/~~ Agent) Date 8-10-91

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 8-10-91.

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

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

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

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46

Receipt Issued 14/10 No. P77

Date First Received 14 OCT 1991

REGISTRATION

REFERENCE H23/0980/91

Cross-Ref R

Date 15/10 [illegible]

VALIDATION Date 17/10/91

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 46 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21.10

Index Sheets 384 OS Nos ..... Grid Ref 531070 310380

Ward H Parish WHAPLODE

Inside IBD NO Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

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

Planning Records:
Earlier apps
643/91

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

Inputs completed.....

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E08091

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

4th November 1991

Dear Sir,

Re: Extension to house - Dog Drove / Whale Drove
Holbeach Drove Common

With reference to the above and your letter dated 30th October 1991, we can confirm that the proposed extension is an annex to accomodate their parents. Would you include these details within Planning Application H23-0980-91.

If any further information is required please do not hesitate to contact the undersigned.

Yours faithfully,

MICHAEL CHARLTON

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 NOV 1991
Attention of
DPO NRM
DOPO BC
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

BRIAN SMITH Dip TP MRTPI District Planning Officer

Plan[illegible] Department
Cou[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincolnshire

M A Caughey

MAC/SJS H23/0980/91

For Attention of M Charlton

30 October 1991

Dear Sirs

Planning Application H23/0980/91 - Extension to house - Dog Drove/Whale Drove, Holbeach Drove Common

I refer to the above application and write to request that the applicants confirm that the extension is an annex to accommodate their parents.

I would appreciate your reply within the next seven days.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E08091

D.C.
11 OCT 1991
0980/91

District Planning Officer
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs

10th October 1991

Dear Sir,

Re: Proposed extension to Peartree House
Whale Drove / Dog Drove, Holbeach Common Drove

We wish to make an application for Full Planning Permission in respect of the above.

We enclose for your approval the following drawings and documents.

Planning Application :

Four copies of planning application form
Four copies of drawing numbered E08091 - SK1
One cheque for the value of £46.00

We trust this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

MICHAEL CHARLTON
EXTENSIONS DIVISION

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E08091

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

6th March 1992

For the attention of Mr Roberts

Dear Sir,

Re: Extension to house Dog Drove / Whale Drove
Holbeach Drove Common for Mr and Mrs Pearson

With reference to the above planning application (ref H23-980-91) and your letter dated the 28th February 1992 please find enclosed copy letter from Mr and Mrs Pearson which confirms they will enter into a section 106 Agreement.

To this end if any further information is required please do not hesitate to contact the undersigned.

Yours faithfully,

MICHAEL CHARLTON

S.H.D.C. PLANNING DEPT.
RECEIVED
9 MAR 1992 DR

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

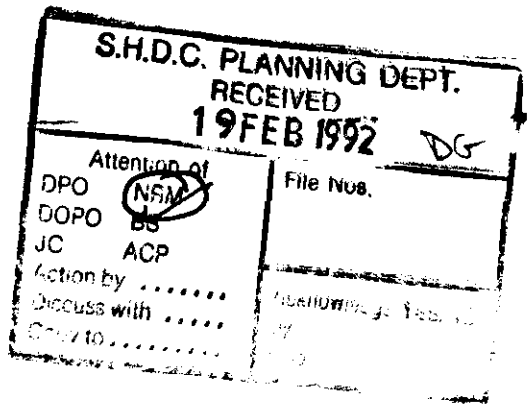
Acknowledge YES/NO
by
date

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E08091

Your Ref:

Date: 18th. February 1992



District Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.

FOR THE ATTENTION OF MR. D. GEDNEY

Dear Sir,

Re: Planning Application H23/0980/91. Extension to house - Dog Drove/Whale Drove, Holbeach Drove Common.

With reference to the above planning appplication we hereby confirm that this extension is to be an annexe to accommodate our clients parents. Our clients will enter into a Section 106 agreement to limit the purpose and occupancy of the proposed development.

If any further information is required please do not hesitate to contact the undersigned.

Yours faithfully

M. Charlton

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1991 MC
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....
File Nos.
Your Ref.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/980/91/TB

Date 31 October 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. PEARSON
EXTENSION TO "PEARTREE HOUSE", WHALE DROVE, HOLBEACH DROVE

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

As your clients will be aware, the watercourse along the sites Northern boundary that is piped close to the existing dwelling is my Board's Whale Drove Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply. I am pleased to confirm the siting of the extension conforms with my Board's requirements but I must be informed when works are due to commence.

I note soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

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

Yours faithfully,

J.D. Ebey.

ENGINEER TO THE BOARD

Broadgate Builders Ltd.,
Broadgate House,
Broadgate,
Weston Hills,
Spalding,
Lincs. PE12 6DB

MEMORANDUM

From: The Director of Administration

To: Director of Planning & Building Control Services

Our Ref: PC/LST/PL.585

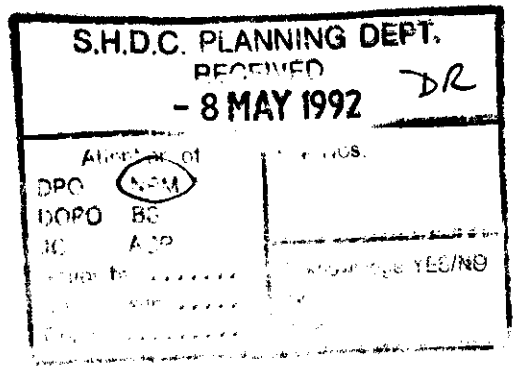
Your Ref: GS/JJ

Date: 8th May 1992

SUBJECT: PLANNING APPLICATION NO. H25/980/91 : EXTENSION TO HOUSE, DOG DROVE/WHALE DROVE, HOLBEACH DROVE COMMON (PEARSON)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

PETER ERIC PEARSON

and

CAROL DIANA PEARSON

and

HALIFAX BUILDING SOCIETY

re

extension to house, Dog Drove/Whale Drove
Holbeach Drove Common

I hereby certify that this a true copy of the planning obligation relating to a house at Dog Drove/Whale Drove, Holbeach Drove Common.

R. Gee

.....
Director of Administration

THIS DEED is made the Eighth day of May 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 PETER ERIC PEARSON and CAROL DIANA PEARSON of Peartree House Dog Drove/Whale Drove Holbeach Drove Common in the County of Lincoln (hereinafter called "the Owners") of the second part and HALIFAX BUILDING SOCIETY whose registered office is situate at Trinity Road Halifax in the County of West Yorkshire (hereinafter called "the Building Society") of the third 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 subject to a mortgage dated the twelfth day of December one thousand nine hundred and eighty-six in favour of the Building Society

(3) The Owners have by application dated the eighth day of October one thousand nine hundred and ninety-one applied to the Council for planning permission for an extension to the existing dwelling on the land in accordance with the plans and particulars supplied therewith under planning reference H23/0980/91 ("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 1990 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" "the Owners" and "the Building Society" 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 Peartree House Dog Drove/Whale Drove Holbeach Drove Common shown edged blue on the plan attached hereto

SECOND SCHEDULE

(The Planning Obligation)

The owners with the consent of the Building Society evidenced by its execution hereof hereby covenant with the Council that the development shall not at any time be occupied as a separate unrelated dwelling to Peartree House Dog Drove/Whale Drove Holbeach Drove Common but shall permanently remain part of and within the curtilage of the land

SIGNED AS A DEED by the said

CAROL DIANA PEARSON

in the presence of:-

Witness Paul Cleghorn

Address 65 Horseshoe Road

Occupation Chartered Secretary.

The COMMON SEAL of

HALIFAX BUILDING SOCIETY

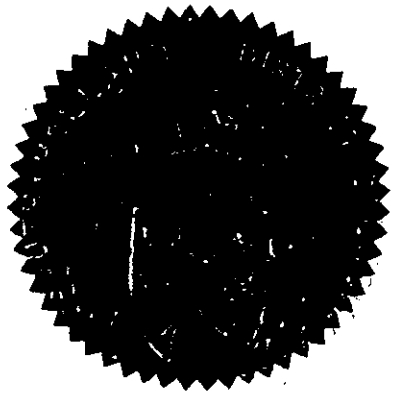
was hereunto affixed in the

presence of:-

)
)
)

by authority of the Board of Directors

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



~~Chairman~~ A Member of the Council

5544

Director of Administration

SIGNED AS A DEED by the said
PETER ERIC PEARSON
in the ~~presence~~ of:-

Witness

Paul Cleghorn

Address 65 Horseshoe Road
Spalding

Occupation Chartered Secretary

105. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H16/1225/90 Fine Art Developments	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

((i) Pending a site inspection to enable Members to assess the suitability of the site for the proposed development and (ii) to enable the Plans Sub-Committee to consider the application in greater detail.)

(Councillor J.R. Pearl entered the meeting during consideration of the above application.)

H23/0980/91 Mr & Mrs Pearson	Extension to house at Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H13/0988/91 J O Simpson	O.A.	Residential development at Roman Road, Moulton Chapel.

(Pending a site inspection to enable Members to assess the suitability of the proposed access to the site.)

H02/0999/91 Burmor Construction	Conversion of dwelling to 2 No flats at 18 Reform Street, Crowland.

(Pending a site inspection to enable Members to assess the suitability of the proposed parking arrangements.)

H20/1121/91 Mr J P Strahan	Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at Ambridge, Foremans Bridge, Sutton St James.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development including the proposed access arrangements.)

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600, Fleet Road, Fleet.

((i) Pending a site inspection to enable Members to assess if the proposed siting would still be suitable in relation to the new boundary of development and (ii) for the Director of Planning and Building Control Services to consult further with the applicant regarding the provision of additional information in support of the application.)

APPLICATION REFERENCE: H23/0980/91 DATE RECEIVED: 14 10 91

APPLICANT: Mr & Mrs Pearson
Peartree House
Dog Drove/Whale Drove
Holbeach Drove Common
Spalding
Lincs

AGENT: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

FEB 1992

TYPE: Full

DESCRIPTION: Extension to house

LOCATION: Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common

Parish Council: We may be thick but not stupid. This is not an extension.

County Highways: No objections.

PLANNING POLICIES/DOE ADVICE
Outside the IBD.

PREVIOUS DECISIONS
H23/0643/91 - Erection of bungalow with parking space - Refused 29 August 1991.

PLANNING ISSUES
The issues in the relationship of this large extension to Peartree House may be summarised as follows:

CONCLUSIONS

1 The earlier application (H23/0643/91) showed a bungalow physically distinct from Peartree House which was to accommodate the applicants' parents including the father who is suffering from a degenerative joint disease.

2 The recommodation to the earlier report included advising the applicant that "the District Council would favourably consider an application for a purpose designed extension to the main dwelling to meet the family's housing needs." The applicants have confirmed that the extension is for an elderly parent in poor health.

3 This current application shows a relatively large one-bedroomed extension with lounge and facilities which is physically attached to the existing house. It is designated so that its front elevation and main windows would overlook those of Peartree House.

4 Notwithstanding the apprehensive nature of the observations from the Parish Council the proposal has been assessed in relation to the character and layout of the site; the potential in the future for further amendments to create a separate unit of accommodation and the implications for the

implementation of planning policy. Consequently I believe the proposal is acceptable subject to the applicant entering into a planning obligation as to the purpose and occupancy of the proposed development.

RECOMMENDATION - That subject to the applicants entering into a planning obligation under the powers of Section 106 of the Planning Act the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions.

1 SC30 - (Annexe Only).

Reason

1 The site is inadequate in size to afford two unrelated dwellings sufficient residential amenities and privacy.

Note

1 SN1...amended plans received 7 January 1992.

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th February, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. E.N. Davies	Mr. A.E. Naylor
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. J.R. Pearl
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. R.C.P. Cowan	Mr. N.P. Judge, M.B.E.	Mr. M.C. White
Mr. B.J. Davies		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

Apologies for absence were received from or on behalf of Councillors B. Chappell and M.S.L. Rollinson.

149. MINUTES

The Minutes of the meeting held on 3rd February, 1992 were signed by the Chairman as a correct record.

150. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and applicant		Proposal
H16/1225/90 Fine Art Developments	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendations and subject to appropriate conditions to ensure that adequate landscaping/screening is provided between the application site and the adjacent commercial premises before the dwellings are occupied.

H23/0980/91 Mr & Mrs Pearson	Extension to house at Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common.

RESOLVED: Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the existing dwelling and proposed annexe are not at some future date separated into two dwellings, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendations.

H13/0988/91 J O Simpson	O.A.	Residential development at Roman Road, Moulton Chapel.

RESOLVED: Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the existing visibility splays remain in perpetuity, the Director of Planning and Building Control Services be authorised to grant outline planning permission for the above development in accordance with his original recommendation.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0980/91 Received:14-OCT-91 Type:FULL

Name: Mr & Mrs Pearson
Peartree House
Dog Drove/Whale Drove
Holbeach Drove Common
Spalding, Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : Peartree House Dog Drove/Whale Drove
Holbeach Drove Common Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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

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

2 The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: The site is inadequate in size to afford two unrelated dwellings sufficient residential amenities and privacy.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 7 January 1992.

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

Authorised to issue:

11-MAY-92 H23/0980/91 AD....DC....

12/5

Clerk to Whaplode Parish Council
10 West End
Holbeach
Spalding
Lincolnshire

M A Gaggney

MAC/SJS H09/0980/91

14 November 1991

Dear Madam

Planning Application H09/0980/91 - Extension to house - Peartree House, Dog Drove/ Whale Drove, Holbeach Drove Common

I refer to your comments, dated 1 November 1991, and write to advise that as the development is physically joined and "as one" with the existing house it is reasonable to describe it as an extension. However, the applicants have also confirmed that the extension is an annex to accommodate their parents.

Under these circumstances, unless I hear within 7 days that you expressly wish otherwise, I intend to handle the application under delegated powers.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H23/0980/91

Your Ref:

Date: 10th March 1992

PLANNING OBLIGATION

H23/0980/91 - MR AND MRS PEARSON
PEARTREE HOUSE, DOG DROVE/WHALE DROVE, HOLBEACH DROVE COMMON.

It was resolved at the Plans Sub-Committee on February 24th 1992, that the above be authorised subject to the applicant first entering into a planning obligation.

This is to ensure that the existing dwelling and proposed annexe are not at some future date separated into two dwellings.

In order that you may prepare the necessary documentation, please find enclosed the following information:-

a) Six 1:2500 site location plans indicating the curtilage of the site, the subject of the agreement, edged red, with the surrounding land edged blue.

b) A copy of the planning application form.

c) Confirmation that the applicant is willing to enter into the above agreement.

G Smith
Technical Assistant

TRANSPARENCY INSTRUCTIONS

COMMITTEE : 12/2/92

APPLICATION NO : 980/91 CASE OFFICER : M A C

SITE 1:2500	✓	ELEVATION –					
1:50 000		N		E		FLOOR	
		S		W		PLAN	
BLOCK (amended 7/1/92)	✓	FRONT	✓	REAR	✓	SIDE	✓

ALSO SHOW :		
		CONSERVATION AREA
		I B D
		T P O or TREES
	✓	PHOTOGRAPHS
		OBJECTORS
		PREVIOUS APPLICATION SITES- NO.s _____

ANY OTHER REQUIREMENTS : Please include previous block plan for proposed bungalow (643/91)

Confirmed (DPO/DDPO) _____

Broadgate Builders Ltd,
Broadgate House,
Weston Hills,
Spalding,
Lincs.

Mr Roberts

DJR/JJ H23/930/91

E03091

28th February 1992

Dear Sir,

EXTENSION TO HOUSE, DOG DROVE/WHALE DROVE, HOLBEACH DROVE COMMON FOR MR AND MRS PEARSON.

The above application was considered by the Plans Sub-Committee on 24th February 1992 where it was resolved as follows.

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Planning Act to ensure that the existing dwelling and proposed annexe are not at some future date separated into two dwellings the Director of Planning and Building Control Services be authorised to grant planning permission.

I would request that you supply written confirmation that the applicants are prepared to enter into an obligation under these terms, in order that I may commence preparation of the necessary documentation.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

Checked by MAC 24/10/91

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

There already
the Main one that
I do not accept this
is an extension & I
must go to the - why has I
come back as a
DPO.?
MM
24/1

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ____ Neighbours ____ Other ____

Boundaries ____ Site Features ____

Inspected by: MAe
date: 25/10

Residents notified on site visit: /

Case Officer Conclusions (issues) Large extn. in comparison to existing house. No effect on neighbours. (No near neighbours) Site screened by privet hedge

Case Officer Recommendations (summary) Grant permission
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ — No ____

Ward member request — Yes ____ — No ____

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

[Reason:

Other circumstances needing Committee decision — Yes / — Flagged by Senior Officer Signed ..... — No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first 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
.....DR 4/12

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

DPO Auth from 24/2/92 Sub-Committee

~~Grant permission~~ Grant permission

Conditions/Reasons

1) SC30

Reason: The site is inadequate in size to afford two unrelated dwelling ~~to be occupied~~ sufficient residential amenities and privacy.

Note 1 – Amended plans 7/1/92

Note 2 – Standard note referring to planning obligation

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0980/91 Type: FULL

Applicant: Mr & Mrs Pearson Agent: Broadgate Builders Ltd
Tel: 0406 380532

Description: Extension to house

Location: Peartree House
Dog Drove/Whale Drove
Holbeach Drove Common
Spalding

Valid date:	14-OCT-91	Terminal date:	09-DEC-91
Target dates:		Target Committee:	20-NOV-91
To case officer	19-OCT-91	Report deadline:	06-NOV-91
Inspected by	24-OCT-91		
Extra contacts	29-OCT-91	Case Officer:	
Report if not clear by	18-NOV-91	M A CAUGHEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	23-OCT-91	06-NOV-91
Cllr N P Judge 0406 330300	23-OCT-91	06-NOV-91

L.C.C - No objections JE CB 31/10/91

PLANNING AMENDMENT

For office use only
Application No. H09/0980/91
Date registered 07 JAN 1992
Case Officer MC

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Mr & Mrs PEARSON
PEARTREE HOUSE,
DOG DROVE/WHALE DROVE,
HOLBEACH DROVE COMMON
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS LTD,
BROADGATE, WESTON HILLS,
SPALDING LINCS.
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PEARTREE HOUSE, DOG DROVE/WHALE DROVE, HOLBEACH DROVE COMMON

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H09-0980-91.

Building Regulation reference relating to same development.
—

2. Please tick **one** box only
Amendment is proposed where permission already granted
If yes, submit two forms and two plans
A. [ ]

or

Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
B. [✓]

State whether amendment has been requested by the Council
NO.

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

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

Signed ..... Date 7 JAN 1992

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
EXTENSION TO HOUSE

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
LOUNGE AREA AMENDED.

State drawing no's of the current submission
E08091-SK1A.

State Officer dealing with the application, if known.
—

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

OFFICE USE ONLY

To D.C. 1/92

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....

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

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

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

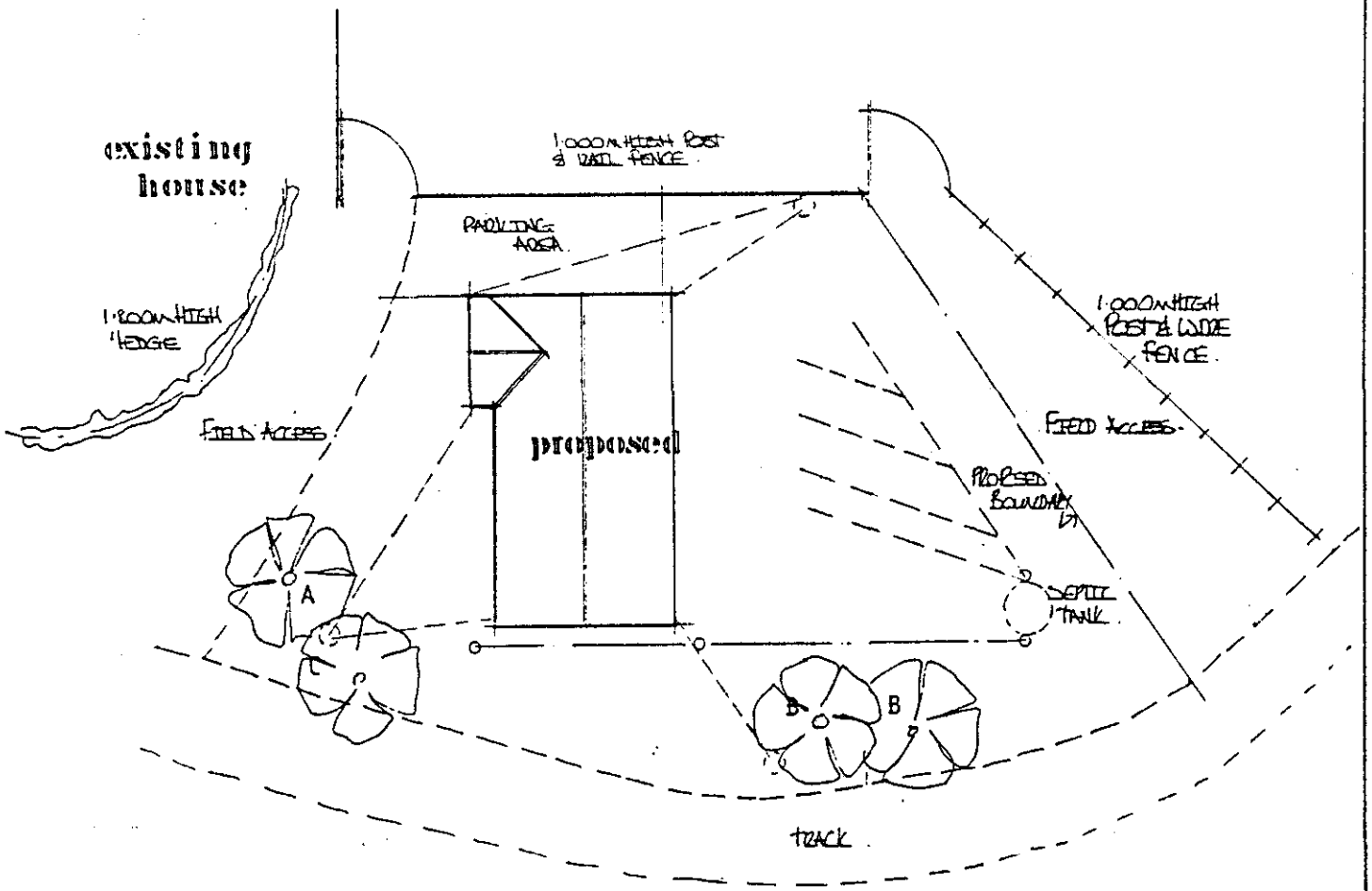
Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to recpt

Signed: ..... Date: 13/1



site layout

scale 1 : 200

NOTES

foul water drainage

TO 600 GALLON SEPTIC TANK 'KLEN
CONSTRUCTED IN ACCORDANCE W
L.A. REQ'MENTS.
THE SUB-IRRIGATION DRAINAG
SYSTEM IS TO BE DETERMINED
PERCOLATION TEST IN ACCORDA
WITH PROVISIONS OF CLAUSE
OR B.S. 6297 : 1983.
MINIMUM REQ'MENT IS 25
SUCH DISTANCE DETERMINED B
TEST.

surface water drainage

TO 1·2M DIA SOAKAWAY SIZED 5M
BUILDING WITH 550MM GROUND

parking area.

75mm (3" DOWN) GRADED ON 100M
BLINDED AND CONSOLIDATED HAR
BASE.
50X125 CONCRETE EDGING KERB
BEDDED AND HAUNCHED IN W
MIX CONCRETE.

landscaping

A _____ WHITEBEAM.
B _____ HORNBEAM.
C _____ WILD CHERRY.

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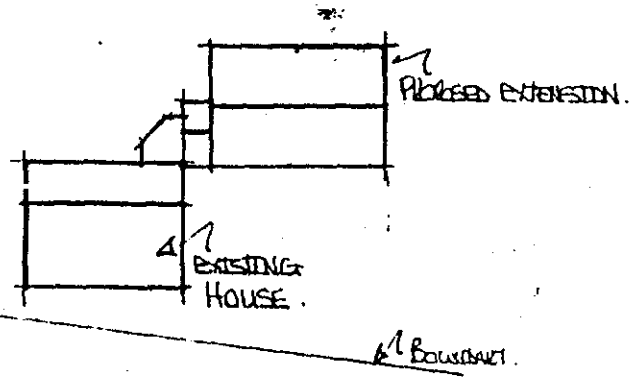
WHEN PLANTED. ALL TREES WH
DIE WITHIN THE FIRST 10 Y
ARE TO BE REPLACED.

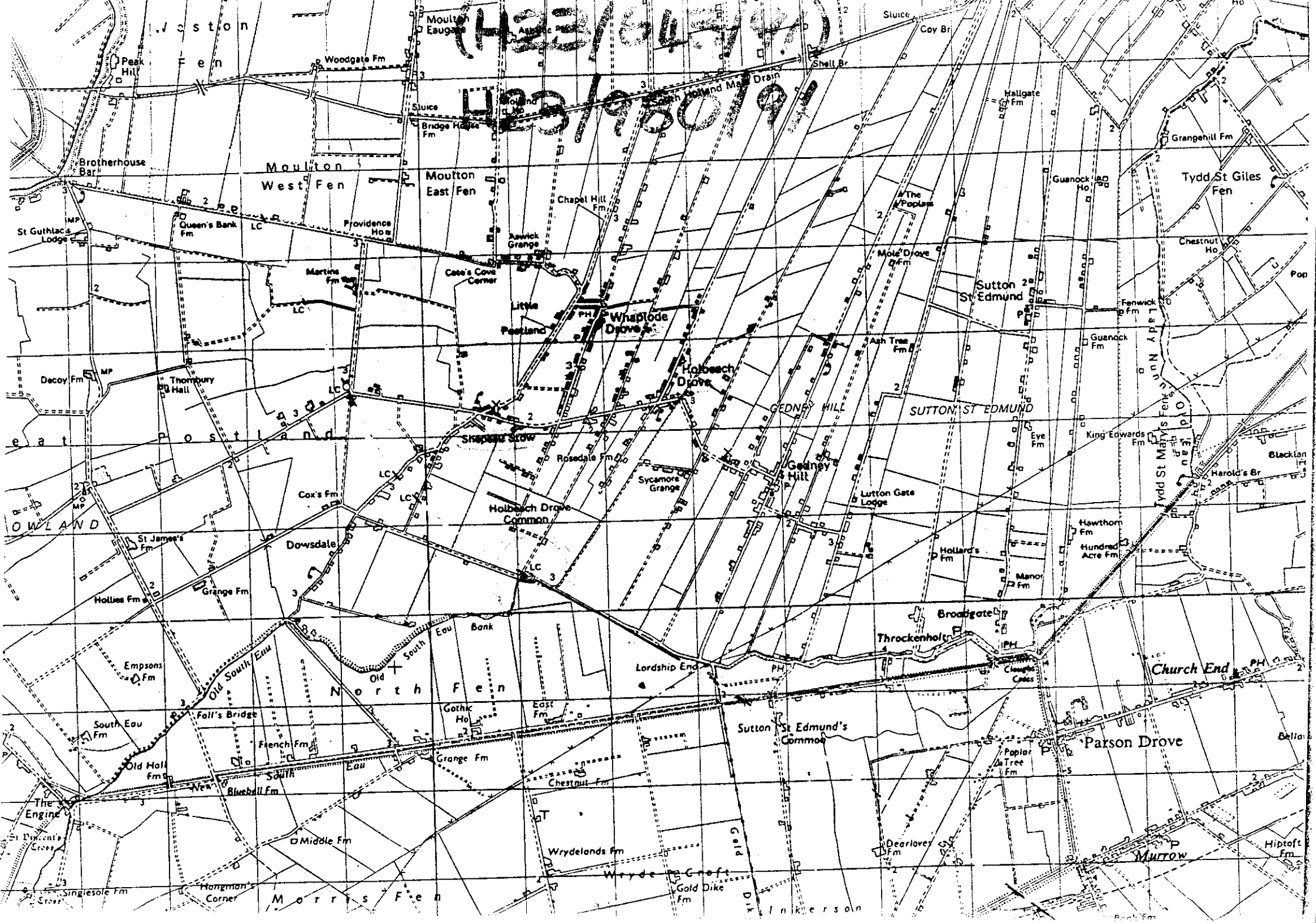
H23/980/91



site layout

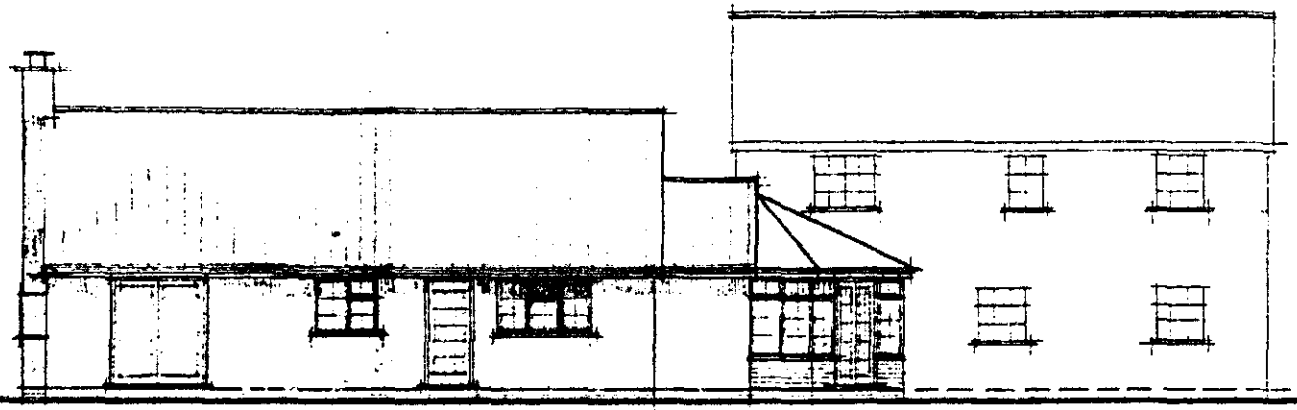
scale 1:500

Lincolnshire

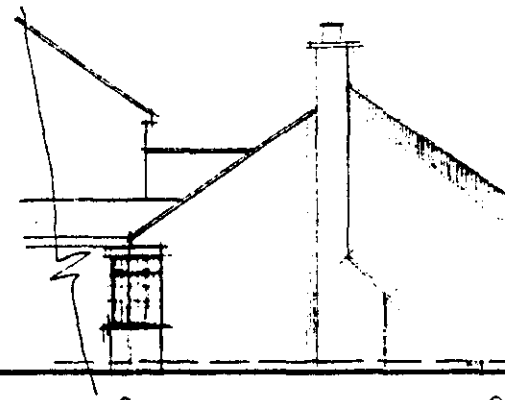


Moulton Eaugate
Woodgate Fm
Peak Hill
Sluice
Bridge House Fm
Brotherhouse Bar
Moulton West Fen
Moulton East Fen
Chapel Hill Fm
Providence Ho
Queen's Bank Fm
St Guthlac's Lodge
Martins Fm
Cate's Cove Corner
Aswick Grange
Little Postland
Whaplode Drove
Holbeach Drove
Decoy Fm
Thornbury Hall
Shepeau Stow
Rosedale Fm
Sycamore Grange
Gedney Hill
Holbeach Drove Common
Cox's Fm
Dowsdale
St James's Fm
Hollies Fm
Grange Fm
Old South Eau
Empsons Fm
South Eau Fm
Fall's Bridge
French Fm
Old Hall Fm
Bluebell Fm
The Engine
Middle Fm
Singlesole Fm
Hangman's Corner
Morris Fen
North Fen
Gothic Ho
East Fm
Grange Fm
Chestnut Fm
Wrydelands Fm
Wryde Croft
Gold Dike Fm
Gold Dike
Lordship End
Sutton St Edmund's Common
Broadgate
Throckenholt
Clough Cross
Church End
Parson Drove
Poplar Tree Fm
Dearloves Fm
Murrow
Hiptoft Fm
Inkerson
Sluice
Coy Br
Shell Br
South Holland Main Drain
Hallgate Fm
Grangehill Fm
Guanock Ho
Tydd St Giles Fen
The Poplars
Mole Drove Fm
Sutton St Edmund
Chestnut Ho
Fenwick Fm
Guanock Fm
Ash Tree Fm
GEDNEY HILL
SUTTON ST EDMUND
Eye Fm
King Edwards Fm
Harold's Br
Lutton Gate Lodge
Hawthorn Fm
Hundred Acre Fm
Hollard's Fm
Manor Fm
Tydd St Mary's Fen
Old Eau
Lady Nunn's

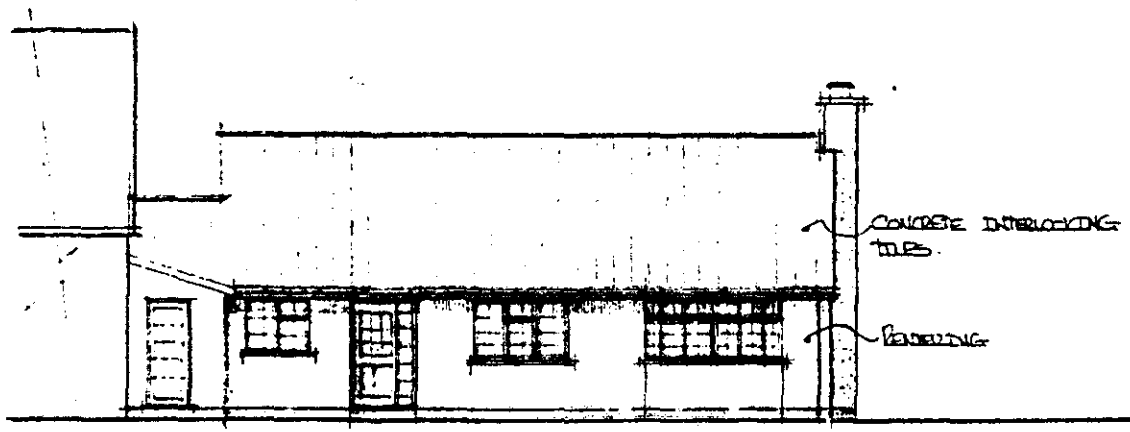
H23/980/91



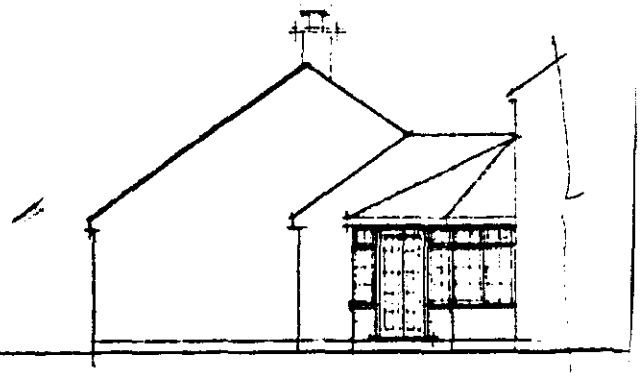
rear elevation



side elevati



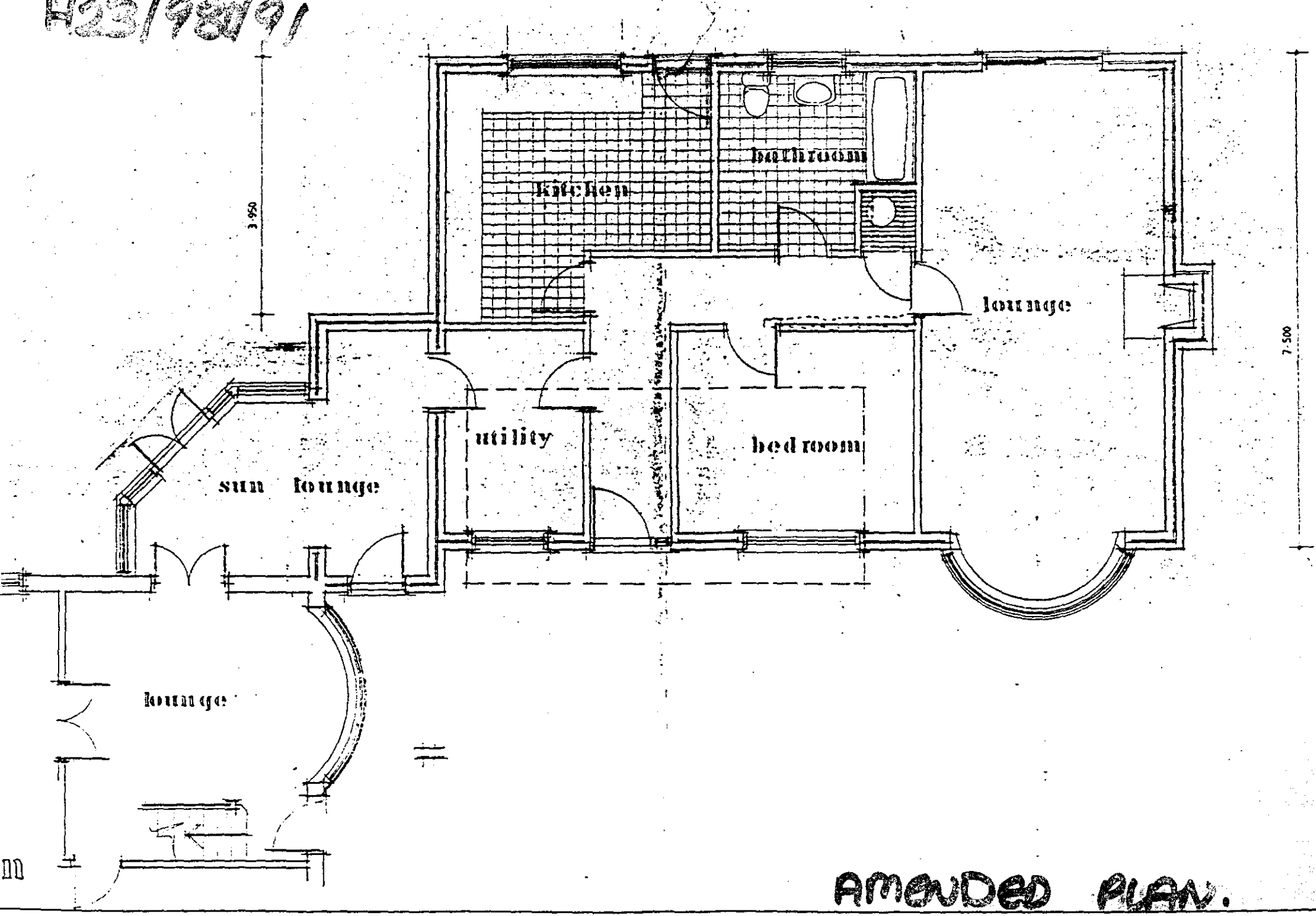
front elevation



side elevation

1:850

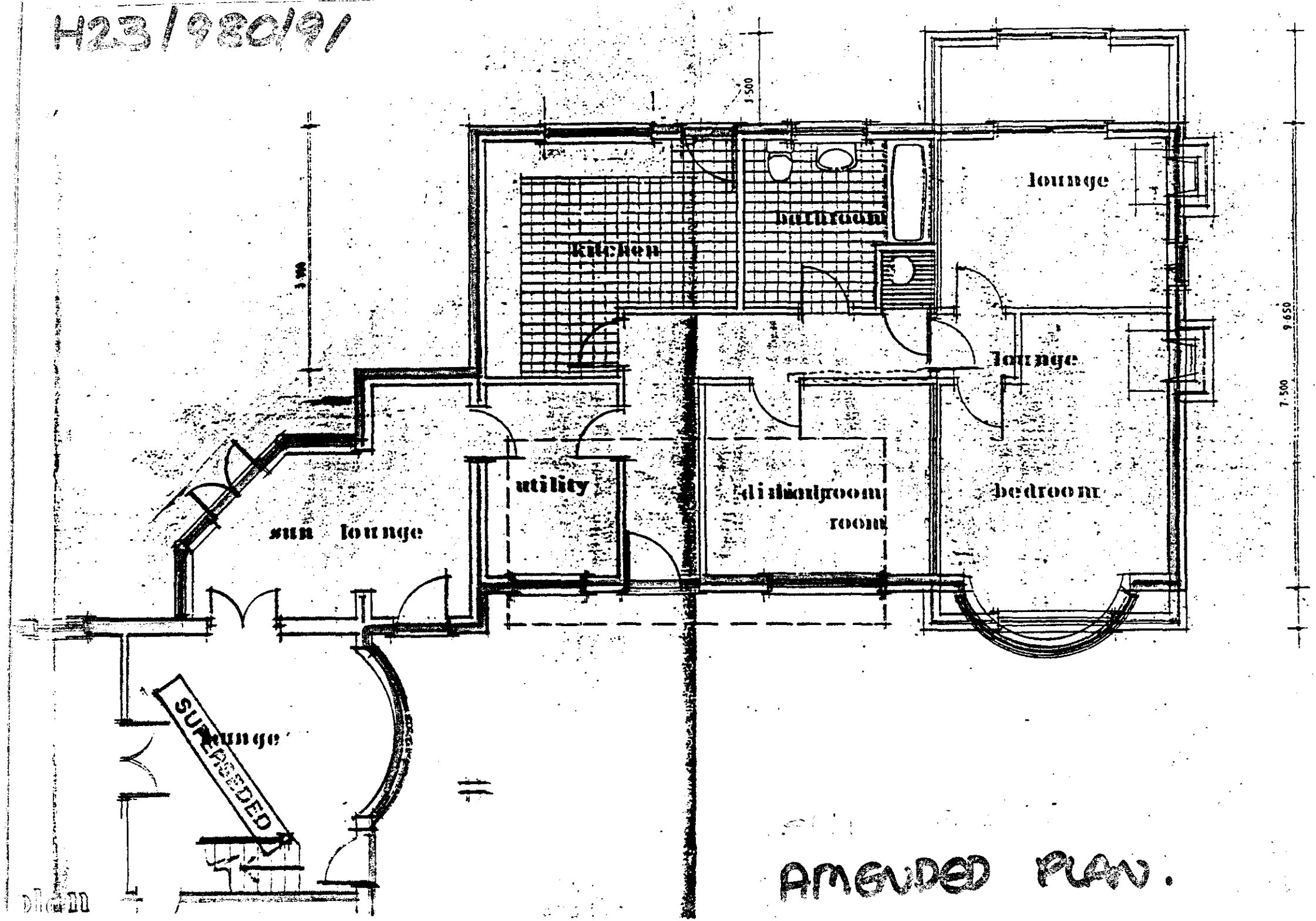
H23/98/91



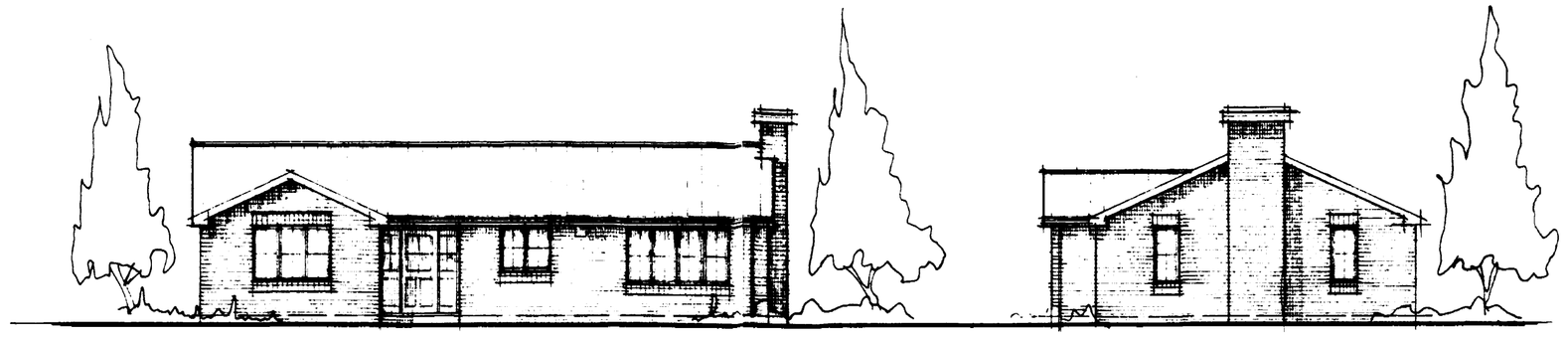
AMENDED PLAN.

...NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPA

H23/980/91

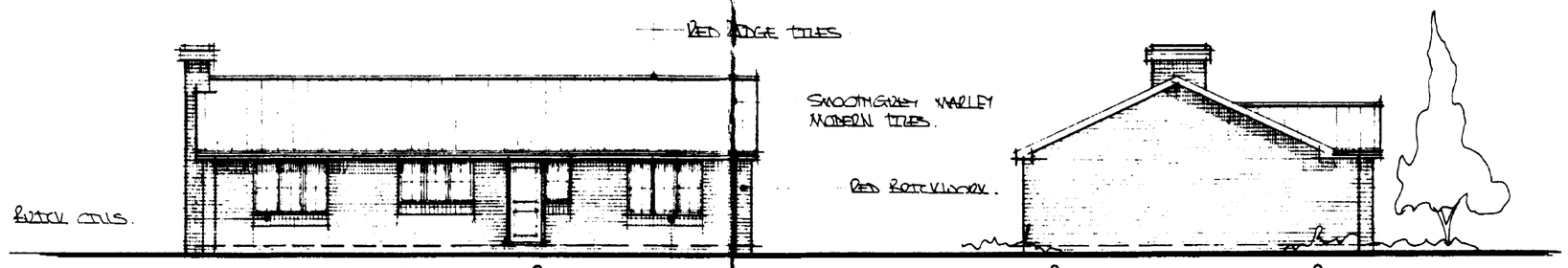


AMENDED PLAN.



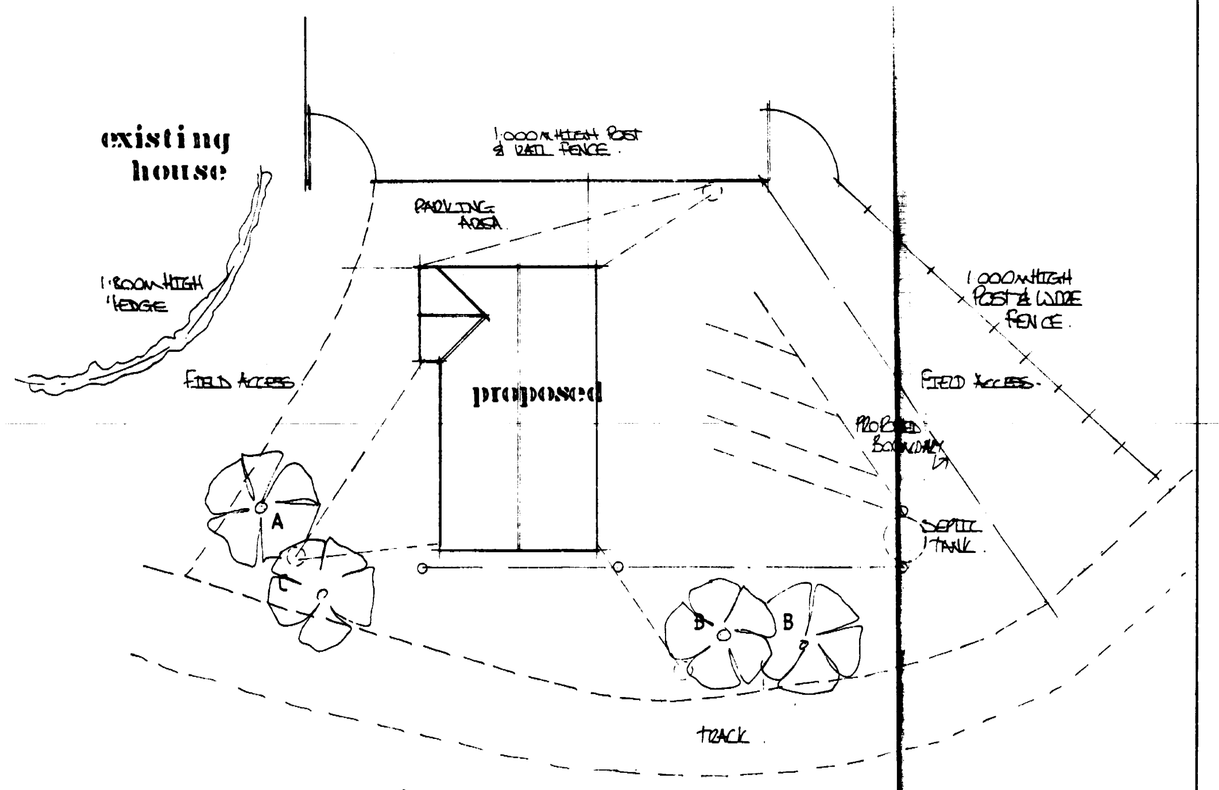
front elevation

side elevation



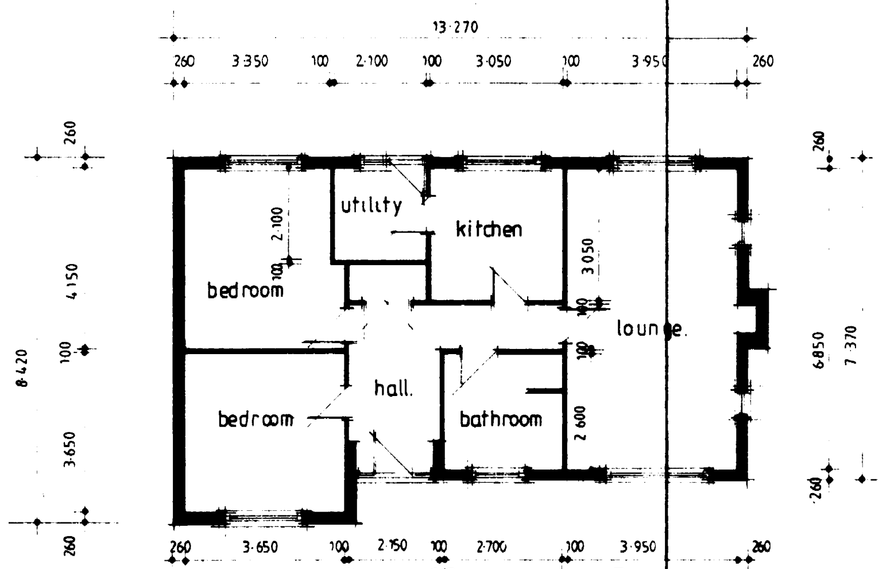
rear elevation

side elevation



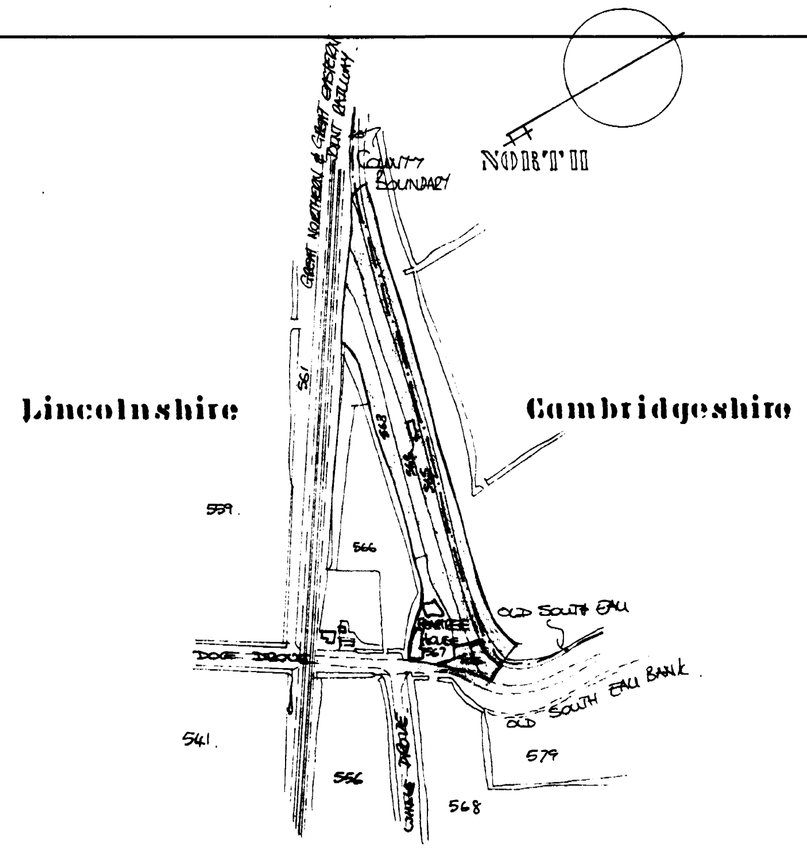
site layout

scale 1 : 200



ground floor plan.

proposed.



location plan.

scale 1 : 2500

NOTES

foul water drainage

TO 600 GALLON SEPTIC TANK 'KLARGESTER' CONSTRUCTED IN ACCORDANCE WITH LA. REQ'MENTS.
THE SUB-IRRIGATION DRAINAGE SYSTEM IS TO BE DETERMINDED BY PERCOLATION TEST IN ACCORDANCE WITH PROVISIONS OF CLAUSE 1532 OF B.S. 6297 :1983.
MINIMUM REQ'MENT IS 25xm OR SUCH DISTANCE DETERMINED BY TEST.

surface water drainage

TO 1.2m DIA SOAKAWAY SITED 5m FROM BUILDING WITH 550mm GROUND COVER.

parking area.

75mm (17 DOWN) GRAVEL ON 100mm BLINDED AND CONSOLIDATED HARDCORE BASE.
50x125 CONCRETE EDGING KERBS BEDDED AND HAUNCHED IN WEAK MIX CONCRETE.

landscaping

A _____ WHITEBEAM.
B _____ HORNBEAM.
C _____ WILD CHERRY.

ALL TREES TO BE SELECTED STANDARDS WHEN PLANTED. ALL TREES WHICH DIE WITHIN THE FIRST 10 YEARS ARE TO BE REPLACED.

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

D.C.
15 JUL 1991
REF. 643/91

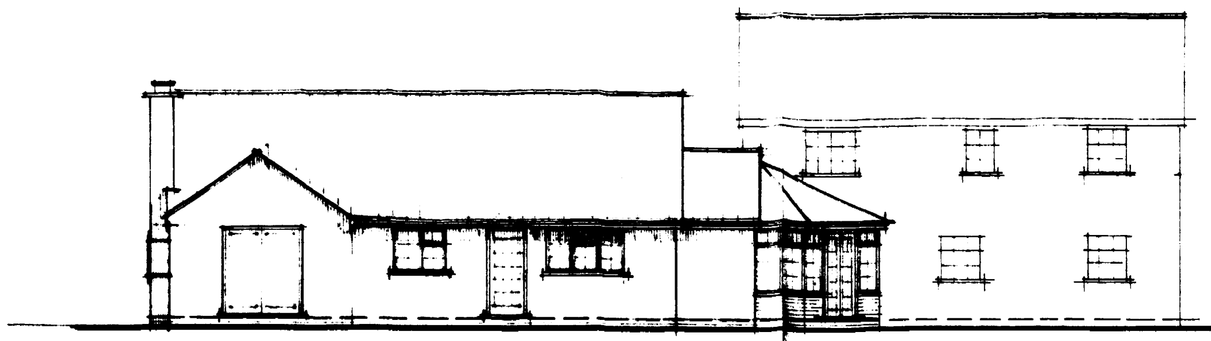
TITLE
proposed bungalow with parking space at Whale Drove Dog Drove Holbeach Drove Common

DATE JULY 1991	DRAWN M. CHARLTON
DRWG. No. EDB091-1.	SCALE 1:100, 1:200 1:2500

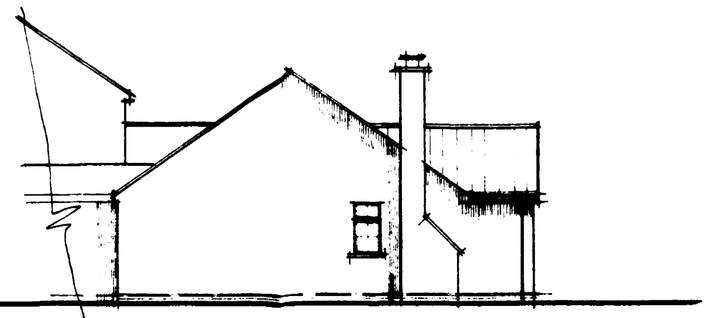
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

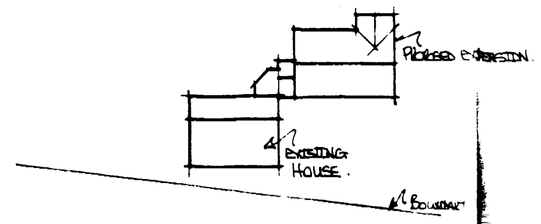
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



rear elevation.



side elevation.

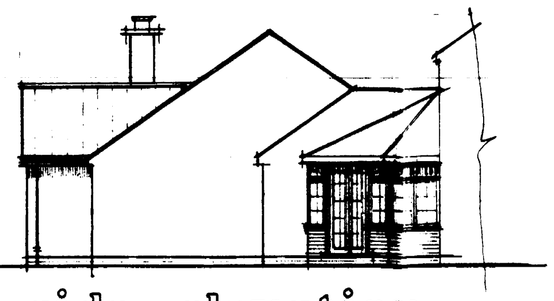


site layout

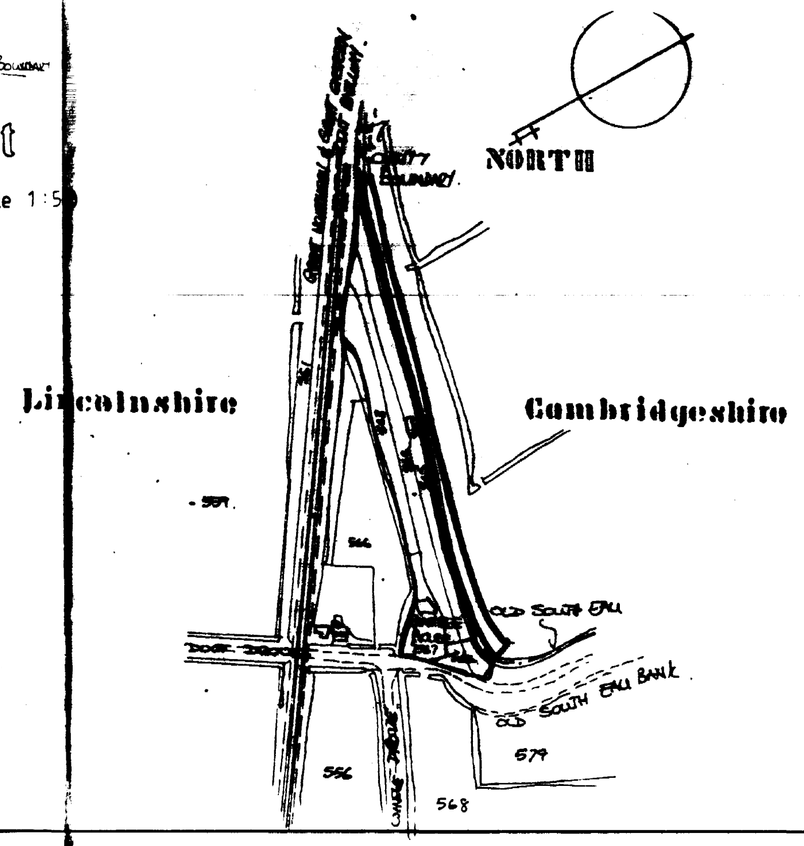
scale 1:50



front elevation.

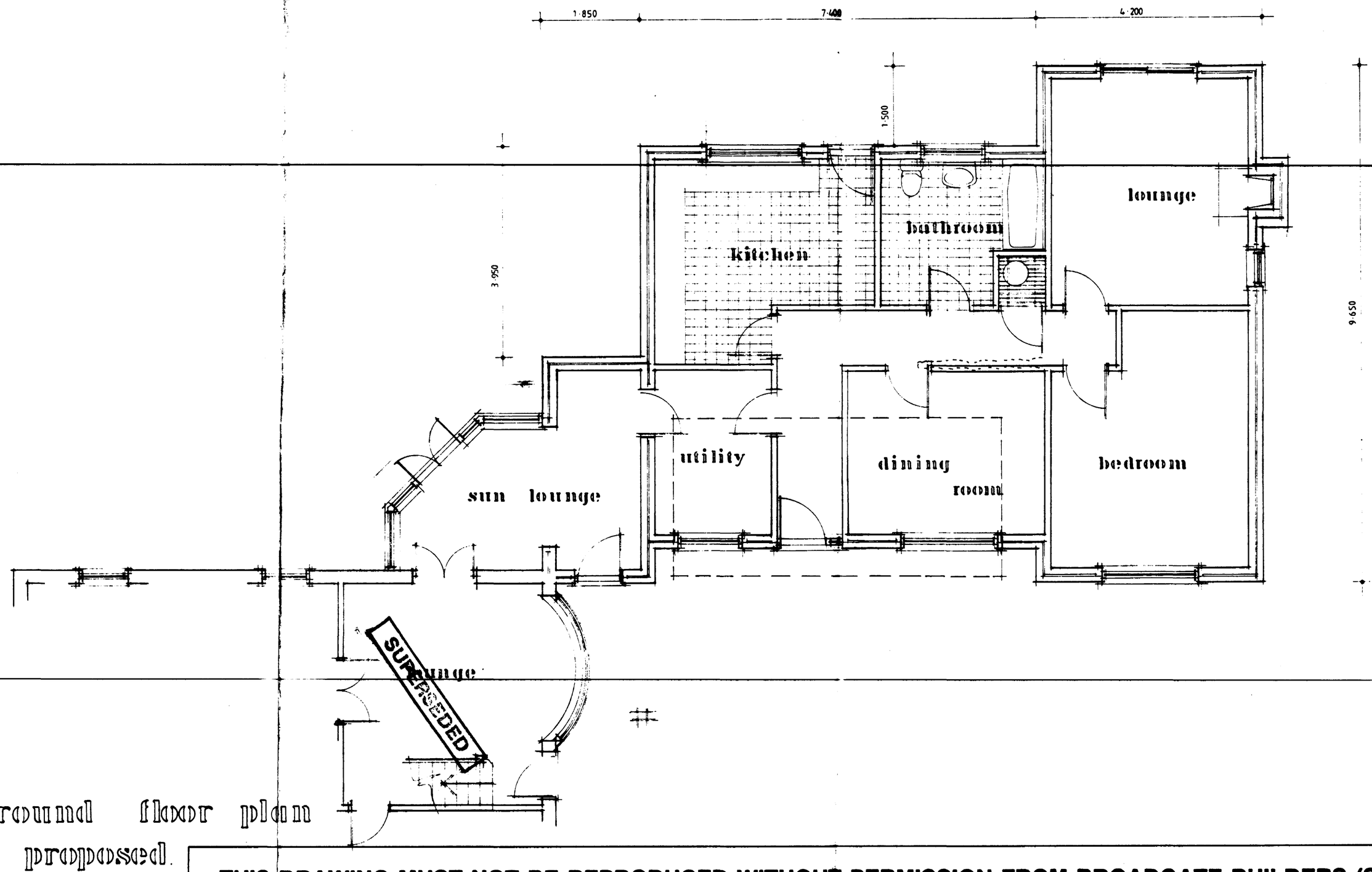


side elevation.



location plan.

scale 1:2500



ground floor plan proposed.

SUPERSEDED
14 OCT 1991
REF ..0930 91.....

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

proposed extension to
Peartree House
Whale Drove - Dog Drove
Holbeach Drove Common

DATE SEPTEMBER 1991.	DRAWN N. CHARLTON
DRWG. No. E08091-SK1.	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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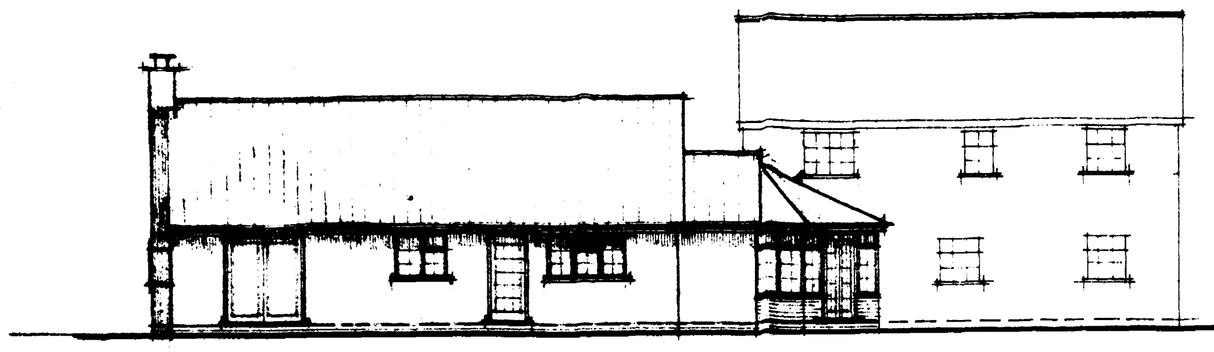
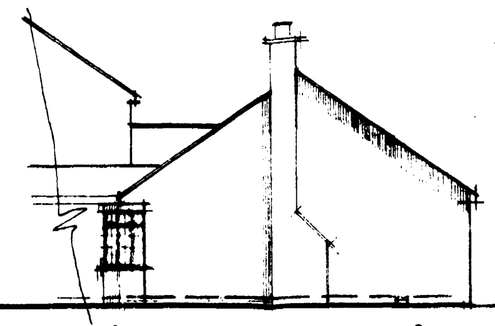
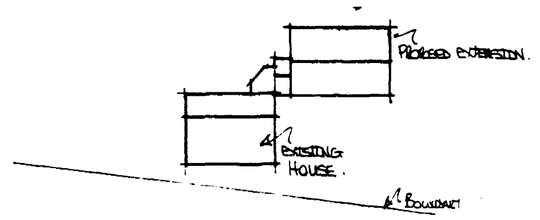


rear elevation

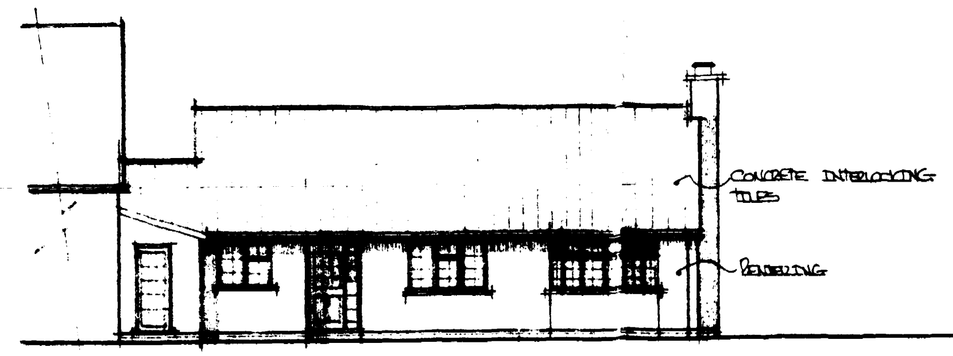


side elevation

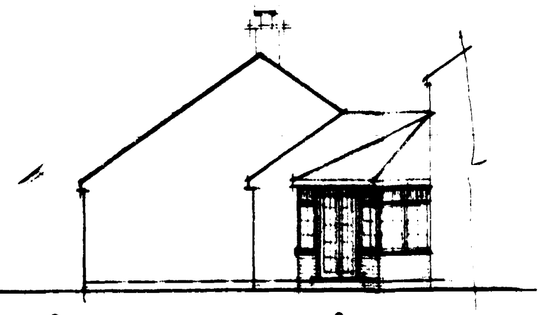


site layout

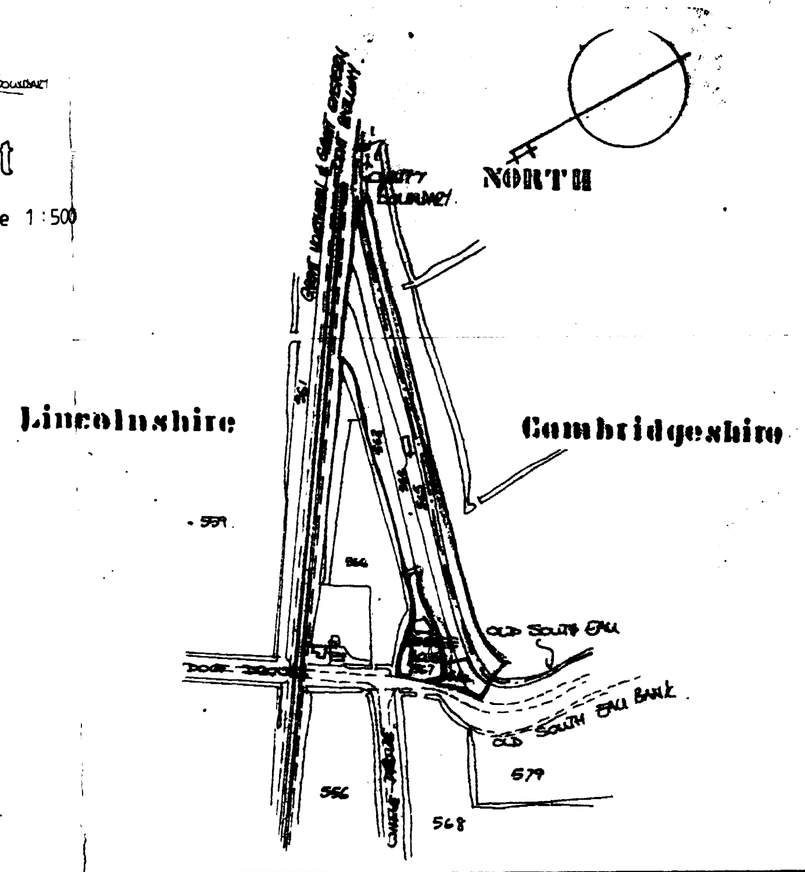
scale 1:500



front elevation

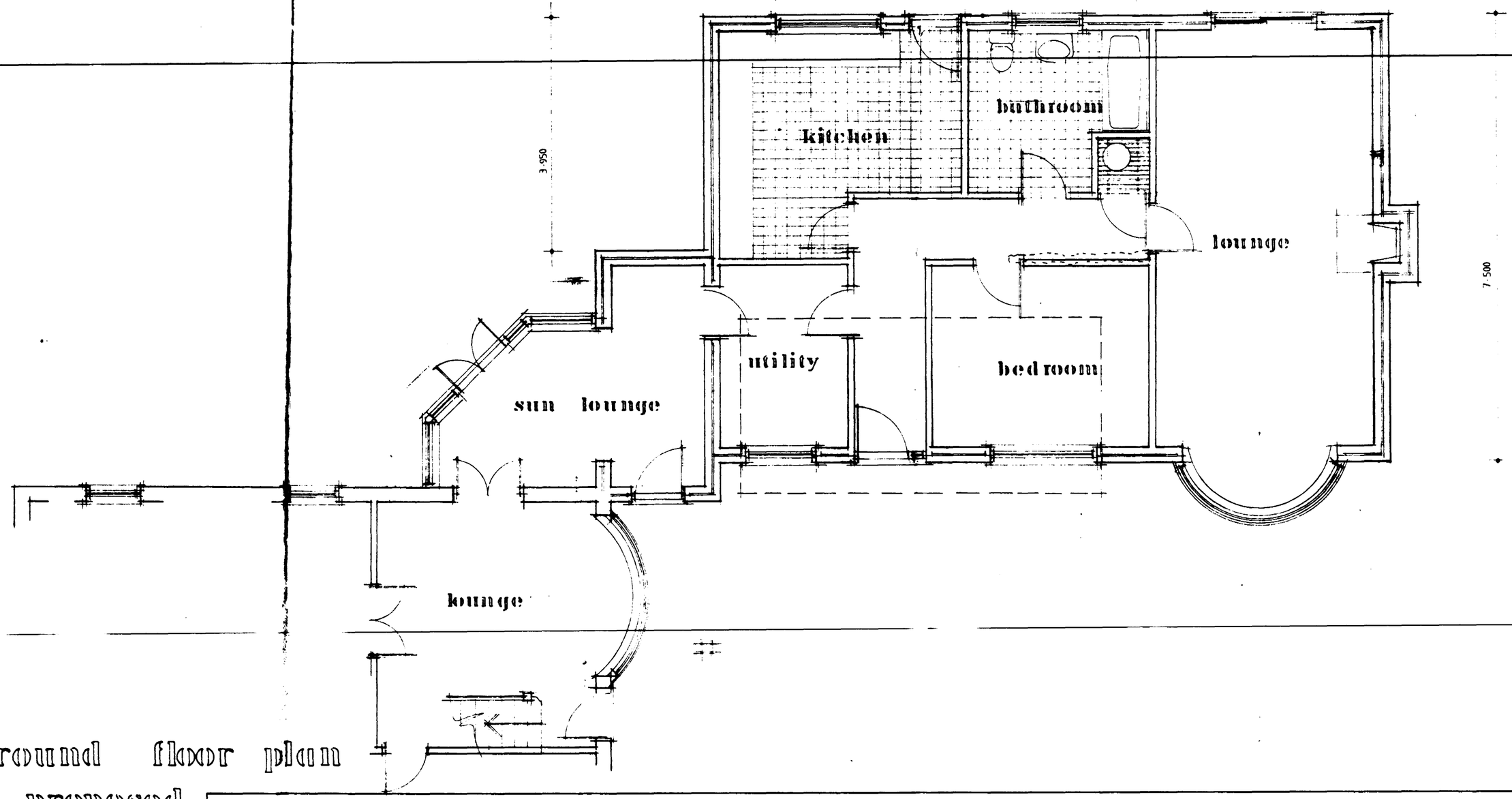


side elevation



location plan

scale 1:2500



ground floor plan proposed

SOUTH HOLLAND D.C.
PLAN DEPT
07 JAN 1992
REF 980/91

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

proposed extension to Peartree House Whale Drove - Dog Drove Holbeach Drove Common

DATE SEPTEMBER 1991	DRAWN N. CHADLEAN
DRWG. No. E08091-SK1.A	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN
A	CLIENTS AMENDMENTS	7-1-92	

PLANNING	BUILDING REGS.
CHECK BY	

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