

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0997/92

Received: 22-SEP-92 Type: RESERVED MATTERS

Earlier Permission: H23/1238/90

**Name: Fenbank Builders
Fenbank House
Roman Bank
Holbeach Bank
Spalding Lincs**

**Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs**

Description: 3 bedroom house and garage

**Location : Roman Bank Saracens Head
Spalding**

**South Holland District Council hereby give notice that APPROVAL HAS
BEEN GRANTED for the details submitted under the terms of the outline
permission, subject to any condition(s) set out below:**

**Director of Planning and Building Control Services
10-NOV-92 H23/0997/92**

**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.**

PLANNING APPLICATION

For office use only

Application No. *H23/0997/92*Date Registered *22 SEP 1992*

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

*FENBANK BUILDERS.
FENBANK HOUSE.
ROMAN BANK.
HOLBEACH BANK.
SPALDING.
LINES.*

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

*G. R. MERCHANT.
4 CHAPEL GARDENS.
WHARFLODE.
SPALDING.
LINES.*

Tel. No. *HOL 370853.*
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROMAN BANK. SARACENS HEAD.

**OFFICE
COPY**

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM HOUSE & GARAGE.

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 *18.9.92*

Previous application No:

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works☒

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

or This is an **outline** application☐Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.☒

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

*H23/1238/90.**2, 4, 5 & 6.*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:

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

N/A
8 sq. metres
4.2 metres
8.5 metres
3. TERLEY OLD ENGLISH ROSE FACINGS
SANDTONE SINGLE PANTILES - TERRAZZITA RED
YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

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

B. There will be a new or altered access to a public road

C. What provision will be made for garages or parking within the site?

If so, name of road:

Will there be - Individual access(es)

New estate road

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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

The proposal is in connection with agriculture

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

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.

Is this application related to a previous submission

State Yes or No

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s):

Application No.:

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

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

PROSPECTIVE PURCHASER.

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

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:

*B. MARKILLE, "RUSTIC", ROMAN BANK,
SARNENS HEAD.*

18.9.92

Signed *G. R. Merchant* (Applicant/Agent) Date *18.9.92*

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 *G. R. Merchant* (Applicant/Agent) Date *18.9.92*

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 *1/10*

Notice posted by *DMG*
Date *1/10*

Accuracy

Other

*extensive garden. Boundary to cv. cottage opposite.
No footpath. Uplandia to road + on NW boundary.
At low level the road "Rushie" is a house garden
+ garage window facing*

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions *DMG 26/10*

*Site already has outline consent.
Design considered acceptable on balance.
Landscaping considered satisfactory, includes planting hedge.
Neighbours not materially affected in my opinion. Existing high hedge on NW boundary*

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 *3/11/92*

Case Officer Recommendation

Approve Refuse

Signed *DMG*

Conditions/Reasons
(continue overleaf)

None

Notes to applicant

☒ Disabled
☒ Outstanding R.M.
☒ Amended plans

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.....

Other:

Order No

Case Officer

DG

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1692

Date first Rec'd 22 SEP 1992

Registration

Reference H23/0997/92

Cross-Ref R

Date 23 SEP 92

Validation

TYPE RM

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee £110

Previous app
Type

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

✓	✓	✓			✓

Index sheets 115

OS No's

Grid ref 533570

337180

Ward Z

Parish WHITAPLODE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 831

Linked to property

Ref

Planning Records:
Earlier apps

1338/90

B Reg Records:
Already submitted - Ref
Request
Requested

BR / 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: H23/0997/92

Type: RESERVED MATTERS

Applicant: Fenbank Builders
Tel:

Agent: G R Merchant
0406 370853

Description: 3 bedroom house and garage

Location: Roman Bank
Saracens Head
Spalding

Valid date: 22-SEP-92
Target dates:
To case officer 27-SEP-92
Inspected by 02-OCT-92
Extra contacts 07-OCT-92
Report if not clear by 27-OCT-92

Terminal date: 17-NOV-92
Target Committee: 27-OCT-92
Report deadline: 13-OCT-92
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	28-SEP-92	12-OCT-92
Cllr A Biggadike	28-SEP-92	12-OCT-92
Site/Press Advert MIN	02-OCT-92	23-OCT-92
L-EC - CDS Attached for CB 87/10/92		22

SITE DETAILS

Grid ref: 533570 327180
OS Sheets: 115

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H23/0997/92

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		
0	3	3	5	2	7	1

2. Address or location

Roman Bank, SACACRO HEND, NITACROE

3. Name, classification and number of road

TH

4. Date application referred

8-10-92

5. State whether outline, detailed application etc.

R.M.

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

HOUSE & GARAGE

7.

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: —

Delete as
appropriate

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.

See note over

Date:

8/10/92

Signed:

Director of Highways and Planning

SOUTH HOLLAND Internal Drainage Board

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

RECEIVED
- 7 OCT 1992

Please contact: Mr. Staines

Our Ref. RS/PA-P/997/92/JA

Dear Sir,

Approved	1/1/91
DOPO	RS
IC	ACP
Action by	Your Ref.
Drainage	1/1/91
Copy to	1/1/91

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 5 October 1992

RESERVED MATTERS PLANNING APPLICATION - FENBANK BUILDERS DWELLING AT ROMAN BANK, SARACENS HEAD

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 and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's system situated some 800 metres to the North.

I understand soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

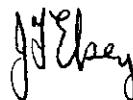
The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

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

Yours faithfully,



ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding, Lincs. PE12 6UG

B. J. 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: H23/0997/92

Applicant: Fenbank Builders
Fenbank House
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location: Roman Bank Saracens Head
Spalding

Type: RESERVED MATTERS

Date received: 22-SEP-92

28-SEP-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 13-OCT-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

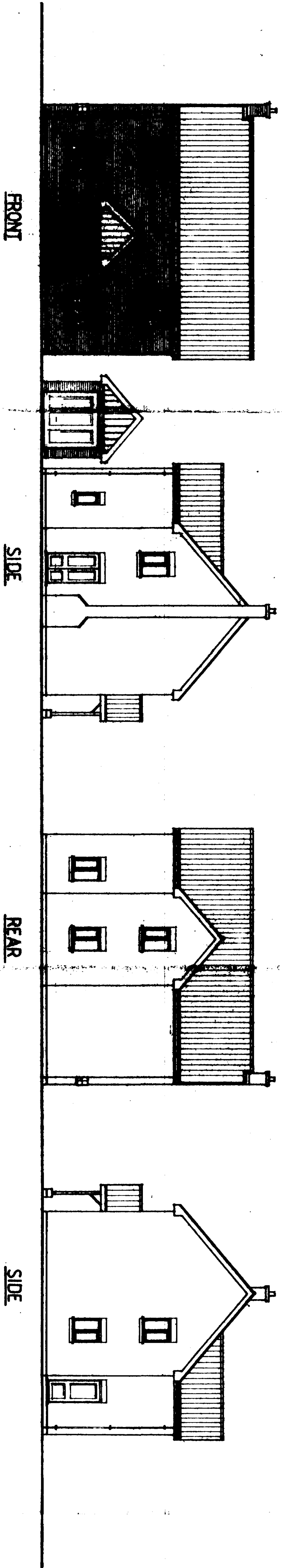
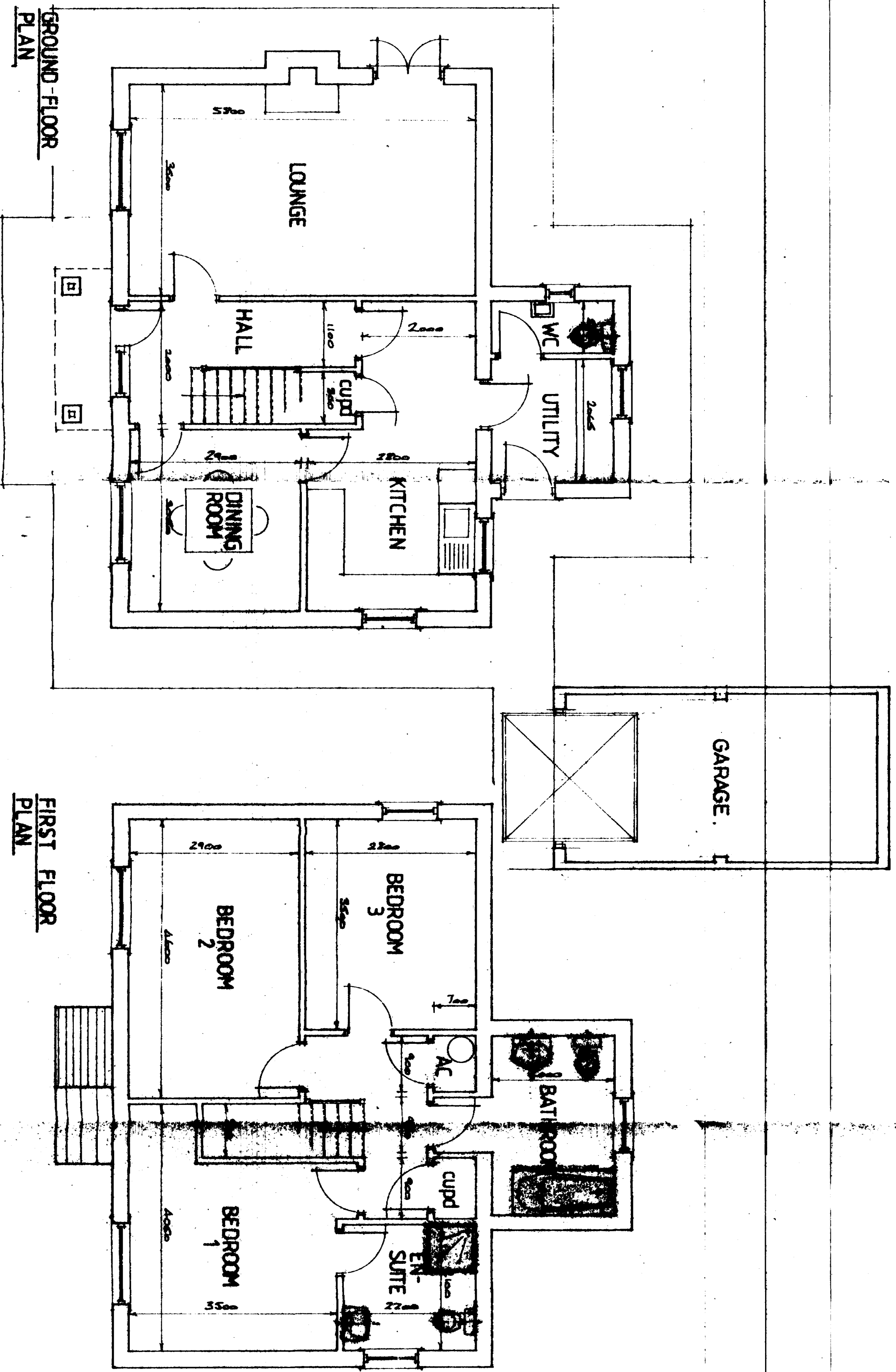
Comments:

SUPPORTED.

Signed:

Attlockbrook

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 5 OCT 1992	
Attention of	File Nos.
DPO NHM	
DOPO ES	
JC ACP	
Action by	acknowledge YES/NO
Discuss with	by
Copy to	date



800
1/2 SEP 1992
OFF. OCT 1992

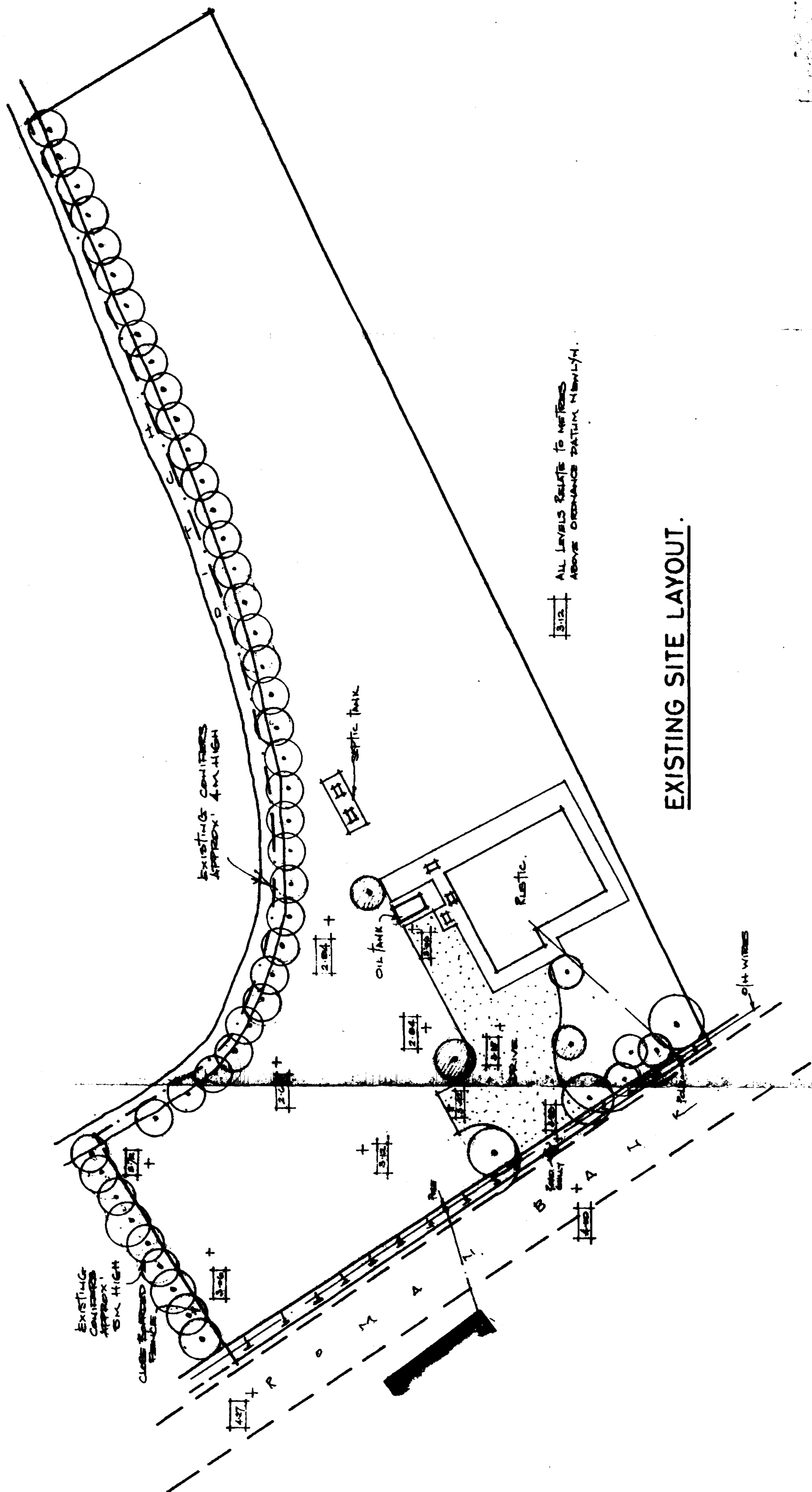
G. R. MERCHANT
LEAD AMICE, FLOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLEACH (0408) 370883.

PROJECT:
3 BEDROOM HOUSE & GARAGE,
BOWMAN BANK,
EXARDCENS HEAD.

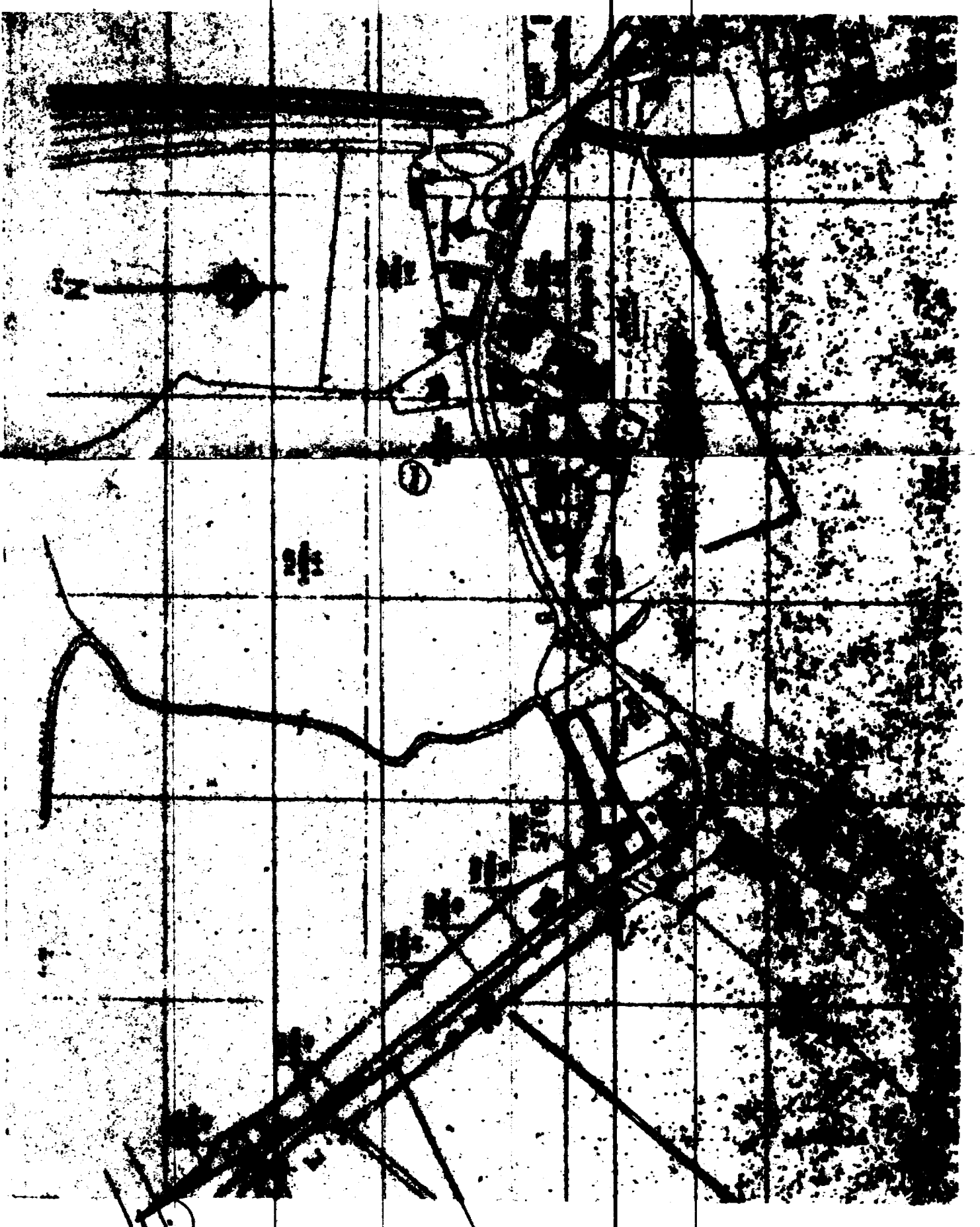
CLIENT:
FERNANDEZ BUILDERS,
FERNANDEZ HOUSE,
BOWMAN BANK,
HOLBROOK BANK,
SPALDING, Lincs.

DATE:
1/50 & 1/100
DATE: SEPT 1992.

DRAWING No.:
G.R.MERCHANT
FB-RS.2.



EXISTING SITE LAYOUT.



LOCATION PLAN.

SEPTIC TANK. Connect final water drain to 100 gallon capacity "larger" type septic tank. The septic tank is to be located in the rear of the property, to the right of the building, and is to be connected to the main sewer line by a 4" pipe. The septic tank is to be located in the rear of the property, to the right of the building, and is to be connected to the main sewer line by a 4" pipe.

22 SEP 1992
REF 0097192

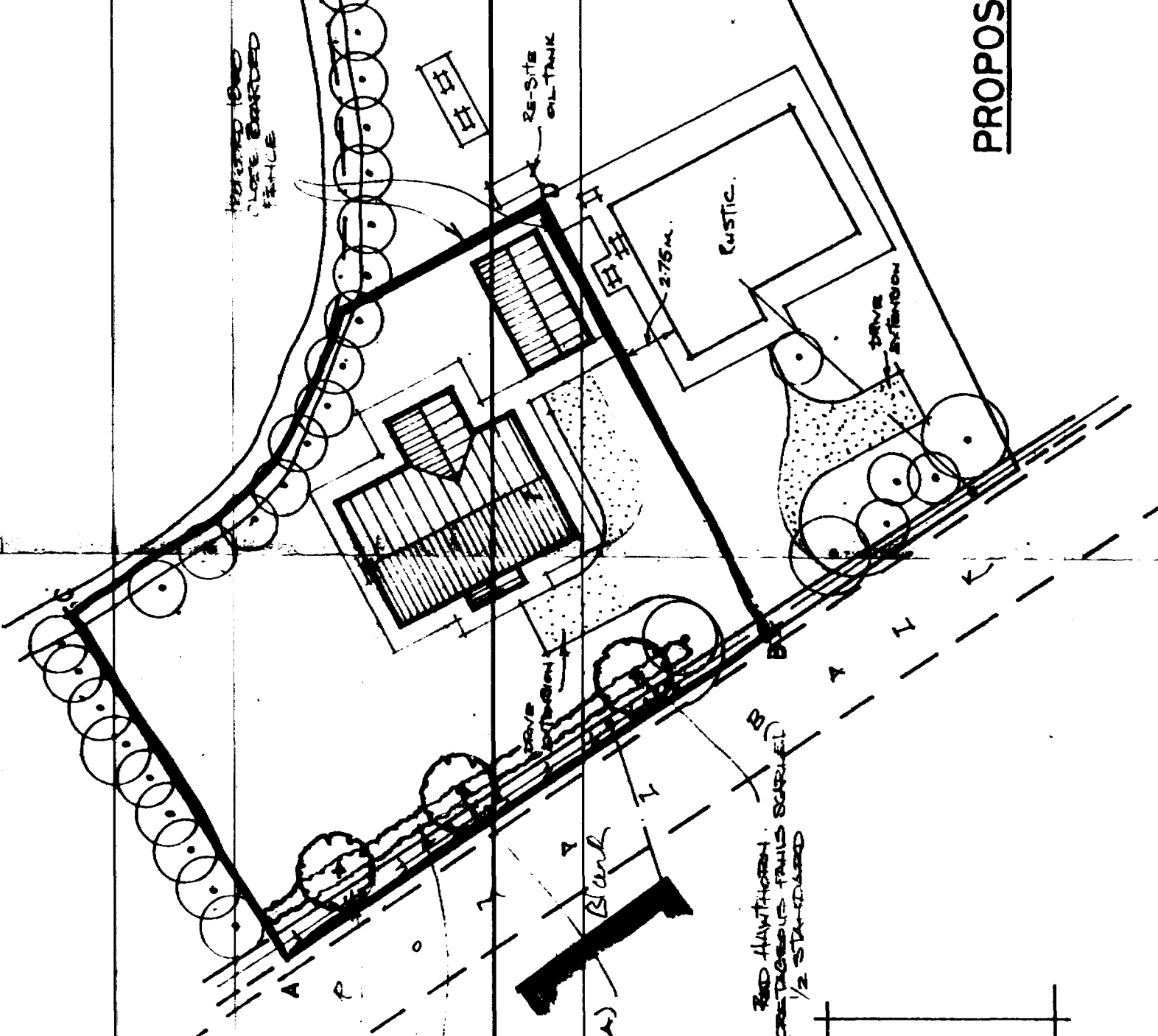
G. R. MERCHANT
LENG AMICE, FAWO,
ARCHITECTURAL STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0498) 370883.

PROJECT:
D. BODDICK, HOUSE & GARAGE.
ROMAN BANK.
SPRINGING HEDD.
SPRINGING LINES.

CLIENT:
FARMER BUILDERS.
FARMER HOUSE.
ROMAN BANK.
HOLBEACH BANK.
SPRINGING LINES.

SCALE: 1/250 & 1/2500. DATE: Sept 1992.
DRAWING No: G.R. MERCHANT. REV: FEB. 1.
REVISIONS:

Buildings To Be Removed.



PROPOSED SITE LAYOUT.

SITE DIMENSIONS.	
AB - 26 m.	
AC - 18.50 m.	
BD - 25 m.	