SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1029/92 Received:16-NOV-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Demolition of existing res. and erection of house and garage with patio area
Location : Jekylls Bank Moulton Eaugate
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

This permission is granted in accordance with the application submitted as revised by the amended elevations received by the Local Planning Authority on 16 November 1992.

The applicants are informed that an application for change of use would be required in the future to change the associated paddock from grazing land to private garden.

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

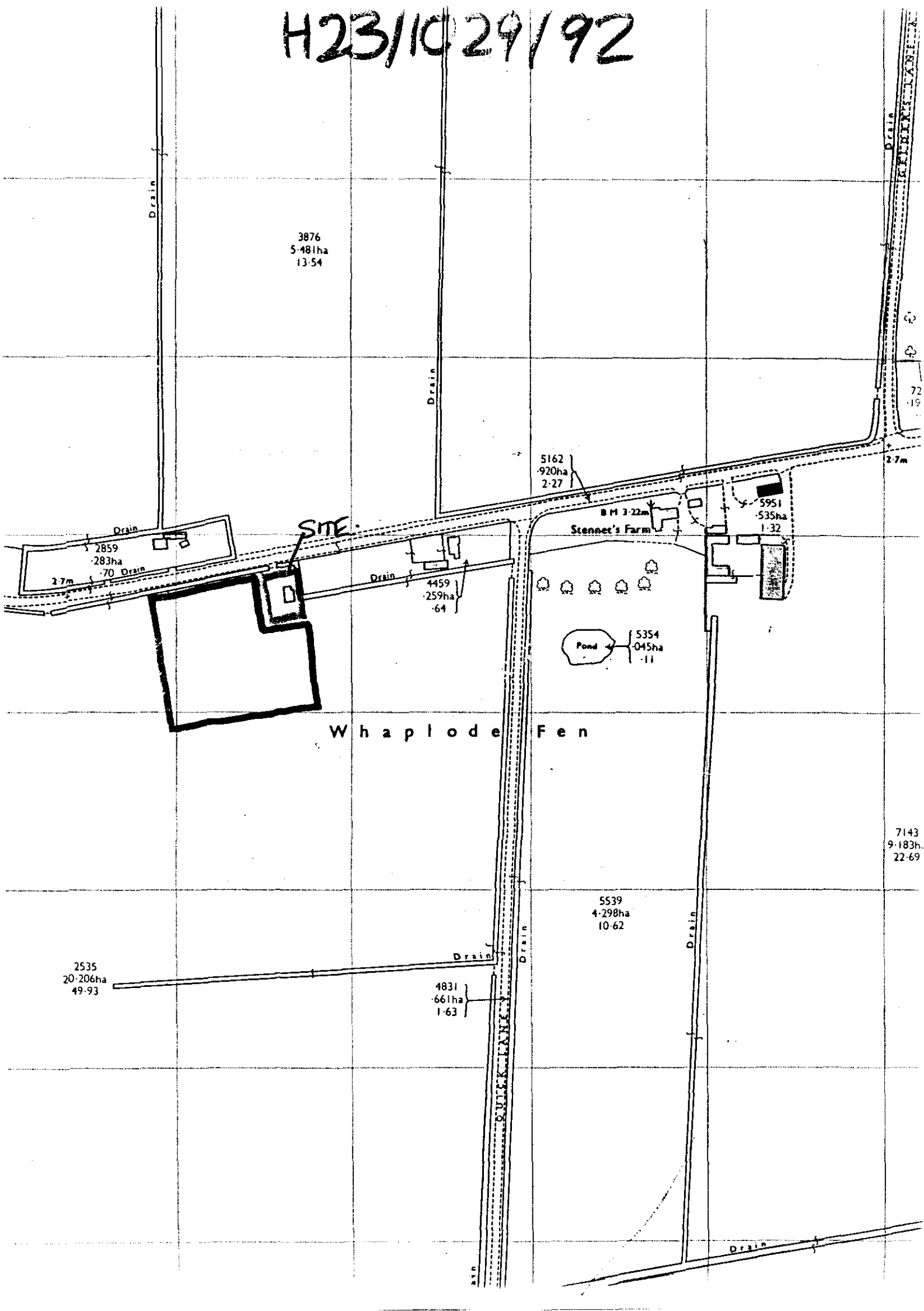
Director of Planning and Building Control Services
11-JAN-93 H23/1029/92

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

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

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

H23/1029/92


Drain
3876
5·481ha
13·54
Drain
Drain
5162
·920ha
2·27
BM 3·22m
Stennet's Farm
5951
·535ha
1·32
2·7m
Drain
2859
·283ha
·70
Drain
2·7m
SITE
Drain
4459
·259ha
·64
Pond
5354
·045ha
·11
Whaplode Fen
7143
9·183h
22·69
5539
4·298ha
10·62
Drain
Drain
Drain
2535
20·206ha
49·93
4831
·661ha
1·63
QUICK LANE
Drain

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1029/92

Date Registered 30 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.R.MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. HOL 70853.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

JEYKLLS BANK. MOULTON EAUGATE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF EXISTING RESIDENCE & ERECTION OF 3 BEDROOM HOUSE, DOUBLE GARAGE & PATIO AREA ON EXISTING SITE.

Please complete

Signed... G.R.Merchant ... Date ... 28.9.92 ...

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.

Previous application No. H23/1334/91.

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 Certificates**

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 pervious 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 Dwellings	✓	If so, how many: 1.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	N/A. sq. metres
B. Please state size of any new structure:- (a) max. height:	8·2 metres
(b) max. length:	12 metres
(c) max. width:	9.6 metres
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	YES.

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.
REPLACEMENT OF DERELICT RESIDENCE.

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?
DOUBLE 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 or 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 ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H23/1334/91.

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

AMENDMENT TO H23/1334/91 - DOUBLE GARAGE, PATIO AREA & 13/4 ACRES OF PADDOCK TO BE CONVEYED WITH PROPERTY.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

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

OWNERS.

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 28.9.92

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.
Owner's Name:
Address of owner at which notice was served: ~~State~~ Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 28.9.92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

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).

FORMER OWNER / BUILDER

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:

MR & MRS. M.D. LONGLEY.
PIGGLES HOUSE. JEKYLS BANK. HOULTON BALCATE. 4.12.92
SPALDING. LINCS.

Signed S.A. Mercer (~~Applicant~~/Agent) Date 4.12.92

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 S.A. Mercer ~~Applicant~~/Agent) Date 4.12.92

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Retention of shed + bldg complete Dog box. Dog gauge. Patio area at rear. Landscaping shown completed

Inspected by DMG
Date 21/10

Notice posted by DMG Amended plans
Date 21/10 posted 19/10

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION 27/11 DMG

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: ✓

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

DPO authorised Cashier DMG 4/1/93

1 SC27 - (implementation of planting).

Reason

1 Standard.

NOTE

1 SN1 - (amended plans) ... amended elevations received by the Local Planning Authority on 16 November 1992.

2 The applicants are informed that an application for change of use would be required in the future to change the associated paddock from grazing land to private garden.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 29/10 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: See attached sheet

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: .....

Further direction: Precise details: Amended plans

Amended description:

New valid date: 16/11/92 Plans sheet afresh + reconsult (amended plans)

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	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 DAVID GODNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 P1736

Receipt Issued

Date first Rec'd 30 SEP 1992

Registration

Reference H/3/1029/92

Cross-Ref R

Date 1/10/92

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

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets

OS No's

Grid ref E 317900 N 317910

Ward Z

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 0546

Linked to property

Ref

Planning Records:
Earlier apps

H/3/0111 ✓
92/0211 ✓
H/3/0490 ✓
H/3/0111 ✓

B Reg Records:
Already submitted - Ref
Request
Requested

'PLICATION REFERENCE: H23/1029/92 DATE RECEIVED: 16 November 1992

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Full

DESCRIPTION: Demolition of existing residence and erection of house and garage with patio area

LOCATION: Jekylls Bank, Moulton Eaugate, Spalding, Lincolnshire

Parish Council: Agree with the amendments.

County Highways: Request conditions.

Public Consultations: Letter received from current owners - summarised:
- Bought house from Kings Quality Homes on the 7 August 1992. Our Solicitors had obtained warranties from Kings Quality Homes that the house was being sold with the benefit of full planning permission.
- Imagine the horror and stress caused when on the 22 October 1992 we noticed that Kings Quality Homes were seeking planning permission for the house in which we had been living for eleven weeks.
- Understand the problem relates to the garage and are, therefore, writing to kindly request that you look favourably upon the application.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policy 7a.

PREVIOUS DECISIONS
H23/0475/90 - Extension to cottage - Permitted.
H23/0347/91 - Full - Replacement dwelling - Refused.
Reasons:
1 Extension of site onto agricultural land
2 Out of character.
H23/0802/91 - Erection of replacement dwelling - Permitted, 30 Oct 91
H23/1334/91 - Full - Erection of dwelling on site of existing - Permitted, 6 February 1992.

PLANNING ISSUES
1 Planning permission was granted on 6 February 1992 for a three-bedroomed replacement dwelling with single garage (reference H23/1334/91). The development has now been completed but differs from the approved plans in the sense that a double garage has been constructed instead of a single. There are also various discrepancies in terms of elevational treatment (eg, positions, sizes, design of doors/windows, etc). This application is therefore to regularise the development as constructed.

2 The determining issue, therefore, is whether the amendments are of such magnitude as to justify a refusal of planning permission.

3 Members are reminded that planning permission H23/1334/91 was for a replacement of the existing paddy hut upon the site (which has since been demolished). The approximate curtilage/ dwelling sizes of the paddy hut, the development permitted by virtue of planning permission H23/1334/91 and the current proposal are outlined below.

A The previous paddy hut (single storey):
- (i) Ground floor space = 50 square metres.
- (ii) Site curtilage including dwelling = 220 square metres. This was a grassed strip of land between the building and the public highway.
- (iii) Percentage of curtilage taken up by the dwelling = 23%.

B Dwelling permitted by virtue of H23/1334/91 (including single garage):
- (i) Ground floor space = 94 square metres.
- (ii) Total floor space = 152 square metres. Three times larger than previous dwelling.
- (iii) Curtilage = 881 square metres. Four times larger than previous.
- (iv) Percentage of curtilage taken up by dwelling = (including single garage) = 10.6%.

C The proposed dwelling (including double garage):
- (i) Ground floor space = 107 square metres.
- (ii) Total floor space = 165 square metres. 3.3 times larger than previous dwelling.
- (iii) Proposed curtilage = 881 square metres. Four times larger than previous paddy hut.
- (iv) Percentage of curtilage taken up by dwelling (including double garage) = 12%.

CONCLUSIONS

1 It is my opinion that the amendments to the design of the dwelling are acceptable, since they are relatively minor on the whole, and would have been recommended for approval had they been applied for initially.

2 Although the substitution of the previous single garage by a double increases the overall floorspace (figures outlined above), this is not considered to be such as to justify a refusal of planning permission in this instance.

3 It should be noted that an additional 0.6 hectares (1.5 acres) of agricultural land has been conveyed with the property. This is currently being used as paddock and no change of use has therefore taken place at the present time. It is considered, however, that the applicants should be made aware that a change of use will be required if there is any future intention to use it as private garden.

4 The County Highways Authority have requested that a condition be imposed requesting turning facilities in accordance with the plan accompanying the application. However, such a condition was not imposed previously and is, therefore, excluded from my recommendation.

RECOMMENDATION - That upon the expiry of the site notice (10 December 1992), the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:

1 SC27 - (implementation of planting).

Reason

1 Standard.

NOTE

1 SN1 - (amended plans) ... amended elevations received by the Local Planning Authority on 16 November 1992.

2 The applicants are informed that an application for change of use would be required in the future to change the associated paddock from grazing land to private garden.

916. PLANNING APPLICATIONS (continued)

(d) **Application Not Determined**

The following application be not determined, and filed away:-

Plan No. and Applicant		Proposal
H14/0765/91 Mr P Issit	O.A.	Workshop facilities for servicing/maintenance of light commercial vehicles/passing bay (re-registered as H14/1300/91) on land fronting Moortoft Lane, Pinchbeck.

(e) **Application to be determined by the Secretary of State for Trade and Industry**

The Secretary of State for Trade and Industry be advised that this Authority has no objection to the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H18/0757/92 Independent Power Generators Ltd	3.5km overhead electricity transmission line to connect proposed generating station to National Grid System at Sutton Bridge.

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

(f) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in respect of the following proposals in accordance with his recommendations, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/1026/92 Mr Talerico	UPVC conservatory as Cafe extension at Cafe Roma, 56 High Street, Holbeach.
H23/1029/92 Kings Quality Homes	Demolition of existing residence and erection of house and garage with patio area at Jekylls Bank, Moulton Eaugate.

(g) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 restricting occupation of the residential unit to the owner, manager or an employee of the proposed health club, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H21/1067/92 Mr Barrett	Change of use of ground floor only of dwelling to health club, leaving first floor for accommodation at 94 Station Road, Tydd Gote.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1029/92 Type: FULL

Applicant: Kings Quality Homes Agent: G R Merchant
Tel: 0406 370853

Description: Demolition of existing res. and erection of house and garage with patio area

Location: Jekylls Bank
Moulton Eaugate
Spalding
Lincs

Valid date: 16-NOV-92 Terminal date: 11-JAN-93
Target dates: Target Committee: 05-JAN-93
To case officer 23-NOV-92 Report deadline: 22-DEC-92
Inspected by 26-NOV-92
Extra contacts 30-NOV-92 Case Officer:
Report if not clear by 21-DEC-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints: AIR
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	17-NOV-92	01-DEC-92
Cllr A Biggadike	17-NOV-92	01-DEC-92
Mr & Mrs M Longby, Jiggles House, Jekylls Bank, Moulton Eaugate		17-NOV-92 01-DEC-92
Site/Press Advert MIN	24-NOV-92	15-DEC-92

I C C ... Cllrs Attached for 19 10

SITE DETAILS

Grid ref: 531350 317570
OS Sheets: 297 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1029/92 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: G R Merchant
0406 370853

Description: Demolition of existing res. and erection of house and garage with patio area

Location: Jeykills Bank
Moulton Eaugate
Spalding
Lincs

Valid date: 02-OCT-92 Terminal date: 27-NOV-92
Target dates: Target Committee: 18-NOV-92
To case officer 07-OCT-92 Report deadline: 04-NOV-92
Inspected by 12-OCT-92
Extra contacts 17-OCT-92 Case Officer:
Report if not clear by 06-NOV-92 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	08-OCT-92	22-OCT-92
Cllr A Biggadike	08-OCT-92	22-OCT-92
Site/Press Advert MIN	~~18~~ 21-OCT-92	~~08~~ 11-NOV-92

H.C.C. - Obs Attached Jc 8/10/92

SITE DETAILS

Grid ref: 531350 317570
OS Sheets: 297 Parcel:

Mr & Mrs M D Longley
Jekyll House
Jekyll Bank
Moulton Eaugate
Spalding
Lincs PE12 0SY

Mr D M Gedney

DMG/JP/H23/1029/92

5 January, 1993

Dear Mr & Mrs Longley

Planning Application H23/1029/92 - Demolition of Existing Residence and Erection of House & Garage with Patio Area, Jekylls Bank, Moulton Eaugate, Spalding

I refer to the above planning application recently submitted by Kings Quality Homes to regularise the development currently owned by yourselves.

Further to the above, I would now like to inform you that the matter was considered by the Planning Committee held on 8 December, 1992 when it was resolved that planning permission be granted.

I hope the above information is of assistance to you.

Yours sincerely

N R MILLEN
Principal Planning Officer (Development Control)

Director of Planning
South Holland District Council
Priory Road
Spalding Lincs

JIGGLES HOUSE
DG JEKILS BANK
THOULTON EAGATE
SPALDING
LINCS PE12 0SY
1.11.92

Dear Sir

H23/1029/92

We are writing with reference to the above planning application.

On 7th August 1992 we bought the house referred to above from Kings Quality Homes.

Our solicitors had obtained warranties from Kings that the house was being sold with the benefit of full planning permission.

Imagine the horror and distress caused, especially to my wife when, on 22nd October 1992, we saw a notice attached to the telegraph pole facing our new house

saying that kings were seeking planning permission for the house in which we had been living for 11 weeks.

My wife has visited the planning department and has spoken to Mr J. Blacklock and Mr. D.M. Gadney regarding the application. We understand that the problem appears to relate to the garage.

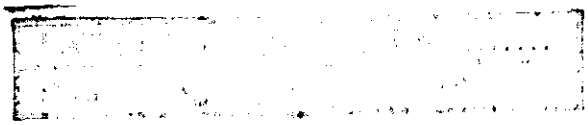
We are therefore writing to kindly request that you look favourably upon the application and if there is anything else we need to do before you consider the application then we would be grateful if you would advise us accordingly.

We shall be grateful if you would kindly acknowledge receipt of this letter.

Yours faithfully

Mr. & Mrs M.D. Langley.

R H23/1024/92



Since the preparation of the Committee report it has been discovered that the applicants have not served Notice on the owners.
The agent has been advised of this and is submitting an amended ownership certificate c.s.o.p.

Any decision will therefore have to be DPBCS authorised subject to the expiry of the relevant period (21 days).

DMG 4/12

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
24 NOV 1992
Attention of
DPO NAM
SDPO BS
JC ACP
Action by .....
Discuss with .....
Date to .....
File Nos.
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1029/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Demolition of existing res. and erection of house and garage with patio area

Location: Jekylls Bank Moulton Eaugate
Spalding Lincs

Type: FULL

Date received: 16-NOV-92

17-NOV-92

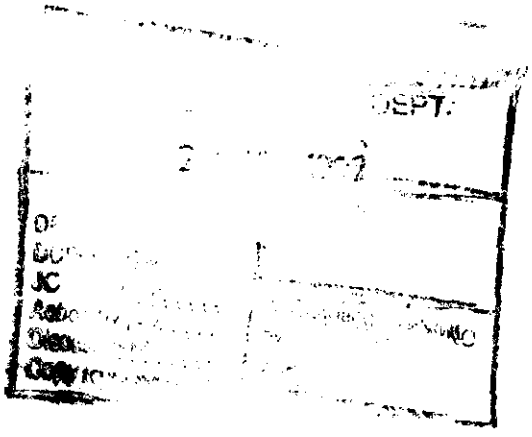
Dear Sir/Madam

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 02-DEC-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 are in full agreement with these plans

Signed:

C Bett

BRIA[illegible]MITH Dip TP MRTPI
Direc[illegible] of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1029/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Demolition of existing res. and erection of house and garage with patio area

SOUTH HOLLAND D.C.
PLAN DEPT
16 NOV 1992
REF.....

Location: Jekylls Bank
Moulton Eaugate
Spalding
Lincs

Type: FULL

Date received: 30-SEP-92

29-OCT-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached sheet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DM

Principal Planning Officer

BRIA .AITH Dip TP MRTPI
Direc. of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

There appears to be discrepancies between the submitted plans and that actually constructed. Amongst other things these relate to the following:

(i) The position of the door at the rear.

(ii) Front door design.

(iii) Lack of splayed arches above the openings (including the garage).

(iv) Rear first floor window sizes.

(v) Detailing on the front elevation of the garage.

(vi) Size of the rear window of the garage.

(vii) Height and pitch of roof of dwelling/garage.

Four copies of amended elevations and layout plans are, therefore, required which accurately reflect what currently exists upon the site.

Reg 4. DMG 29/10.

There appears to be discrepancies between the submitted plans and that actually constructed. Amongst other things these relate to the following:-

i) The position of the door at the rear.
ii) ~~[illegible]~~ Front door design.
iii) ~~The splayed arches above~~ Lack of splayed arches above the ~~[illegible]~~ openings (including the garage)
iv) Rear ~~[illegible]~~ first floor window sizes.
v) Detailing on the front elevation of the garage.
vi) Size of the rear window of the garage.
vii) Height and pitch of roof of dwelling & garage.

4 copies of ~~Amended~~ and layout plans are therefore required which accurately reflect that currently exists upon the site.

24/10/92.

Meeting with Mrs Langley — re dwelling at Moulton Eaugate — Lord Gadsey present

(1) Mrs Langley's complaint was that the application had been submitted without her knowledge when the ex front already occupied property.

(2) Checked with Mr Mandat → application submitted to regularise situation following previous grant of permission. He advised that before certificate signed, KQH owned site.

(3) Advised Mrs Langley of outcome of conversation with Mr Mandat and following :-

(a) She had redress against KQH if concerned on Enforcement Notice.

(b) Committee owned determine application (18 November possibly) + had option of refusing P.P. further on grounds framing grounds.

(c) Couldn't comment on issue of claim against Solicitors.

No comment was offered on engineers as to whether finding contact had checked works properly.

N SMITH Dip TP MRTPI
Di r of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 OCT 1992
DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1029/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Demolition of existing res. and erection of house and garage with patio area

Location: Jeykll s Bank Moulton Eaugate
Spalding Lincs

Type: FULL

Date received: 02-OCT-92

08-OCT-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 23-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:

We agreed with the amendments

Signed:

G R Chapman

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/1029/92

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		
	3	1	3	1	7	5

2. Address or location

Joyces Bank, Moulton Eaugate.

3. Name, classification and number of road

4. Date application referred 8-10-92

5. State whether outline, detailed application etc.

Full

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

Demolition of existing Residence & Erection of House & Garage

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: 8/10/92 Signed: [signature]
Director of Highways and Planning

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

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

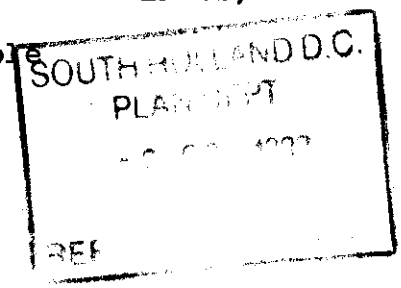
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1029/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Three-bedroomed house, double garage and patio area on existing site



Location: Jeyklls Bank
Moulton Eaugate
Spalding
Lincs

Type: FULL

Date received: 30-SEP-92

02-OCT-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The site needs to be edged red on the block plans and the demolition of the existing property needs to be included in the description.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

J R Maxwell

Principal Administrative Officer

PLANNING AMENDMENT

For office use only
Application No. H23/1029/92
Date registered 07 DEC 1992
Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
KINGS QUALITY HOMES.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
G. R. MERCHANT.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
JEKYLLS BANK. MOULTON EAUGATE.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H23/1029/92

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[ ]

or

B. Amendment is to a proposal currently being considered
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

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 4.12.92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

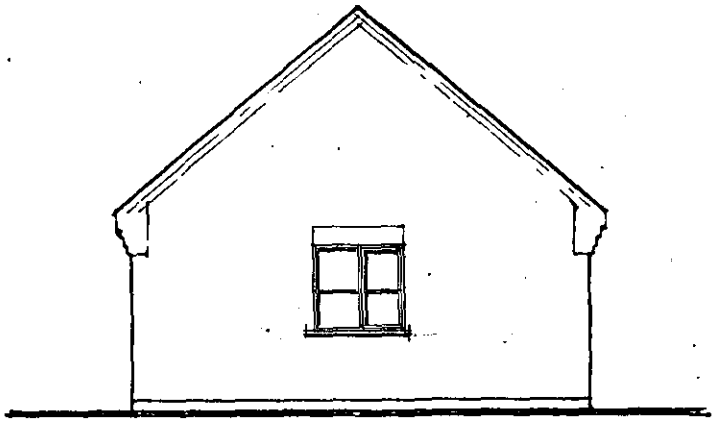
AMENDED OWNERSHIP CERTIFICATE.

State drawing no's of the current submission

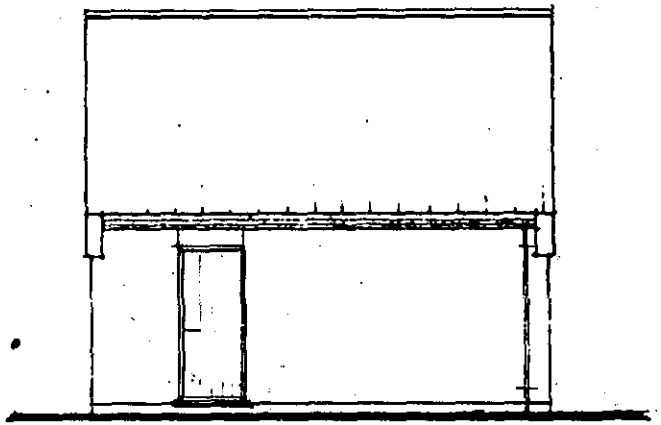
State Officer dealing with the application, if known.

D. GODLEY.

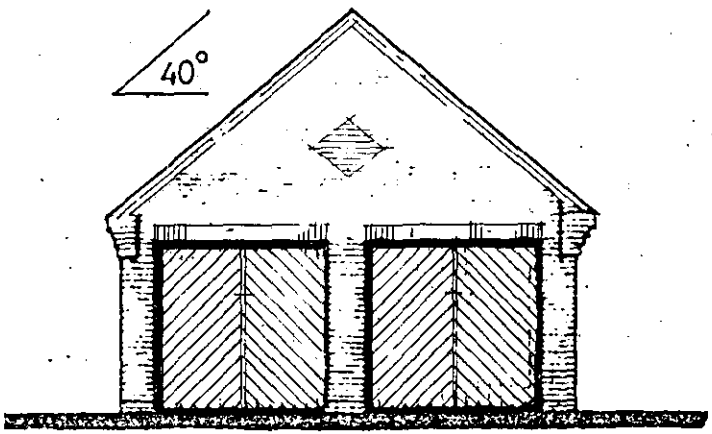
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers



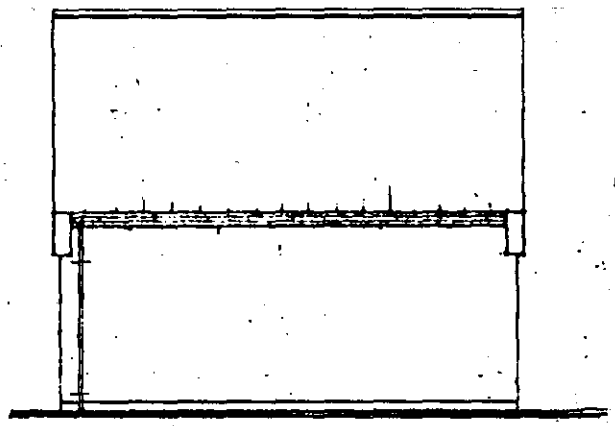
REAR



SIDE



FRONT

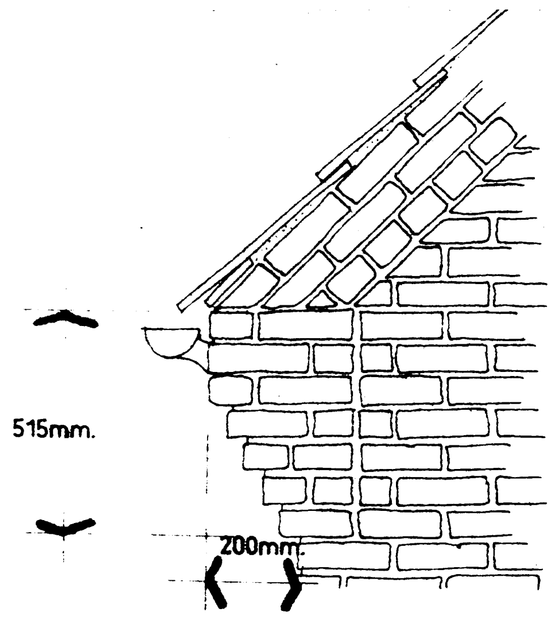


SIDE

SOUTH ... DC
PLAN ... T
16 NOV 1992
REF 1029/92

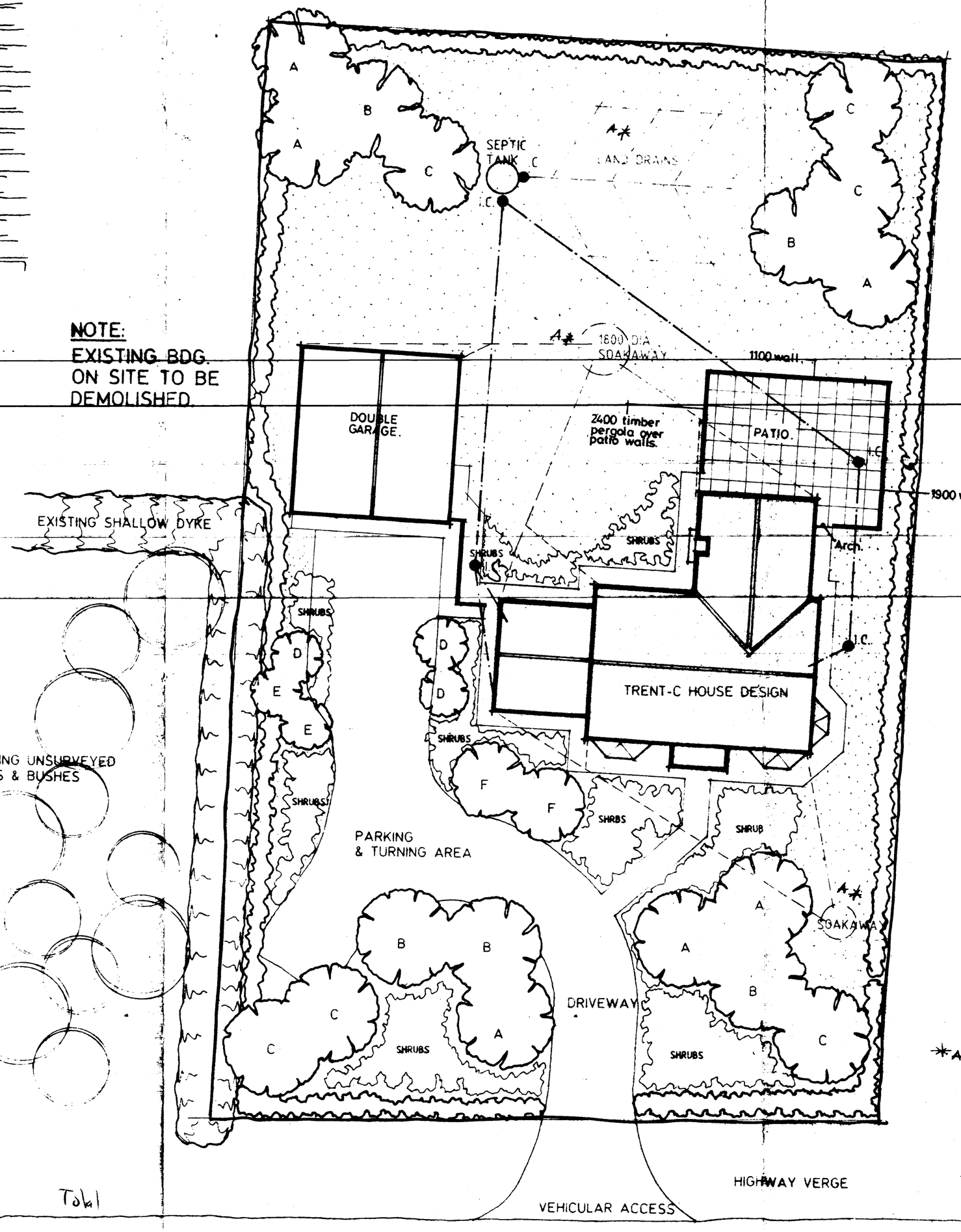
REVISED. NOV 1992. - AS BUILT DRAWING.
M.R. Merchant.

NEW HOUSE AT MOULTON EAUGATE.



VERGE DETAIL.

NOTE:
EXISTING BDG. ON SITE TO BE DEMOLISHED.



SITE LAYOUT PLAN. 1-100.

TREE SCHEDULE:

TREES:

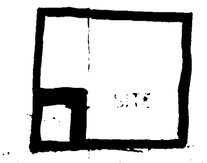
A	ACER PLATANOIDES	SEL. STD.
B	MALUS TSCHONOSKII	180-240 FTD.
C	SORBUS ARIA 'MITCHELLII'	STD.

SMALL TREES:

D	COTINUS COGGYORIA	30-45 3L CG.
E	ACER HERSII	120-150 CG.
F	SYRINGA VULGARIS 'CHARLES JOLY'	60-90 B&W

ALL HEDGING INDICATEDTHUS TO BE BEECH PLANTED IN TWO STAGGERED ROWS WITH 5 PLANTS PER LINEAR METRE

EXTERNAL BRICK WALLING INDICATD THUS TOBE 1.800M. HIGH CONSTRUCTED FROM THE SAME BRICKS AS THE PROPERTY. WALL TO BE 215MM. THICK WITH BRICK-ON-EDGE CAPPING. GATE TO FRAMED, LEDGED, & BRACED STYLE.



LOCATION PLAN.
1-2500

N

EXTERNAL MATERIALS.

BUTTERLE DESFORD OLD ENGLISH DARK RED FACING BRICKWORK
MARLEY MENDIP OLD ENGLISH DARK RED CONC. INTERLOCKING TILES
WHITE PAINTED EXTERNAL DOORS & WINDOWS.
DARK BROWN STAINED FASCIAS & SOFFITS.
BLACK UPVC RW GOODS.

DRIVEWAY TO BE 75MM. OF 19MM WASHED GRAVEL FINISH ON 100MM GRADED HARDCORE WIYH 50 x 125 PRE-CAST CONC. EDGE KERBS BEDDED ON & HAUNCHED WITH WEAK MIX CONC.

*A. THIS DRG. TO BE READ IN CONJ. WITH STANDARD DRAWING TRENT C- OVERSAILING BRICKWORK AND DOUBLE GARAGE + PERCOLATION TEST BY FLEETLAND DESIGN

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

ERECTION OF DWELLING ON SITE OF EXISTING.

JEKYLLS BANK
MOULTON EAUGATE
SPALDING LINCS

KINGS QUALITY HOMES

SCALES: 1-100 & 1-2500
DATE: DECEMBER 1991
DRAWN: M.R.GLAUSER

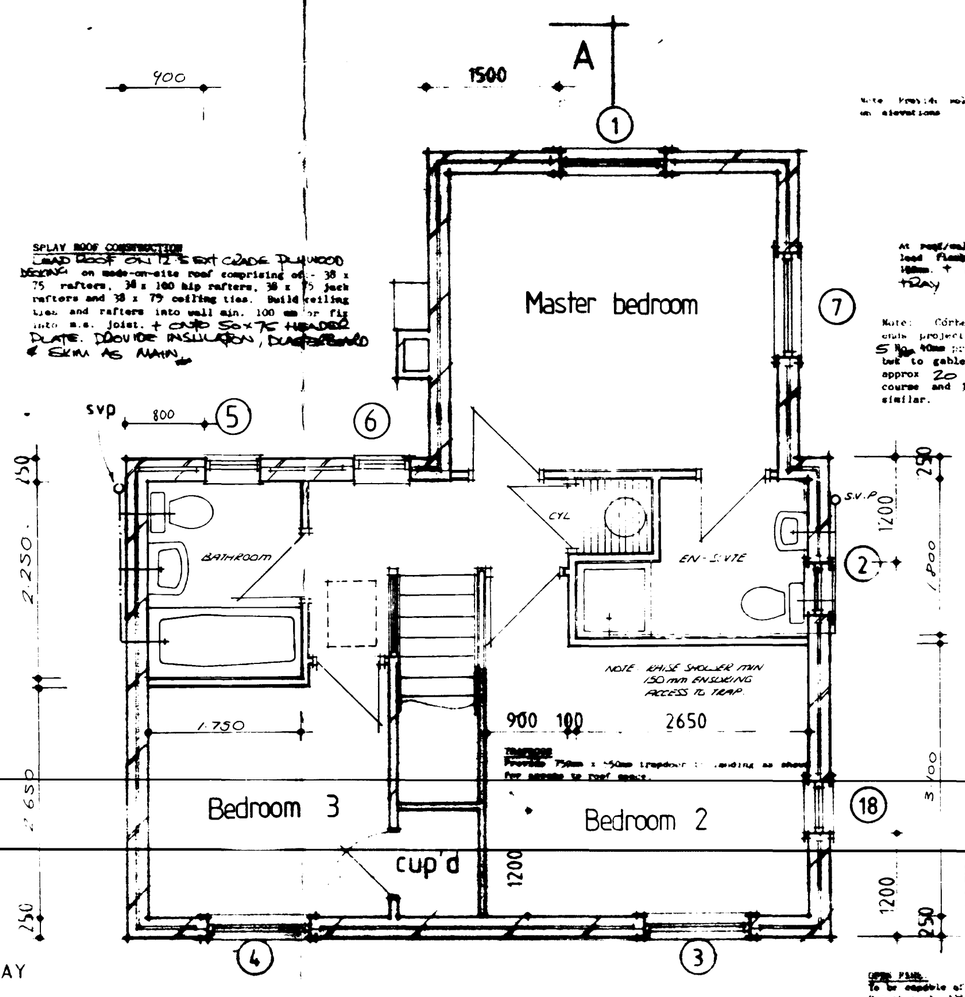
KQH086/1

SOUTH HOLLAND D.C.
PLAN DEPT.
30 SEP 1992
REF ..1929/92...

B. - DOUBLE GARAGE - JULY 92.

JOINERY & LINTEL SCH.

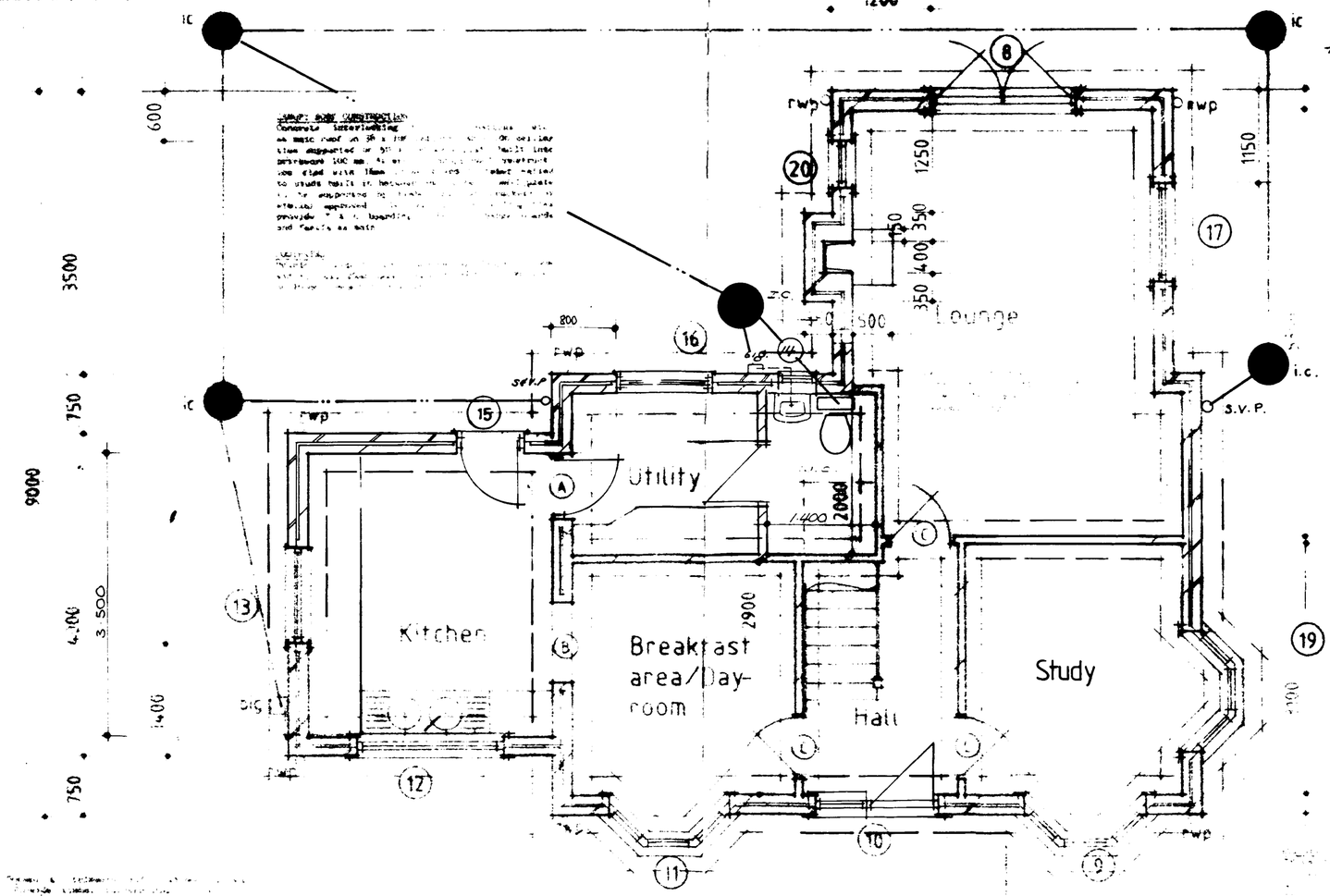
No.	Reference	Lintel	end brg
1	C21PC	L1/S	150
2	C12PC	"	"
3	C12PC (OPP)	"	"
4	C12PC	"	"
5	C12PC (OPP)	"	"
6	C12PC	"	"
7	C12PC (OPP)	"	"
8	FRENCH PATIO DOOR 2100mm x 2100mm approx	"	"
10	CASEMENT FRAMTIE 1500 mm WIDE x 2100 mm DEEP	L1/S	150
12	C318CC	"	"
13	C21PC	"	"
14	1788 WIDE x 1450 DEEP	"	"
15	FNS- 2X6	"	"
16	C21CC	"	"
17	C21PC (OPP)	"	"
18	C12PC	"	"
19 & 11	SPRFR/C113C/C113C LOOK ALIKE BUT DG /C113C(OPP)	L1/S	150
20	C113C (OPP)	"	"
A	INTERNAL OPENING	"	"
B	ARCH	"	"
C	INTERNAL OPENING	100 BOX	"



WINDOW 3& 4 TO BE POSITIONED CENTRALLY OVER BAY WINDOWS

FIRST FLOOR LAYOUT PLAN

see site plan



*A. NOTE: CLOSE CAVITIES WITH AN AERATED BLOCK WITH K VALUE OF 0.16 W/m°C IE THERMALITE SHIELD OR SIMILAR



FRONT

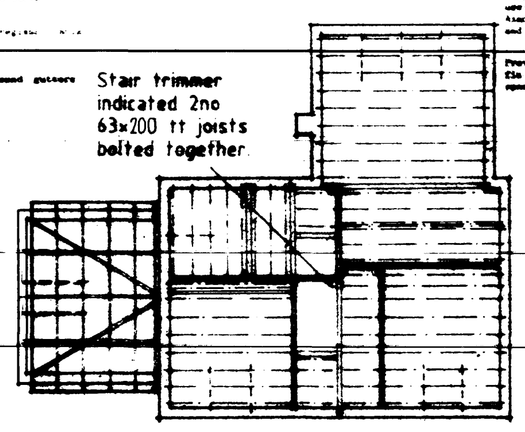


SIDE

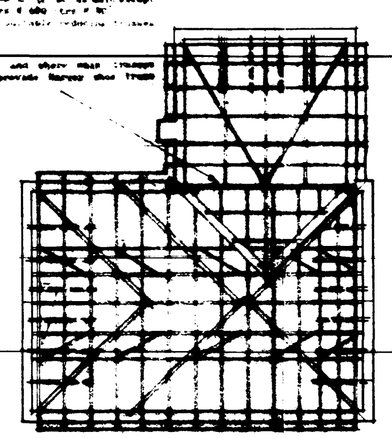
REAR



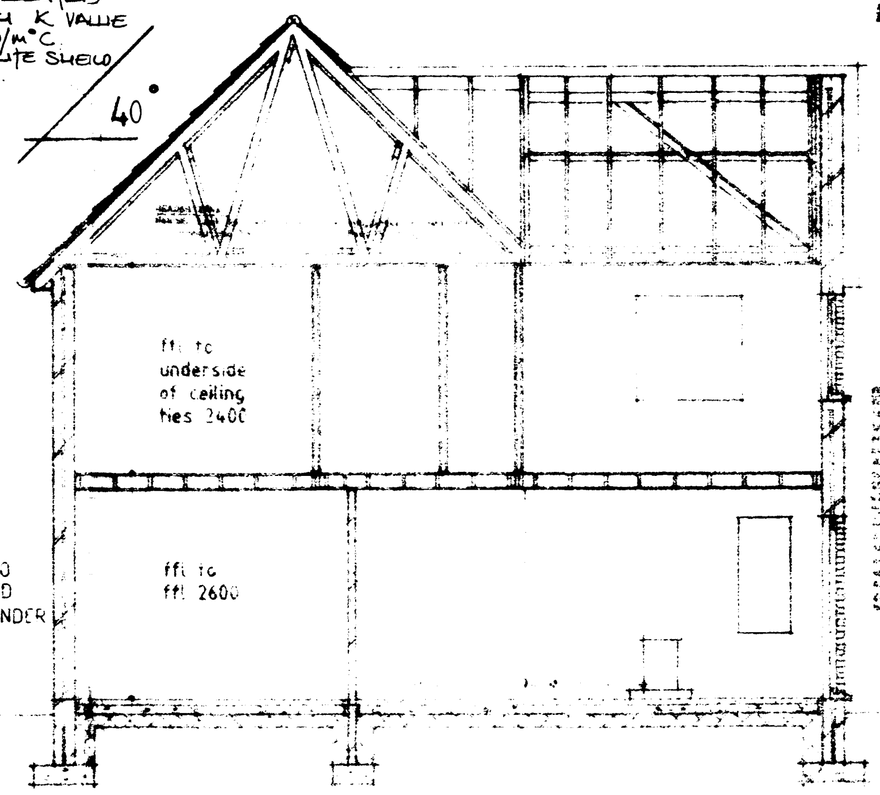
SIDE



Stair trimmer indicated 2no 63x200 tt joists bolted together



ROOF TRUSS & FLOOR JOIST LAYOUT PLANS



WINDOW 19 TO BE POSITIONED CENTRALLY UNDER WINDOW 18

SECTION A-A

STATUS DESIGN
4 PRINCES STREET HOLBEACH LINCS

STANDARD DWELLING
DESIGN- TRENT
OVERSAILING BRICKWORK

KINGS QUALITY HOMES

SOUTH HOLLAND D.C.
PLAN DEPT
16 NOV 1992
REF. 1029/92

Ref:

Scales- 1:50 1:100
Date- Nov '92

B - AMENDMENTS - LAYOUT / ROOF ARR'N REVISED.
C - AS BUILT DRAWING: ROOF PITCH 40° (NTS) NOV 1992.