BR SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Planning Permission

Reference: H23/1084/91 Received: 11-NOV-91 Type: FULL

Name: D & H Buildings Ltd.
Lime Walk
Long Sutton
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of two houses with garages and vehicular accesses

Location : Middle Road Whaplode
Spalding Lincs

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

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

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

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

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 9 January 1992.

BR SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
21-JAN-92

H23/1084/91

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 District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION H23 | 1084 | 91

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H06/0131/92 Received:30-JAN-92 Type:CONDITION COMPLIANCE

Name: D & H Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs

Agent: Status Design
Status House
4 Princes Street
Holbeach
Spalding, Lincs, PE12 7BB

Description: Details of landscaping in respect of condition 2 of application H23/1084/91
Location : Middle Road Whaplode
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

13-FEB-92 H06/0131/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23 | 1084 | 91

Date Registered 11 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D & H Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Middle Road, Whaplode, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 No. Houses with garages and vehicular accesses

Please complete

Signed. B. Gilham

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 184.00 If you consider no fee is payable include a written explanation instead.

Date. 8th November 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:	2 No.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	8.2 metres
(b) max. length:	9.975 metres
(c) max. width:	5.8 metres
C. Please state type and colour of materials for facing external walls:	Nottingham Dorket Sandlight facing bricks
D. Please state type and colour of roofing materials.	Goxhill Bold Roll Terracotta conc. int. tiles

5. GENERAL INFORMATION Please complete each section

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

Building land

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: Middle Road
Will there be --
Individual access(es) ✓
New estate road

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

On site parking/garaging

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees
B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

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.	N/A	→ Date: Consultee(s):

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 THRE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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 B. S (Applicant/Agent) Date 8th November 1991

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 B. S Applicant/Agent) Date 8th November 1991

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 £ 184....

Receipt Issued ..... No. 8310

Date First Received .....

REGISTRATION

REFERENCE ...H23/1084/91.....

Cross-Ref ..h.....KH..14-1)

Date 12/11/91

VALIDATION Date 13/11/91.

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

Site area ..... No. of dwellings ..2..... 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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 184 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..14.11.91.

Index Sheets ..1.... OS Nos ..... Grid Ref 5 3

Ward ..... Parish .....

Inside IBD ..No.. Inside LP Area..No..

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade

Linked to site.....Ref...98.. Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: MAC
date: 29/11

Residents notified on site visit: Schachtel. 4 No 5

Case Officer Conclusions (issues) Newport of red brick semis to immediate West. New dwelling is to east. 2 windows in gable of bung. face site. 1 small landing window – 24 from of nearest semi. Site is deep. Wide enough for a pair of semis?

Case Officer Recommendations (summary)
(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 .....
Ext/Int. recommended.....

Delegation confirmed by Senior Officer
.....

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

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:

Checked WAK 19/11

DL 20/11

Assess whether or not this will appear unduly cramped + liaise with B. Leg over yard conditions

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 :

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 .....

B F 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: H23/1084/91 Type: FULL

Applicant: D & H Buildings Ltd. Agent: Status Design
Tel: 0406 24343

Description: Erection of two houses with garages and vehicular accesses

Location: Middle Road
Whaplode
Spalding
Lincs

Valid date: 11-NOV-91 Terminal date: 06-JAN-92
Target dates: Target Committee: 02-JAN-92
To case officer 16-NOV-91 18/11 Report deadline: 19-DEC-91
Inspected by 21-NOV-91
Extra contacts 26-NOV-91 Case Officer:
Report if not clear by 16-DEC-91 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Whaplode PC		18-NOV-91	02-DEC-91	
Cllr S W Hoyes	0406 370408	18-NOV-91	02-DEC-91	Objections.
A.C.C. – OBS ATTACHED		CS 21/11/91		
Residents - 5 Middle Road, Whaplode "Schemel"		29-NOV-91	13-DEC-91	

SITE DETAILS

Grid ref: 532550 324240
OS Sheets: 168 Parcel:

APPLICATION REFERENCE: H23/1084/91 DATE RECEIVED: 11.11.91

APPLICANT: D & H Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Dat 2 JAN 1992

TYPE: Full

DESCRIPTION: Erection of two houses with garages and vehicular accesses

LOCATION: Middle Road, Whaplode

Parish Council: "Neighbour to the west is concerned about overlooking from landing window. We are concerned that 2 no. septic tanks will not work effectively, as very few of the other tanks in this area do. No provision is made for vehicles to turn on the plots, therefore reversing onto Middle Road will happen adjacent to the junction with Mill Lane."

Ward Member: "It is a tight site and the drives do not allow room for turning on the sites, and being on a fairly blind corner I do not like the idea of cars backing directly onto the road."

County Highways: No objections.

PLANNING POLICIES/DOE ADVICE
Inside the IBD.

PREVIOUS DECISIONS
H23/0372/89 - Bungalow and garage - Consent.

PLANNING ISSUES
1 The size of the plot and its relationship to the dwellings on either side.

CONCLUSIONS
1 The site is some 18m wide which is only slightly more narrow than the plot to the west where there is already a pair of semi-detached dwellings.
2 The bungalow to the east has two windows facing the site but these are to be screened by a 1.8m high close boarded fence.
3 The dwellings themselves have been designed so that the main windows look fore and aft.
4 In conclusion, there are no overriding causes for concern and although turning features were requested for the two plots which are on the bend, County Highways have not deemed them necessary for these plots. (Turning features are normally only requested for dwellings off distributor roads).

3. PLANNING APPLICATIONS (Continued)

(d) **Applications Approved Subject to Planning Obligations** (Continued)

Plan No. and Applicant	Proposal
H02/1096/91 Mr & Mrs P Clough	Three terraced houses and garages at The Foresters Hall, Hall Street, Crowland.

(To ensure that the Foresters Hall is not demolished until a contract has been entered into for the redevelopment of the site in accordance with a planning permission.)

(It was also agreed that a detailed photographic record of Foresters Hall would be taken before its demolition.)

(e) **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 permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant	Proposal
H16/0926/91 Mr P Christophi	Wimpy Restaurant incorporating new shop front at 20 Market Place, Spalding.

(Subject to the Director of Planning and Building Control Services negotiating with the applicants the materials to be used.)

H23/1084/91 D & H Buildings Ltd	Two houses with garages and vehicular accesses at Middle Road, Whaplode. w/.

(Subject to the Director of Planning and Building Control Services clarifying site boundaries and the submission of amended plans if necessary.)

H02/1097/91 Mr & Mrs P Clough	Conservation area consent for demolition of existing building and erection of three terraced houses and garages at The Foresters Hall, Hall Street, Crowland.

(f) **Advertisement Consent**

Consent be granted for the display of the undermentioned advertisements in accordance with the recommendations of the Director of Planning and Building Control Services and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H16/0927/91 Mr P Christophi	Fascia individual letters illuminated and hanging projection sign externally illuminated 350 mm high red at 20 Market Place, Spalding.
H02/1134/91 Welland Holiday Hire and Sales	Direction signs at A1073 east/west, Postland Road junctions/Postland Road, Crowland.

(Councillor B. Alcock declared an interest in the above application and left the Council Chamber during consideration thereof.)

LATE CES. Off. PM. Date 31-12
Septic tank points highlighted
MC

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1991
Acknowledged
File Nos. 211 Chee

NRA
National Rivers Authority
Anglian Region

10 December 1991

Our Ref: GT/91/1/SH/0256

Dear Sir

PLANNING APPLICATION NO. H23/1084/91
PROPOSED ERECTION OF TWO HOUSES WITH GARAGES
FOR D & H BUILDINGS LTD AT MIDDLE ROAD, WHAPLODE

With regard to the above-mentioned application received on 27 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Cont/...

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

Cont/...

GT/91/1/SH/0256

NRA

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F MORGAN
Planning Engineer

c.c. Status Design, 4 Princes Street, Holbeach, Spalding, Lincs PE12 7BB

SW

LATE C... P.M. Date 31-12.
Salient points highlighted

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 DEC 1991
Acknowledge YES/NO
by
date
File Nos.
91026 2/1 Chee

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/1084/91/JAM **Your Ref.**

Date 2 December 1991

Dear Sirs,

FULL PLANNING APPLICATION - D. & H. BUILDINGS LTD
2 DWELLINGS AT MIDDLE ROAD, WHAPLODE

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.

The culverted watercourse along the sites Northern boundary is my Board's Whaplode Village Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. The 9 metre clearance is of course measured from the centreline of the pipes. I am pleased to confirm the siting of the dwellings conform with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

My Board do not claim ownership of the watercourse and will raise no objection in principal to the infilled area being utilised as garden subject to compliance with the Byelaws. The boundary position between the site and the land at the rear must however be agreed with the owner concerned, bearing in mind that my Board would not favour the boundary being over the pipes installed. Needless to say, any fencing installed within 9 metres of the centreline of the Board's pipeline should be of a temporary nature easily removable at no cost to the Board should the need ever arise.

I note 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. 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.

They should be drawn to the fact that water levels of approximately 1.800 metres O.D. Newlyn have been observed in the Board's watercourse and that land levels indicate the lower portions of the site at the rear enjoy less than 900 mm's of freeboard above this level.

Your clients should also be advised that old ordnance survey maps of the vicinity show part of the site to comprise filled pits formerly known as "The Broads".

Our Ref: RS/PA-F/1084-91/JAM Your Ref: 2 December 1991

In the eventuality that direct outfalls are required to my Board's system, full details must be submitted for my consideration. The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

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.

Should site raising operations be contemplated, due consideration must be given to ensuring embarrassment is not caused to neighbouring property by surface water run-off.

With regard to the recently complete Board's scheme to pipe their watercourse referred to above, I am instructed to seek proportional contributions towards this work from subsequent developers. I believe the appropriate sum due in this instance would be £1,870, being 50% of the average cost per metre and I would of course be glad to meet your clients to discuss this matter together with any of the above points.

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

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

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: H23/1084/91

Applicant: D & H Buildings Ltd.
Lime Walk
Long Sutton
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of two houses with garages and vehicular accesses

Location: Middle Road Whaplode
Spalding Lincs

Type: FULL

Date received: 11-NOV-91

18-NOV-91

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 03-DEC-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: NEIGHBOUR TO THE WEST IS CONCERNED ABOUT OVERLOOKING FROM LANDING WINDOW. WE ARE CONCERNED THAT 2NO - SEPTIC TANKS WILL NOT WORK EFFECTIVELY, AS VERY FEW OF THE OTHER TANKS IN THIS AREA DO. NO PROVISION IS MADE FOR VEHICLES TO TURN ON THE PLOTS, THEREFOR REVERSING ON-TO MIDDLE ROAD WILL HAPPEN; ADJACENT TO THE JUNCTION WITH MILL LANE.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 DEC 1991

BRI 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: H23/1084/91

Applicant: D & H Buildings Ltd.
Lime Walk
Long Sutton
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of two houses with garages and vehicular accesses

Location: Middle Road Whaplode
Spalding Lincs

Type: FULL

Date received: 11-NOV-91

18-NOV-91

Dear Cllr S W Hoyes

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is M A CAUGHEY

As applications can be determined under delegated powers in many cases, please let me know by 28-NOV-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr S W Hoyes
The Complex
Churchgate, Whaplode
Spalding, Lincs
PE12 6TA MC

I request that this application be considered by Planning Committee, because It is a tight bend, and the drives do not allow room for turning on the sides, and being on a fairly blind corner I do not like the idea of cars backing directly onto the road.

Signed: S. W. Hoyes

S.H.D.C. PLANNING DEPT.
RECEIVED
25 NOV 1991

Attention of
DPO MCM
DDPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/1084/91.

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	2	5	2	4	2.

2. Address or location

Middle Road, Whaplode.

3. Name, classification and number of road

UC

4. Date application referred 21/11/91

5. State whether outline, detailed application etc.

Full.

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

Erection of Two Houses.

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: 21/11/91 Signed: [signature]
Director of Highways and Planning

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 8th November 1991

The person dealing with this matter is: B. Gilham

Our Ref: 91026/BG/AEW

Your Ref:

1084/91

Dear Sir,

Re: 2 No. Houses at Middle Road, Whaplode for D & H Buildings Ltd

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2 4 No. copies each drawing No'd 91026/1, MD-S/2 and DH/WSG
3. Cheque to the value of £184.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

PLANNING AMENDMENT

For office use only

Application No. H23/1084/91

Date registered 09 JAN 1992

Case Officer MC

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

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 ☐

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 .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

~~Correct position of~~ Erection of two houses with garages + vehicular accesses

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)

Showing correct position of site.

State drawing no's of the current submission

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. 9/1/92

Validation	Adequate detail Acknowledged	☐ HTL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	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 register

Signed: .....

Date: .....

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

Planning Department
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 7.1.92

The person dealing with this matter is: B.Gilham

Our Ref: 91026/BG/CLA

Your Ref:

Dear Sirs

Re: Residential Development at Middle Road, Whaplode for D & H.

Further to a recent telephone conversation with your office I enclose 4 No. amended copies of drawing No. 91026/1 showing the location of the site corrected and coloured red as required.

Yours faithfully

B.Gilham F.F.B.

SOUTH ... D.C.
PLAN...
REF .....

Encs.

Notes and Revisions

[illegible]

[illegible] drawing.

[illegible] not prepared in accordance with [illegible] than that [illegible] issued without [illegible] Dave Manners.

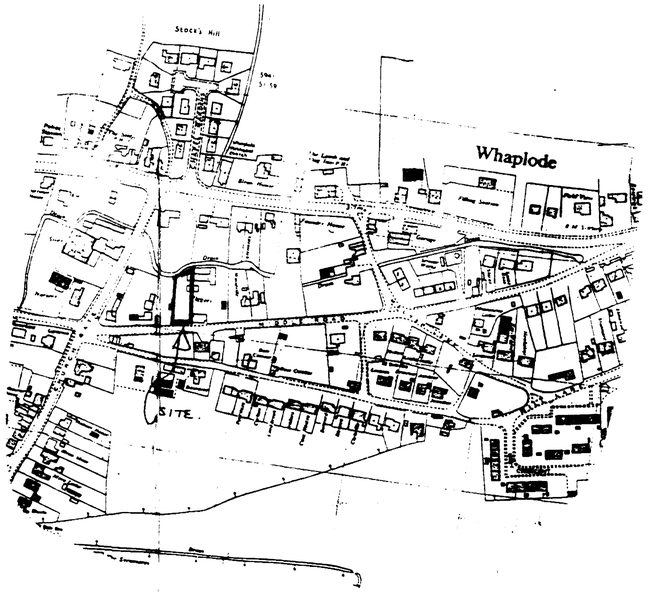
[illegible]

[illegible] drawing and [illegible]

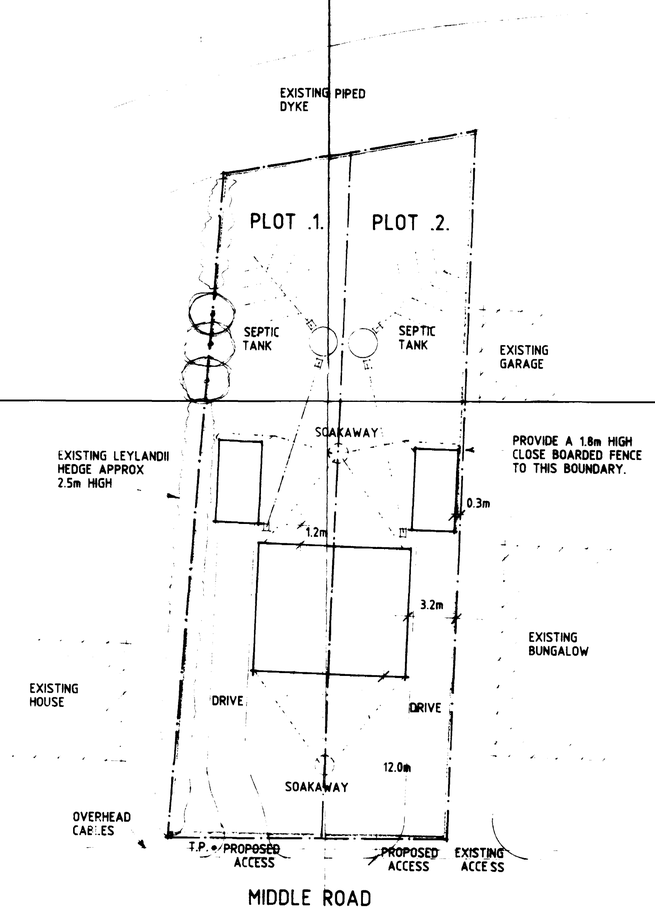
Septic tanks on this drawing [illegible] and are typical [illegible] subject to the [illegible] responsibility can [illegible] of abnormal conditions [illegible] required to the [illegible] that design amendments [illegible] advised.

Caution Note: This drawing is not a [illegible] drawing.





LOCATION PLAN



SITE LAYOUT

THIS DRG. TO BE READ IN CONJUNCTION WITH:
MODIFIED DART S/2 DH/WSG & RICHARD JACKSON FOUNDATION DETAILS

SWERS
To be 'Modified Dart S/2' with DH/WSG to each plot.

EXTERNAL MATERIALS
Walls [illegible] Roll Terracotta conc. int. roof tiles.
'Ibstock Ingleton' Imperial Sandlight facing bricks with [illegible] Brown Mortar.
Solid [illegible] brickwork above and below openings where possible.

ACCESS
Min width of accesses to be 2.5m
Plot [illegible] access to be joint with adjacent property access to the east.

DRIVE
[illegible] loose washed gravel on 100 well rammed and consolidated hardcore.
50 x 125 bomb edging kerbs bedded and haunched in weak mix concrete.

SCREENING
Provide 1.8m high close boarded fence to the eastern boundary.

FOUNDATIONS/FLOOR
Foundations and floor construction [illegible] Richard Jackson Partnership specification and recommendations, not Modified Dart S/2 details.

SEPTIC TANK:
Connect foul water drains to 600 gallon capacity "Klargester" type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.
The Council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the 'bottle' type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 24343

PROPOSED RESIDENTIAL DEVELOPMENT AT MIDDLE ROAD, WHAPLODE FOR

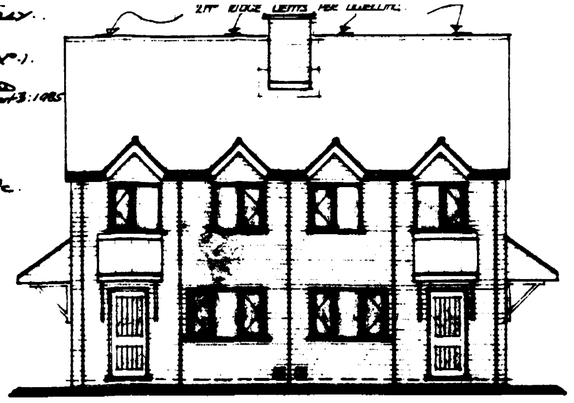
D.&.H BUILDINGS LTD.

1:200 1:2500 91026/1

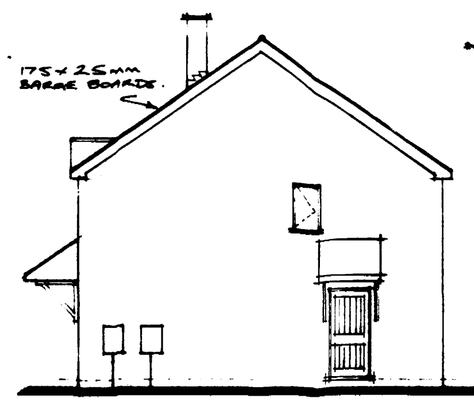
OCT-91 B.GILHAM.

11 NOV 1991
REF 1064/91

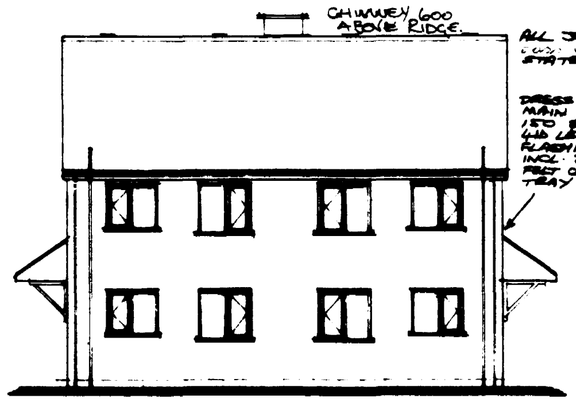
Architectural, Planning & Building Design Consultants



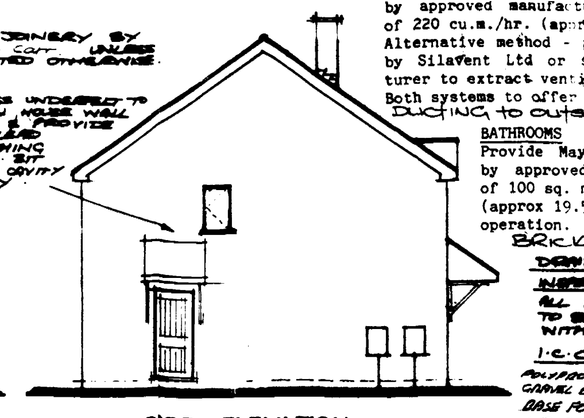
FRONT ELEVATION



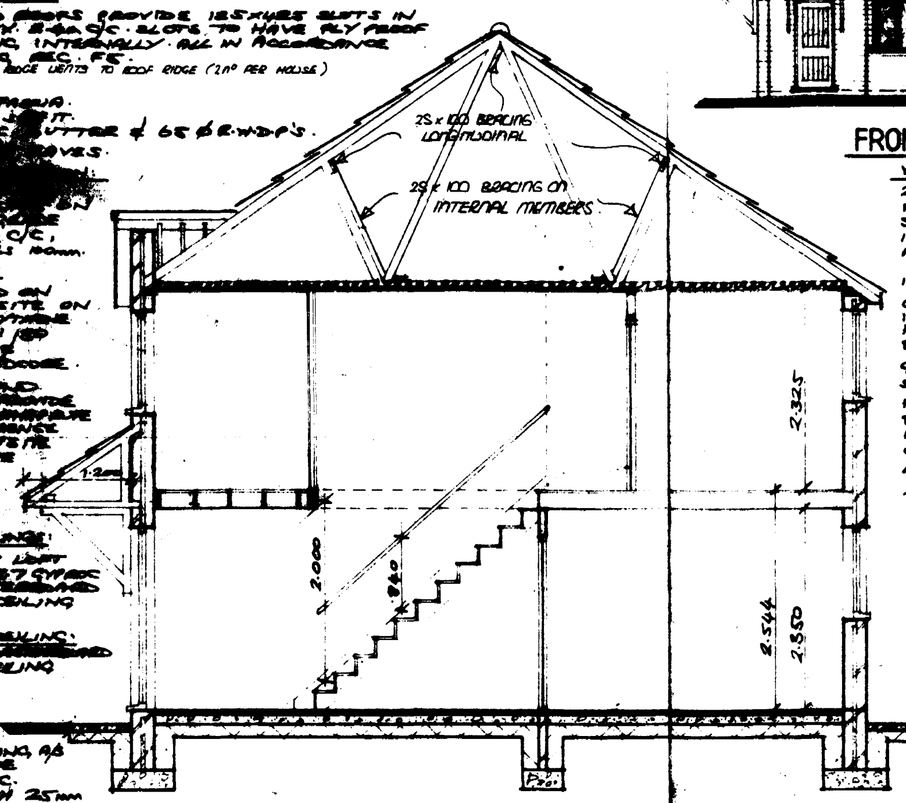
SIDE ELEVATION



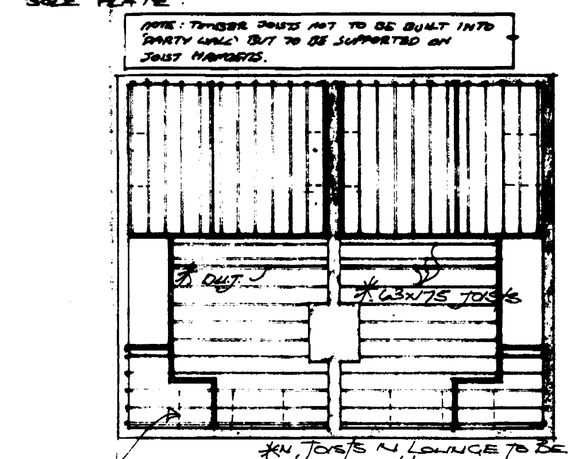
REAR ELEVATION



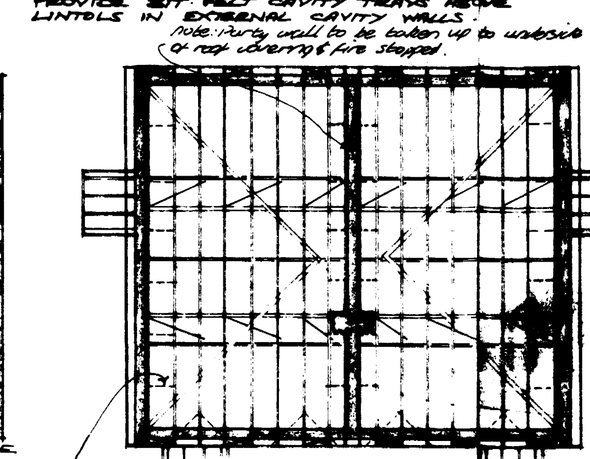
SIDE ELEVATION



SECTION A-A

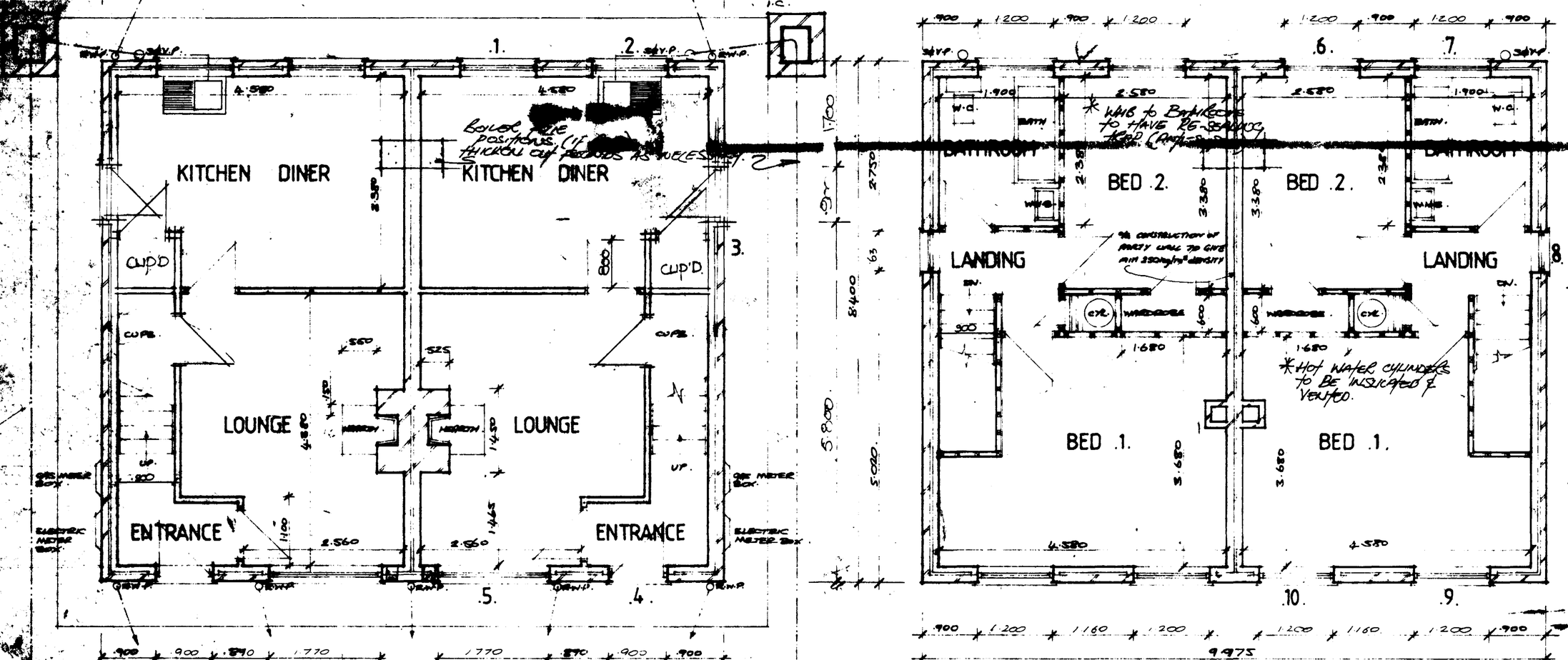


FOUNDATION PLAN



FLOOR JOIST PLAN

ROOF PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

ALTERNATIVE FIRST FLOOR PLAN

LINTEL/JOINERY SCHEDULE				
N°	JOINERY REF.	LINTEL	SUB-STRUCTURE	LINTEL
1.	2/26 (O.T.C.)	140-4½/5	150mm	150
2.	2/10C	"	"	150
3.	FHS/8073/UPF	"	"	1200
4.	FHS/8073/UPF	"	"	1200
5.	3/12CC	"	"	2100
6.	2/12C (O.T.C.)	"	"	1500
7.	2/10C	"	"	1500
8.	1/12C	"	"	1050
9.	2/12C (O.T.C.)	"	"	1500
10.	2/12C	"	"	1500

NOTE: LINTEL/JOINERY SCHEDULE REFERS TO RIGHT HAND HALF — LEFT HAND HALF TO BE MIRRORED.

PROVIDE 1.C. BOX BEAM LINTOLS OVER GROUND FLOOR INTERNAL OPENINGS.

JOINERY TO BE METRIC RANGE SOFTWOOD (John Carr).

ALL WINDOWS TO BE DOUBLE GLAZED.

STAIRS:
TOTAL RISE 2.575m.
12 N° RISERS - 212mm.
11 N° GOINGS - 235.5mm.
PITCH - 42°
CLEAR SPAN - 900mm.
MIN. GOING OF LANDINGS - 900mm.
TIMBER HANDRAIL TO BE MIN. 840mm MEASURED VERTICALLY ABOVE PITCH LINE.
NO SPACING IN ANY PART OF STRING TO BE MORE THAN 99mm.
STAIRWAY TO HAVE TWO LIGHTING.

LADDER:
BUILT INTO EXTERNAL WALL 2N° 225 x 225 AIR BRICKS AT HIGH & LOW LEVEL WITH HIT & MISS VENTS & FLY SCREENS INTERNALLY TO GIVE 9000 CUBS.

NOTE: A MATERIAL WOOL FIRE STOP TO BE PROVIDED UNDER THE ROOF COVERING AT THE 1M THE TOP OF THE SEPARATING COMPARTMENT WALL (ABOVE & BELOW THE SARKING FELT).

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE, 2 PRINCES STREET, HOLBEACH, SPALDING. Tel: 0406 24343

D.&H. BUILDINGS

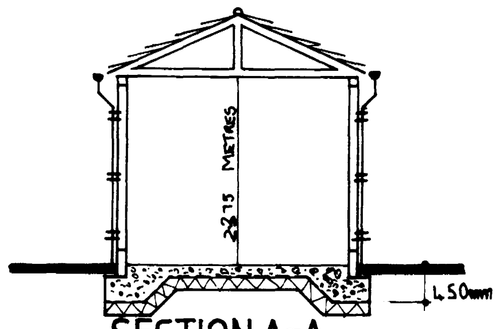
LIME WALK
LONG SUTTON
SPALDING LINCS

TEL. HOLBEACH (0406) 382410

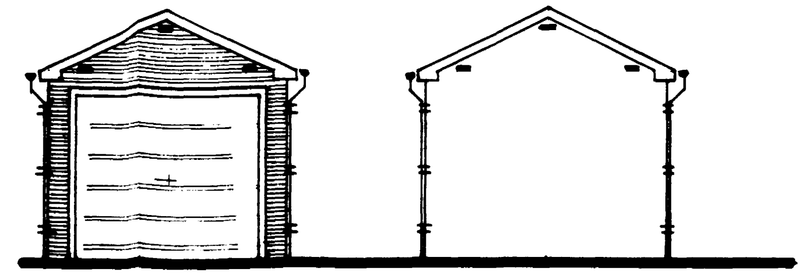
project: MODIFIED DART - S/2

scale	drawing no.
1:50 1:100	MD - S/2
date: DEC · 84 ·	drawn by: B·GILHAM·

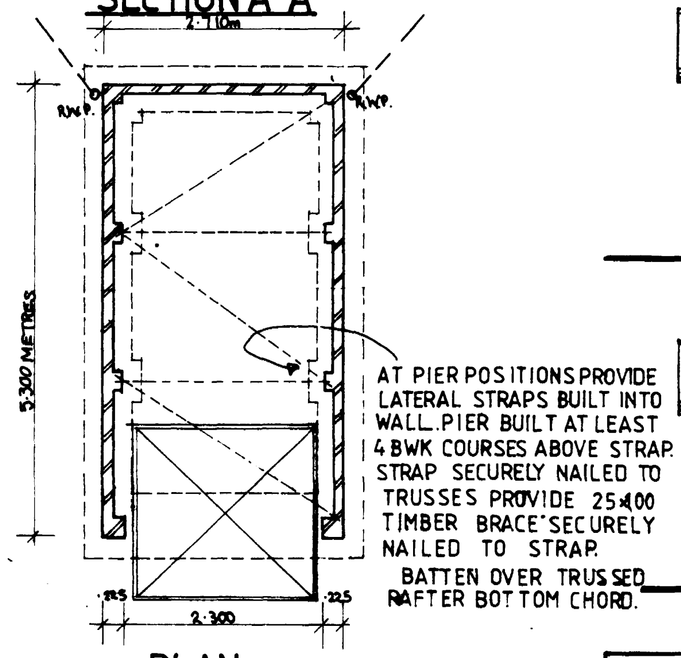
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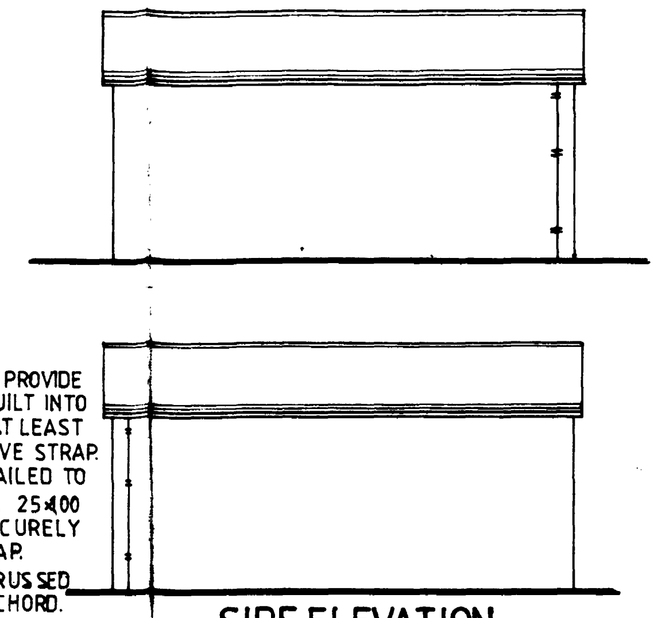
SECTION A-A



FRONT ELEVATION REAR ELEVATION

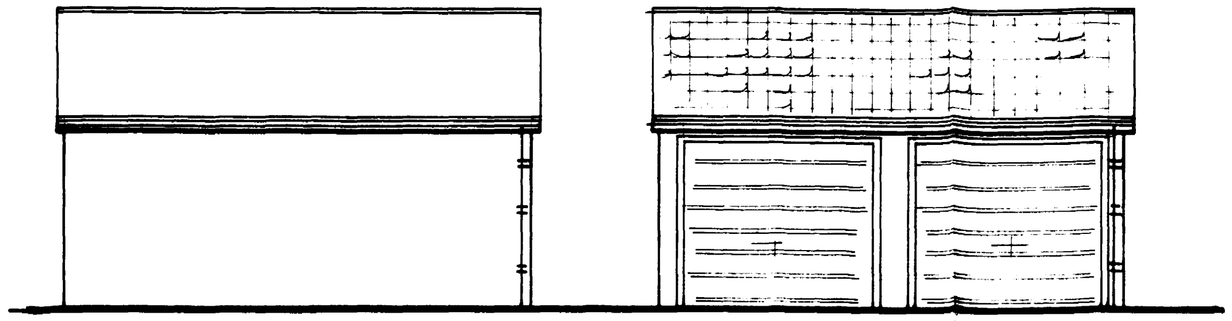


PLAN

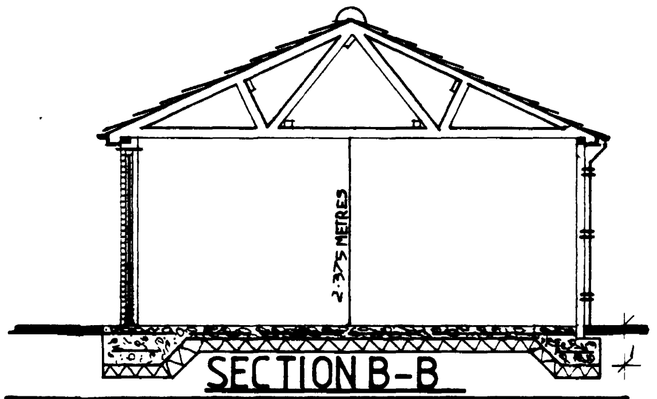


SIDE ELEVATION

SINGLE GARAGE

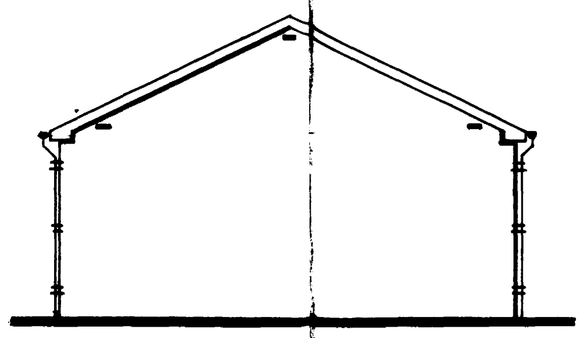


REAR ELEVATION FRONT ELEVATION

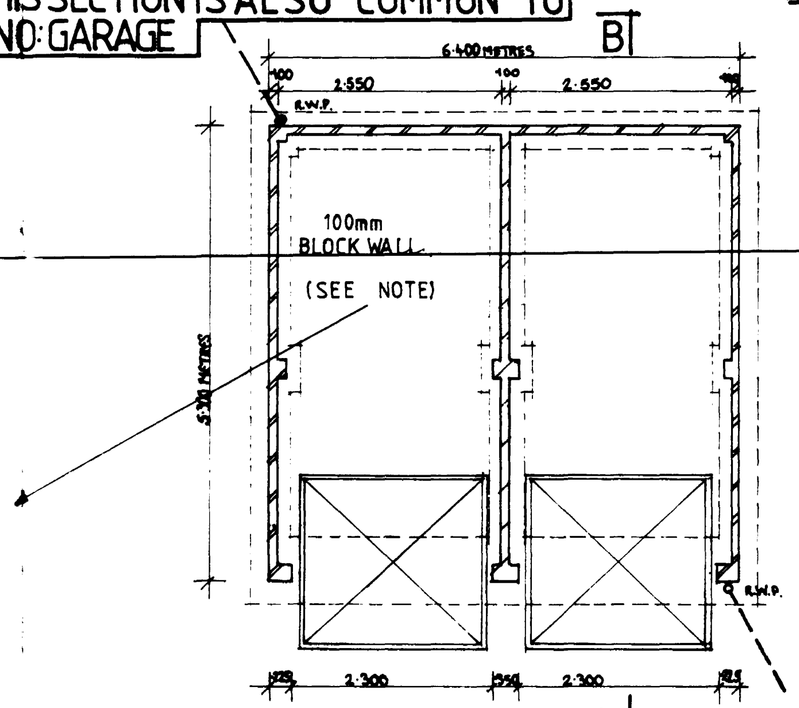


SECTION B-B

THIS SECTION IS ALSO COMMON TO 5 NO: GARAGE

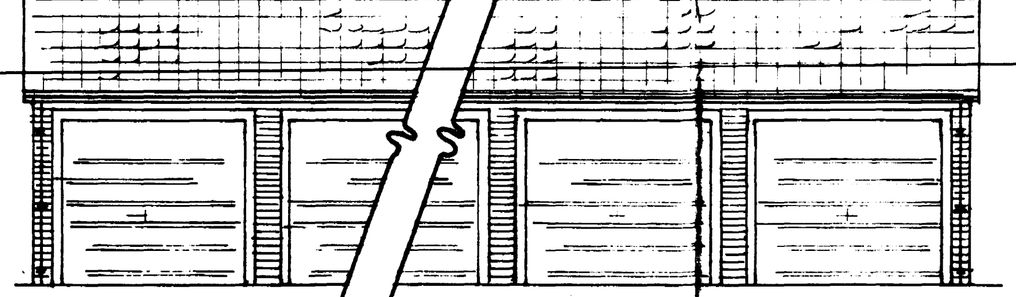


SIDE ELEVATION (BOTH SIDES)

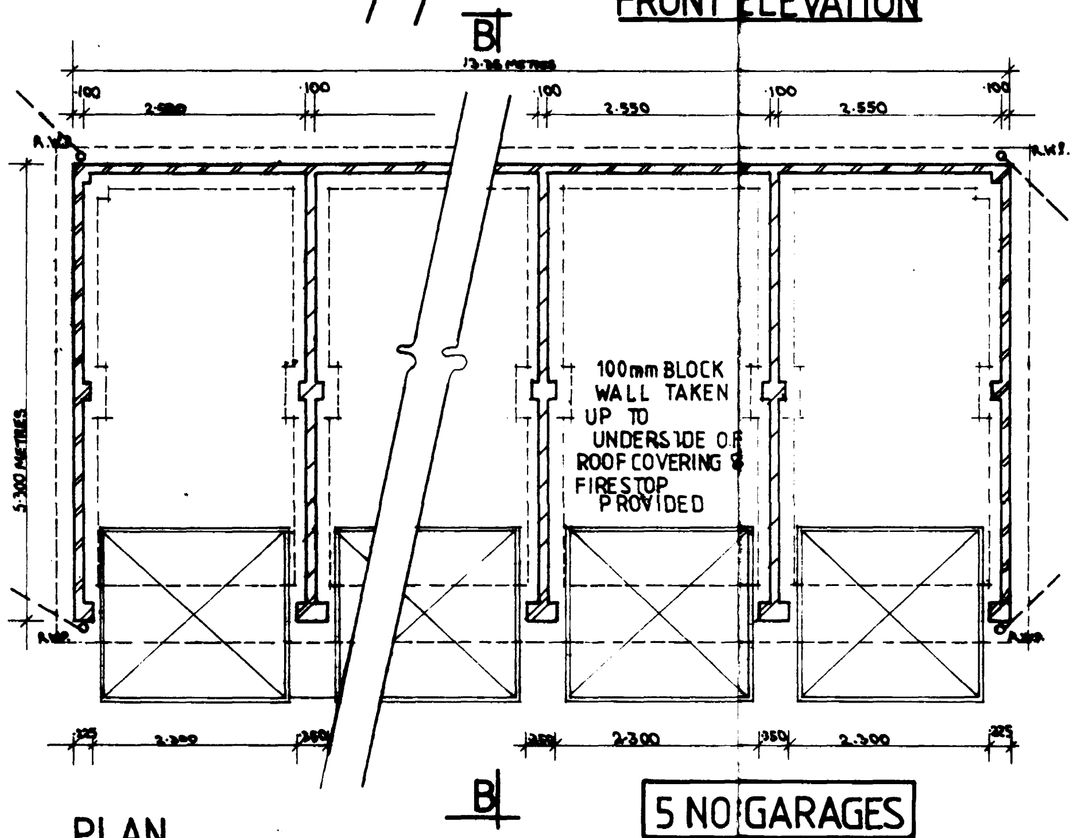


PLAN

DOUBLE GARAGE



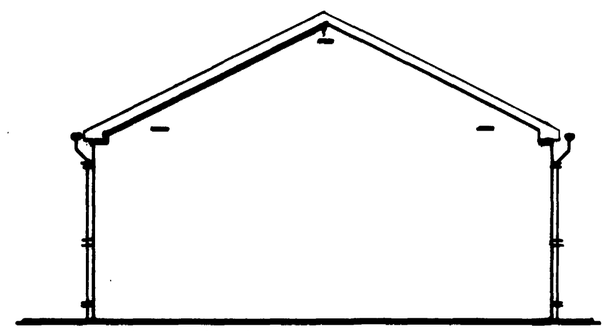
FRONT ELEVATION



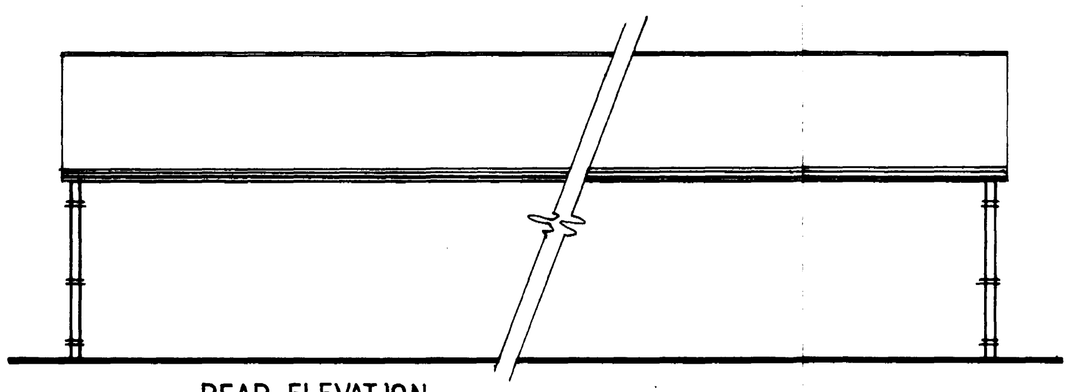
PLAN

5 NO GARAGES

FOR SECTION SEE SECTION B-B FOR DOUBLE GARAGE.



SIDE ELEVATION (BOTH SIDES)



REAR ELEVATION

Roof Construction
Concrete interlocking tiles (see site plan) on 38 x 25 s.w. treated timber battens on underfelt to B.S. 747 type 1F reinforced 150mm lap vertically and 100mm laps horizontally on Twinplate Fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with m.s. anchor and lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 Ø/ downpipes.
25 x 175 p.s.e. fascia and bargeboards.

WALLS:
100 facing bricks (see site plan). Provide bit. felt d.p.c. 150 above ground level. Internal walling to double and block of 5 garages to be blockwork as indicated.

NOTE: Twinaplate fink type trusses as stated in roof construction to be used to double and block of 5 garages only. To single garage use Twinplate king post type trusses.

NOTE: Provide Henderson up and over steel doors or similar to dimensions 2134 x 2134. Provide over I.G. 200 box lintel to give min. 150 end bearing.

FLOOR/FOUNDATION
150mm R/C raft foundation. Under walls thickened out to 300 mm thick x 450 wide under 100 mm walls 300mm thick x 700 wide under 200mm walls. Reinforcement to raft to be 1 No. layer B1131 mesh, with 50mm min. cover. Toe of conc. raft to be 450mm below ground level. 1000 gauge p.v.c. d.p.m. 150mm blinded and consolidated hardcore
Sub structure walls Class A bwk.

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7DB

SCU[illegible]
11 NOV 1991
1084/91

scales.	drg.no.
1:50	DH/WSG
date.	drawn.
JULY 89	S.C.N.

Notes and Revisions

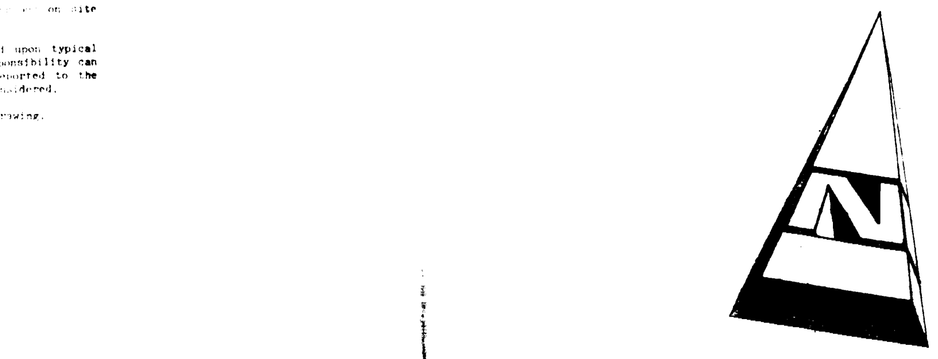
Do not scale from this drawing.

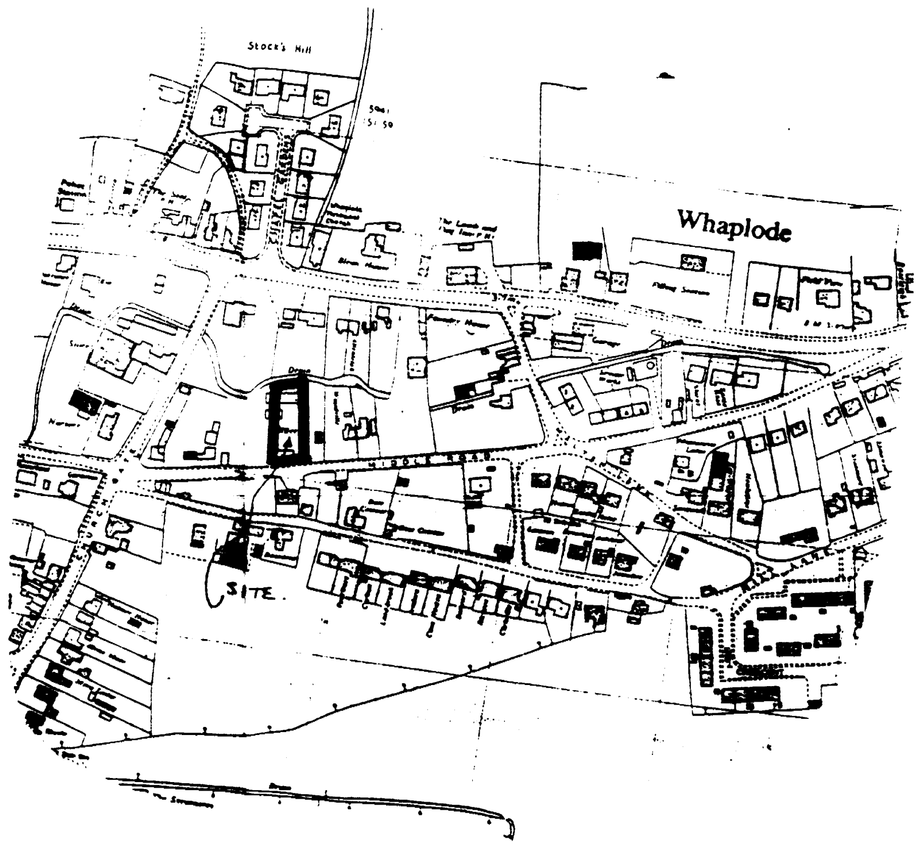
This drawing is copyright and may not be reproduced, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

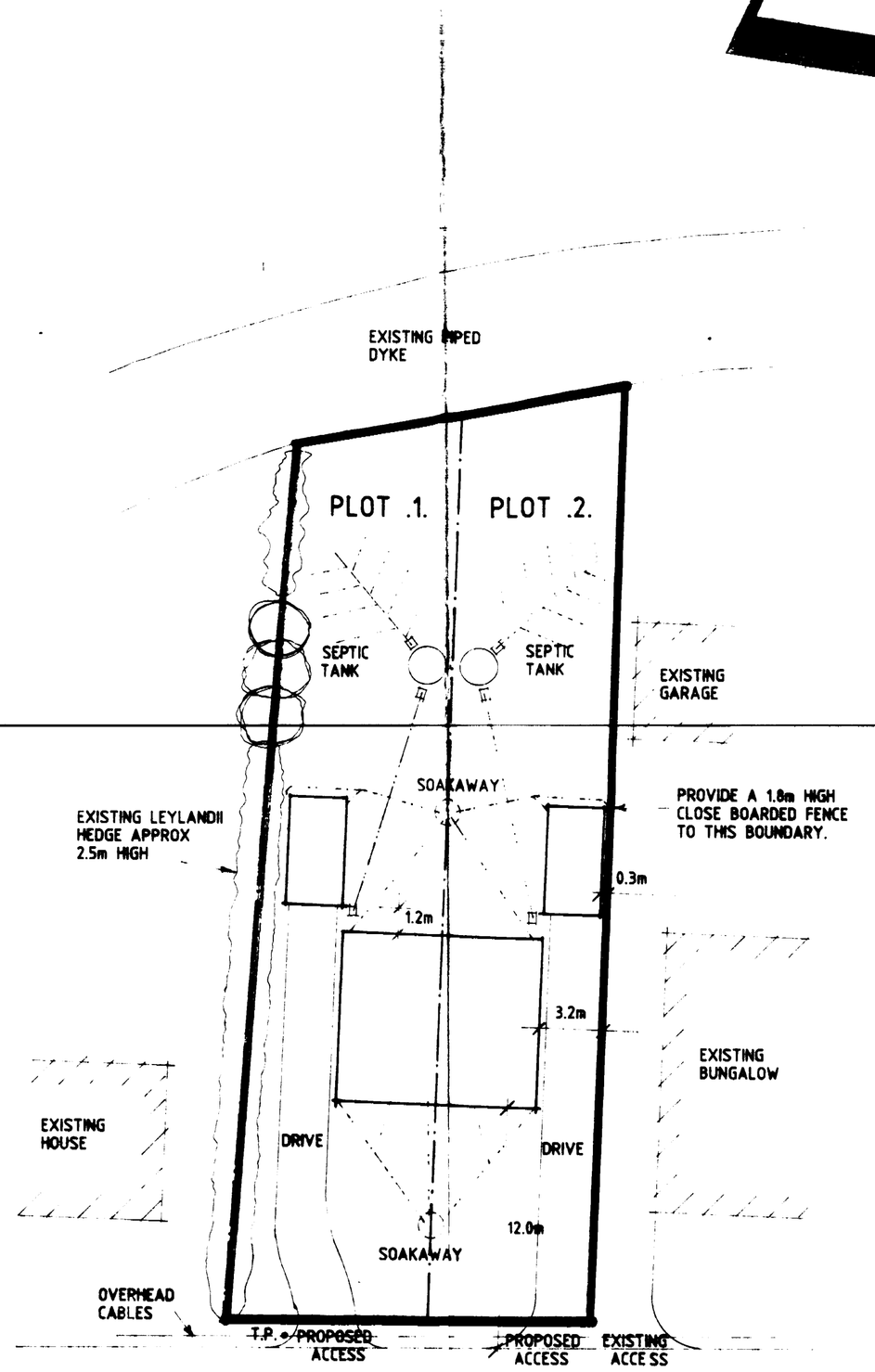
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions encountered to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.





LOCATION PLAN



SITE LAYOUT

THIS DRG. TO BE READ IN CONJUNCTION WITH:
MODIFIED DART S/2 DH/WSG & RICHARD JACKSON FOUNDATION DETAILS - DRG 7827/1 BAR SCHEDULE 7827/01/01, 7827/01/02

DWELLING TYPE
To be 'Modified Dart S/2' with DH/WSG to each plot.

EXTERNAL MATERIALS
12.5mm 'Bold Roll Terracotta conc. int. roof tiles.
'Nottingham' Dorket Sandlight facing bricks with Buff Brown Mortar.
Soldier course brickwork above and below openings where possible.

ACCES
Min width of accesses to be 2.5m
Plot 2 access to be joint with adjacent property access to the east.

DRIVE
75-710 (max) washed gravel to 100 well blinded and compacted hardcore.
50 x 125 conc. edging kerbs bedded and haunched in weak mix concrete.

SCREENING
Provide 1.8m high close boarded fence to the eastern boundary.

FOUNDATIONS/FLOOR
Foundations and floor construction to be to Richard Jackson Partnership specifcation and recommendations, not Medified Dart S/2 drawings.

SEPTIC TANK:
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.
The Council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

APPROVED PLAN
Ref.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423543

PROPOSED RESIDENTIAL DEVELOPMENT AT MIDDLE ROAD, WHAPLODE FOR

D.&.H BUILDINGS LTD.

SOUTH HOLLAND D.C.
PLANNING DEPT
REF 1.ca/91.

1:200	1:2500	91026/1	A B
OCT-91		B.GILHAM.	

A - RICHARD JACKSON DETAILS
B - LOCATION PLAN ACTS

Architectural, Planning & Building Design Consultants