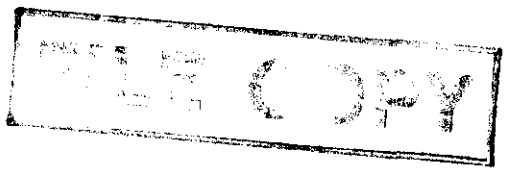
B N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/1100/91 Received:12-NOV-91 Type:OUTLINE

Name: Mr & Mrs M Johnson
West Riding
Shepeau Stow
Whaplode Drove
Spalding Lincs PE12 0TY

Agent: Mr & Mrs M Johnson
West Riding
Shepeau Stow
Whaplode Drove
Spalding Lincs PE12 0TY

Description: Outline planning of dwelling & garage (renewal)

Location : Dowsdale Bank Shepeau Stow
Whaplode Drove Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

B N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

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.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Director of Planning and Building Control Services
06-DEC-91

H23/1100/91

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.

SOUTH HOLLAND D.C.
PLAN DEPT.
21 OCT 1988
REF... H635/88
Scale 1/2500
Shepeau Stow
N

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1100/91

Date Registered 12 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M JOHNSON
"WEST RIDING"
DOWSDALE BANK
SHEPEAU STOWE
WHAPLODE DROVE
SPALDING PE12 0TX

Tel. No. 0406 330538

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DOWSDALE BANK, SHEPEAU STOWE,
WHAPLODE DROVE SPALDING PE12 0TX

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~OUTLINE PERMISSION~~ Erection of DWELLING & GARAGE.
(RENEWAL of H23/1625/88)

Please complete

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

Signed..... Date..... 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 ~~0.25~~ 0.1 (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	~~S/0226/87~~ H23/1625/88

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: ONE

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: metres

(b) max. length: metres

(c) max. width: 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 NO

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road → If so, name of road: OLDS ORCHARD BANK
Will there be –
Individual access(es) ✓
New estate road

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

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 SOAK AWAY

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer Cesspool Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary. REMOVAL OF OUTLINE PLANNING

MR M. JOHNSON
WEST RIDING
SHEPEAU STOWE
WHAPHODE DROVE
SPALDING
LINCS - PE12 0TX

12/11/91

I have completed this form to the best of my ability could you please renew my outline application

I enclose cheque for £92.00

Yours Sincerely
M Y Johnson.

P.S This site remains the same as three years ago

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed M T Johnson (Applicant/~~Agent~~) Date 7TH 9.91

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed M T Johnson Applicant/~~Agent~~) Date 7-11-91

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed M T Johnson Date 7-11-91

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92...

Receipt Issued ..... No. [illegible]

Date First Received .....

REGISTRATION

REFERENCE H23/1100/91.....

Cross-Ref .....

Date 13/12/91

VALIDATION Date 15/11/91

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

Site area ..... No. of dwellings ...1.... 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 £ 92... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..15.11.91..

Index Sheets [illegible] OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward ..H... Parish [illegible]

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

Inside IBD [illegible] Inside LP Area [illegible]

Linked to site.....Ref...105... Linked to property.....Ref.....

Planning Records:
Earlier apps

[illegible]

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

Inputs completed 20/11/91

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: VMR
date:

Residents notified on site visit: /

Case Officer Conclusions (issues) Side garden of bungalow - fields behind - rough cleared ground beside. Remains of brick hut?

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? No
Yes

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 ____ Fill fees (not first Submission) Yes ____

ANY ONE OF ABOVE: Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Ext/Ind. recommended .....

Delegation confirmed by Senior Officer
DM 4/12
.....

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

Conditions/Reasons

1) SC 8
2) SC 27
3) B21 ... Reason 21

Notes to applicant

Disabled access .....

Outstanding EM .....

Amended plans ..... via

Other

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM :					
	Previous					
	Current					
	Required					

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

Precise details, for non-standard requirement:

28/11

TP 28/11

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

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1991
Attention of: NRM
File Nos.

NRA

National Rivers Authority
Anglian Region

10 December 1991

Our Ref: GT/91/1/SH/0260

Dear Sir

PLANNING APPLICATION NO. H23/1100/91
PROPOSAL FOR OUTLINE PLANNING FOR A DWELLING AND GARAGE FOR MR & MRS M JOHNSON AT DOWSDALE BANK, SHEPEAU STOW

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/0260

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. Mr & Mrs M Johnson, West Riding, Shepeau Stow, Whaplode Drove, Spalding, Lincs. PE12 0TY.

SW

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/1100/91/JAM **Your Ref.** **Date** 3 December 1991

Dear Mr. & Mrs. Johnson,

OUTLINE PLANNING APPLICATION
DWELLING AT DOWSDALE BANK, SHEPEAU STOW

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and the attention of prospective purchasers.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Shepeau Stow Dyke situated some 450 metres to the South East.

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. 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. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

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.

In this eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

MC

Yours faithfully,

ENGINEER TO THE BOARD

Mr. & Mrs. M. Johnson,
West Riding,
Shepeau Stow,
Whaplode Drove,
Spalding, Lincs. PE12 OTY

S.H.D.C. PLANNING DEPT.
RECEIVED
10 DEC 1991
Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

B 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: H23/1100/91 Type: OUTLINE

Applicant: Mr & Mrs M Johnson
Tel: 0406 330538

Agent: Mr & Mrs M Johnson
0406 330538

Description: Outline planning of dwelling & garage (renewal) of H23/1625/88

Location: Dowsdale Bank
Shepeau Stow
Whaplode Drove
Spalding

Valid date: 12-NOV-91
Target dates:
To case officer 17-NOV-91 20/11/91
Inspected by 22-NOV-91
Extra contacts 27-NOV-91
Report if not clear by 17-DEC-91

Terminal date: 07-JAN-92
Target Committee: 02-JAN-92
Report deadline: 19-DEC-91

Case Officer:
M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Whaplode PC		19-NOV-91	03-DEC-91	Supported
Cllr S W Hoyes	0406 370408	19-NOV-91	03-DEC-91	

L.C.C. — OBS ATTACHED JS CB 21/11/91

SITE DETAILS

Grid ref: 530260 312000
OS Sheets: 362 Parcel:

B. J 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: H23/1100/91

Applicant: Mr & Mrs M Johnson
West Riding
Shepeau Stow
Whaplode Drove
Spalding Lincs PE12 0TY

Agent: Mr & Mrs M Johnson
West Riding
Shepeau Stow
Whaplode Drove
Spalding Lincs PE12 0TY

Description: Outline planning of dwelling & garage (renewal) of H23/1625/88

Location: Dowsdale Bank Shepeau Stow
Whaplode Drove Spalding

Type: OUTLINE

Date received: 12-NOV-91

19-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 04-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

MC

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

FOR PARISH COUNCIL USE ONLY

Comments: WE AGREE

Signed: M A Stones

29/11/91

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 23/1100/91.

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	0	2	1	2	0

2. Address or location

Ormsome Bank, Stepeau Stow, Whaplode

3. Name, classification and number of road

4. Date application referred 21-11-91

5. State whether outline, detailed application etc.

OL.

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

Dwelling & Garage
(Renewal of OL H23/1625/88)

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

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

Note:— use continuation sheet(s) as necessary.