

Town and Country Planning Act 1990

Planning Permission

Reference: H03/1186/92

Received:08-DEC-92 Type:FULL

Name: Mr C Bird
16 Stowgate
Deeping St James
Peterborough

Agent: Nigel Dutton Design
The Business Centre
Dixon Street
Lincoln
LN6 7DA

Description: Change of use of stable block to dwelling

Location : 16 Stowgate Deeping St James
Peterborough

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 This permission has been granted for the conversion of the existing building under the provisions of the Lincolnshire County Structure Plan Policy 7A, and does not permit or imply that permission will be forthcoming for any subsequent works of re-building.

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7A are complied with, namely the retention of the rural character of the locality.

The applicant is advised that this permission has been granted for change of use only and that any alterations to the external appearance of the building will require the submission and approval of a further planning application.

Director of Planning and Building Control Services
01-FEB-93 H03/1186/92

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.

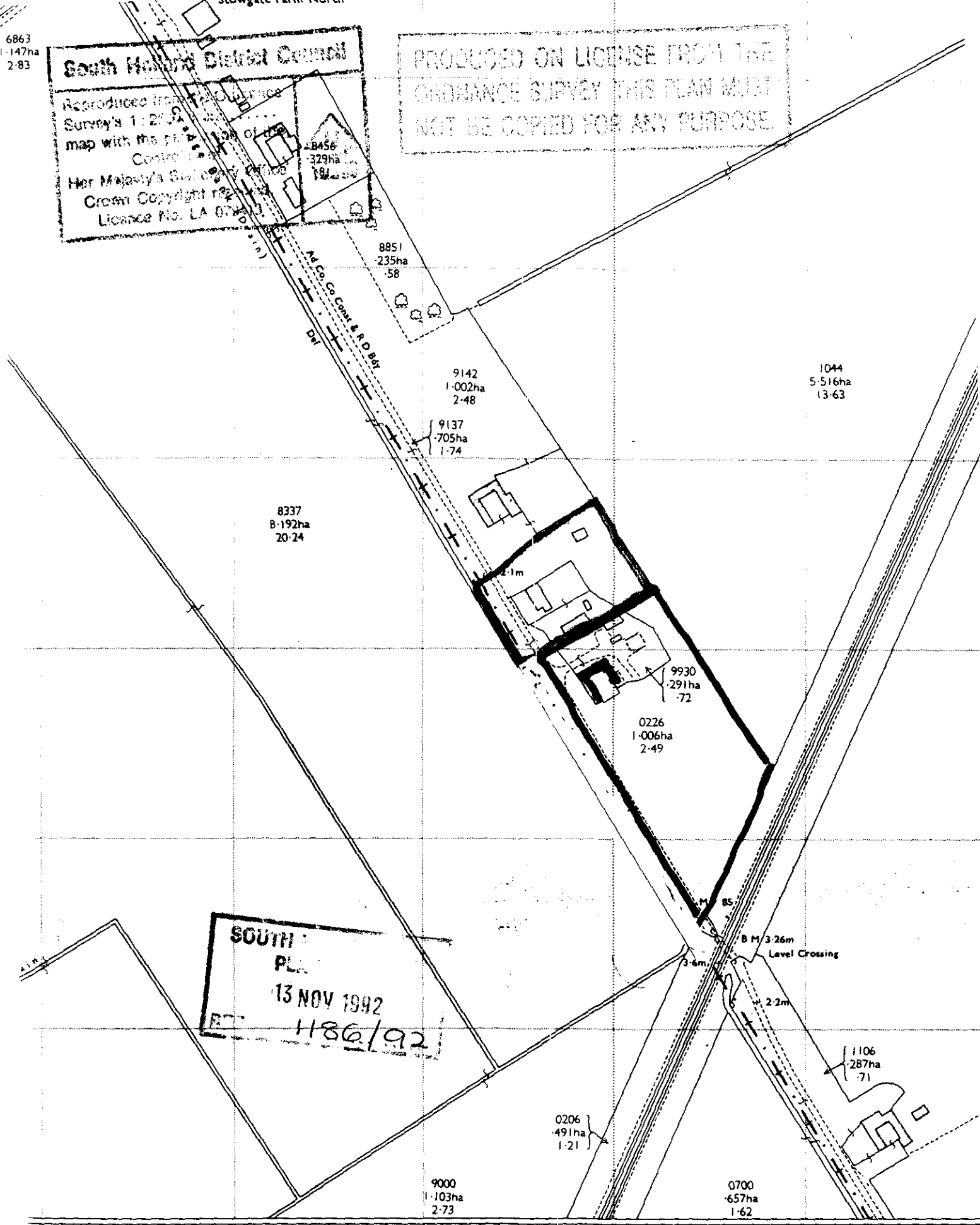
6863
1-147ha
2-83

slowgate farm North

South Hants District Council

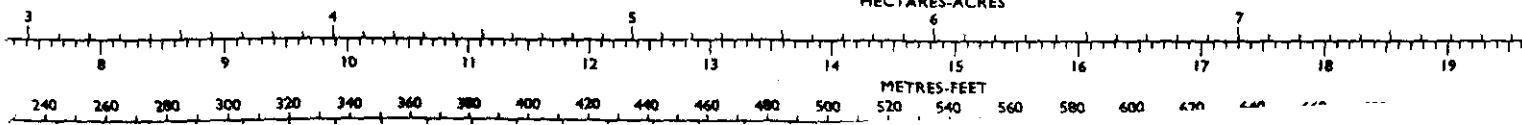
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SOUTH PL
13 NOV 1992
1186/92

TF 1810-1910
CONVERSION SCALES
HECTARES-ACRES



PLANNING APPLICATION

For office use only

Application No. H03/1186/92

Date Registered 13 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M. C. BIRD
16, STONGATE
DEEPING, ST. JAMES
PETERBOROUGH

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

NIEL DUTTON DESIGN
THE BUSINESS CENTRE
DIXON ST, LINCOLN LN6 7DA

Tel. No. 0522-530301

(Personal contact name) N. DUTTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF STABLE BLOCK TO DWELLING

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £110.00. . .

If you consider no fee is payable

include a written explanation instead.

Previous application No.

Signed

Date

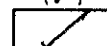
7/11/92

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

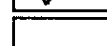
2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)



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

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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☐
☐
☐
☒

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

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

N/A

sq. metres
metres
metres
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

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

STABLE BLOCK - REFUSED
REVISION FOR USE AS STUD
FAMILY DWELLING - TO BE DISCUSSED.

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?

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

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 ☒

OR TO MAINS IF POSSIBLE

NO EXIST. SYSTEM

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐

⇒ If so, please give details in Part 6

☐☐☐☐

⇒ If so, please complete Part 7

☐

⇒

Date:

Consultee(s)

☒

⇒

Application No.

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

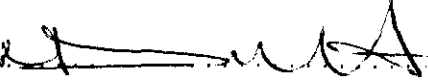
2. OWNERSHIP OF THE SITE

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**. (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 7/1/96

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 7/1/96

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Inspected by *DD*

Date *17/12*

Notice posted by *17/12*

Date *12*

*Small U-shaped hole back
adjoining extended boundary*

Resident Notices required

*Surrounded by
Puddles + my land*

Sent

Delivered

Case Officer Conclusions

at end of private road

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz:

DELEGATED

Case Officer

Senior Officer

Case Officer Recommendation

Approve

Refuse

Signed

Change to Committee recorded

Conditions/Reasons
(continue overleaf)

Notes to applicant

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

Sent:

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

pan 9-12

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Other:

Recorded on board:

Case Officer *DL*

Order No

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1916

Date first Rec'd 13 NOV 1992

Registration

Reference H03/1186/92

Cross-Ref R

Date 16/11

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings |

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee 110

Previous app
Type

Additional
Refund

Receipt
Issued

Information

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

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets 367

OS No's

Grid ref 519000 311300

Ward B

Parish DSN

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 999

Linked to property

Ref

Planning Records:
Earlier apps

070/91
105/87

B Reg Records:
Already submitted - Ref
Request
Requested

TYPE: Full

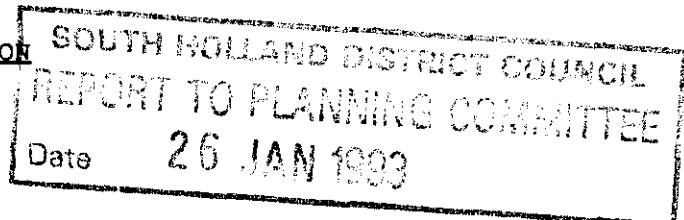
DESCRIPTION: Change of use of stable block to dwelling

LOCATION: 16 Stowgate, Deeping St James

APPLICANT: Mr C Bird

AGENT: Nigel Dutton Design

REASON FOR COMMITTEE CONSIDERATION
Development in open countryside.



RECOMMENDATION
Grant Permission.

PLANNING ISSUES

- 1 Traditional stable block at end of private road adjoins applicant's paddock. PPG7 generally supports re-use of redundant farm buildings.
- 2 Structure Plan Policy 7A relates to new development in open countryside but does not apply to the conversion of suitable farm buildings into dwellings.
- 3 Generally, the Council will need to be satisfied that:-
 - (a) The building is of sufficient character/local interest to warrant retention.
 - (b) Conversion will not materially alter visual character.
 - (c) Conversion is structurally feasible at reasonable cost.

REPRESENTATIONS

Parish Council: No comment.

SCHEDULE OF CONDITIONS

- 1 This permission has been granted for the conversion of the existing building under the provisions of the Lincolnshire Country Structure Plan Policy 7A, and does not permit or imply that permission will be forthcoming for any subsequent works of re-building. (Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7A are complied with, namely the retention of the rural character of the locality).

Note

- 1 The applicant is advised that this permission has been granted for change of use only and that any alterations to the external appearance of the building will require the submission and approval of a further planning application.
-

B1 I SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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



Application no: H03/1186/92

Type: FULL

Applicant: Mr C Bird
Tel:

Agent: Nigel Dutton Design
0522 530301

Description: Change of use of stable
block to dwelling

Location: 16 Stowgate
Deeping St James
Peterborough

Valid date:	08-DEC-92	Terminal date:	02-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	15-DEC-92	Report deadline:	12-JAN-93
Inspected by	18-DEC-92		
Extra contacts	22-DEC-92	Case Officer:	
Report if not clear by	12-JAN-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk Deeping St Nic	0775 724337	11-DEC-92 25-DEC-92
Cllr J T Davis	0775 89 243	11-DEC-92 25-DEC-92
Site/Press Advert MIN	18-DEC-92	08-JAN-93

LCC - Obs Attached jcb 17/12/92 7

SITE DETAILS

Grid ref: 519000 311300
OS Sheets: 367

Parcel:

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

LATE OBS: CHY. 12. Date. 12/11	
Salient points	
S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 JAN 1993	
Attention of	File Nos.
DDP NRM	
DCPO ES	
JC ACP	
Ward	
Responsible	
Copy to	
	YES/NO



National Rivers Authority
Anglian Region

13th January 1993

Our Ref: 93/1/SH/0030/00

Dear Sirs

PLANNING APPLICATION NO H03/1186/92
FOR CHANGE OF USE OF STABLE BLOCK TO DWELLING AT 16 STOWGATE,
DEEPING ST JAMES, PETERBOROUGH, FOR MR C BIRD

With regard to the above-mentioned application received on
22nd December 1993, 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.
- e) The dwelling should be served by a separate septic tank and
soakaway system.

Cont./

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Cont./2
Our Ref:93/1/SH/0030/00



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 surface or underground waters.

Yours faithfully



R.F Morgan
Planning Engineer

cc
Nigel Dutton Design
The Business Centre
Dixon Street
LINCOLN
LN6 7DA

LMP

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



Application no: H03/1186/92

Applicant: Mr C Bird
16 Stowgate
Deeping St James
Peterborough

Agent: Nigel Dutton Design
The Business Centre
Dixon Street
Lincoln
LN6 7DA

Description: Change of use of stable block to dwelling

Location: 16 Stowgate Deeping St James
Peterborough

Type: FULL

Date received: 08-DEC-92

11-DEC-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 26-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 J ROBERTS

Yours faithfully

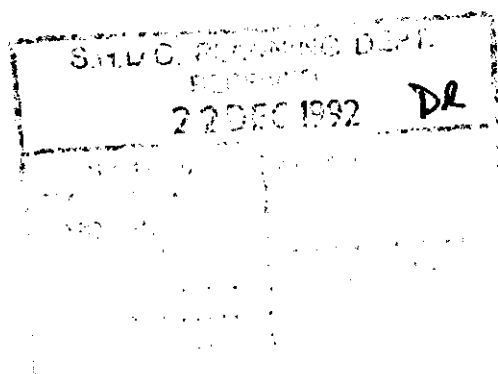
B SMITH

Director of Planning and Building Control Services

Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments:



Signed:

K R Gyeby

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H 03/1186/92

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		
	1	9	0	1	1	3

2. Address or location

16 STOWGATE, DEERING ST NICHOLAS
STONES

3. Name, classification and number of road

III

4. Date application referred

17-12-92

5. State whether outline, detailed application etc.

Full

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

Change of use of STABLE to
Dwelling

- 7.

Notice is hereby given under the provisions of article 15 of the Town and
Country Planning General Development Order, 1988, that the County Council
as local highway authority: —

Delete as
appropriate

- ☒ a. Does not wish to restrict the grant of permission.
- ☐ b. ~~Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.~~
- c. Requests that the local planning authority refuse the application (reason
overleaf).
- d. Requests the local planning authority to complete Form T.R. 108 para
10b as ~~shown overleaf.~~

Date:

17/12/92

Signed:

Director of Highways and Planning

BRIAN SM Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



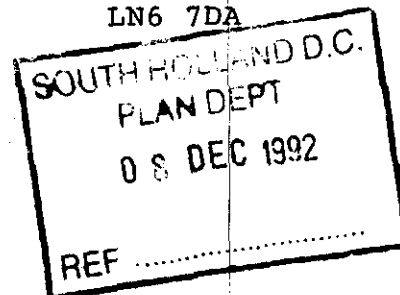
Application no: H03/1186/92

Applicant: Mr C Bird
16 Stowgate
Deeping St James
Peterborough

Agent: Nigel Dutton Design
The Business Centre
Dixon Street
Lincoln
LN6 7DA

Description: Change of use of stable
block to dwelling

Location: 16 Stowgate
Deeping St James
Peterborough



Type: FULL

Date received: 13-NOV-92

16-NOV-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:

As the site of this application is against the boundary of our district, would you please indicate the exact location of the site boundary on the enclosed 1:2500 site location plans, e.g. confirm that the site boundary runs along the drain and not along the district boundary. The precise range of buildings to be converted need to be hatched in red.

Please return the additional copy of this letter with your reply.

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.

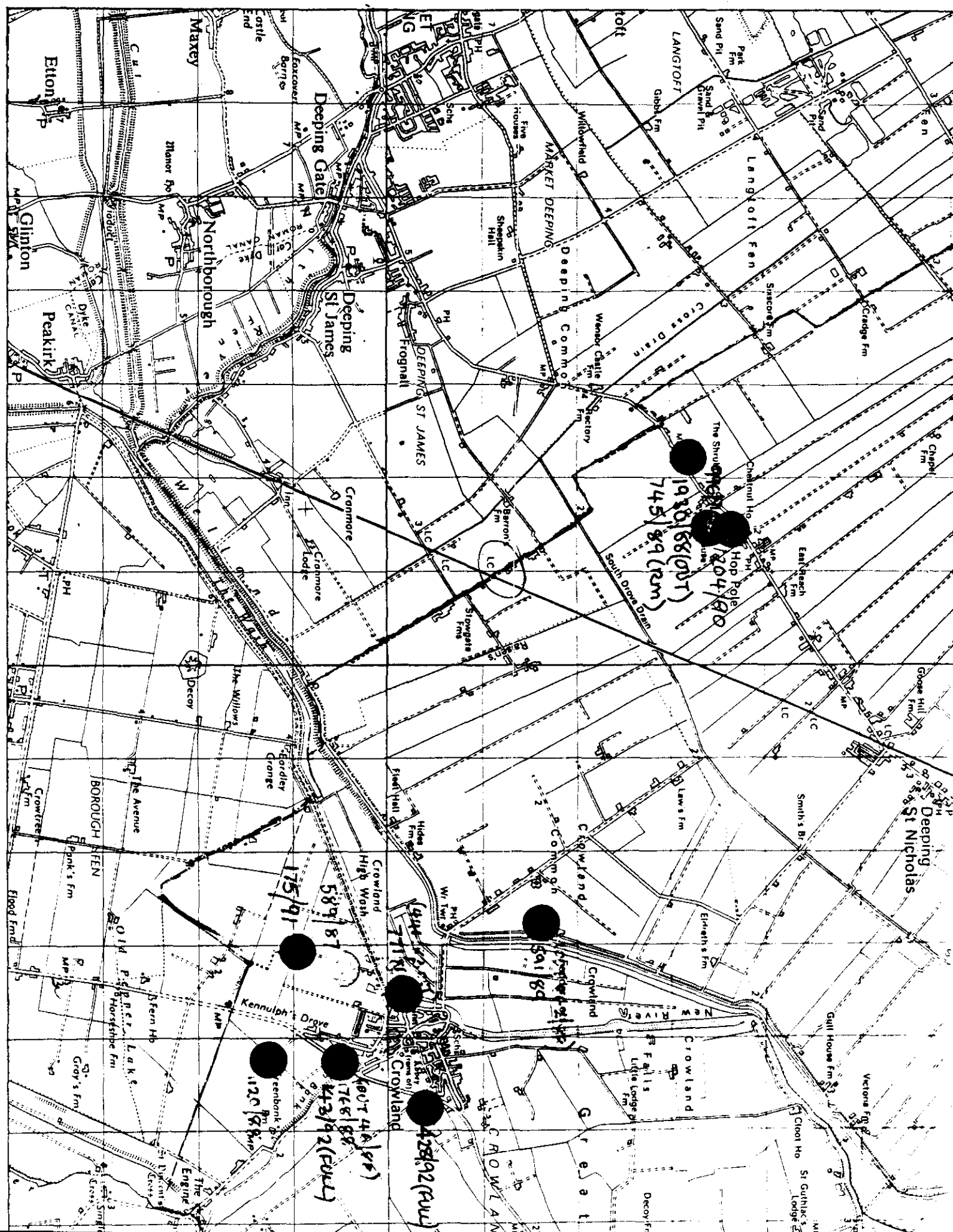
Yours faithfully

Amended as per b/c sm

Principal Administrative Officer

e

06 07 08 09 11 12 13 14 15 16



PLANNING COMMITTEE - 26th January, 1993

55. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant

Proposal

H23/0785/92
Metfield Estates Ltd

19 dwellings comprising of 5 bungalows and 10 semi-detached houses and 4 detached houses including associated access road at Cob Gate, Whaplode.

(The Director of Planning and Building Control Services reported the receipt of an objection from the Parish Council.)

H15/1079/92
Mr D Casswell

Conversion of existing barn to dwelling at "the Barn", Eaudike Farm, Watergate, Quadring Eaudyke.

(It was also agreed that a policy report on the redevelopment of redundant farm buildings be submitted to the Committee in due course.)

H05/1158/92
Kings Quality Homes

Reposition drives to Plots 9, 10 and 11 as constructed (Retrospective application) at Parklands, Fleet Road, Fleet Hargate.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H05/1123/92
Kings Quality Homes

Retrospective change of use from proposed footpath to amenity space and private garden at Parklands, Fleet Road, Fleet Hargate.

(it was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1166/92
Mr T J Street

Change of use to car dismantling at Riverside Cottage, Clay Lake, Spalding.

H05/1171/92
Mr A B Crowden

Occupation of extension to warehouse without complying with Condition 2 of H05/0218/90 requiring a 2 metre screen wall at Fleet Road Industrial Estate, Holbeach.

H23/1184/92
Metfield Estates Ltd

46 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.

H03/1186/92
Mr C Bird

Change of use of stable block to dwelling at 16 Stowgate, Deeping St James.

H06/1207/92
Victory Hall Management Committee

New village hall to replace existing timber hall adjacent Victory Hall, Gedney.

H15/1243/92
Executors of F R Casswell

Conversion of redundant farm buildings into two dwellings at Bresby House, Quadring Eaudyke.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1275/92
Mr & Mrs R Chapman

Proposed propagation house and replacement glasshouse at Tom Thumb Nursery, Woolram Wygate, Spalding.