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

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0977/91 Received: 14-OCT-91 Type: FULL

Name: Mr K F & Mrs S Cains
Cherry Trees
Jekils Bank
Holbeach St Johns
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Conversion of existing garage to dining room and proposed new garage extension

Location : Cherry Trees Jekils Bank
Holbeach St Johns Spalding

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:

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.

Director of Planning and Building Control Services
22-NOV-91

H05/0977/91

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.

22/11

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0977/91

Date Registered 16 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS CAINS
"CHERRY TREES"
VEKIS BANK
HOLBEACH ST JOHNS
SPALDING
LINCS
Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS
Tel. No. (0406) 26118
(Personal contact name) ✓ CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHERRY TREES, VEKIS BANK, HOLBEACH ST JOHNS
SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONVERSION OF EXISTING GARAGE TO DINING ROOM
& PROPOSED NEW GARAGE EXTENSION

Please complete

Signed ..... Date. 6.10.91.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46.00. If you consider no fee is payable include a written explanation instead.
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: N/A

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: 4.200 metres

(b) max. length: 6.530 metres

(c) max. width: 3.365 metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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? AS EXISTING DRIVE & PROPOSED NEW GARAGE

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — NEW SOAKAWAY

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: — N/A

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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page 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 ..... (~~Applicant~~/Agent) Date 6/10/91

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 ..... ~~Applicant~~/Agent) Date 6/10/91

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 ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46.00

Receipt Issued 14/10/91 No. 872

Date First Received 11/10/91

REGISTRATION

REFERENCE H05/0977/91

Cross-Ref 0567/91

Date. 15/10/91

VALIDATION Date. 17/10/91

Type Full

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

Site area ..... No. of dwellings ..... 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 £ 46.00 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21.10.91

Index Sheets 291 OS Nos ..... Grid Ref 539010 318360

Ward D Parish FLEET

Inside IBD YES Inside LP Area NO

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

Linked to site.....Ref..... Linked to property.....Ref. 03/19300

Planning Records:
Earlier apps

97/90 93/73
97/90
93/73

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: 25/10
date: [illegible]

Residents notified on site visit: Next door "Hollycroft"

Case Officer Conclusions (issues) Window + kitchen door in next door with face windows in new living room. Garage is next to boundary - shows on other side. No problems.

Case Officer Recommendations (summary) Approve 11/11
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Yes ----

Any objection received? No
If yes, is any obj. material? 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 .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
[illegible] 9/11

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

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

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

Precise details, for non-standard requirement:

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 :

Checked by MCR 24/10

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 .....

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: H05/0977/91 Type: FULL

Applicant: Mr K F & Mrs S Cains
Tel:

Agent: Fleetland Design
0406 26118

Description: Conversion of existing garage to dining room and proposed new garage extension

Location: Cherry Trees
Jekils Bank
Holbeach St Johns
Spalding

Valid date: 14-OCT-91
Target dates:
To case officer 19-OCT-91
Inspected by 24-OCT-91
Extra contacts 29-OCT-91
Report if not clear by 18-NOV-91

Terminal date: 09-DEC-91
Target Committee: 20-NOV-91
Report deadline: 06-NOV-91

Case Officer:
M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Dwelling conversion
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	0406 26739	23-OCT-91	06-NOV-91
Cllr B A Paul	0406 23100	23-OCT-91	06-NOV-91

C.C.C - No objections jc-cs 31/10/91

Highways 28/10/91 11/11/91

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1991
Attention of
DPO NRM
DDPO BS
AO
Action by
Discuss with
Copy to
File Nos.
MC
Your Ref.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/977/91/TB

Date 31 October 1991

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. K. F. CAINS
EXTENSION TO DWELLING JEKILS BANK, HOLBEACH ST. JOHNS

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

Your clients will be aware that no Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke and private pipeline under Jekils Bank to my Board's Church Drain culvert situated on the Southern side of the carriageway.

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.

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 £6,600 per acre of new impermeable surface 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 the surface water disposal will be required for my prior approval.

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

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

Fleetland Design,
Myrtle House,
Fleet Hargate,
Spalding,
Lincs.

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 NOV 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....

File Nos.

Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT C.

Application no: H09/0977/91

Applicant: Mr K F & Mrs S Cains
Cherry Trees
Jekils Bank
Holbeach St Johns
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Conversion of existing garage to dining room and proposed new garage extension

Location: Cherry Trees Jekils Bank
Holbeach St Johns Spalding

Type: FULL

Date received: 14-OCT-91

23-OCT-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 07-NOV-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
District Planning Officer

Clerk to Fleet PC
10 West End
Holbeach
Spalding Lincs
PE12 7LW

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: M P Judge

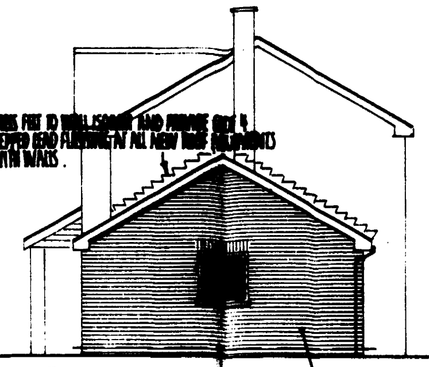
4/11/91



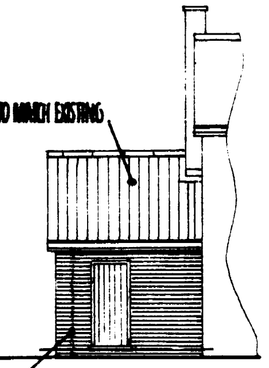
EXISTING FRONT ELEVATION.



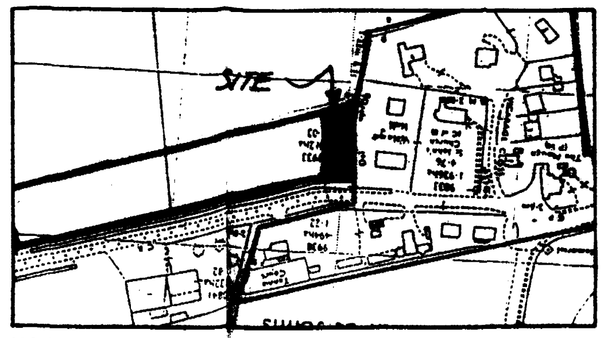
PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.

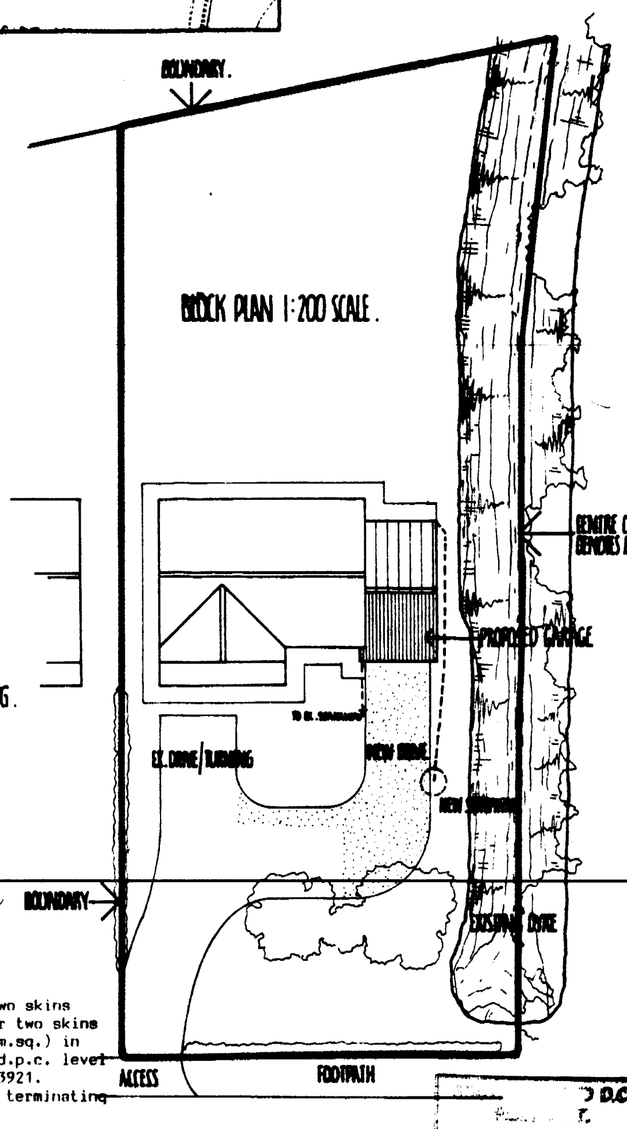


PROPOSED SIDE ELEVATION.

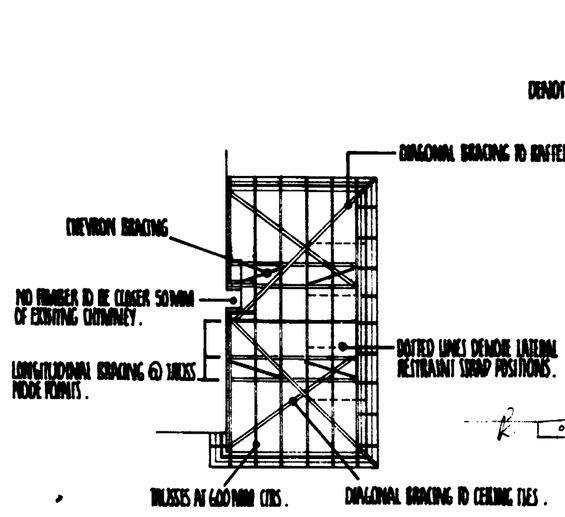


LOCATION PLAN 1:2500 SCALE.

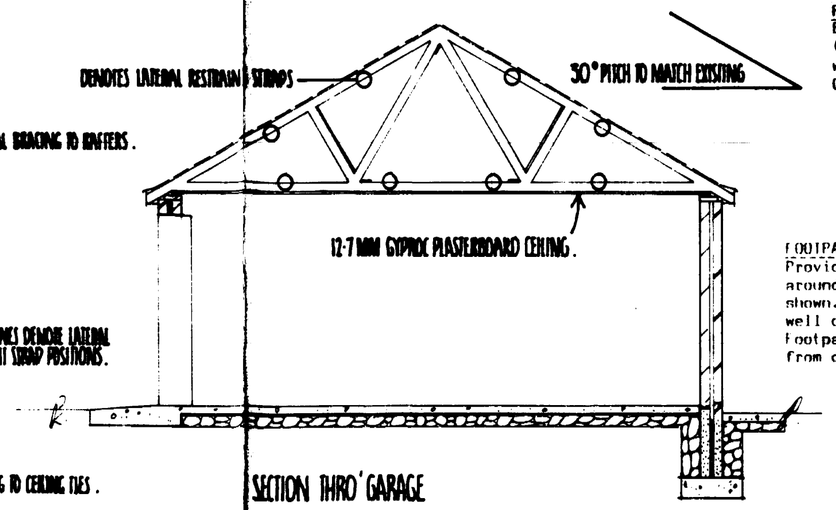




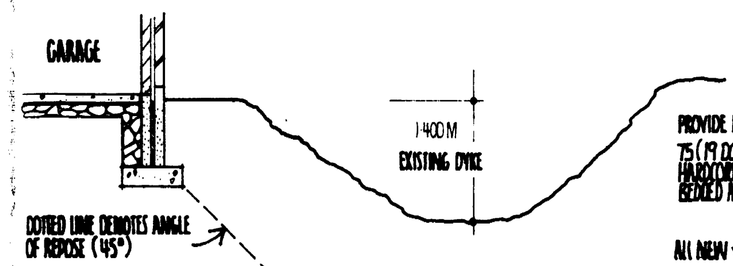
BLOCK PLAN 1:200 SCALE.



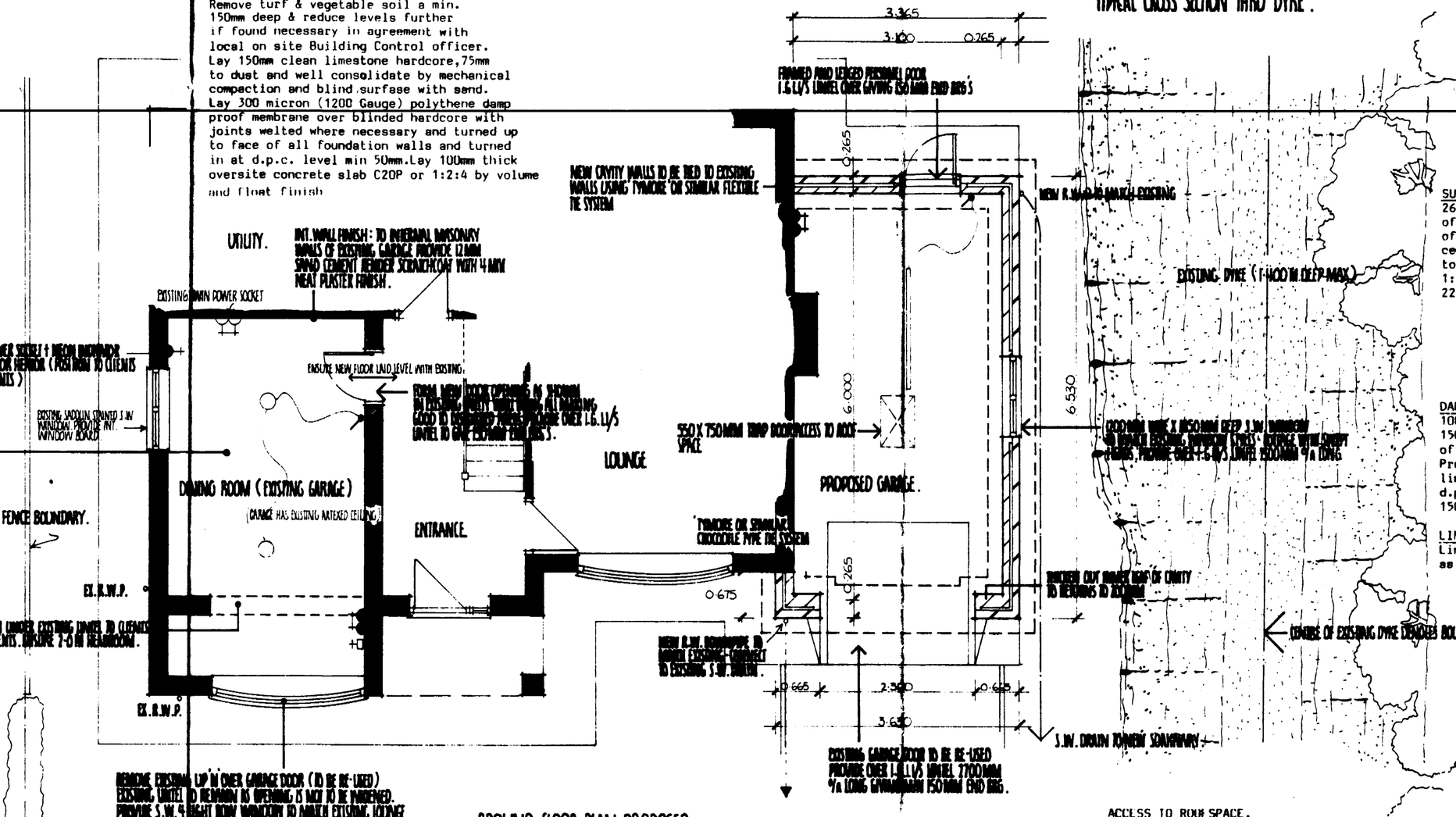
ROOF PLAN LAYOUT



SECTION THRO' GARAGE



TYPICAL CROSS SECTION THRO' DYKE.



FOUNDATIONS:
Excavate for foundations 700mm wide x 750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site. Lay C20P concrete 1:2;4 by volume a min. of 225mm thick.

FOOTPATHS.
Provide 800mm wide concrete footpaths around perimeter of dwelling as shown. 75mm concrete on 100mm well consolidated hardcore base footpaths to have 25mm fall away from dwelling.

PROTECTION TO SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

PROVIDE NEW DRIVEWAY AS SHOWN:
75 (1ª DOWN) WASHED GRAVEL ON 100 CONSOLIDATED HARDCORE BASE. 50 X 175 CONCRETE EDGINGBOARDS BEDDED AND HAUNCHED IN FRENK MIX CONCRETE.

ALL NEW JOINERY SILLCOINS STAINED TO MATCH EXISTING.

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm tanalised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in all cases. Felt on Twinaplate 'fink' type pre-fabricated roof trusses @ max. 600mm ctrs & @ 30° pitches. Trusses braced in accordance with BS 4268 part III:1984
25x100mm ceiling & longitudinal binders @ truss node points.
25x100mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to truss rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by trusses & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs.
Note: @ lateral strap positions provide 38x50mm noggings inbetween trusses.
Close cavity above eaves & provide bit. felt d.p.c.

SUB-STRUCTURE WALLING:
265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/m.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S.3921. 1:12 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level.

DAMP PROOF COURSES:
100mm hyload pitch polymer d.p.c. a minimum 150mm above ground/footpath level to both skins of cavity walls and all internal walls.
Provide d.p.c. cavity trays above all 'exposed' lintels in ext. cavity walls. Stepped cavity tray d.p.c. and code 4 lead flashing with a min. 150mm upstand to all roof / wall abutments.

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard L1 lintels to openings in ext. walls

WALLING:
265mm cavity walls to consist:
100mm external skin facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5N/mm sq. blockwork

Cavity skins to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BST 245:1978
Ties spaced 300mm @ reveals.

INT. WALL FINISH:
12mm sand/cement render scratchcoat with 4mm neat plaster finish to all int. masonry surfaces (except garage)

ACCESS TO ROOF SPACE.
Provide as shown on plan dotted 550mm x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

NOTE: Provide sand/cement render to underside of all exposed lintels in garages for fire protection or 15mm Gyproc Fireline boards.

NOTE: PROVIDE SAND/CEMENT RENDER TO ALL EXPOSED LINTELS IN GARAGE.

NOTE: Provide Thermabate cavity closers to all door & window jambs and cills.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE.

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

JEKIL'S BANK ROAD.

D.C. 14 OCT 1991 09771/91

Fleetland Design Architectural
MYRTLE HOUSE FLEET MARSANT SPALDING LINCS PE12 8LH
TEL 0406 26118
ARCHITECTURAL & DESIGN CONSULTANTS

PROJECT:
PROPOSED CONVERSION OF EXISTING GARAGE TO DINING ROOM AND PROPOSED GARAGE EXTENSION.
AT: "CHERRY TREES", JEKIL'S BANK, HOLBEACH ST. JOHN'S, SPALDING, LINCOLNSHIRE.
FOR: MR AND MRS CAINS.

SCALE:	DRG N°
1:50, 1:100 OR AS SHOWN.	FD 124 1
DATE:	DRAWN:
SEPTEMBER 1991	-T. CRUNKHORN.

AMENDMENTS.