FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0197/92 Received:14-FEB-92 Type:FULL

Name: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Agent: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Description: Double car port and garage/ implement store and breeding kennels
Location : Green Lane Lodge Green Lane
Holbeach St Johns 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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended drawing ref. no. H06/0197/92 received by the Local Planning Authority on 12 October, 1992.

Director of Planning and Building Control Services
27-NOV-92 H06/0197/92

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

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

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0197/92 Received:14-FEB-92 Type:FULL

Name: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Agent: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Description: Double car port and garage/ implement store and breeding kennels
Location : Green Lane Lodge Green Lane
Holbeach St Johns Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

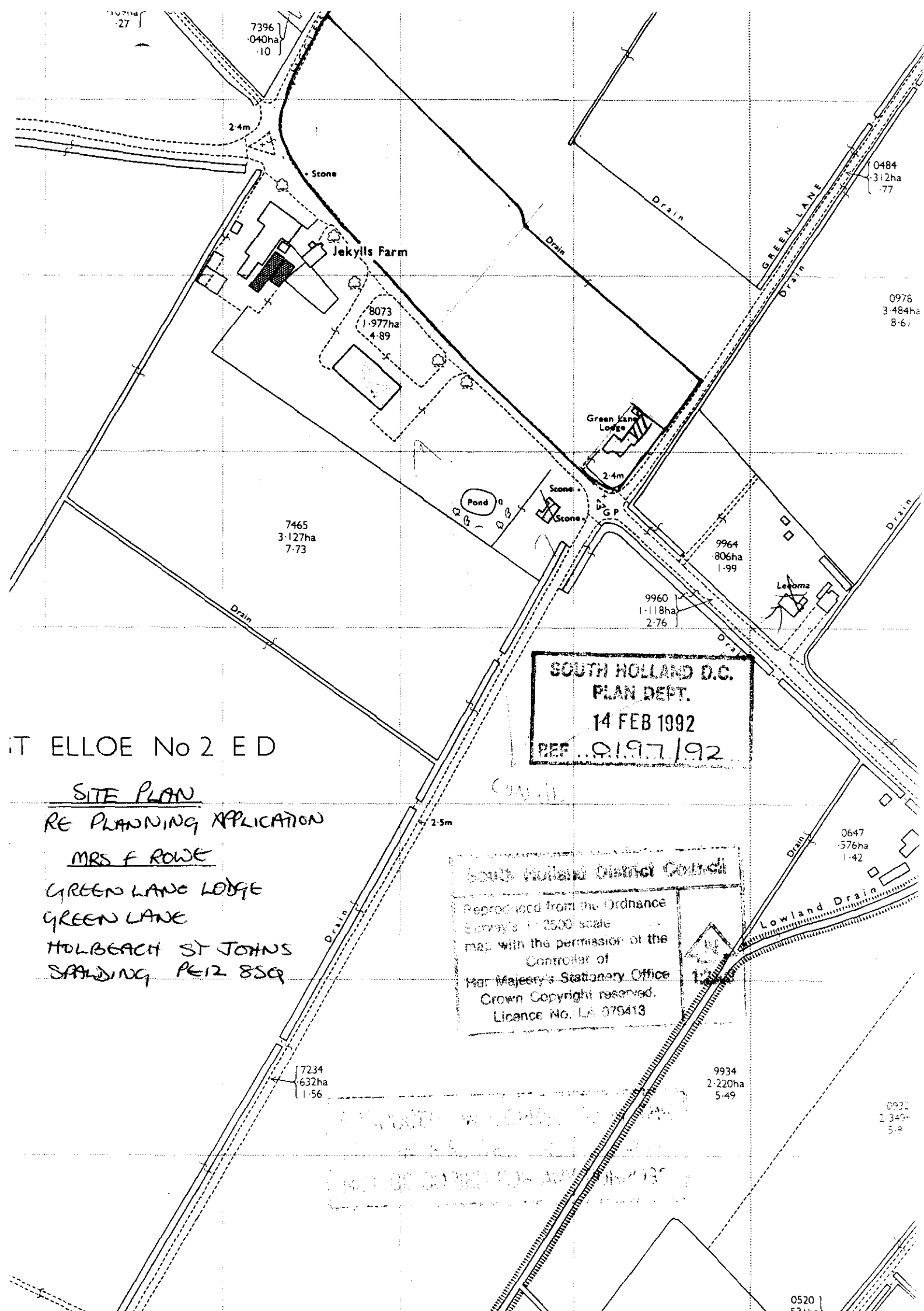
Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended drawing ref. no. H06/0197/92 received by the Local Planning Authority on 12 October, 1992.

Authorised to issue:

17-NOV-92 H06/0197/92 AD..17/11.....DC..17/11...


7396
·040ha
·10
2·4m
Stone
Jekylls Farm
Drain
GREEN LANE
0484
·312ha
·77
8073
1·977ha
4·89
0978
3·484ha
8·61
Green Lane Lodge
2·4m
Pond
Stone
Stone
G P
7465
3·127ha
7·73
9964
·806ha
1·99
Drain
Leeoma
9960
1·118ha
2·76
SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF S/197/92
T ELLOE No 2 E D
SITE PLAN
RE PLANNING APPLICATION
MRS F ROWE
GREEN LANE LODGE
GREEN LANE
HOLBEACH ST JOHNS
SPALDING PE12 8SQ
2·5m
Drain
0647
·576ha
1·42
Lowland Drain
South Holland District Council
Reproduced from the Ordnance Survey's 1:2500 scale map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright reserved. Licence No. LA 079413
7234
·632ha
1·56
9934
2·220ha
5·49
0520

PLANNING APPLICATION

For office use only

Application No. H06 | 0197 | 92

Date Registered 14 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS F.M. ROWE
GREEN LANE LODGE
GREEN LANE
HOLBEACH ST JOHNS
SPALDING PE12 8SQ

Tel. No. 0406 34 281

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DOUBLE CARPORT, + GARAGE / IMPLEMENT STORE, + KENNELS (BREEDING / BOARDING)

Please complete

Signed F Rowe

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Date 11.2.92

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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: ~~Domestic carport 58.35sq.m~~ other bldings 92.16 sq. metres

B. Please state size of any new structure:- (a) max. height: a) as bungalow ~~metres~~

(b) max. length: b) 12.0 metres

(c) max. width: c) 15.9 metres

C. Please state type and colour of materials for facing external walls: Rendered, painted off white

D. Please state type and colour of roofing materials. Grey, interlocking tiles

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. GARDENS

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of ALL AS EXISTING

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 ✓ EXISTING

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture (implement store)	PART	→ 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.		→ 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.

See accompanying letter.

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF 0197/92

Green Lane Lodge
Green Lane
Holbeach St John's
Spalding PE12 8SQ

14th February 1992

Dear Sir,

Please find enclosed my Planning Application for a proposed Car port, garage / implement store and kennels.

The reasons for this application are as follows. - The existing bungalow, Green Lane Lodge, has 5 acres of land accompanying it, but no outbuildings. In order to maintain this land I require storage for such items as a tractor, trailer etc and associated tools and implements.

I breed and show dogs on a small scale for my own enjoyment & would therefore like permission to erect the kennels described in the application. It is unlikely that I will need all 4 kennels for some while but it seems sensible to apply for them now & eliminate the need for a separate application at a later date.

Thankyou for your attention.

Yours faithfully,

F Rowe

MRS. F. M. ROWE.

CERTIFICATES

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

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

State Name and address of owner: JOINT OWNER:- JOHN ROWE (SAME ADDRESS AS APPLICANT)

State Date notice served: 1/1/92

Signed J Rowe (Applicant/~~Agent~~) Date 11/2/92

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed J Rowe Applicant/~~Agent~~ Date 11/2/92

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

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

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

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 £ ..110..

Receipt Issued ..... No. 2679

Date First Received 14 FEB 1992

REGISTRATION

REFERENCE ....H06/0197/92.....

Cross-Ref ....K4.19-3.....

Date 17/2/92

VALIDATION Date 18/2/92

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 6.3.92

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ 55 Issued Feb 92

CONSTRAINTS Date 19.2.92

Index Sheets 292 OS Nos ..... Grid Ref 536940 319710

Ward .E.... Parish ...GEDNEY

Inside IBD ..NO Inside LP Area..NO

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

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

Planning Records:
Earlier apps

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

Inputs completed.....

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 Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 20/2 DC 21/2

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

John W. Dabbelay, Old Fen Dyke.

Residents (Delivery):

Owner/occupier, Old Fen Dyke. (2 letters)

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently garden area. Bungalow is a reddish brick. Property opposite, Agricultural Engineers premises also opposite.

Inspected by: DMG
date: 4/>

Case Officer Conclusions (issues) DMG 13/11

Amended plans discussed with John Chapman 13/11 who raises no objections DMG.

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

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? Yes / No

No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

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
.....

Recommendation/draft report produced.....

Conditions/Reasons DFO authorised. Consent. DMG 13/11

(1) SC12.

Reasons

(1) Standard.

Note.

(1) SN1 — drg * ref n° H06/0197/92 recd by the LPA on 12 Oct 1992.

NB. Delete 'boarding' from description. See amended description on front sheet.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

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

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

SOUTH HOLLAND DISTRICT COUNCIL

COM

Application no: H06/0197/92 Type: FULL

Applicant: Mrs F M Rowe
Tel: 0406 34 281

Agent: Mrs F M Rowe
0406 34 281

Description: Double car port and garage/ implement store and ~~kennels (breeding/boarding)~~

Location: Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs

Valid date: 14-FEB-92
Target dates:
To case officer 19-FEB-92
Inspected by 24-FEB-92
Extra contacts 29-FEB-92
Report if not clear by 20-MAR-92

Terminal date: 10-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr B Fines	0406 8 374	20-FEB-92	05-MAR-92
John W Doubleday			
Owner/Occupier			
Clerk to Gedney PC	0775 710451	16-MAR-92	30-MAR-92

L C.C No objections JE CB 19/3/92

Dir. of Environmental Serv. 19-MAR-92 2-APR-92

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

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

SOUTH HOLLAND DISTRICT COUNCIL

CGM

Application no: ~~H09~~ H06/0197/92 Type: FULL

Applicant: Mrs F M Rowe
Tel: 0406 34 281

Agent: Mrs F M Rowe
0406 34 281

Description: Double car port and garage/ implement store and kennels (breeding/boarding)

Location: Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs

Valid date:	14-FEB-92	Terminal date:	10-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	19-FEB-92	Report deadline:	11-MAR-92
Inspected by	24-FEB-92		
Extra contacts	29-FEB-92	Case Officer:	
Report if not clear by	20-MAR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC		20-FEB-92	05-MAR-92
Cllr B Fines	0406 8 374	20-FEB-92	05-MAR-92
John W Doubleday, Old Fen Dyke Owner/Occupier		05-MAR-92 6 MAR 92	19-MAR-92 20 MAR 92

C.C.C - No objection fr ltr 27/2/92 -

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: ~~H09~~ H06/0197/92 Type: FULL

Applicant: Mrs F M Rowe
Tel: 0406 34 281

Agent: Mrs F M Rowe
0406 34 281

Description: Double car port and garage/ implement store and kennels (breeding/boarding)

Location: Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs

Valid date: 14-FEB-92
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To case officer 19-FEB-92
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Extra contacts 29-FEB-92
Report if not clear by 20-MAR-92

Terminal date: 10-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC		20-FEB-92	05-MAR-92
Cllr B Fines	0406 8 374	20-FEB-92	05-MAR-92

L.C.C. – No objections for CS 27/2/92

APPLICATION REFERENCE: H06/0197/92 DATE RECEIVED: 14 February 1992

APPLICANT: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Double car port and garage/implement store and kennels (breeding/boarding)

LOCATION: Green Lane Lodge, Green Lane, Holbeach St Johns, Spalding

Parish Council: No response.

County Highways: No objections.

Environmental Health: Formal response awaited.

Public Objections: Letter received from owner of agricultural business to the west - summarised:
- We run a large herd of breeding cattle to which the continuous barking and possibly running loose of dogs could be very upsetting.
- The barking of dogs would be most distracting.
- As an employer, request that you look at this proposal with some sympathy, since in South Holland we have seen so many businesses forced away from the area because of whims and moans from so called local residents.

Information from Applicant: Summarised:
- Existing bungalow has five acres of land accompanying it, but no outbuildings. In order to maintain this land I require storage for such items as a tractor, trailer etc and associated tools/implements.
- Also breed and show dogs in a small scale for my own enjoyment and would, therefore, like permission to erect the kennels. Unlikely that I would need all four kennels for some time, but seems sensible to apply for them now.
- I am an International Dog Show Judge and breed the occasional litter of puppies and have in the past and intend in future to maintain my specialist "show" kennel. In order to pursue this hobby properly I will require a breeders licence, which in itself sets standards.
- Proposed kennels are of a high standard.
- Currently have four dogs.

PLANNING POLICIES/DOE ADVICE
Outside IBD.

PLANNING ISSUES

1 The determining issue in this particular case is whether the proposed development would have a material effect upon the amenities of neighbouring property.

2 The application is for a proposed flat roof car port, garage and implement store and also four kennels with associated runs. The garage/implement store would be used for the storage of such items as a tractor, trailer etc and associated tools/implements.

3 The site is located in open countryside. A dwelling is located opposite, another approximately 120 metres to the south east and a business approximately the same distance to the west.

CONCLUSIONS

1 The proposal is considered acceptable, in terms of appearance.

2 Environmental Services have informally stated that the kennels and associated run should be "reversed" so that the kennels act as a screen in relation to neighbouring property to the south west. Also, the runs themselves should preferably have a screen wall/fence along their north western boundary.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to:

A Receipt of plans showing the satisfactory repositioning and screening of the kennels and associated runs.

B The following conditions:

1 SC12 - (materials) ... materials for the roof.

Reason

1 Standard.

---

82. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H16/1137/91 Mr N L Steadman	Alterations to form two flats at 53 Love Lane, Spalding.

(To enable the Director of Planning and Building Control Services to seek clarification regarding the proposed parking and access arrangements.)

(The Director of Planning and Building Control Services declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(Councillor Mrs P J Buffham left the meeting during consideration of the above application.)

H16/0112/92 B P Nutrition Ltd	Continuation of use of biscuit factory without complying with hours of use limitation (Condition 6 of H16/0663/75) at Woolram Wygate, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicant regarding the shift work arrangements.)

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

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

Plan No. and Applicant		Proposal
H18/1140/91 Roffes Transport Ltd		Details of screening in respect of condition 2 of application H18/1780/88 at West Bank, Sutton Bridge.
H14/0062/92 Mr J G Sneath	O.A.	Country Park including two wardens dwellings and visitor centre at River Glen/A151 Guthram Gowt, West Pinchbeck.

(It was agreed that, in the event that the applicant was not prepared to amend the development description, the Director of Planning and Building Control Services be authorised to refuse planning permission for the abovementioned development in accordance with his recommendation.)

TDG

H06/0197/92 Mrs F M Rowe	Double car port and garage/implement store and kennels (breeding) at Green Lane Lodge, Green Lane, Holbeach St Johns.

(It was noted that the part of the application relating to boarding kennels, had been withdrawn.)

Greenhane Lodge
Green Lane
Holbeach St Johns
Spalding
PE12 8SQ

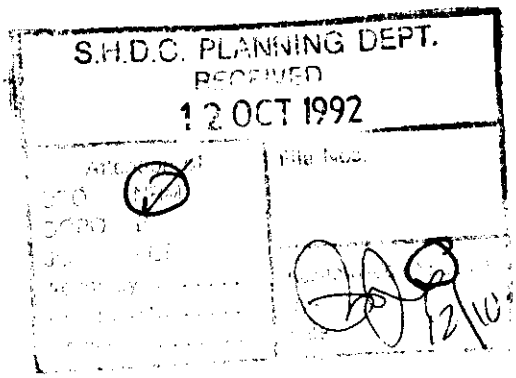
Ref no. H09/0197/92

8th October 1992

Dear Mr Geadney,

With reference to your 'phone call of this afternoon, please find enclosed copy of plan as submitted for Building Reg approval.

I hope this is satisfactory as I have no other plans drawn.



Thankyou

Yours faithfully

MRS F.M. ROWE

BRIA. SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0197/92

Applicant: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Agent: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Description: Double car port and garage/ implement store and kennels (breeding/boarding)

Location: Green Lane Lodge Green Lane
Holbeach St Johns Spalding Lincs

Type: FULL

Date received: 14-FEB-92

16-MAR-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 31-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

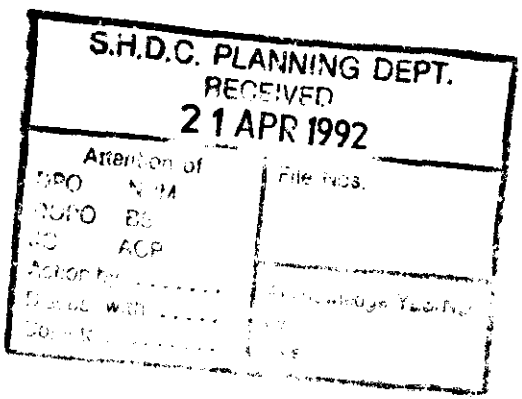
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments: The Council supports this application, subject to satisfactory screening and landscaping, and investigations being made concerning change of use.

Signed: J M Bennett



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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0197/92

Applicant: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Agent: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Description: Double car port and garage/ implement store and kennels (breeding/boarding)

Location: Green Lane Lodge Green Lane
Holbeach St Johns Spalding Lincs

Type: FULL

Date received: 14-FEB-92

20-FEB-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 06-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

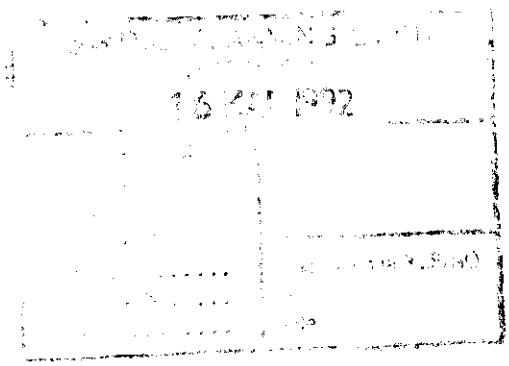
Yours faithfully
B SMITH
Director of Planning and Building Control Services

GEDNEY ?

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

FOR PARISH COUNCIL USE ONLY

Comments:



Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1992 DG

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

NRA

National Rivers Authority
Anglian Region

2 March 1992

Our ref.GT/92/1/SH/0075

Dear Sir

PLANNING APPLICATION NO. H09/0197/92
PROPOSAL FOR DOUBLE CAR PORT AND GARAGE/IMPLEMENT STORE AND KENNELS (BREEDING/BOARDING), BY MRS F.M.ROWE.

With regard to the above-mentioned application received on 26 February 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

R F Morgan
Planning Engineer

cc Mrs F.M. Rowe
Green Lane Lodge, Green Lane
Holbeach St Johns, Spalding PE12 8SQ

VJC

ROGER HYDE
Regional General Manager

Aquc House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 513927

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1992
DG
Acknowledge YES/NO
by
date

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

NRA

National Rivers Authority
Anglian Region

2 March 1992

Our ref.GT/92/1/SH/0075

Dear Sir

PLANNING APPLICATION NO. H09/0197/92
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Yours faithfully

R F Morgan
Planning Engineer

cc Mrs F.M. Rowe
Green Lane Lodge, Green Lane
Holbeach St Johns, Spalding PE12 8SQ

VJC

ROGER HYDE
Regional General Manager

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

H04/0196/92 East Midlands Electricity plc
Sleaford Road
Boston
Lincs
PE21 8EG
Erect 11,000 overhead line on wooden poles

East Midlands Electricity plc
Sleaford Road
Boston
Lincs
PE21 8EG

In the Parish of Donington

Type ELECTRICITY Date Received 14-FEB-92

H09/0197/92 Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ
Double car port and garage/ implement store and kennels (breeding/boarding)
Green Lane Lodge Green Lane
Holbeach St Johns Spalding Lincs
Type FULL Date Received 14-FEB-92

Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

H12/0198/92 Dayfield Properties Ltd
70 Charlotte Street
London
W1P 1LR
Erection of two dwellings

Land south of Jolly Crispin Public House
Lutton Spalding Lincs
Type OUTLINE Date Received 14-FEB-92

Dennis Black Associates
85 Yarmouth Road
Norwich
Norfolk
NR7 0HF

H09/0199/92 D & H Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs
Two dwellings with garages and vehicular accesses

Branches Lane Holbeach
Spalding Lincs
Type FULL Date Received 14-FEB-92

Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

H07/0200/92 Mr M M Taylor
Cedar House
Hillgate
Gedney Hill
Spalding Lincs
Garage extension

Cedar House Hillgate
Gedney Hill Spalding Lincs
Type FULL Date Received 14-FEB-92

Mr M M Taylor
Cedar House
Hillgate
Gedney Hill
Spalding Lincs

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0197/92

Applicant: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Agent: Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding Lincs PE12 8SQ

Description: Double car port and garage/ implement store and breeding kennels
Location: Green Lane Lodge Green Lane
Holbeach St Johns Spalding Lincs

Type: FULL

07-DEC-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

John W Doubleday
Old Fen Dyke
Holbeach St Johns
Spalding
Lincs

JOHN W. DOUBLEDAY

JOHN DEERE SALES & SERVICE
HOLBEACH ST. JOHN'S, SPALDING
LINCS. PE12 8SQ
Telephone: Holbeach St. John's 293 & 344/261
Fax No. Holbeach St. John's 262

DURHAM TO SERVE TO SATISFY OBJECTION

JOHN DEERE

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAR 1992

File Nos.

Acknowledge YES/NO
by
date

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding.
PE11 2XE

9th March,1992.

Dear Sir, Ref Application No: H09/0197/92

With Reference to the proposed Boarding and Dog Kennels planning application at Green Lane Lodge,Green Lane,Holbeach St.Johns.

As a local resident and business man to this area I wish to put forward some of the obvious problems this application would cause if permission were to be granted.

First of all we run a considerable large heard of breeding cattle to which of course the dogs continually barking and possibly running loose on some occassions could be very upsetting and even devastating to the well being of the Cows & Calfs. Furthermore we also conduct a large Agricultural Machinery Business more or less opposite the proposed Kennel site and speaking on behalf of my fifteen or so employees & myself we would find it most distracting,to say the least,with dogs barking continually,as my experience tells me they do,all through our very long working day(7.15am to 6pm) particualy I think you would agree this would be most distracting to our Clerical staff situated at the front of our premises nearest the proposed Kennels.

Finally as employer,ratepayer and resident of the area may I ask you to look at this proposal with some sympathy to what I have highlighted in this letter,as I think you will agree we in South Holland have seen so many businesses forced away from the area because of whims and moans from so called local residents! So for once please try to see the point of your local Businesses before you lose yet another long standing local employer.

Yours faithfully,

G.Collishaw,
Company Director,J.W Doubleday.

Mrs F M Rowe,
Green Lane Lodge,
Green Lodge,
Holbeach St Johns,
Spalding,
Lincs.

Mr D Gedney

DMG/JJ H06/0197/92

15 Jan 1993

Dear Madam,

H06/0197/92 - DOUBLE CAR PORT AND GARAGE/IMPLEMENT STORE AND BREEDING KENNELS

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 27th November 1992.

Condition No 2 states:-

"Before this development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external materials of the proposed development harmonises with existing buildings in the area".

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990, empowers the Council to take up proceedings against any breach of planning control.

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

SALES PLANNING DEPT.
RECEIVED
18 MAY 1992
Attention of
OPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Ack 18-5
Acknowledge YES/NO
by
date

Green Lane Acreage
Green Lane
Holbeach St Johns
Spalding PE12 8SQ

15th May 1992

Dear Mr Geeling

Planning Application H06/0197/92 - Double car port + Garage / Implement Store + Kennels.

Thankyou for your letter dated 21st April 1992. I confirm that I will delete the 'boarding' element from the description.

I have spent a great deal of time thinking how best to reposition the kennels so as to screen them in relation to the neighbouring property to the south-west without exposing the dogs + the kennel runs to the worst effects of the weather.

Essentially just 'reversing' the kennels as suggested would mean that the doors + runs would face North / North East therefore the worst winds + rain would blow directly into them; I do not feel that a simple wall would suffice to stop this.

As discussed with yourself on the telephone I would be much happier from the point of view of the well being of my dogs if the area on my original application that included garage, store, kennels + fenced outside run could be completely closed in ie to form one building ~~to~~ with openings appropriate to the requirements of the Environmental Health Officer

From the point of view of economics, roof design and internal design it would be

preferable to me to change the shape of the resulting building from a square of 1440 sq. ft floor area to a rectangle of 1248 sq ft floor area of one of two orientations (see plans B+C). To this end I enclose three block plans of 3 possible designs for you to peruse. If you would please select the design which you prefer I shall get detailed plans drawn for Building Regulation approval.

Plan (A) 1440 sq ft. Original design enclosed.
— The roof pitch would have to change as it would not match the existing building.

Plan (B) 1248 sq ft. } Rectangular design with roof pitch to match existing building
" (C) " " }

I would prefer either of (B) or (C).

I ~~see~~ am happy to make an appointment either on site or at your offices to discuss the matter further if necessary.

I look forward to hearing from you soon,

Yours Sincerely,

F Rowe

MRS F.M. ROWE

Mrs F M Rowe
Green Lane Lodge
Green Lane
Holbeach St Johns
Spalding
Lincs

Mr D M Gedney

DMG/LAB
H06/0197/92

21 April 1992

Dear Madam

Planning Application H06/0197/92 - Double Car Port And Garage/ Implement Store And Kennels (Breeding/Boarding), Green Lane Lodge, Green Lane, Holbeach St Johns.

I refer to the above planning application submitted by yourself.

At the Planning Committee Meeting held on the 14 April 1992, it was resolved that the Director of Planning & Building Control Services be authorised to grant permission subject to:-

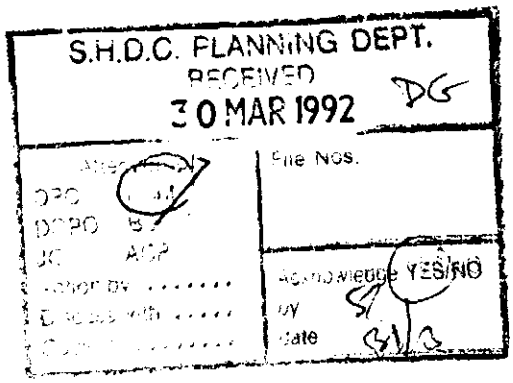
(A) The receipt of plans showing the satisfactory repositioning and screening of the kennels and associated runs as discussed between yourself and Mr J Chapman of Environmental Services. Essentially, the kennels and associated runs should be "reversed" so that the kennels act as a screen in relation to neighbouring property to the south-west. Also, the runs themselves should have a screen wall/fence along their north-western boundary.

(B) Confirmation from yourself that you are prepared to delete the "boarding" element from the description.

I look forward to your response in respect of the above, plus amended plans if you are agreeable, so that I am in a position to proceed with the application.

Yours faithfully

N R Midden
Principal Planning Officer
Development Control



Greenlane Lodge,
Green Lane,
Holbeach St Johns,
Spalding,
Lincs.PE12 8SQ.

29th March 1992.

Re. Application no: H09/0197/92

Dear Mr Gedney,

I submit this letter in support of my planning application for a single building accomodating garage,implement store and kennels.

To date I understand that from all possible sources a single objection has been raised. The objection has been filed by Mrs Cullershaw, who lives in Jekylls Farm, within the John W Doubleday Agricultural Engineering complex. I believe the objection concerning possible noise to be unfounded as it was made without prior scrutiny of the plans; indeed upon seeing them Mrs Cullershaw stated that it was not of the scale she had envisaged, and she was considering withdrawing her objection. She may have done so by receipt of this letter.

Between our proposed building and Mrs Cullershaw's dwelling are the following: our bungalow; in excess of 1,200 newly planted trees and shrubs; a road and, as I write,on the forecourt of the commercial premises are 20 tractors, 5 large harvesters, 7 private vehicles and assorted farming implements; this, in addition to a further tree-lined hedge. There is also the constant movement of large lorries and agricultural vehicles to and from the engineering and farming operations.

Mr J W Doubleday himself, the owner of the engineering and farming interests that face our property, has told me personally on two occasions that he has absolutely no objections to the proposed buildings or their intended use

I would like to conclude by telling you something of the intended useage.

I am an International dog show judge; I breed the occasional litter of puppies and have in the past and intend in the future to maintain my specialist 'show' kennel. In order to pursue this hobby properly I will require a breeders licence, which in itself sets standards and limitations for accommodation and hygiene; to these standards and controls I willingly submit, this will enable me to keep my dogs within the law and to maintain my good reputation. You will notice that the proposed kennels are of a particularly high standard, certainly not the type that amplify any noise, and have the exercise runs enclosed by a second perimeter fence for added security. I currently have four dogs and require quality housing for them.

I assure you I do not intend to live next-door to any unruly or noisy dogs !

Yours Sincerely

Rowe

MRS F.M. ROWE

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF 0197/92

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE UNDER SECTION 65 (2)

*(to be published in a local newspaper)

NOTICE UNDER SECTION 65 (3)

*(to be displayed on site)

Proposed development at *(a)* GREEN LANE LODGE, GREEN LANE, HOLBEACH ST JOHNS

I give notice that *(b)* MRS. F. M. ROWE

is applying to the South Holland District Council

for planning permission to *(c)* ERECT KENNELS FOR BREEDING/BOARDING DOGS

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(d)* the Planning Dept Council Offices, Priory Road Spalding during all reasonable hours until *(e)* 6/3/92

Anyone who wishes to make representations about this application should write to the District Planning Officer, South Holland District Council, Priory Road, Spalding, Lincolnshire by *(e)* 6/3/92

Signed F Rowe

*On behalf of

Date 12/2/92

THIS IS TO CERTIFY THAT THE ABOVE NOTICE WAS PUBLISHED IN Spalding Guardian ON 14/2/92

SIGNED F Rowe DATE 14/2/92

(Sign and date AFTER the date of publication and return to Planning Department)

*delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicants name
(c) description of the proposed development, including the relevant class designated in article 11 of the General Development Order
(d) address at which the application may be inspected (the applicant is responsible for making the application available at a place within the locality)
(e) date giving a period of not less than 21 days, beginning with the date when the notice is published or first displayed on site (as the case may be).

(Complete and return to Planning Department)

TOWN AND COUNTRY PLANNING ACT 1990

CERTIFICATE UNDER SECTION 65 (2)

Certificate A

I certify that:

- I/ The applicant* posted the notice required by section 26(3) of the Act on the land which is the subject of the accompanying application.
- This notice was left in position for at least seven days in a period of not more than one month immediately before the making of the application.

or

Certificate B

I certify that:

I have/The applicant has* been unable to post the notice required by section 26(3) of the Act on the land which is the subject of the accompanying application because I have/the applicant has* no rights of access or other rights in respect of the land that would enable me/the applicant* to do so.

I have/The applicant has* taken the following steps to acquire those rights but have/has*been unsuccessful.

(a) .....

.....

or

Certificate C

I certify that:

- I/The applicant* posted the notice required by section 26 (3) of the Act on the land which is the subject of the accompanying application.
- It was, however, left in position for less than seven days in a period of not more than one month immediately before the making of the application
- This happened because it was removed/obscured/defaced* before seven days had passed during the period of one month mentioned above. This was not my/the applicant's* fault or intent.
- I/The applicant* took the following steps to protect and replace the notice:

(a) .....

.....

Signed .....

*On behalf of .....

Date 12/2/92

*delete where appropriate

Insert
(a) description of steps taken

PLANNING AMENDMENT

For office use only
Application No. H06/197/92
Date registered 18 MAY 1992
Case Officer

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 comple
FULL PO

Rang Mrs Rowe 8/8.

Please comple
EARLIEF

This applica
unless the r

She stated that she has applied for building regulations and will submit plans by herselves.

Building Re
same devel

DMG 8/8.

2. Please tic
Amendme
permissior
If yes, sub

B.

ur plans.
uested

Has a simi

Please complete
I attach the nec
ment. I understa

escribed below be accepted as an amend-
ation, together with fee if appropriate.

Signed .....

Discussed with Mrs Rowe 27/5. She will be submitting proper plans in due course.

Date .....

3. Please complete
FULL DES(
MENT IN O

As **NOW PRC**

State details of am

(Give a full detailed
also mark these cle
plans)

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. ....19/2/94....

Validation	Adequate detail Acknowledged	☐ ..KL.. KL	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

Please check with AM re fee implications when plan decided

Details accepted, if different:

Notes:

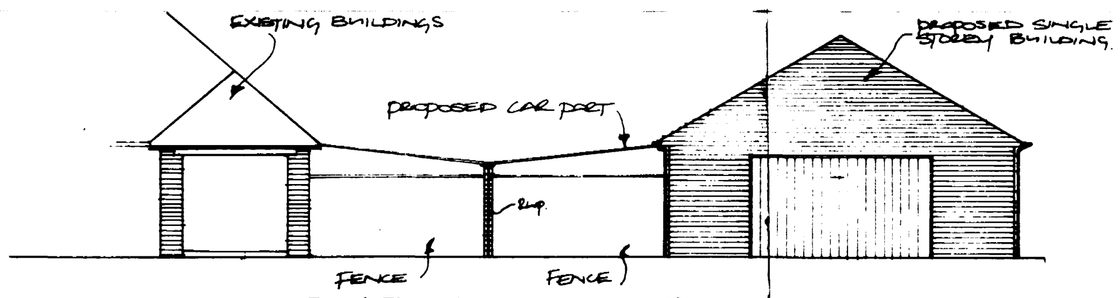
Signed: .....

Date: .....

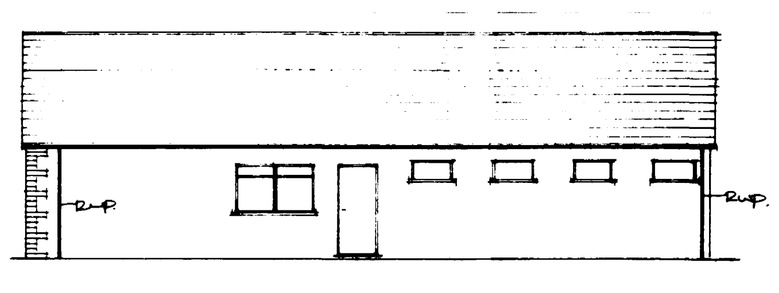
Ref 1406/0197/92

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

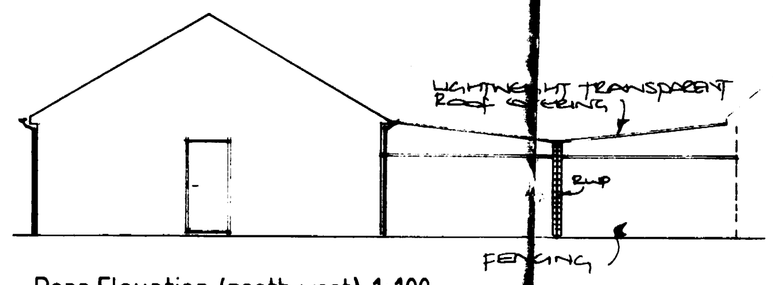
Attention of
DM NHM
TSPO BS
IC AOP
Action by .....
Liaise with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date



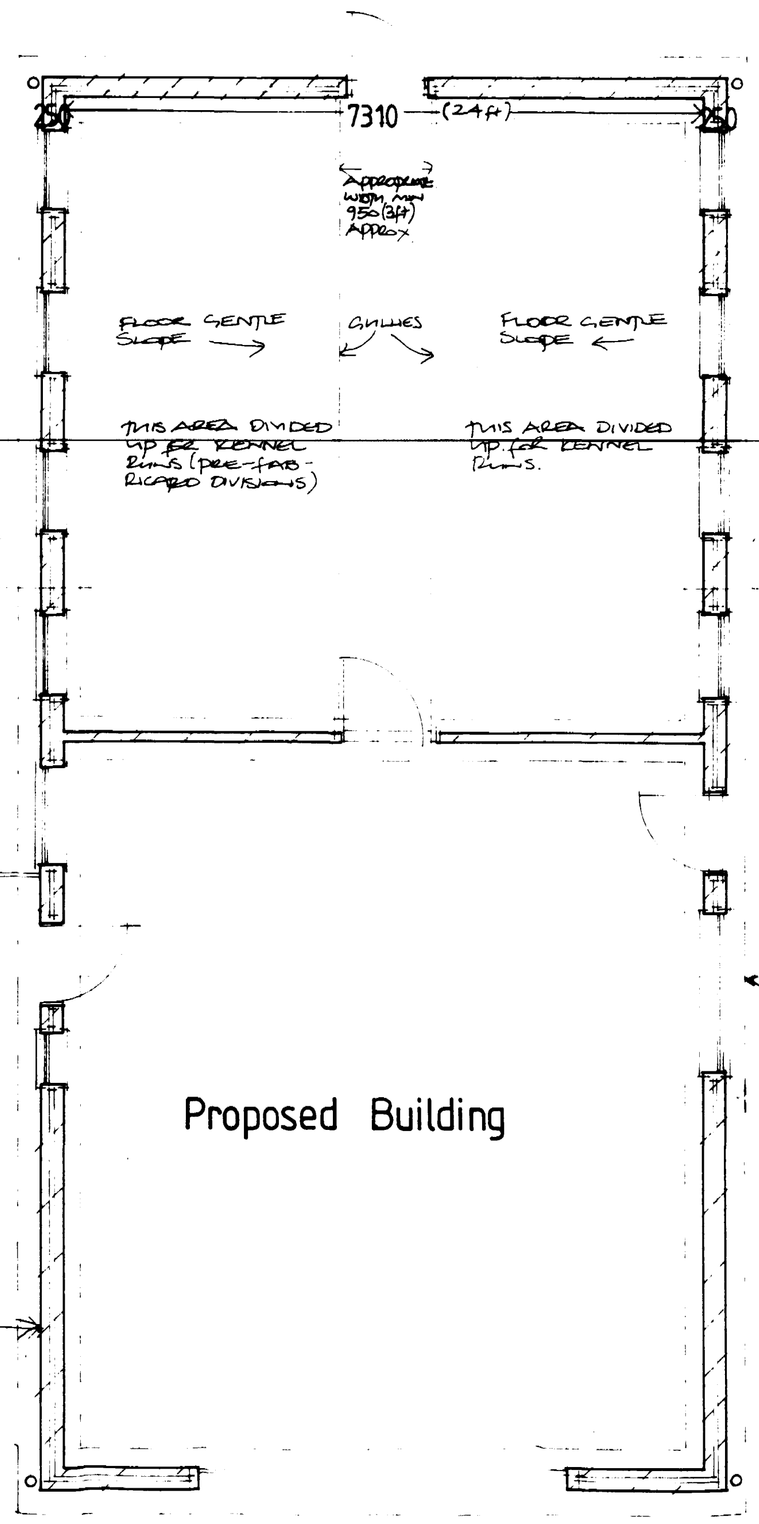
Front Elevation (south east) 1:100

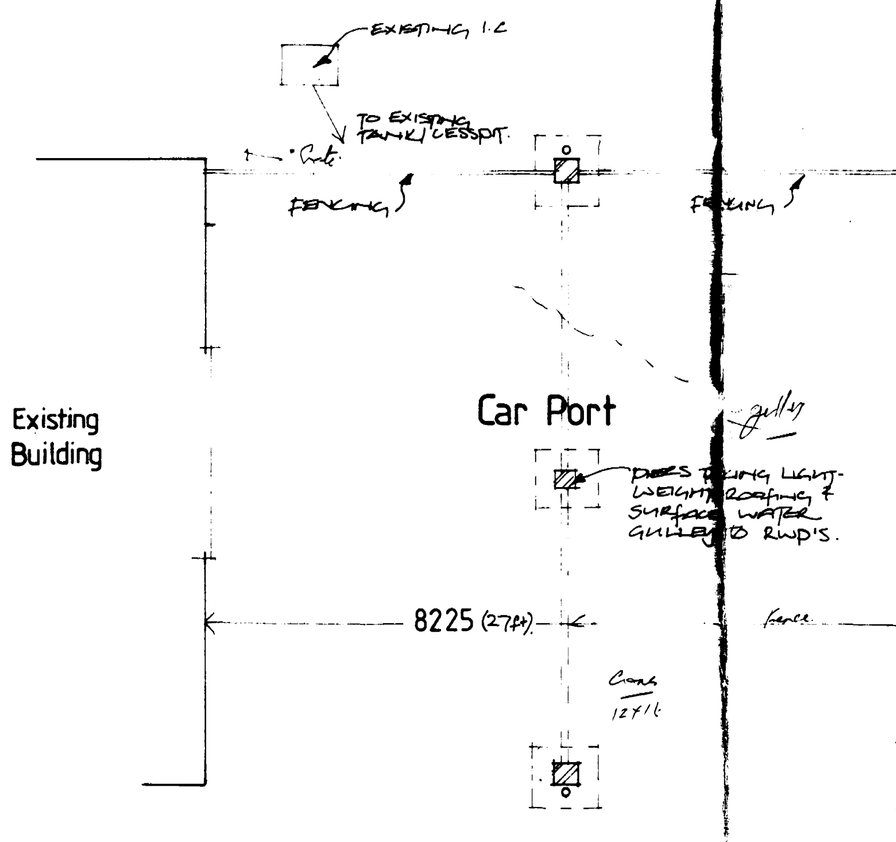


Side Elevation (north east) 1:100



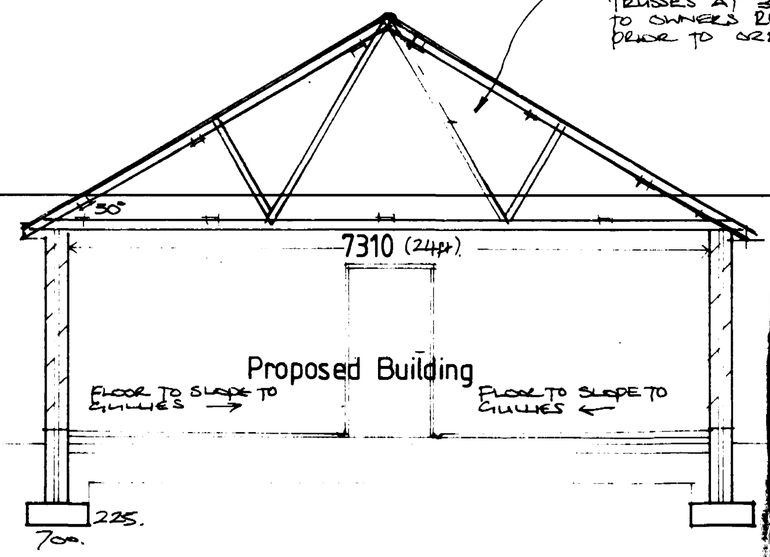
Rear Elevation (north west) 1:100





Plan 1:50

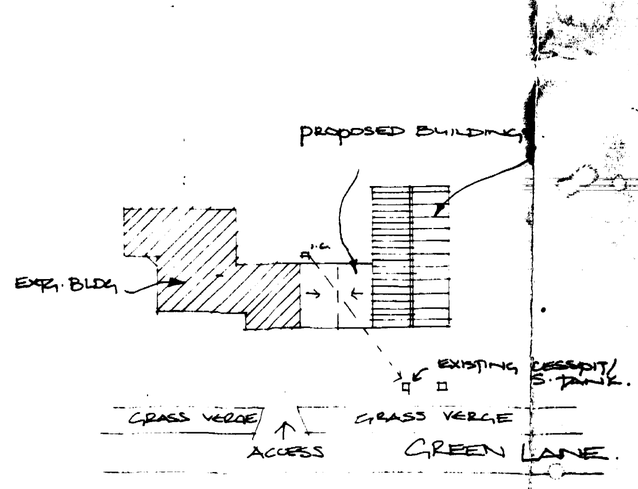
TRUSSES – FULL DETAILS OF ROOF STRUCTURE TO BE PROVIDED 28 DAYS PRIOR TO COMMENCEMENT OF ROOF (TO L.A. APPROVAL). TRUSSES AT 30° OR TO SUIT TILE TO OWNERS REQUIREMENT CONFIRM PRIOR TO ORDERING.



Section A-A 1:50

SOFFITS & FASCIAS TO MATCH EXISTING.

FOUNDATIONS – EXTERNAL FOUNDATIONS TO BE 225 x 700 mm. INTERNAL FOUNDATIONS 225 x 450 mm. CONCRETE BLOCKS TO GROUND LEVEL WITH FACING BRICKS (WHERE APPLICABLE) ABOVE GROUND LEVEL. CAVITY FILLED TO GROUND LEVEL WITH LEAN MIX CONCRETE. STEP FOUNDATIONS MIN. GRADE 15P. CONCRETE. INTERNAL FOUNDATIONS TO BE BACK FILLED WITH CLEAN WELL CONSOLIDATED HARDCORE. ALL FOUNDATION DEPTHS TO BE AGREED ON SITE WITH L.A. BUILDING INSPECTOR.



Block Plan Approx 1:500.
Part block plan due to large plot please refer to O/S Maps.

ROOF TO BE MODERN 'SLATE-LOOK' TILE ON 25x38 BATTENS ON UNDERLAY SARKING FELT ON ROOF TRUSSES DESIGNED & SUPPLIED BY SPECIALIST TO BS 5268 ALL BRACING SUPPLIED & FITTED IN ACCORDANCE WITH BS 5268. INCORPORATE METAL STRAPS AT VERGE & EAVES AT MAX 2.0 m CENTRES. MIN CROSS SECTIONAL AREA 30 x 5 mm. STRUT PACKING TO BE PROVIDED BETWEEN RAFTERS & WALL WHERE METAL ANCHORS ARE POSITIONED. MAINTAIN 10mm GAP (CONTINUOUS) AT EAVES LEVEL.

WALLS EXTERNAL WALLS OF CAVITY CONSTRUCTION BRICKWORK AND/OR BLOCKWORK OUTER SKIN CAVITY WITH 50mm DRITHERM INSULATION BATTS *(CAVITY 50mm) PROVIDE WALL TIES AT 900mm CENTRES HORIZONTALLY & 450 mm VERTICALLY TO BS 1243 1978 PROVIDE WALL TIES AT EVERY COURSE TO ALL UNBONDED JAMBS. INTERNAL WALL 100mm BREEZEBLOCK. * INNER CAVITY SKIN 100mm CELCON BLOCK. D.P.C. MIN. 150 ABOVE ADJ. GROUND LEVEL. INSULATION WITH DPC TO BRIDGE OVER D.P.C.

WINDOWS & LINTELS WINDOWS POSITIONED AS SHOWN. LINTELS TO BE I.G. STEEL TO SUIT SPAN & LOADING CONDITION. TYPE L5 OVER GARAGE DOOR & L1/S OVER REMAINING OPENINGS.

FLOORS SOLID FLOOR 50mm SAND/CEMENT SCREED ON 100mm CONCRETE MIN GRADE C10P ON 1200 GAUGE DPM. ON 25mm SAND BLINDING ON 100 mm CLEAN CONSOLIDATED HARDCORE. FLOOR TO REAR SECTION TO HAVE GENTLE SLOPE TO GULLIES.

SURFACE WATER TO SOAKAWAY MIN 5m FROM BUILDING, 100mm VITRIFIED CLAY PIPE TO DISCHARGE INTO SOAKAWAY & RWP'S. POSITIONED AS SHOWN.

FOUL WATER REAR PART OF PROPOSED BUILDING TO BE USED FOR KENNELS. IT IS INTENDED KENNELS WILL BE CLEANED OUT WITH SLOPE TO SOLID FLOOR ALLOW DISPERSAL OF LIQUIDS. FOUL TO GULLIES. AS SHOWN CONNECTING TO EXISTING FOUL RUN TO TANK.

ALL DIMENSIONS TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS. ANY SIZES MEASURED BY SCALING OR PROVIDED BY BUILDER OF SITE

CLIENT: Mr & Mrs. Rowe

SITE: Green Lane Lodge
Green Lane
Holbeach St Johns.
Spalding, Lincs.

JOB: Single Storey Building & (non residential) Car Port

DATE: 21 June 1992

SCALE: As shown

DRAWN BY: Mel Stainsby
Main Road
Deeping St Nicholas
Spalding. Lincs.
PE11 3EN

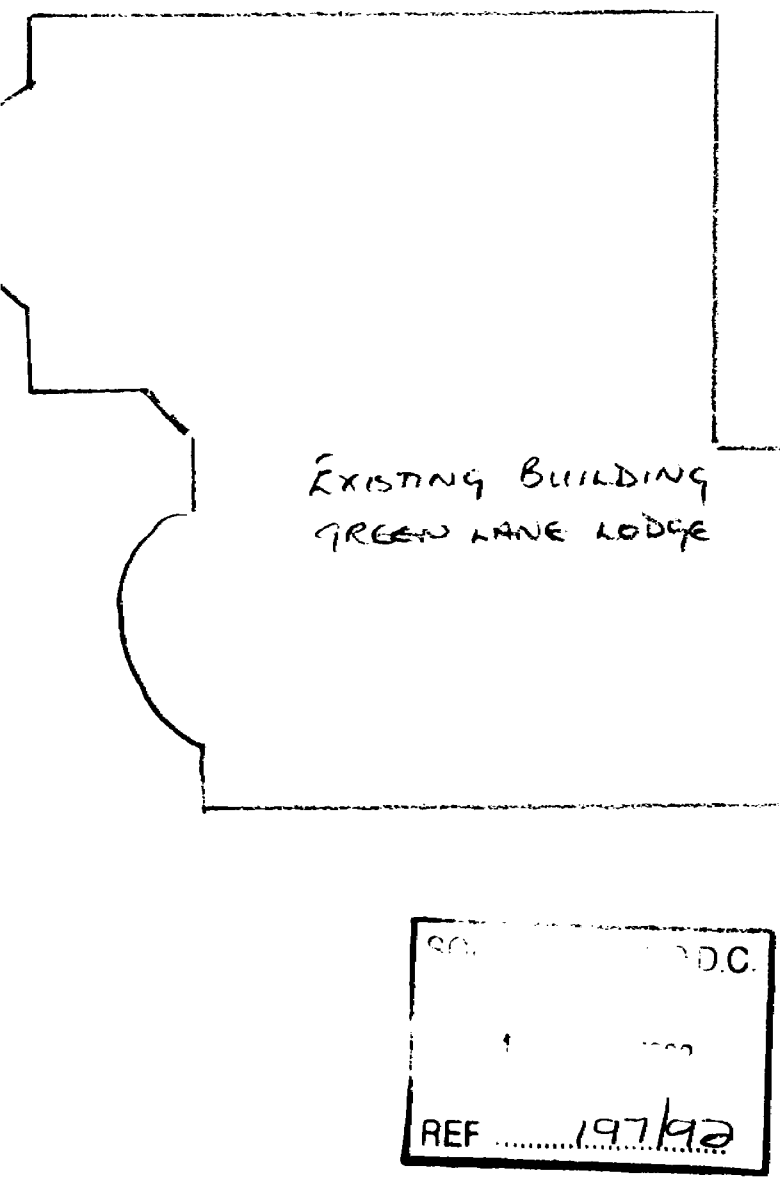
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0529 [illegible]
0406 [illegible]

BLOCK PLAN RE PROPOSED BUILDING AT

SCALE = 1cm : 4ft

H06/0197/92

PLAN (C)



SC D.C.
REF 197/92

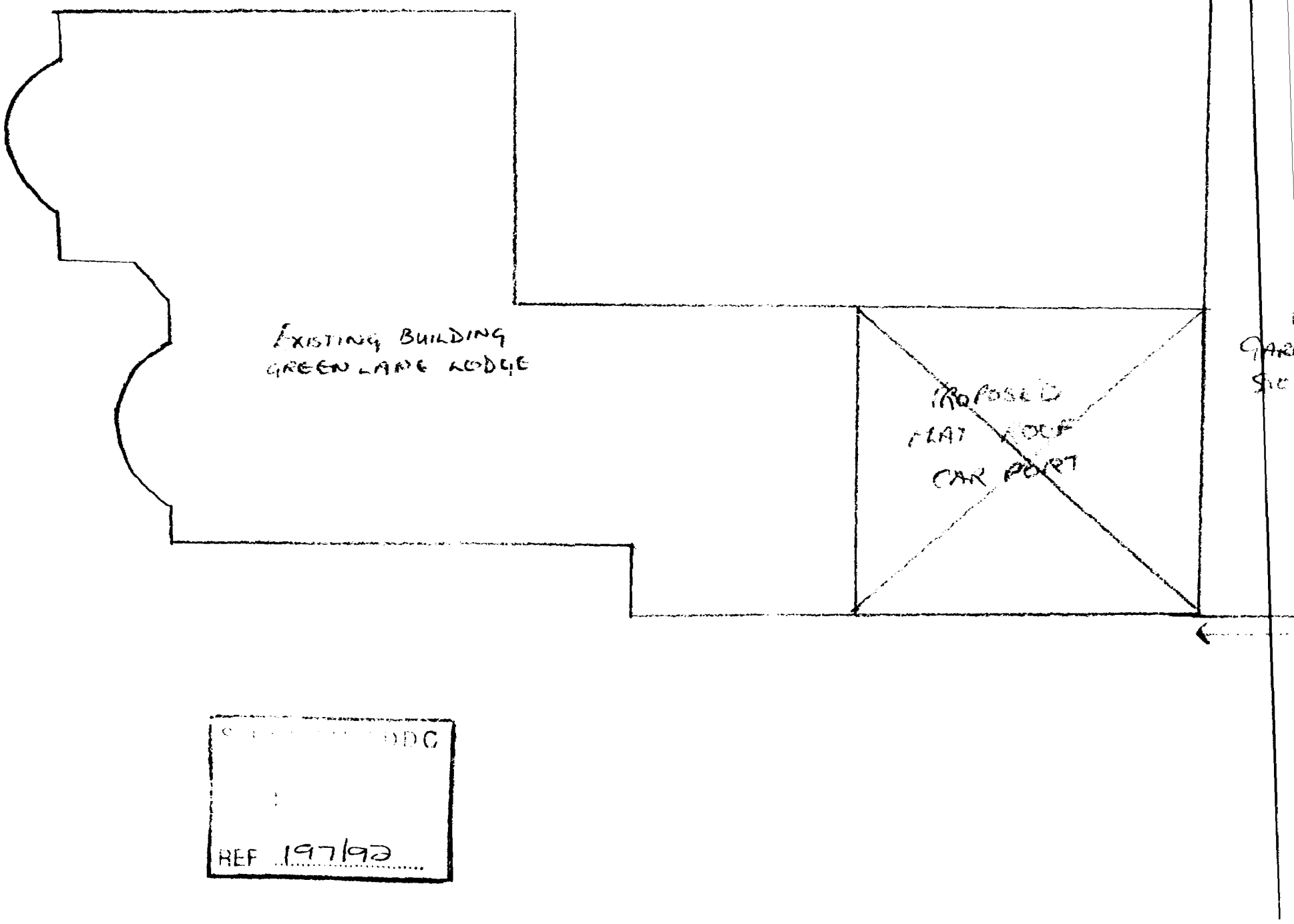
Block Plan re PROPOSED BUILDING AT GREEN LANE
GREEN LANE
MOLESCATCH
SPALDING

APPLICANT MRS

SCALE = 1cm : 4/T

#06/0197/92

PLAN (B)



DC

REF 197/92

BLOCK PLAN RE PROPOSED BUILDING AT

GREEN LA
GREEN L
HOLBEACH
SPALDIN

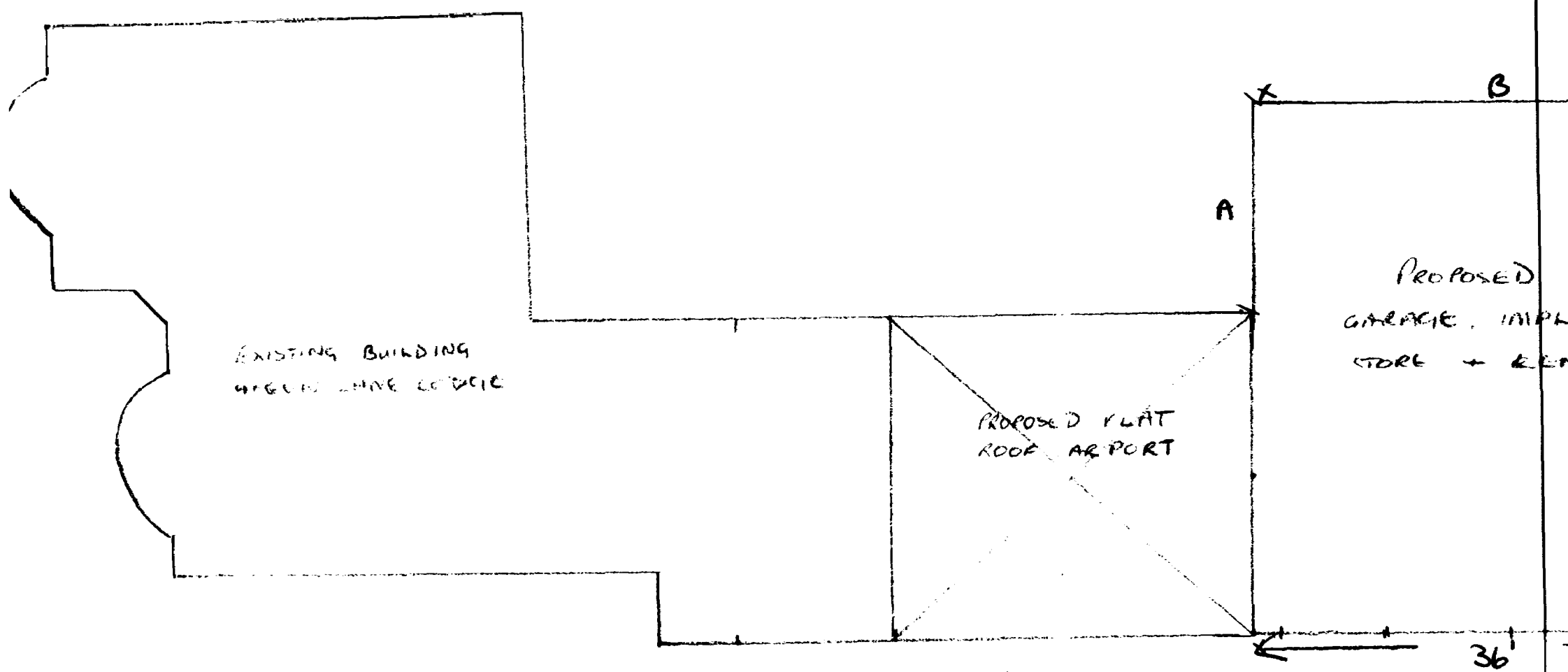
APPLICANT M

SCALE = 1cm · 4ft.

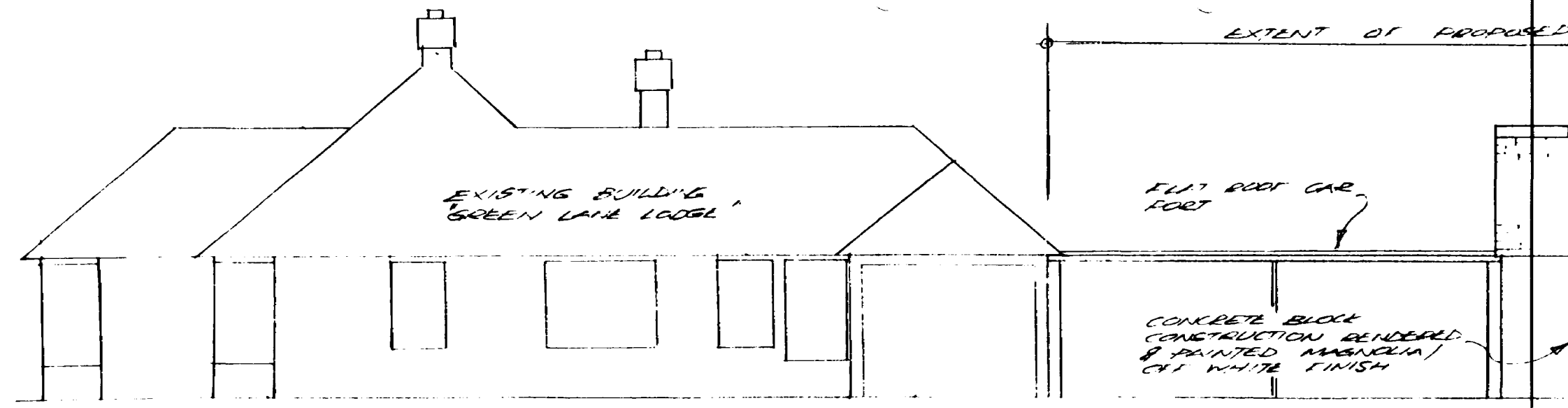
H06/0197/92

PLAN (A)

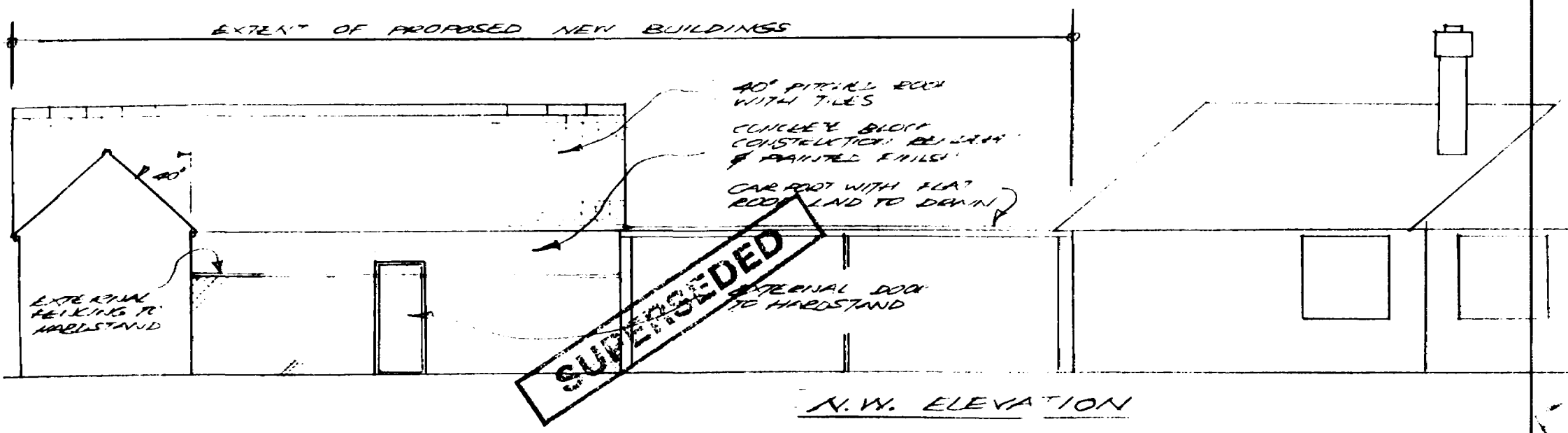
To enclose all
and run area
building 36ft
in walls A a



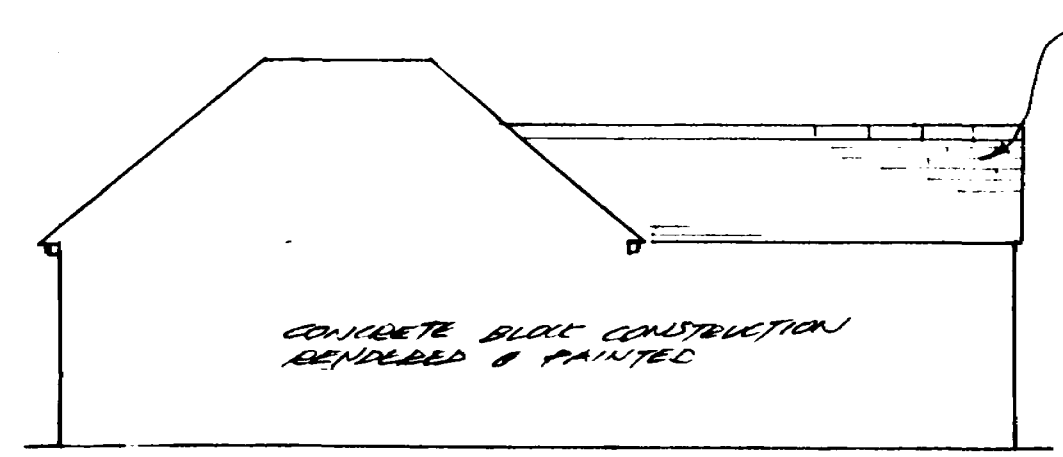
SOUTH ... N D.C.
1 ...
REF 197/92



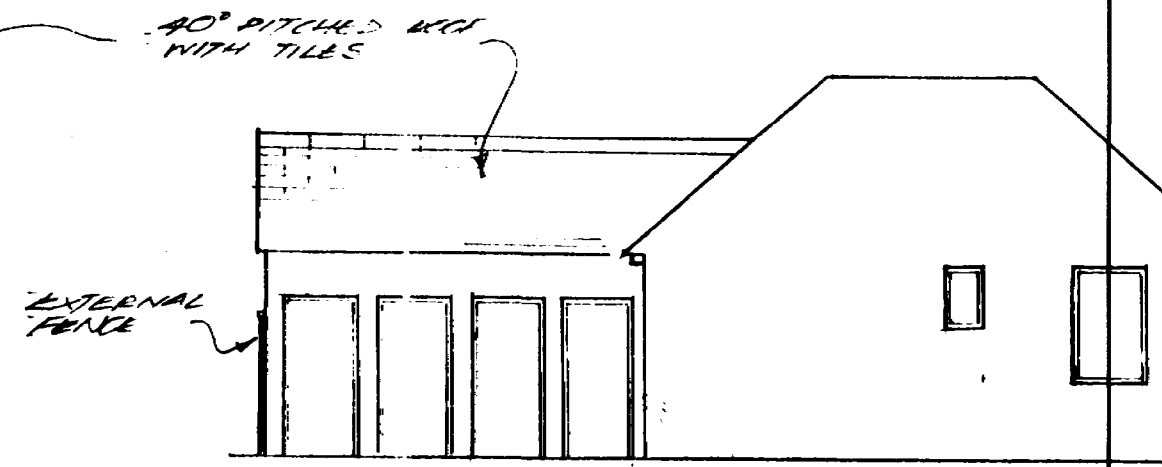
S.E. ELEVATION



N.W. ELEVATION



N.E. ELEVATION



S.W. ELEVATION

60'-0" TO BOUNDARY

N

EXISTING BUILDING "GREEN LANE LODGE"

PROPOSED FLAT ROOF CARPORT

EXISTING ACCESS

27'-0"

40'-0" N/S

GREEN LANE

NOTES :-

1. PROPOSED GARAGE/MAINTENANCE STORE TO BE CONSTRUCTED OF BLOCKS & TILES AT 40'-0" FROM THE BOUNDARY OF GREEN LANE, IE CONTINUING EXISTING BUILDING LINE.
2. THE KENNELS WILL BE SIMILARLY CONSTRUCTED AS ABOVE.
3. THE EXISTING SITE CONSISTS OF 5 ACRES OF LAND WITH THE BUNGALOW WITH NO STORAGE SPACE FOR EQUIPMENT ETC. RELATING TO FARMING OF THE LAND
4. THE PROPOSED BUILDINGS WILL BE ONE STOREY HIGH
5. NO NEW ACCESS WILL BE REQUIRED.
6. ROOF PITCH ANGLES ON NEW BUILD AS EXISTING

SOUTH ROLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF 0197/92