SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0610/92 Received:12-JUN-92 Type:FULL

Name: Mr T A Congreve
Smiths Farm
Gedney
Spalding
Lincs

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

Description: Bungalow, Garage and Micropropogation Room and Polytunnels
Location : Dearlove Gate Lutton
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 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

4 At least 2,500 sq ft of protected cropping (including a micro-propagation room) shall be erected concurrently with the dwelling hereby permitted.

Reason: To ensure that the protected cropping structures and

SOUTH HOLLAND DISTRICT COUNCIL

mirco-propagation room are erected and utilised as part of the applicant's intentions to develop a viable agricultural/horticultural holding.

Notes to Applicant:

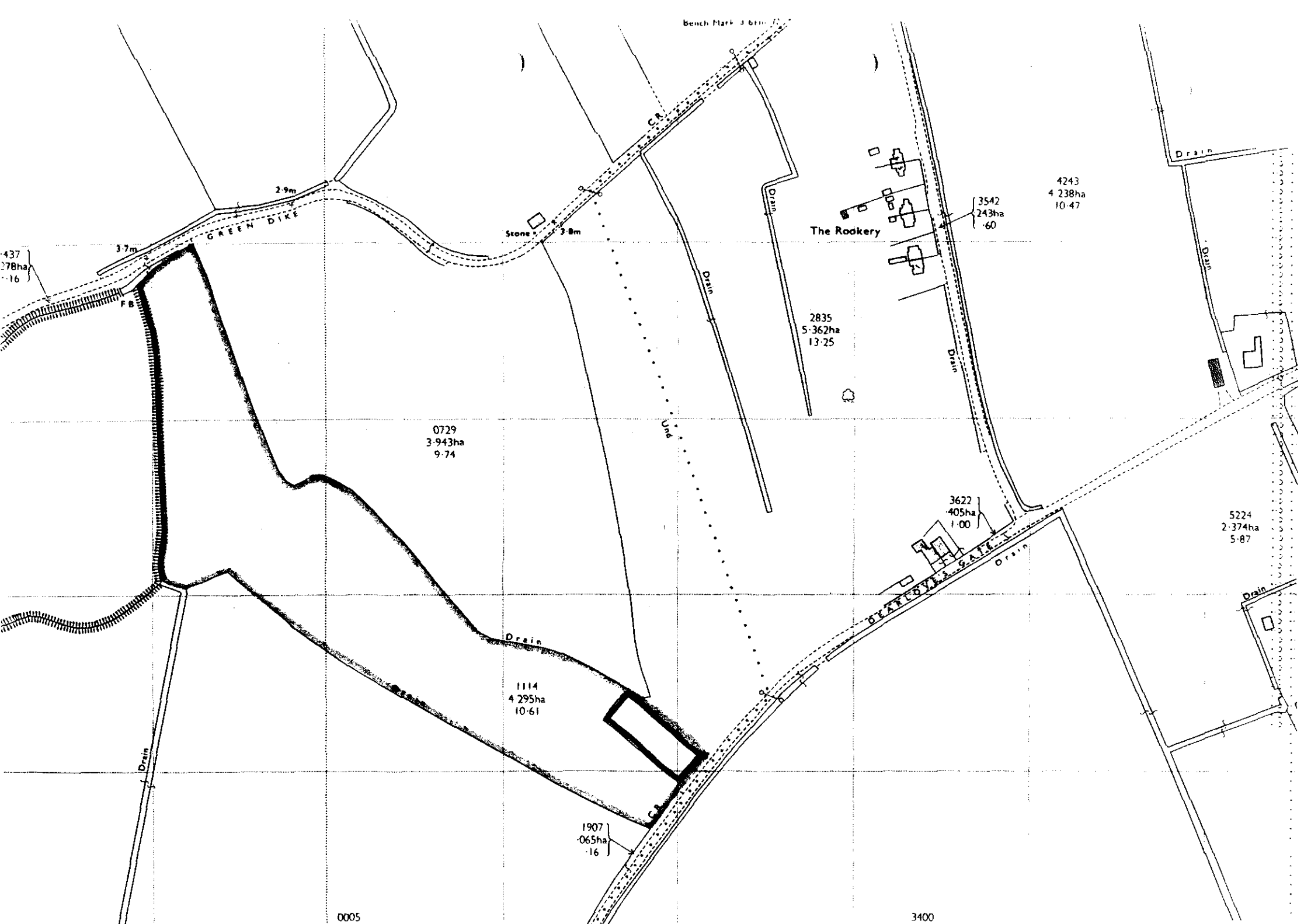
Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Director of Planning and Building Control Services
14-SEP-92 H06/0610/92

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)


Bench Mark 3·61m
C.R.
2·9m
GREEN DIKE
3·7m
Stone
3·8m
Drain
The Rookery
3542
243ha
·60
4243
4 238ha
10·47
2835
5·362ha
13·25
0729
3·943ha
9·74
Und
3622
·405ha
1·00
5224
2·374ha
5·87
DEARLOVE'S GATE
1114
4 295ha
10·61
1907
·065ha
·16
0005
3400

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H12/0610/92

Date Registered 03 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr T A Congreve
Smiths Farm
Gedney
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Dearlove Gate, Lutton, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BNungalow, Garage and Micropropogation Room & Polytunnels

Please complete

Signed R. S.

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.

Date 2nd June 1992

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: 1 No.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

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

(b) max. length: See enclosed drawings metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: Butterley Heather Red Rustic facing bricks

D. Please state type and colour of roofing materials. Marley Mendip Smooth Brown ~~conc.~~ int roof tiles

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. Building land/agricultural

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: Dearlove Gate

Will there be – Individual access(es) ☑ New estate road ☐

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☑

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of Soakaways

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

C. Please state whether a land drain will be affected No

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☑

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	Yes	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	~~N/A~~	→ Date: Consultee(s):
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 previous planning permission ref. H06/0153/89

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

Owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant/Agent) Date 2nd June 1992

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 2nd June 1992

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | **Neighbours** | **Other**

Boundaries | **Site Features**

Inspected by: DMG
date: 22/8

Open countryside. No new build. Conserving agricultural land. Hence: approx issue to PP. Not affected

Case Officer Conclusions (issues) DMG 10/9

"Not 'tenant matter" because site different.

Agricultural circumstances remain the same.

Seems acceptable in principle therefore Design + access ok.

Applicant has entered into S106 Planning Obligation.

Case Officer Recommendations (summary) GRANT ~~REFUSE~~ ~~Subject to Section 106 Planning Obligation~~
(details overleaf)

Recommended approvals –

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes .... / No ....

- any objection received? No
- If yes, is any obj. material? Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No .... / Yes ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
..... 10/9/12

Recommendation/draft report produced.....

Conditions/Reasons DMG 10/9

1 TL1

1 SC27 (Implementation of planting).

2 SC39 (Agricultural habitation).

3 At least 2,500 sq ft of protected cropping (including a Micro-propogation room) shall be erected concurrently with the dwelling hereby permitted.

Reasons

2 Standard.

3 Standard.

4 To ensure that the protected cropping structures and micro-propagation room are erected and utilised as part of the applicants intentions to develop a viable agricultural/horticultural holding.

Note

(5) SN9.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Yes

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM 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 DAG 1. DR 16/6.

Publicity : General Residents (Postal):
Departure
Setting of LB Viz

Residents (Delivery):

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P1230

Date First Received 03 JUN 1992

REGISTRATION

REFERENCE H/2/0610/92

Cross-Ref B12/0439/92

Date 4/6/92

VALIDATION Date 3/6/92

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

Site area ..... No. of dwellings 1 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	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 £ 165 Additional £ 55 Receipt no. P1280

Refund £ ..... Issued .....

CONSTRAINTS Date 3.6

Index Sheets 131 OS Nos ..... Grid Ref 543300 396110

Ward Ecclesall Parish Sheffield

Inside IBD No Inside L2 area No

TR Rural		C1	
TR Bypass		L3	
Level crossing		TPO	Grade
Footpath		Other:	

Linked to site.....Ref...606 Linked to property.....Ref.....

Planning Records:
Earlier apps 1933/571

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

Inputs completed.....

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: H06/0610/92 Type: FULL

Applicant: Mr T A Congreve
Tel:

Agent: Status Design
0406 24343

Description: Bungalow, Garage and Micropropogation Room and Polytunnels

Location: Dearlove Gate
Lutton
Spalding
Lincs

Valid date: 12-JUN-92 Terminal date: 07-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 17-JUN-92 Report deadline: 22-JUL-92
Inspected by 22-JUN-92
Extra contacts 27-JUN-92 Case Officer:
Report if not clear by 17-JUL-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Gedney PC	0775 710451	16-JUN-92	30-JUN-92	5 Aug.
Cllr B Fines	0406 8 374	16-JUN-92	30-JUN-92	

L.C.C. Obs Attached 18/6/92

SITE DETAILS

Grid ref: 543200 326110
OS Sheets: 12 Parcel:

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: H06/0610/92 Type: FULL

Applicant: Mr T A Congreve Agent: Status Design
Tel: 0406 24343

Description: Bungalow, Garage and Micropropogation Room and Polytunnels

Location: Dearlove Gate~~sign~~
Lutton ~~House~~
Spalding
Lincs

Valid date: 12-JUN-92 Terminal date: 07-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 17-JUN-92 Report deadline: 22-JUL-92
Inspected by 22-JUN-92
Extra contacts 27-JUN-92 Case Officer:
Report if not clear by 17-JUL-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	16-JUN-92	30-JUN-92
Cllr B Fines	0406 8 374	16-JUN-92	30-JUN-92

L.C.C - Obs Attached fax of 18/6/92.

SITE DETAILS

Grid ref: 543200 326110
OS Sheets: 12 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0610/92 Received:12-JUN-92 Type:FULL

Name: Mr T A Congreve
Smiths Farm
Gedney
Spalding
Lincs

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

Description: Bungalow, Garage and Micropropogation Room and Polytunnels
Location : Dearlove Gate Lutton
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 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

4 At least 2,500 sq ft of protected cropping (including a micro-propagation room) shall be erected concurrently with the dwelling hereby permitted.

Reason: To ensure that the protected cropping structures and

mirco-propagation room are erected and utilised as part of the applicant's intentions to develop a viable agricultural/horticultural holding.

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Authorised to issue:

11-SEP-92 H06/0610/92 AD...AL....DC..DS....

MEMORANDUM

From: The Director of Administration

To: Director of Planning & Building Control Services

Our Ref: PC/LST/PL.613

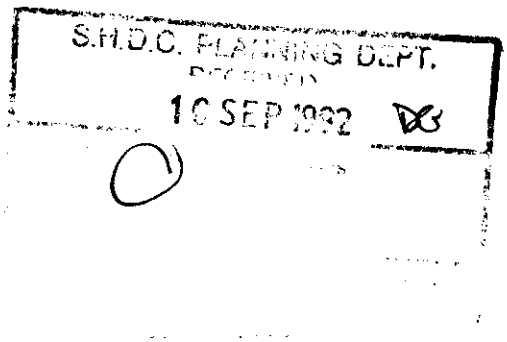
Your Ref: GS/JJ

Date: 8th September, 1992

SUBJECT: PLANNING APPLICATION NO. H12/0610/92 : LAND AT DEARLOVE GATE, LUTTON (CONGREVE)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

TREVOR ALAN CONGREVE

re

bungalow, garage, micropropogation room and polytunnels
on land at
Dearlove Gate, Lutton

I hereby certify that this is a
true copy of the planning obligation
relating to land at Dearlove Gate,
Lutton

.....
Director of Administration

THIS DEED is made the 7th day of September One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and TREVOR ALAN CONGREVE of Smiths Farm Gedney in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land

(3) The Owner has by application by his agent dated the second day of June one thousand nine hundred and ninety two applied to the Council for planning permission for a bungalow garage and micro propagation room and polytunnels on the land edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H06/0610/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

THE COMMON SEAL of THE SOUTH)

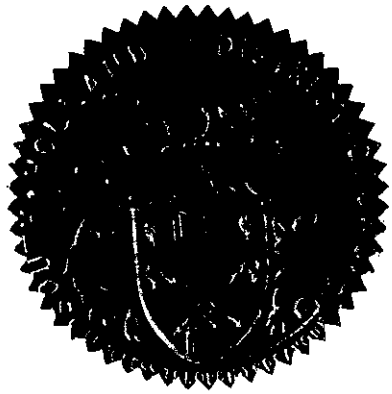
HOLAND DISTRICT COUNCIL was)

hereunto affixed in the presence of)

Chairman of the Council

Director of Administration

Deputy



5650

SIGNED AS A DEED by the said

TREVOR ALAN CONGREVE T. A. Congreve.

in the presence of:-

Witness B. S

Address WESTFIELD LODGE
LOW LANE,
HOLBEACH.

Occupation BUILDING DESIGN
CONSULTANT.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

South Holland District Council
Planning Department
2nd Floor
Council Offices
Priory Road
Spalding
Lincs.

Date 16th July1992

The person dealing with this matter is: B. Gilham

Our Ref: 92012/BG/RAG

Your Ref: DMG/JJ H06/0610/92

Dear Sir,

Re: Proposed Bungalow and Micropropogation Room and Polytunnels at Dearlove Gate, Lutton for Mr. T. Congreve

Further to your letter dated 13th July 1992, I confirm that my client is agreeable to signing a Section 106 Planning Obligation before Planning Permission can be authorised.

Yours faithfully,

B. Gilham F.F.B.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1992

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

File Nos.

Acknowledge YES/NO
by
date 20/7

status design

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1992 DG

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 3rd July 1992

The person dealing with this matter is: B. Gilham

For the attention of Mr D M Gedney

Our Ref: 771577/MRG/AEW

Your Ref: DMG/WL H12/0610/92

Dear Sir,

Re: PROPOSED BUNGALOW, GARAGE, MICROPROPOGATION ROOM AND POLY TUNNELS AT DEARLOVE GATE, LUTTON FOR MR T A CONGREVE

In respect of your letter dated 25th June, 1992, I enclose 4 No. copies of drawing No. 771577/4 showing the additional information you require.

Yours faithfully

B. Gilham F.F.B.

Enc.

APPLICATION REFERENCE: H06/0610/92 DATE RECEIVED: 12 06 92

APPLICANT: Mr T A Congreve
Smiths Farm
Gedney
Spalding
Lincs

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

TYPE: Full

DESCRIPTION: Bungalow, garage and micropropogation room and polytunnels

LOCATION: Dearlove Gate, Lutton

Parish Council: This application falls outside the Interim Boundary of Development and in view of the small plot the Council feels the applicant would be unlikely to run a viable business. Presumably an ADAS report will be sought.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policy 7A.

PREVIOUS DECISIONS
H06/0153/89 - Outline - Dwelling including garage and vehicular access - Permitted 13 October 1989 subject to Section 52 Agreement to ensure that the proposed dwelling ~~ensured to be used~~ to serve the needs of the horticultural unit ~~to~~ which it forms an integral part.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposed development is appropriate for the site.
2 The applicant already has outline consent for an agricultural dwelling (H06/0153/89). ~~This~~ application is "Full" only ~~in the sense that~~ the site of the bungalow, polytunnels etc has been widened from 18 metres to 24 metres. Its depth is in the region of ~~8~~ metres it forms part of a larger field (approximately 10 acres).

CONCLUSIONS
1 The agricultural circumstances remain the same as the previous approval and no objections are therefore raised in principle.
2 Application is for a three bedroom bungalow to be constructed in Butterley Heather Red Rustic facing bricks with Marley Mendip smooth brown concrete interlocking roof tiles. The landscaping scheme includes a mixture of hawthorn and lleylandii hedging along the frontage of the site and parts of its length.
3 No objections are raised to the proposal subject to the applicants re-entering into a legal agreement to ensure that the dwelling continues to serve the needs of the horticultural

unit use of which it forms an integral part.

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

(A) The applicants entering into a Section 106 Planning Obligation to ensure that the proposed dwelling continued to serve the needs of the horticultural unit of which it forms an integral part.

(B) The following conditions.

1 SC27 - (Implementation of Planting).
2 SC39 - (Agricultural Habitation).
3 At least 2,500 square feet of protected cropping facilities (including a micropropogation room) shall be erected concurrently with the dwelling hereby permitted.

Reasons

1-2 Standard.
3 Due to the agricultural circumstances relating to this application.

Note

1 SN9.

DM 22/7

Note for DPBCS.
In my opinion this could be a DPO Application subject to Letter of Support to P.C. Do you agree? YES
23/7

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: D Gedney
Planning and Building
Control Services

TO: P Cleghorn
Administration Dept.

REF: DMG/LAB/H06/0610/92

REF:

DATE: 13 August 1992

SUBJECT: Planning Application H06/0610/92 - Bungalow, Garage and Micropropogation Room and Polytunnels at Dearlove Gate, Lutton (Mr T A Congreve)

I refer to the above planning application and hereby enclose a copy of a letter from the Applicants agent confirming that he is prepared to enter into a Section 106 Planning Obligation.

I hope the above is of assistance to you.

D Gedney
Planning and Building
Control Services

D M Gedney

DMG/WL/H06/0610/92

Mrs J Bennett
Clerk to Gedney Parish Council
522 Broadgate,
Weston Hills
Spalding
Lincs. PE12 6DA

28th July 1992

Dear Madam,

Planning Application H06/0610/92 - Bungalow, Garage and Micropropogation Room and Polytunnels, Dearlove Gate, Lutton

I refer to the above planning application submitted by Mr T A Congreve.

It is noted that the Parish Council have stated that the application falls outside the Interim Boundary of Development and that in view of the small plot the applicant would be unlikely to run a viable business. However, I would like to inform you that the applicant already has outline consent for a dwelling (H06/0153/89) linked to an associated 10 acres of land at the rear. Further, ADAS were consulted in respect of that particular application and they expressed support.

Pursuant to the above, therefore, the applicant has only applied in 'full' because the dimensions of the site as outlined in red differ slightly. Since, the agricultural circumstances remain the same I will therefore treat the application as 'delegated' unless the Parish Council state otherwise within the next seven days.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H06/610/92

Your Ref:

Date: 13th July 1992

H06/610/92 - MR T A CONGREVE, BUNGALOW, GARAGE AND MICROPROPOGATION ROOM AND POLYTUNNELS, DEARLOVE GATE, LUTTON.

With reference to the above, planning permission will only be authorised subject to the applicants first entering into a Section 106 Planning Obligation. The Agreement is basically the same as the previous Section 52 on the outline planning approval reference H06/0153/89, to ensure that the proposed dwelling continues to serve the needs of the horticultural unit of which it forms an integral part.

In order that you may prepare the necessary documentation please find enclosed:-

i) Six 1:2500 site location plans with the site the subject of the Agreement, edged red, with the surrounding land edged blue.

ii) A copy of the planning application forms.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

Yours faithfully

G Smith
Technical Assistant

Enc.

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.

Mr D Gedney

DMG/JJ H06/0610/92

13th July 1992

Dear Sir,

H06/0610/92 - MR T A CONGREVE
BUNGALOW, GARAGE AND MICROPROPOGATION ROOM AND POLYTUNNELS, DEARLOVE GATE, LUTTON.

With reference to the above, planning permission will only be authorised subject to the applicants first entering into a Section 106 Planning Obligation.

The Agreement is basically the same as the previous Section 52 on the outline planning approval reference H06/0153/89, to ensure that the proposed dwelling continues to serve the needs of the horitcultural unit of which it forms an integral part. Since the current application is a full application, this means that the applicant will need to enter into a fresh Agreement, which will be dealt with under delegated powers.

Could you therefore please confirm in writing, as soon as possible, that your client is willing to re-enter into such an Agreement.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr D Gedney

DMG/WL
H12/0610/92
771577/BG/AEW

25th June 1992

Status Design
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

Dear Sirs,

Planning Application H06/0610/92 - Bungalow, Garage and Micropropogation Room and Polytunnels, Dearlove Gate Lutton

I refer to the above planning application submitted by yourselves on behalf of Mr. T A Congreve.

It is my opinion that the landscaping scheme submitted is not totally satisfactory for the following reasons:

1. The full names are not given of tree types A,C,D and E.

2. No planting heights are given.

3. It is considered that provision should be made for indigenous hedging (e.g Hawthorn) along the site's frontage and at least part of the side boundaries.

I look forward to your response in respect of the above matters within the next ten days, therefore, so that I am in a position to proceed with the application.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

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

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1992
Acknowledged
File Nos.
Scanned Y/C/N/O

NRA
National Rivers Authority
Anglian Region

18 June 1992

Our ref.GT/92/1/SH/0174

Dear Sir

PLANNING APPLICATION NO. H12/0610/92
PROPOSED BUNGALOW, GARAGE AND MICROPROPOGATION ROOM AND POLYTUNNELS AT DEARLOVE GATESIGN LUTTON HOUSE, SPALDING, BY MR T.A. CONGREVE.

With regard to the above-mentioned application received on 16 June 1992, 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.

/contd

ROGER HYDE
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0174

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

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

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

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

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.

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 Status Design
4 Princes Street
Holbeach, Spalding PE12 7BB

VJC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H06/0610/92

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		
	4	3	2	2	6	1

2. Address or location

Oakleve Gate, Lutton House, Gedney

3. Name, classification and number of road

4. Date application referred 18-6-92

5. State whether outline, detailed application etc.

Full

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

Bungalow Garage & Modification from 4 Dormers.

7. Delete as appropriate

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

a. ~~Does not wish to restrict the grant of permission~~.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the~~ application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf~~

Date: 18-6-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B22

Delete as appropriate

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

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

(1) B21

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H12/0610/92

Applicant: Mr T A Congreve
Smiths Farm
Gedney
Spalding
Lincs

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

Description: Bungalow, Garage and Micropropogation Room and Polytunnels

SOUTH HOLL[illegible] D.C.
PLAN DEPT
12 JUN1992
REF.....

Location: Dearlove Gatesign
Lutton House
Spalding
Lincs

Type: FULL

Date received: 03-JUN-92

05-JUN-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:

If the polytunnels are to form part of the application, then a set of four drawings showing the external appearance will be required.

As the micropropogation room is part of the business activity, a fee of £55, based on the floorspace of that room is also required.

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

pp Principal Administrative Officer

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUN 1992 DG

Attention of: DPO KRM, DDPO BS, JC, AMP
File Nos.
Your Ref.
Action by .....
Replace with .....
Copy to .....
Acknowledge YES/NO
Yr
Re

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/610/92/JAM

Date 12 June 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. T.A. CONGREVE
DWELLING ETC. AT DEARLOVE GATE, LUTTON

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

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

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

Our Ref: RS/PAK/610/92/JAM Your Ref: 12 June 1992

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

ENGINEER TO THE BOARD

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

BRIAN SMITH Dip TP MRTPI
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: H06/0610/92

Applicant: Mr T A Congreve
Smiths Farm
Gedney
Spalding
Lincs

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

Description: Bungalow, Garage and Micropropogation Room and Polytunnels

Location: Dearlove Gatesign Lutton House
Spalding Lincs

Type: FULL

Date received: 12-JUN-92

16-JUN-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 01-JUL-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

S.H.D.C. PLANNING DEPT.
RECEIVED DG
17 JUL 1992
Attention of
DPO NPM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

FOR PARISH COUNCIL USE ONLY

Comments: This application falls outside the ID and in view of the small plot, the Council feels the applicant would be unlikely to run a viable business. Presumably an ADAS report will be sought.

Signed: J Bennett

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 11th June 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771577/BG/AEW

Your Ref: H12/0610/92

Dear Sir,

Re: PROPOSED BUNGALOW, GARAGE, MICROPROPOGATION ROOM AND POLYTUNNELS AT DEARLOVE GATE, LUTTON FOR MR T A CONGREVE

Further to your letter dated 5th June, 1992, please find enclosed 4 No. copies drawing No. 771577/6 and cheque to the value of £55.00 in respect of additional fees required relating to Microporogation Room.

Yours faithfully

B. Gilham F.F.B.

SOUTH HOLLAND D.C.
PLAN DEPT
12 JUN 1992
REF.....

Enc.

status design

SOUTH HOLLAND D.C.
H12/0610/92

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 2nd June 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771577/BG/AEW

Your Ref:

Dear Sir,

RE: PROPOSED BUNGALOW, GARAGE, MICROPROPOGATION ROOM AND POLYTUNNELS AT DEARLOVE GATE, LUTTON FOR MR T A CONGREVE

Enclosed is a full planning application for the above, which directly relates to an outline planning approval Ref. H06/0153/89. The only reason for this application not being an approval of reserved matters type is because the client has now decided to incorporate more land with the site to enable him to locate the bungalow design to meet his requirements. However, all other requirements of the outline planning permission are included within the application, i.e. 2500 sq. ft. of protected cropping and micropropogation room.

It is therefore requested that the information supplied with the outline planning application be taken into consideration in respect of this application.

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771577/3, 771577/4 and 771577/5.
3. Cheque to the value of £110.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771577/3, 771577/4 and 771577/5.
3. Cheque to the value of £66.98 in respect of submission fee.

Total cheque: £176.98

Yours faithfully

B. Gilham F.F.B.

Enc.

SMDC

- Re: CONGRESS

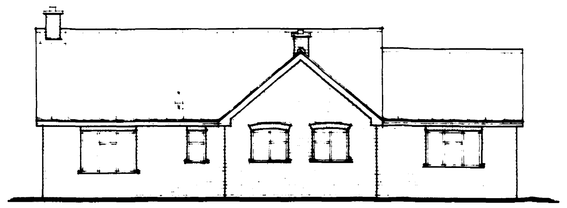
Enclosed is a full Plg Application for the above which directly relates to a O.P. approval Ref - No 1106/0153/89. The only reason for ~~not~~ this application not being a Approval of Reserved Matters Application is because the client has now decided to incorporate more land into the site to enable him to locate the bungalow design to meet his requirements.

However all the requirements of the O.P.P. are included within the application i.e - 2500 sq ft of potential croppings & Micro Propagation Room.

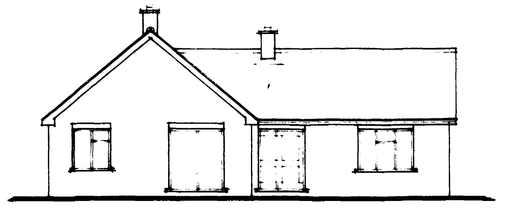
It is therefore requested that the information contained in the O.P.A - be taken into consideration in respect of the application ~~is~~ ~~for determination~~

Item Enclosed :-

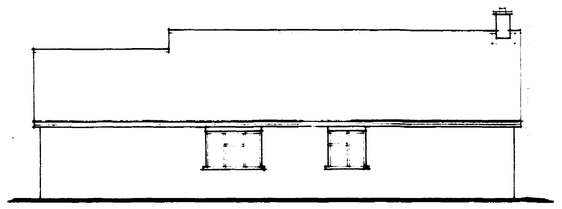
(1)



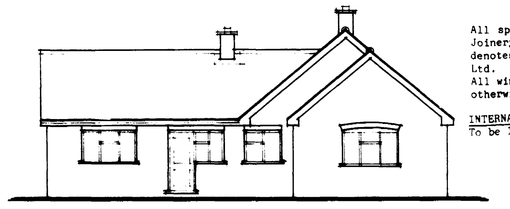
FRONT



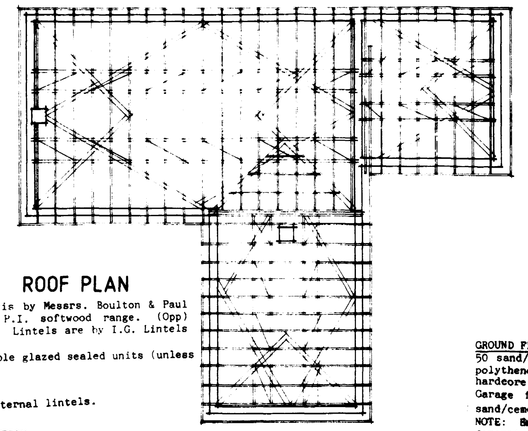
SIDE



REAR



SIDE



ROOF PLAN

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate flnk type trusses @ 600 c/c @ 40° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 56 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

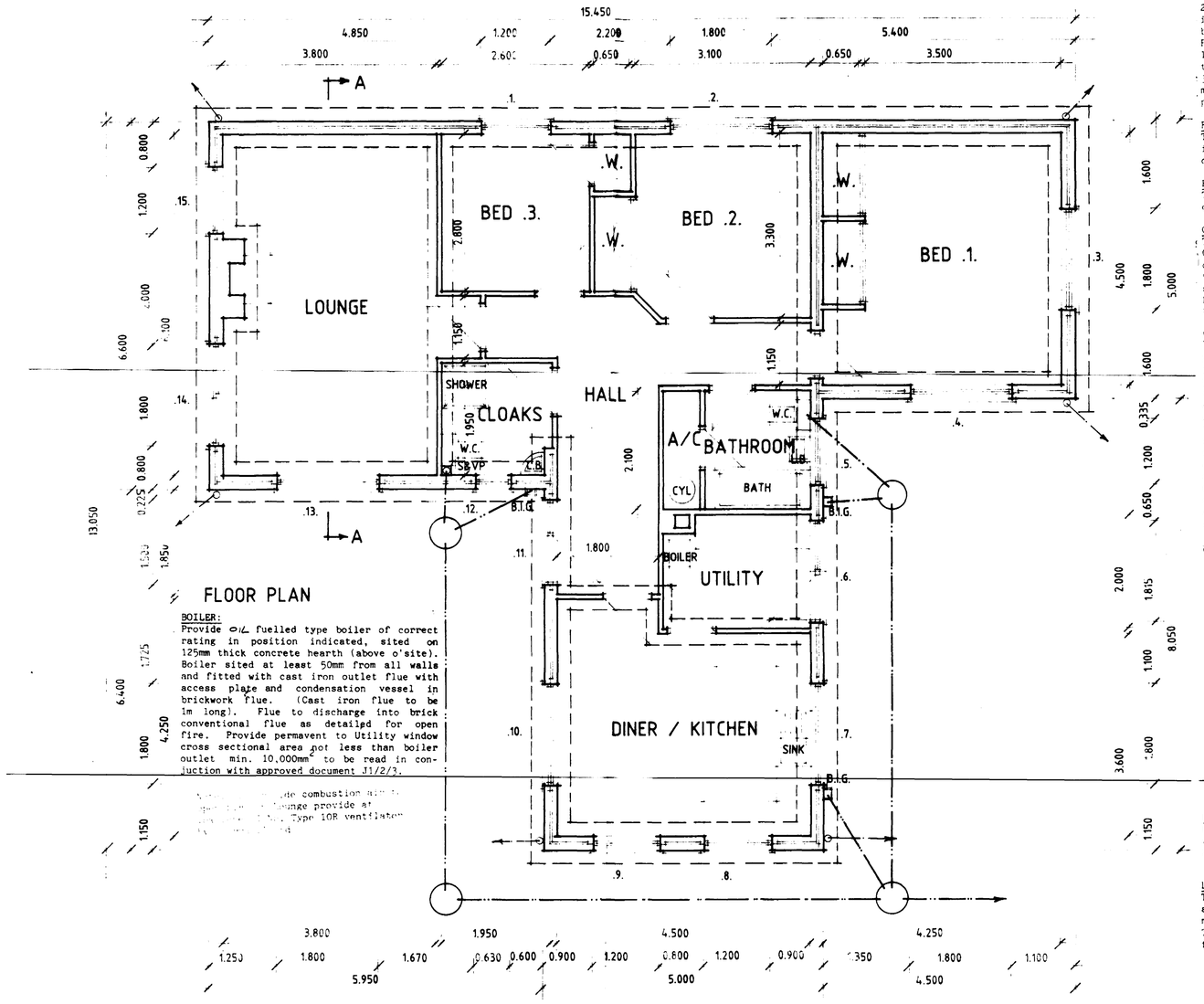
ROOF VENTILATION:
To roof soffits use 'Nene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10 continuous strip.

ROOF INSULATION:
To roof spaces provide 100mm fibreglass insulation quilt.

CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skin or Artex finish. To remaining ceilings provide 9.5mm plasterboard (Gyproc Duplex or sim.) - 5mm skin or Artex finish.
NOTE: To garage ceiling provide 12.7mm Fireline board.

WALLING:
250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecomax DPS cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render - skim finish.

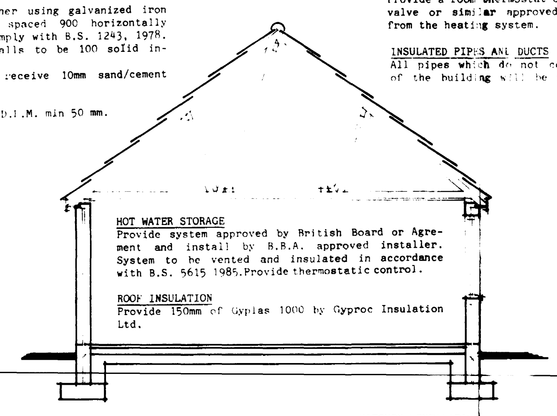
Wall D.P.C. to lap floor D.P.M. min 50 mm.



FLOOR PLAN

BOILER:
Provide oil fuelled type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above o'site). Boiler sited at least 50mm from all walls and fitted with cast iron outlet flue with access plate and condensation vessel in brickwork flue. (Cast iron flue to be 1m long). Flue to discharge into brick conventional flue as detailed for open fire. Provide permavent to Utility window cross sectional area not less than boiler outlet min. 10,000mm² to be read in conjuction with approved document J1/2/3.

...de combustion ...
...ouse provide a...
... Type 10R ventilator...



SECTION A-A

RAINWATER GOODS ETC.
P.V.C. rainwater goods. 100 half round gutters and 65.0 downpipes.
25 x 175 p.s.e. fascia and bargeboards.

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985.Provide thermostatic control).

ROOF INSULATION
Provide 150mm of Gypias 1000 by Gyproc Insulation Ltd.

KITCHEN VENTILATION:
Provide Radin 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
See plan for ducting to outside air.

BATHROOMS
Provide Mayfair 3000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. See plan for ducting to outside air.

LINTEL/JOIINERY SCHEDULE

No	JOINERY REF	LINTEL TYPE	O/A LENGTH
1.	212CV [O.C]	I.G. - LI/S	1500
2.	312CVC	"	2100
3.	312CVC	"	2100
4.	312CVC	"	2100
5.	210CV [O.C]	"	1500
6.	FNS/DDR9D - 2N10CV [O.C]	"	2100
7.	310CVC	"	2100
8.	210CV [O.C]	"	1500
9.	210CV	"	1500
10.	313CVC	"	2100
11.	FER150/DDR8D	"	1800
12.	110V	"	900
13.	313CVC	"	2100
14.	PATIO	"	2100
15.	213CV	"	1500

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,000 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix inf15 to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (socket up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm Ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 8, to terminate in 75mm conc. capping - clay pot. Provide 41bs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required to external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

HEATING SYSTEM
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 41b lead to valleys to make completely watertight.

FOOTPATHS:
Provide wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 40mm int. Ø p.v.c. waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

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

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. 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 than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade 2 - light duty circular covers unless I.C.'s are in driveway where Grade 8 - medium duty covers are to be used.

TRAPDOOR
Provide 750mm x 550mm trapdoor to landing as shown for access to roof space.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB 0406 22243

PROPOSED BUNGALOW AT DEARLOVE GATE, LUTTON.

FOR

MR T CONGREVE

1:50 1:100 771577/3

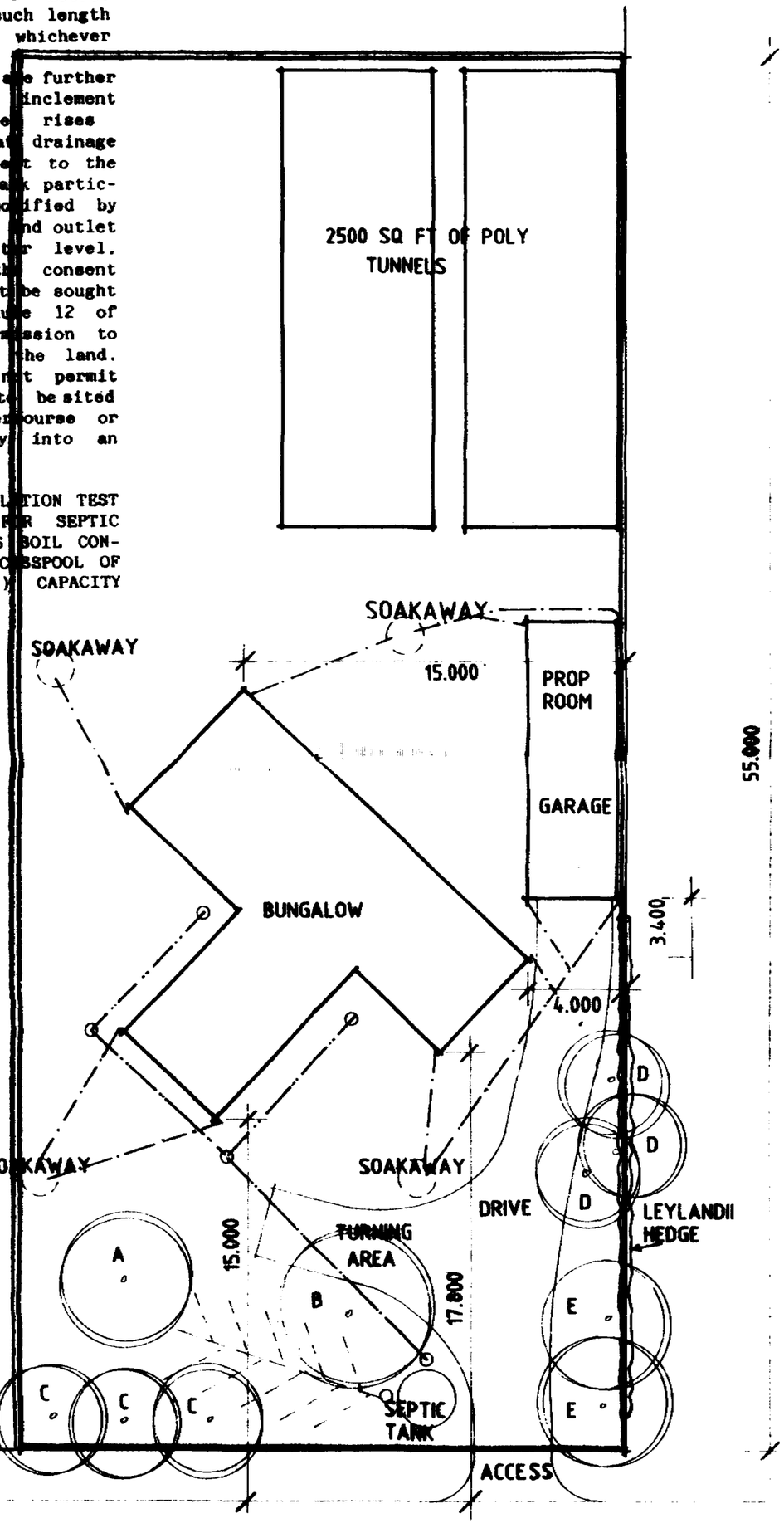
MAY-92 B.GILHAM.

Architectural, Planning & Building Design Consultants

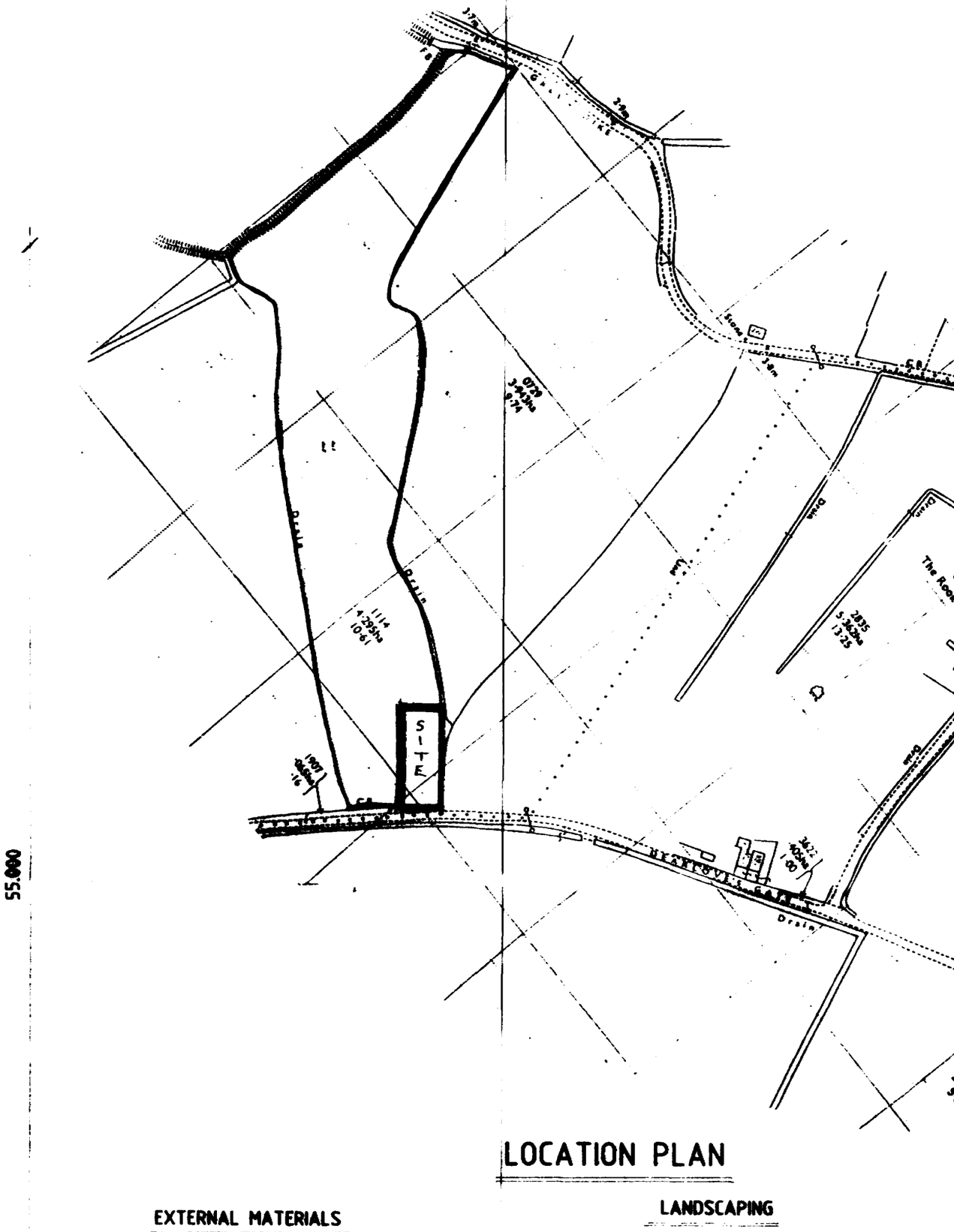
...er drains to 600 gallon ...eater' type septic tank ...ccordance with local auth... ...nts. The sub-irrigational ... to the septic tank is to ... by percolation test in accord ... provisions of clause 15.3.2 of ...tish Standard 6297:1983. The applicant ... responsible for carrying out the tests ... the minimum requirement is 30 metres ...ub-irrigational drainage or such length ...y be determined by the test, whichever ... greater.

Applications ... further ...ed that during times of ...inclement ...er, the ground water leve... rises ...dingly it is essential that ... drainage ... to the septic tank are ke...t to the ...m, say 1 in 70, and the ta...k partic...ly the bottle type, is mo...ified by ...g to ensure that both inlet ...nd outlet ...maintained above ground wat...r level. ...cants are reminded that th... consent ...tional Rivers Authority must ...e sought ... the provisions of Schedu...e 12 of ...ater Act, 1989, for per...ission to ...rge sewage effluent into ...he land. ...al Rivers Authority do n...t permit ... tank soakaway systems t... be sited ... 10 metres of any wate...ourse or ...ischarge effluent directly into an ...er.

... THE RESULTS OF THE PERCOL...TION TEST ... TO BE UNSATISFACTORY F...R SEPTIC ... DRAINAGE DUE TO IMPERVIOUS ...OIL CON...S SUCH AS CLAY, THEN A C...SSPOOL OF ... LITRES (4,000 GALLONS) ... CAPACITY ...E USED.



SITE PLAN



LOCATION PLAN

EXTERNAL MATERIALS

MARLEY MENDIP, SMOOTH BROWN, CONC. INT. ROOF TILES.

BUTTERLY HEATHER RED RUSTIC FACING BRICKS

ACCESS

TO BE MIN. 2.5m WIDE ALL TO L.C.C REQUIREMENTS

TURNING AREA

PROVIDE TURNING AREA FROM GARAGE ALL TO L.C.C REQUIREMENTS

DRIVE

75 WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE

50 X 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

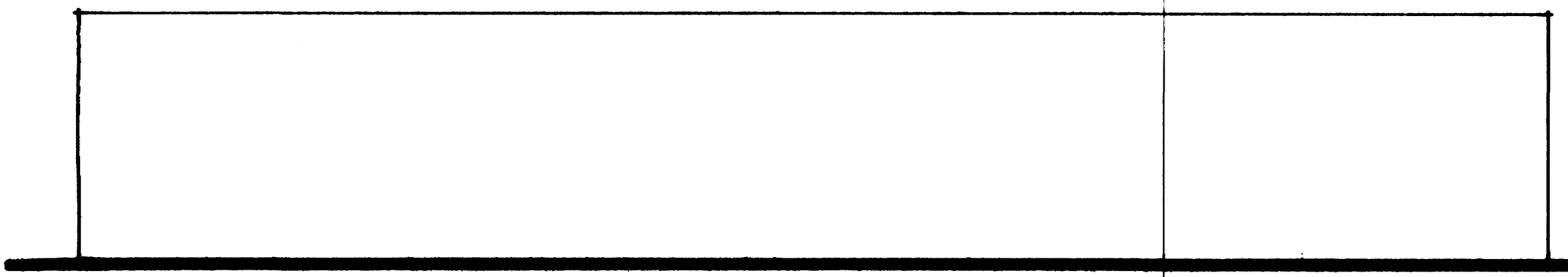
LANDSCAPING

PLANT TREES & SHRUBS AS SHOW

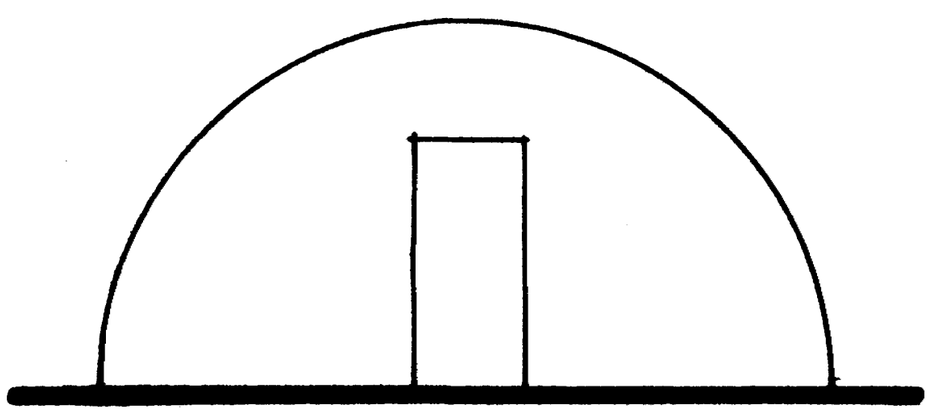
A - CRYPTOMERIA
B - SYCAMORE
C - JUNIPERUS
D - PENDULA
E - ILEX

THIS DRAWING TO BE READ IN CONJUCTION WITH

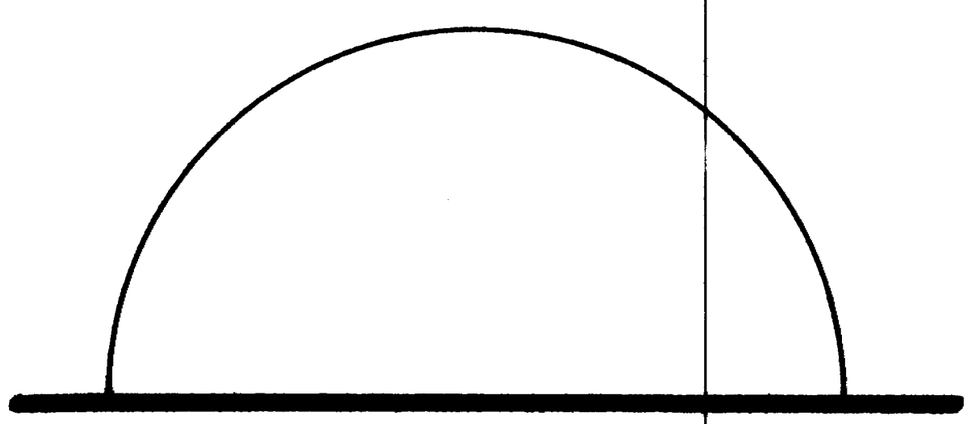
771577/3 & 771577/5



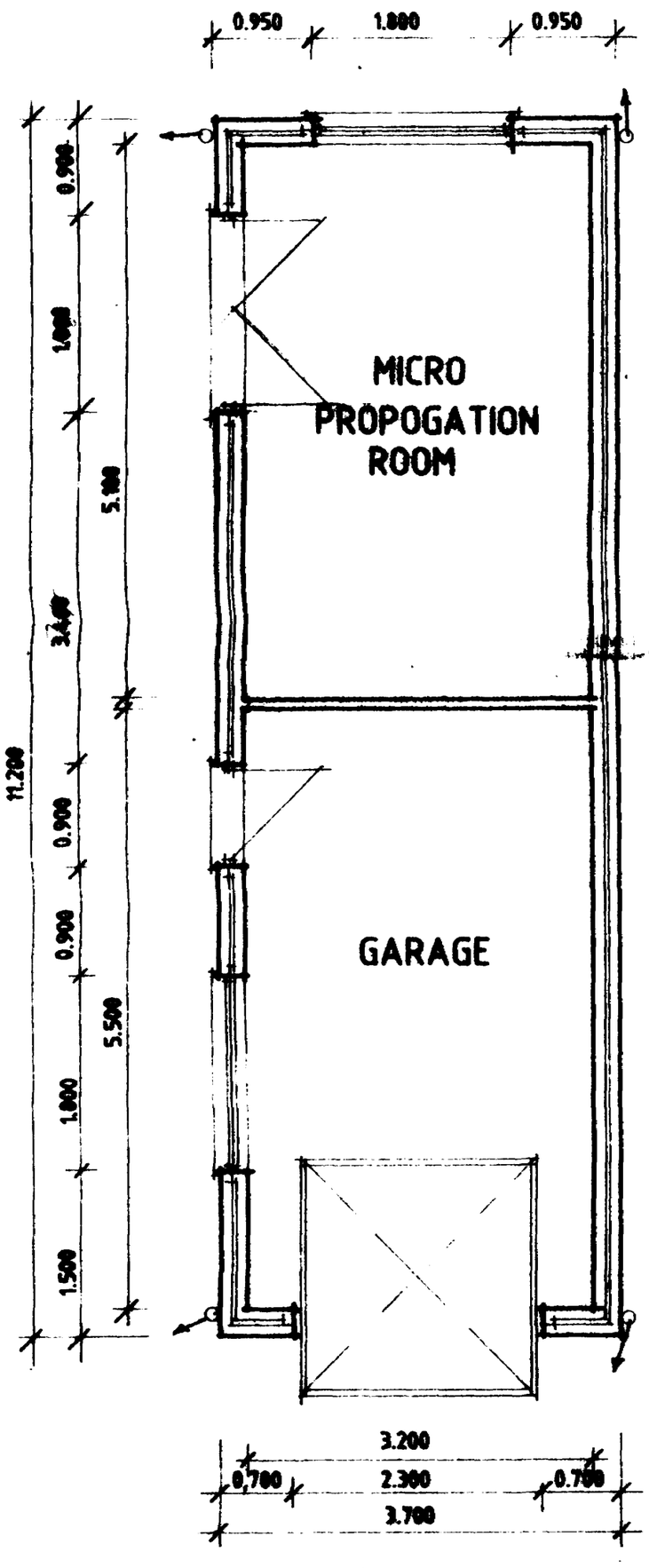
SIDE



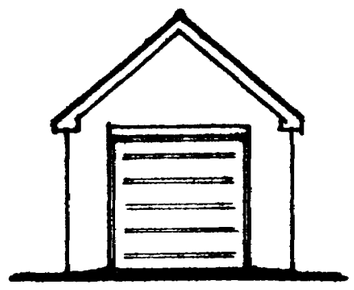
FRONT



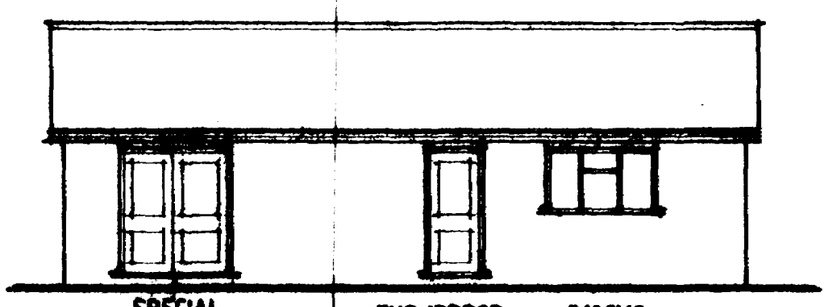
REAR



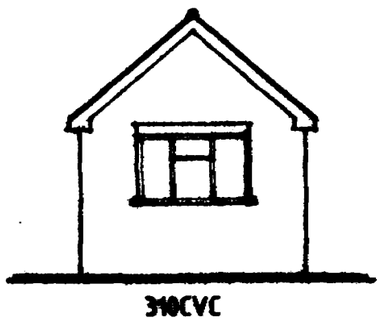
PLAN



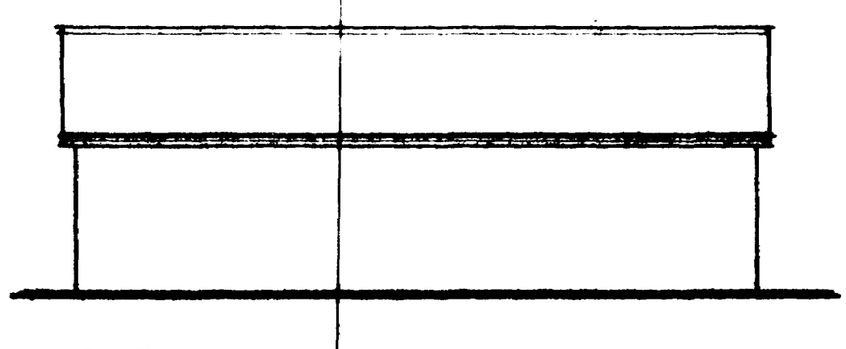
FRONT



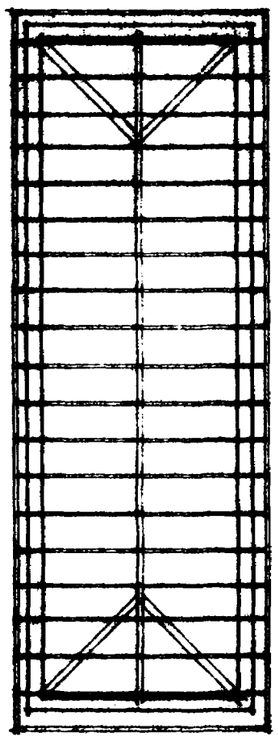
SIDE



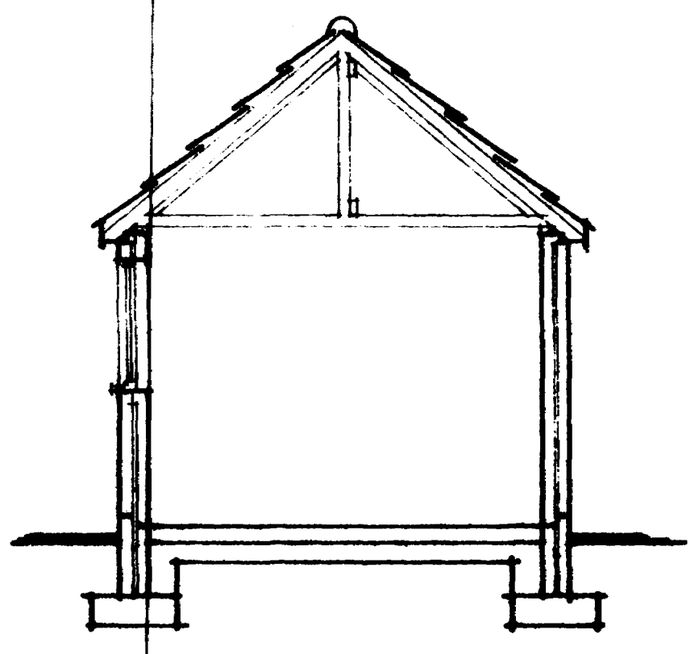
REAR



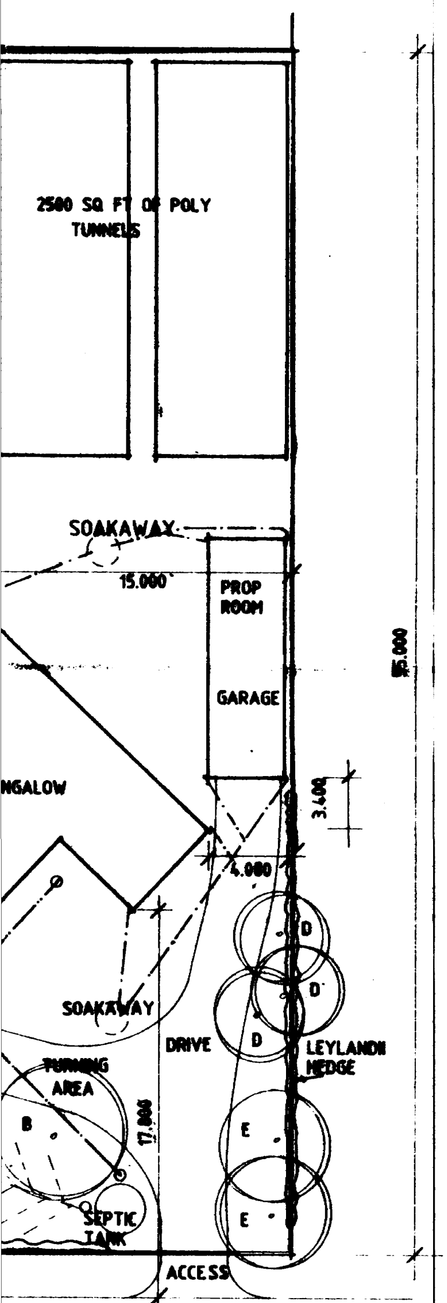
SIDE



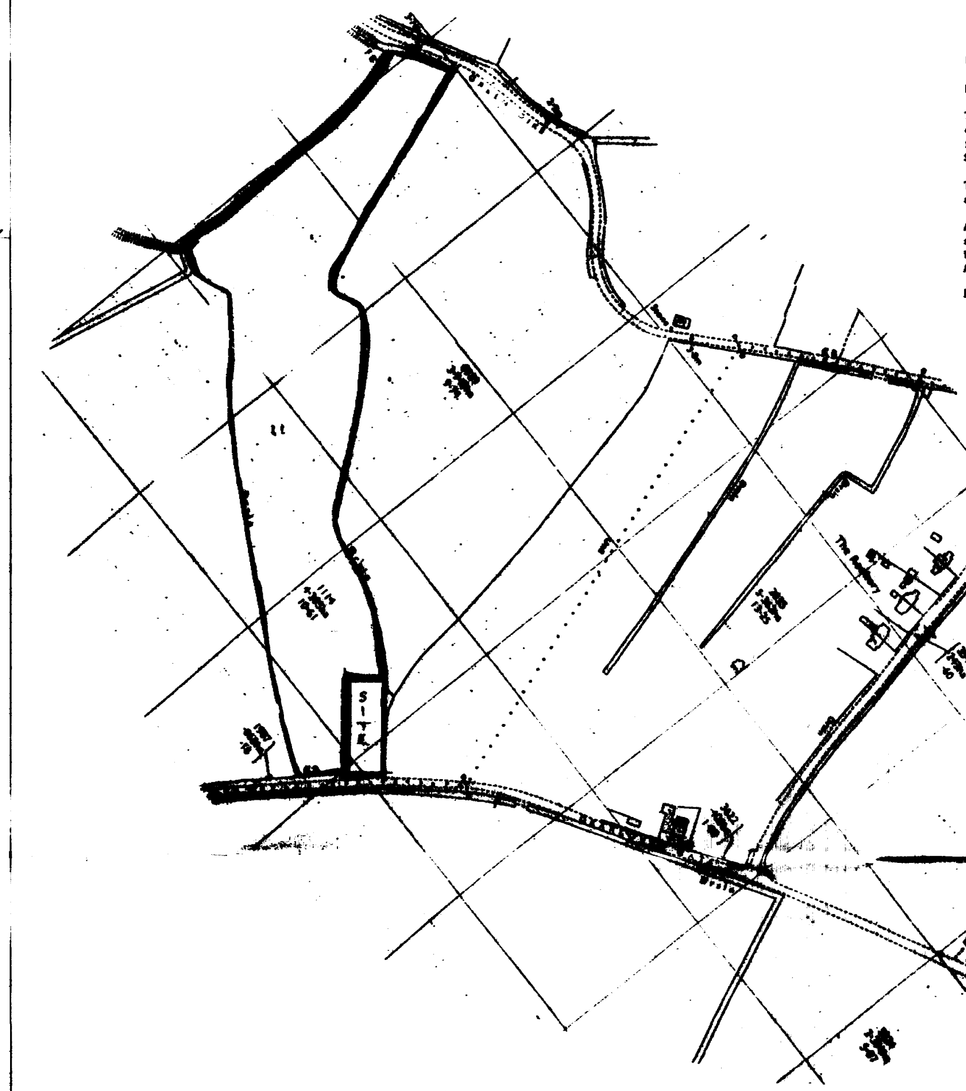
ROOF PLAN



SECTION THRO'



PLAN



LOCATION PLAN

Notes and Revisions

Do not scale from this drawing.

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 Messrs. Status Design.

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

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

Please note: This drawing is not a conveyance drawing.

EXTERNAL MATERIALS

MARLEY MENDIP, SMOOTH BROWN, CONC. INT. ROOF TILES.

BUTTERLY HEATHER RED RUSTIC FACING BRICKS

ACCESS

TO BE MIN. 2.5m WIDE ALL TO L.C.C REQUIREMENTS

TURNING AREA

PROVIDE TURNING AREA FROM GARAGE ALL TO L.C.C REQUIREMENTS

DRIVE

75 WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE

50 X 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

LANDSCAPING

PLANT TREES & SHRUBS AS SHOWN

		HEIGHTS ON PLANTING
A	CRYPTOMERIA - JAPANESE CEDAR	0.6m
B	SYCAMORE	2.0m
C	JUNIPERUS - LOW GROWING CONIFERS	0.4m
D	PENDULA BETULA - SILVER BIRCH	1.0m
E	ILEX - HOLLY	0.6m

PLANT HAWTHORN HEDGE TO BOUNDAR WHERE SHOWN

THIS DRAWING TO BE READ IN CONJUCTION WITH
771577/3 & 771577/5

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1992
Attention of: DPO NRM, DOPO BS, JC ACP
Action by:
Discuss with:
Copy to:
File Nos.
Acknowledge Yes/No
By
Date

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7DB

PROPOSED BUNGALOW, GARAGE, MICRO PROPOGATION ROOM & POLY TUNNELS AT BEARLOVE GATE, LUTTON FOR MR T CONGREVE

SITE LAYOUT

1:200 1:2500 771577/4 A

MAY-92 BOSTON

A - LANDSCAPING ALTS

Architectural, Planning & Building Design Consultants