SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0610/93 Received:19-JUL-93 Type:FULL

Name: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 ONS

Agent: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 ONS

Description: Boarding cattery

Location : Clanranald House North Road
Gedney Hill 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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

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

4 The number of cats within the cattery shall not exceed 24 at any one time.

Reason: In the interests of the amenities of the locality.

5 Prior to development being commenced, details of screening along the south western boundary of the site shall be submitted to and approved by the Local Planning Authority.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of the amenities of the locality.

Director of Planning and Building Control Services
03-SEP-93 H07/0610/93

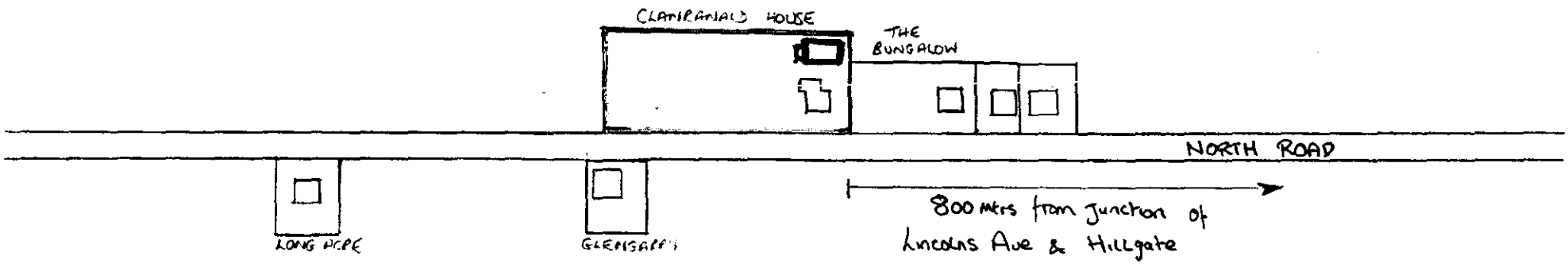
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

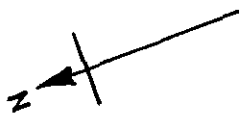
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

WAITAKERE CITY COUNCIL
PLANNING DEPT
RECEIVED 10 JUN 1993
610/93

AGRICULTURAL LAND.





For: MR & MRS R.W.C. STEVENSON		
Drawing title: LOCATION PLAN FOR PROPOSED CATTERY		
Date: 6/6/93	Scale: 1:2500	Drawn by: R.S.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07/0610/93

Date Registered 28 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS RNC STEVENSON
CLANRANALD HOUSE
NORTH ROAD
GEDNEY HILL
SPALDING, LINCS PE12 ONS

Tel. No. 0406 - 330711

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

CLANRANALD HOUSE, NORTH ROAD, GEDNEY HILL, SPALDING, LINCS PE12 ONS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BOARDING CATTERY

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 If you consider no fee is payable include a written explanation instead.

Signed. R.C. Stevenson Date 25-6-93 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 Certificates**

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 pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created: 138.1 sq. metres

B. Please state size of any new structure:- (a) max. height: 2.3 metres
(b) max. length: 17.2 metres
(c) max. width: 8.03 metres

C. Please state type and colour of materials for facing external walls: Cedar coloured timber, clad with wire mesh

D. Please state type and colour of roofing materials. Corrugated blue translucent PVC Sheets

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. GARDEN

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? N/A

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: NATURAL DRAINAGE

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

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to: N/A
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNERS

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant / ~~Agent~~) Date 25-6-93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / Agent) Date 25-6-93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Existing brick building partly built.
Boundaries : Fencing around site.
Site Features : 2 small existing outbuildings for dogs. Glasshouse + bungalow to south.

Inspected by DME
Date 2/7.

Site Notice posted by DME
Date
Expiry 2/7.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

2 bungalows to south. "Glengarry". 29/7

Case Officer Conclusions DME 19/8

~~Discussed [illegible] with applicant that will not be suitable [illegible] for various reasons [illegible] request - dwelling [illegible] not materially affected. [illegible] to build next house [illegible] property [illegible] owned by applicant.~~

See draft committee report.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)
Refuse (or equiv)

Signed DME. Date 3/8

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes~~:
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~: (cont overleaf)

~~[illegible]~~ 1 TL 1

12 SC21 (Landscaping scheme).
13 SC27 (Implementation of planting).
3 4 The number of cats within the cattery shall not exceed 24 at any one time.
Reason: In the interests of the amenities of the locality.
4 Prior to development being commenced, details of screening along the south western boundary of the site shall be submitted to and approved by the Local Planning Authority.
5 SC8
Reason: In the interests of the amenities of the locality.

DC INSTRUCTION SHEET

APPLICATION REF: H07/0610/93

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Non Std

Scale drawing....

Highway S/W....

Agric appraisal....

Precise details: 4 copies of (1) Amended 1:250 and 1:500 plan required which outline the proposed cattery in red and the rest of the land in blue. (2) Could you please confirm, or otherwise, that the dog kennels presently on/adjacent to the proposed site of the cattery will be removed?

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All..... Including neighbours.

Specified:

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	DONE 02-JUL-93	
	~~NRA~~	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer DAVID GODLEY

Senior Officer Confirmed ..... Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P29100

Date first Rec'd 25 JUN 1993

Registration

Reference H07/0610/93

Cross-Ref R

Date 29/6

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 138.1

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 364 OS Plots
Grid ref 5 34310 31234 0

Ward W Parish CHILL

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐
Dist Bound

Linked to property Ref ☐
Other:
0312130

Planning Records:
Earlier apps

16/88
922/86
196/70
139/77

B Reg Records:
Already submitted – Ref:
Request needed
Requested

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H07/0610/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H07/0600/95 Received:07-JUN-95 Type:CONDITION COMPLIANCE

Name: Mr & Mrs R Stevenson
Clanranald House
North Road
Gedney Hill
Spalding, Lincs

Agent: Mr & Mrs R Stevenson
Clanranald House
North Road
Gedney Hill
Spalding, Lincs

Description: Landscaping details (Condition 2 of H07/0610/93)

Location : Clanranald House, North Road Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

05-JUL-95 H07/0600/95

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

Committee.

SOUTH HOLLAND DISTRICT COUNCIL

H07/0610/93

FULL

Applicant: Mr & Mrs R W C Stevenson
Tel: 0406 330711

Agent: Mr & Mrs R W C Stevenson
0406 330711

Description: Boarding cattery

Location: Clanranald House
North Road
Gedney Hill
Spalding Lincs

Valid date: 19-JUL-93
Target dates:
To case officer 26-JUL-93
Inspected by 02-AUG-93
Extra contacts 09-AUG-93
Report if not clear by 23-AUG-93

Terminal date: 13-SEP-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 138.1 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
~~The Owner/Occupier, [illegible] Rd~~	~~21-JUL-93~~	~~4 AUG-93~~	
Site/Press Advert MIN	07 06-JUL-93	28 JUL-93	
Clerk to Gedney Hill 0775 724941	02-JUL-93	16-JUL-93	
Dir of Environmental	02-JUL-93	16-JUL-93	
Clerk to Gedney Hill 0775 724941	21-JUL-93	04-AUG-93	Amended plans received.
Dir of Environmental	21-JUL-93	04-AUG-93	
Cllr Mrs E O Hall-Pa 0945 700 829	02-JUL-93	09-JUL-93	
Cllr Mrs E O Hall-Pa 0945 700 829	21-JUL-93	28-JUL-93	Amended plans received

L.C.C — No objections to CL

2 Bungalows to South "Glengarry"

29 JUL — 19 AUG

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

H07/0610/93

FULL

Applicant: Mr & Mrs R W C Stevenson
Tel: 0406 330711

Agent: Mr & Mrs R W C Stevenson
0406 330711

Description: Boarding cattery

Location: Clanranald House
North Road
Gedney Hill
Spalding Lincs

Valid date:	~~28-JUN-93~~ 19-JUL-93	Terminal date:	~~23-AUG-93~~ 13-SEP-93
Target dates:		Target Committee:	04-AUG-93
To case officer	05-JUL-93	Report deadline:	21-JUL-93
Inspected by	12-JUL-93		
Extra contacts	19-JUL-93	Case Officer:	
Report if not clear by	02-AUG-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 138.1 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~01-JUL-93~~ 06-JUL-93	~~21-JUL-93~~ 27-JUL-93
Clerk to Gedney Hill 0775 724941	02-JUL-93	16-JUL-93
Dir of Environmental	02-JUL-93	16-JUL-93
Cllr Mrs E O Hall-Pa 0945 700 829	02-JUL-93	09-JUL-93

L.C.C. No objection JC 8/7/93

APPLICATION REFERENCE: H07/0610/93 DATE RECEIVED: 19-JUL-93

TYPE: Full

DESCRIPTION: Boarding cattery

LOCATION: Clanranald House, North Road, Gedney Hill.

APPLICANT: Mr & Mrs R W C Stevenson AGENT:

REASON FOR COMMITTEE CONSIDERATION

To enable Committee to assess whether the cattery will adversely affect the residential amenity of neighbouring property.

RECOMMENDATION

Grant Permission, subject to conditions.

COMMENTS

1 Site outside I. B. D.

2 Proposed cattery located close to southern boundary of site. Roof to consist of blue translucent sheets.

3 ~~In my opinion~~, the proposed cattery would be better sited on the northern (as opposed to southern) side of the partially built outbuilding.* Notwithstanding this fact, ~~however~~, it is considered ~~in this instance that~~ there is ~~not~~ sufficient reason to refuse the application. The nearest dwelling (a bungalow) is located approximately 42 metres to the south west.

* BUT THE APPLICANT GIVES REASONS FOR DECISION TO ATTACH RE POSITIONING IN

REPRESENTATIONS

Parish Council: No objections.

Env. Services: ~~Formal response awaited.~~

Applicant: (Summarised)

- Cattery positioned here for following reasons.

1 On east side of house and would give maximum protection from prevailing ~~north~~ wind. Important since some chalets specially fitted for old or infirm cats.

2 Paddock to north will be fenced off to provide secure run for dogs away from the cattery.

3 Good visibility from house for security purposes.

4 Garden at back and around cattery will be landscaped to provide ideal setting for cattery, leaving paddock for dogs.

- End of cattery at least 150 to 200 feet from adjacent dwelling and also some 100 feet behind. If necessary, our boundary could be planted with conifers for more seclusion.

- Spoken to all neighbours concerned and they have no objections.

SCHEDULE OF CONDITIONS

1 SC21 (Landscaping scheme).

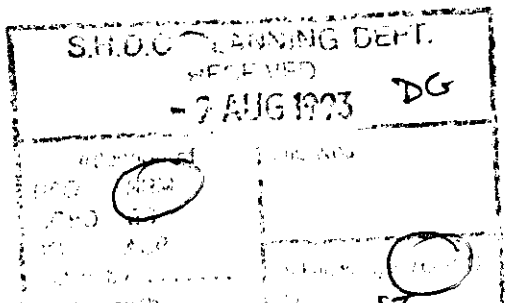
2 SC27 (Implementation of planting).

3 The number of ~~cats~~ dogs within the cattery shall not exceed 24 at any one time.
Reason: In the interests of the amenities of the locality.

4 Prior to development being commenced, details of screening along the south western boundary of the site shall be submitted to and approved by the Local Planning Authority.
Reason: In the interests of the amenities of the locality.

---

we need 6 ft
& the
31/8



South Holland District Council
Planning Department
Priory Road
Spalding
Lincs

Clanranald House
88 North Road
Gedney Hill
SPALDING
Lincs
PE12 ONS

2nd August 1993

Dear Sir

PLanning Application H07/0610/93 - Boarding Cattery

With reference to our telephone conversation today in connection with your letter dated 29 July, I list below the reasons for the positioning of theCattery as per the original plans:-

1. Positioning of the Cattery on the Lea side of the house will give maximum protection from the prevailing north wind. This is most important as some chalets will be specially fitted for old or infirm cats.

2. Our paddock to the north will be fenced off to provide a secure free run area for our dogs away from the Cattery.

3. Good visibility from the house for security purposes.

4. The garden at the back and around the Cattery will be landscaped to provide us with a nice garden for ourselves and an ideal setting for the Cattery, leaving the paddock for our dogs.

Cont/.....

/Cont.....

The end of the Cattery will be at least 150 - 200 feet from the adjacent dwelling and also some 100 feet behind. The ground to the side of this dwelling has large glass houses and vegetable gardens and is therefore not used as a recreational garden. If necessary, our boundary could be planted with conifers for more seclusion.

Some years ago we owned a Kennels and Cattery near Deeping St. Nicholas, so when we first thought of opening a Cattery here some 10 months ago, I rang Environmental Services for advice. Gary Stanley whom I already knew, kindly agreed to come out and have a look, and at that time he thought the location would be ideal as it's well away from everything.

I can confirm I have spoken to all neighbours concerned, and they have expressed that they have no objections whatsoever.

I look forward to hearing from you.

Yours faithfully

P J Stevenson (Mrs)

Mr A Mrs S M F Stevenson
Tlanrhaeadr House
Sedbury Hill
Tintern
Gwent
NP16 7NS

Your Ref: Sedbury

Date: 14th July

Dear Sir and Madam

Planning Application No: P/96/0478/FH - Dwelling, Sedbury
Llanrhaeadr House, North Road, Sedbury Hill.

I refer to the above retaining application recently submitted by yourselves.

I have now had discussions with the Council's Environmental Services Department who have expressed some concern over the proximity of the development to the existing dwelling to the south. They have consequently suggested that a more appropriate form of development would be the reconditioning of the existing outbuilding in the northern corner of the site. In the circumstances I would be grateful if you would kindly submit drawings indicating the extent of any alterations to the building, and also a plan showing the relationship between the building and the existing dwelling, so ensuring that their residential amenities are safeguarded to a reasonable degree.

Pursuant to the above, therefore, could you please confirm to me whether or not you would be in agreement with this repositioning and if this is the case also submit revised plans showing this.

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

Yours faithfully

Discussed with Mr Stevenson. She will send in letter in due course (relevant to new building for Valley Views).

DAG 2/8.

M R Gibbins
Principal Planning Officer
Development Control

BRIAN SMITH p 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: H07/0610/93

Applicant: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 0NS

Agent: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 0NS

Description: Boarding cattery

Location: Clanranald House North Road
Gedney Hill Spalding Lincs

Type: FULL

Date received: 19-JUL-93

21-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-AUG-93. 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

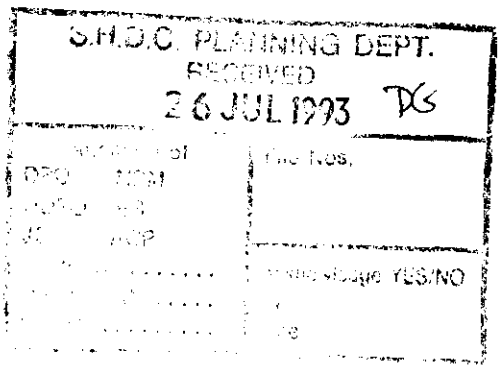
Clerk to Gedney Hill PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:



Clanranald House
88 North Road
Gedney Hill
SPALDING
Lincs
PE12 ONS

South Holland District Council
Priory Road
SPALDING
Lincs
PE11 2XE

19 July 1993

Dear Sir

re: Application No H07/0610/93
Proposed Boarding Cattery

With reference to your letter dated 8 July, I can confirm that the existing dog kennel is of a temporary construction and as such will be removed from the site.

Yours faithfully

R W C Stevenson

SOUTH HOLLAND D.C.
PLANNING DEPT
19 JUL 1993
REF 6.10.93

BRIAN SMITH 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

SOUTH HOLLAND D.C.
PLAN DEPT
19 JUL 1993
REF Valid

Application no: H07/0610/93

Applicant: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 0NS

Agent: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 0NS

Description: Boarding cattery

Location: Clanranald House
North Road
Gedney Hill
Spalding Lincs

Type: FULL

Date received: 28-JUN-93

08-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1 Four copies of amended 1:2500 and 1:500 plan required which outline the proposed cattery in red and the rest of the land in blue.

2 Could you please confirm, or otherwise, that the dog kennels presently on/adjacent to the proposed site of the cattery will be removed?

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DM Gedney

Principal Planning Officer

BRIAN SMITH , 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: H07/0610/93

Applicant: Mr & Mrs R W C Stevenson
Clanranald House
North Road
Gedney Hill
Spalding Lincs PE12 0NS

Agent: Mr & Mrs R W C Stevenson
Clanranald House
North Road
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Spalding Lincs PE12 0NS

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Yours faithfully

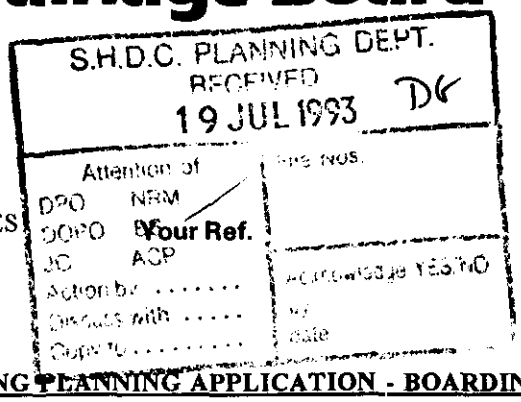
D M Gedney

Principal Planning Officer

DPO

SOUTH HOLLAND
Internal Drainage Board

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



Please contact: Mr. Staines

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

Our Ref. RS/PAE/610/93/FES

Date 16 July 1993

Dear Sir,

FULLING PLANNING APPLICATION - BOARDING CATTERY
CLANRANALD HOUSE, NORTH ROAD, GEDNEY HILL

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 would not seem to be directly affected I set out below general advice for your consideration and 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.

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 £7,040 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 and Administration Fees are :-

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

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 and Property Services Department must be obtained.

RS/PAE/610/93/FES

16 July 1993

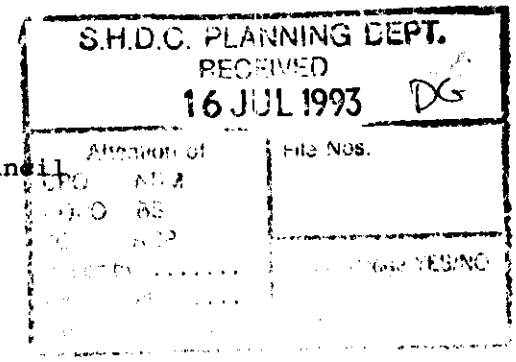
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Mr. R. W. C. Stevenson
Clanranald House
Gedney Hill
Spalding
Lincs PE12 0NS

14th July 1993



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

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0195
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H07/0610/93

PROPOSAL: DEVELOP BOARDING CATTERY
LOCATION: CLANRANALD HOUSE NORTH ROAD GEDNEY HILL
APPLICANT: MR.&MRS. R.W.C. STE VENSON

I refer to your consultation received on 12th July 1993.

This Authority has no objection to the prcposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
REASON: To prevent pollution of the water environment.

Advice to Applicant

A percolation test should be undertaken tc ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily than we must be consulted further.

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

Yours faithfully

R.Morgan
Planning Manager

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

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

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2900
Date received : 28-JUN-93

Received from

Mr & Mrs Stevenson

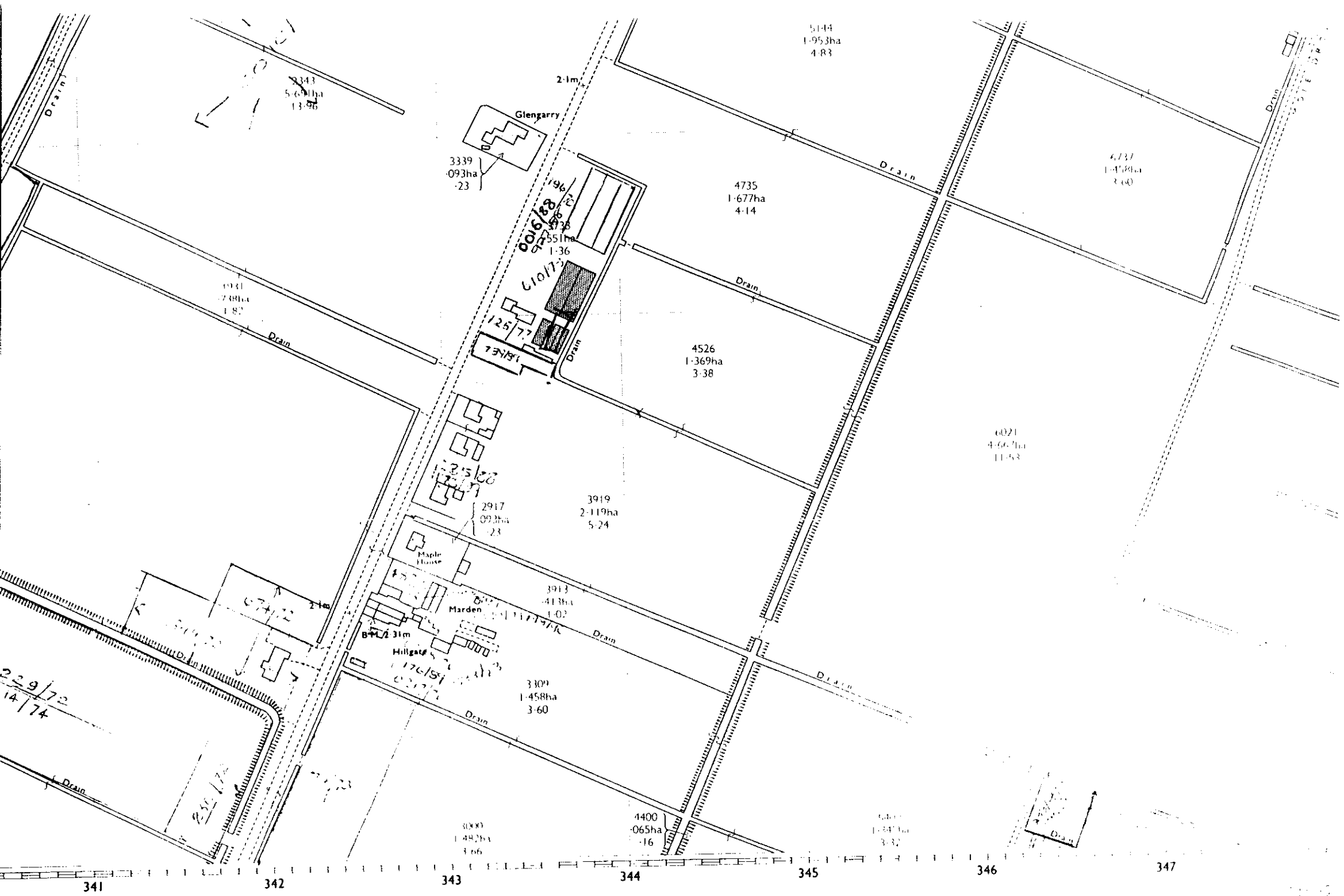
Address

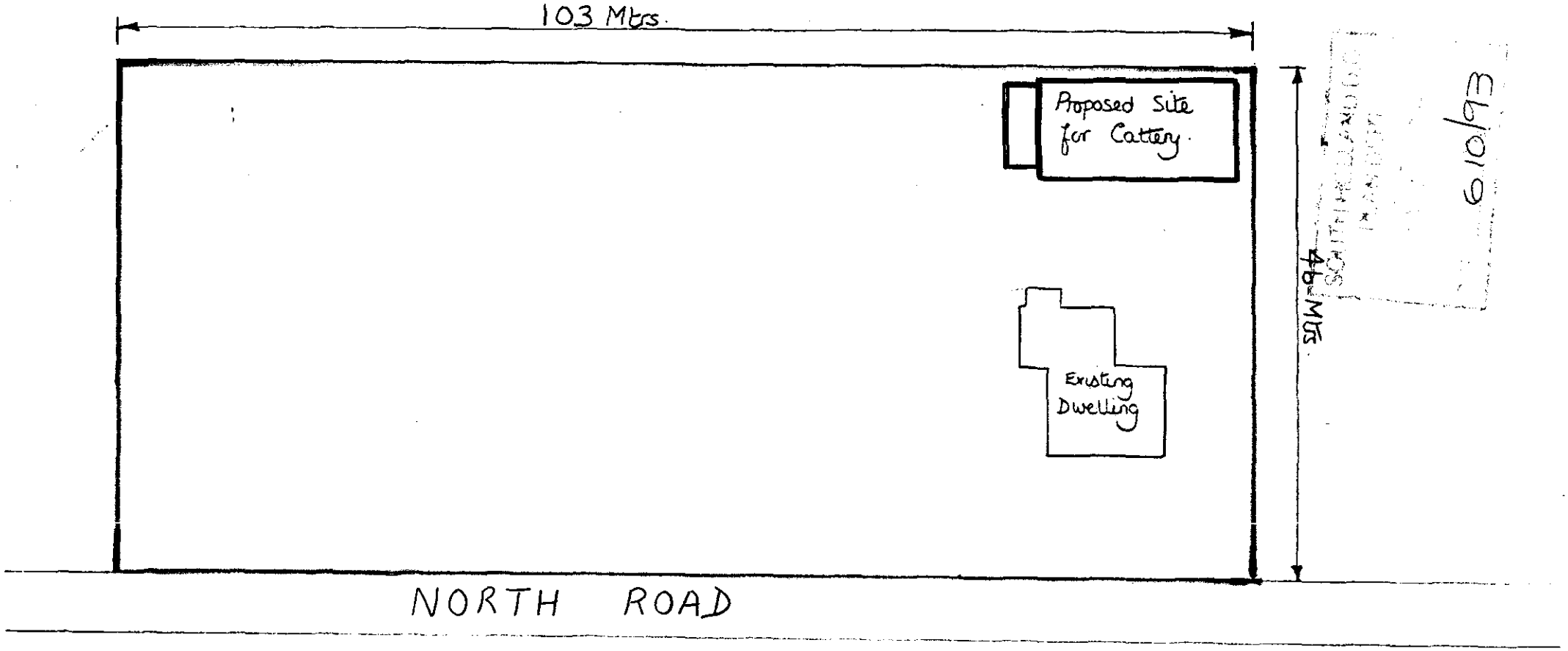
Clan Ranald House
North Road
Gedney Hill
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)


Glengarry
Marden
Hillgate
Maple House
Drain
2·1m
3339
·093ha
·23
3343
5·691ha
13·96
4735
1·677ha
4·14
4526
1·369ha
3·38
3919
2·119ha
5·24
3913
·413ha
1·02
3809
1·458ha
3·60
4400
·065ha
·16
341
342
343
344
345
346
347



N

For:

MR & MRS R W C STEVENSON

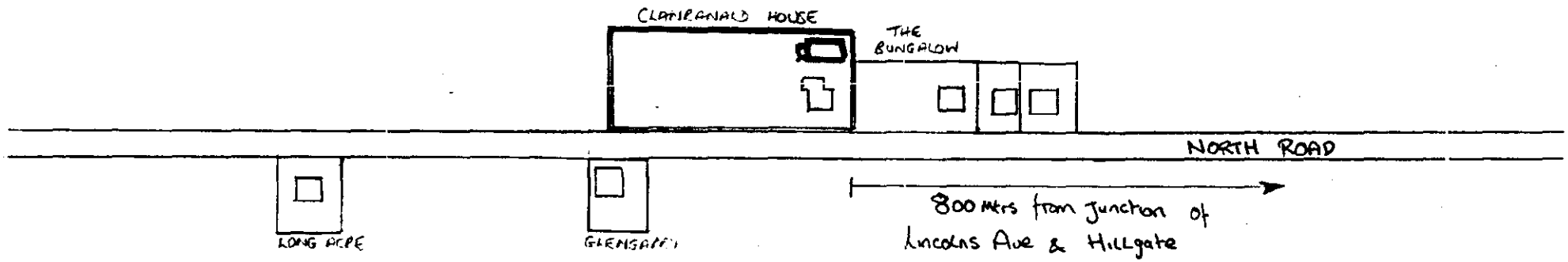
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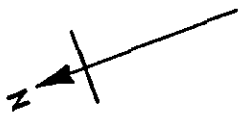
SITE PLAN FOR PROPOSED CATTERY

Date:	Scale:	Drawn by:
6/6/93	1:500	

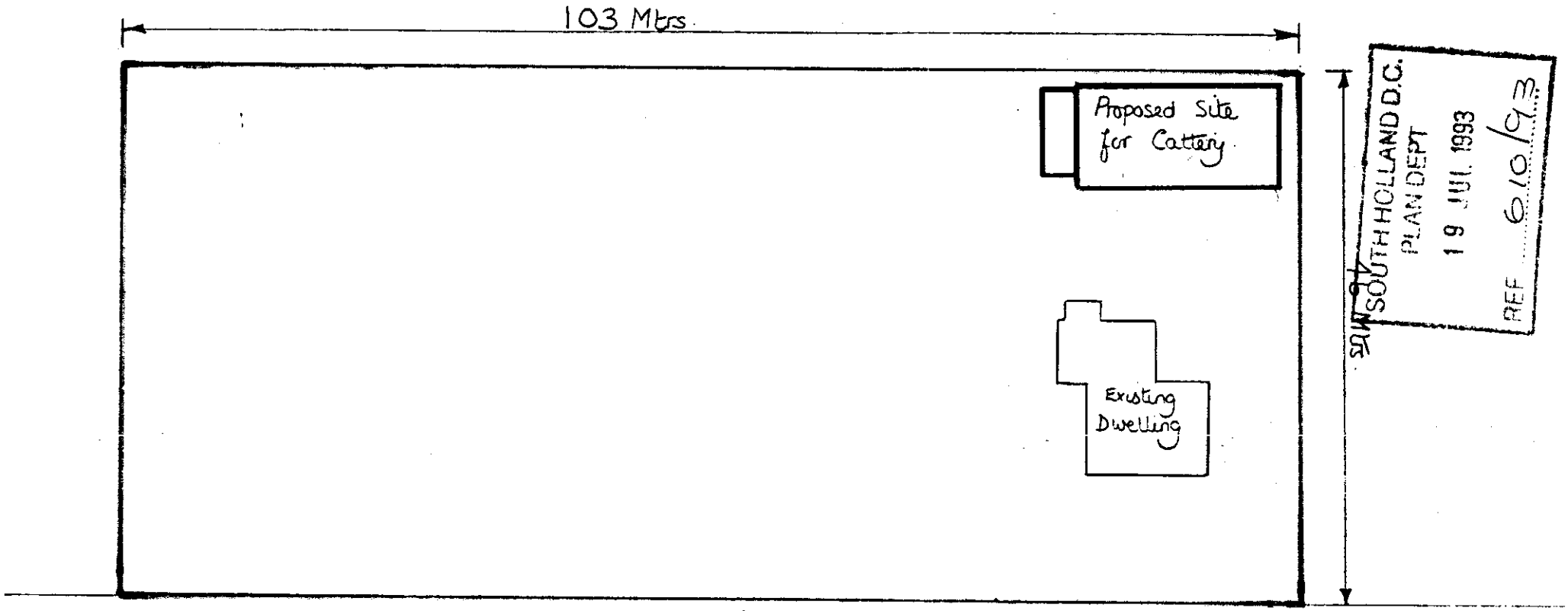
6/10/93

AGRICULTURAL LAND.





For: MR + MRS R.W.C. STEVENSON		
Drawing title: LOCATION PLAN FOR PROPOSED CATTERY		
Date: 6/6/93	Scale: 1:2500	Drawn by: R.S.

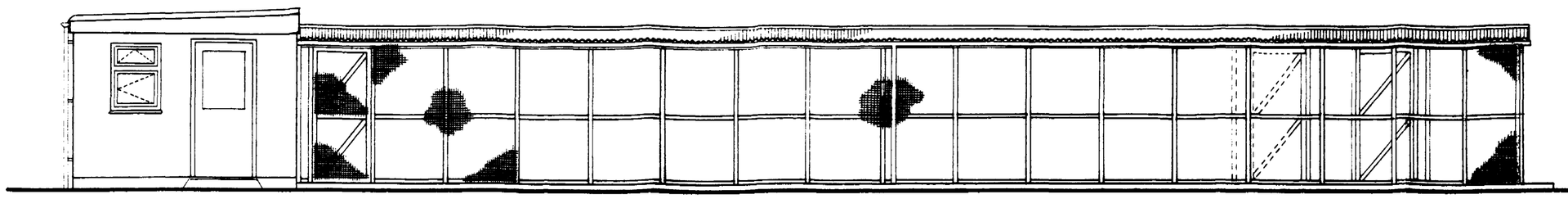


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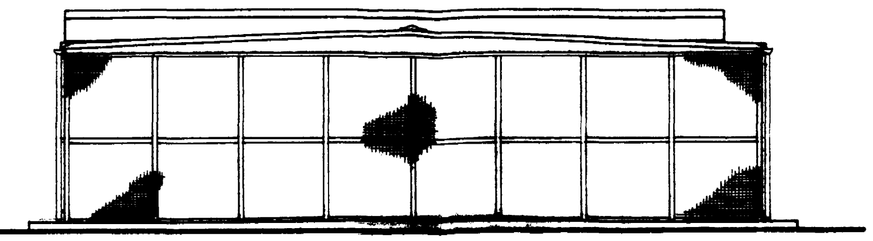
For:
MR & MRS R W C STEVENSON

Drawing title:
SITE PLAN FOR PROPOSED CATTERY

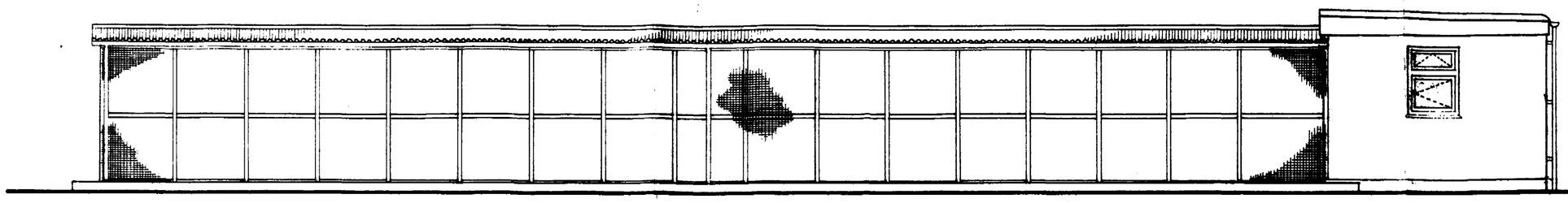
Date:	Scale:	Drawn by:
6/6/93	1:500	A.S.



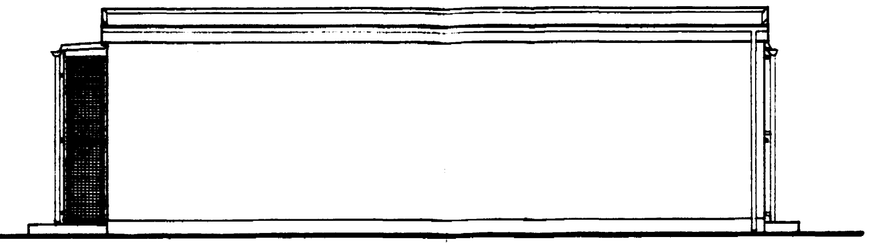
WEST ELEVATION



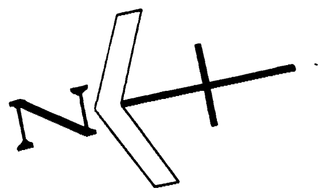
SOUTH ELEVATION



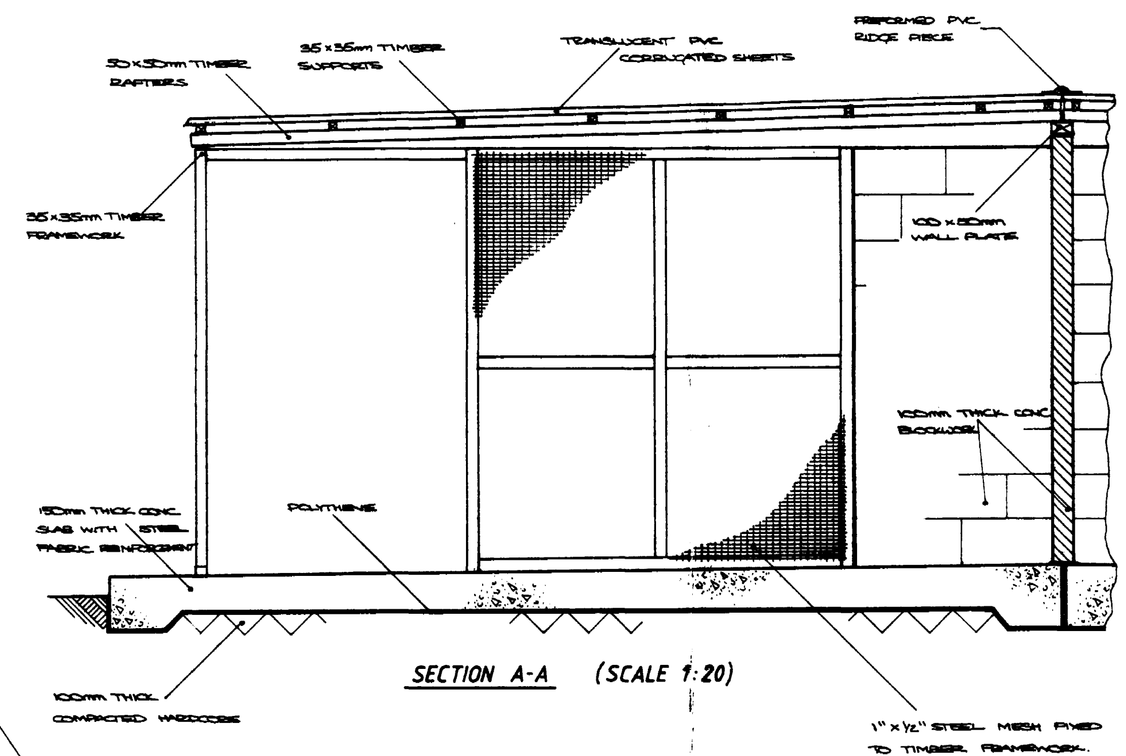
EAST ELEVATION



NORTH ELEVATION



FLOOR PLAN



SECTION A-A (SCALE 1:20)

FOUNDATIONS - CATTERY SLAB TO BE CAST IN TWO SECTIONS USING 1:2:4 CONCRETE MIX WITH 75mm FALL FROM CENTRE TO OUTSIDE EDGE OF SLAB BOTH SIDES, SLABS TO BE 150mm THICK - SMOOTH FINISH AND INCORPORATE EXPANSION JOINTS 2.4m APART BETWEEN UNITS ON BOTH SECTIONS. FLUSH TO BE USED WHERE SLABS JOIN EXISTING BRICK OUTBUILDING. SLABS LAID ON 100mm THICK CONSOLIDATED HARDCORE WHICH IS OVER BLINDED WITH POLYTHENE DPM.

CATTERY UNITS CONSTRUCTION

TIMBER FRAMING TO UNIT PARTITIONS AND EXTERNAL PERIMETER TO BE CONSTRUCTED USING 95mm x 35mm SQUARE SECTIONAL TIMBER AND USING BUTT AND HALVING JOINT CONSTRUCTION, FRAMEWORK TO BE COVERED WITH 19 SWG 1" x 1/2" RECTANGULAR MESH. TIMBER FRAMING TO INCORPORATE TIMBER DOOR FRAMES AND DOORS - ABO MESH COVERED.

CAT UNIT PARTITIONS TO HAVE FULL HEIGHT SHEERLINE BARRIERS TO ENSURE CAT HYGIENE (TRANSLUCENT)

NOTE: ALL TIMBER TO BE TREATED WITH ANIMAL SAFE WOOD PRESERVATIVE

CATTERY ROOF CONSTRUCTION

CONSTRUCTED USING 50mm x 50mm RAFTERS AT 1.2m SPACINGS IN LINE WITH UNIT PARTITIONS WITH 35mm x 35mm SUPPORTS SPANNING PERPENDICULAR FIXED WITH MINI PROFILE TRANSLUCENT PVC SHEETS LAPPED APPROPRIATELY. ROOF CONSTRUCTION SUPPORTED ON INTERNAL BLOCKWORK WITH 100 x 50mm WALL PLATE AND EXTERNAL TIMBER FRAMING.

OTHER NOTES

GAS/WATER FIRE EXTINGUISHER TO BE SITUATED OUTSIDE BETWEEN RECEPTION AND CATTERY EXTERNAL DOORS IN CASE OF EMERGENCY.

SOUTH HOLLAND D.C.
PLAN DEPT.
28 JUN 1993
REF ....06/10/93.

FOR:
MR & MRS RWC STEVENSON

DRAWING TITLE

PLANS AND ELEVATIONS FOR PROPOSED CATTERY

DATE:	SCALE:	DRAWN BY:
6/6/93	1:50	PDodd