



Town and Country Planning Act 1990

Planning Permission

Reference: H08/0173/92

Received:07-APR-92 Type:FULL

Name: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincs, PE11 4ND

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Conversion of domestic storage building to dwelling

Location : Domestic Storage Buildings Chopdike Drove
Gosberton Clough 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.

Notes to Applicant:

This planning permission has been granted on the basis of the building being converted, and it should not be inferred that permission would be granted for its replacement by a new dwelling.

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

Director of Planning and Building Control Services
05-AUG-92 H08/0173/92

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.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0173/92

Received: 07-APR-92 Type: FULL

Name: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincs, PE11 4ND

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Conversion of domestic storage building to dwelling

Location : Domestic Storage Buildings Chopdike Drove
Gosberton Clough 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.

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Notes to Applicant:

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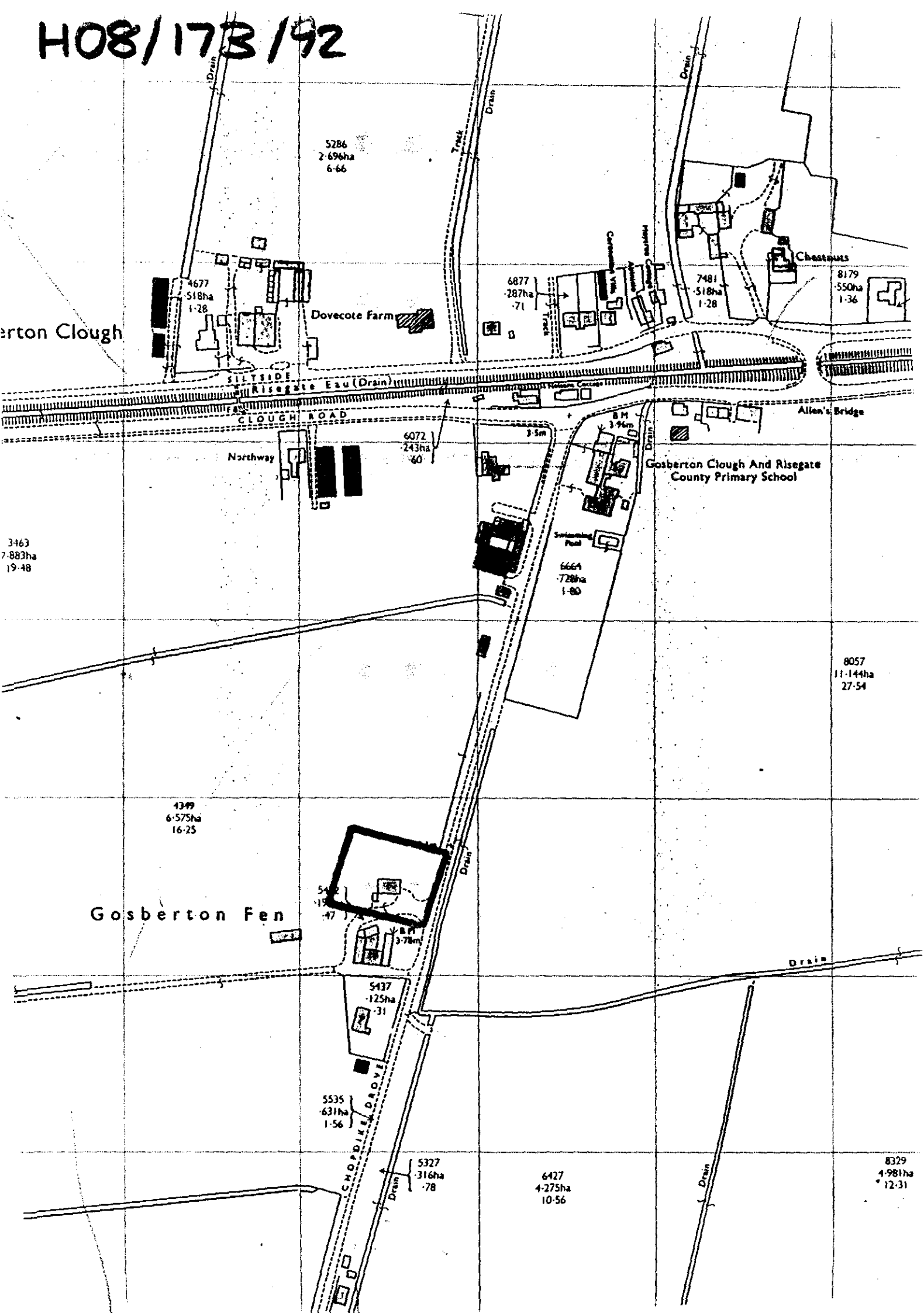
Authorised to issue:

03-AUG-92

H08/0173/92

AD. *AS*DC. *PR*
4/8 *4/8*

H08/173/92



PLANNING APPLICATION

For office use only

Application No. H08/0173/92
Date Registered 10 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR B MEAKIN
23 BOW GATE
GOSBERTON
SPALDING
LINCOLNSHIRE, PE11 4ND

Tel. No. (0775) 840451

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MISS M STAINSBY
MAIN ROAD
DEEPING ST NICHOLAS
SPALDING, Lincs

PE11 3EN
Tel. No.

(Personal contact name) 077588 568

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DOMESTIC STORAGE BUILDINGS, CHOPDIKE DROVE, GOSBERTON CLOUGH, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONVERSION OF DOMESTIC STORAGE BUILDING TO DWELLING

OFFICE
COPY

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of 110.00. If you consider no fee is payable include a written explanation instead.

Signed *U. Meakin*

Date 10/2/92

Previous application No:

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

or This is an **outline** application

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

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many:

CONVERSION TO OR
DWELLING

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

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

(b) max. length

(c) max. width

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

D. Please state type and colour of roofing materials.

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

NA.

TO EXISTING

EXISTING + 3.910

" + 3.250

RED BRICK TO MATCH EXIST

DARK GREY PANTILES

YES

sq. metres TOTAL

metres 19.710

metres TOTAL

metres 11.160.

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

USED FOR STORAGE
OF DOMESTIC ITEMS.**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** boxA. 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

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

☒☐

If so, name of road:

Will there be —

Individual access(es)

New estate road

PLEASE SEE PLANS.

TREES Please tick **one** boxA. 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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

TO SOAKWAYS.

NA

No.

Mains sewer

☐

Cesspool

☐

Septic tank

☒**OTHER MATTERS** Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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

Is this application related to a previous submission

State Yes or No

NO

NO

NO

NO

NO

If so, please give details in Part 6

If so, please complete Part 7

NA

NA

Date:

Consultee(s):

Application No.:

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

Continue on separate sheet if necessary.

Spalding 840451

23, Bow Gate,
Gosberton,
Spalding,
Lincolnshire,
PE11 4ND

10 February , 1992.

The Director of Planning and Building Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE



Dear Sir,

The attached Planning Application

I purchased the freehold of this property in June, 1988 after having been granted Planning Permission under reference HO/0481/88, for the accommodation of my personal collection of musical instruments. Arrangements were made by me at once with The District Valuer for a Rating Assessment. This reflected the character of the newly authorised use.

The main considerations for my present application are as under:

1. It is absolutely essential for me to reside on the premises. I have found it unworkable to live at Gosberton some 3½ miles distant having to maintain two properties, attempting over the last three years to divide my time effectively between these. There has been hardly any opportunity for upkeep of the instruments and they are suffering as a result.
2. I am precluded from insuring the contents of the buildings unless I actually live on the spot having cover under a normal Household Policy. The risk to the insurers is otherwise unacceptable.
3. The smaller building for which I seek change of use and conversion is planned for two bedroom accommodation and is about 1,200 sq. ft. in area. It was built about 1959 and has cavity walls.
4. If approved and implemented the conversion would include a thorough-going landscaping scheme prepared and executed by G.C. Scrupps Landscaping Services of Sutterton with special regard to the planting of trees and shrubs which are indigenous in our district. No conifers, either for hedging or as trees would be planted. Details of the scheme accompany the application.
5. The photographs, enclosed in a wallet, will I hope be helpful to you by way of illustration. However, since these were taken two of the derelict brick structures adjacent to my neighbour's chalet bungalow have been demolished.
6. Although I believe my property may not be quite within the current I.B.D., it is a fact that there are about twelve residences in Chopdike Drove, including six Council owned houses.

Yours faithfully,

Benet Meakin
Benet Meakin

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☐

Proposed total gross floorspace sq. m.

Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

NB/ PREVIOUS P/ PERMISSION RELATING TO SITE
H08/C481/88.
ENCLOSED WITH APPLICATION.
PHOTOGRAPHS.
LANDSCAPE PROPOSALS.
LETTER FROM CLIENT

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 [Signature] (Applicant/Agent) Date 10/2/92

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 [Signature] (Applicant/Agent) Date 10/2/92

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

State Name and address of tenant:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accessory

Neighbours

Other

Boundaries

Site Features

Inspected by: P2M
date: 17-3

Residents notified on site visit

[Signature] - Yes Sent later.

Case Officer Conclusions (Issues)

Large brick + asbestos shed with smaller brick shed to side which
it is proposed to convert to dwelling. Site totally fenced off.
concrete post & rail. Fences to N & S. remains of Barn to S of
shed. Brackets kept of.

Case Officer Recommendations (summary) (date is overlaid)

Recommendations

Confirmed by
Case Officer

Recommended approval -

Departmental approval

Yes

No

Part number request

Yes

No

Recommendation against
material objection

Yes

any objection received

No

if yes - in any obj - material

No

Yes

No

Reason:

Other considerations including
Council decision

Yes

Approved by Senior Officer
Signed

No

Reason:

ALL OF ABOVE:

Recommended refusal -

Refusal on advisory policy
reasons on above apply

No

will not (not above
discretion)

Yes

ALL ONE
OF ABOVE

Other than Yes
Signed

Yes

Comments
Report
Site
SP
Date

Inspected by
Confirmed by
Signed

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

Reg 4
(or equiv)

Scale drawing Highway S/W Agric appraisal

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

PM 20-2-92

Publicity : General

Departure

Setting of LB Viz

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major Ca

Consultant : Name

Order No:

Other :

*may be acceptable
But planning obligation
needed to the company!*

REVALIDATION

After speaking to NPM 7-4-92

Information satisfactory/~~unsatisfactory~~

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

NONE

New valid date *7/4/92*

Re-registered

Ack/Reception/Filesheet

Consultation

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



Application no: H08/0173/92

Type: FULL

Applicant: Mr B Meakin
Tel: 0775 840451

Agent: Miss M Stainsby
0775 88 568

Description: Conversion of domestic
storage building to dwelling

Location: Domestic Storage Buildings
Chopdike Drove
Gosberton Clough
Spalding, Lincs

Valid date: 07-APR-92
Target dates:
To case officer 12-APR-92
Inspected by 17-APR-92
Extra contacts 22-APR-92
Report if not clear by 12-MAY-92

Terminal date: 02-JUN-92
Target Committee: ~~25-MAR-92~~ 2-6
Report deadline: 11-MAR-92
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	19-FEB-92	04-MAR-92
Cllr J A Dobney	19-FEB-92	04-MAR-92
W L & M Draper	recd 30-3	
P A Bowman	recd 27-3	
N R Wright	19-MAR-92	
LEC No Objections	20-MAR-92	3-APR-92
owner/occupier		

LEC No Objections for 19/3/92.

SITE DETAILS

Grid ref: 519550 329450
OS Sheets: 76

Parcel:

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



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Agent: Miss M Stainsby
0775 88 568

Description: Conversion of domestic
storage building to dwelling

Location: Domestic Storage Buildings
Chopdike Drove
Gosberton Clough
Spalding, Lincs

Valid date:	10-FEB-92	Terminal date:	06-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	15-FEB-92	Report deadline:	11-MAR-92
Inspected by	20-FEB-92		
Extra contacts	25-FEB-92	Case Officer:	
Report if not clear by	16-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Gosberton P 0775 840415	19-FEB-92	04-MAR-92	
Cllr J A Dobney	19-FEB-92	04-MAR-92	OK
Owner/Occupier, Chopdike Drove	20 MAR 92	3 APR 92	Object

L.C.C. - No objections for CB 19/3/92

SITE DETAILS

Grid ref: 519550 329450
OS Sheets: 76

Parcel:

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



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Spalding, Lincs

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Extra contacts	25-FEB-92	Case Officer:	
Report if not clear by	16-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	19-DEC-92	02-JAN-93
Cllr J A Dobney	19-DEC-92	02-JAN-93

L.C.C. - No objection JE as 20/2/92

SITE DETAILS

Grid ref: 519550 329450
OS Sheets: 76

Parcel:

27th September, 1993.

File on 2

DJR/J H08/173/92/A1

23, Bow Gate,
Gosbawn.

Spalding,

Lincolnshire,

PE11 4ND.

Dear Mr. Roberts,

Brick Samples for Chopside Lane
Development.

Thank you very much for your letter of 24th September. It was very good of you to deal with the matter so promptly and I have informed Mr. Dick Cowling of the approval.

My renewed thanks.

Yours sincerely,

Bernie Meakin

S.H.D.C. PLANNING DEPT.
RECEIVED
28 SEP 1993 DR

David Roberts Esq.,
Planning Building Control Department,
South Holland District Council,
Council Office,
Ravens Road,
Spalding, Lincolnshire PE11 2XE

Mr B Meakin,
23 Bowgate,
Gosberton,
Spalding,
Lincs.
PE11 4ND.

Mr D Roberts

DJR/JJ H08/173/92/A1

24 Sep 1993

Dear Mr Meakin,

BRICK SAMPLES FOR CHOPDIKE DROVE DEVELOPMENT.

This is to confirm that the brick samples deposited at the Council Offices on 23rd September 1993 are acceptable for use in respect of the above development.

Yours sincerely


N Midlen
Principal Planning Officer
Development Control

IAN 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

Copy



Application No: H08/0173/92/A1 Date Received: 11 June 1993

Applicant: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincolnshire
PE11 4ND

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincolnshire
PE11 2BN

Description of Original Development: Conversion of domestic storage building to dwelling

Location: Chopdike Drove, Gosberton Clough, Spalding

Amendment Submitted: Demolition of existing walls and rebuild

2 July 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Notes

This Notice does not convey any approval under the Building Regulations.

* This amendment is accepted on the basis that samples of the proposed materials to be used for the external walls will be submitted and agreed before works are commenced.

Yours faithfully

Director of Planning and Building Control Services

1108/1173/92

Decision Notice

Grant Place Penetration

~~SCA27~~

Canberra + N17 as

Plus say note of Canberra of 1108 a
the last report

TL1, SCA27, SNA, S109

P J Udy

PJU/WL/H08/173/92

W L & M Draper,
Chopdyke Drove
Gosberton Clough
Spalding
Lincs

20th July 1992

Dear Sirs,

Change of Use to residential - Mr B Meakin

I refer to your letter received on 6th July 1992 and advise that the above application was considered by the Planning Committee on 13th May 1992.

It was resolved to grant Planning Permission subject to the applicant entering into a Planning obligation to link the proposed dwelling to the neighbouring storage building so that they are not sold separately. The Planning obligation is a legal agreement which is currently being prepared.

Yours faithfully,

Peter Udy

P.P.
N R Midlen
Principal Planning Officer
(Development Control)

W L & M Draper
Chopdike Drove
Gosberton Clough
Spalding
Lincs.

2 July 1992

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

For the attention of Mr P J Udy

Dear Sirs

Planning Application No. H08/0173/92 *mention.*

We refer to your letter dated 30 March 1992 acknowledging receipt of our letter regarding the above Planning Application.

You stated in your letter that we would be advised of the decision taken in due course. Some three months has now elapsed and we have heard nothing. We would therefore be pleased if you would update us on the current position regarding this application.

Yours faithfully

W L Draper.

W L Draper

S.H.D.C. PLANNING DEPT. RECEIVED - 6 JUL 1992		P.O.
Attention of DEO ☒ NPM DOPO BS JC ACP	File Nos.	
Action by	Acknowledge YES/NO	
Discuss with	by	
Copy to	date	

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H08/173/92

Your Ref:

Date: 8th June 1992

MR B MEAKIN, CONVERSION OF DOMESTIC STORAGE BUILDING TO DWELLING
CHOPDIKE DROVE, GOSBERTON CLOUGH.

With reference to the above it was resolved at the Planning Committee of 13th May 1992 that the above should be authorised subject to the applicant first entering into a planning obligation under the provisions of Section 106, to ensure that the use of the storage building is undertaken by the occupiers of the proposed dwelling.

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

1. Six 1:2500 site location plans with the site the subject of the agreement edged red, with the surrounding land edged blue.
2. A copy of the planning application form.
3. A copy of the letter confirming that the applicant is willing to enter into the Agreement.

G Smith

G Smith
Technical Assistant

Enc.

8th. April, 1992.

Spalding 840451

23, Bow Gate,
Gosberton,
Spalding,
Lincolnshire,
PE11 4ND

Dear Mr. Udy,

Planning Application HC8/0173/92

As promised, I enclose the Original of the facsimile from my insurers, the copy having been left for you at Planning Reception yesterday. I have taken a copy for my own file.

I am so glad to know that there should not be any problem henceforward, and agree with pleasure to a Condition that the two buildings should be linked thereby preventing separate disposal at any time. I did explain, however, that obviously the present use could not inure indefinitely. It would be for the Council to decide what would be acceptable if there had to be change of use. I would agree also to a Condition that the property should never be sold to anyone with heavy haulage interests.

It is good to hear that 13th. May has been earmarked as the Committee date for this application.

With many thanks,

Yours sincerely,

Benet Meakin
Benet Meakin.

Peter Udy Esq.,
The Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

S.H.D.C. PLANNING DEPT.	
- 9 APR 1992	
APPROVED BY ☒	☒
RECEIVED BY	
DATE	
BY	
FORWARDED BY	FORWARDED BY
DISCUSS WITH	DISCUSS WITH
COPY TO	COPY TO

DATE OF TRANSMISSION

TO

FROM

DATE

TIME

FACSIMILE TRANSMISSION

TO	MR MEAKIN	
FROM	DAVID ROCK - AA HOME INSURANCE	
DATE	6/4/92	
TIME	2.30	
NUMBER OF DOCUMENTS	1	
INSTRUCTIONS		

DATE OF TRANSMISSION

TO

DATE

TIME

AA Insurance

Automobile Association Insurance Services Ltd
PO Box 2AA Newcastle upon Tyne NE93 2AA
Telex 858538 BAS G
Facsimile 091 235 5474 Telephone 091 235 5777

Mr E G Meakin
23 Bowgate
Gosberton
Spalding
Lincolnshire PE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 7 APR 1992	
Attention of DPO NRM DOPO BS JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

HS/DAP L-Q
F23 M19003805

06 April 1992

Dear Mr Meakin,

RE: CHOPPING DROVE, GOSBERTON CLOUGH, NP SPALDING

I refer to our telephone conversation today in connection with your insurance cover.

As discussed, I want to inform the Policy Insurers that we are not offering insurance cover for either the Contents or Buildings of properties that you are using for private domestic storage.

The main reason behind this is due to the fact that the property is unoccupied, and therefore if you do later reside in the property we will be then willing to consider offering insurance cover.

This communication will be faxed to you, and the original then forwarded in the post.

I trust the above explains the position, however if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

DARK

P A ROCK
Senior Clerk
AAIS Ltd

HO-a0604s2

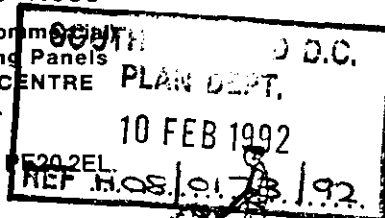
ESTIMATE

C. C. SCRUPPS Landscape Services

No. 0051

LANDSCAPE CONTRACTORS (Private & Commercial)
NURSERYMEN, Manufacturers of Fencing Panels
Our well stocked NURSERY & GARDEN CENTRE
Is Open 7 days a week - Ample Parking.

Unity House - SUTTERTON - Boston Lincs.



VAT. No. 129 6118 65

Tel: Boston 460213

MR. MEAKIN 29th Aug 1991

RE	Landscape work at Chapplyke Drive Gosberton Church. Proposed work to include
A	Turfing rear garden.
B	Remove Hardcore, add top soil and plant up roadside in front of post and wire fence using low growing ground cover shrubs and conifers including Berberis "Candidata" Cotoneaster "Horizontalis" Cotoneaster "Damerii" Juniperus "Tamariscifolia" Juniperus "old gold" Spirea
C	Plant Beech hedge screen- ing around property 2'6"

ESTIMATE

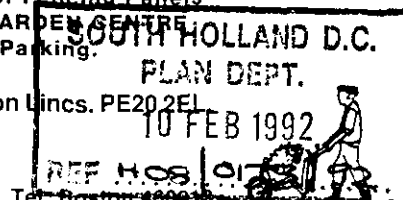
C. C. SCRUPPS Landscape Services

No. 0052

LANDSCAPE CONTRACTORS (Private & Commercial)
NURSERYMEN, Manufacturers of Fencing PanelsOur well stocked NURSERY & GARDEN CENTRE
Is Open 7 days a week - Ample Parking.

Unity House - SUTTERTON - Boston Lincs. PE20 2EL

VAT. No. 129 6118 65



Tel: Boston 480218

MR. MEAKIN

CONTINUED

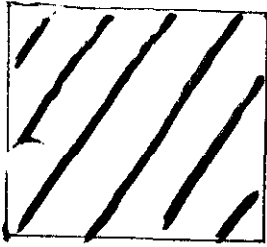
inside post and wire fence

D Prune crown of existing
Ash tree and remove
living from trunk

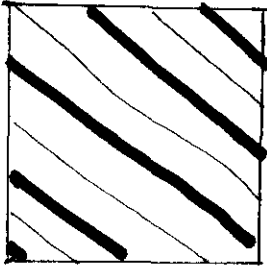
E Plant trees for extra
Screening around property

- 1 Crataegus "Pauls Scarlet"
- 2 Prunus "Kanzan"
- 3 Sorbus "Golden Wonder"
- 4 Tilia cordata
- 5 Prunus "Pissardi Nigra"
- 6 Alnus "Incana Aurea"
- 7 Betula Pendula
- 8 Malus "Elegii"

M P Shaw



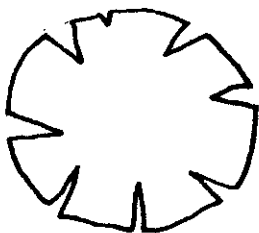
Area To BE TORFED.



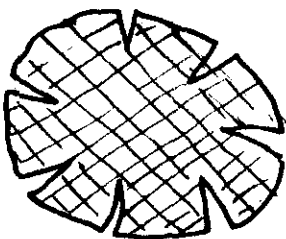
Roadside Area To BE PLANTED.



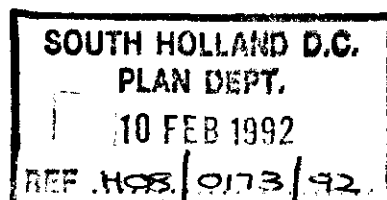
BEECH HEDGING

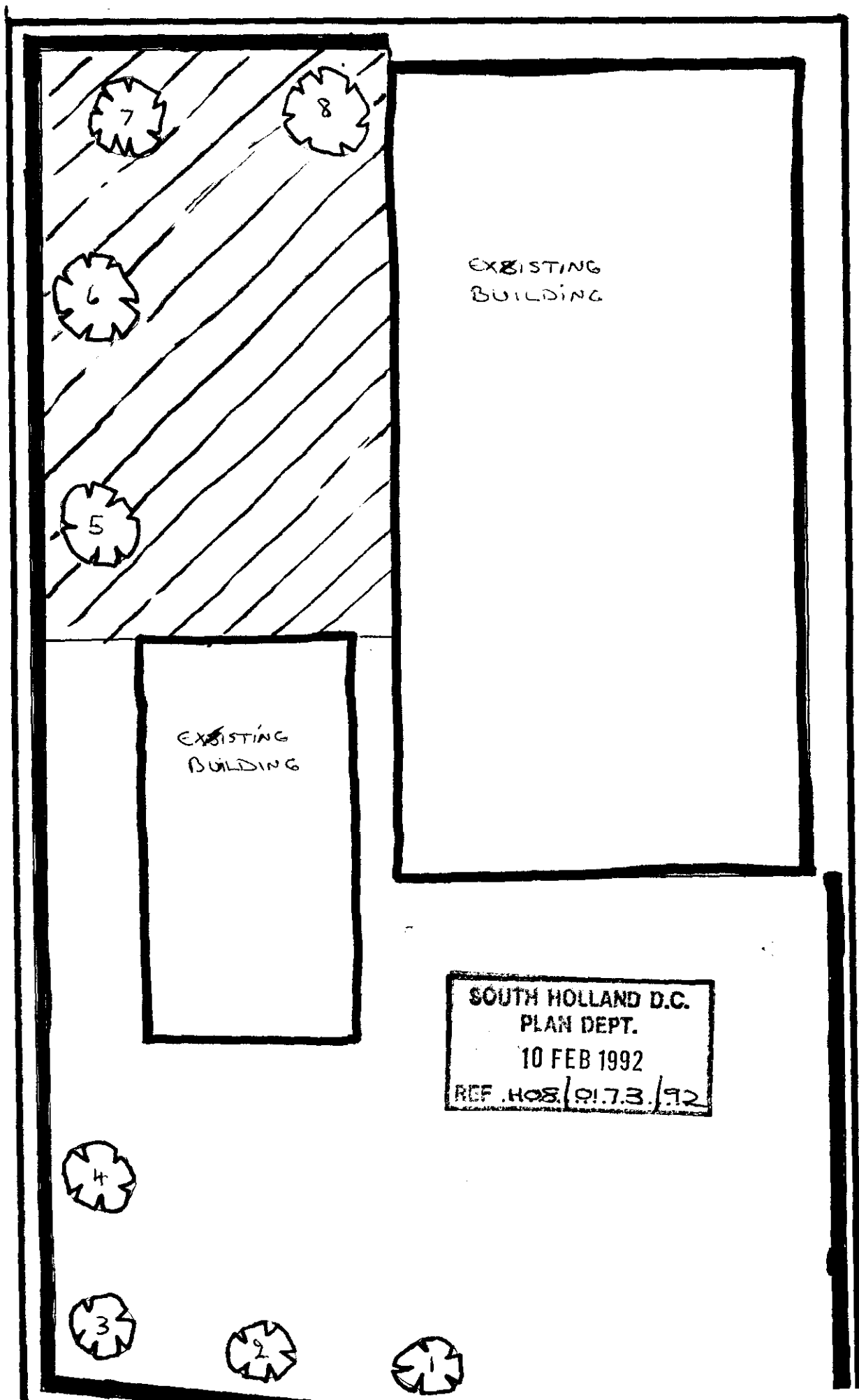


Trees.



EXISTING ASH TREE.





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



Application No: H08/0173/92/A1 Date Received: 11 June 1993

Applicant: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincolnshire
PE11 4ND

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincolnshire
PE11 2BN

Description of Original Development: Conversion of domestic storage building to dwelling

Location: Chopdike Drove, Gosberton Clough, Spalding

Amendment Submitted: Demolition of existing walls and rebuild

2 July 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Notes

This Notice does not convey any approval under the Building Regulations.

This amendment is accepted on the basis that samples of the proposed materials to be used for the external walls will be submitted and agreed before works are commenced.

Yours faithfully

Director of Planning and Building Control Services

amd. 2

Spoke to
District
Valuer See
day book

18-7-96

(Jason Lynch)

POL

R.N. COWLING

Member of the British Institute of Architectural Technicians
Architectural Design and Building Consultant

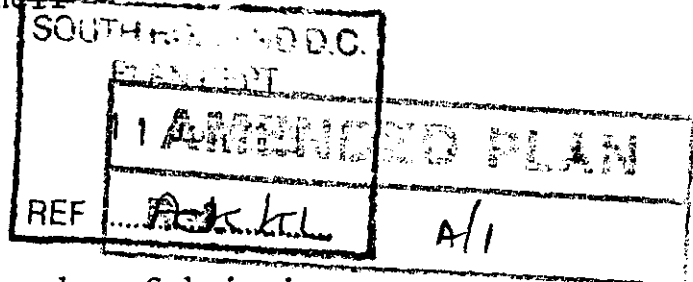
22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836

Ref 9314

11th June 1993

The Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir,

Secondary Submission
Planning Permission Ref. H08/0173/92.
Conversion of Domestic Storage Building to Dwelling
Chopdiike Drove, Gosberton Clough, Spalding, Lincs..
Mr. B Meakin.

Further to my letter dated 31st March 1993, the reply from your Building Control Officer, Mr G Baddiley dated 7th April 1993 and the various representations to both your Mr D Roberts and myself by Mr Meakin (Applicant), I enclose herewith, on the instructions of Mr Meakin, the following documents in Secondary Submission formally requesting permission to demolish all the existing walls and to rebuild them in similar facing bricks (to your approval) off the existing sub-structure walls and foundations and in compliance with all the relevent sections of the Building Regulations, 1991.

- (a) 1 copy duly completed form.
- (b) 2 copies approved drawing indicating the existing walls under consideration.
- (c) 2 copies supporting report from Thomas W J Lloyd, C. Eng., F.I.Struct.E. (Deesigns), Structural Engineer.
(1 no. Original copy, 1 no. photocopy).

Your earliest possible attention to this application would be appreciated in which I would confirm that the Section 106 agreement will not be affected.

Should you wish to visit the site to enable you to assess the basis of this application at first hand, I shall be pleased to arrange access to the building by prior notice.

Yours faithfully,

LAND AND BUILDING SURVEYS - PLANS - LOCAL AUTHORITY APPLICATIONS

STRUCTURAL REPORT

on

STORAGE BUILDING

for

**CONVERSION to
DOMESTIC DWELLING**

at

**CHOPDIKE DROVE
GOSBERTON CLOUGH
SPALDING, Lincs**

for

Mr. B. MEAKIN

Ref. A/1

SOUTH HOLLAND D.C.
PLAN DEPT

11 JUN 1993

REF173/2

Thomas W. J. Lloyd.
C. Eng. F. I. Struct. E.

DEESIGNS

The Dees, Old Main Road,
Fleet Hargate, Spalding.

PE12 8LL.

0406 22824

STRUCTURAL REPORT

GENERAL.

I visited the site on the 8 th. May 1993 with a view to appraising the stability and suitability of the existing storage building to be converted to a domestic dwelling.

When comparing the existing with the proposed, it appears that the only items remaining are the side walls, both the front and rear walls being replaced. The roof is also being replaced with a more traditional method and steeper pitch. This report, therefore, concerns itself solely with the side walls and their foundations, together with the concrete floor.

SIDE WALLS.

These walls are of cavity construction with a traditional damp course. The cavity has been filled with concrete to a depth of approximately 1200 mm. above damp course level. At least 60% of the length of these walls has been moved horizontally at damp course level off the wall under by varying amounts up to 30 mm. The walls vertically show signs of distress and other horizontal movement (shearing in places, bowing in others) with the areas having been repointed to make them look good. A series of photographs at the end of this report show this condition. The horizontal movement inside is of a different nature to that evident outside and it shows/proves that the wall was distressed prior to part filling the cavity with concrete. What about the wall ties? - they are probably damaged. There are some cracks to the bricks themselves as well as to mortar joints. Some of the exterior brickwork has defaced bricks with others showing signs of defacing beginning to occur. There are also cracks in some areas and the whole is bowed vertically. There is a steel channel section vertically both sides - presumably put there to hold the brickwork stable for an apparent bulk internal storage of crops. More photographs show the bowing walls against the steel channel.

FOUNDATIONS.

The foundations are 600 wide x 300 deep and would be sufficient to produce a soil bearing pressure in the region of 45/55 Kn/m². The soil is clayey silt and appears to be adequate to support this calibre of load. The depth is approximately 850 mm. below ground level, and although this is not quite as deep as is usually required, should be satisfactory.

FLOOR.

The existing concrete floor has no apparent reinforcing, but has an expansion joint. There are no noticeable cracks in the floor. It is understood that the floor level is low when compared with a desirable height against the exterior "concrete apron", which is above D.P.C. level.

CONCLUSIONS.

The floor would be satisfactory to leave and utilize as a sub-base to be overlaid with a concrete screed of the required thickness. The D.P.C. level of the walls needs to be raised in line with the new floor level, and due to the nature of the walls and their condition, it would be my recommendation that all the existing walls be removed down to the existing D.P.C. level. The brickwork below the existing D.P.C., and the foundations being satisfactory to support the intended structure. Build sub-wall up to the new D.P.C. level, insert D.P.C. and build the structure. The other reason for this is that with the cavity filled as it has been, it cannot be guaranteed that the two skins of the wall will act together, or that damp will be prevented from travelling through. It is also quite probable that the wall as existing does not conform to the required "U" value demanded by Building Regulations.

PHOTOGRAPHS.



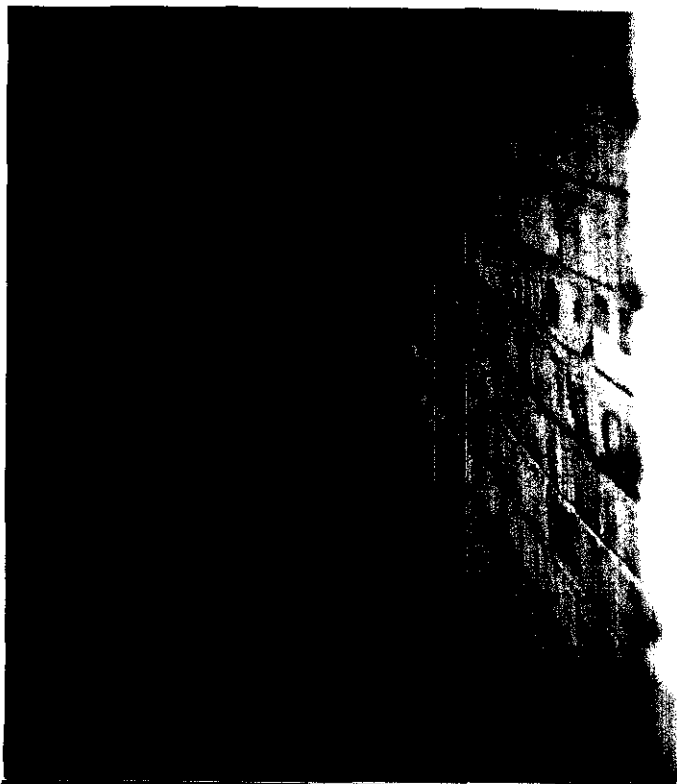
Photograph 1. - General view of wall showing movement off D.P.C. and opposite 'set' in wall at level 15 courses above D.P.C.



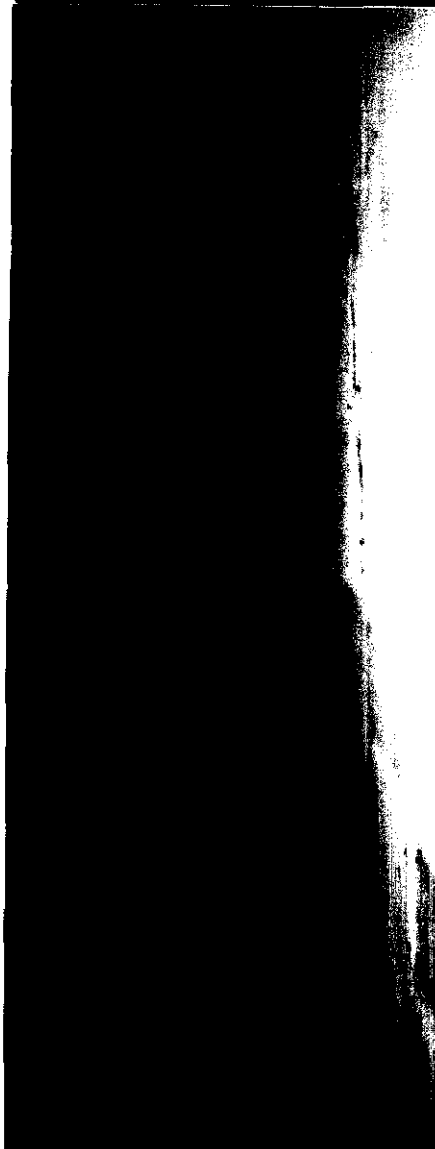
Photograph 2. - Enlarged view showing wall at D.P.C. level.



Photograph 3. - Enlarged view showing wall at D.P.C. level.

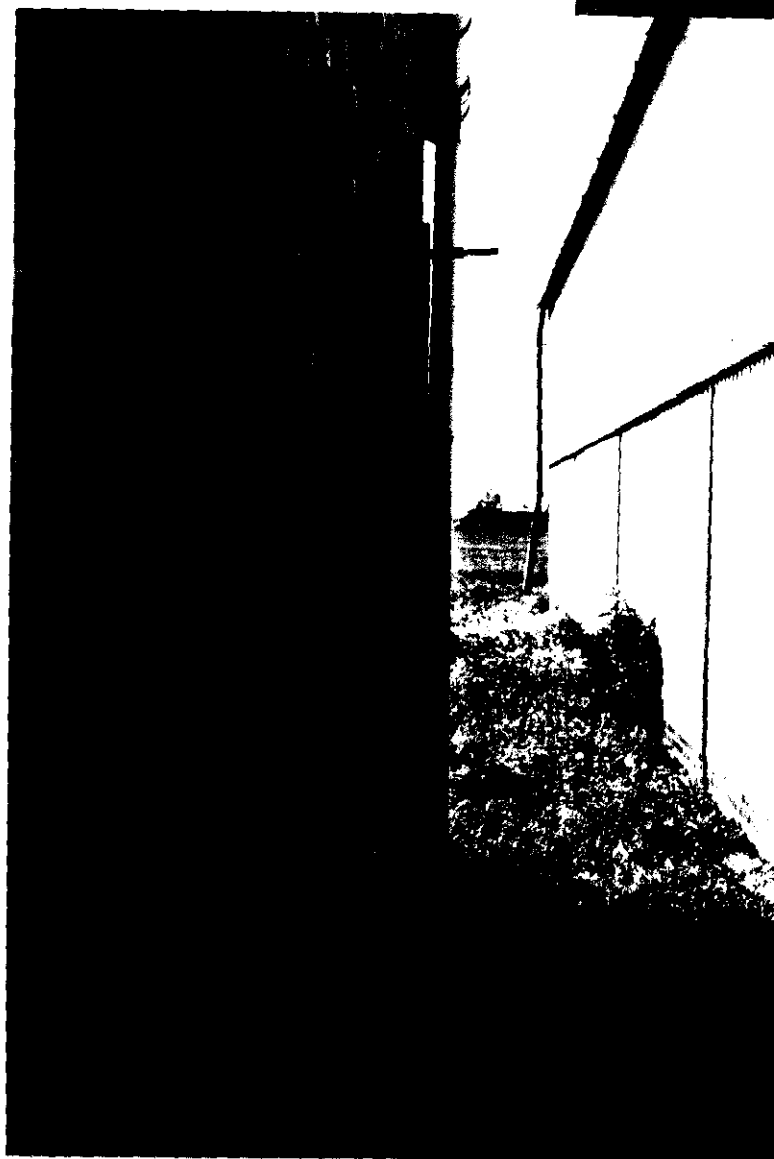
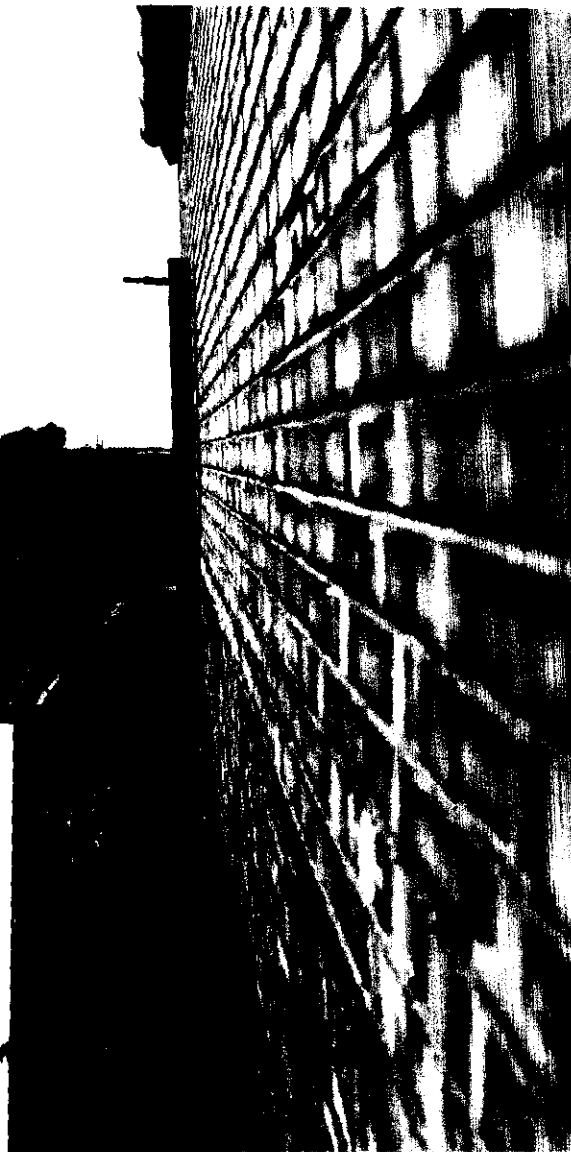


Photograph 4. - Above
Enlarged view showing
opposite set in wall.



Photograph 5. - Left.
Enlarged view showing
opposite set in wall.

Photograph 6. - Right.
Showing exterior steel
channel and bowed wall.



Photograph 7. - Left.
Showing exterior
steel channel and
bowed wall.



Photograph 8. - Showing pointing and wall off D.P.C. - Exterior.



Photograph 9. - Exposed wall foundation.

Mr C Meakin,
95 North Street,
Burwell,
Cambridge.
CB5 0BB.

Mr D Roberts

SAW/NRM/JJ
H08/0173/92

16 January 1997

Dear Sir,

**BUILDINGS AT CHOPDYKE DROVE, GOSBERTON CLOUGH. PROPERTY OF
LATE BENET G MEAKIN.**

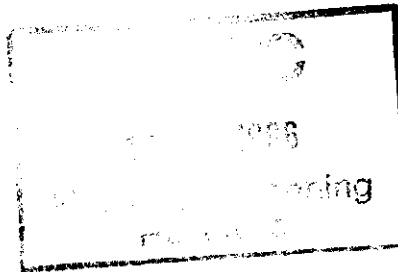
In reply to your letter dated 17th December 1996 in respect of the above site. I have now researched the planning history of the site and can advise that apart from the requirements of the 106 Planning Obligation there are no impediments to you selling the property. I would strongly advise that you do not allow the permission to lapse, in this respect you should submit an application to renew within 5 years of the date of the previous permission. Any application should also be accompanied by letter confirming that you will be prepared to enter into a 106 Planning Obligation as necessary to carry forward the terms of the original obligation. At this stage, I can give no absolute assurance that an application to renew permission will be approved.

In relation to alternative uses of the adjoining building there may well be a range of suitable uses which the Council would be prepared to permit, i.e. craft workshop or light storage or similar. I can only advise that you submit a formal application to formally determine this matter. I hope this reply is of some assistance and would be more than pleased to discuss matters further with you on an informal basis if you wish.

Yours faithfully

N Midlen
Development Control Manager

*+ see note of
conversation
in Day Book
for 20/1/97.*



95 North Street
Burwell
Cambridge
CB5 0BB

The Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

17th December 1996

Dear Sir

Planning permission ref. HO8/0173/92
Buildings at Chopdyke Drove, Gosberton Clough, formerly the property of
the late Benet G. Meakin

I am writing to you as Mr Meakin's son and the Executor of his estate, following a telephone conversation with your Mr Roberts about the above buildings.

Essentially, I wish to enquire whether the Council may be prepared to extend the time limit on the planning permission and secondary permission, which I believe is due to expire early next year. I would also like to know whether the Council would consider any other forms of use for these buildings, apart from domestic storage or, presumably, agriculture. There are particular circumstances surrounding these enquiries, which can be summarised briefly as follows.

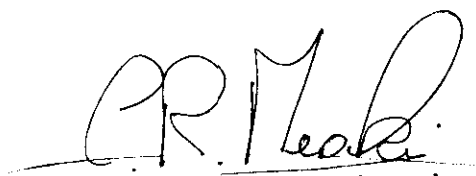
My father bought the buildings to house his collection of mechanical musical instruments and personal effects and the planning permission recognised his wish to live at the same location, although the conditions attaching were not personal to him. He did not implement the permission and, following his death in February of this year, we have been endeavouring to dispose of the contents of the buildings, with the eventual aim of selling the entire site.

According to Halifax Property Services in Spalding, the site is currently worth £15,000 - 20,000, which figure is unlikely to be significantly affected by the existence of the planning permission. However, the likely appeal of the property to potential buyers is liable to increase materially if the permission is live - the more so, of course, if a suitable form of business use were a possibility.

In a nutshell, the site without planning permission would seem to have little chance of selling. Even the farmer who sold it to my father (the only theoretical purchaser for agricultural purposes, as the plot adjoins his farm) has failed to show any interest to date. With a suitable permission, or at least that currently in existence, a potentially difficult position stands a chance of being resolved to everyone's satisfaction, especially as the site would be put to proper use once more.

I would be most grateful if you could consider the matter and offer any advice which you consider appropriate. Were an extension to the permission and / or a change of use to appear a possibility, I would, of course, make the necessary official application without delay.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'C. Meakin', written over a horizontal line.

Christopher Meakin

~~Stan Smith~~

Bob Merchant re this.

Boobs & structurally - rebuild?

Said no - ~~rocking~~ note if applied
must try to convert it.

PM 19-1-93

Saw Mr Meakin on 25-1-93. advised
Bob Merchant had been in contact + I had
advised him that must try to convert it
because to demolish & rebuild would be likely
refused.

M + Councilor Shalh. Pres. 26/1/93

Re. recent correspondence from B. Rept. over conversion / demolition.
Agreed that it was for applicant to make out his own case
Re. stability / suitability of existing building.

Option of re-applying for demolition / rebuild depending on
the experts opinion.

At end of day any decision would be down to committee.

But this was a unique case & new building could not
necessarily be ruled out.

Mrs Shalh will have further discussion with applicant.

APPLICANT: Mr B Meakin
23 Bow Gate
Gosberton
Spalding,
Lincolnshire PE11 4ND

AGENT: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding,
Lincs. PE11 3EN

TYPE: Full

DESCRIPTION: Conversion of domestic storage building to dwelling

LOCATION: Domestic Storage Buildings, Chopdike Drove, Gosberton
Clough, Spalding, Lincs.

Ward Member: Support

Public Consultation: Two letters received from "The Gables",
Camelgate, Spalding and Chopdyke Drove,
Gosberton Clough, (summarised):

- When Applicant bought premises he was aware that there was no dwelling and the site was outside development boundary.
- Not for agricultural purposes
- Farmland to the North and West, farmyard to South which is likely to be used for straw storage owing to straw burning ban also machinery, implements, produce storage and gang labour vehicles (100 people during flower cropping)
- Could be nuisance from agriculture and if development granted would not expect to receive complaints about necessary agricultural practices
- Applicant not young, inadvisable to move away from Gosberton.
- Water pressure low, electricity supply can cause lights to dim.

Information from Applicant:

- Use adjoining building to store collection of musical instruments.
- Cannot insure contents of building unless live on site. (Letter from Insurance Company confirms).
- Building hope to convert is 1700 square feet, has cavity walls.
- Thorough landscaping proposed.
- Live in Gosberton, difficult to divide time between two sites and instruments are suffering.
- Agree to link two buildings together by legal agreement.

PLANNING POLICIES/DOE ADVICE

PPG7 - (The Countryside and the Rural Economy).

PREVIOUS DECISIONS

HO8/1227/87 - Change of use to warehousing, haulage, distribution Depot. Refused.

PLANNING ISSUES

- 1 The site has two storage buildings upon it. The larger is a brick and asbestos walled shed with an asbestos roof the smaller is brick walled shed with an asbestos roof. It is this smaller shed which the Applicant wishes to convert to a dwelling.
- 2 The depth of the rear garden is 19 metres. The distance to the side boundary from the garage is 3 metres and from the side of the residential part of the property is 6 metres. It is proposed to plant a Beech hedge along the Western and Southern boundary which will screen the farmyard referred to by the objectors and reduce its impact.
- 3 The planning policy guidance advise that the reuse or adaption of redundant agricultural buildings is acceptable if their form or bulk and general design are in keeping. Such proposals should not be refused unless there are convincing planning reasons which cannot be overcome by conditions.
- 4 The Applicant has a valid implemented planning permission to use the site for the storage of musical instruments. This has already changed the use of the site to a non-commercial/non-agricultural use. The applicant has agreed to tie the occupancy of the proposed dwelling to the adjoining storage shed. This is acceptable in principle, but owing to the current use being quite unique the occupancy must be tied to a use with planning permission.

RECOMMENDATION - Subject to the Applicant entering a planning obligation to tie the occupancy of the dwelling to a use with planning permission on the adjacent building authorize the Director of Planning and Building Control Services to grant permission subject to the following conditions.

SC27 - (Implementation of planting)

Reason
Standard

NOTE

This planning permission has been granted on the basis of the building being converted, and it should not be inferred that permission would be granted for its replacement by a new dwelling.

PLANNING COMMITTEE - 13th May, 1992

368. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H11/0253/92 Mr & Mrs Tiller	Conservation Area Consent for part demolition of 13 Market Place, Long Sutton.

(Pending a site inspection to assess the impact of the proposal on the street scene.)

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicants on a possible design solution.)

(d) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permissions for the undermentioned developments in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0173/92 Mr B Meakin	Conversion of domestic storage building to dwelling at Chopdikey Drove, Gosberton Clough. P/J

(To ensure that the use of the storage building is undertaken by the occupiers of the proposed dwelling.)

H03/0193/92 Scottish Life Assurance Co.	OA Residential development at Littleworth Drove, Deeping St. Nicholas.
---	---

(To ensure that the development is not commenced until (i) a link road has been provided to the satisfaction of the highway authority; (ii) the necessary legal arrangements have been made to close the existing junction to the A16 Trunk Road; and (iii) details of the sewage treatment plant and the phased implementation of the development have been approved by the local planning authority and Anglian Water.)

H03/0082/92 Abbey Life Assurance Co. Limited and Scottish Life Assurance Co.	OA Residential developments including details of means of access at Littleworth Drove Deeping St. Nicholas.
--	---

(To ensure that the development is not commenced until (i) a link road has been provided to the satisfaction of the highway authority; (ii) the necessary legal arrangements have been made to close the existing junction to the A16 Trunk Road; and (iii) details of the sewage treatment plant and the phased implementation of the development have been approved by the local planning authority and Anglian Water.)

7

S O U T H



H O L L A N D

D I S T R I C T C O U N C I L

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

BENET GARTH MEAKIN

re

conversion of domestic storage
building to dwelling, Chopdike Drove,
Gosberton Clough

I hereby certify that this is a true copy
of the Planning Obligation relating to a
domestic storage building at Chopdike Drove,
Gosberton Clough

.....*R. 666*.....

Director of Administration

THIS DEED is made the 17th day of July

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 BENET GARTH MEAKIN of 23 Bow Gate Gosberton Spalding in the County of Lincolnshire (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 dated the tenth day of February One thousand nine hundred and ninety-two applied to the Council for planning permission for the conversion of a domestic storage building on the land edged red on the plan annexed hereto to a dwelling in accordance with the plans and particulars supplied therewith under planning reference H08/0173/92 ("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 planning permission for the Development subject to the creation of this obligation without which planning permission 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)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)

[Signature]

Chairman of the Council

[Signature]
Deputy Director of Administration



5591

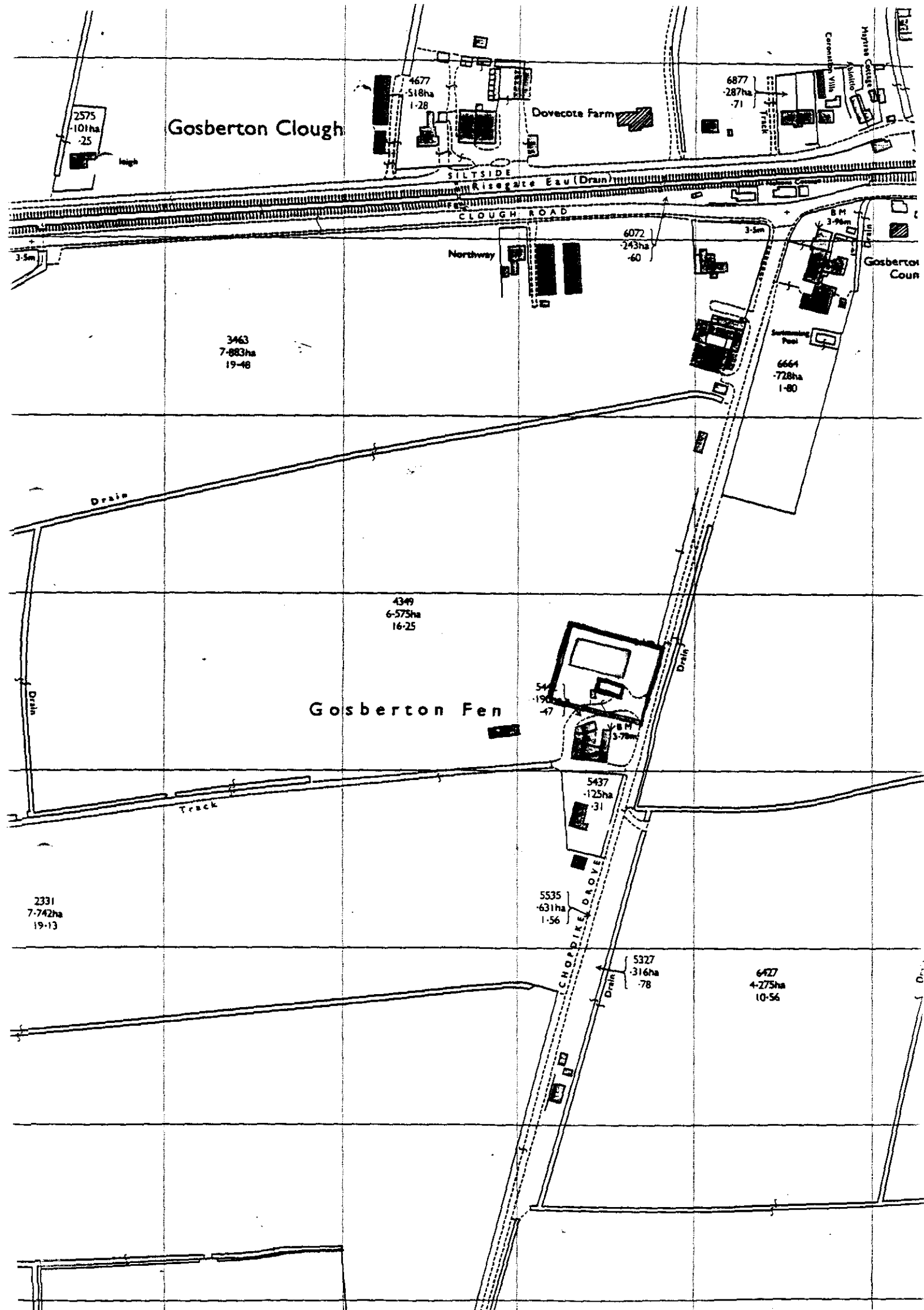
SIGNED AS A DEED by the said)
BENET GARTH MEAKIN in the)
presence of:)

Benet Meakin

Witness *John M. Allen*

Address *St Joachim Church.
Eastbourne.*

Occupation *Catholic Priest.*





Automobile Association Insurance Services Ltd
PO Box 2AA Newcastle upon Tyne NE99 2AA
Telex 858538 BAS G
Facsimile 091 235 5474 Telephone 091 235 5777

HS/DAR/L-Q
F23/MI6003805

Mr B G Meakin
23 Bowgate
Gosberton
Spalding
Lincolnshire PE11 4ND

06 April 1992

Dear Mr Meakin

AA HOME INSURANCE POLICY F23/MI6003805
RE: CHOPDIKE DROVE, GOSBERTON CLOUGH, NR SPALDING

I refer to our telephone conversation today in connection with your Home Insurance Policy.

As discussed, I would confirm the Policy Insurers are unable to offer insurance cover for either the Contents or Buildings of Chopdike Drove which you are using for private domestic storage.

The main reason behind this is due to the fact that the property is unoccupied, and therefore if you do later reside in the property we will be then willing to consider offering insurance cover.

This communication will be faxed to you, and the original then forwarded in the post.

I trust the above explains the position, however if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'D A Rock'.

D A ROCK
Senior Clerk
AAIS Ltd

30-a0604s2

AN 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
C: (0775) 710772



Rec'd 3/4/92

Application no: H08/0173/92

Applicant: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincs, PE11 4ND

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Conversion of domestic
storage building to dwelling

Location: Domestic Storage Buildings
Chopdike Drove
Gosberton Clough
Spalding, Lincs

Type: FULL

Date received: 10-FEB-92

**THIS IS A COPY
OF A LETTER SENT
TO YOUR AGENT.**

31-MAR-92

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:

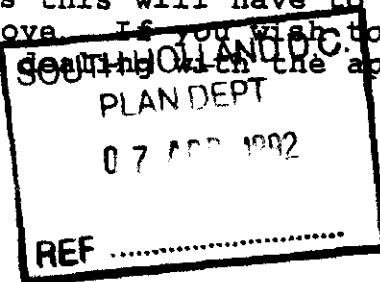
See attached letter.

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 P J UDY

Yours faithfully

Peter Udy

Principal Planning Officer



PLANNING

BRIAN SMITH
Dip TP MRTPI
District Planning Officer

Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincolnshire
PE11 3EN

THIS IS A COPY
OF A LETTER SENT
TO YOUR AGENT.

Your Contact: P J Udy

Our Ref: PJU/SJS H08/0173/92

Your Ref:

Date: 31 March 1992

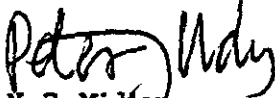
Dear Madam

Planning Application H08/0173/92 - Conversion of domestic storage building to dwelling - Chopdike Drove, Gosberton Clough, Spalding - For Mr B Meakin

I note from the letter from Mr Meakin that his insurers will not cover the risk on this site.

I write to ask permission to write to Mr Meakin's insurers to ask for confirmation of this and I would, therefore, be grateful if you could inform me who his insurers are.

Yours faithfully



PP.
N R Midlen
Principal Planning Officer
Development Control

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
27 MAR 1992 P.D.

APPROVED 30 AGP	RECEIVED 31 27/3
-----------------------	------------------------

The Gables
Camelgate
Spalding
PE12 6ES

Mr P J Udy
Planning Dept
S H D C
Priory Road
Spalding

25th March, 1992

Ref No: H08/0173/92

Dear Mr Udy,

I recently called at the Planning Department of the S H D C to inspect the plans put forward by Mr B Meakin of Bowgate, Gosberton, in which he proposes to convert a store-shed at Chopdike Drove, Gosberton Clough, into a dwelling.

I farm the land surrounding the site and am now writing to voice my objections to the said development for the following reasons:

1. When the applicant bought the premises he was well aware of the fact that there was no dwelling and that the site is outside the boundary for residential development.
2. The proposed development is not for an agricultural purpose.
3. The site is adjacent to farmland to the western and northern boundaries, and farmyard to the southern side.
4. The applicant pointed out that the derelict buildings in the farmyard have been demolished; but, in fact, the area is still used for agricultural purposes and, with the existence of the ban on straw burning, it is likely that the area will house a large straw stack in the future.
5. Depending upon the crops grown each year the yard will have various uses:
 - a) parking of machinery and implements
 - b) loading of produce
 - c) parking of a large number of vehicles when gang labour is used (eg. up to one hundred people at times such as flower cropping)
6. The fact that the proposed development is so close to the arable land would indicate that the applicant has not considered the nuisance factor of the agricultural processes, notably dust and mud. The prevailing winds are westerly and, although every effort is made not to cause annoyance to others, most summer activities involve dust - eg. in the top-bashing and harvesting of bulbs, harvesting onions, and the combine harvesting of wheat. Should approval for the development be granted, we would not expect to receive complaints from the new resident regarding necessary agricultural practices.
7. I would also consider that since the applicant is not a young person it would be inadvisable for him to move to this area away from the facilities that Gosberton village offers.

I trust that the Planning Committee will take note of the above points when considering the application.

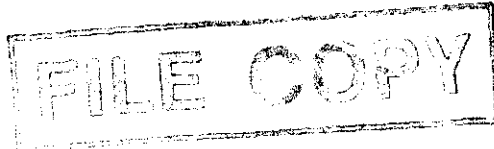
Yours sincerely,

P A Bowman

P A Bowman

IAN 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
x: (0775) 710772



Application no: H08/0173/92

Applicant: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincs, PE11 4ND

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Conversion of domestic
storage building to dwelling

Location: Domestic Storage Buildings
Chopdike Drove
Gosberton Clough
Spalding, Lincs

Type: FULL

Date received: 10-FEB-92

31-MAR-92

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:

See attached letter.

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 P J UDY

Yours faithfully

Peter Woods
Principal Planning Officer

*Saw M. Stainsby on reception on 6-4-92 + told her
Mr Meakin had been in & would be contacting us directly.*

Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincolnshire
PE11 3EN

P J Udy

PJU/SJS H08/0173/92

31 March 1992

Dear Madam

Planning Application H08/0173/92 - Conversion of domestic storage
building to dwelling - Chopdike Drove, Gosberton Clough, Spalding
- For Mr E Meakin

I note from the letter from Mr Meakin that his insurers will not cover
the risk on this site.

I write to ask permission to write to Mr Meakin's insurers to ask for
confirmation of this and I would, therefore, be grateful if you could
inform me who his insurers are.

Yours faithfully



N P Midlen
Principal Planning Officer
Development Control

W L & M Draper
Chopdike Drove
Gosberton Clough
Nr Spalding
Lincs.

26 March 1992

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
30 MAR 1992	
Attended by DPO LPO PC ASP	File No. <i>✓</i>
<i>QAO</i> <i>30/3</i>	

For the attention of Mr P J Udy

Dear Sirs

Re: Planning Application No. HO8/O173/92

We acknowledge receipt of your letter dated 20 March 1992 regarding the above planning application and would make the following observations/comments.

1. The application covers a building which is outside the IBD in an agricultural area and the applicant has no connection whatsoever with agriculture.
2. The building to which this application refers is directly next to my farm yard which is frequently used by heavy agricultural equipment and should the application be granted, we would not expect to receive any complaints regarding agricultural vehicles passing or working next the the applicant's premises.
3. My land is presently farmed by a tenant and having just demolished some old farm buildings, in the future we may consider erecting a dwelling and/or shed for the tenant. Should this be the case, we would expect the application to be given the same consideration as the present one in question.
4. The water pressure available is low and one wonders whether there would be sufficient availability for a further one or two dwellings. We are also the last but one on the electricity supply and when consumption is high, lights can become dim.

We trust the above points will be taken into account when considering the above referenced application.

Yours faithfully

W L Draper

W L Draper

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 4 MAR 1992	
Area of	Proposed
Development	
Land No	
Use	
Agent	
Address	
County	
Postcode	
Comments	Knowledge YES/NO
	by
	Date



*National Rivers Authority
Anglian Region*

2 March 1992

Our ref.GT/92/1/SH/0076

Dear Sir

PLANNING APPLICATION NO. H08/0173/92
PROPOSED CONVERSION OF DOMESTIC STORAGE BUILDING TO DWELLING
AT CHOPDIKE DROVE, GOSBERTON CLOUGH, SPALDING, BY MR B. MEAKIN.

With regard to the above-mentioned application received on 21 February 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.

/contd

ROGER HYDE
Regional General Manager

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



2

Our ref.GT/92/1/SH/0076

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R F Morgan', is written over the typed name.

R F Morgan
Planning Engineer

cc Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs PE11 3EN

VJC

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



Application no: H08/0173/92

Applicant: Mr B Meakin
23 Bowgate
Gosberton
Spalding
Lincs, PE11 4ND

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Conversion of domestic storage building to dwelling

Location: Domestic Storage Buildings Chopdike Drove
Gosberton Clough Spalding, Lincs

Type: FULL

Date received: 10-FEB-92

19-FEB-92

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases,
please let me know by 29-FEB-92 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

O.K BY me

I request that this application be
considered by Planning Committee,
because

S.H.D.C. PLANNING DEPT.	
RECEIVED	
24 FEB 1992	
Attention of	File No.
DPO MRM	
DCPO BS	
JO ACP	
Noted by	Reviewed YES/NO
Noted with	97
Copy to	date

Signed:

J A Dobney

SECONDARY SUBMISSION

1 FORM and 2 PLANS REQUIRED

For office use only

Application No.

H08/173/92/41

Date registered

11 JUN 1993

Grid reference

DL

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. B. MEAKIN.
23. BOW GATE. GOSBERTON
SPALDING. Lincs. PE11.4ND.
Tel. No. SPALDING 840451

NAME AND ADDRESS OF AGENT

(if form completed by agent)

R.N. COWLING. M.B.I.A.T.
22. OAKLEY DRIVE
SPALDING. Lincs. PE11.2AN
Tel. No. 723836. (Contact AS ABOVE.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHOPDIKE DRIVE. GOSBERTON CLOUGH. SPALDING. Lincs..

Please complete

EARLIER APPLICATION No.

H08/0173/92

This application **cannot be considered**
unless the relevant reference is stated

Please complete

I attach the necessary plans and apply for approval as described below

Signed

R.N. Cowling

Date

11th June 1993

Please complete **one only** of the following sections:

(Separate forms must be used for Planning and Building Regulations)

~~1. AMENDMENTS TO PREVIOUS BUILDING REGULATION SUBMISSION~~

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

State officer dealing with application, if known

Do the changes include any variations to the elevation of
a proposed building?

State Yes or No

☐

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

Please tick **one** box only

Amendment is proposed where
approval already granted

☐

or
Amendment is to a proposal
currently being considered

☐

OFFICE USE ONLY

Date

2/7/93

New B Reg submission needed

☒

Drawings acceptable as amend-
ment to previous approval

☐

Drawings acceptable as amend-
ment to current file

☐

2. AMENDMENTS TO PREVIOUS PLANNING PERMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

CONVERSION OF EXISTING DOMESTIC STORAGE BUILDING TO DWELLING

State details of amendments proposed

TO REBUILD DEFECTIVE
SUPERSTRUCTURE WALLS.
(EXISTING FOUNDATIONS AND
SUB-STRUCTURE WALLS TO REMAIN)

State drawing no's of the current submission

2 COPIES STRUCTURAL ENGINEER'S REPORT
2 COPIES APPROVED DRAWINGS.

Please tick **one** box only

Amendment is proposed where
permission already granted

☒

or

Amendment is to a proposal
currently being considered

☐

OFFICE USE ONLY Dates 22 12

New planning application needed

☐☐

Drawings acceptable as amend-
ment to previous permission

☒☒

Drawings acceptable as amend-
ment to current file

☐☐

ACK KL.

~~3. APPROVAL REQUIRED BY CONDITION OF EARLIER PLANNING PERMISSION~~

~~Either: The application is for approval of details required by a condition~~

☐

~~If so, state which details are submitted~~

~~(Note: for approval of reserved matters you should
not use this form. Ask for Planning Application
forms)~~

~~or: The application is for approval to action restricted by a condition~~

☐

~~If so, describe what is proposed~~

State drawing no's relating to the current submission

~~State condition no. under which the application is required~~

OFFICE USE ONLY

Consultations needed:

Note for Applicant

His amendment accepted on the basis
that samples of the proposed materials to be used for the external walls
will be submitted and agreed before work is commenced.

Details acceptable:

Signed DSC

Sent

Expiry

Received

Date 22/6/93

Gosberton Clough

South Holland District Council

Reproduced from the Ordnance
Survey's 1:2500 scale
map with the permission of the
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CANNOT BE COPIED FOR ANY PURPOSE

Gosberton Fen

SOUTH HOLLAND D.C.
PLAN DEPT.
10 FEB 1992

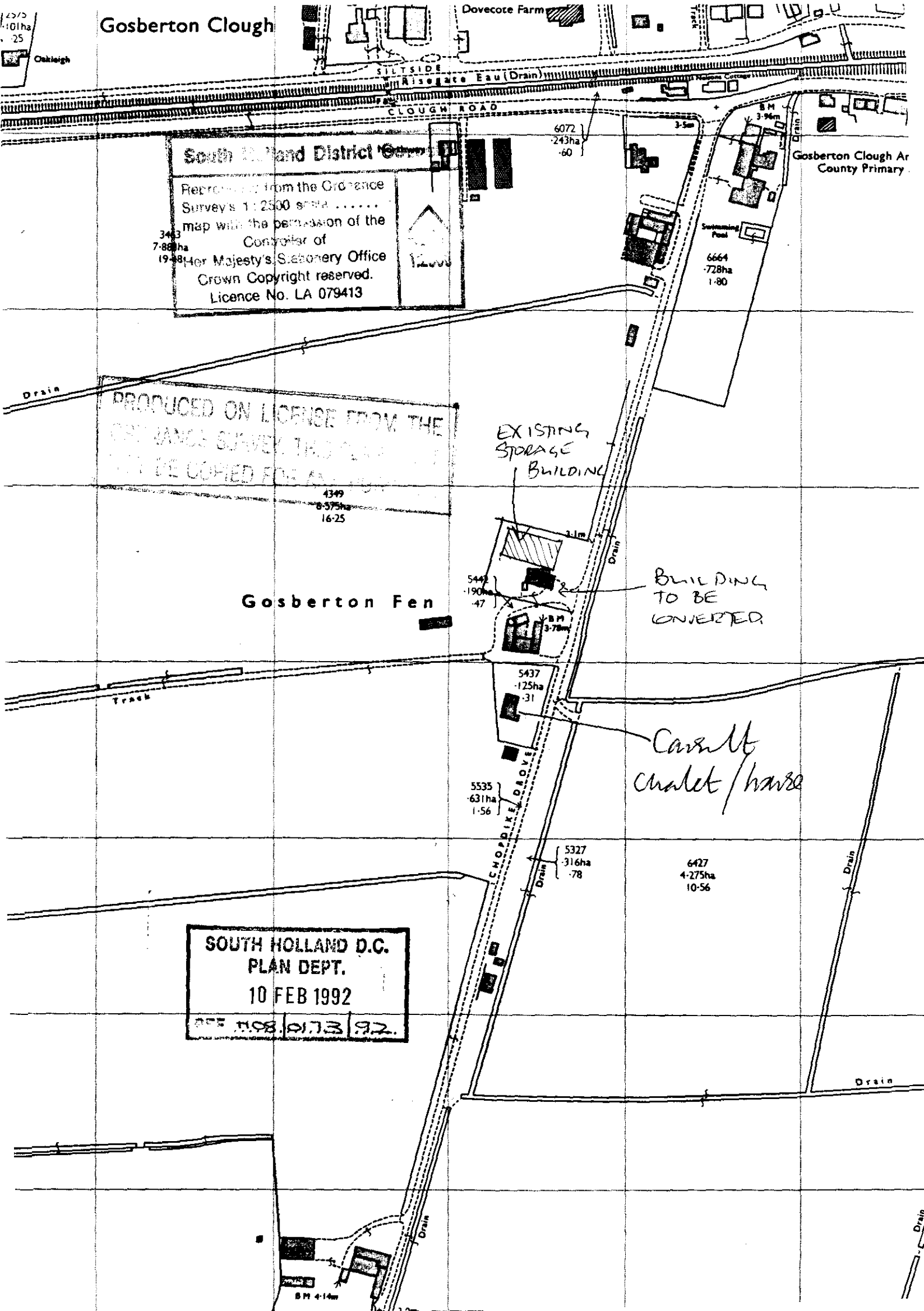
008 0173 92

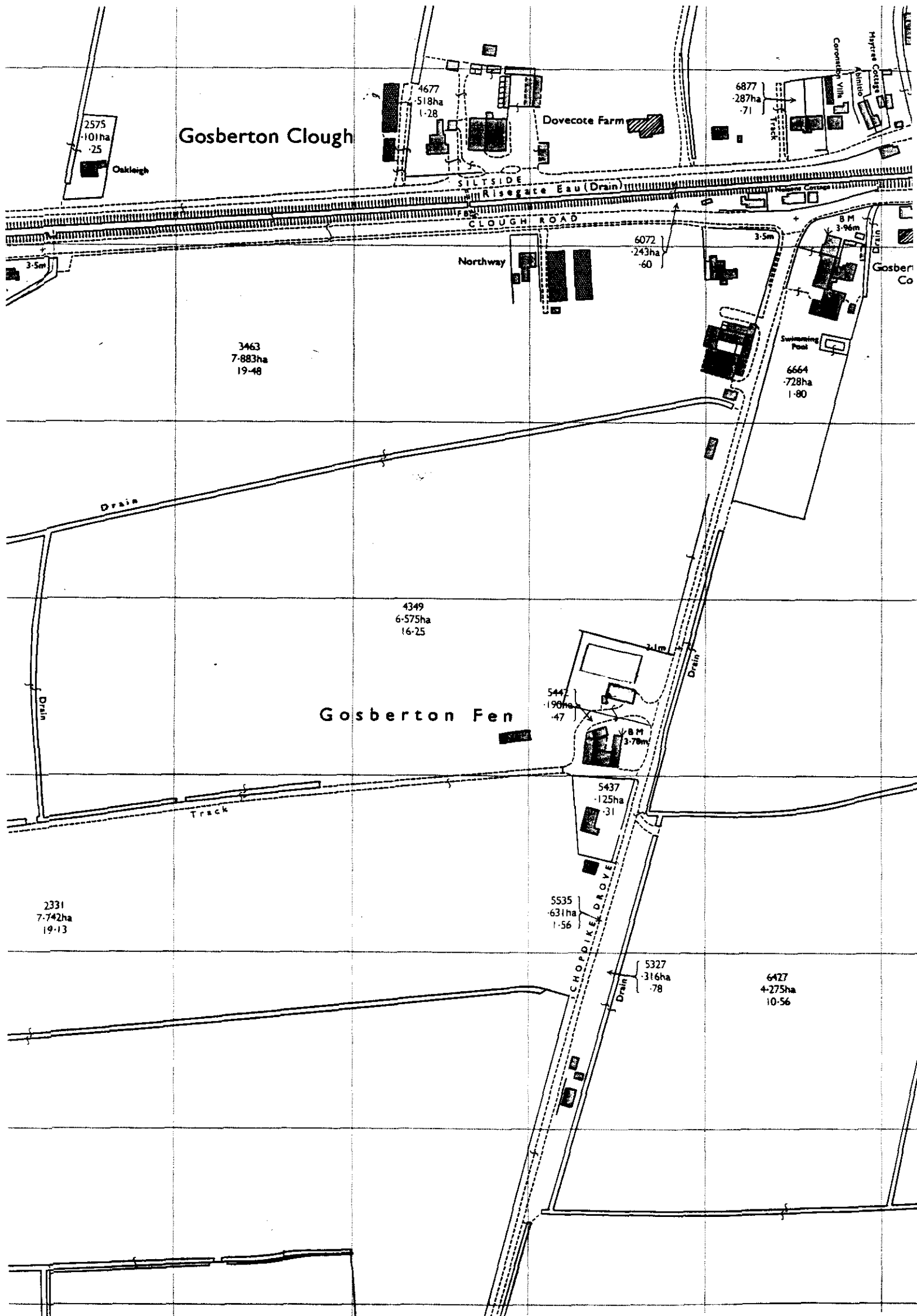
EXISTING
STORAGE
BUILDING

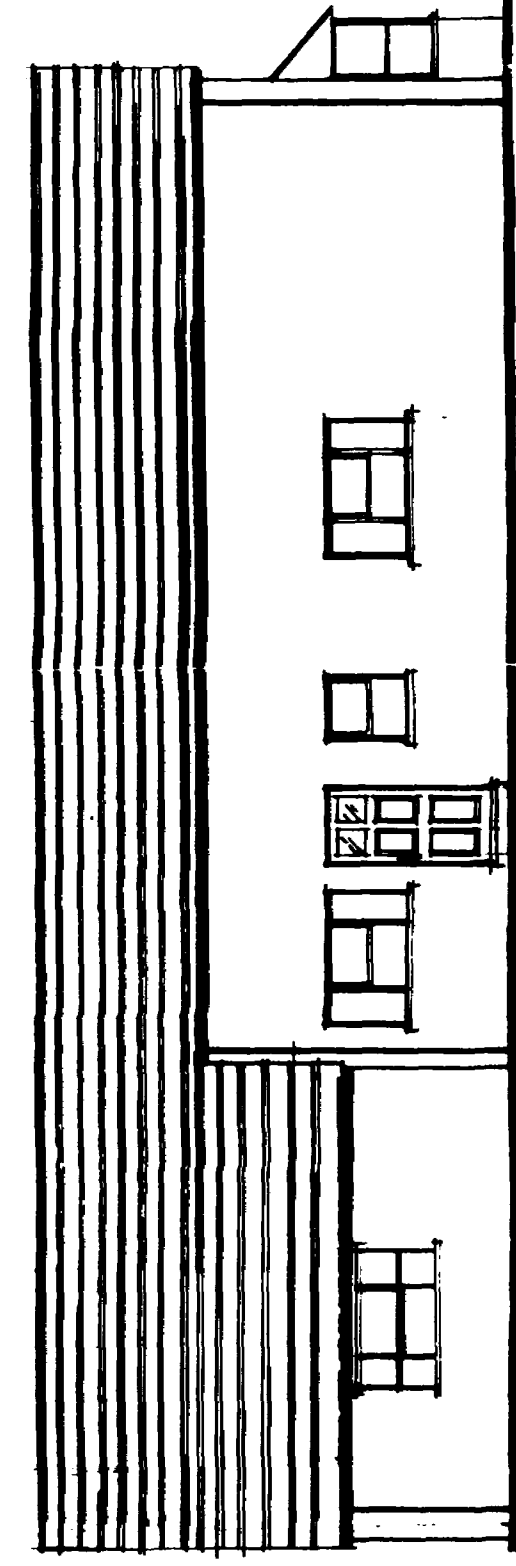
BUILDING
TO BE
CONVERTED

Current
chalet / house

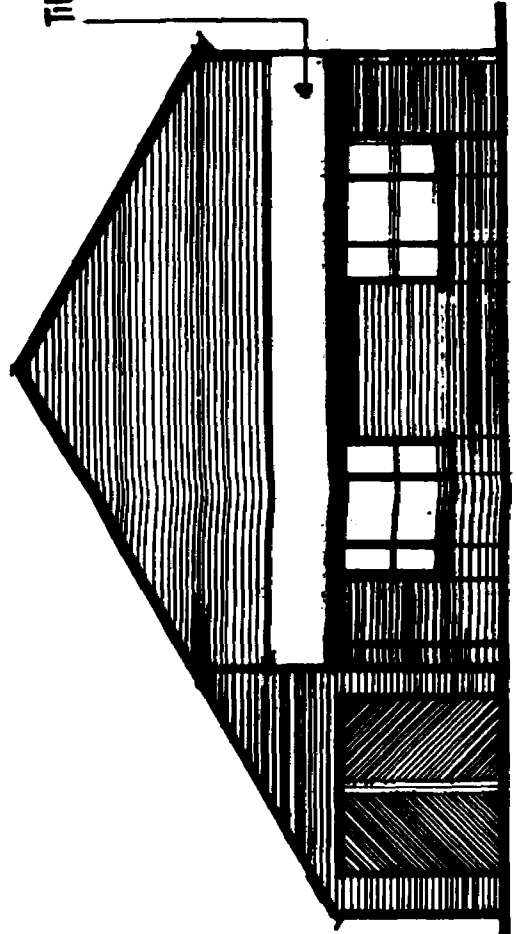
Gosberton Clough Ar
County Primary



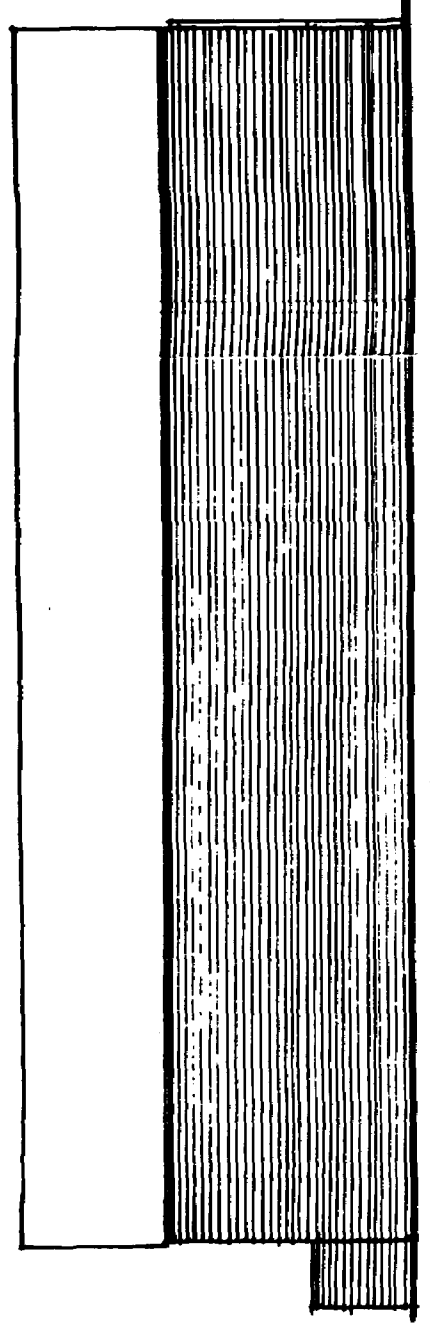




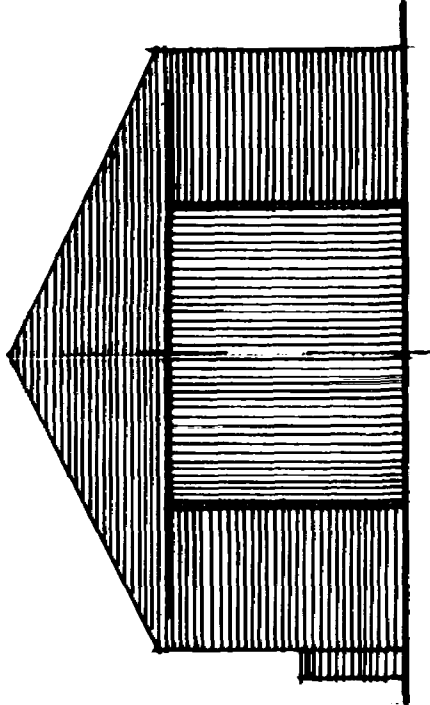
South Elevation 1:100



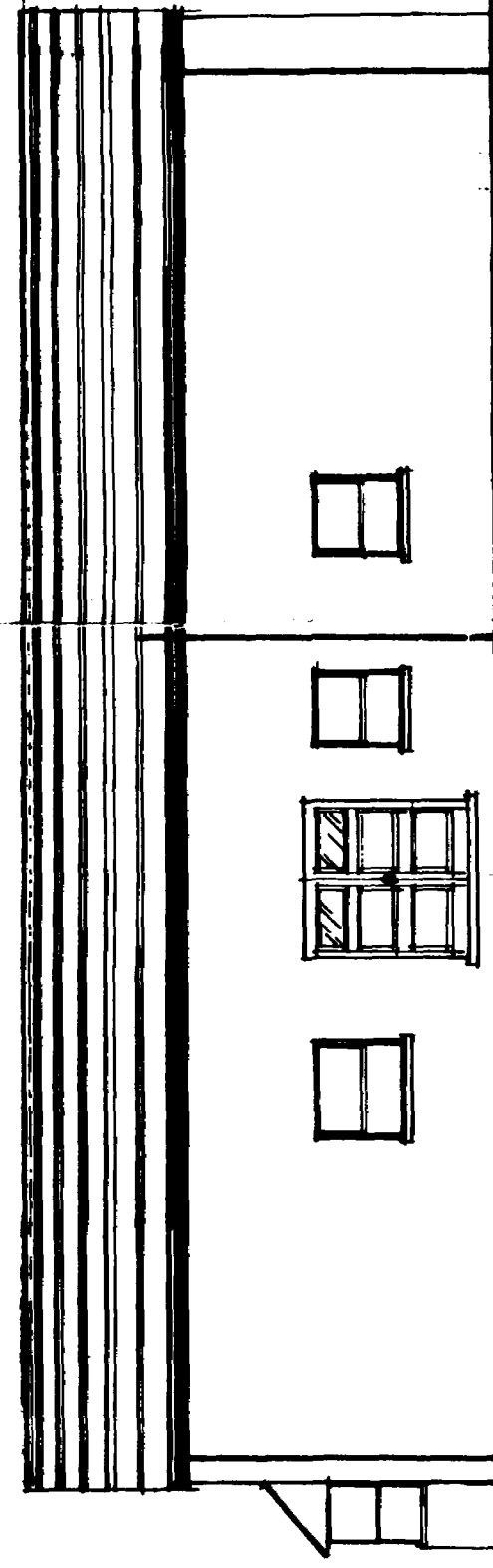
East Elevation 1:100



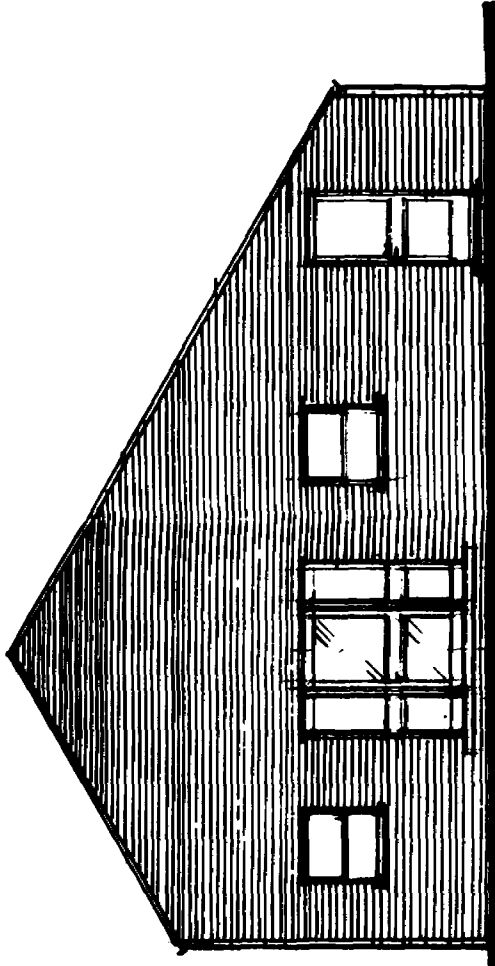
South



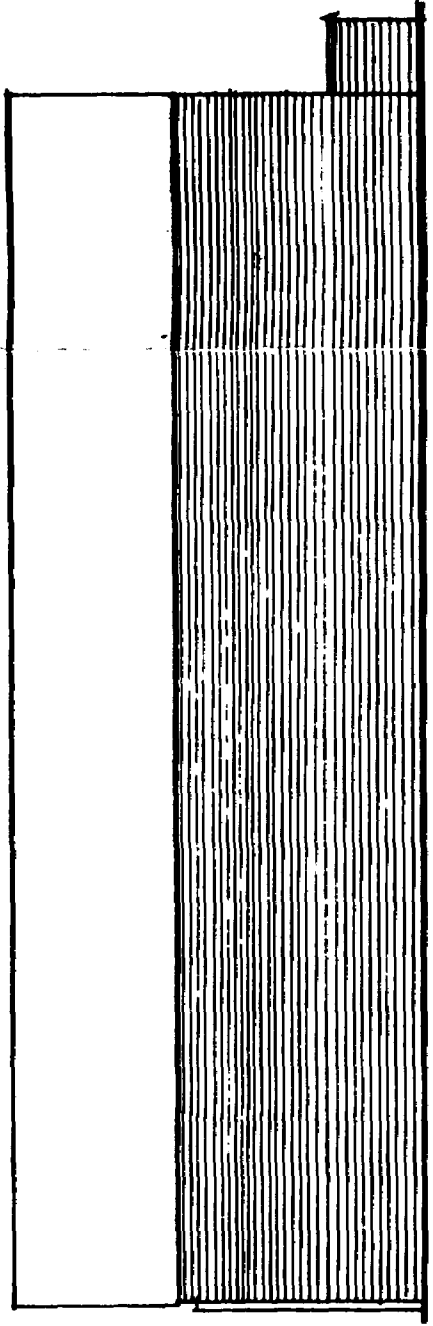
East



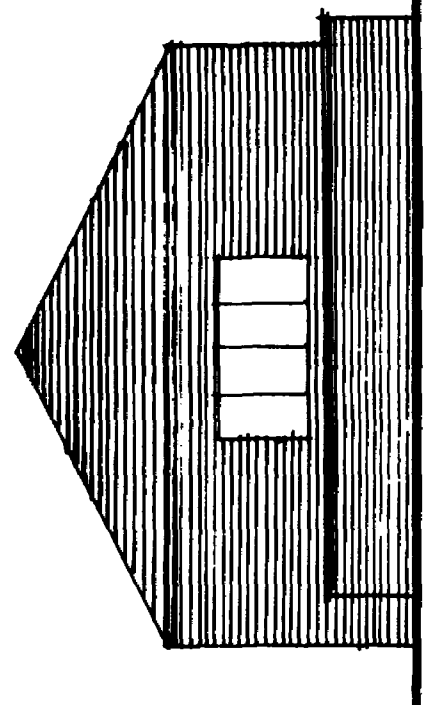
North Elevation



West Elevation



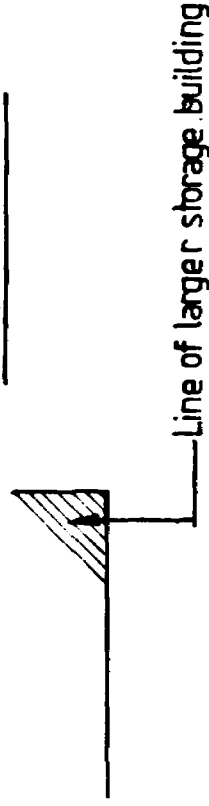
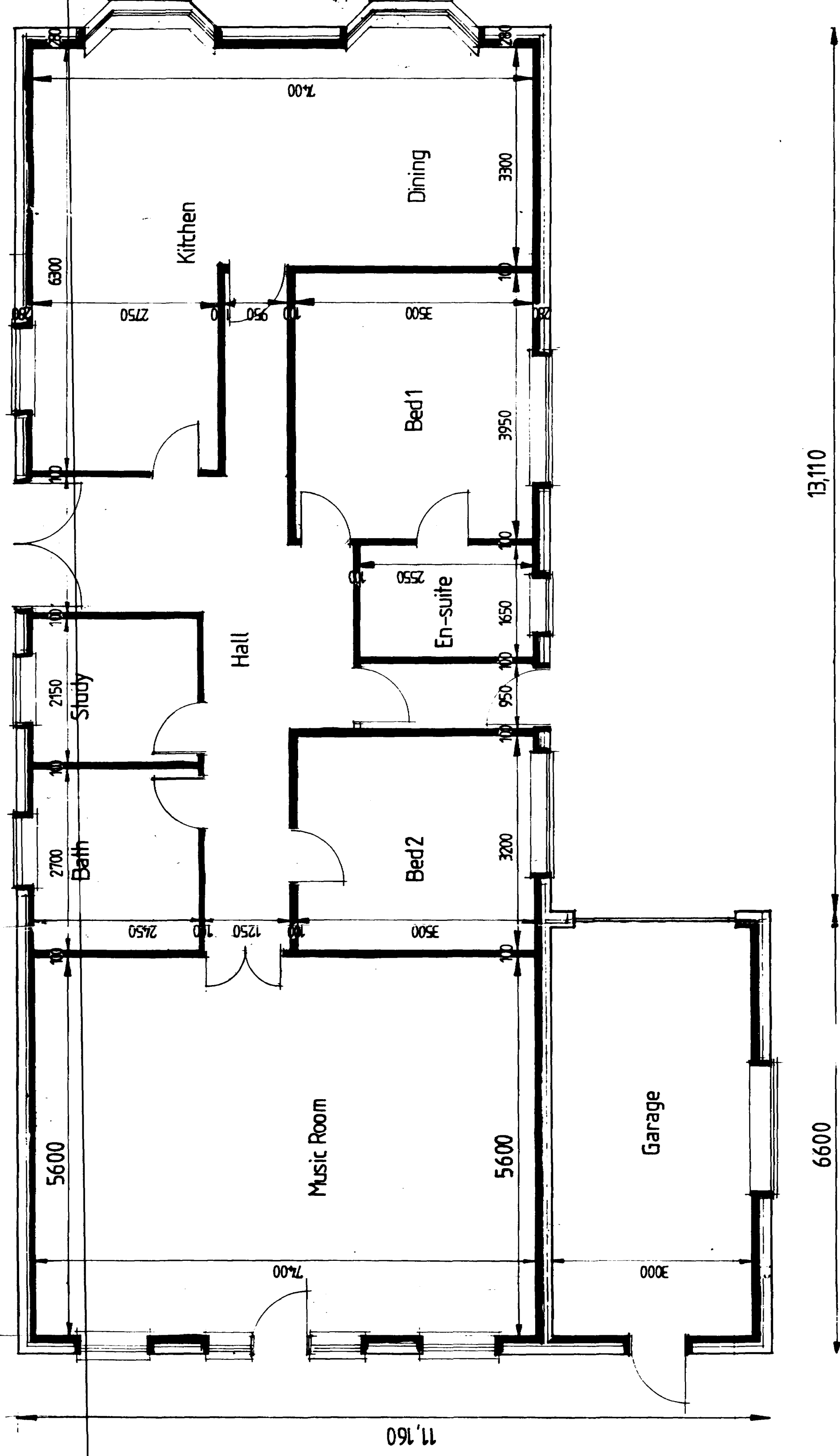
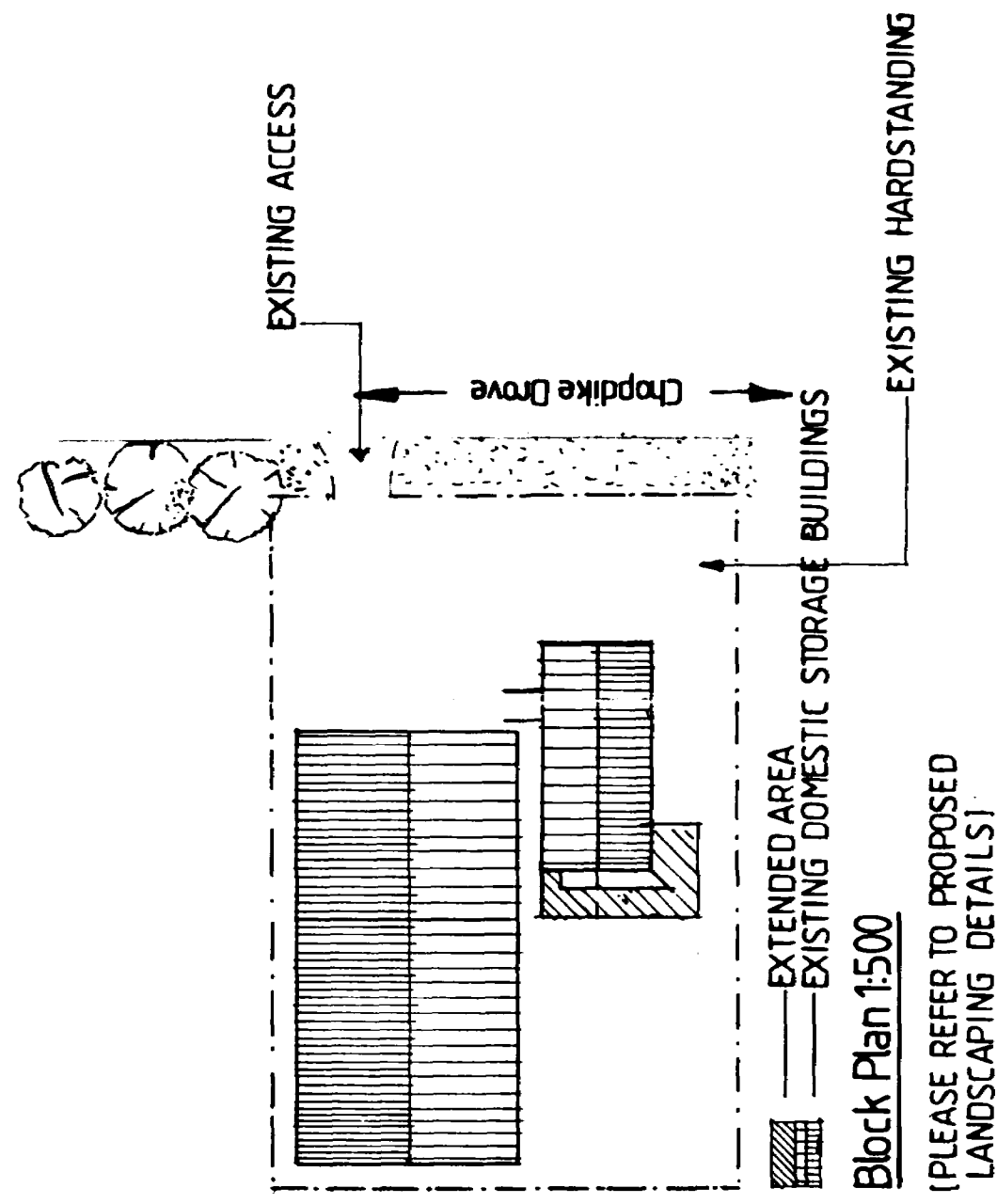
North



West

Proposed Elevations

Existing Elevations



Mr. B. Meakin
Conversion of domestic storage building
to dwelling - at Chopdike Drive
Gosberton Clough, Near Spalding

M. Stainsby
Main Road, Deeping St Nicholas
Spalding, Lincolnshire
Tel: (077588) 568

SOUTH HOLLAND D.C.
PLAN DEPT.
10 FEB 1992
HSE 1973/92

Proposed Plan 1:50

