APPLICATION NO. : H8 . . . 1008 . . 92 . . . . . .

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/1008/92 Received:24-SEP-92 Type:OUTLINE

Name: Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding Lincs

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

Description: Replacement dwelling

Location : Becks Bank Gosberton Clough
Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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.

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 visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The vehicular access shall be formed at the southern end of the site's frontage to Beck Bank.

Reason: In the interests of road safety.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 *Within 3 months of the date of the dwelling being occupied,* the existing dwelling opposite shall be demolished and the rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

Notes to Applicant:

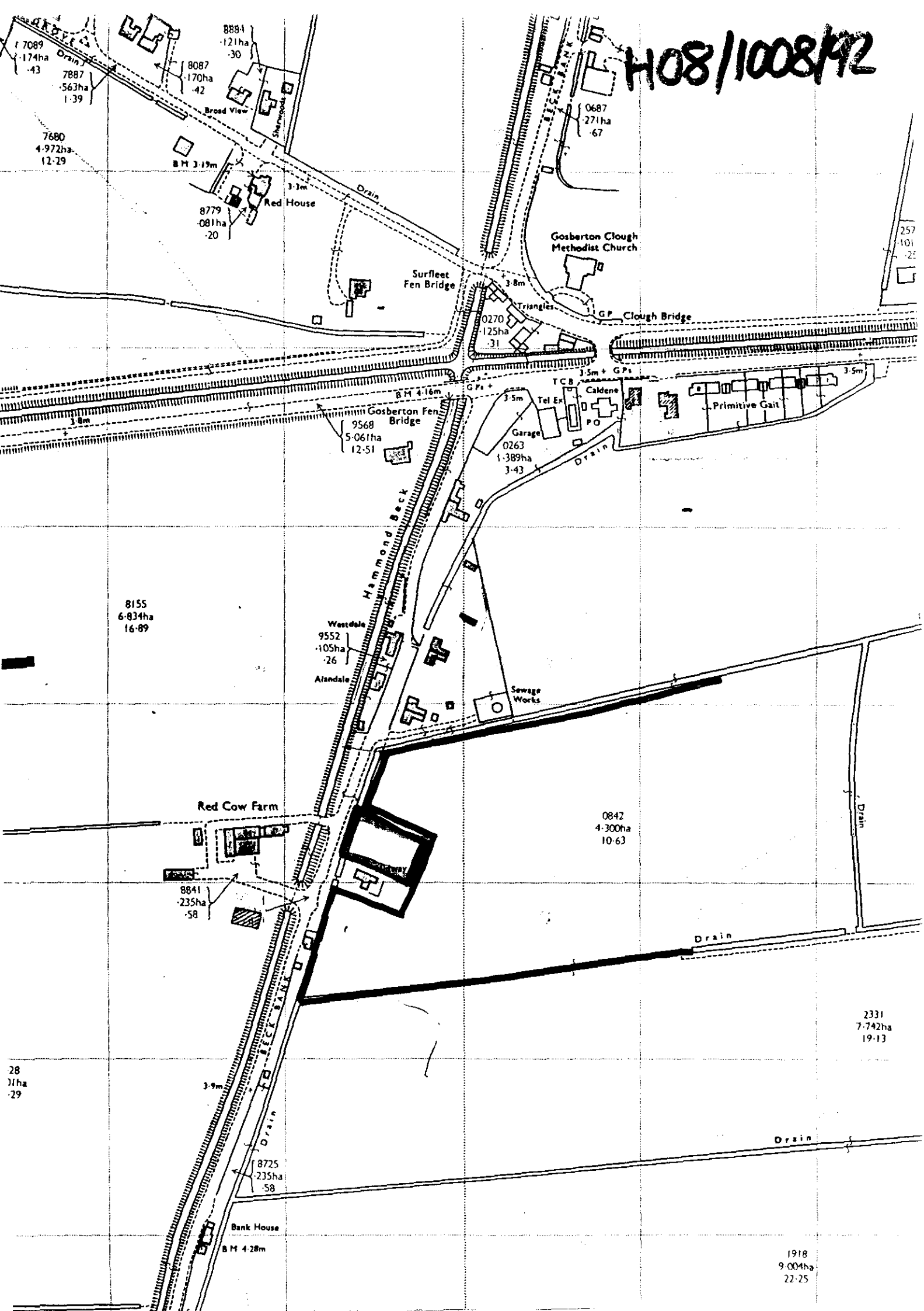
The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Planning and Building Control Services
23-NOV-92 H08/1008/92

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

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

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


H08/1008/92
Broad View
Sherwood
Red House
Surfleet Fen Bridge
Gosberton Clough Methodist Church
Clough Bridge
Primitive Gait
Caldene
Garage
Tel Ex
PO
Gosberton Fen Bridge
Hammond Beck
Westdale
Alandale
Sewage Works
Red Cow Farm
Bank House
Drain
BM 3·19m
BM 4·16m
BM 4·28m
3·8m
3·5m
3·9m
7680
4·972ha
12·29
8884
·121ha
·30
8087
·170ha
·42
7887
·563ha
1·39
8779
·081ha
·20
0687
·271ha
·67
0270
·125ha
·31
9568
5·061ha
12·51
0263
1·389ha
3·43
8155
6·834ha
16·89
9552
·105ha
·26
0842
4·300ha
10·63
8841
·235ha
·58
8725
·235ha
·58
2331
7·742ha
19·13
1918
9·004ha
22·25

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1008/92

Date Registered 24 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Becks Bank, Gosberton Clough, Spalding, Lincs.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Replacement dwelling

Please complete

Signed. . . . . Date 23rd September 1992

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £220.00 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ☐ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ✓ ⬇

Please state Site Area 0.0138 (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: sq. metres

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

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

5. GENERAL INFORMATION Please complete each section

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

Agricultural Land

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: Beckbank
Will there be –
Individual access(es) ✓
New estate road

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

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

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

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	Yes	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public 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.	N/A	➡ 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.

See enclosed letter dated 23.9.92

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).

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.**
(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 23.9.92

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.
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 23.9.92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

Psy 29-9 Does description need changing in light of demolition being development.

-42 1/10

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer

PV.

Recorded on board:

APPLICATION ASSESSMENT

Infill 1.1 site + 1BP?
Ag Tags on midways.

Notes for Case Officer

Site Inspection | Accuracy | Neighbours 7/8 | Boundaries

Site features | Other

Inspected by Pas
Date 6-10

Notice posted by Pas
Date 6-10

Resident Notices required
✓ 'midway' Beck Bank, 4 Clough Dene

Sent 7/10 | Delivered

Case Officer Conclusions Site is adjacent an existing house which has 5 dormers windows looking onto site, one upstairs, 1m from to boundary. Site is part of a field which contains to store side + rear of cottage area. Existing house granite, deep dyke + two large mature trees, one small silver birch. From buildings to rear of existing dwelling

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £330

Receipt Issued P1704

Date first Rec'd 24 SEP 1992

Registration

Reference H08|1008|92

Cross-Ref N/A

Date 25-SEP-92 LAB

Validation

TYPE OUTLINE

Earliest permission

Site area 0.13

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £220

Additional Refund

Receipt Issued

Information

(Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 76

OS No's

Grid ref 518950 329420

Ward LL

Parish Gosberton

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property 0052222 Ref

Planning Records:
Earlier apps ———

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H08/1008/92 DATE RECEIVED: 24/9/92

APPLICANT: Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Outline

DESCRIPTION: Replacement dwelling

LOCATION: Beck Bank, Gosberton Clough, Spalding

Parish Council: No reply.

Ward Member: Support.

County Highways: Request conditions.

Information from Applicant: Structural Engineers reports have been submitted which show that structural damage to the existing farmhouse is not viably repairable and that due to close proximity to an existing open dyke and row of trees, it would not be sensible to relocate this dwelling in a similar position.

CONCLUSIONS

1 This application is for a replacement agricultural dwelling but the site will be located on the other side of the road from where the present dwelling is built. The applicant wishes to build the new dwelling on this plot because it is

further away from the dyke and willow trees, which have resulted in the existing dwelling being damaged.

2 The new dwelling will be sited to the north of an existing dwelling called "Midway". This dwelling has five windows on the ground floor looking onto the site and one window upstairs looking onto the site. There is a one metre fence on the boundary. However, the proposed site is 29 metres wide and 48 metres deep and therefore any dwelling could be located on the site, so that the effect on the windows is minimised.

3 The IBD for Gosberton Risegate and Gosberton Clough includes the two pairs of houses located to the north of the site. Therefore the development of this site will result in a piece of land which will have a frontage approximately the same as the frontage of this site between the site and the dwellings to the north.

4 It is considered that the proposed position of the dwelling is more acceptable than possible alternative locations. This is because the proposed site does consolidate an existing ribbon of development between "Midway" and Gosberton Clough Bridge. If the new dwelling were built to the south of "Midway", or to the south of the existing yard and to the west of Beck Bank, the locations would appear more dominant in the open countryside.

5 There does not appear to be any history for the dwelling known as "Midway" and the existing dwelling which is to be replaced by this planning application does not have an agricultural occupancy condition.

RECOMMENDATION - Grant permission.

1 TL2

2 SC8 (Details).

3 SC27 (Implementation of planting).

4 B3 (Siting of access)...southern...Beck Bank.

5 B21 (Turning access).

6 SC38 (Replacement)...within 3 months of the date of the dwelling being occupied, the existing dwelling opposite shall be demolished and the rubble cleared from the site.

Reasons

1-2 Standard.

3 B1.

4 B21.

5 SC38(b).

BRI› ›MITH 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

Cam

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1008/92 Type: OUTLINE

Applicant: Mr J M Draper Agent: Status Design
Tel: 0406 24343

Description: Replacement dwelling

Location: Becks Bank
Gosberton Clough
Spalding

Valid date:	24-SEP-92	Terminal date:	19-NOV-92
Target dates:		Target Committee:	18-NOV-92
To case officer	29-SEP-92	Report deadline:	04-NOV-92
Inspected by	04-OCT-92		
Extra contacts	09-OCT-92	Case Officer:	
Report if not clear by 29-OCT-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1.3 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier "Midway", Beck Bank	01-OCT-92	28-OCT-92
Clerk to Gosberton P 0775 840415	01-OCT-92	15-OCT-92
Cllr J A Dobney	01-OCT-92	15-OCT-92
Site/Press Advert MIN	06-OCT-92	27-OCT-92

Support

L C C Plan Plans as Above Attached fe cs 15/10/92.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/1003/92

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Becks Bank, Gosberton Clough

3. Name, classification and number of road

4. Date application referred 8-10-92

5. State whether outline, detailed application etc.

OL

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

Replacement Dwelling

7. Delete as appropriate

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

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

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

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

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

Date: 15/10/92 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/1008/92

Applicant: Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding Lincs

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

Description: Replacement dwelling

Location: Becks Bank Gosberton Clough
Spalding

Type: OUTLINE

Date received: 24-SEP-92

01-OCT-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 11-OCT-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

all O.K. BY M

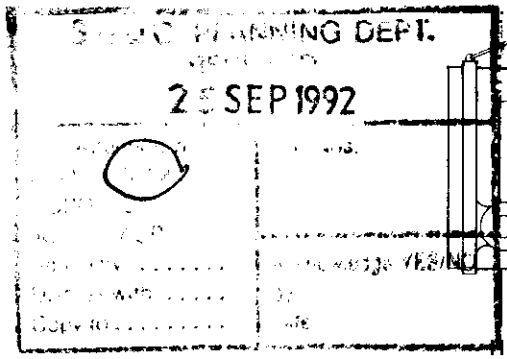
Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 OCT 1992
Attention of
DPO
DOPO
JC
Action by
Discuss with

Signed: J A Dobney

1008/92



status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

South Holland District Council
Planning Department,
Council Offices,
Second Floor,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Date 24th September 1992.

The person dealing with this matter is: B. Gilham

Our Ref: 771663/BG/RAG

Your Ref:

Dear Sir,

Re: PROPOSED REPLACEMENT DWELLING AT RED COW FARM, GOSBERTON CLOUGH
FOR MR J M DRAPER

Further to my recent Outline Planning Application to you in respect of the above dated 23rd September 1992 and my recent conversation with your Mr. Blacklock I enclose copies of documentation from Brierley, Lovell Partnership dated March 1991, 24 April 1991, 25 July 1991, 23 September 1991 and 8 October 1991 along with a copy of a letter from Mr. Draper dated 30 December 1991.

This additional information shows quite clearly that the structural damage to the existing farm house is not viably repairable and that due to the close proximity to an existing open dyke and row of trees, it would not be a sensible proposition to relocate this dwelling in a similar position.

However, on speaking to your Mr. Blacklock there seemed to be some concern as to whether or not a replacement dwelling is acceptable on Planning grounds on the opposite side of the road. It must be stressed therefore that whilst there may be other areas where the replacement dwelling could be located my client considers that for the best running operations of the farm the site proposed would be the most suitable.

If the Planning Department feels that other areas should be viewed, then it is suggested that a meeting be arranged between the Planning Department, myself and our client so as to explore the various options.

I would be very grateful therefore if all the above information could be considered before a decision on this application is made.

Yours faithfully.

B. Gilham F.F.B.

Enc.

Brierley, Lovell Partnership

CHARTERED STRUCTURAL ENGINEERS

1 Loxley, Werrington, Peterborough. PE4 5BW.
V.T. Brierley, C.Eng., F.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E., M.B.I.M., F.G.S.

Telephone: (0733) 74323
Fax: (0733) 74612

Our Ref: 91010/VTB/NHM

24 April 1991

For the attention of
W Schulz Esq

Ellis & Buckle
27 East Street
Leicester
LE1 6NB

Dear Sir

Red Cow Farm, Gosberton Clough - J M Draper

We have carried out investigations into the causes of subsidence damage at Red Cow Farm, Gosberton Clough.

Trial pits were excavated as shown on the location plan and described in the logs. A level survey was carried out and indicates the amplitude of foundation movement which has occured since the house was constructed.

The level survey taken on the damp proof course assumes that it was laid in a reasonably level manner. If that is the case then foundations at the east gable have sunk by as much as 200 mm.

Tell-tales have been fixed to the walls in three positions, but have not yet been read since fixing, however the evidence of damage to the decorations which were applied to the walls in June 1990 act as a clear indication of active movement occuring.

Indeed, the amount of subsidence damage to cause the floors to have sunk by as much as they have done is way outside the tolerances laid down in BS 5606. We would suggest that the house is beyond repair.

As you will have seen for yourself, the house has tilted by such an extent that it is apparent from a long distance away and the house appears to have subsided as one might expect towards the willow trees.

We have been informed that the movement is recent and the level of water in the dyke has lowered considerably. If that is the case then what one time might have been a source of water to the willow trees has virtually dried up and the willow trees may have sustained their growth by extracting moisture from beneath the house.

The trial pits and control borehole indicate that the foundations stand upon an orange/brown silt material which was fairly firm at foundation depth.

At approximately 2.5 m below ground level as an average figure the ground changes from a clay to a clay and peat material.

This soft material at such comparatively shallow depth immediately eliminates from our thoughts any question of conventional underpinning repairs and indeed if the house were to be stabilised by foundation repairs that would probably involve a major piling scheme and piles of considerable length might be involved. Unfortunately, we have not any records of pile lengths in the vicinity of Red Cow Farm.

We have plotted the results of testing of soil samples which curiously indicate in trial pit 2 at 1.9 m a plasticity index of 7 which indicates a non shrinkable material, but at that depth the material encountered was clay.

We would suspect that the laboratory might have made an error in that particular test.

A sample taken from the borehole put down some distance away from the house indicated a plasticity index of 27 which is of medium shrinkability material.

The moisture content in the trial pits have been plotted graphically and indicated by the dashed and solid line on the plot show a great decrease in moisture content at 1.5 m below ground level.

Above this level the material is too silty to test. The moisture content quite predictably increases with depth, but the control hole shown by the chain dotted line has suffered a similar decrease in moisture content at 1.5 m, but rapidly increases in moisture content compared to the two trial pits so that by approximately 1.7 m below ground it is of a much higher figure.

Although the plot of the moisture contents does not follow the normal pattern of what associates with desiccation of clays due to tree root activity there is a pattern to be observed.

We are all aware of the presence and the size of the willow trees and it is likely that the roots will have found their way to the clay beneath the house and extracted moisture.

We have such a difference in moisture content as to clearly prove desiccation. It is agreed that a difference in moisture content of 5% is enough to indicate desiccation and in this case we have differences in the order of 20%.

Clearly desiccation has occured and in our opinion an insured peril exists.

Because of the extent of the damage to the house we would welcome your further advice on this matter before discussing remedial works. As previously mentioned it would probably be well worth considering demolition of the house and rebuilding on another site rather than attempting repairs to such a badly damaged property.

Yours faithfully

V T Brierley
BRIERLEY, LOVELL PARTNERSHIP

Encs

cc J M Draper Esq

Brierley, Lovell Partnership

CHARTERED STRUCTURAL ENGINEERS

1 Loxley, Werrington, Peterborough. PE4 5BW.
V.T. Brierley, C.Eng., F.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E., M.B.I.M., F.G.S.

Telephone: (0733) 74323
Fax: (0733) 74612

Your Ref: 074/WS/MB/91/39363

Our Ref: 91010/VTB/NHM

25 July 1991

Ellis & Buckle
27 East Street
Leicester
LE1 6NB

Dear Sir

J M Draper, Red Cow Farm, Gosberton Clough

We have been shown a copy of your letter dated 15 July 1991 addressed to Mr Draper and we have been instructed to write to you on behalf of our client.

In your second paragraph you have remarked that we have attributed damage to desiccation of the subsoil caused by willow tree roots.

Mention has also been made in the past and we agree with the opinion that the dropping of the water level in the area generally will have contributed to the movement.

The water level in the dyke at the front of the property has dropped to almost zero and in general the ground water level in the area of Gosberton Clough over the past two years has dropped by 5 m. This itself would have a significant effect on a property which stands alongside such a deep dyke.

We are somewhat surprised that your report to the insurance company was based upon a visit which you made in September 1990. Since then cracking has apparently become significantly worse and indeed the cracking appears to continue to progress according to our tell-tale readings.

Windows which were fitted 5 years ago are now distorted and are either impossible to open or very difficult to operate.

We must correct an earlier comment attributed to you that there was evidence of damage between the lounge and bedroom windows. During our inspection of the property we have not seen any evidence of such damage or repairs.

Whilst the damage continues and the bath wastepipe has recently pulled away from its connection and had to be made good along with other continuing cracking, we are most concerned at the contents of your letter which refer to the history of the house.

As you state, a normal building society survey was carried out and whilst it is agreed that there is some evidence of previous cracking, the significant cracking which is to be seen in the house now is recent and in most cases appears to have occured since July 1990.

It is certainly not your contention is it that because a property has been pointed up in the past that insurers should reject a claim for subsidence damage?

You have the benefit of a copy of the valuation report carried out by a chartered surveyor at the time of purchase of the property.

If the basic valuation survey report had indicated significant or major defects, then surely the insurance company would have rejected the application for cover. That from our experience is normal practice and we intend to ask the surveyor concerned for further details of his report if he is prepared to divulge that information.

It is our assertion that there cannot have been major or significant defects in 1982 or else the insurance and mortgage facilities would simply not have been made available. In 1982 as today, we as consulting structural engineers are frequently approached by prospective purchasers for our opinion on a property which might have been inspected by a chartered surveyor with a view to purchase.

In this case at Red Cow Farm there appears to have been no recommendation that a chartered engineer inspect the property in 1982 and indeed there is no suggestion at all then that there was any defect in the property which would jeopardise the issuing of an Insurance Policy.

Perhaps now with the benefit of hindsight you are reading into what was written in 1982 and was certainly not intended to be interpreted as information likely to prejudice an insurance application or an insurance claim.

On the second page of your letter we must clearly disagree with your comments regarding damage. The active damage in Red Cow Farmhouse is there to be seen and we would suggest that you reacquaint yourself with the damage and see how it has become so much worse than your original visit.

Bearing in mind the severe summers of 1989 and 1990 and the dropping of the water table in the area, we are satisfied that the significant damage is recent and not historic.

The writer will be on holiday until 14 August 1991 and we would suggest as a matter of some urgency that a joint meeting is arranged at Red Cow Farm so that the matter of the insurance claim might be discussed in detail and as expeditiously as possible.

As you are undoubtedly aware, the contents of your letter have caused much anxiety to our clients and we are as concerned to allay their fears as soon as possible.

Your co-operation in this matter would be most appreciated.

Yours faithfully

pp Nicholas D Mew

V T Brierley
BRIERLEY, LOVELL PARTNERSHIP

Encs

cc J M Draper Esq

Allis & Buckle

Leicester

27 East Street
Leicester
LE1 6NB

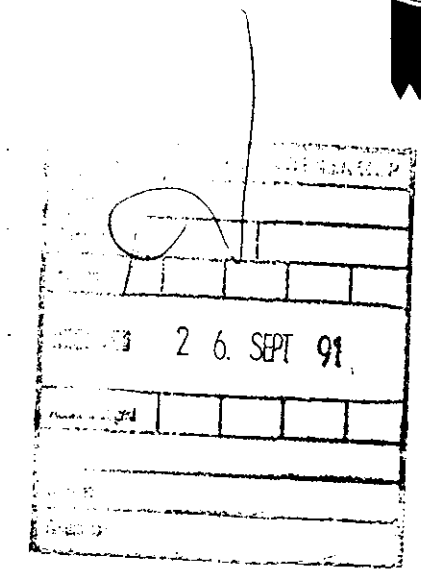
Tel: (0533) 549212
Fax: (0533) 540902

Associate Director:
A. J. Brockie ACII FCILA

CHARTERED LOSS ADJUSTERS E&B

OUR REF: 074/WS/SJC/91/39363
YOUR REF: 91010/VTB/NHM

Brierley, Lovell Partnership,
Chartered Structural Engineers,
1 Loxley,
Werrington,
Peterborough, PE4 5BW



23rd September 1991

Dear Sirs,

Subsidence Claim - J.M. Draper
Red Car Farm, Gosberton Clough

Thank you for your letter dated 25th July 1991.

We agree that the property has suffered subsidence but the point in issue is how much of this damage has occurred since 1982 when Mr. J.M. Draper purchased the property from his father with the assistance of a mortgage from the Nationwide Anglia Building Society.

With reference to the comment in respect of the damage between the lounge and bedroom windows, on checking our notes, we have noted there are brickwork joints which show evidence of previous repointing. We therefore conclude that some movement has occurred in the past and was subsequently repaired. We do accept that movement has occurred more recently but we must confirm that this would appear to be an ongoing problem rather than one which has occurred solely since June 1990. We would not suggest that simply because a property has some evidence of repointing, would insurers reject any claim for subsidence but we consider the degree of damage, i.e. tilt on this occasion, could give them grounds to do so.

We would disagree with your summation that there were no major or significant defects in 1982. We can advise that the basic valuation survey report carried out on behalf of the Nationwide Building Society made specific reference that the property had settled in the direction of the drain and willow trees on the banks of the drain. We trust you would agree that bearing in mind the type of survey carried out for such a defect to have been noted, would suggest that it was somewhat significant. Furthermore, in the survey report, the surveyor has added a sentence under the provision of special insurance risks, where the settlement in a property is noted. The question which must be addressed is whether or not the insurers were made aware of this at the time the policy was taken out.

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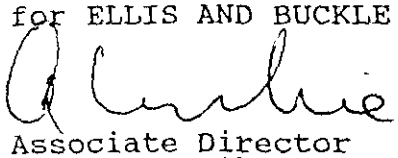
Head Office
Apex Plaza, Forbury Road,
Reading, Berkshire RG1 1AX
Tel: 0734 567890
Registered Office
Lloyd's, One Lime Street
London EC3M 7HA
Registered in England No. 159031

We have asked for their instructions on this point but to date the matter remains unresolved. Unfortunately, the insurers do not have any records in this respect but they have asked us to contact the building society concerned to obtain the comments of their surveyor and insurance manager. We are in the process of doing this.

We acknowledge your concerns contained in the first paragraph of the third page of your letter although we must reaffirm the comments previously expressed. Insurers can only be considered liable for the damage which occurs during their policy and not for any pre-inception damage. In this instance, we are satisfied that there was significant damage before 1982 and our enquiries continue as to whether or not this was actually disclosed to insurers. Until this point is resolved, we are unable to advise whether or not all or any part of the Insured's claim will be met by their insurers.

We can confirm that we are urgently seeking the advices of the Insured's building society as requested by insurers and as soon as a reply is received, further instructions will be sought. In the meantime, should there be any points at all you wish to discuss, please do not hesitate to contact our Mr. Szulc.

Yours faithfully,
for ELLIS AND BUCKLE



Associate Director

Brierley, Lovell Partnership
CHARTERED STRUCTURAL ENGINEERS
1 Loxley, Werrington, Peterborough. PE4 5BW.
V.T. Brierley, C.Eng., F.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E., M.B.I.M., F.G.S.
Telephone: (0733) 74323
Fax: (0733) 74612

Your ref: 074/WS/SJC/91
39363

Our ref: 91010/VTB/HT

8 October 1991

Ellis & Buckle
27 East Street
Leicester
LE1 6NB

Dear Sirs

SUBSIDENCE CLAIM - J M DRAPER - RED COW FARM, GOSBERTON CLOUGH

We refer to your letter of 23 September 1991 which we have studied with great care. We are extremely disturbed at the contents and have therefore not communicated your views to our client.

We are pleased to note that you agree that the property has suffered subsidence since Mr J M Draper purchased the property from his father. Our involvement in this subsidence claim commenced in January this year and we can only report to you what we have seen and comment on cracking based upon our long experience of dealing with subsiding buildings. We are not in a position to comment on any reports or any dealings with the Nationwide Anglia Building Society.

We must take you to task regarding the alleged brickwork cracking between the lounge and bedroom windows.

During our last visit to the farm we made a particular point of examining that brickwork. We are absolutely sure that there is no evidence of pointing up the brickwork joints and that you are mistaken on this particular view. There is absolutely no sign of brickwork repairs having been carried out in that part of the house.

We are prepared to accept our clients word that from the date that they carried out decorations in June and July 1990 there

were no cracks. The cracking which we have observed has occured since then.

You advise that a basic valuation survey report was carried out on behalf of the Nationwide Building Society in 1982. We make the point that in 1982 even basic reports, if they contained a comment on subsidence, would normally have elicited a request for a structural engineers opinion on the degree of subsidence in the property.

In this case, as far as we are aware, no such request was made and therefore that was an indication of the severity of the problem at the time. In other words the building society and we trust therefore the insurers did not consider it necessary to ask engineers to prepare a report. Whether or not insurers were made aware of this point, we of course have no means of finding out.

If insurers have no records in respect of the survey report of 1982 then they surely have no evidence other than the benefit of hindsight to try to highlight now a point which was not taken into account in 1982.

You continue in your letter to repeat your view regarding insurers and pre-inception damage. We would make the point that surely Mr John Draper would not have bought a house even from his father if it was suffering from active subsidence damage. Most farmers are quite capable of assessing the significance of cracks in buildings and we feel sure that if Mr Draper had seen cracks he would not have bought the house or would have requested an experts opinion on the cracks at that time. This is surely a fair view to take of what might have transpired in 1982 and it is surely a reasonable point to raise.

As the consulting structural engineers involved we are concerned that the property has suffered damage and that our clients are subjected to continued anxiety over that damage.

We therefore look forward to the benefit of your early reply.

Yours faithfully

V T BRIERLEY
BRIERLEY, LOVELL PARTNERSHIP

cc Mr R Witton
C Witton & Son

JD/acw

30th December 1991

Mr M Page
General Accident
Claims Department
5 Granville Road
LEICESTER
LE1 7RX

Red Cow Farm
Beck Bank
Gosberton Clough
SPALDING
Lincs

Dear Sir

RE : 028h 90207984u/LG

Following telephone conversation between Mr D R A Whitton and ourselves on my behalf I would like to convey some points that are of concern to me. Your letter of 9th November 1990 to me stated that you would deal with the claim as quickly as possible and that you had nominated an independent Loss Adjuster who would be there to help and assist. One visit and two letters in this time has not been a lot of help as he insists in making a claim of disturbance damage. I was brought-up in the house in question, and up to the time it was sold to me by my father, I never heard of any damage.

In 1982 I applied to the Anglia Building Society for a mortgage; a survey was carried out, and at no time did I have sight of this survey. The Building Society informed me that I have been successful in my application but certain work had to be carried out, one being a slight crack under the kitchen window. This was duly done, at this time I knew of no other evidence of damage.

In 1985 I had UPVC windows fitted, they were new and square when fitted, now they do not open.

In 1986 I extended my mortgage to install central heating. A highly reputable central heating firm surveyed the house and they confirm if there had been any substantial damage to the building, they would not have gone ahead with the installation. I had several rooms decorated during the previous year to this claim, at this time no structual damage was repaired.

Continued . . . . .

Mr M Page
General Accident

30th December 1991

I have paid insurance on this building since the mortgage was taken out, you now claim that this was between myself and the Building Society, but if you nominate a broker as an agent to collect your premiums, surely they are carrying out your bidding and are responsible to you, therefore you are responsible for them. You also say you are not in a position to read Engineer's reports, but it appears by ignoring them you are doing me a dis-service. You say your Loss Adjuster is a surveyer, it appears he and yourselves are ignoring facts raised in the Engineer's reports. The Engineer disagreed with there being any damage at any time between lounge and bedroom window, this he said is only weather staining. This has been totaly ignored. There appears to be no evidence to back up the claim of historic damage whereas there is a lot of evidence to show all but the slight crack found in the survey has occurred in the last 2 years since the water table in the area had dropped by 5 metres (Anglian Water figures). If the damage had been seen before this time I would have been the first to claim on the Insurance Comoany.

The Loss Adjuster has not been on site for 12 months, the condition of the house has deteriorated so that the general public can see the change in angle and level of roof. It appears as a layman that someone is trying to 'pass the buck', I hope this is not so.

On the Loss Adjuster's only visit we asked him to get the Engineer in case he could not accept his findings, he said this was no problem as he would accept the finding whoever nominated the Engineer. Do I take it that as a layman the Loss Adjuster cannot accept his findings?

I refer back to your letter of 9th November where you hope everything will go smoothly, this I feel has not been so therefore I am contacting you as suggested in the hope that this problem can be brought to a quick conclusion.

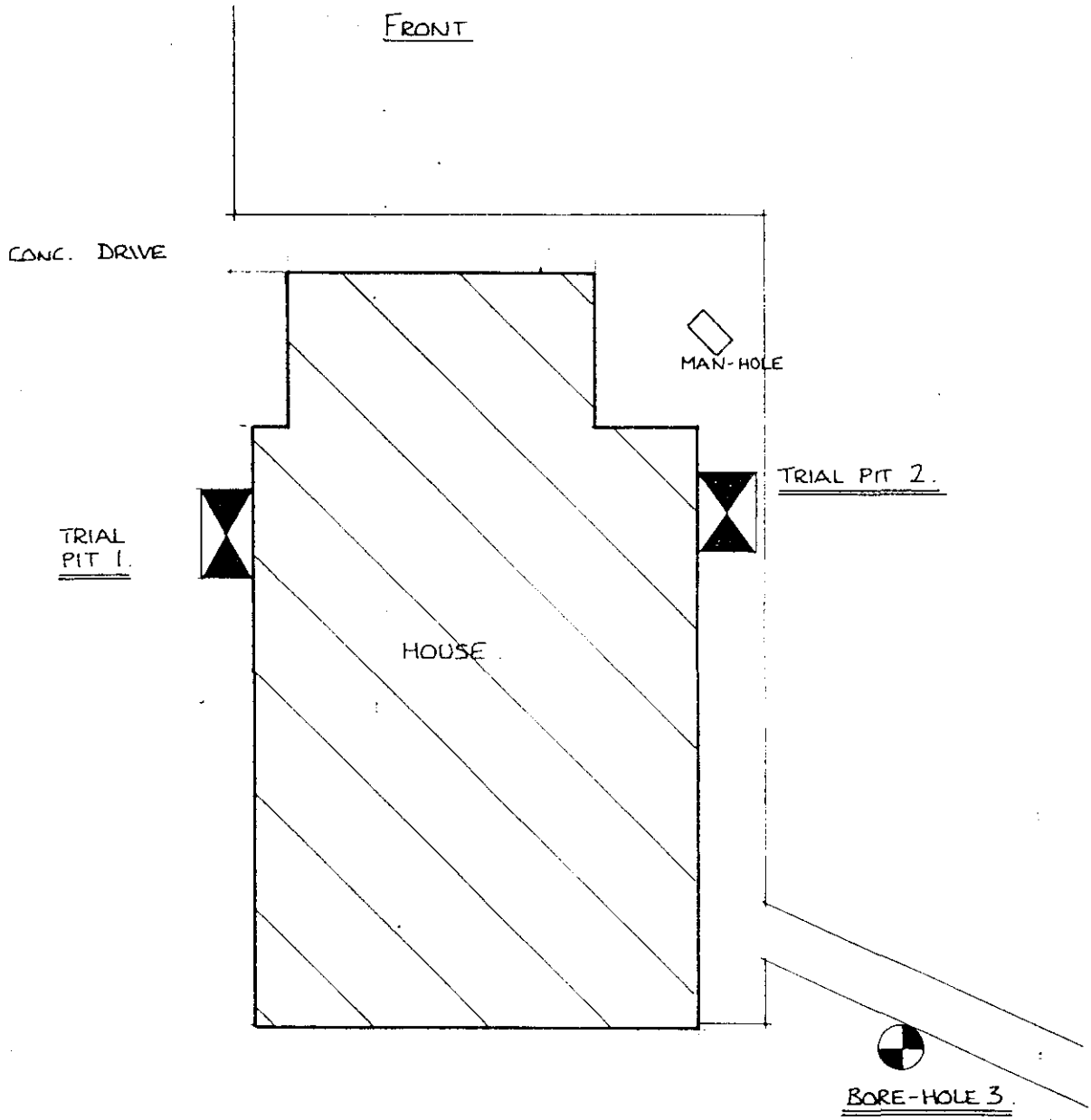
Yours faithfully

J M Draper

Brierley, Lovell Partnership

Project	Client
RED COW FARM, BECKBANK, GOSBERTON CLOUGH, SPALDING	MR. J. M. DRAPER

Scale	Date	Drawn by	DRG No.
1:100	MARCH-91'	A. FREEAR	91010 SHEET 1.



Borehole Log Sheet

Brierley, Lovell Partnership
CHARTERED STRUCTURAL ENGINEERS
The Triangle 1221 Bourges Boulevard Peterborough PE1 2AU Telephone: 0733 310525
V.T.Brierley, C.Eng., M.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E.

B.H. N° T.P.1	REFERENCE 91010
DATE 1 March 91	DRAWN A.Freear
CLIENT Mr J M Draper	SCALE 1:20
LOCATION Red Cow Farm Beckbank Gosberton Clough SPALDING	SHEET NO. 1 OF 1
EQUIPMENT AND METHODS Hand Excavation and Hand Auger	GROUND LEVEL 0m

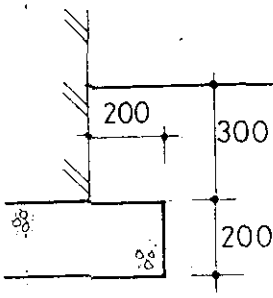
Description	Legend	Depth (m)	Level (m)	Sample	S.P.T. or Vane	Field Observations
		0				
200 / 180 Conc. Path		0.1				
200 Silty TOPSOIL occasional fine roots		0.5				
Orange Brown SILT		1.5		S1		
Dark Brown Clayey SILT		1.8				
		1.9		S2		
Firm Dark Brown/Blue CLAY						
Becoming softer at 2.4m		2.4		S3		
Turning to Blue/Grey CLAY with stone and Peat fragments at 2.5m		2.8		S4		
		3.0				

■ UNDISTURBED SAMPLE
N STANDARD PENETRATION TEST
○ DISTURBED SAMPLE
□ NO RECOVERY
+ VANE TEST
▲ WATER SAMPLE

Brierley, Lovell Partnership
CHARTERED STRUCTURAL ENGINEERS
The Triangle 1221 Bourges Boulevard Peterborough PE1 2AU Telephone: 0733 310525
V.T.Brierley, C.Eng., M.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E.

Borehole Log Sheet

B.H. N° T.P. 2	REFERENCE 91010
DATE 1 March 91	DRAWN A.Freear
CLIENT Mr J M Draper	SCALE 1:20
LOCATION Red Cow Farm Beckbank Gosberton Clough SPALDING	SHEET No. 1 OF 1
EQUIPMENT AND METHODS Hand Excavation and Hand Auger	GROUND LEVEL .0m

Description	Legend	Depth (m)	Level (m)	Sample	S.P.T. or Vane	Field Observations
 Conc. Path		0				
		0.15				
Topsoil with occasional roots upto 10mm Ø		0.5				
Moist Orange Brown SILT						
Turning clayey and darker in colour at 1.6m		1.5		S1		
		1.9		S2		
		2.0				
Soft to Firm Drak Brown and red CLAY		2.4		S3		
Turning Blue/Grey at 2.6m						
Peat Fragments at 2.8m		2.7		S4		
		3.0		S5		Hole terminated

■ UNDISTURBED SAMPLE
NI STANDARD PENETRATION TEST
○ DISTURBED SAMPLE
▯ NO RECOVERY
+ VANE TEST
▲ WATER SAMPLE

Borehole Log Sheet

Brierley, Lovell Partnership
CHARTERED STRUCTURAL ENGINEERS
The Triangle 1221 Bourges Boulevard Peterborough PE1 2AU Telephone: 0733 310525
V.T.Brierley, C.Eng., M.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E.

B.H. N° B.H. 3	REFERENCE 91010
DATE 1 March 91	DRAWN A.Freear
CLIENT Mr J M Draper	SCALE 1:20
LOCATION Red Cow Farm Beckbank Gosberton Clough SPALDING	SHEET NO. 1 OF 1
EQUIPMENT AND METHODS Hand Auger	GROUND LEVEL 0m

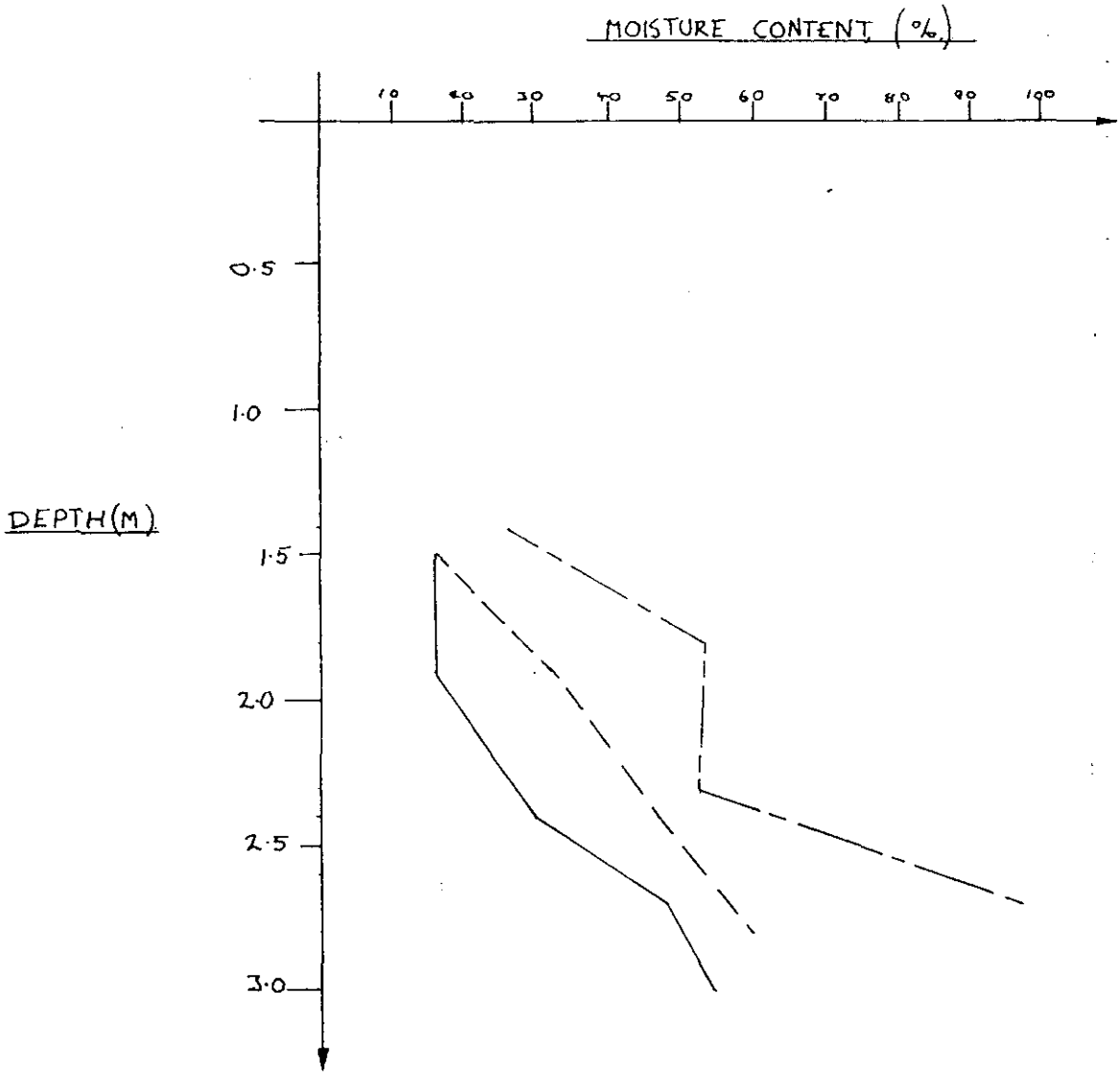
Description	Legend	Depth (m)	Level (m)	Sample	S.P.T. or Vane	Field Observations
		0				
TOPSOIL		0·3				
Wet Orange Brown SILT		1·4		S1		
Soft Brown CLAY		1·8		S2		
		2·3		S3		
		2·5				
Soft Blue Buttery CLAY with Peat fragments		2·7		S4		Hole Terminated

UNDISTURBED SAMPLE
NO RECOVERY
STANDARD PENETRATION TEST
VANE TEST
DISTURBED SAMPLE
WATER SAMPLE

Brierley, Lovell Partnership

Project	Client
RED COW FARM, GOSBERTON CLOUGH.	MR. J.M. DRAPER.

Scale	Date	Drawn by	DRG Nº
NTS	28·3·91	C.R. Wade	91010.



– – – – = B.H.1.

——— = B.H.2.

– —— – —— = B.H.3.

HARRISON & COMPANY

(Soils and Foundation Engineers) Limited,
Kimberley Street, Norwich NR2 2RJ
Telephone (0603) 613111. Telex 975247 CHACOM G. Fax (0603) 618120.

Directors: David Harrison B.Sc.(Eng.), F.I.C.E., Allen Price M.Sc., C.Eng., F.I.C.E., F.G.S., Paul Hart (Group Secretary)
Associates: Malcolm Price M.Sc., C.Eng., M.I.C.E., F.G.S., Stephen Rogers B.Sc., C.Eng., M.I.C.E., M.I.H.E., Michael Hoar B.Sc., F.G.S.
Consultant: Eric Steele B.Sc., C.Eng., F.I.C.E., F.I.Struct.E., F.G.S.
Registered in England No. 1504167. Registered Office: Frank Road, Norwich.

WIS/4200/1027 19th March,1991

Brierley Lovell Partnership
1 Loxley
Werrington
Peterborough
PE4 5BN

For the attention of Mrs H Tomblin

Dear Sirs,

Red Cow Farm, Gosberton Clough, Spalding

On the 13th March 1991,thirteen soil samples were received at our Norwich laboratory. Following your written instructions,the samples were tested for natural moisture content following the procedures laid down in B.S.1377:Part 2:1990:Section 3.2.In addition two of the samples were tested for the following:

Liquid Limit : B.S.1377 : Part 2 : 1990 : Section 4.4
Plastic Limit : B.S.1377 : Part 2 : 1990 : Section 5
Plasticity Index : B.S.1377 : Part 2 : 1990 : Section 5

Please find the results obtained.

We also take this opportunity to enclose a note of our fees incurred in this respect, which we hope you will find in order.

If we can be of any further assistance, please do not hesitate to contact us.

Yours faithfully,
for HARRISON AND COMPANY

W.I.SIVITER

Encs.

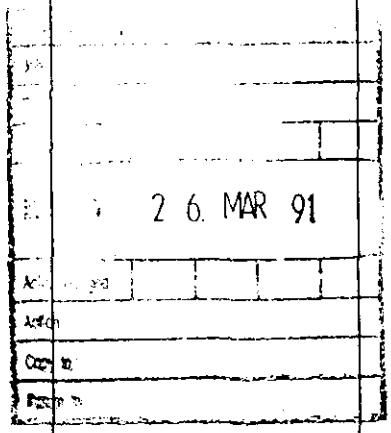
ASE
26 MAR 91
Acknowledged
Action
Copy to
Reply to

HARRISON & COMPANY

ATTERBERG LIMITS

Contract No. 1027/4200 Location: Red Cow Farm, Gosberton Clough, Spalding

Bore Hole No.	Sample Depth (m)	Sample No.	Moisture Content M.C. (%)	Liquid Limit L.L. (%)	Plastic Limit P.L. (%)	Plasticity Index P.I	Liquidity Index L.I.	Soil Classif-ication	Fraction > 425 μm (%)	Description/Remarks
1	1.5	-	16							
1	1.9	-	32							
1	2.4	-	47							
1	2.8	-	60							
2	1.5	-	16							
2	1.9	-	16	29	22	7	-0.86	ML/CL	<5	
2	2.4	-	30							
2	2.7	-	48							
2	3.0	-	55							
3	1.4	-	26							
3	1.8	-	54	53	26	27	1.04	CH	<5	
3	2.3	-	53							
3	2.7	-	98							



status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

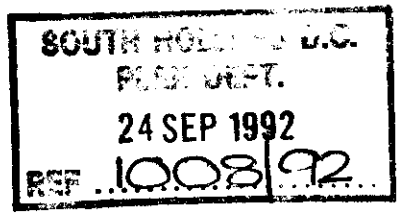
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 23rd September 1992

The person dealing with this matter is: B. Gilham



Our Ref: 771663/BG/AEW

Your Ref:

Dear Sirs,

Re: PROPOSED REPLACEMENT DWELLING AT RED COW FARM, GOSBERTON CLOUGH FOR MR J M DRAPER

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771663/1.
3. Cheque to the value of £220.00 in respect of submission fee.
4. Copy Brierley Lovell Partnership letter dated 27th August 1992.

This application is for a replacement dwelling. The dwelling to be demolished is the existing farmhouse on the opposite side of the road. This farmhouse has suffered from subsidence and as can be seen from the structural engineer's report dated 27th August, 1992, it is not viable to repair this building.

As the existing farmhouse is sited fairly close to a large open dyke and a row of large mature trees it would not be practical to replace the dwelling in its present location. As there is no other suitable position on the farm it is proposed to provide a replacement dwelling directly opposite on the other side of the road. It would therefore be acceptable to my client that if planning permission were granted for this proposal a condition be imposed to the effect that the existing farmhouse be demolished upon completion of the proposed new dwelling.

Yours faithfully

B. Gilham F.F.B.

Enc.

Brierley, Lovell Partnership

CHARTERED STRUCTURAL ENGINEERS

1 Loxley, Werrington, Peterborough. PE4 5BW.
V.T. Brierley, C.Eng., F.I.Struct.E., F.B.I.M., F.F.B.
A.G. Lovell, B.Sc., C.Eng., M.I.Struct.E., M.B.I.M., F.G.S.

Telephone: (0733) 574323
Fax: (0733) 574612

Our Ref: 91010/VTB/JCC

27 August 1992

J.M. Draper Esq,
Red Cow Farm,
Beckbank
Gosberton Clough,
Spalding,
Lincs, PE11 4JL.

SOUTH HOLLAND D.C.
PLANNING DEPT.
24 SEP 1992
REF 1008/92

Dear Mr Draper,

SUBSIDENCE DAMAGE TO RED COW FARM HOUSE.

We have inspected your house on numerous occasions and monitored the continuing cracking which occurred as a result of foundation movement.

The cracking is so severe now as to warrant extensive repair but because the house has subsided by as much as 200mm to the east that repairs to the foundations and superstructure will not be viable.

The costs of the repairs as projected exceed the insured value and the market value of the house and in our opinion it is not sensible to consider repair works at all.

We confirm that as discussed with you, it is essential that work be carried out to the house in the near future to stabilise the subsidence damage but because that work is not viable we would recommend that you demolish the house and for possibly similar costs build a new house on a site near by.

When considering demolition great care should be take to ensure that the house is demolished in such a way that you take into account the instability which has been caused to the walls by the cracking caused by the subsidence damage.

Yours Faithfully

V T BRIERLEY
BRIERLY LOVELL PARTNERSHIP

cc Mr R Whitton
8 Stock House Lane
Surfleet
Spalding

849. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Applicant
H20/1037/92 South Holland District Council		Installation of package sewage treatment works and control kiosk at Horsemoor Drove/Jarvis Gate, Sutton St James.
H01/1041/92 Mr B & Mrs L Pearce		House and garage adjacent to 26 Backgate, Cowbit.
H16/1051/92 Mr R Rout		Change of use from residential to residential/taxi business at 27 Goodfellows Road, Spalding.

(Subject to the Director of Planning and Building Control Services being satisfied that the telephone within the property is suitably located to ensure the least possible nuisance to adjoining occupiers.)

H08/1008/92 Mr J M Draper	O.A.	Replacement dwelling at Beck Bank, Gosberton Clough.
H02/1070/92 Mr & Mrs G Barton	O.A.	Two detached bungalows including details of siting and means of access to rear of 78 North Street, Crowland.

(The Director of Planning and Building Control Services reported that late representations had been received from the Lincolnshire & Humberside Historic Buildings Joint Committee.)

(Councillor B Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor T Bray took the Chair during consideration of the application.)

(Councillor B J Davies left the meeting following consideration of the above application.)

H09/1003/92 Mr J Pateman & Mr A Candler		Pair of two-bedroomed dwellings on land fronting Creewood Close, Holbeach.

(Councillor A J Biggadike left the meeting following consideration of the above application.)

H09/0773/92 Holbeach St Marks New Village Hall Committee	O.A.	Village hall, Recreation Field, Holbeach St Marks.

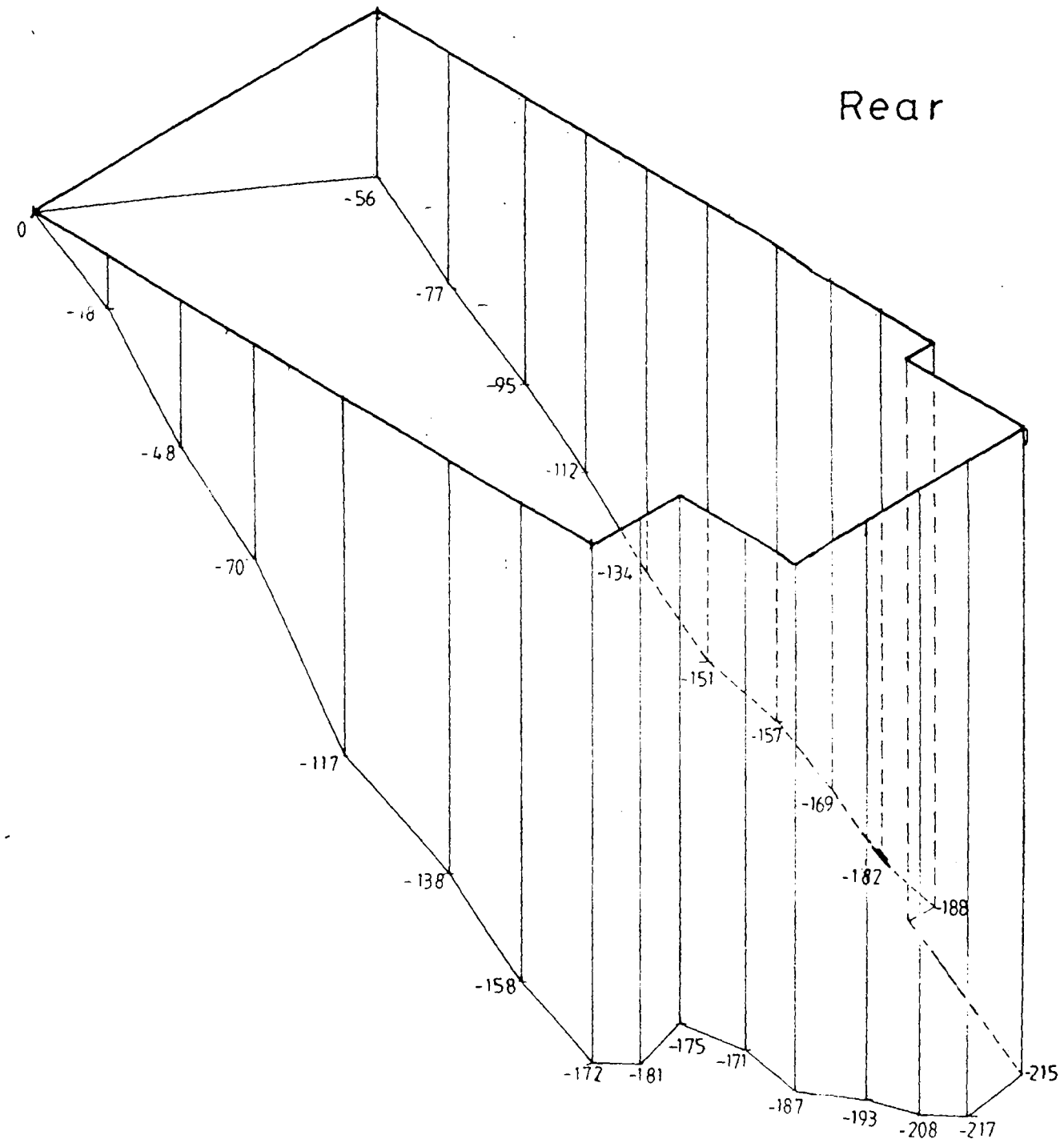
(Subject to the words "15 minute LAeqT" in condition 6 being amended to read "5 minute LAeqT".)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H06/0904/92 Mr M Thacker		Additional stables and change of use to riding school at Hallgate, Gedney.
H14/1039/92 Mr M Clark	O.A.	One pair of semi-detached bungalows at Glenside South, Pinchbeck West.

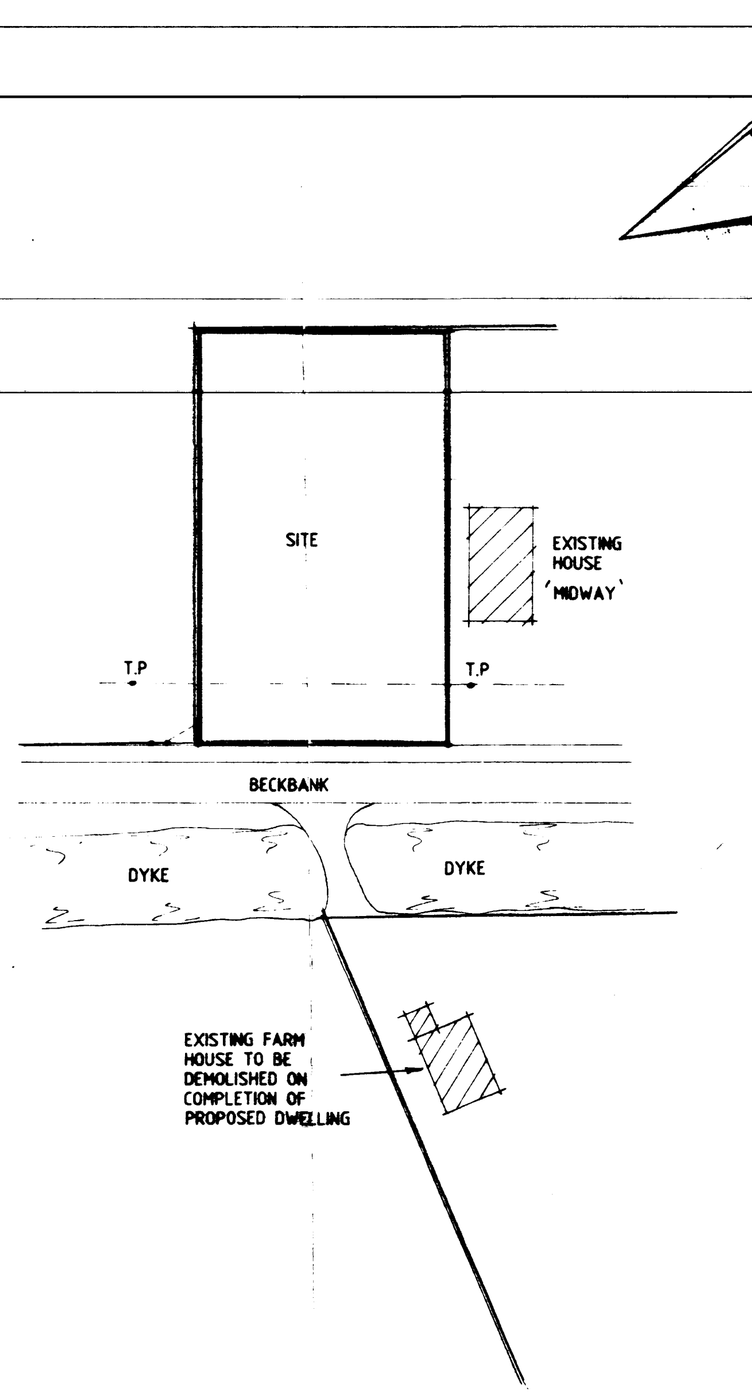
Rear



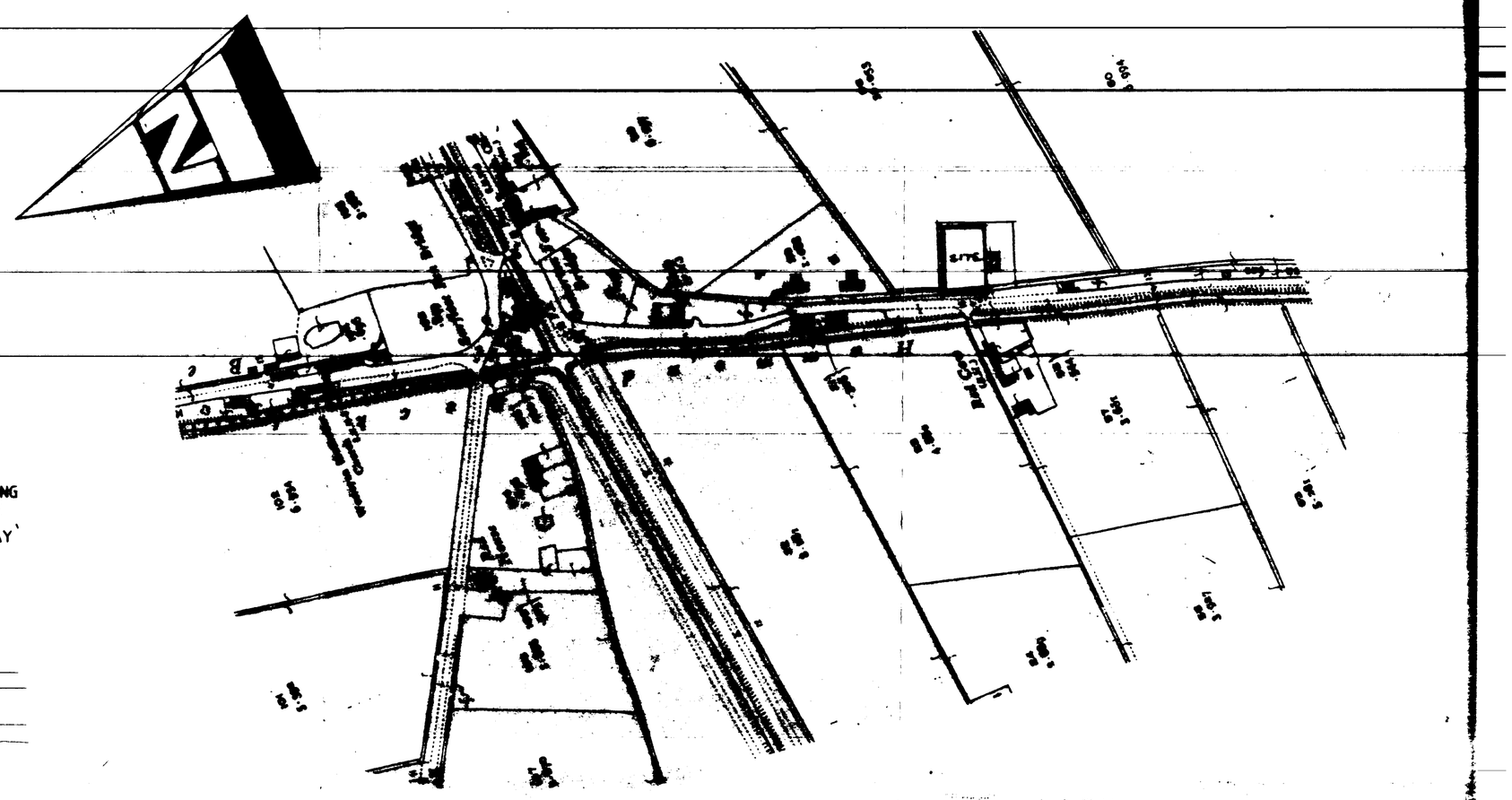
Front

Level Survey of D.P.C

Brierley, Lovell Partnership	
PROJECT Red Cow Farm, Gosberton Clough, Spalding	
DATE March 91'	SCALE 1:100 , 2
DRG Nº 91010 / 2	DRAWN A. Freear



SITE PLAN



LOCATION PLAN

Notes and Revisions

Do not scale from this drawing.

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

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

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

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423453

PROPOSED REPLACEMENT DWELLING OPPOSITE RED COW FARM, BECKBANK, GOSBERTON CLOUGH FOR MR.J.M.DRAPER.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1992
1008/92

OUTLINE PROPOSAL

1:500 1:2500 771663/1

SEPT-92 B.GILHAM

Architectural, Planning & Building Design Consultants