SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0105/94 Received:08-MAR-94 Type:FULL

Name: D Mawby Esq
Little Coppice
Church Lane
Hagworthingham
Spilsby Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Change of use of redundant barn to dwelling with access
Location : Gents Farm Holbeach Fen
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 No alterations to the external appearance of the building shall be carried out.

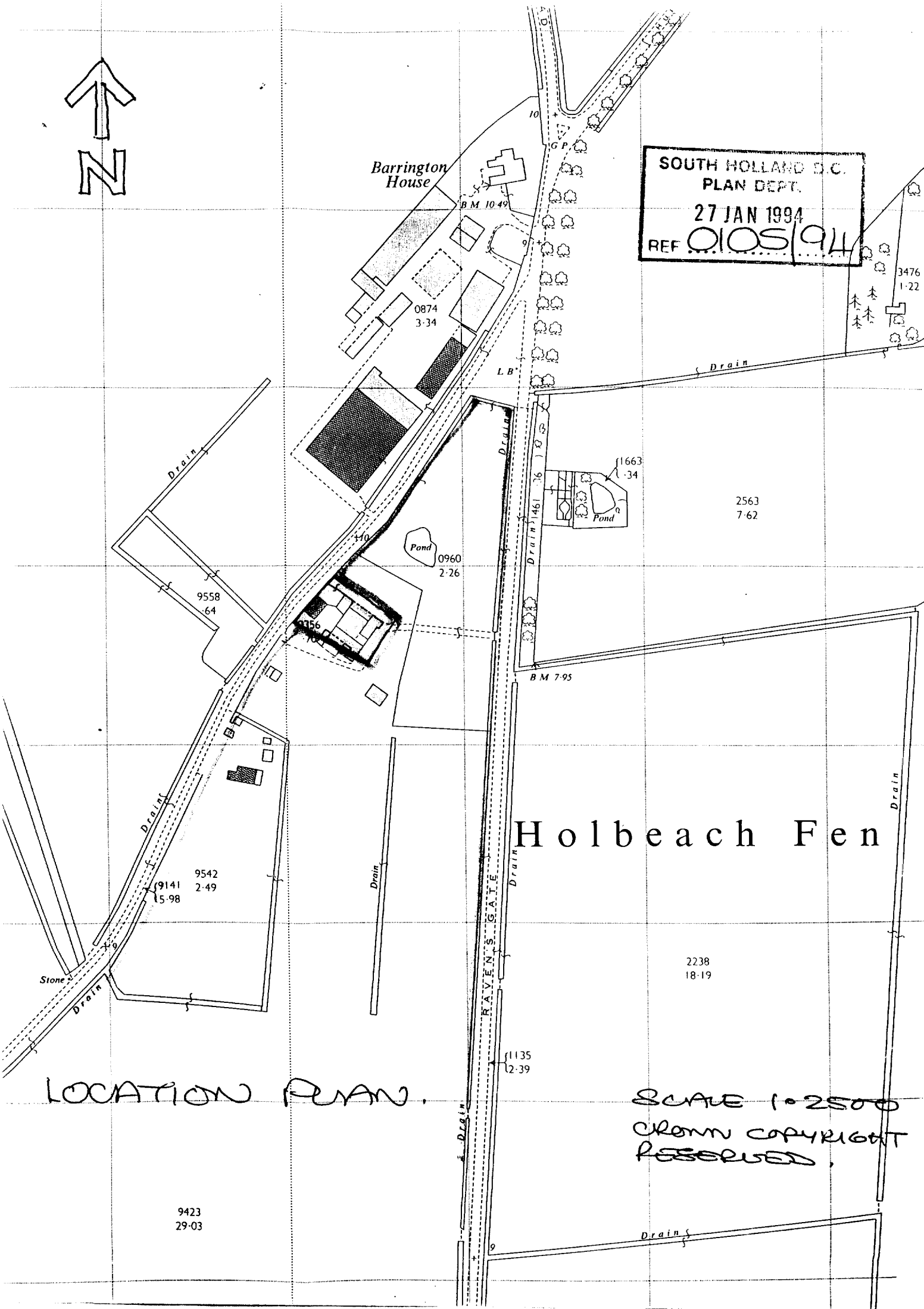
Reason: No details of such alterations have been submitted for approval by the Local Planning Authority.

Director of Planning and Building Control Services
22-MAR-94 H09/0105/94

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)



SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1994
REF 0105/94

LOCATION PLAN.

SCALE 1:2500

CROWN COPYRIGHT RESERVED.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|0105|94

Date Registered 27 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D. MANBY ESQ.
LITTLE COPPICE.
CHURCH LANE
HAGWORTHINGHAM.
SPILSBY. LINCS.

Tel. No.

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

LOWETH CONLING DESIGN
16 FLEET STREET.
HOLBEACH.
LINCS.

Tel. No. 0406 422126
(Personal contact name) [redacted]

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GENTS FARM, HOLBEACH FEN.
SPALDING. LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF REDUNDANT BARN TO DWELLING WITH ACCESS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140-00 If you consider no fee is payable include a written explanation instead.

Signed.. [signature] Date 21.1.94 Previous application No.

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: (1) by conversion.
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	0.145 hectares
B. If building works are proposed, please state extra floor space to be created:	10.93 sq. metres
C. Please state size of any new structure:- (a) max. height:	10' 6" ~~metres~~
(b) max. length:	13' 6" ~~metres~~
(c) max. width:	10' 6" ~~metres~~
D. Please state type and colour of materials for facing external walls:	Brick to match existing
E. Please state type and colour of roofing materials.	slates to match existing
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

Redundant farm Barn and farmyard area and access.

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: Shuttlehaw Bank. Will there be— Individual access(es) ✓ New estate road ☐

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

to be provided.

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 —

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

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

Continue on separate sheet if necessary.

—

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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 21.1.94

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 21.1.94

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 INSTRUCTION SHEET

APPLICATION REF: H09/0105/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) PLEASE SUPPLY A FULLY DETAILED STRUCTURAL SURVEY OF THE BUILDING TO BE CONVERTED TO A RESIDENTIAL USE.

Other.....

Direction authorised by Senior Officer..... Date.....15/2/94

Revalidation after Direction

Information satisfactory Signed..... Date.....9/3/94

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: JOHN BEARCROFT

Senior Officer Confirmed .... Date.....1/2/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

BRICK BUILT BARN WITH SLATED ROOF — EVIDENCE OF SUBSIDENCE ON NORTHERN ELEVATION

Inspected by
Date 14/2/94

Site Notice posted by
Date 14/2/94.
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

? policy.
? needs for structural survey.

COMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

1 TL1 STANDARD TIME CONDITION
2 SC 10

REASONS

1 STANDARD
2 SC 10

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

works/use restricted ✓

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £140

Receipt No P3804

Date first Rec'd 27 JAN 1994

Registration

Reference H09/0105/94

Cross-Ref R

Date 28-JAN-94 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £140

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 395 OS Plots
Grid ref 535040 319570

Ward H Parish HOLBEACH

Inside IBD NO Inside LP area NO

Constraints:

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

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

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

Linked to site Ref 1959 ☐

Linked to property Ref ☐

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0105/94

FULL

Applicant: D Mawby Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Change of use of redundant barn to dwelling with access

Location: Gents Farm
Holbeach Fen
Spalding
Lincs

Valid date: ~~27-JAN-94~~ 28-mar-94

Terminal date: ~~24-MAR-94~~ 23 mar 94

Target dates:
To case officer 03-FEB-94
Inspected by 10-FEB-94
Extra contacts 17-FEB-94
Report if not clear by 03-MAR-94

Target Committee: ~~08-MAR-94~~ 19-APR-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 10.93 M2
Category: Convert to dwellings
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	08-FEB-94	01-MAR-94
Clerk to Holbeach PC 0406 26739	02-FEB-94	16-FEB-94
Cllr N P Judge MBE 0406 330300	02-FEB-94	09-FEB-94

SITE RECORD

Grid ref: 535040 321570
OS Sheet: 225 Parcel:

L.C.C OS Attached for OS
~~plan taken~~ OS 3/2/94

Mrs J Harrington
Clerk to Holbeach Parish Council
Parish Council Office
2 Spalding Road
Holbeach
Spalding
Lincs
PE12 7HG

Mr J Blacklock

JB/LAC
H09/0105/94

21 March 1994

Dear Sir

Change of Use of Redundant Barn To Dwelling With Access, Gents Farm, Holbeach Fen, Spalding.

With reference to your Council's comments on the above application, I write to advise you that the applicant has submitted a full structural survey.

Having inspected the site, I am satisfied this survey shows that the building is capable of accommodating conversion works and accordingly I have authorised that permission be granted to the application. A copy of the decision is enclosed.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

21/3/94.

Discussion with Brian Sleeky —
Brian happy with Structural
Report. No problems envisaged
re structural stability.

/.

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

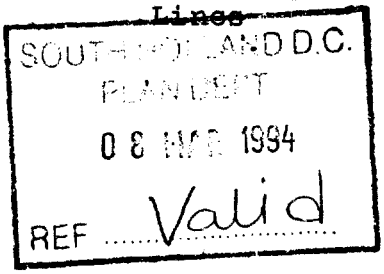
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0105/94

Applicant: D Mawby Esq
Little Coppice
Church Lane
Hagworthingham
Spilsby Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs



Description: Change of use of redundant barn to dwelling with access

Location: Gents Farm
Holbeach Fen
Spalding
Lincs

Type: FULL

Date received: 27-JAN-94

15-FEB-94

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:

Four copies of a fully detailed structural survey of the building to be converted to a residential use.

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

Yours faithfully

Principal Planning Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0105/94

Applicant: D Mawby Esq
Little Coppice
Church Lane
Hagworthingham
Spilsby Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Change of use of redundant barn to dwelling with access

Location: Gents Farm Holbeach Fen
Spalding Lincs

Type: FULL

Date received: 27-JAN-94

02-FEB-94

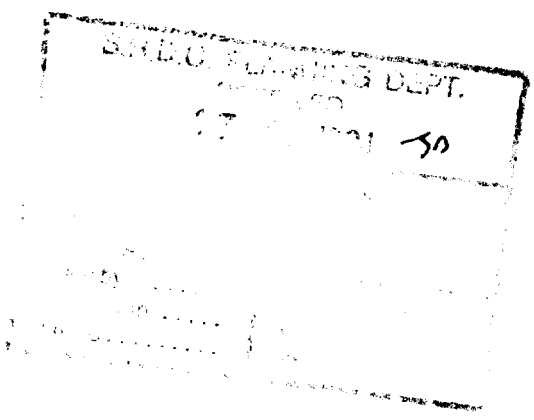
Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 16-FEB-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs



FOR PARISH COUNCIL USE ONLY

Comments:

Support statement, because of condition

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0105/94.

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

Gents Farm, Holbeach Fen

3. Name, classification and number of road

4. Date application referred 3-2-94

5. State whether outline, detailed application etc.

Full.

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

Change of use of Redundant Barn to Dwelling with Access.

7. 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:—

Delete as appropriate

(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: 14-2-94 Signed: [signature]
Director of Highways and Planning

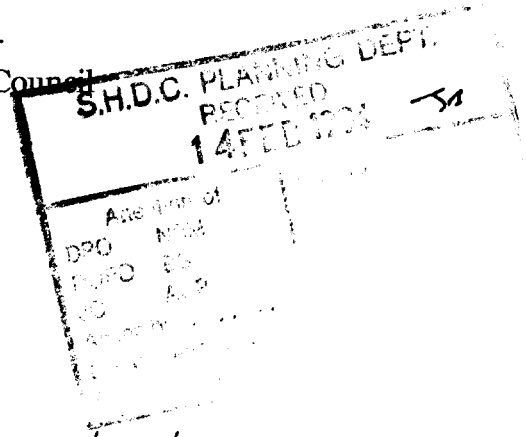
Our Ref: 94/1/SH/0044
Contact: Gill Thornalley

Date: 10th February 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H09/0105/94

PROPOSAL: **C/U OF BARN TO DWELLING**
LOCATION: **GENTS FARM, HOLBEACH FEN, NR HOLBEACH**
APPLICANT: **D MAWBY ESQ**

I refer to your consultation received on 3rd February 1994.

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

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

cont/d

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

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

NRA

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

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

REASON: To prevent pollution of the water environment.

Advice to Applicant

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

The applicant must ensure that there is no discharge of effluent from the site to any watercourse or surface water drain or sewer.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

cont/d

NRA

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

Only domestic sewage should be discharged to the septic tank.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Manager

SKIP HIRE

MINI AND MIDI SKIP HIRE
Need a skip? A load of ballast?
Need a hand? A load of sand?
Call **GHS** and you will find
The job well done and peace of mind.
Phone GHS (0406) 330213/330259
anytime.
Loading service available if required.
Sand and Ballast Also Delivered.
©WVN Licensed Waste Carriers. 2ex5287

TRIPLE SSS SKIP HIRE
Mini Skips up to 6 cu yds
COMPETITIVE RATES
Tel: (0775) 840353 anytime
(0945) 65471 office hours
Licensed Waste Carriers 2ex3618

TV/VIDEO

TV/VIDEO REPAIRS
★ Free estimates
★ No call-out charge
Contact: PETER HENSON
Spalding (0775) 767776
ex122

QUALITY S-H TV SALES
TV & Video Repairs
RICHARD MARTIN
Open: Mon-Sat 10am-4.30pm
CLOSED WEDNESDAY
48 HIGH STREET, HOLBEACH.
Tel 0406 490024 2c7395

TV/VIDEO/AUDIO CD/SATELLITE REPAIRS
No call-out charge
Free estimates
GOSBERTON VIDEO SERVICE
0775 840896
2v4859

Save your shoe leather, for all the up-to-date cars available, read the **LINCOLNSHIRE FREE PRESS & SPALDING GUARDIAN** *Every Week*

buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.
Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
H06/0103/94 M. F. King Holdings (UK) Ltd
Residential development (renewal of outline application H06/0942/90)
Anvil House and land to rear of Roman Bank, Gedney Dyke, Spalding, Lincs.
PERMISSION RENEWAL
The following application(s) do not accord with the provisions of the relevant development plan:
H08/0101/94 G. P. Meads
Erection of bungalow and garage.
Rear of 15-19 Quadring Road, Gosberton, Spalding, Lincs
FULL

H09/0105/94 D. Mawby Esq
Change of use of redundant barn to dwelling with access
Gents Farm, Holbeach Fen, Spalding, Lincs.
FULL

H14/0106/94 S. Tookey Esq
Erection of dwelling with access
55 Milestone Lane, Pinchbeck, Spalding, Lincs
OUTLINE

H17/0038/94 Mrs M. C. P. Daniels
Residential development including details of means of access
Surfleet Road, Surfleet, Spalding, Lincs
OUTLINE
The following proposal(s) involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest and/or affect the character of a Conservation Area:
H14/1110/93 Mr C. Pickering
Demolition of outbuildings and erection of extension
Former: Five Bells, Pinchbeck, Spalding, Lincs
FULL
H16/1147/93 Ronwood Greeting Cards Ltd
Fascia Sign
5 Hall Place, Spalding
ADVERTISEMENT
Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services
February 8, 1994
1n9956

Drift Inn Carvery
5n3029

TIME ZONE AUCTIONS
EVERY WEDNESDAY
STAR INN, SIBSEY
Entries 10.00am till 2.30pm
WEDNESDAY ONLY
Viewing 6.00pm. Sale starts 6.45pm
Antiques, Collectables, Furniture and Modern Household items
UP TO 350 LOTS EACH WEEK
DSP8787

ROTARY CLUB OF SPALDING
ANTIQUES DAY
Shrove Tuesday, February 15, 1994
3.30 to 9.30 pm
at St Nicolas Hall, The Vista, Spalding
with Mr George Archdale of Sotheby's of Stamford
3.30 to 6.30 pm Individual Identification and Valuation
£2.00 1st item, £1.00 2nd item.
Teas, Refreshments, Ploughman's Suppers available.
7.30 to 9.30 pm
"ENTERTAINMENT OF ANTIQUES"
A Talk and Quiz by Mr Archdale. Tickets £2.50.
Tickets available at the door or from The Parsonage, Church Street, Spalding.
PROCEEDS TOWARDS ROTARY COMMUNITY SERVICE PROJECTS
This space is kindly donated by Norman C. Williams & Sons, Williams Independent Financial Services, Windsor Bros Ltd and Moore Thompson.
3n3026

ANTIQUES AND COLLECTORS FAIR
Sunday 13th February
Bedford Hall, Thorney (A47 East Pet.) 10.30-4.30 pm
Enquiries: 0733 270634
Excellent snacks all day
All profits to Thorney Heritage center
738837Q.RH

QUALITY ANTIQUES & COLLECTORS FAIR
Refreshments 50 Stands
STAMFORD BOYS SCHOOL
East Street, Stamford
SATURDAY & SUNDAY
12th & 13th FEBRUARY
10.00am - 5.00pm
Admission 75p. Accom children FREE
Enquiries Field Dog Fairs (0780) 410286
DST1692

J. W. Carnell Ltd
Tel. Holbeach 350482

Sunday, 27th February
BOAT, CARAVAN & LEISURE SHOW
NEC Birmingham
Depart Sutton Bridge 8.00am

Sunday, 6th March
BBC FOOD SHOW AT OLYMPIA
Depart Holbeach 7.30am

Saturday, 14th May
SCOTTISH HIGHLANDS — 8 Days

Saturday, 6th August
ISLE OF WIGHT — 8 Days

Saturday, 20th August
INTERLAKEN, SWITZERLAND — 8 Days

Sunday, 4th September
TENBY — 8 Days

Friday, 9th September
BLACKPOOL — 3 Days

Friday, 23rd September
EuroDisney — 4 Days
Including 2-day pass, hotel accommodation, ferry and coach travel.

Friday, 30th September
BLACKPOOL — 3 Days

Monday, 17th October
BLACKPOOL — 5 Days

Friday, 2nd December
EuroDisney — 4 Days
Including 2-day pass, hotel accommodation, ferry and coach travel.

IDEAL HOME EXHIBITION
Earls Court — Various Dates

BOOKING AGENTS:
CATOURS TRAVEL, HOLBEACH
19, 35, 45, 53, 55, 57 SEATER COACHES FOR PRIVATE HIRE
All our Coaches are now non-smoking.
2if7123

PEACH faced and Fischers love birds for sale or will exchange for canaries or finches. Tel 0406 350793.
WHITE Persian Kittens, 9 weeks old, male/female. (0775) 760988

AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

HEALTH & BEAUTY

HAIRDRESSING: Budget price perm £18 including cut/blow/set, on Tuesday, Wednesday, Thursday, Friday. The Hair and Beauty People, 38A New Road, Spalding. Tel: (0775) 723857.
INTENSIVE DIPLOMA training courses in massage therapy. Tel (0485) 532840.

LOOKING FOR A JOB? or are you looking for a change of career, then order your copy of the Lincolnshire Free Press and Spalding Guardian every week and read the situation vacant columns. Telephone Penny on 0775 725484 for friendly, helpful advice.

ALL YEAR TAN
HIRE or BUY the latest Fast Tanning Tubes, all new beds, singles and doubles.
FREE DELIVERY AND PICK-UP
Cheapest available.
UVA Lotion available
Tel: 0945 76482
0831 811091
DSP8190

If you're moving to the SOUTH LINCS AREA
order your copy of the
LINCOLNSHIRE FREE PRESS
every week for the latest properties available
Telephone 0775 725484 for details

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H09/0105/94
Description: Change of use of redundant barn to dwelling with access

Location: Gents Farm
Holbeach Fen
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 01-MAR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-FEB-94

SOUTH HOLLAND DISTRICT COUNCIL

LOWETH COWLING DESIGN

16 Fleet Street,
Holbeach,
Spalding,
Lincolnshire
PE12 7AF
Telephone: (0406) 22126

SOUTH HOLLAND D.C.
PLANNING DEPT.
27 JAN 1994
REF 0105/94

9408.

SHDC
Planning Dept.
Spalding.

21st. Jan 94.

F.A.O. N. Midlen Esq.

Dear Sir,

Re:- Barn conversion - D. Manby Esq.

Further to our clients meeting with you regarding the above please find enclosed application documents which include report on the existing barn, conversion plans and photos as existing.

We trust that you can support this application as indicated to our client at your recent meeting.

No objection would be made to conditions in respect of details for screens / windows / doors and for landscaping.

Thank you.

yours faithfully,

SOUTH HOLLAND D.C.
PLANNING DEPT.
27 JAN 1994
0105/94

9408 Conversion of redundant barn into dwelling at Gents Farm. Halbeach Fen.

I Charles Christopher Howeth visited the property on the 10th Jan 1994 to make inspection and full survey.

My findings are as follows.

Internal.
The internal structure is in good order, external walls and the floor are dry and the roof members are well framed up. The property has been re-slated and underfelted and no ingress of rain water could be seen.

External.
Generally the external condition is good. repointing will be required and where common bricks have been used to brick up existing openings and form extensions these should be removed and bricks to match used.
An area of brickwork on the front North East corner should in my opinion be rebuilt

9408 in brickwork to match. The damage appears to have been done when other adjoining buildings have been removed in the past.

The present finished floor level is well up in respect of the surrounding ground level but the brickwork below should be repointed. one or two small areas of brickwork require to be replaced.

The rain water goods should be replaced as these are broken in places and some drive brackets missing.

It is my opinion that the building is in a general sound condition and could with, careful detail, be made, and saved, into a desirable dwelling.

Signed .....

date ..20/1/94...

Smith Carling Design.
0406 422126.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3804
Date received : 27-JAN-94

Received from

Mr D G Mawby

Address

Little Coppice
Church Lane
Hagworthingham
Spilsby

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

STRUCTURAL REPORT

on

AN OLD BARN

for

CONVERSION to DWELLING

at

GENTS FARM
HURDLETREE BANK
HOLBEACH FEN
SPALDING. LINCS

for

DAVID MAWBY

SOUTH HOLLAND D.C.
PLANNING
REF. 109/94

Thomas W. J. Lloyd.
C. Eng. F. I. Struct. E.
DEESIGNS
The Dees, Old Main Road,
Fleet Hargate, Spalding,
Lincs. PE12 8LL
0406 422824

STRUCTURAL REPORT

A survey of the building was carried out on the 1st. March 1994 with a view to it's structural stability and suitability for conversion to a domestic dwelling. The report does not concern itself with the existing first floor to part of the building as it is understood this is to be removed and rebuilt differently in the intended layout. There is an existing porch which is also to be removed. Adjacent to this building is a free-standing steel framed dutch barn which is to be removed. This building is shown on a 1906 survey drawing, it therefore follows that the building must be approximately 100 years or more old.

Roof.

The roof is slated over felt on a traditional timber structure. All roof timbers were dry, free from knots and shakes with no evidence of rot of any form. The rafters show some slight degree of sag, but this could be the way it was built, but more likely a very small degree of settlement over the last century. The ends being slightly higher than the general roof line.

Rainwater Goods.

These are almost non-existant, and what is there would need to be removed and replaced to make fit to carry out it's intended use.

Walls - General.

The side walls are 13.5" solid construction and the gable walls are 9" solid built in a traditional English Bond, i.e. every 4th. row - headers, other courses - two stretchers, two headers. Some bricks and brick faces are missing in various places on all exterior walls. Almost all the walls outside need repointing, some quite badly, but not beyond repair. There is no damp course evident.

South East (Side Wall).

This wall has double sliding doors that are to be removed, also the later built porch is to be removed. Over the sliding doors is a brick arch which is to remain, above this arch is one very minor crack which has followed the brick courses/joints and will be overcome with repointing. Over the porch is another brick arch which is good. The whole side, as far as can be seen, is good and true.

South West (Gable Wall).

This wall is very good and quite true with no evident cracks or distortations, and apart from the pointing is sound.

North West (Side Wall).

This wall has had the area of brick arch (opening) built in more recently to make a plain wall. The whole wall is bowed very slightly outwards, but will not be detrimental to the overall structure. This would account for the slight dip in the roof line. The bricks are stained green on this wall in areas where the guttering has obviously leaked for some considerable time, but, apart from the discolouration, there is no physical damage caused by the leaking rainwater goods. It is understood that the brick infill is to be removed - this should be carried out carefully so as not to disturb the existing and remaining brickwork more than is absolutely necessary.

North East (Gable Wall).

This wall shows signs of obvious damage from the centre to the right hand corner for some 1.8 metres in height in a triangular shape, obviously caused by pressure applied from the inside at some time - not recent. This area it is recommended be carefully dealt with from approximately ground level up. By the use of needles etc., it should be possible to remove this section and rebuild safely, although, some extra settlement initially may occur, the amount would not be detrimental to the overall structure. It should be rebuilt with the existing bricks if possible so as to maintain the overall appearance of the building. The new area to be built on will help stabilise any tendancy in the future to go out of shape in this area.

Floors.

Part of the existing floor is earth, the bulk being concrete, very badly cracked and sunken - obviously a too thin layer of concrete was used when laid to cope with the modern machinery currently being stored. The whole is to be carefully removed and relaid to modern methods.

Foundations.

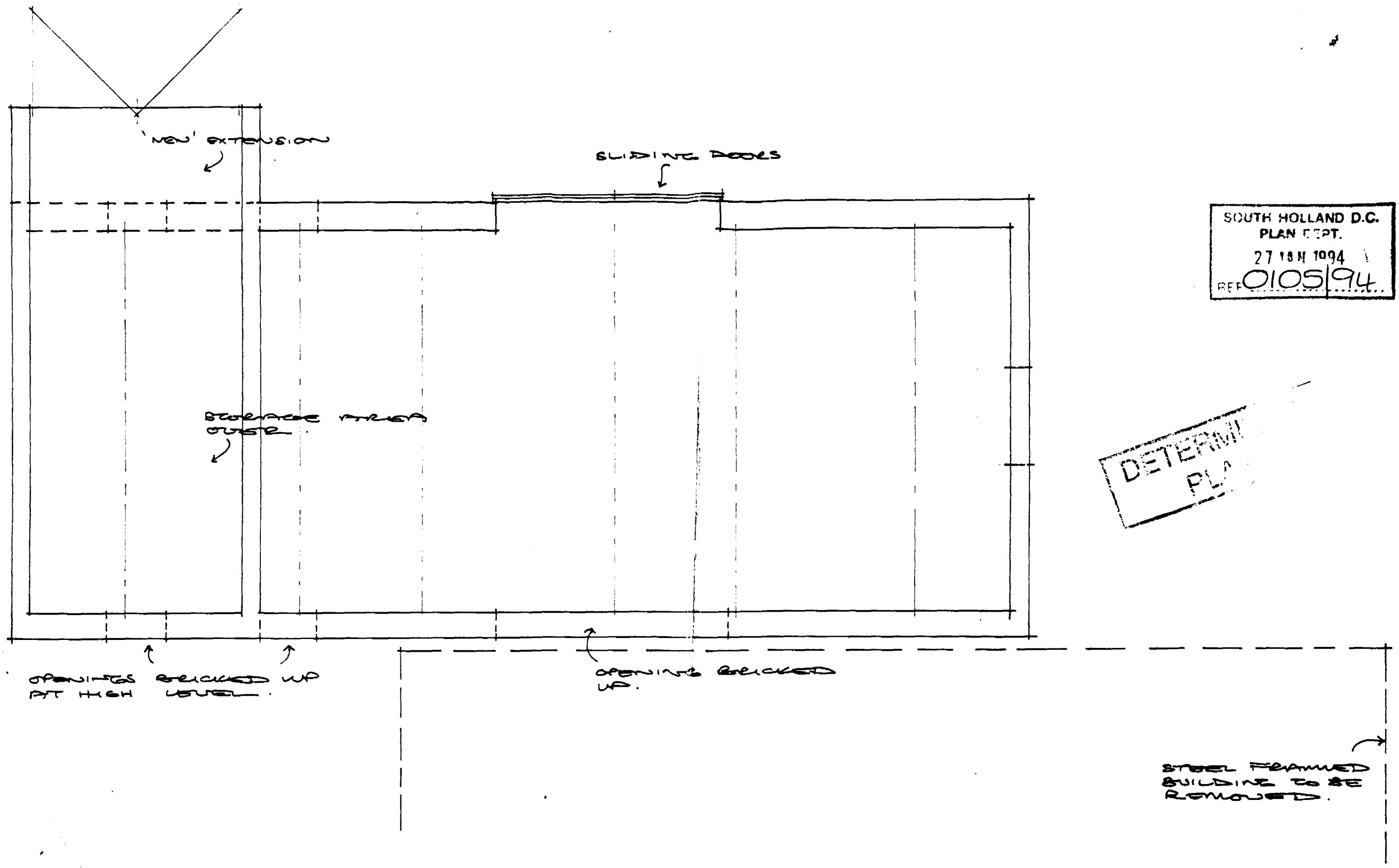
The foundations to the exterior walls are by corbled brickwork of some total 500 mm. wide at a depth to the underside of approximately 750/800 mm. below ground level. The nature of the strata at this depth is a very hard and dry grey/brown silt. I can see no good reason why this footing be disturbed except where the small extension is to occur, and carefull treatment would be required so as not to disturb the existing more than is absolutely necessary. Where the building is to become two storey, then it may be adviseable to underpin

the corbled footings to make say 700 mm. wide. This could be done in sections so as to cause the least amount of disturbance, and is only necessary to cope with the increased loading on the footings.

Conclusions.

The whole building is standing straight and true consistant with it's age and the points already mentioned, and only needs the minor amount of work carried out that has been suggested. It should convert ideally and safely to the proposed dwelling.

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

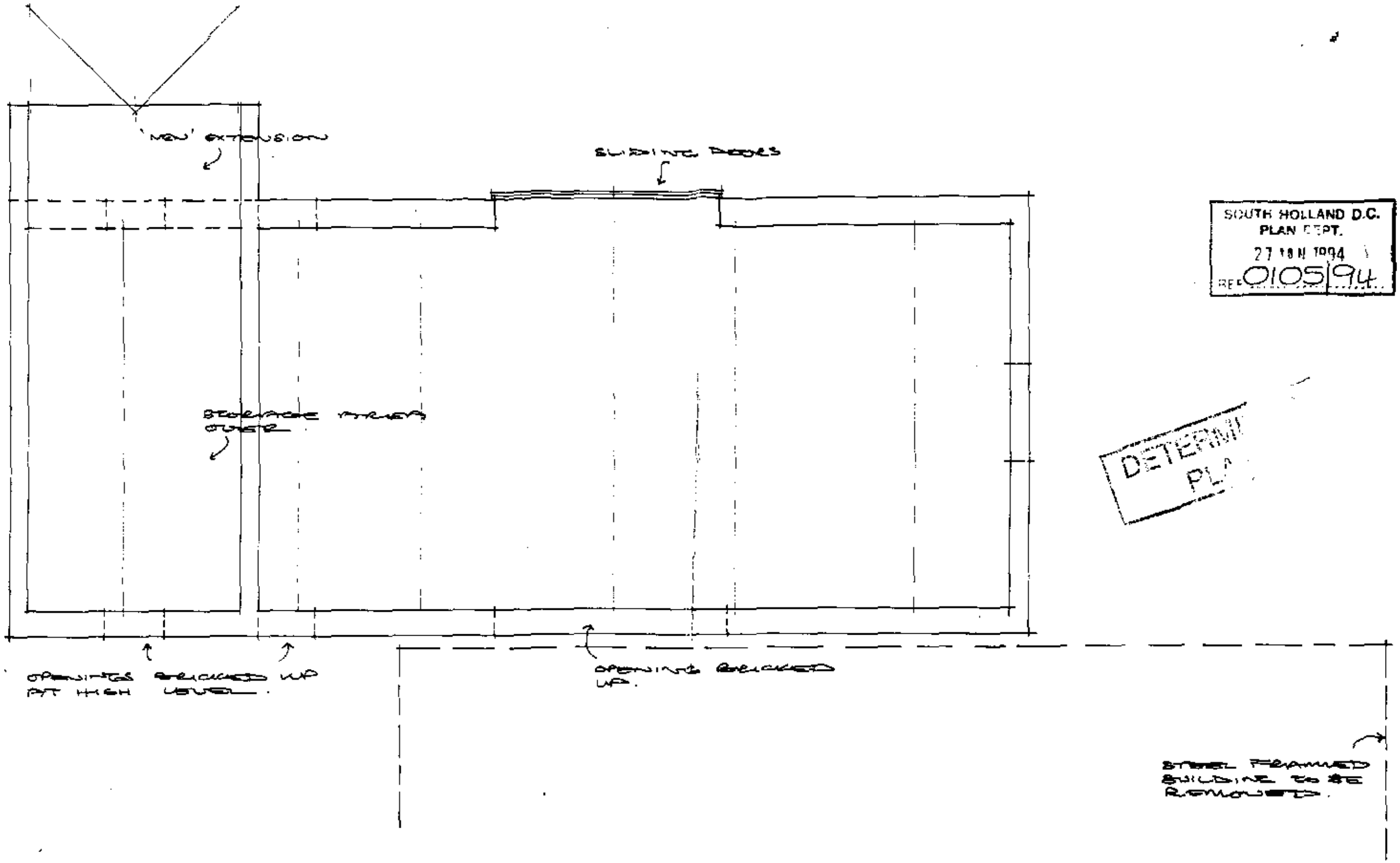


SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1994
REF 0105/94

DETERMI
PL

PLAN AS EXISTING

SCALE 1/4" = 1'0".

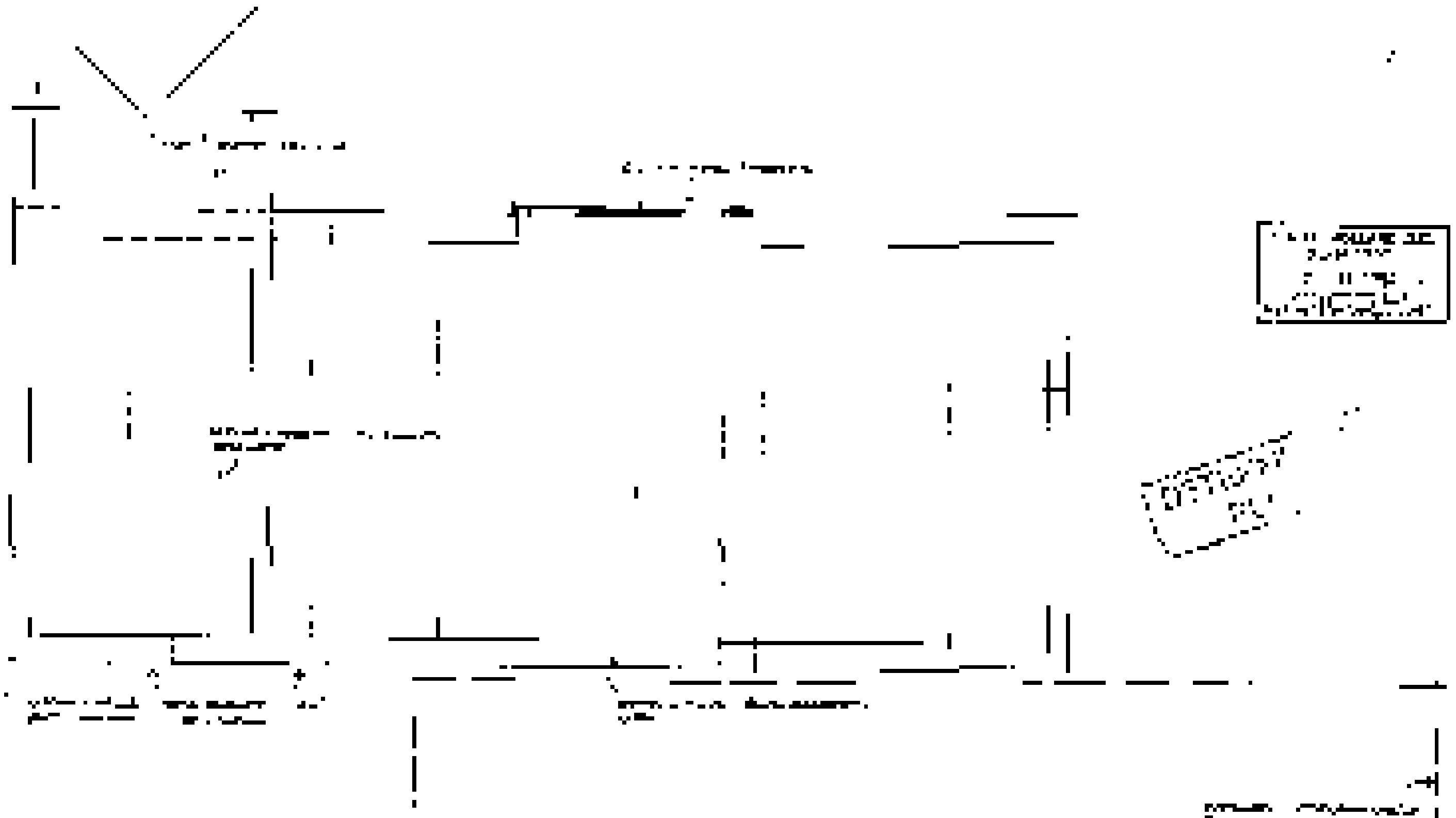


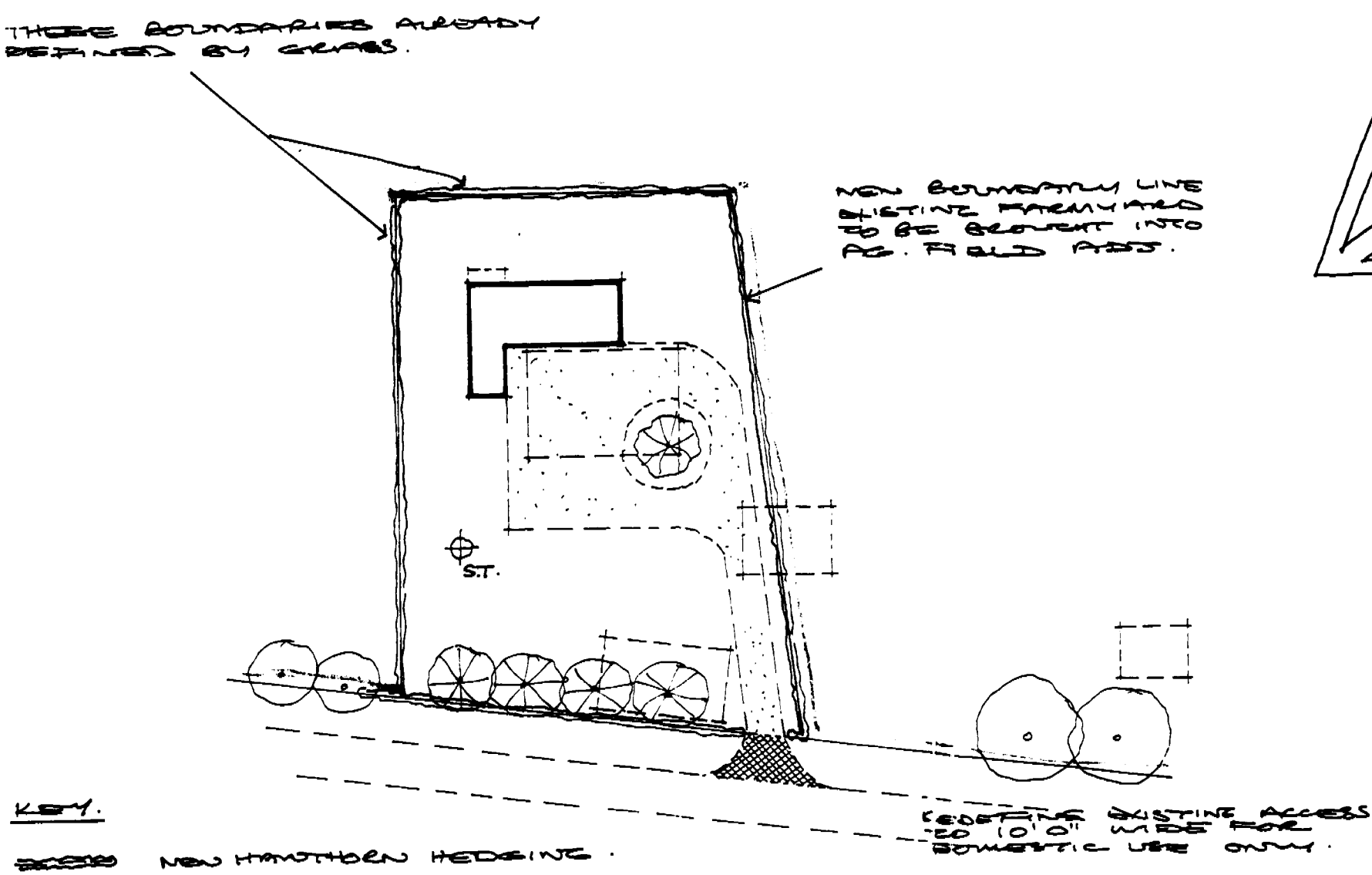
SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1994
REF 0105/94

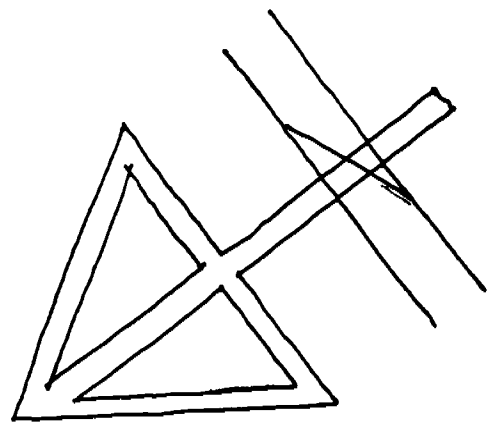
DETERMI
PL

PLAN AS EXISTING

SCALE 1/4" = 1'0".







SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1994
REF 0105/94

KEY.

NEW HAWTHORN HEDGING.

DERELICT BUILDINGS TO BE REMOVED.

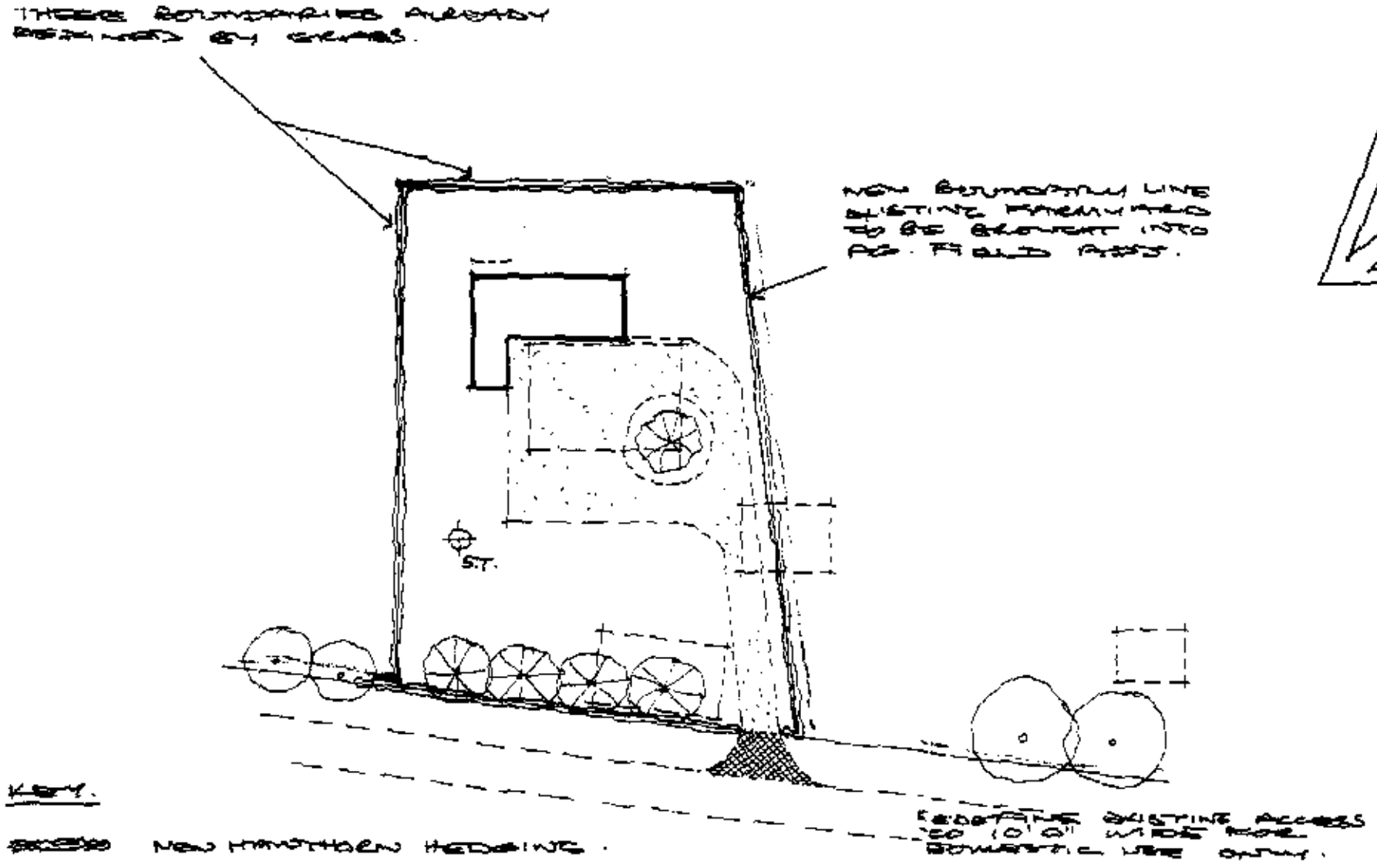
EXISTING TREES.

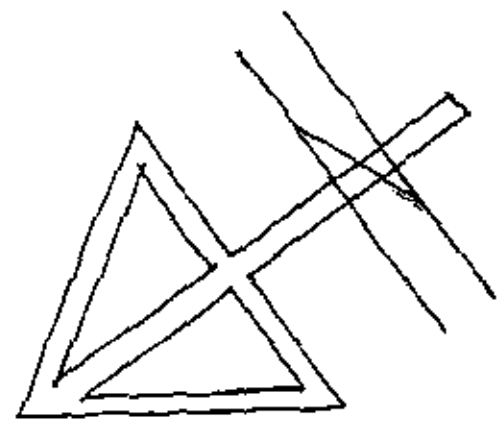
NEW TREES TYPES TO BE AGREED.

NOTE EXISTING HAWTHORN HEDGE TO ROAD BOUNDARY TO BE RETAINED.

BLOCK PLAN PROPOSED.

SCALE 1:500





SOUTH HOLLAND D.C.
PLAN DEPT
27 JAN 1994
REF 0105/94

Key.

NEW HAWTHORN HEDGING.

DETERMINED BUILDINGS TO BE REMOVED.

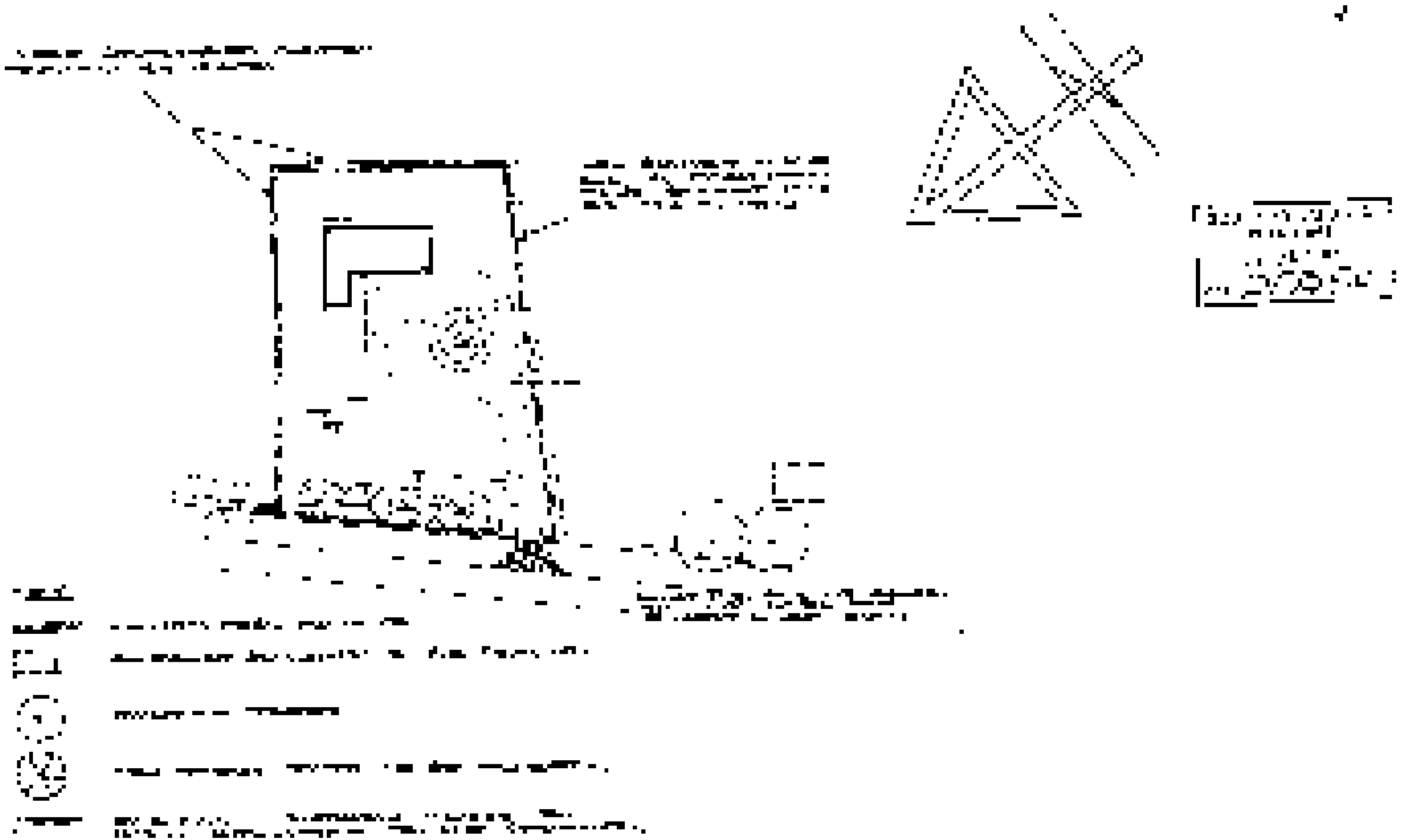
EXISTING TREES.

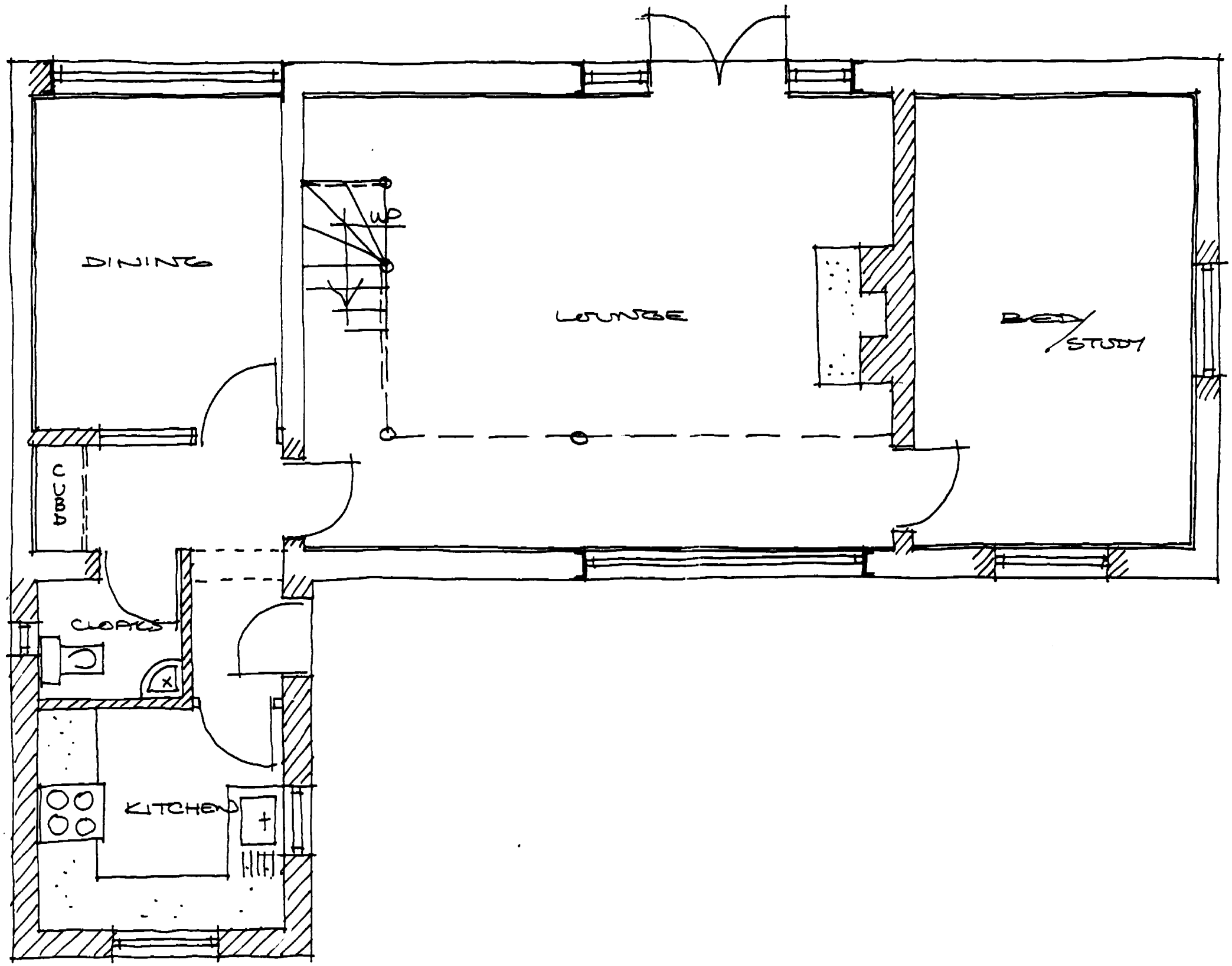
NEW TREES TYPES TO BE AGREED.

NOTE: EXISTING HAWTHORN HEDGE TO ROAD BOUNDARY TO BE RETAINED.

BLOCK PLAN PROPOSED.

SCALE 1:500

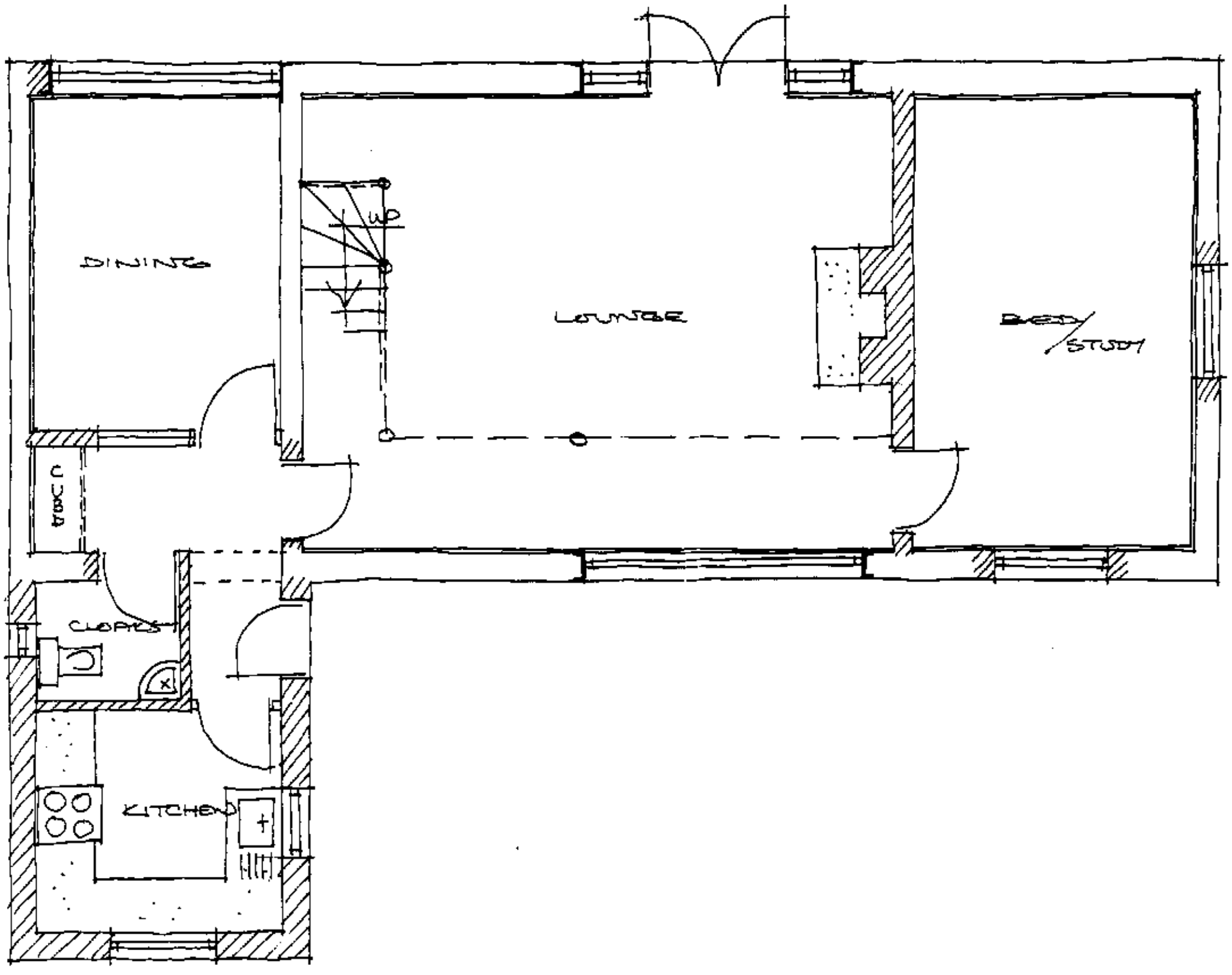




SOUTH HOLLAND D.C.
PLANNING DEPT
27 JAN 1994
REF 0105/94

GROUND FLOOR PROPOSED

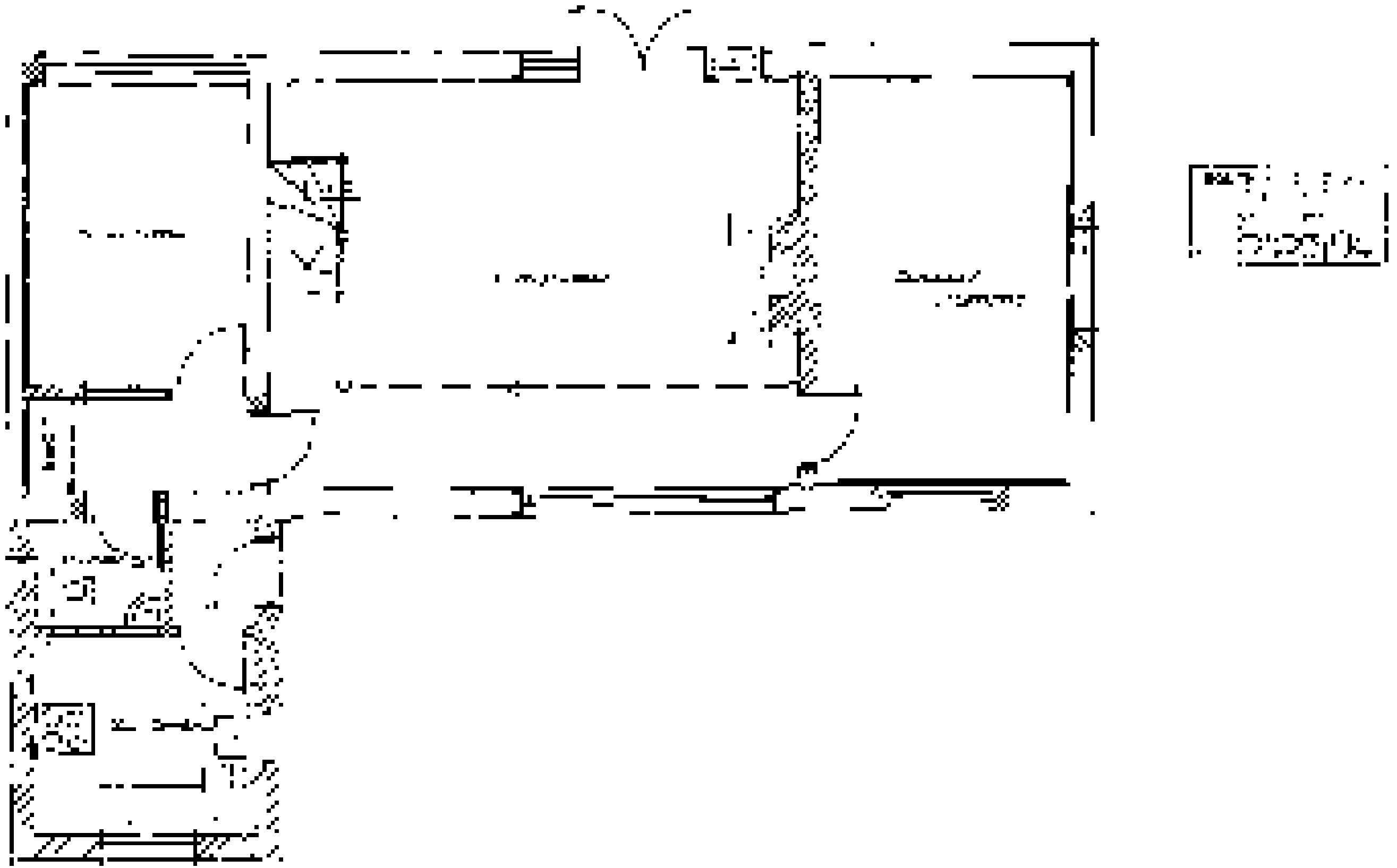
SCALE 1/4" = 1'0".

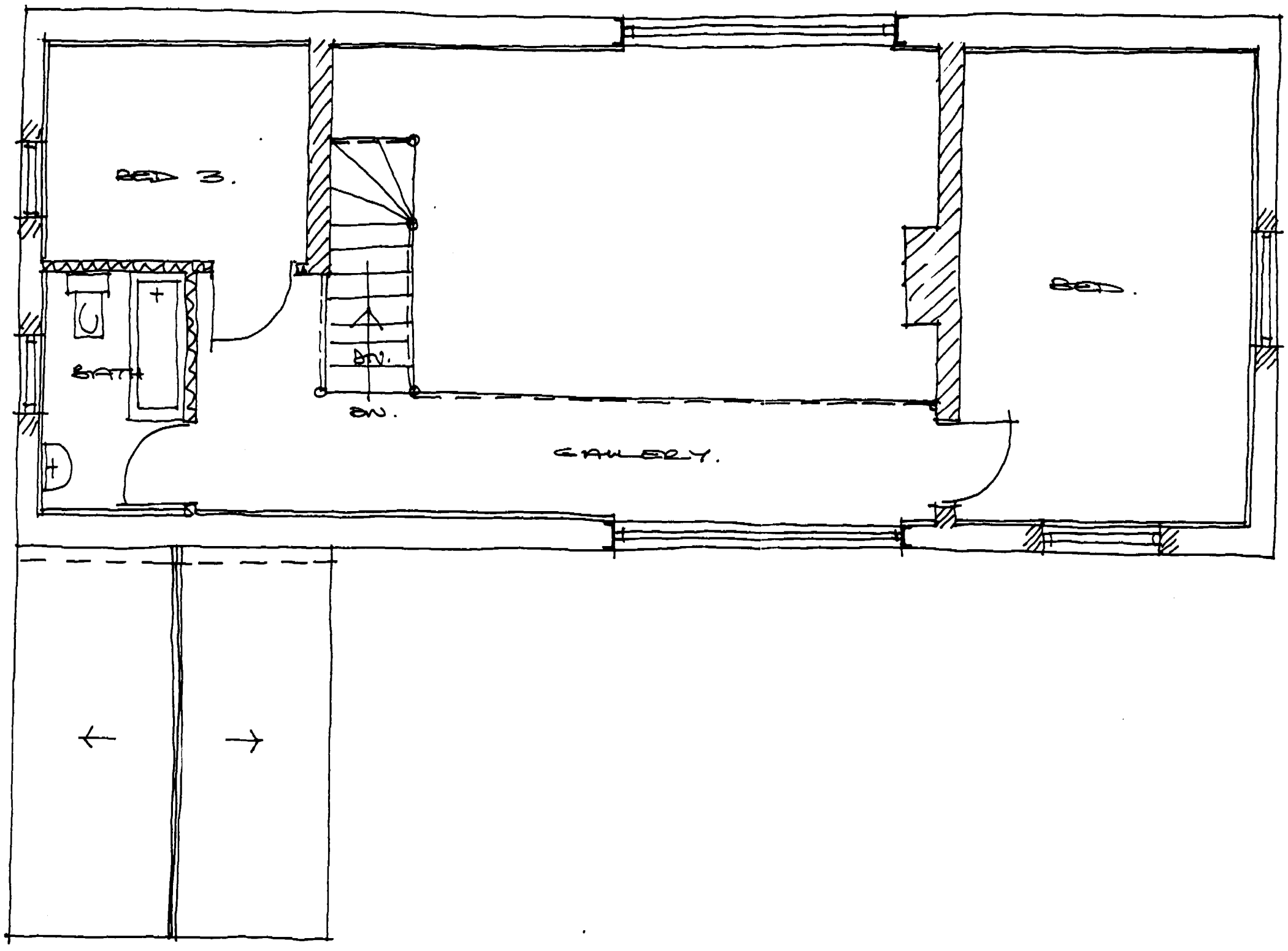


SOUTH [illegible]
PLAN [illegible]
27 JAN 1994
0105|94

GROUND FLOOR PROPOSED

SCALES 1/4" = 1'0".

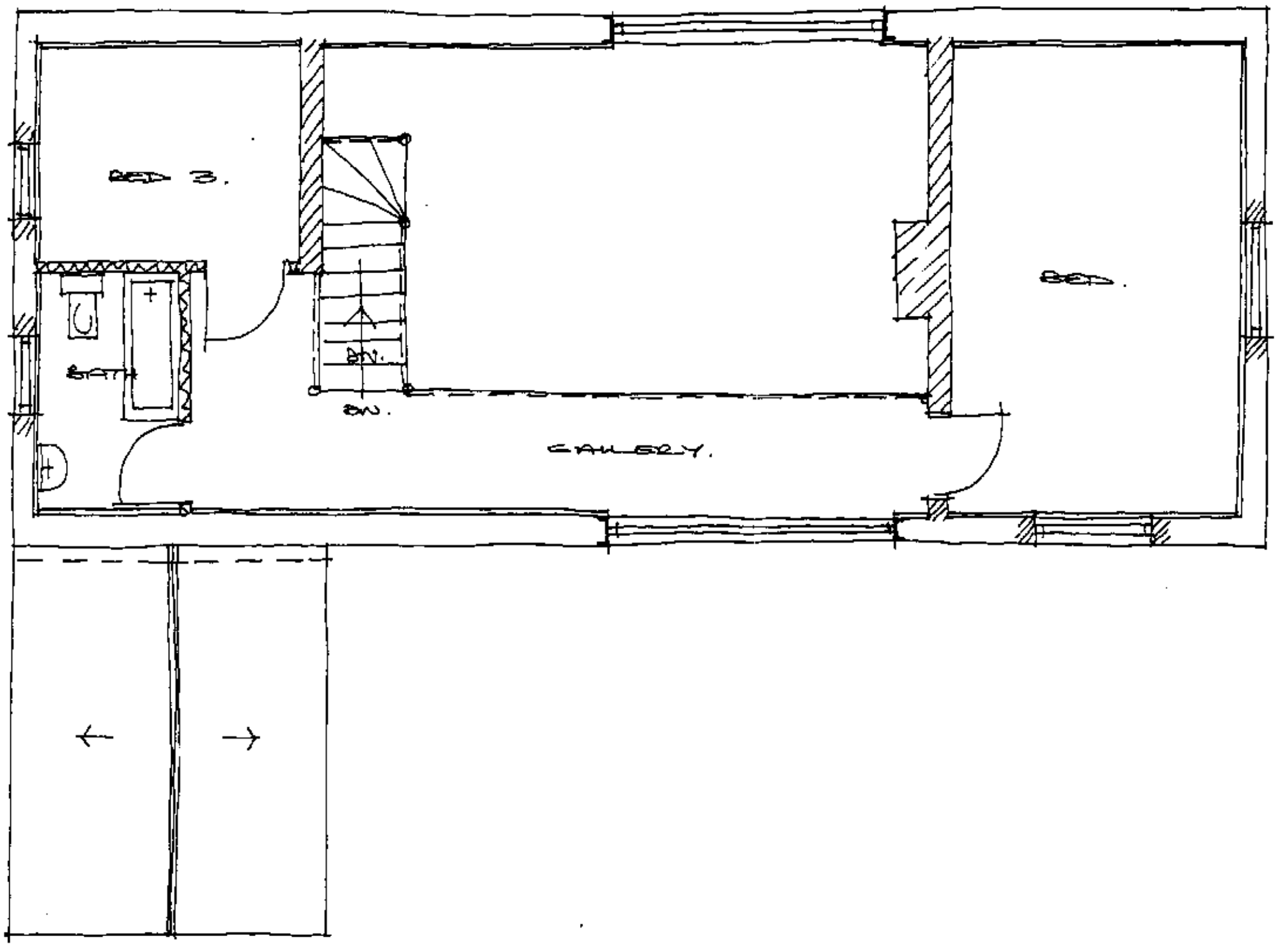




SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1994
REF 0105/94

FIRST FLOOR PROPOSED

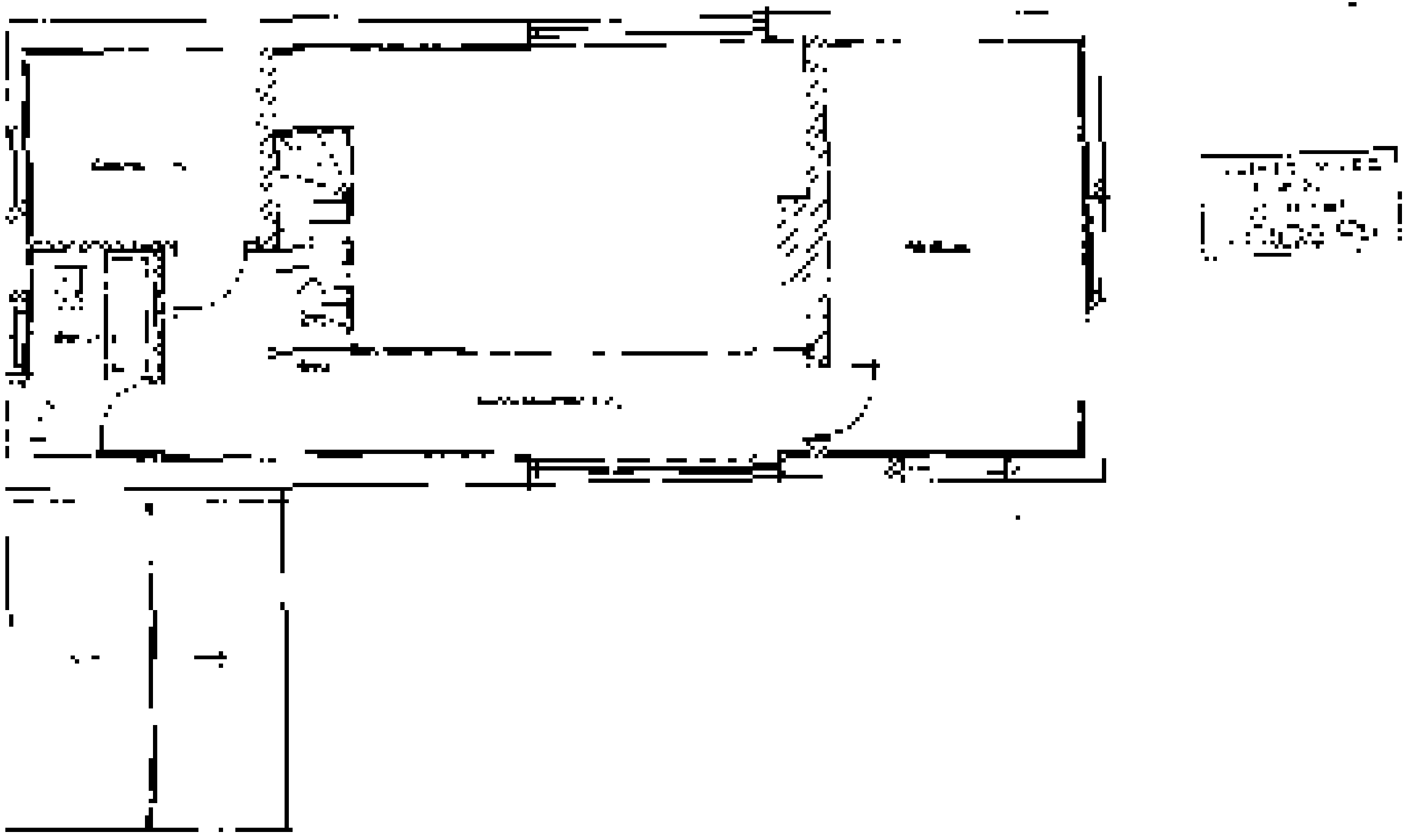
SCALE 1/4" = 1'0".



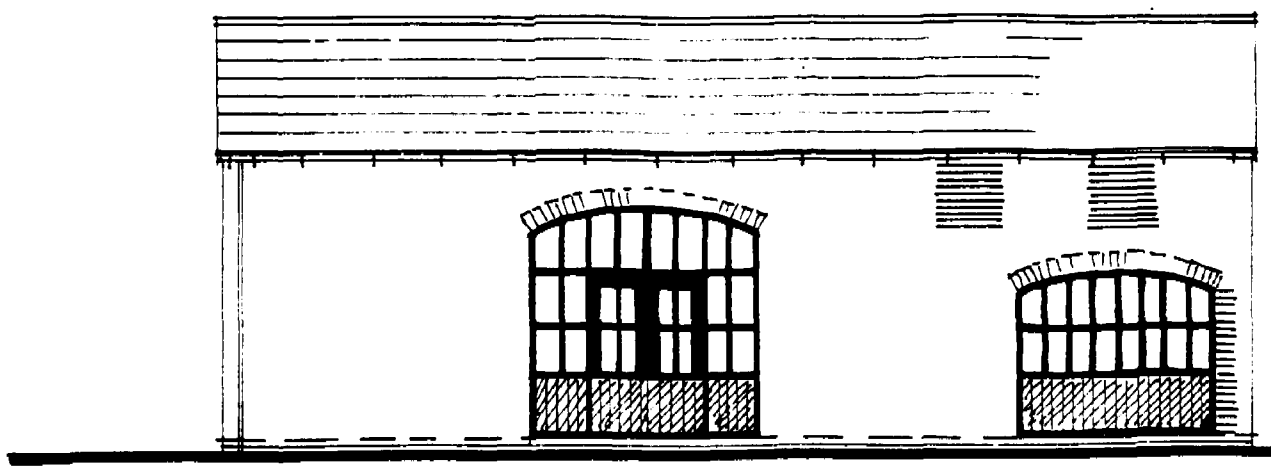
SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1994
0105/94

FIRST FLOOR PROPOSED

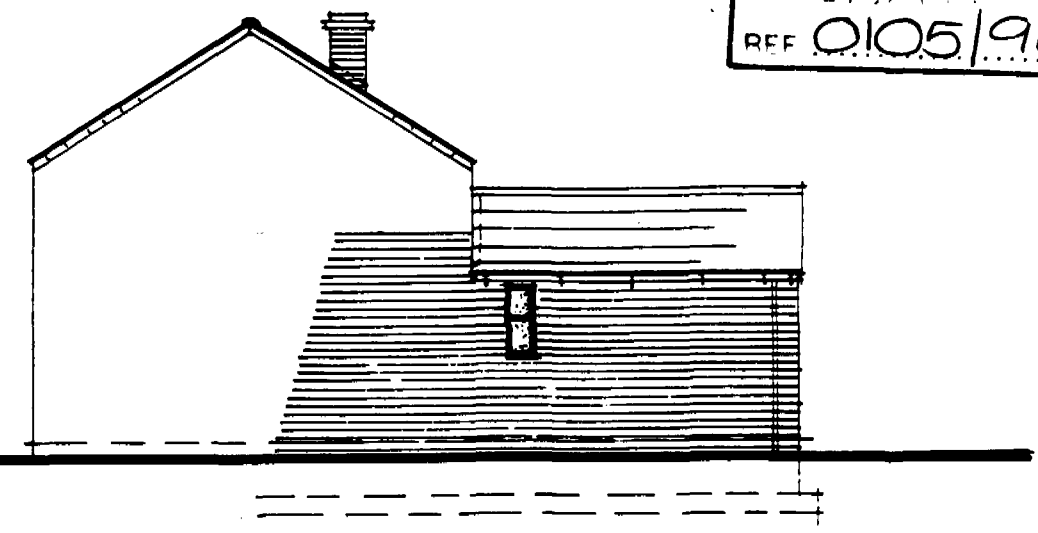
SCALE 1/4" = 1'0".



SOUTH HOLLAND D.C.
PLANNING DEPT.
27 JAN 1994
REF 0105/94

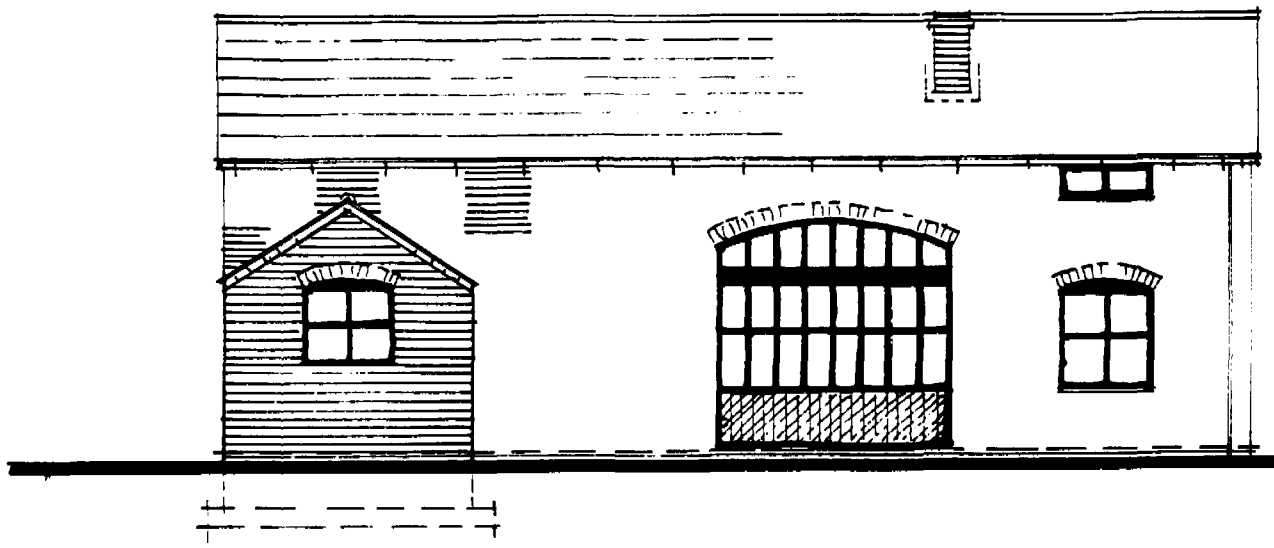


SOUTH EAST



NORTH EAST

ROOFING. SLATES. FACINGS. LINES S.H. BRICK
TO MATCH EXISTING AND TO MATCH BONDING.
BLACK GUTTERS + PIPES. BRICK SILLS.
WINDOWS, DOORS + SCREENS IN VERY DARK
BROWN. DENTIL COURSES TO MATCH EXISTING.
NOTE.
EXISTING ARCHED HEADS + LARGE OPENINGS
TO BE OPENED UP AND RETAINED.



NORTH WEST

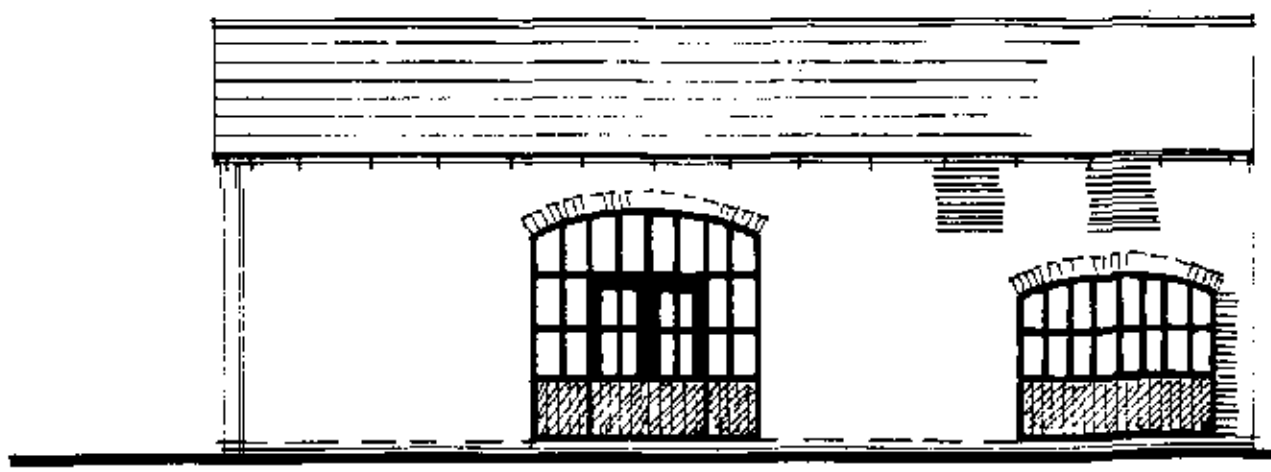


SOUTH WEST.

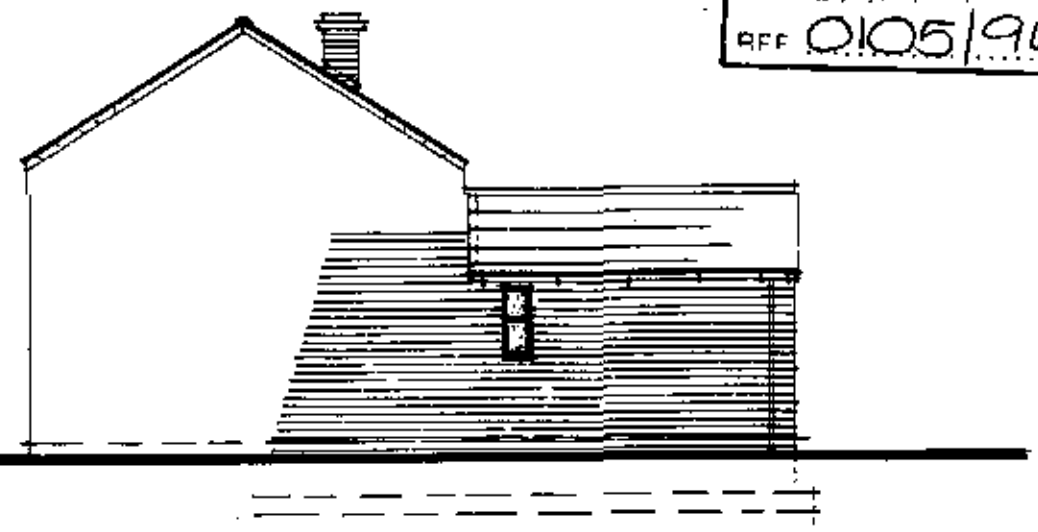
ELEVATIONS PROPOSED.

SCALE 1/8" = 1'0".

SOUTH BUCKINGHAMSHIRE D.C.
PLANNING DEPT.
27 JAN 1994
REF 0105/94



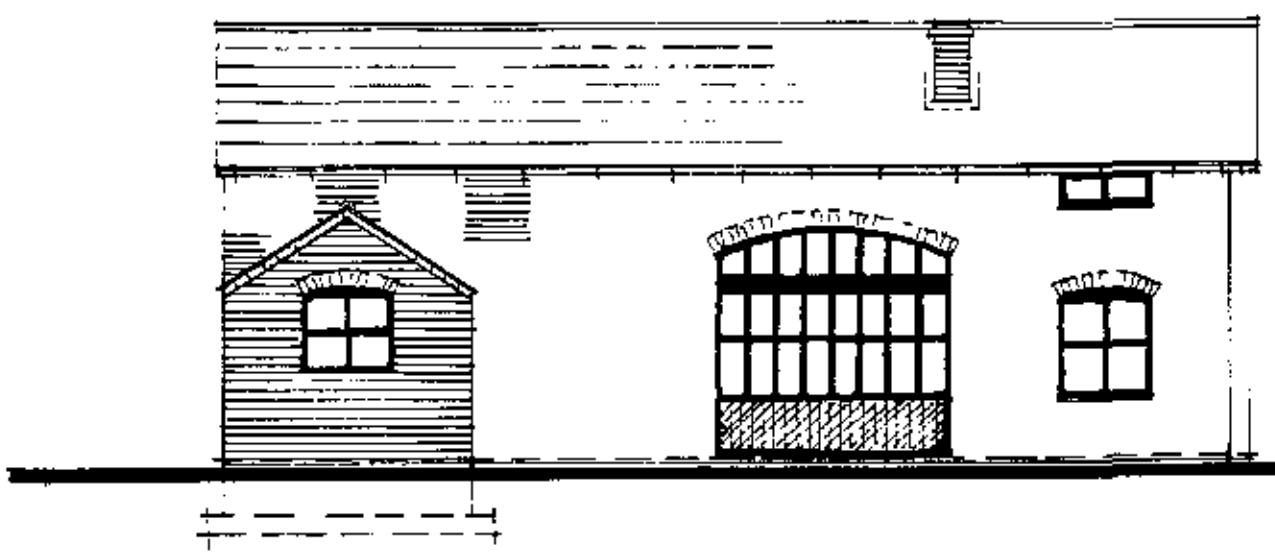
SOUTH EAST



NORTH EAST

ROOFING SLATES. FASCIAS. LINES S.H. BRICK TO MATCH EXISTING AND TO MATCH BONDING. BLACK GUTTERS + PIPES. BRICK ARCHS. WINDOWS, DOORS + SCREENS IN GREEN PAINT FINISH. DENTIL COURSES TO MATCH EXISTING.

NOTE:
EXISTING ARCHED HEADS + LARGE OPENINGS TO BE OPENED UP AND RETAINED.



NORTH WEST



SOUTH WEST

ELEVATIONS PROPOSED.

SCALE 1/8" = 1'0".

