

PLANNING APPLICATION

For office use only

Application No. H09/0143/96Date Registered 16 FEB 1996

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DR. R. W. & MRS H. THORPE
RED LODGE FARM
RAVENS GATE
HOLBEACH ST JOHNS, SPALDING, Lincs
Tel. No. PE12 8RD.

NAME AND ADDRESS OF AGENT

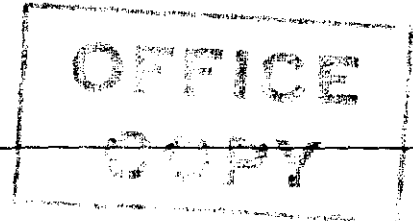
(if form completed by agent)

G R MERCHANT
UNIT 3, WRIGHTS MEWS
12A PARK ROAD, HOLBEACH
SPALDING, Lincs.
Tel. No. 01406 490800
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

RAVENS GATE, HOLBEACH ST JOHNS.



Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACEMENT DWELLING.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £160

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed J. Merchant for G.R. Merchant Date 13.2.96Please 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 worksor This is an **outline** application

(✓)

✓

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

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

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

Now complete Part 4 only

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

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

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).

PROSPECTIVE PURCHASER.

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

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: MR & MRS B. SANDALL & MR J. MAWST.

Address of owner at which notice was served: State Date notice served:

48 WATERGATE

QUADRANT,
SPALDING, Lincs.

SATURDAY BRIDGE
WESTFIELD, RAVENHURST
HOLBEACH, ST JOHN'S
SPALDING, Lincs.

Signed J. Mawst pp G.E. Mawst (Applicant / Agent) Date 13.2.96

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 J. Mawst pp G.E. Mawst (Applicant / Agent) Date 13.2.96

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

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new buildings
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many: **ONE**

4. A. Please state site area (in all cases):

B. If building works are proposed, please state extra floor space to be created

C. Please state size of any new structure (at least length, width and height)
(at least length, width and height)

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

E. Please state type and colour of roofing materials:

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

hectares
sq. metres
metres
metres
metres

10.0m
21.5m
17.0m (sample submitted)
BUTTERLEY - PLUMPTON MULTI-STOREE SANDSTONE - CALDERDALE SLATE - GRAY
YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

HOUSE & GARDENS

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

A. There will be no new access to a public road, nor an extension to any existing access via a public road

☒

or

B. There will be a new or altered access to a public road

☐

If a scheme of access will be submitted, please state:
(Individual accesses)
New estate road

☐
☐

C. What provision will be made for garages to be built within the site?

GARAGE

TREES Please tick one box

A. The proposal does not involve the removal of any trees

☐

B. The proposal does involve the removal of any trees

☒

If so, please show details on plans

DRAINAGE

(surface & foul)

A. Please state how surface water will be disposed of

SOAKAWAYS

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

N/A

C. Please state whether a foul drain will be installed

No

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Private sewer

☐

Septic tank

☒

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in conformity with the Development Plan

☐

If so, please give details in Part 6

The proposal affects a character area

☐

The proposal affects a public amenity area

☐

The proposal is known to affect a contaminated land hazard

☐

The proposal is for industrial, warehouse or office use

☐

shopping or similar commercial purposes

☐

In cases where a statutory consultation is required, please state whether you have consulted the relevant authority

☐

to the consultee concerned, if yes, state in Part 6

☐

Is this application related to a previous application?

☐

Date
Consultant(s)
Application No.

6. ANY OTHER INFORMATION Please add any relevant information in support of your application.

Continue on separate sheet if necessary.

SEE ATTACHED LETTER FROM DR & MRS THORPE

Red Lodge Farm Ravens Gate HOLBEACH ST JOHNS
Lincs PE12 8RD

TO WHOM IT MAY CONCERN

REPLACEMENT DWELLING RAVENS GATE HOLBEACH ST JOHNS

You are, I believe, considering our application for a dwelling to replace the old white house on Ravens Gate, Holbeach St Johns.

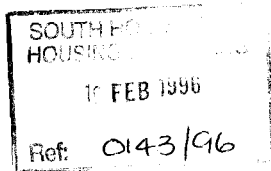
Our family is extremely keen to make our home here; we think the spot is perfect. We would, therefore, be very grateful if you would take this letter into consideration when making your planning decision.

I have practised medicine for 9 years at the Moulton Medical Centre and, all being well, hope to spend the rest of my working career as a local GP in Moulton.

We have been searching for a rural plot within my practise area for about 3 years and are well aware how difficult it is to find such a plot. As local people who appreciate the countryside, we understand and support fully the opinion that new homes should not be built on an ad hoc basis 'in the middle of nowhere'.

The Ravens Gate land is exactly what we were hoping to find. In open countryside, at the same time being near to the surgery at Moulton. Very importantly, especially in winter, it is accessible in terms of location for my out of hours medical cover when I need to visit patients in their homes.

We believe we could build an attractive house and would like to landscape the garden with trees and meadow grass enhancing the site.



Our reservation about the site is that it is situated on the very busy B1168. Having lived near to the land in rented accommodation for several months we realise that, not only is the road busy, but the traffic (including heavy lorries) travels extremely fast along this straight road.

We have young children, and pets, and it is for this reason we ask for your sympathetic consideration to granting our planning application to build our home towards the middle of the plot, away from the road, rather than directly on the busy, dangerous and noisy highway.

Having spoken to other local residents on the B1168, it seems they have also built their homes some distance back from the road for the similar reasons.

We would be delighted to give you any other information you may need in support of our application.

Richard & Helena Thorpe

Richard and Helena Thorpe
15 February 1996