SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0379/93 Received:07-MAY-93 Type:FULL

Name: Mr & Mrs M Young
16 Wignalls Gate
Holbeach
Spalding
Lincs

Agent: Drawings & Surveys Arch.
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed bedroom extensions and alterations

Location : 16 Wignalls Gate Holbeach
Spalding

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.

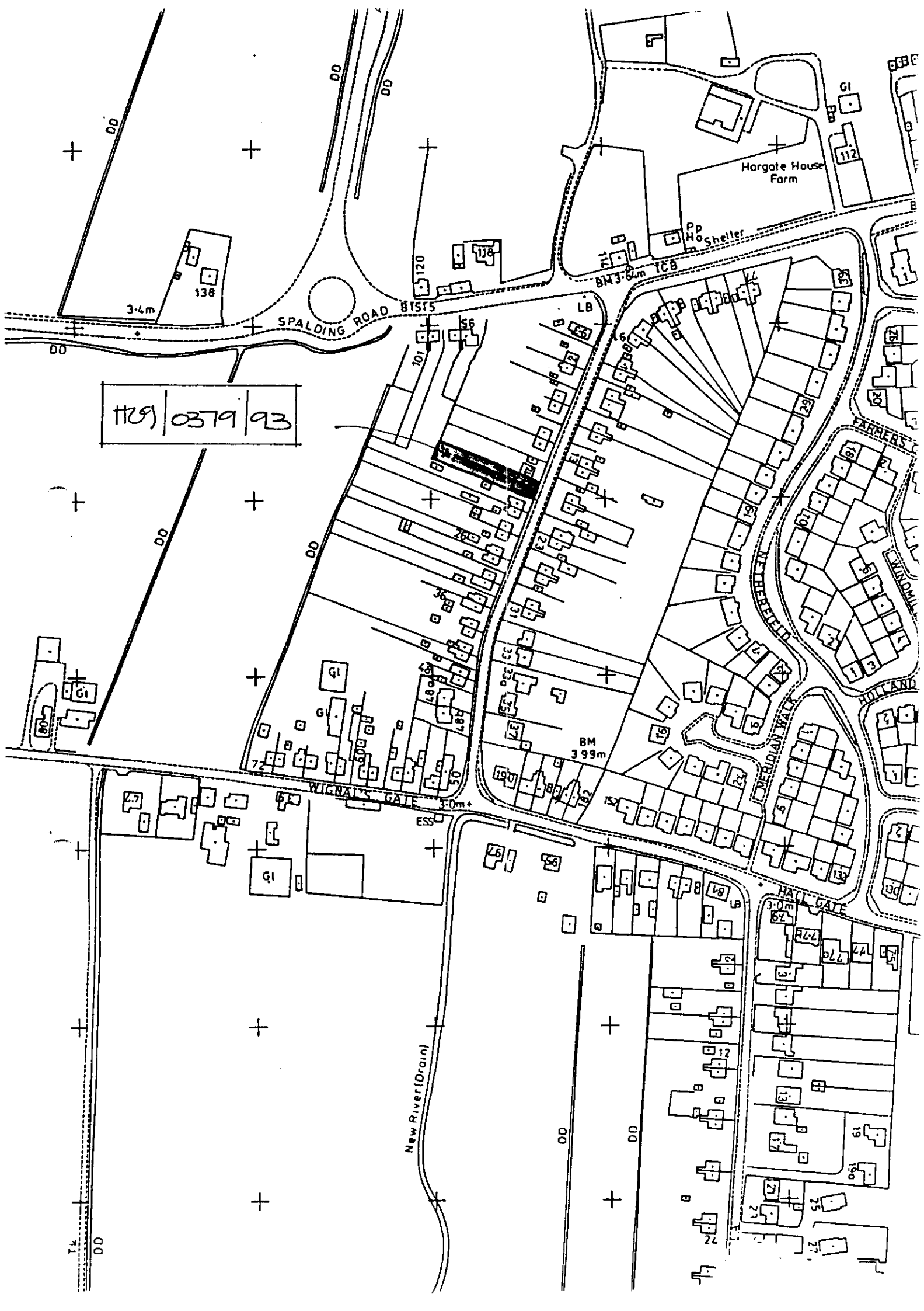
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
16-JUL-93 H09/0379/93

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

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

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


Hargate House Farm
Pp Ho
Shelter
BM 3·6m TCB
SPALDING ROAD B1515
3·4m
138
120
118
101
LB
S6
1129 | 0379 | 93
FARMERS
WINDMILL
HOLLAND
DEREHAM WALK
BM 3·99m
WIGNALLS GATE
3·0m+
ESS
HALL GATE
New River (Drain)
GI

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0379/93

Date Registered 26 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M. YOUNG,
16 WIGNALLS GATE,
HOLBEACH LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE, THORNHAUGH
PETERBOROUGH PE8 6HW. Tel: (0780) 783073

Tel. No. J. R. WAKERLEY
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

16 WIGNALLS GATE, HOLBEACH LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BEDROOM EXTENSIONS & ALTERATIONS

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 22.4.93 Previous application No.

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:	15.7 sq. metres
B. Please state size of any new structure:- (a) max. height:	7.0 metres
(b) max. length:	2.1 metres
(c) max. width:	8.5 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	NO

5. GENERAL INFORMATION Please complete each section

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

EXISTING DWELLING

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

EXISTING PARKING

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

SOAKAWAY (EXISTING)

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.		➡ 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 22.4.93

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... ~~(Applicant~~ / Agent) Date 22.4.93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : ✓
Neighbours : NOT AFFECTED.
Boundaries :
Site Features : WHITE RENDERED SEMI DETACHED SLATE ROOF WITH GARAGE ATTACHED

Inspected by
Date JMF 14/5

Site Notice posted by
Date 14/5/93.
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

AREA CHI of MIXED DEVELOPMENT
IN TERMS OF STYLE — PROPOSAL WILL
OF INFILL ROOF
WILL UNBALANCE APPEARANCE
OF [redacted] SEMI-DETACHED
REFER — PRECEDENT —
BAD EXAMPLE OF PREVIOUS EXTENSION
FURTHER UP THE ROAD.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date.....9/7

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf) (COMMITTEE RESOLUTION)

1. STANDARD TIME CONDITION

2. NOTWITHSTANDING THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING GDO 1988 (EXCEPT THOSE SHOWN ON THE SUBMITTED PLANS) NO WINDOWS SHALL BE INSTALLED IN THE SOUTHERN ELEVATION OF THE EXTENSION HEREBY APPROVED

REASONS (1) STANDARD

(2) IN THE INTERESTS OF THE RESIDENTIAL AMENITY.

DC INSTRUCTION SHEET

APPLICATION REF:

rections

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details: ELEVATIONS TO A SUITABLE SCALE OF EXISTING ELEVATIONS TO WHICH PROPOSED WORKS RELATE ALSO DETAILS OF EXTERNAL CLADDING OF WALLS

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

Revalidation after Direction

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

Valid date: 7-9 93

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

JOHN BLACKLOCK

Case Officer [redacted]

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt No P2585

Date first Rec'd 26 APR 1993

Registration

Reference H09/0379/93

Cross-Ref B09/0238/93

Date 27-APR-93 AB

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 £60.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 169 OS Plots
Grid ref 534730 194670

Ward 5 Parish HOLBEACH

Inside IBD YES 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 ☐
Linked to property Ref 0092580 ☐
Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

BRIAN ...ITH 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

H09/0379/93
FULL

Applicant: Mr & Mrs M Young
Tel:

Agent: Drawings & Surveys Arch.
0780 783073 (J R Wakerley)

Description: Proposed bedroom extensions and alterations

Location: 16 Wignalls Gate
Holbeach
Spalding

Valid date:	07-MAY-93	Terminal date:	02-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	14-MAY-93	Report deadline:	09-JUN-93
Inspected by	21-MAY-93		
Extra contacts	28-MAY-93	Case Officer:	
Report if not clear by	11-JUN-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 15.7 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	14-MAY-93	04-JUN-93
Clerk to Holbeach PC 0406 26739	11-MAY-93	25-MAY-93
Cllr T G M Tyler 0406 22285	11-MAY-93	18-MAY-93
Cllr N I Capes 0406 23830	11-MAY-93	18-MAY-93
Cllr D S Venni	11-MAY-93	18-MAY-93

7th JULY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/0276/93 J & A Tyrell	DJR	DBPCS Authorised subject to receipt of noise assessment as recommendations A & B. Also require information on hours of business and details of management control. Env Svcs concerned over flimsy nature and maintenance of paint shops. Check what the future plans are for the paint shops and liaise with Env Svcs. Any problems - report back to committee.
H20/0363/93 Mr D Arlott	JB	Grant permission against recommendation. Ensure screening remains dominant and as effective as at present. Investigate possibility of Group Order TPO with Diane Fairchild.
H09/0379/93 Mr & Mrs M Young	JB	Grant permission against recommendation.
H16/0389/93 H16/0391/93 Longhurst Housing Assoc	PJU	Grant as recommended. Require rationalisation of footpath to rear of site.

8th July 93

Signed _____
Principal Planning Officer

APPLICATION REFERENCE: H09/0379/93 DATE RECEIVED: 07-MAY-93

TYPE: Full

DESCRIPTION: Proposed bedroom extensions and alterations

LOCATION: 16 Wignalls Gate, Holbeach.

APPLICANT: Mr & Mrs M Young AGENT: Drawings & Surveys Architectural

---

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal and Parish Council supports application.

SOUTH HOLLAND DISTRICT COUNCIL
REGISTERED PLANNING DEPARTMENT
Date 23 JUN 1993

RECOMMENDATION

A. That the site be inspected by the Plans Sub-Committee.
B. That subject to the views of the Plans Sub-Committee permission be refused for the following reasons:-
1 The proposed development would constitute a discordant and incongruous feature in the local street scene which would be detrimental to the visual amenities of the area.
2 The proposed development would also constitute a precedent for similar unsatisfactory forms of development.

COMMENTS

1 The existing property is semi-detached, two storey and with a raked roof extending over the front door.
2 The proposed extension entails building outwards from the raked roof to provide additional accommodation at first floor level.
3 As such, the proposed extension will totally unbalance the architectural integrity of the existing semi-detached properties : the other semi-detached dwelling remains unaltered.
4 Given that there is a number of this type of property in Wignals Gate (and one has already been extended at first floor level in an unsympathetic way) it is considered the inappropriateness of the development and the issue of precedent are of real concern.

REPRESENTATIONS

Parish Council: Supported.

---

453. PLANNING APPLICATIONS (continued)

(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
H14/0354/93 Elsoms (Spalding) Ltd	O.A.	Industrial or storage development (B1, B2 and B8 use classes) adjacent ex San Jose Farm, West Marsh Road, Pinchbeck Marsh.
H01/0403/93 Broadgate Builders Ltd		Cancellation of agreement limiting number of dwellings prior to access and drainage works at Backgate, Cowbit

(The above application was refused planning permission contrary to the recommendation of the Director of Planning and Building Control Services.)

(Councillor C F Fisher left the meeting following consideration of the above application.)

H19/0484/93 Mr J and A R Constable	O.A.	Bungalow at Broadgate, Sutton St Edmund.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H20/0363/93 Mr D Arlott	Two storey extension and alterations at West View, Broadgate, Sutton St. James.

(Pending a site inspection to assess the suitability of the design of the proposal.)

H09/0379/93 Mr & Mrs M Young	Bedroom extensions and alterations at 16 Wignals Gate, Holbeach.

(Pending a site inspection to assess the suitability of the design of the proposal.)

H16/0389/93 Longhurst Housing Association	Eight dwellings at Site B, Phase 3, off Royce Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/0391/93 Longhurst Housing Association	Twelve dwellings at Site A, Phase 3, Off Royce Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H13/0432/93 Mr P Clarke	Single storey extension to dwelling at 76 Church Lane, Moulton.

(Pending a site inspection to assess the suitability of the site for the proposal.)

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: H09/0379/93

Applicant: Mr & Mrs M Young
16 Wignalls Gate
Holbeach
Spalding
Lincs

Agent: Drawings & Surveys Arch.
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed bedroom extensions and alterations

Location: 16 Wignalls Gate Holbeach
Spalding

Type: FULL

Date received: 07-MAY-93

11-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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: Supported

Signed: M P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUN 1993

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/379/93/FES **Your Ref.**

Date 18 May, 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. M. YOUNG
ALTERATIONS - 16 WIGNALS GATE, HOLBEACH.

Further to my letter of the 11th May 1993, the submitted details of your above clients' planning application have now been made available for my inspection at the Planning Department.

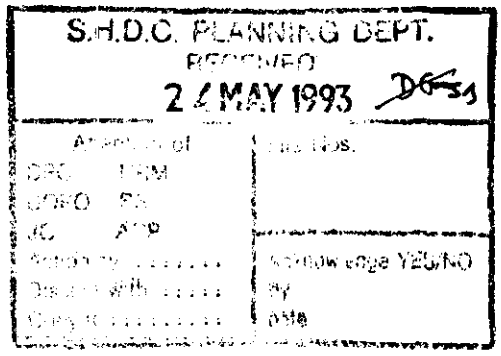
The project does not affect my Boards interests.

A copy of this letter is being forwarded to the Director of Planning so that he is aware I have no comments to make.

Yours faithfully,

ENGINEER TO THE BOARD

Drawings and Surveys Arch.,
3 Old Rectory Drive,
Thornhaugh,
Peterborough,
Cambs. PE8 6HW.



cc to Director of Planning
South Holland District Council.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0379/93

Applicant: Mr & Mrs M Young
16 Wignalls Gate
Holbeach
Spalding
Lincs

Agent: Drawings & Surveys Arch.
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed bedroom extensions and alterations

SOUTH HOLLAND D.C.
PLAN DEPT
07 MAY 1993
REF Valid

Location: 16 Wignalls Gate
Holbeach
Spalding

Type: FULL

Date received: 26-APR-93

30-APR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Please supply details of elevations to a suitable scale of existing elevations to which proposed works relate.

Details of external cladding of walls.
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
Pl. .g & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0379/93

Applicant: Mr & Mrs M Young
16 Wignalls Gate
Holbeach
Spalding
Lincs

Agent: Drawings & Surveys Arch.
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed bedroom extensions and alterations

Location: 16 Wignalls Gate
Holbeach
Spalding

Valid

Type: FULL

Date received: 26-APR-93

30-APR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Please supply details of elevations to a suitable scale of existing elevations to which proposed works relate. - 3 more plans to come

Details of external cladding of walls.
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
P[illegible]g & Building Control Department,
Co[illegible]cil 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 : P2585
Date received : 26-APR-93

Received from

Timbergate Construction

Address

16 Wignalls Gate
Holbeach
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

Minutes of a Special Meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Wednesday, 7th July, 1993.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mrs. P.J. Buffham	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. N.P. Judge, MBE	Mr. R.C. West
Mrs. D.F. Davies	Mr. A.E. Naylor	Mr. M.C. White
Mr. E.N. Davies	Mr. W.D. Skells	

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Principal Committee Officer.

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, C.J.T.H. Brewis, J.T. Davis, Mrs E.O. Hall-Patch, J.R. Pearl, and M.S.L. Rollinson.

485. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant	Proposal
H16/0276/93 J & A Tyrell	Change of use for parking of vehicles and trailers at Low Fields Nursery, Fulney Drove, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H20/0363/93 Mr D Arlott	Two storey extension and alterations at West View, Broadgate, Sutton St James.

RESOLVED:(a) Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services subject to conditions including the retention of screening along the Northern boundary of the site. (b) That having regard to their contribution to the public amenity the existing trees on the application site be considered for inclusion in a group Tree Preservation Order.

H09/0379/93 Mr & Mrs M Young	Bedroom extensions and alterations at 16 Wignals Gate, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0389/93 Longhurst Housing Association	Eight dwellings at Site B, Phase 3, off Royce Road, Spalding.

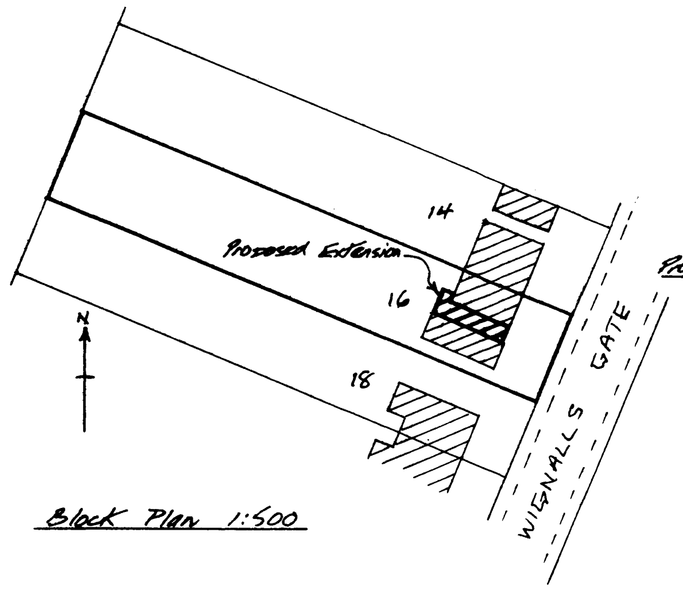
RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor J. Clark declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Clark had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

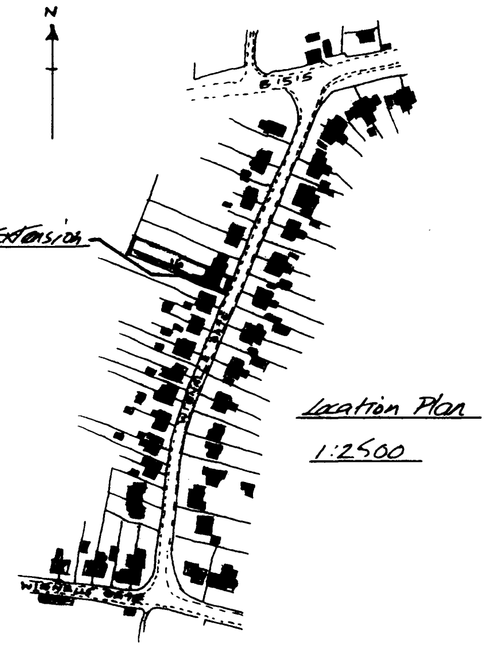
H16/0391/93 Longhurst Housing Association	Twelve dwellings at Site A, Phase 3, off Royce Road, Spalding.

DO NOT SCALE FROM THIS DRAWING.
IT IS THE CONTRACTORS RESPONSIBILITY
TO CHECK ALL DIMENSIONS ON SITE.

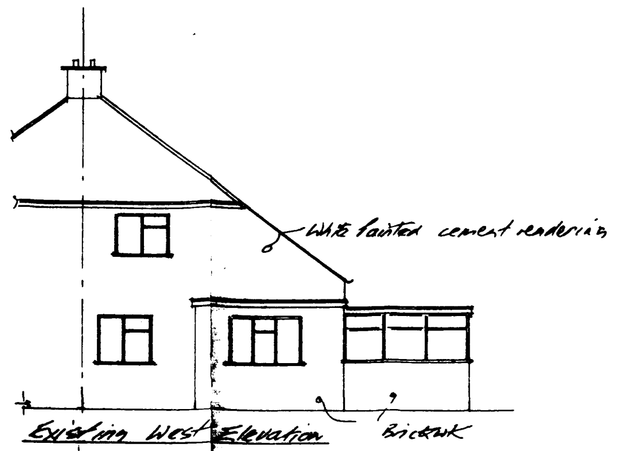
THIS DRAWING IS COPYRIGHT



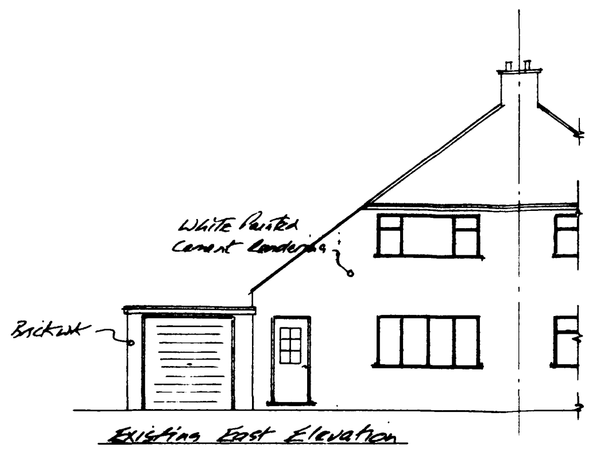
Block Plan 1:500



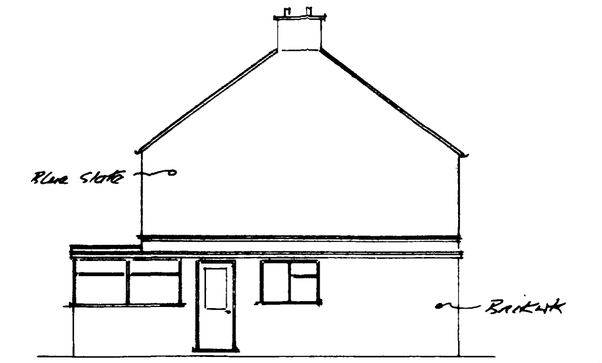
Location Plan
1:2500



Existing West Elevation



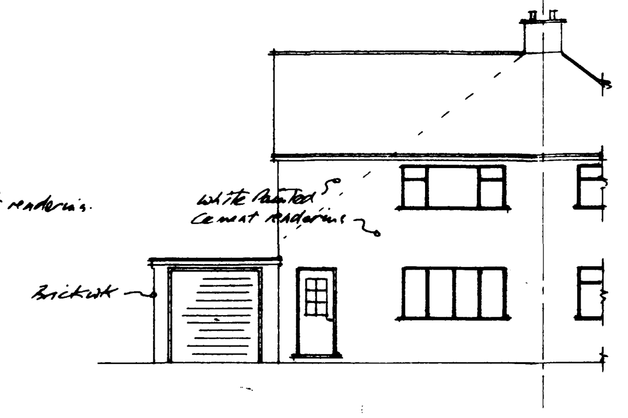
Existing East Elevation



Existing South Elevation

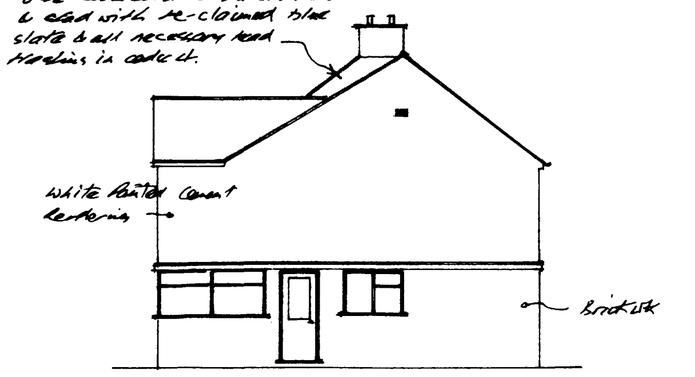


Proposed West Elevation



Proposed East Elevation

Vertical area between new & old roofs to be constructed from 75x50 studwk with 12.5mm Plywood. to be covered with slaters felt & clad with re-claimed blue slate & all necessary lead flashings in accord.



Proposed South Elevation

Notes

Roof:- Reclaimed blue slate (to match adjoining house) on 25x38 tan. tile batt on slaters felt on fixed rafters at 600 ctrs. designed and constructed in accordance with B.S.5268 Pt 3 1985 with all necessary bracing ie. 2 runners at ceiling level & chevron bracing o/c. on 100 x 50 wall plate held to brickwk with metal straps @ 2.m c/s. Small projection roof at rear ditto. Construction into main roof with 150x25 ridge board, 175x25 valley boards & rafters @ 400 ctrs from 100x50.

Roof Ventilation:- to have continuous 10 mm gap at eaves. Soffit air brick in gable.

Roof insulation:- 150 mm fibre glass insulation to achieve 2.5 w/m²°C.

Walls:- Structure:- 200 mm solid blockwk with 50x50 studwk with 50 mm 'dritherm' insulation with plasterboard. Rear projection to be 250 mm blockwk with 50 mm 'dritherm' insulation built to achieve 45 w/m²°C. Outer leaf to be rendered & painted to to match existing. ('Thermabell' lightweight blocks used)

Ceilings:- 12.5 mm thick plasterboard with plaster finish.

Wall plastering:- dabs on render with sand/cement & skim finish. which ever applicable.

Floor:- Existing roof space & rear projection to have 20 mm water proof flooring grade chipboard on 200x50 floor joists @ 400 ctrs.

Foundations No extra loads so existing foundations are satisfactory.

Lintels:- I.C. steel lintel with 'Isolite' insulation.

D.P.C.'s 100 mm wide black U.P.V.C. to walls proprietary 'thermaduct' cav. closer to all window & door openings to achieve min 'U' Value of 1.2 w/m²°C.

Gutters & Downpipes:- to match existing U.P.V.C. gutter & downpipe to match existing to existing roof always. if new are required to be min dist. of 4.5 m from sky.

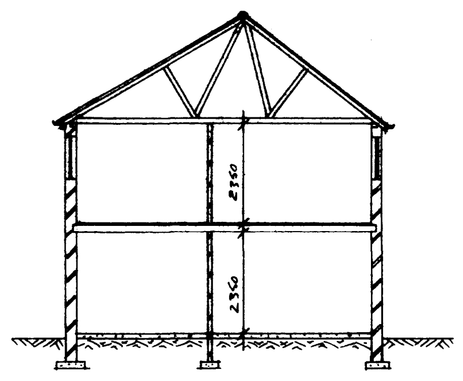
Windows:- to be timber (double glazed from 'John Carr' cat: style as shown.

Painting & Decorating:- All woodwork to be knotted stopped & primed 1 undercoat & 1 finish gloss. walls & ceilings to have 2 coats emulsion.

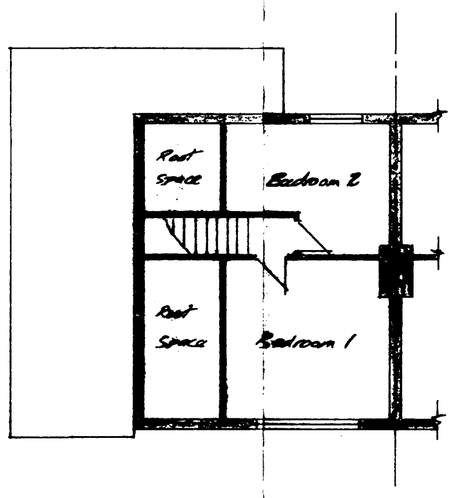
Sanitary & Appliances:- to match existing.

Wood Finishes to be consistent in cedar & teak as necessary

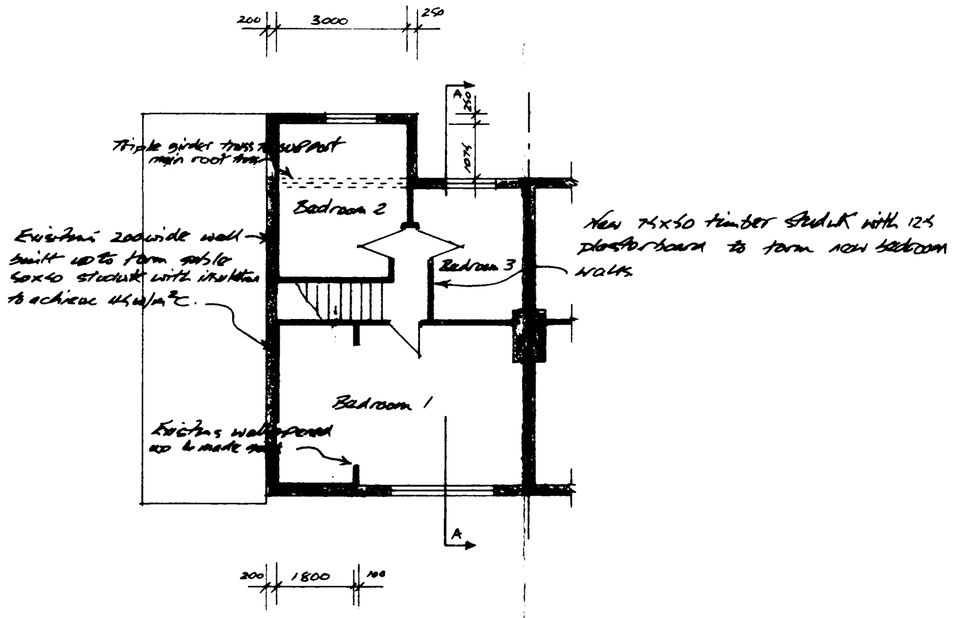
Additional Background Ventilation to be air brick to each room min area 4000 mm²



Section through 'A-A'



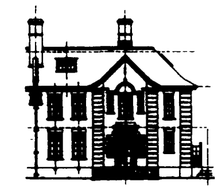
Existing 1st Floor Plan



Proposed 1st Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT
07 MAY 1993
REF 379/93

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE,
THORNHAUGH,
PETERBOROUGH PE8 6HW
TEL. (0780) 783073



CLIENT
Mr. & Mrs. M. Young,
16 Wignalls Gate,
Holbeach, Lincs.

PROJECT
Proposed bedroom extension & alterations.

SCALE	DRAWN	DATE
1:100	J.W.	4.3.93

DRAWING No.
93. 695 A

Mod A 5.5.93.
Existing Elevations & details of Cladding added.

0875-2937