APPLICATION NO. : .....

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FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14|0038|94

Date Registered 11 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J G Sneath
Pear Tree House
Money Bridge
Pincheck
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 424343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Money Bridge, West Pinchbeck, Spalding, Lincs

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Conversion and Extension of Stables Building to residential accommodation

Please complete

Signed. B. Gilham

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Date 10th January 1994 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.

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

H14/0033/94

FULL

Applicant: Mr J G Sneath
Tel:

Agent: Status Design
0406 424343 B Gilham

Description: Convert and extend stables building to residential accommodation

Location: Money Bridge
West Pinchbeck
Spalding
Lincs

Valid date:	11-JAN-94	Terminal date:	08-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	18-JAN-94	Report deadline:	22-FEB-94
Inspected by	25-JAN-94	Agreed TD Ext:	
Extra contacts	01-FEB-94	Case Officer:	
Report if not clear by	15-FEB-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
PINCHBECK PC	18-JAN	01-FEB
Cllr Chappell	18-JAN	25 JAN
Site/Press Advert DEP	25-JAN-94	16-FEB-94
Site/Press Advert SET	25-JAN-94	16-FEB-94

SITE RECORD

Grid ref: 521480 325590
OS Sheet: 143 Parcel:

L.L.C OS Attached JC 27/1/94
~~Plan taken OS 26/1/94~~

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0033/94

Applicant: Mr J G Sneath
Pear Tree House
Money Bridge
Pinchbeck
Spalding, Lincs

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

Description: Convert and extend stables building to residential accommodation
Location: Money Bridge West Pinchbeck
Spalding Lincs

Type: FULL

17-MAR-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

C T Pickering
Ashlin Farm
Ashling Lane
Dunholme
Lincoln. LN2 3NN

C. T. Pickering

Ashlin Farm
Ashing Lane
Dunholme
Lincoln
LN2 3NN
Tel. Welton 0673 62918

12 February 1994

Planning Dept.
S.H.D.C.
Spalding
Lincs

Dear Sirs,

Planning Application H14/0032/94 and H14/0033/94. I write with regard to the above applications as I have almost completed extensive renovations to the adjoining Old Five Bells.

While clearly I would much prefer no residential use of either of the buildings, I do not wish to obstruct my neighbour any more that I feel is absolutley necessary.

The proposed conversion and extension of the old stables causes me particular concern as the proposed lounge/diner windows look directly across to our house, nine metres away. Perhaps if the Members feel inclined to accept a change of use to residential use, they would ask for no habitable rooms to have windows overlooking the Old Five Bells. This could be achieved by having a dormer window looking west for Bedroom 1 and no south facing windows to the Lounge/Diner

Turning to the proposed conversion of the old chapel, the plans as drawn include two car parking spaces and a new hawthorn hedge. As I own the land up to the existing hedge, the proposed bedroom windows would look directly into my garden. Should the Members feel inclined to support the change of use, perhaps permission could be granted subject to the applicant purchasing the additional land shown as proposed car parking spaces and additional garden.

Yours faithfully

C T Pickering

COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0033/94 Received:11-JAN-94 Type:FULL

Name: Mr J G Sneath
Pear Tree House
Money Bridge
Pinchbeck
Spalding, Lincs

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

Description: Convert and extend stables building to residential accommodation
Location : Money Bridge West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
15-MAR-94 H14/0033/94

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)

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. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	4.5 metres
(b) max. length:	4.6 metres
(c) max. width:	4.65 metres
D. Please state type and colour of materials for facing external walls:	Second hand bricks to match existing
E. Please state type and colour of roofing materials.	Second hand pantiles 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.

Stables building

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?

On site 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	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	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.	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.

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. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	4.5	metres
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D. Please state type and colour of materials for facing external walls:	Second hand bricks to match existing	
E. Please state type and colour of roofing materials.	Second hand pantiles 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.

Stables building

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 ✓

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New estate road

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DRAINAGE Please complete

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

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 10.01.94

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 10.01.94.....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer — Note: This doesn't look on. ? Extent of curtilage

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by GS
Date 16/1/94
Expiry 26/2/94

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Small barn. Corrugated iron roof to one pitch
Clay pantiles to other.
Edge of paddock surrounded by hawthorn hedge

DC INSTRUCTION SHEET

APPLICATION REF: H14/0033/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	...id
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required ☐

None identified initially

PM 14-1

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer: PM

Senior Officer Confirmed ...JR... Date.....17/1 Recorded DC....

RECOMMENDATION/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 DECISIO.

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initi...

Submitted Fee £120

Receipt No P3720

Date first Rec'd 11 JAN 1994

Registration

Reference H14/0033/94

Cross-Ref R

Date 12/1 [illegible]

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 £120

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 143
Grid ref 5 21450 3 25590

Ward N

Parish P'BECK

Inside IBD NO

Inside LP area NO

OS Plots

Linked to site Ref 1932

Linked to property Ref

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

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

Planning Records:
Earlier apps

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

136. PLANNING APPLICATIONS

(b) Applications Refused (Continued)

(It was also agreed that the Director of Planning and Building Control Services invite the applicant to discuss the development possibilities for the site.)

Plan No. and Applicant		Proposal
H14/0033/94 Mr J G Sneath		Convert and extend stables building to residential accommodation at Money Bridge, West Pinchbeck.
H23/0046/94 Mr C Mitchell	O.A.	Dwelling at 51 Roman Bank, Saracens Head.
H08/0101/94 G P Meads		Bungalow and garage at rear of 15-19 Quadring Road, Gosberton.

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H03/0637/93 Mr P Coupland	Construction of kart racing track including ancillary buildings, landscaping and access requirements at Welland Bank, Deeping St Nicholas.

(To enable officers to make arrangements for members of the Planning Committee to visit a similar kart racing track in operation at Kimbolton, near Huntingdon and to inspect the application site.)

(It was resolved that the application should be determined subsequently by the Planning Committee and that the Director of Planning and Building Control Services report should include appropriate conditions which might be imposed if the Committee were minded to grant planning permission.)

(Councillor J T Davis left the meeting after consideration of this application.)

H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard, including means of access on land off Fleet road, Fleet.

(Pending site inspections of the applicants existing and this proposed site to assess the suitability of the current proposal.)

H13/1093/93 DGM Properties Ltd	Bungalow and garage at Plot 2, The Sidings, off Station Road, Moulton.

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

H17/0013/94 Exors of E M Skells Deceased	O.A.	Residential development adjacent 10 Coalbeach Lane, Surfleet.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H14/0033/94 Received:11-JAN-94 Type:FULL

Name: Mr J G Sneath
Pear Tree House
Money Bridge
Pinchbeck
Spalding, Lincs

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

Description: Convert and extend stables building to residential accommodation
Location : Money Bridge West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

11-MAR-94 AD check..N.14/3.....

Authorised to issue (inc Delegation)....AS.....

APPLICATION REFERENCE: H14/0033/94 DATE RECEIVED: 11-JAN-94

TYPE: Full

DESCRIPTION: Convert and extend stables building to residential accommodation

LOCATION: Money Bridge, West Pinchbeck.

APPLICANT: Mr J G Sneath AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

Refuse Permission.

1 *The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as it sindividual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.*

COMMENTS

1 The barn stands alone in a large field directly adjacent Money Bridge Lane and opposite to the recently renovated old public house known as the old "Five Bells", and near to two derelict cottages recently refused for replacement.

2 It is not particularly large and its conversion requires a relatively large extension.

3 Whilst permissions have been given to the conversion of farmbuildings, on the basis that otherwise an existing

asset would be wasted, this is normally only done when the building is large enough to provide accommodation without substantial extension. This is not the case here.

REPRESENTATIONS

Parish Council: Recommend approval.

Public: Letter received from the owner of the old "Five Bells" (summarised).

- The proposed lounge/diner windows look directly across our house 9 metres away. If feel inclined to accept a change of use to residential no habitable rooms should have windows looking onto "The Five Bells" which could be achieved by having a dormer window looking west for bedroom 1 and no south facing windows to the lounge/diner.

Applicant: Building in a prominent position reasonably central to this small village considered to be of importance to the area as so many buildings have been demolished over the years. The proposal will ensure that this particular building is retained to remain a feature.

[illegible]
Salient points highlighted

M E M O R A N D U M

TO : Principal Planning Officer
Development Control

FROM : Principal Building Control Officer

REF : BS/PBCO/CPC

DATE : 8th March, 1994

033/94 Sneath

SUBJECT : **STABLE AT MONEY BRIDGE LANE OFF GLENSIDE, WEST PINCHBECK**

I made a visual inspection of the building this morning and comment as follows :-

The walls of the stable are constructed in one and a half brick thick wall, the brickwork is well weathered and in the main much of the mortar is missing from the joints. The walls are generally square with exception of the length that bounds Money Bridge Lane which is inwardly bowed.

There are raking cracks above the openings on the elevation to the paddock, the worst case being over the door head where the archway has moved. Brickwork is badly decayed in parts, but the building is by an large structurally sound.

The roof is a raised collar type and the roof timbers are wet due to the missing sections of roof cladding. Purely from viewing at ground level the roof structure appears to be in reasonable condition. The roof covering consists of rusted and holed corrugated sheeting on the Money Bridge Lane side and pantiles within the paddock area. There are missing sections of pantiles and the ridge area is completely exposed.

With the exception of the paddock side, where rainwater guttering is limited there are no other sections of guttering or downpipes and consequently rainwater discharges down the walls and permeates around the foundations.

The foundation construction is likely to be limited to corbelled out brickwork and relatively shallow in depth, although this would need to be investigated.

contd/.....

The floor level of the building is considerably lower than the adjoining road level and there appears to be no form of damp proof coursing in the walls, and the ground adjacent to Money Bridge Lane is built up directly to the stable wall.

The building itself is unlikely to make satisfactory accommodation without considerable extension, however from a cost effective point of view it would be cheaper to demolish the structure and start afresh.

.....

B. STUCKEY
Principal Building Control Officer

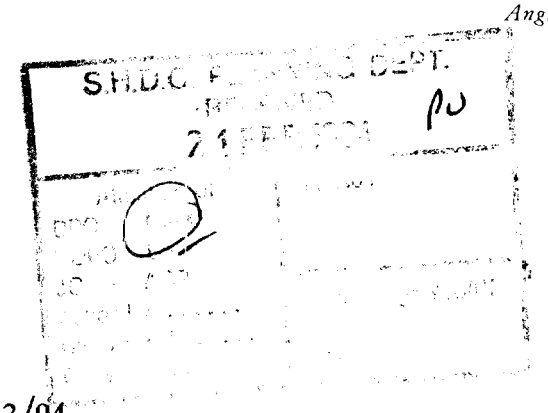
Our Ref: 94/1/SH/0036

NRA

National Rivers Authority
Anglian Region

Date: 18 February 1994

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



Dear Sir,

Planning Application No. H14/0033/94

PROPOSAL: **CHANGE OF USE OF STABLES BUILDING TO RESIDENTIAL ACCOMMODATION**
LOCATION: **MONEY BRIDGE, PINCHBECK**
APPLICANT: **MR J G SNEATH**

I refer to your consultation received on 28 January 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.

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.

Advice to Planning Authority

The Black Sluice Internal Drainage Board were consulted and their response letter is enclosed.

Advice to Applicant

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.

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.

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

Yours faithfully

R.Morgan
Planning Manager

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: H14/0033/94

Applicant: Mr J G Sneath
Pear Tree House
Money Bridge
Pinchbeck
Spalding, Lincs

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

Description: Convert and extend stables building to residential accommodation

Location: Money Bridge West Pinchbeck
Spalding Lincs

Type: FULL

Date received: 11-JAN-94

18-JAN-94

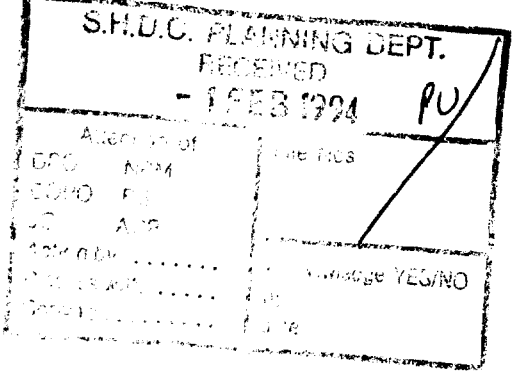
Dear Sir/Madam

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 01-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ



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Comments:

Recommend approval

Signed:

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SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
January 25, 1994.

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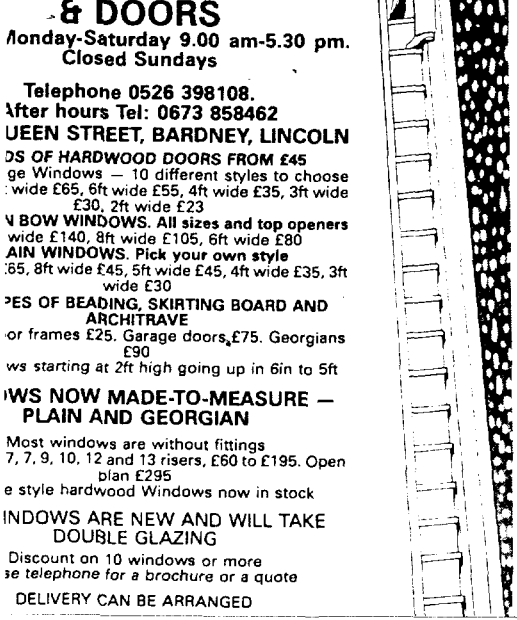

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PLANNING APPLICATION

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: H14/0033/94
Description: Convert and extend stables building to residential accommodation

Location: Money Bridge
West Pinchbeck
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 15-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-JAN-94

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING APPLICATION

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

SETTING OF LISTED BUILDING

The proposal affects the setting of a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H14/0033/94
Description: Convert and extend stables building to residential accommodation

Location: Money Bridge
West Pinchbeck
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 15-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-JAN-94

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0033/94

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	1	4	2	5	5

2. Address or location

Money Bridge, West Pinchbeck

3. Name, classification and number of road

II

4. Date application referred 20-1-94

5. State whether outline, detailed application etc.

Full.

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

Convert & extend stables building to residential accommodation

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: 21-1-94. Signed: [signature]
Director of Highways and Planning

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 10th January 1994

Our Ref: 771743/BG/AEW

Your Ref:

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

SOUTH HOLLAND D.C.
PLAN DEPT.
11 JAN 1994
ref 0033/94

Dear Sirs,

RE: PROPOSED CONVERSION AND EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT MONEY BRIDGE LANE WEST PINCHBECK FOR MR J G SNEATH

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 each drawing no'd 771743/1 and 771743/2.
3. Cheque to the value of £120.00 in respect of submission fee.

As the existing building is in a prominent position reasonably central to this small village it is considered to be of importance to the area as so many buildings have been demolished in this locality over the years taking away much of the area's original character.

With the proposal as submitted, therefore, by extending and converting the building to residential accommodation this will ensure that this particular building is retained to remain as a feature of the area long in to the future.

Yours faithfully

B. Gilham F.F.B.

Enc.

BRI[illegible]SMITH Dip TP MRTPI
Dire[illegible] 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 : P3720
Date received : 11-JAN-94

Received from

Status Design

Address

4 Princes Street
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

South Holland District Council

B Smith MRTPI. District Planning Officer

Planning Department
12 Market Place
Spalding
Lincolnshire PE11 1SL
Telephone: Spalding 3272

My Reference ACP/AP Your Reference

R. Longstaff & Co.
Sheepmarket
SPALDING
Lincs.

Dear Sir ~~or Madam~~

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1977

~~NOTICE OF NON-DETERMINATION~~/ACKNOWLEDGEMENT OF WITHDRAWAL

Application Ref H 14/698/79

Applicant Miss Diane Mary Sneath & Mrs. Elizabeth Joan Holden

Proposal Conversion and extension to existing cottages into a pair of semi-detached houses

Location Glenside North, West Pinchbeck.

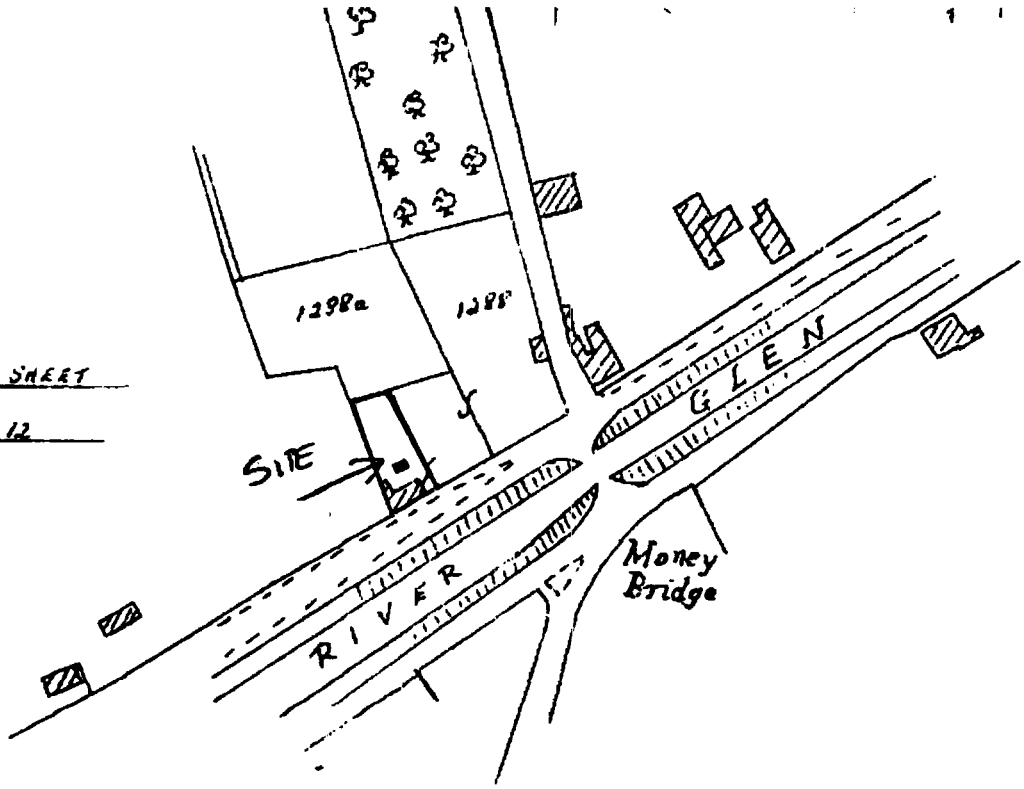
With reference to previous correspondence, I confirm that no further action will be taken on your application for planning permission.

B Smith,

DISTRICT PLANNING OFFICER

Date 7th January, 1980

Signed .....
District Planning Officer



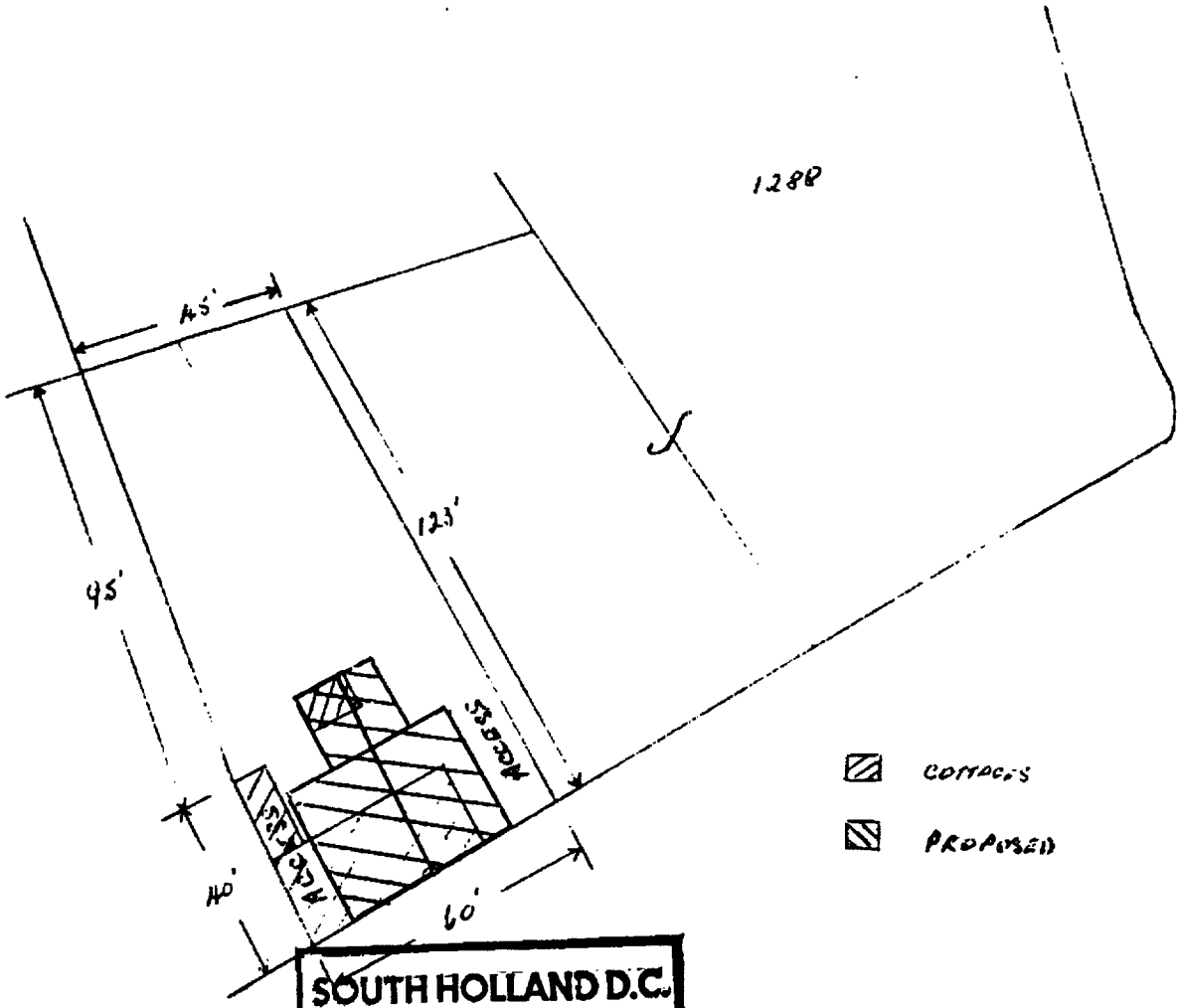
LINES ON SHEET

CKXX III 12

LOCATION PLAN SCALE 1:2500

PLANNING APPLICATION ON BEHALF OF MISS O.Y SNEATH AND MRS E.J HULDEN

BLOCK PLAN SCALE 1/500



SOUTH HOLLAND D.C.
PLAN. DEPT.
-2 JUL 1979
REF. H/4/698/79

R. Lon Spalding

SPALDING

Town and Country Planning Act 1971 Form P3

Refusal of planning permission

Name and address of applicant

Mr. J. G. Sneath,
Pear Tree House,
Money Bridge Lane,
Pinchbeck,
SPALDING,
Lincs.

Name and address of agent (if any)

R. Longstaff & Co.,
2a Sheep Market,
SPALDING,
Lincs.

Part I – Particulars of application

Date of application: 06.11.75

Application no. H 14/0725/74

Particulars and location of development:

Redevelopment of two cottages and saddlers shop at Glenside North, PINCHBECK.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons:

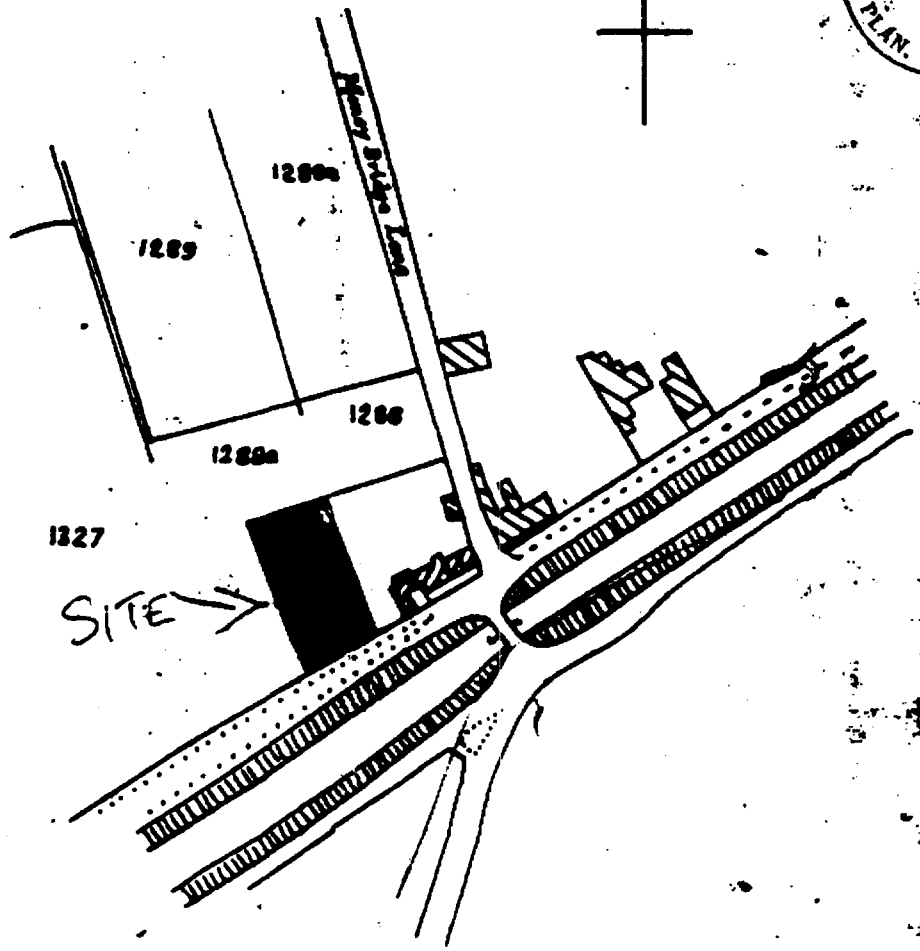
The application, which is on the site of a dilapidated pair of small cottages, is in an area where it is the established planning policy not to permit development unless there are exceptional agricultural or other reasons specifically related to the use of the land. The development is contrary to the County Development Plan, and the Local Planning Authority considers that the proposal to erect two dwellings and a saddlers shop would be an unwarranted departure from the established planning policy.

Date 29th January, 1975

Council Offices
Priory Road,
SPALDING.

B Smith,

DISTRICT PLANNING OFFICER



SOUTH HOLLAND DIST.
14 NOV 197
PLAN. DEPT.

LINCS. O.S. SHEET CXXXIII. 12.

COTTAGES ETC. FRENSIDE NORTH

R. Longstaff & Co.

SPALDING

Town and Country Planning Act 1971 Form P3

Refusal of planning permission

Name and address of applicant

Mr. J. G. Sneath,
Pear Tree House,
Money Bridge Lane,
Pinchbeck,
SPALDING,
Lincs.

Name and address of agent (if any)

R. Longstaff & Co.,
2a Sheep Market,
SPALDING,
Lincs.

Part I – Particulars of application

Date of application: 06.11.74

Application no. H 14/0724/74

Particulars and location of development:

Redevelopment of three cottages and blacksmiths shop at Glenside North/Money Bridge Lane, PINCHBECK.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons:

The site, which is an open field, is for development in an area where it is the established planning policy not to permit development unless there are exceptional agricultural or other circumstances specifically related to the use of the land. The development is contrary to the provisions of the County Development Plan and in the circumstances the South Holland District Council consider that there is no justifiable need to warrant a departure from the established planning policy.

B Smith,

Date 29th January, 1975

DISTRICT PLANNING OFFICER

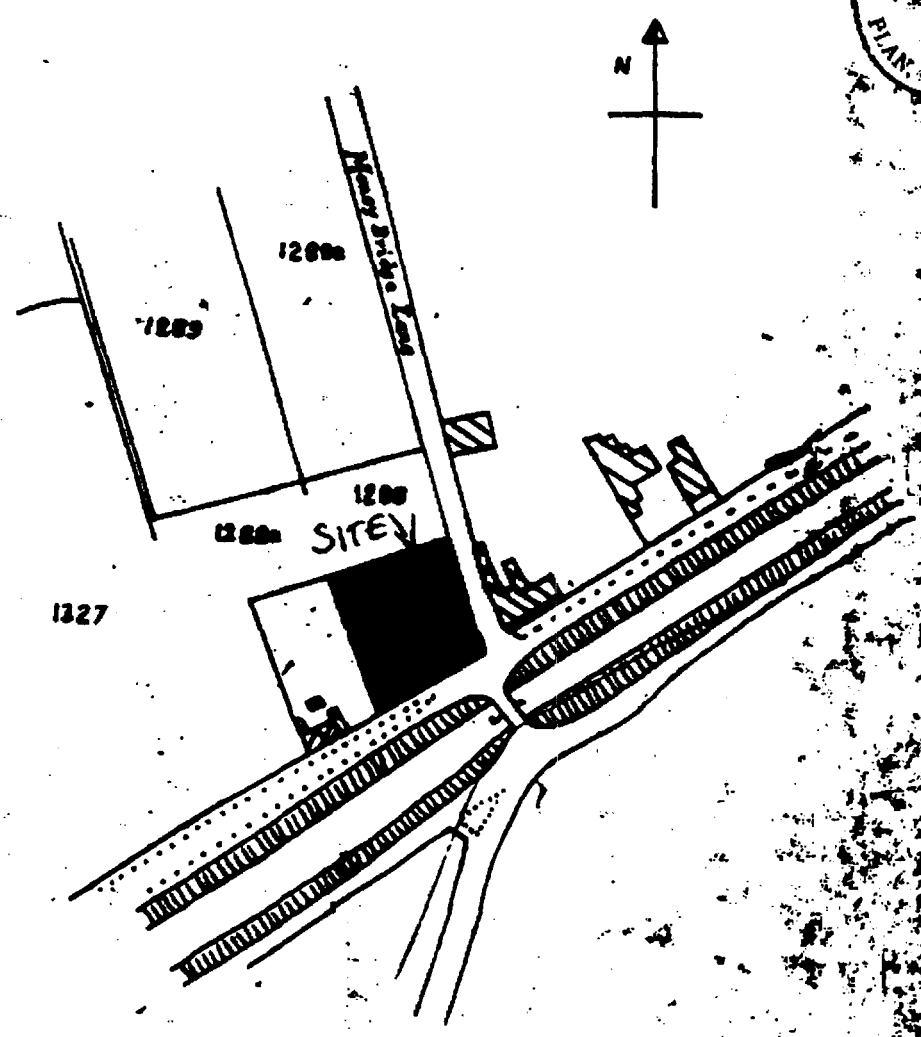
Council Offices

Priory Road,
SPALDING.

~~Clerk of the Council~~

H1410 724 174

SOUTH HOLLAND DIST.
14 NOV 1974
PLAN. DEPT.



LINCS. O.S. SHEET CXXXIII. 12.

COTTAGES ETC. BLENDIGE NORTH

R. Longstaff & Co.

SPALDING

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

(2) B14 - - - - Y20 - - - 6m - - - Y10

(3) B20 - - - - - existing accesses - -

Money Bridge Lane.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

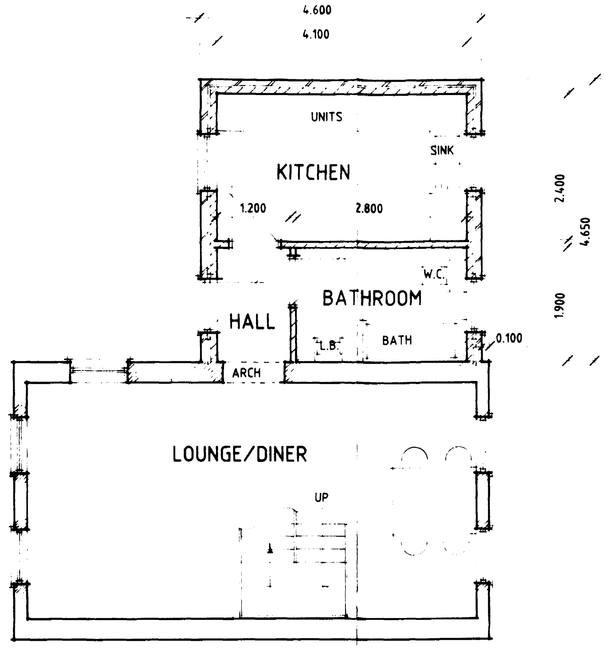
(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

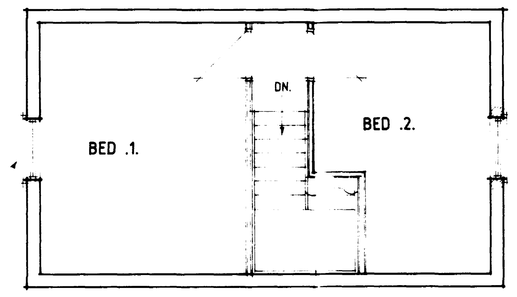
(2) B6

(3) B1.

Note:— use continuation sheet(s) as necessary.

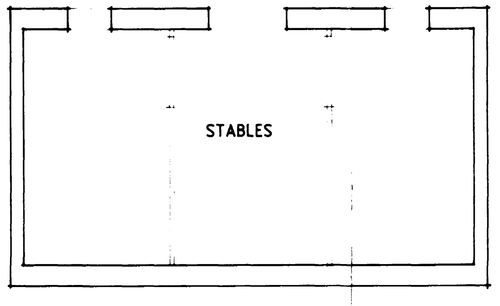


GROUND FLOOR PLAN PROPOSED

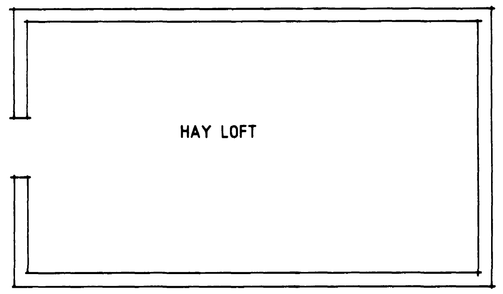


FIRST FLOOR PLAN PROPOSED

PURPOSE MADE WINDOW TO SUIT EXISTING OPENING

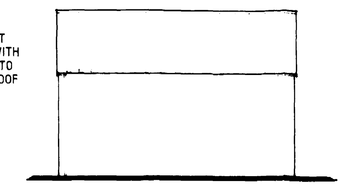


GROUND FLOOR PLAN EXISTING



FIRST FLOOR PLAN EXISTING

EXISTING CORRUGATED ROOF COVERING TO FRONT ROOF TO BE REPLACED WITH SECOND HAND PANTILES TO MATCH REAR PART OF ROOF



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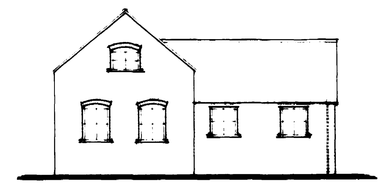
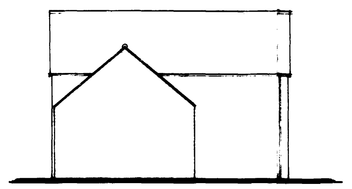
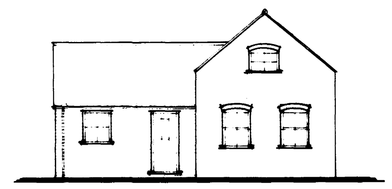


SIDE



REAR



SIDE

SOUTH HOLLAND D.C.
PLAN DEPT.
11 JAN 1994
REF ..0033/94

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION & EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT MONEY BRIDGE LANE, WEST PINCHBECK FOR

MR. J. G. SNEATH

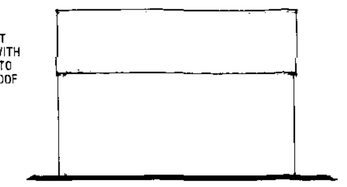
DETERMINED PLAN

1:50 1:100 771743/1

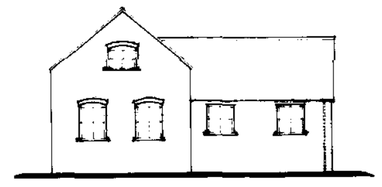
NOV-93 B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702

EXISTING CORRUGATED ROOF COVERING TO FRONT ROOF TO BE REPLACED WITH SECOND HAND PANTILES TO MATCH REAR PART OF ROOF



FRONT



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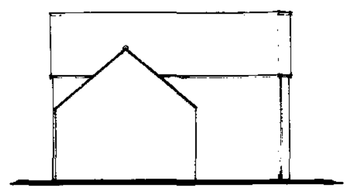

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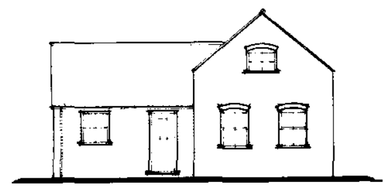

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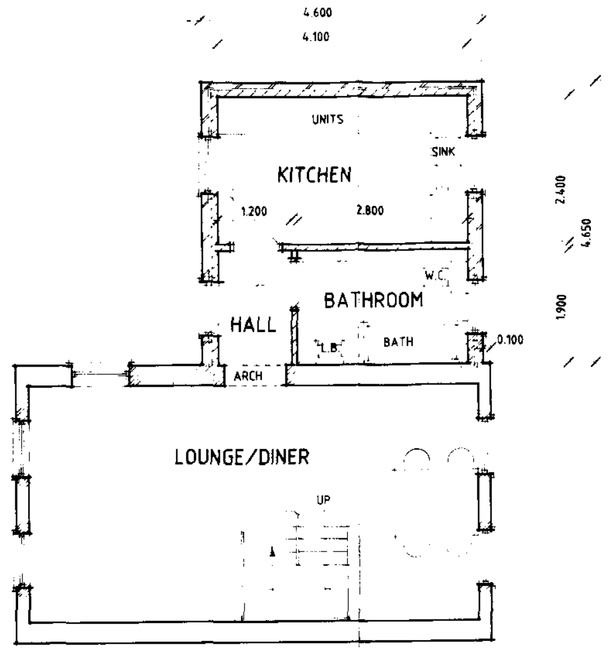
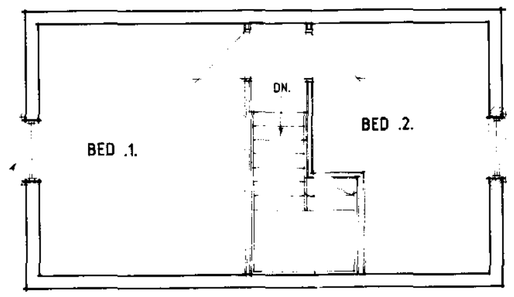


GROUND FLOOR PLAN PROPOSED

PURPOSE MADE WINDOW TO SUIT EXISTING OPENING



FIRST FLOOR PLAN PROPOSED

GROUND FLOOR PLAN EXISTING

FIRST FLOOR PLAN EXISTING

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF. mas/sh.

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION & EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT MONEY BRIDGE LANE, WEST PINCHBECK FOR

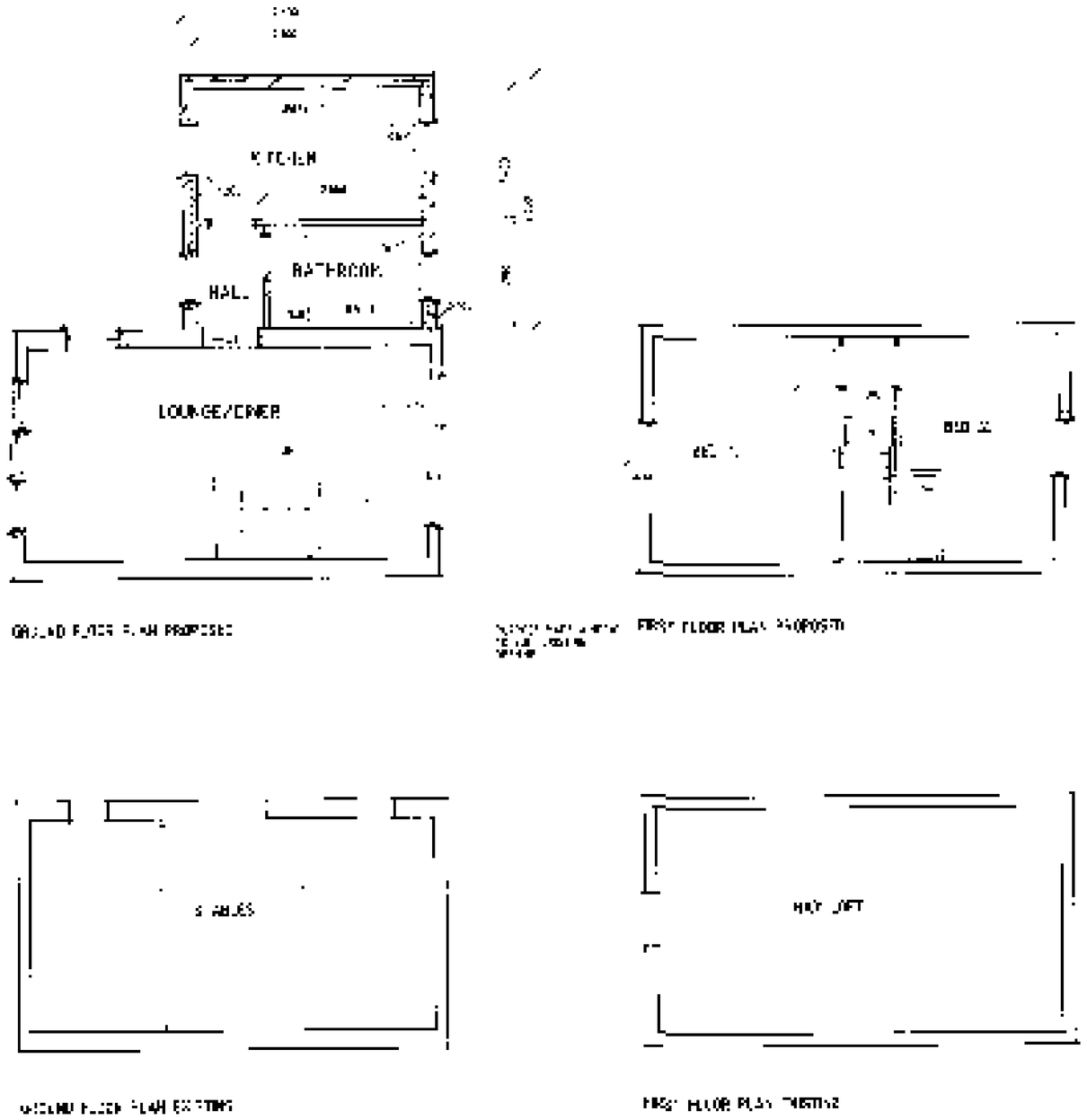
MR. J. G. SNEATH

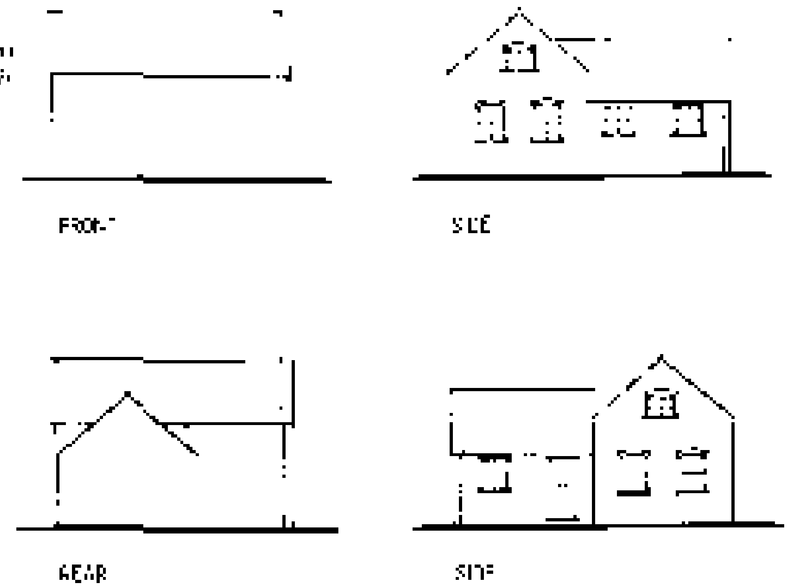
DETERMINED PLAN

1:50 1:100 771743/1

NOV-93 B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702





DESIGN Status

ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION & EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT YCKEY BRIDGE LANE, WEST KNUTSBECK FOR

MR. J. G. SHEATH

DETERMINED PLAN

1:50 1:100	771743/1
NOV-99	B.G.L-IAM

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.

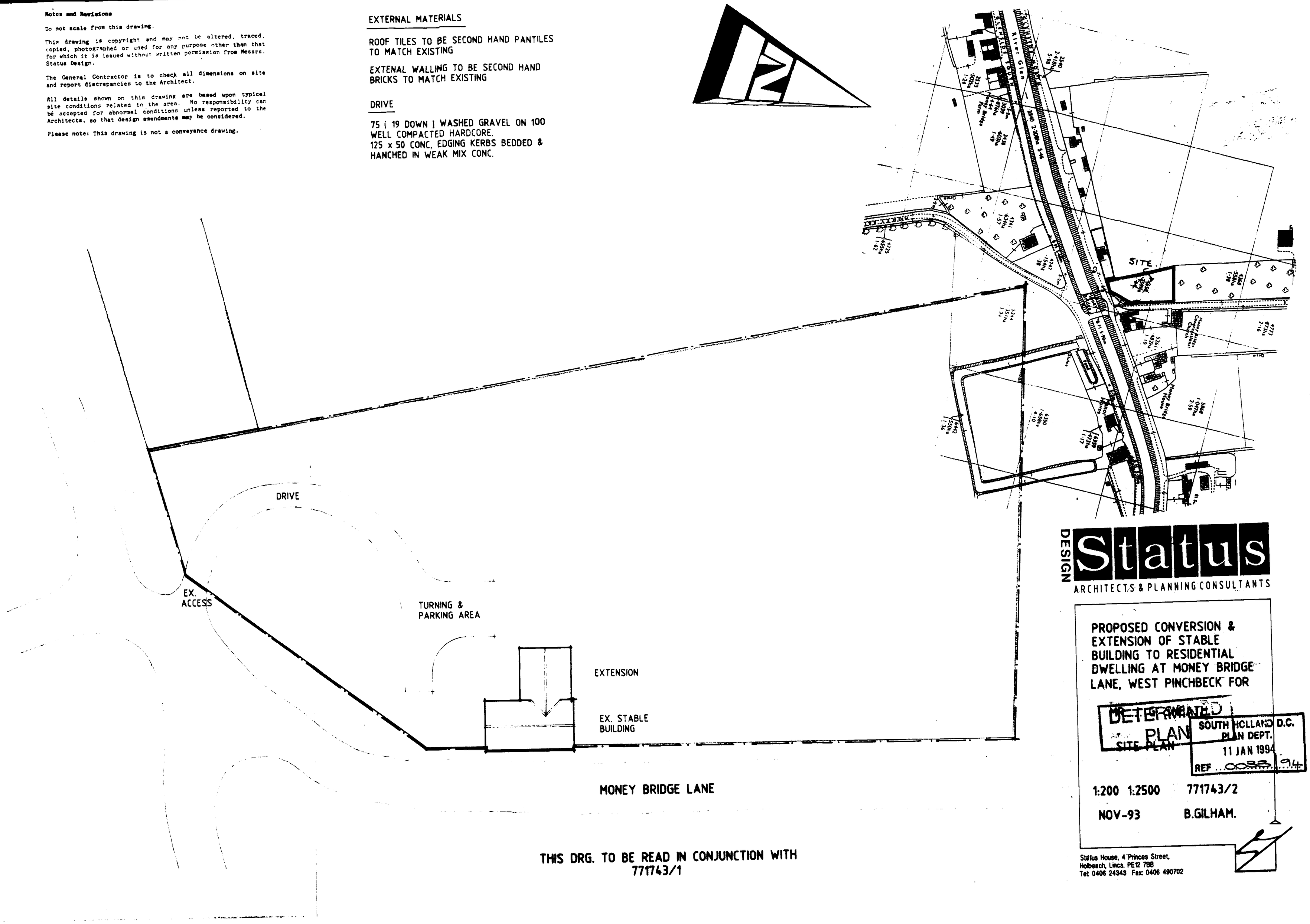
EXTERNAL MATERIALS

ROOF TILES TO BE SECOND HAND PANTILES TO MATCH EXISTING

EXTENAL WALLING TO BE SECOND HAND BRICKS TO MATCH EXISTING

DRIVE

75 [19 DOWN] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE.
125 x 50 CONC, EDGING KERBS BEDDED & HANCHED IN WEAK MIX CONC.



THIS DRG. TO BE READ IN CONJUNCTION WITH 771743/1

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION & EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT MONEY BRIDGE LANE, WEST PINCHBECK FOR

MR. G. SNEATH

SITE PLAN

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 11 JAN 1994 REF 0033/94

1:200 1:2500 771743/2

NOV-93 B.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702

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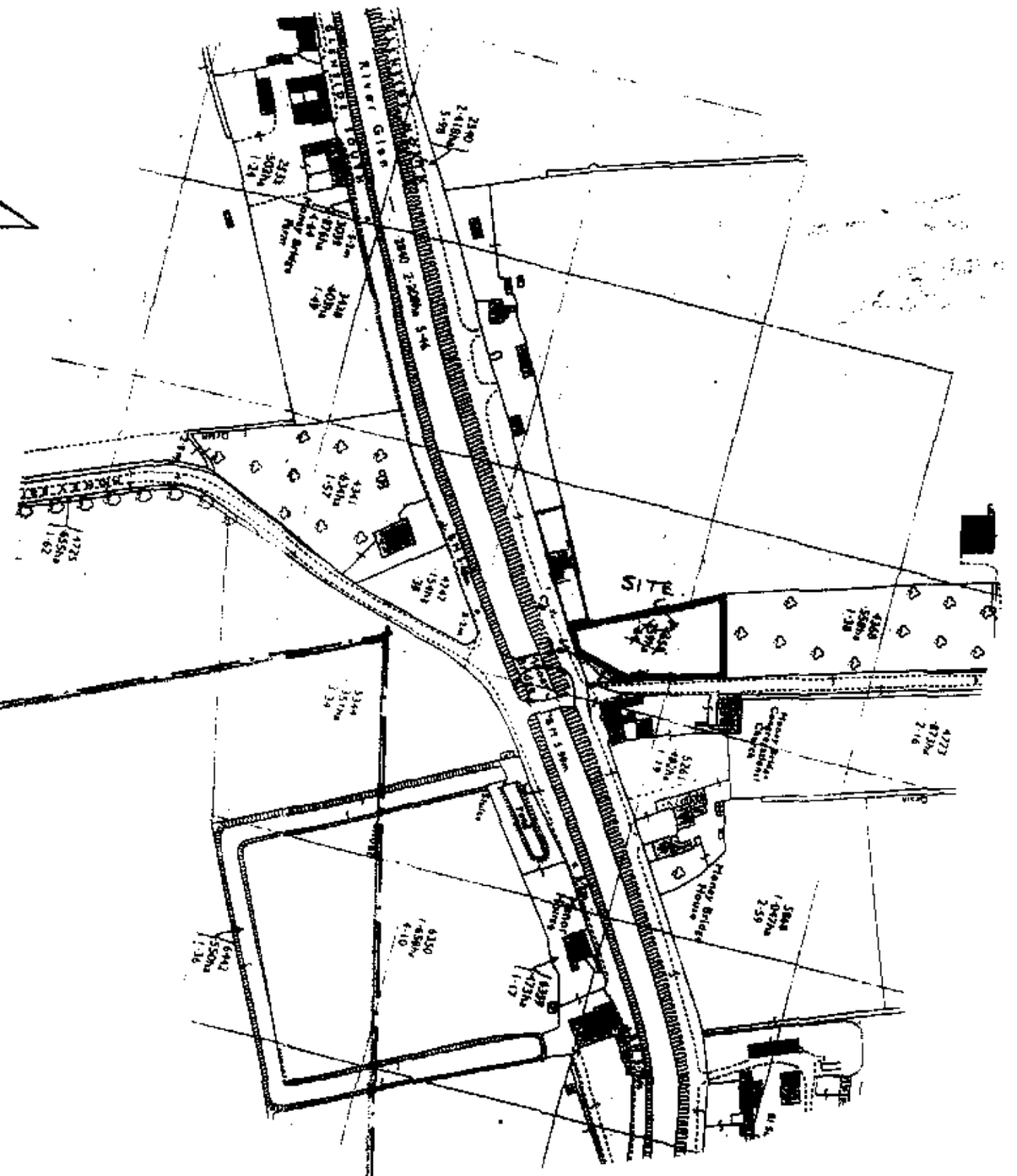
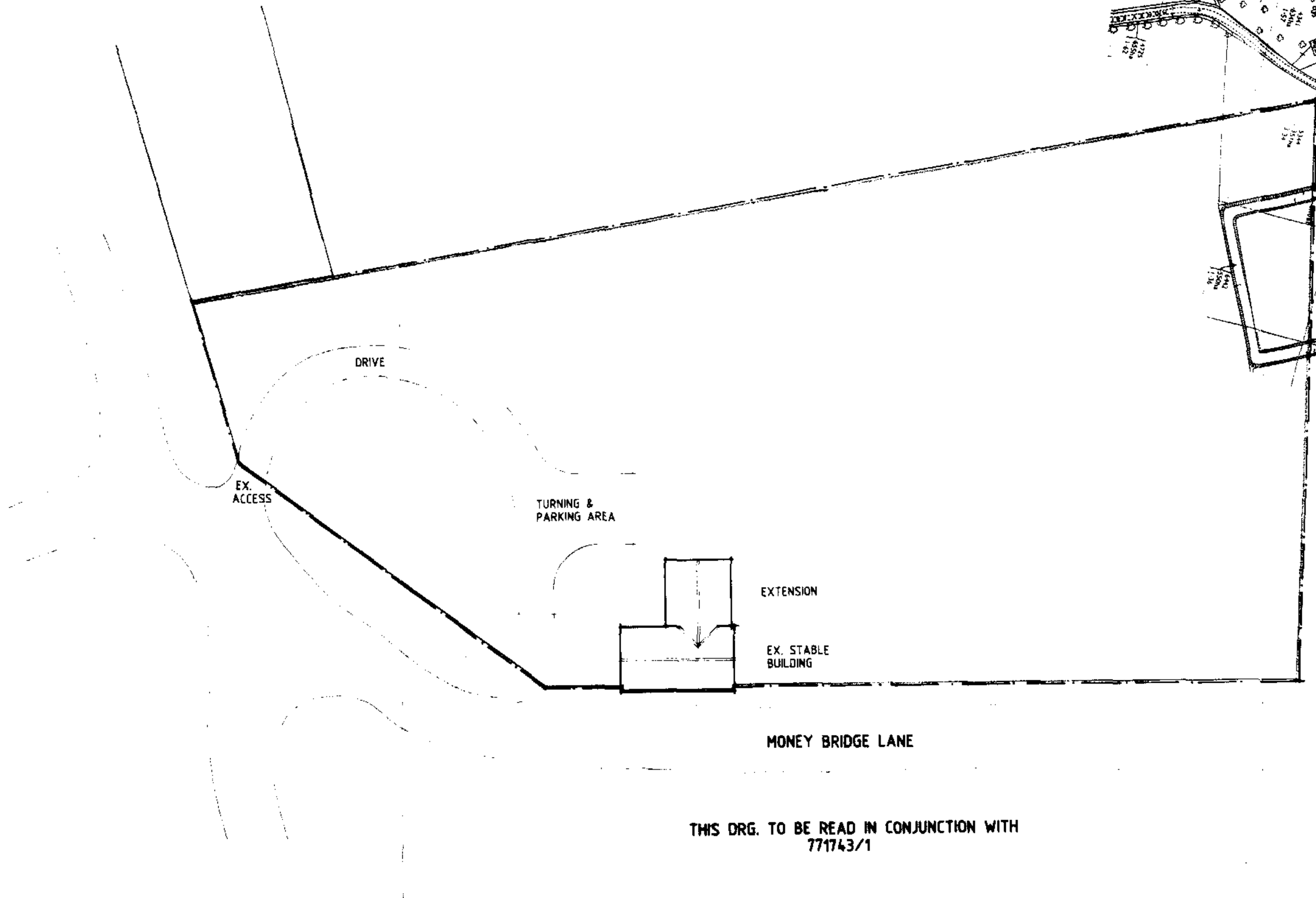




THIS DRG. TO BE READ IN CONJUNCTION WITH 771743/1

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION & EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT MONEY BRIDGE LANE, WEST PINCHBECK FOR

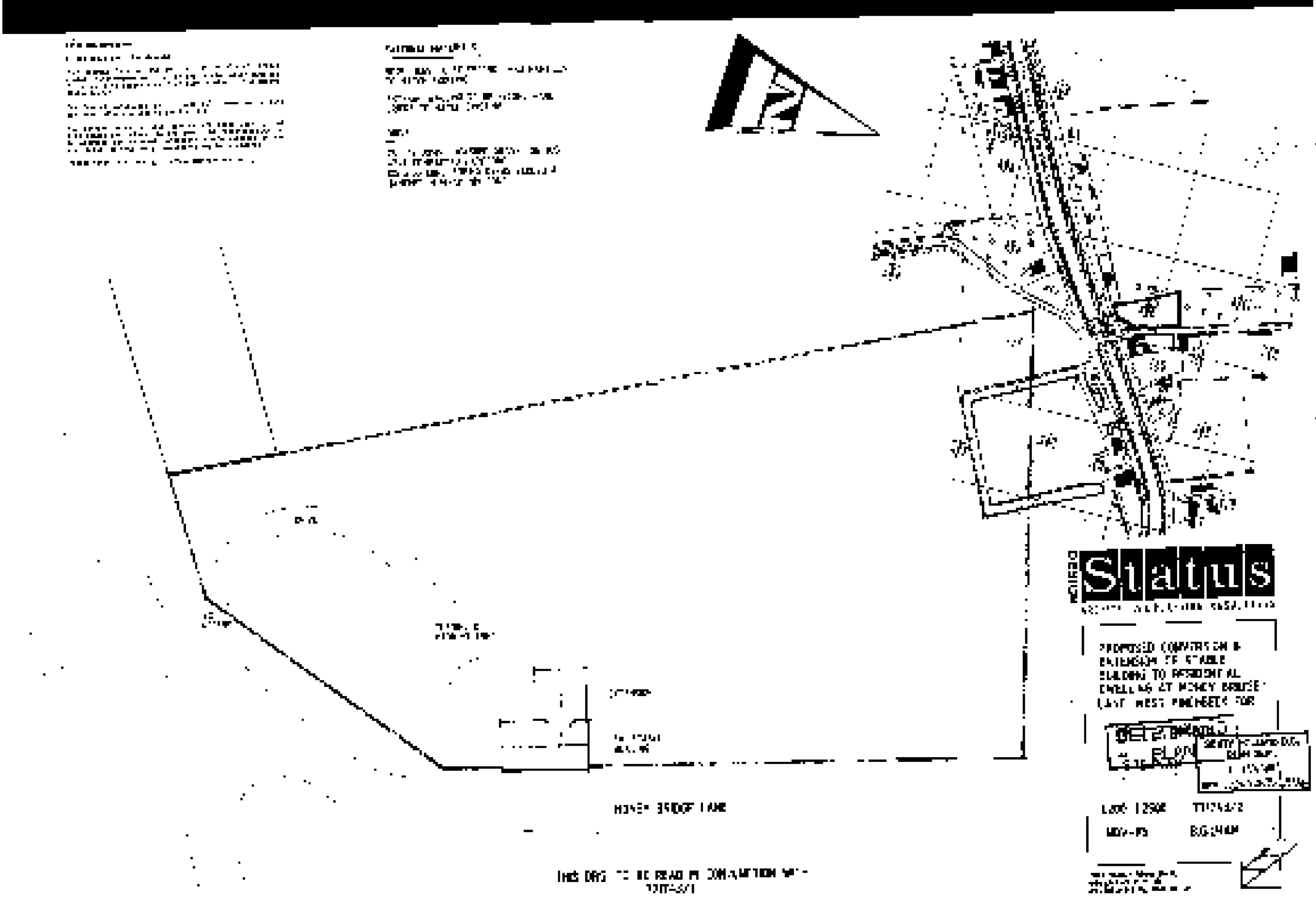
DETERMINED
SITE PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
11 JAN 1994
REF H0032/94

1:200 1:2500 771743/2

NOV-93 B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702


Status
PROPOSED CONVERSION & EXTENSION OF STABLE BUILDING TO RESIDENTIAL DWELLING AT MONEY BRIDGE LANE WEST PINCHBECK FOR
MONEY BRIDGE LANE
THIS DRG TO BE READ IN CONJUNCTION WITH