SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0034/93 Received:19-JAN-93 Type:FULL

Name: J T Peach & Son Ltd
Glenside
West Pinchbeck
Spalding
Lincs, PE11 3NH

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Renovation and conversion of barn into dwelling with extension
Location : Castle Farm Barn Leaveslake Drove
West Pinchbeck 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.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 This permission has been granted for the conversion of the existing building under the provision of the Lincolnshire County Structure Plan Policy 7A and does not permit or imply that permission will be forthcoming for any subsequent works of re-building or the erection of a replacement building.

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7A are complied with, namely the retention of the rural character of the locality.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on the 3 March 1993.

Director of Planning and Building Control Services
16-MAR-93 H14/0034/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0034/93

Date Registered 19 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. T PEACH AND SON LTD
GLENSIDE
WEST PINCHBECK.
PE11 3NH

Tel. No. PINCHBECK BARS 271

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

M.E. CRESSWELL MBIAT
HORSESHOE BRIDGE
SPALDING. PE11 3JA.

Tel. No. 0775 72 3656
(Personal contact name) Mary Cresswell

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CASTLE BARN BARN. LEAVES LAKE DRONE. WEST PINCHBECK.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RENOVATION & CONVERSION OF BARN TO DWELLING WITH EXTENSION

COPY

Please complete

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.

Signed... M.E Cresswell Date 19TH JANUARY 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: ONE
(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: 42 sq. metres

B. Please state size of any new structure:- (a) max. height: 10.00 metres
(b) max. length: 5.7 metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: reclaimed matching facings + black/brown boarding. Natural red pantiles

D. Please state type and colour of roofing materials.

E. 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.
FORMER GRAIN STORE LAST USED 1990.

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?
PARKING, TURNING + GARAGE.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

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

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

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary. see attached letter.

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).

Owners

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 A E Cresswell ~~(Applicant~~ / Agent) Date 15.1.93

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 A E Cresswell (Applicant ~~/ Agent)~~ Date 15.1.93

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 . . . . . .

A Member of the British Institute of Architectural Technicians.

19th January 1993.

The Director of Planning
South Holland District Council
Priory Road
Spalding.

Dear Sir,

Renovation and conversion of Castle Farm Barn to dwelling with extension. Castle Farm, Leaveslake Drove, West Pinchbeck for Messrs J.T.Peach and Son Limited.

I enclose an application for Full Planning Consent with landscaping to carry out the above to a former grain storage barn.

Castle Farm barn is owned by my clients who farm the surrounding land (see site plan) together with 98 hectares of mixed cropping and 2500m² protected cropping - all in the West Pinchbeck area.

The proposed dwelling will be occupied by Mr Christopher Peach, who is a partner in the business farming with his father, and although he presently lives at home, he has recently become engaged to be married, and there is a need for him to live in close proximity to the farming and horticultural operations.

We are aware of the recent Government recommendations, advising the suitable conversion /preservation of farm buildings. This barn had been used as a grain store until the tightening of Health & Safety regs., and it is now redundant and badly in need of attention or alternatively - demolition. We feel it has some character worth preserving and could be sympathetically renovated to provide a good family home in keeping with its open surroundings.

We are aware that you may need further information to justify the agricultural need etc.. I look forward to hearing from you shortly.

Yours faithfully,

M.E.Cresswell.

c.c J.T.Peach & Son Ltd.

Enclosures; 4no. application forms & ownership cert.4 no 576/1A & 3.
cheque for £120.00.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DC
Date 24/1

Notice posted by DC
Date 29/1

Small Brick Barn
Modern Tile Roof
next to his Farmhouse
Boundary open only
4' from Edge along approach
Road - but no Fencing
to Sth.
Extensive Areas of Finished Brickwork -
But Basically Sound.
Proposed Alterations look over the top'

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PDM 25-1 Ag report?

	Requested	Sent
Extra Publicity:	DR 26/1	
Departure	[illegible]	_____
Setting of LB	_____	_____
Public Right of Way	_____	_____
Discretionary	_____	_____
Extra Consultations:		
Dept of Transport	_____	_____
Environmental Serv.	_____	_____
LB/Cons. Area - Local	_____	_____
- Local & National	_____	_____
- English Heritage	_____	_____
Consultant Name _____		_____
		Order No ___
Other:	_____	_____

Case Officer DR

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P2149

Date first Rec'd 19 JAN 1993

Registration

Reference H14/0034/93

Cross-Ref R

Date 20/1/93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 120

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 142/161

OS No's

Grid ref 519400 325000

Ward N

Parish Pinchbeck

Inside IBD NO

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property 0444 321

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref
Request
Requested

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/0034/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0155/94 Received:10-FEB-94 Type:CONDITION COMPLIANCE

Name: J T Peach & Son Ltd
Glenside
West Pinchbeck
Spalding
Lincs PE11 3NH

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Details of external brickwork and roof tile (Condition 3 of application H14/0034/93)

Location : Castle Farm Barn Leaveslake Drove
West Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

08-MAR-94 H14/0155/94

[illegible]

[illegible]

[illegible]

[illegible] — RESTORATION AND CONVERSION OF BARN INTO DWELLING WITH [illegible] BARN, LEAVESLAKE DROVE, WEST PINCHBECK.

[illegible] from [illegible] development [illegible]

[illegible] planning permission issued on [illegible]

[illegible]

[illegible] permitted [illegible] commenced [illegible] of the [illegible] walls and [illegible] shall be submitted [illegible] by the Local Planning Authority.

[illegible] appearance of the proposed [illegible] existing buildings in the area.

[illegible] from you within the next 21 days [illegible] Section 172 of the Town and Country Planning [illegible] Council to take proceedings against [illegible]

[illegible] condition compliance [illegible] for you to complete and [illegible] for consideration.

Yours faithfully

N. [illegible]
Principal Planning Officer (DC)

[illegible]

cc M E Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.

165. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H09/0026/93 Holbeach Tyres	Modification of condition No.3 - access arrangements - of H11/1134/92 (conversion to tyre depot) at Boston Road, Holbeach.

(Councillor T G M Tyler declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H14/0034/93 J T Peach & Son Ltd	Renovation and conversion of barn into existing dwelling with extension at Castle Farm Barn, Leaveslake Drove, West Pinchbeck.

(This permission was in accordance with the amended plans which had been submitted showing revision to the external appearance of the building.)

H11/0076/93 S Goodband	Replacement windows and new shop front at 31 High Street, Long Sutton.
H02/0077/93 Burmor Construction	Two semi-detached dwellings at 18 Reform Street, Crowland.

(Subject to the Director of Planning and Building Control Services being satisfied that the development can be provided strictly in accordance with the submitted plans.)

H10/0048/93 Hillsdown Ltd	Steel tanks to form trade waste water treatment plant at Lockwoods Factory, Bridge Road, Long Sutton.

(It was reported that the Little Sutton Parish meeting had expressed various concerns regarding the application.)

(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
H16/1174/92 Mr B O'Rourke		Change of use to bed and breakfast guest house at 61 Campbells Close, Little London, Spalding.
H14/1283/92 Mr & Mrs M Senior		Two-bedroomed bungalow and garage on land at Six House Bank, West Pinchbeck.
H14/1295/92 Linco Components Ltd		Wholesale warehouse for motor spares at Enterprise Way, Pinchbeck.
H16/0004/93 Miss F R Seymour	O.A.	Bungalow at rear of 30 Halmergate (off Grange Drive), Spalding.

APPLICATION REFERENCE: H14/0034/93 DATE RECEIVED: 19-JAN-93

TYPE: Full

DESCRIPTION: Renovation and conversion of barn into existing dwelling with extension

LOCATION: Castle Farm Barn, Leaveslake Drove, West Pinchbeck

APPLICANT: J T Peach & Son Ltd AGENT: M E Cresswell MBIAT

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 9 MAR 1993

REASON FOR COMMITTEE CONSIDERATION

Development in open countryside.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission upon receipt of satisfactorily amended plans showing revision to the external appearance of the building, subject to conditions.

PLANNING ISSUES

1 Imposing brick barn, significant feature in countryside. Planning Policy Guidance Note 7 supports the reuse of redundant agricultural buildings.

2 Structure Plan Policy 7a prevents new development, but does not apply to conversion of suitable farm buildings into dwellings.

3 Generally the Council will need to be satisfied that:
   (i) Building is of sufficient character to warrant retention.
   (ii) Conversion will not materially alter visual character.
   (iii) Conversion is structurally feasible.

4 Applicant connected with agriculture but no overriding justification to impose agricultural occupancy condition on basis that existing building will be converted.

5 Negotiations are in hand relating to improvements to design of scheme.

REPRESENTATIONS

Parish Council: Approval.

Applicant:
- Applicant is partner in farming business extending over 98 hectares of mixed cropping.
- Has recently become engaged, and needs to continue to reside close to farm.
- Barn needs some attention, but has character and could be sympathetically restored and converted.

---

(1) TL1

SCHEDULE OF CONDITIONS

(2) SC27 - (implementation of planting).

(3) SC12 - (materials). (Samples)

(4) This permission has been granted for the conversion of the existing building under the provision of the Lincolnshire County Structure Plan Policy 7A and does not permit or imply that permission will be forthcoming for any subsequent works of re-building or the erection of a replacement building.

SC7

Reason: For the avoidance of doubt and to ensure that the provisions of Structure Plan Policy 7A are complied with, namely the retention of the rural character of the locality.

Notes

Received 3 Mar 93

(5) SN1 - (amended plans) ... ~~to be received.~~

BRIAN SMITH Dip T (TP)
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: H14/0034/93 Type: FULL

Applicant: J T Peach & Son Ltd
Tel: Pinchbeck Bars 271

Agent: M E Cresswell MBIAT
0775 723656

Description: Renovation and conversion of barn into dwelling with extension

Location: Castle Farm Barn
Leaveslake Drove
West Pinchbeck
Spalding

Valid date:	19-JAN-93	Terminal date:	16-MAR-93
Target dates:		Target Committee:	09-MAR-93
To case officer	26-JAN-93	Report deadline:	23-FEB-93
Inspected by	29-JAN-93		
Extra contacts	02-FEB-93	Case Officer:	
Report if not clear by 23-FEB-93		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	26-JAN-93	09-FEB-93
Cllr B Chappell 0775 87 381	26-JAN-93	09-FEB-93
Site/Press Advert MIN	29-JAN-93	19-FEB-93

L.C.C - Obs Attached JC 28/1/93

Mr J Cresswell
Lincolnshire Uplands
Spalding
Lincs
PE11 2JA

Mr N Midlon

Our ref: N/M/0054.91

24 July 1991

Dear Mr Cresswell

RENOVATION AND CONVERSION OF BARN INTO DWELLING, WEST PINCHBECK FOR J T PEACH.

Further to our meeting on 16th February where we discussed amendments to the proposal. I am advised that a report can now be drafted for my Committee meeting on 9th April.

I would be grateful therefore if you could provide me with plans before that date.

Yours sincerely

N Midlon
Principal Planning Officer
Development Control

BRIAN TH 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: H14/0034/93

Applicant: J T Peach & Son Ltd
Glenside
West Pinchbeck
Spalding
Lincs, PE11 3NH

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Renovation and conversion of barn into dwelling with extension

Location: Castle Farm Barn Leaveslake Drove
West Pinchbeck Spalding

Type: FULL

Date received: 19-JAN-93

26-JAN-93

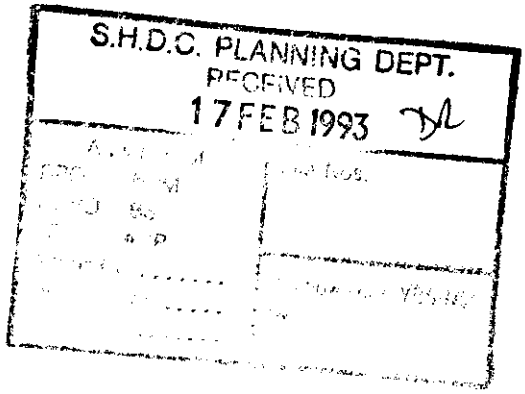
Dear Sir/Madam

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 10-FEB-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 D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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



FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval.

Signed:

W. M. Pugh

B Smith Esq
District Planning Officer
South Holland District Counci
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1993 DL

NRA

National Rivers Authority
Anglian Region

8 February 1993

Our Ref: LMT/93/1/SH/0041/EB

Dear Sir

PLANNING APPLICATION NO H14/0034/93
PROPOSED RENOVATION AND CONVERSION OF BARN TO FORM A DWELLING WITH EXTENSION BY J T PEACH & SON LTD, LEAVESLAKE DROVE, WEST PINCHBECK

With regard to the above-mentioned application received on 28 January 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

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.

If tests indicate the percolation value is greater than that identified in B.S.6297 (ie >140s) then other means of disposal of foul sewage will need to be considered. Details of alternative proposals should be submitted to the NRA.

Contd/.....

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

/Contd.....

NRA

Our Ref: LMT/93/1/SH/0041/EB

The applicant would be advised to consider the use of a full treatment package sewage plant which may have a discharge direct to a watercourse subject to formal Consent under the Water Resources Act 1991.

For further information please contact the Authority's District Quality Officer, Mr R Enstone, on Spalding (0775) 762123, Ext 126.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Yours faithfully

R F Morgan
Planning Engineer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0034/93.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Castle Farm Barn, Leverlake Drove N Pinchbeck

3. Name, classification and number of road

UC

4. Date application referred 28-1-93

5. State whether outline, detailed application etc.

Full

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

Renovation & Conversion of Barn to Dwelling.

7. Delete as appropriate

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

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

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

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

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

Date: 28/1/93 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2149
Date received : 19-JAN-93

Received from

J T Peach & Son Ltd.

Address

Glenside
West Pinchbeck
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

PLANNING AMENDMENT

For office use only

Application No. H14/0034/93

Date registered 03 MAR 1993

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

LATE OBS: Off. DR Date. 4/3
Salient points highlighted ✓

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

A Member of the British Institute of Architectural Technicians

3rd March 1993.

The Principal Planning Officer
South Holland District Council
Priory Road
Spalding.

ACKNOWLEDGED PLANS
Rec'd.

For the attention of Mr D.Roberts

Dear Sir,
Renovation and conversion of Barn into dwelling
West Pinchbeck for J.T.Peach and Son.
Planning reference H14/0034/93.

Following our meeting last week and your subsequent letter dated 24th February 1993, I enclose two copies of the above proposals amended as discussed and as your draft sketches agreed upon.

I trust that you will be able to place these before your Committee on 9th March. Please let me know if you require further copies etc....

SOUTH HOLLAND D.C.
PLAN DEPT
03 MAR 1993
REF. Ack. to.

Yours faithfully,

M.E.Cresswell.

Enclosure; 2 no of drawings no 576/ 1B and 3A.

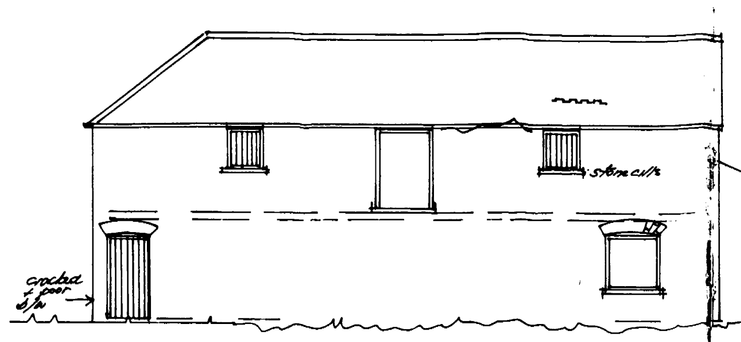
M.B.I.A.T.

PROPOSED RENOVATION and CONVERSION of BARN into DWELLING · CASTLE FARM · LEAVESLAKE DROVE · WEST PINCHBECK · for J.T. PEACH and SONS ·

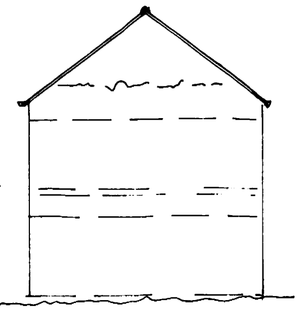
Scales 1:50 and 1:100 metric Drawing no. 576/1A EXISTING SURVEY PLANS and PROPOSED FLOOR LAYOUTS · January 1993.

M.E. CRESSWELL · MCIAT · HORSESHOE BRIDGE · SPALDING · LINCS · PE11 3JA · Tel: 0775 72 3656 ·

SOUTH KESTEVEN DISTRICT COUNCIL PLAN DEPT. 19 JAN 1993 APP. 0284/93



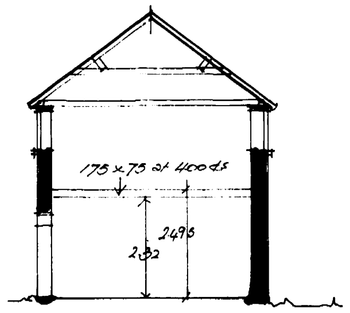
REAR ELEVATION · n/north-west · (existing)



END ELEVATION · w/south-west

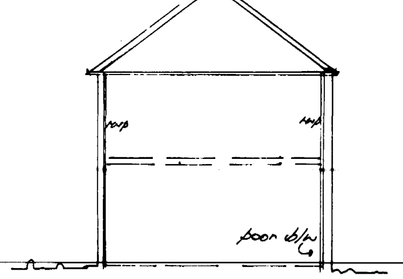


FRONT ELEVATION · s/south-east ·

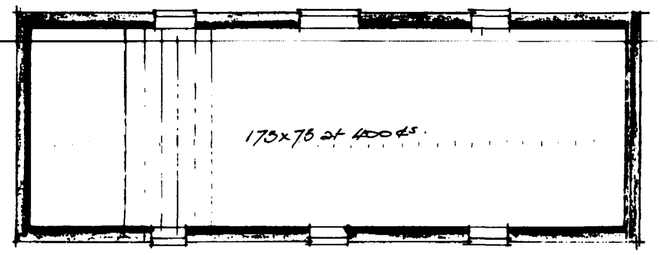


SECTION

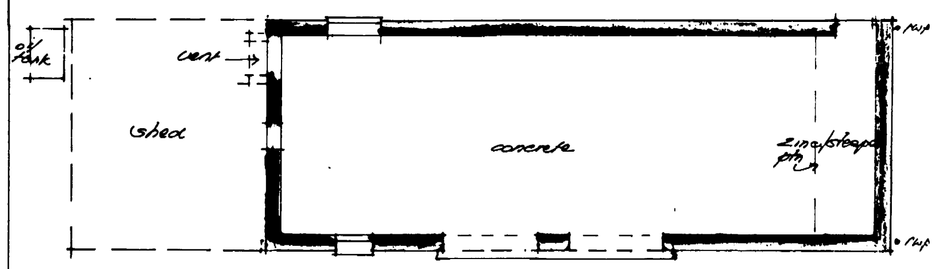
ROOF PLAN · existing



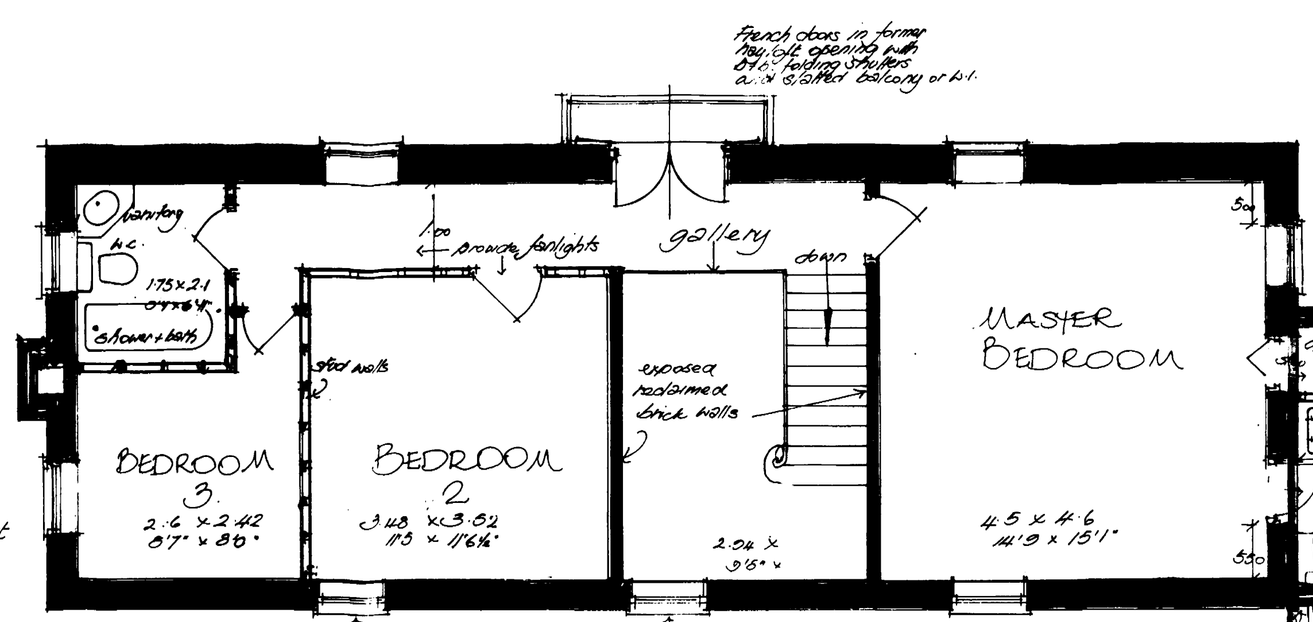
END ELEVATION e/north-east ·



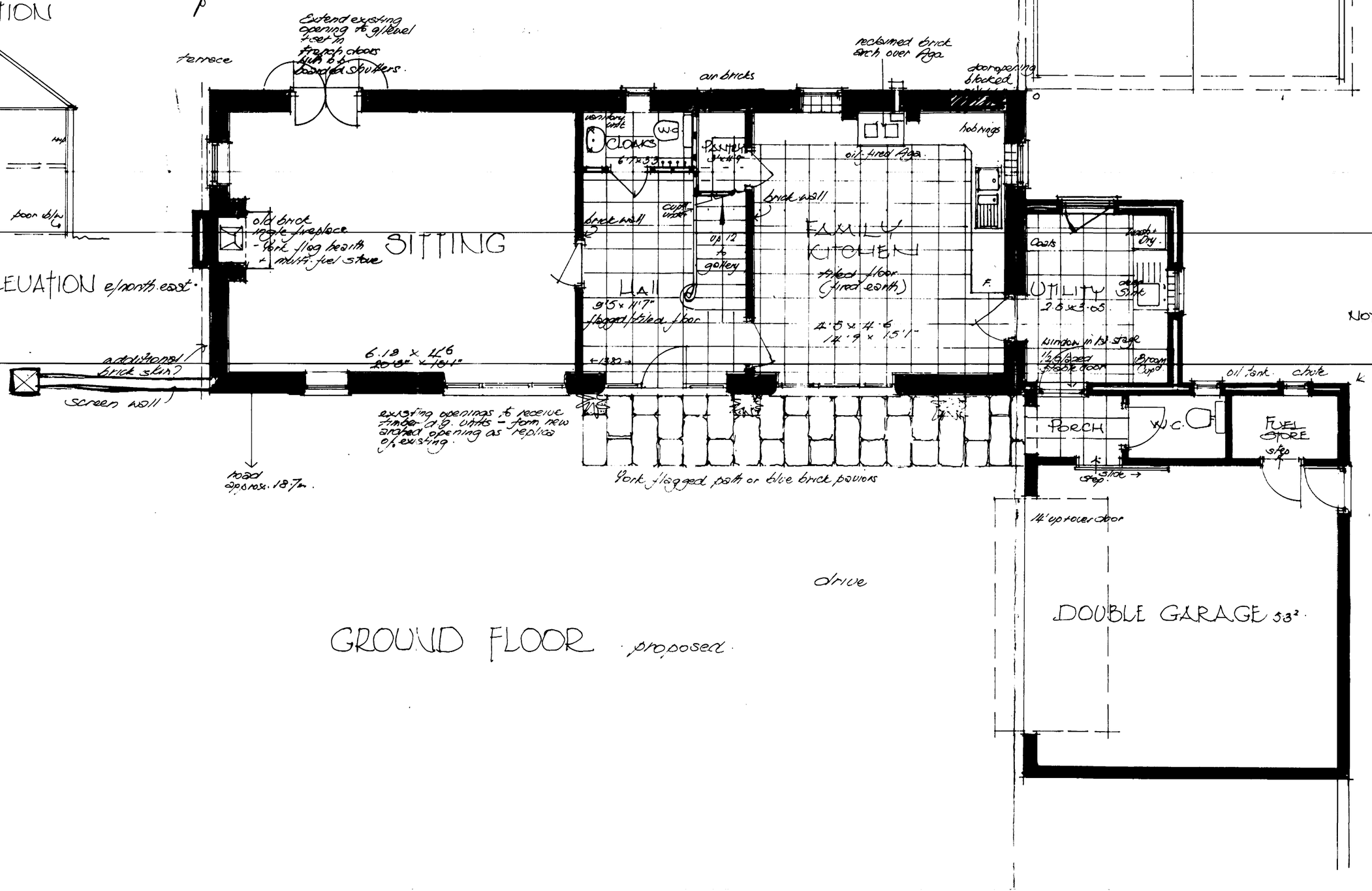
FIRST FLOOR PLAN · existing



GROUND FLOOR · existing



FIRST FLOOR · proposed



NOTE: PORCH/WC/FUEL and GARAGE to form SECOND STAGE of PROGRAMMED WORKS.

GROUND FLOOR · proposed

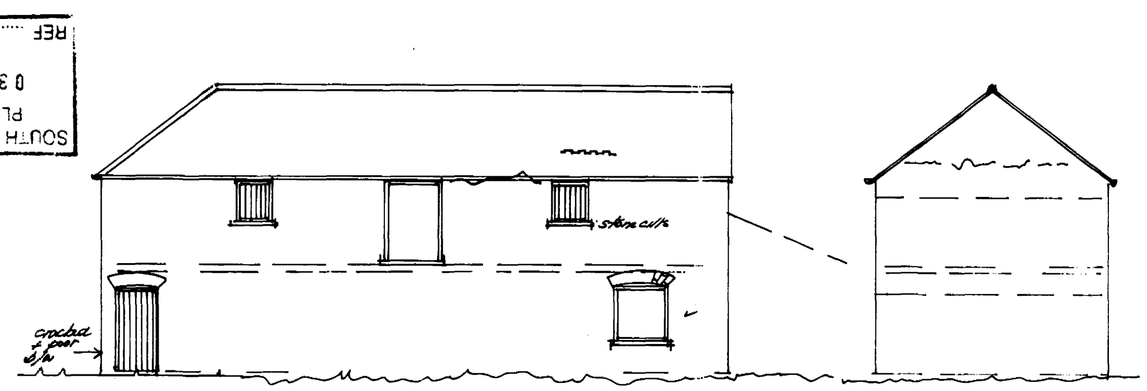
PROPOSED RENOVATION and CONVERSION of BARN into DWELLING · CASTLE FARM · LEAVESLAKE DROVE · WEST PINCHBECK · for J.T. PEACH and SONS ·

Scales · 1:50 and 1:100 metric Drawing no. 576/1A.B. EXISTING SURVEY PLANS and PROPOSED FLOOR LAYOUTS · January 1993.

M.E. CRESSWELL · MBIAT · HORSESHOE BRIDGE · SPALDING · LINCS · PE11 3JA · Tel: 0775 72 3656 ·

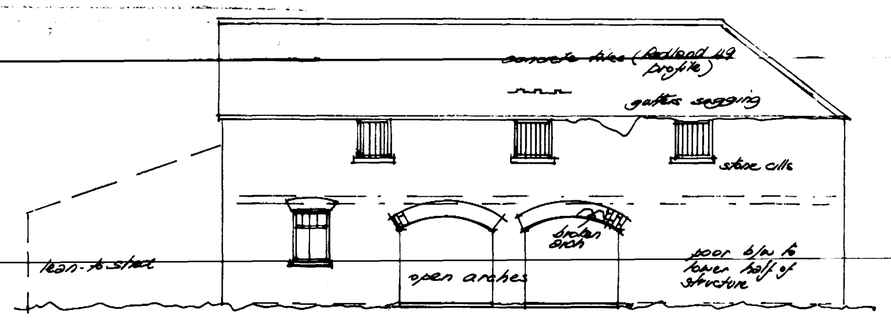
1B amended for Planning March 93.

SOUTH HOLLAND D.C.
PLAN DEPT
0 3 MAR 1993
REF 93/0423

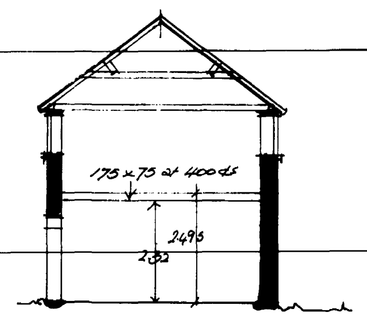


REAR ELEVATION · n/north-west · (existing)

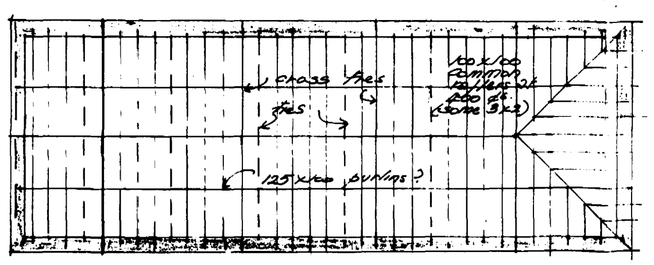
END ELEVATION · w/south-west



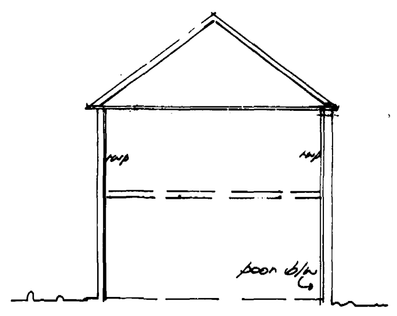
FRONT ELEVATION · s/south-east ·



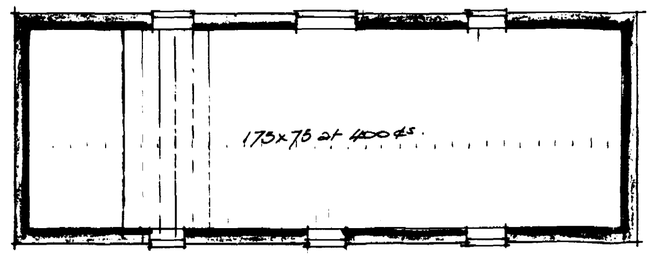
SECTION



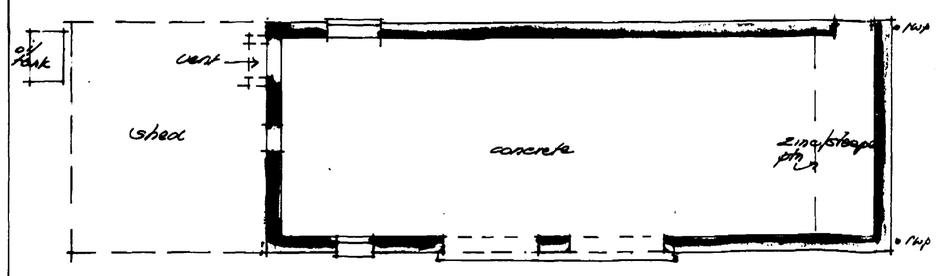
ROOF PLAN · existing



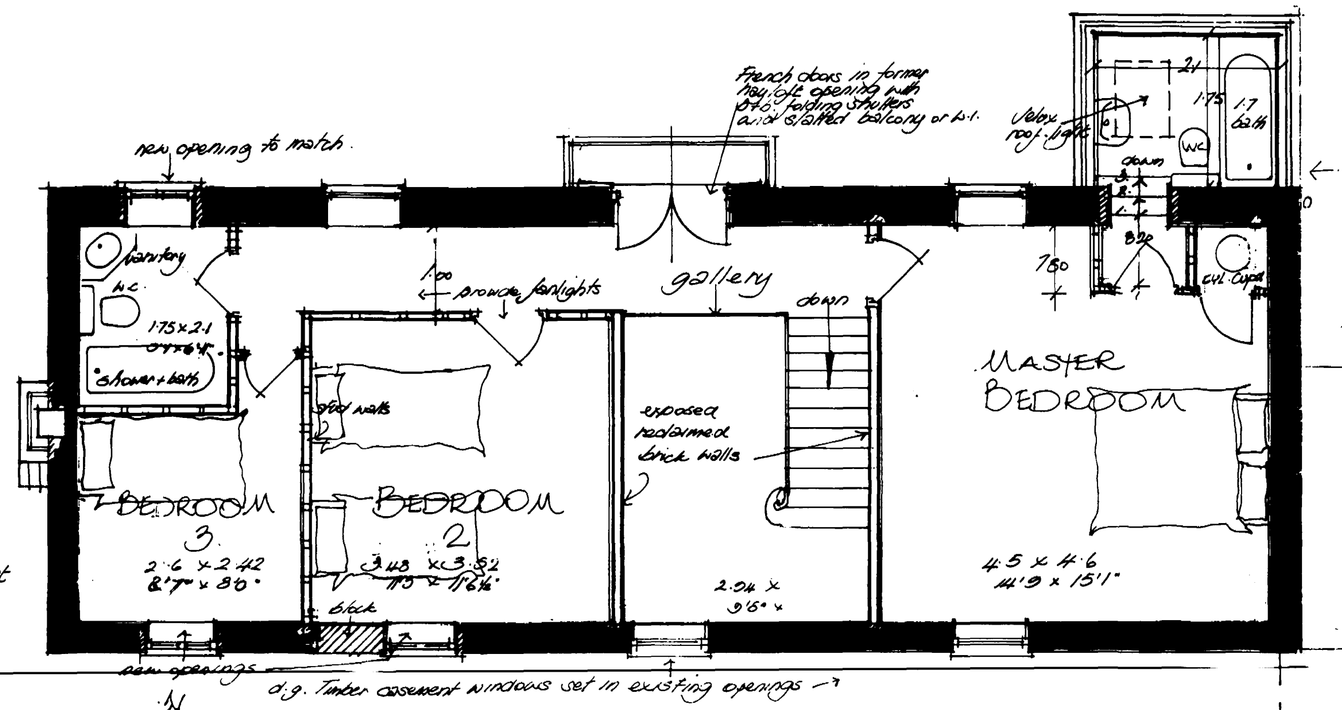
END ELEVATION e/north-east ·



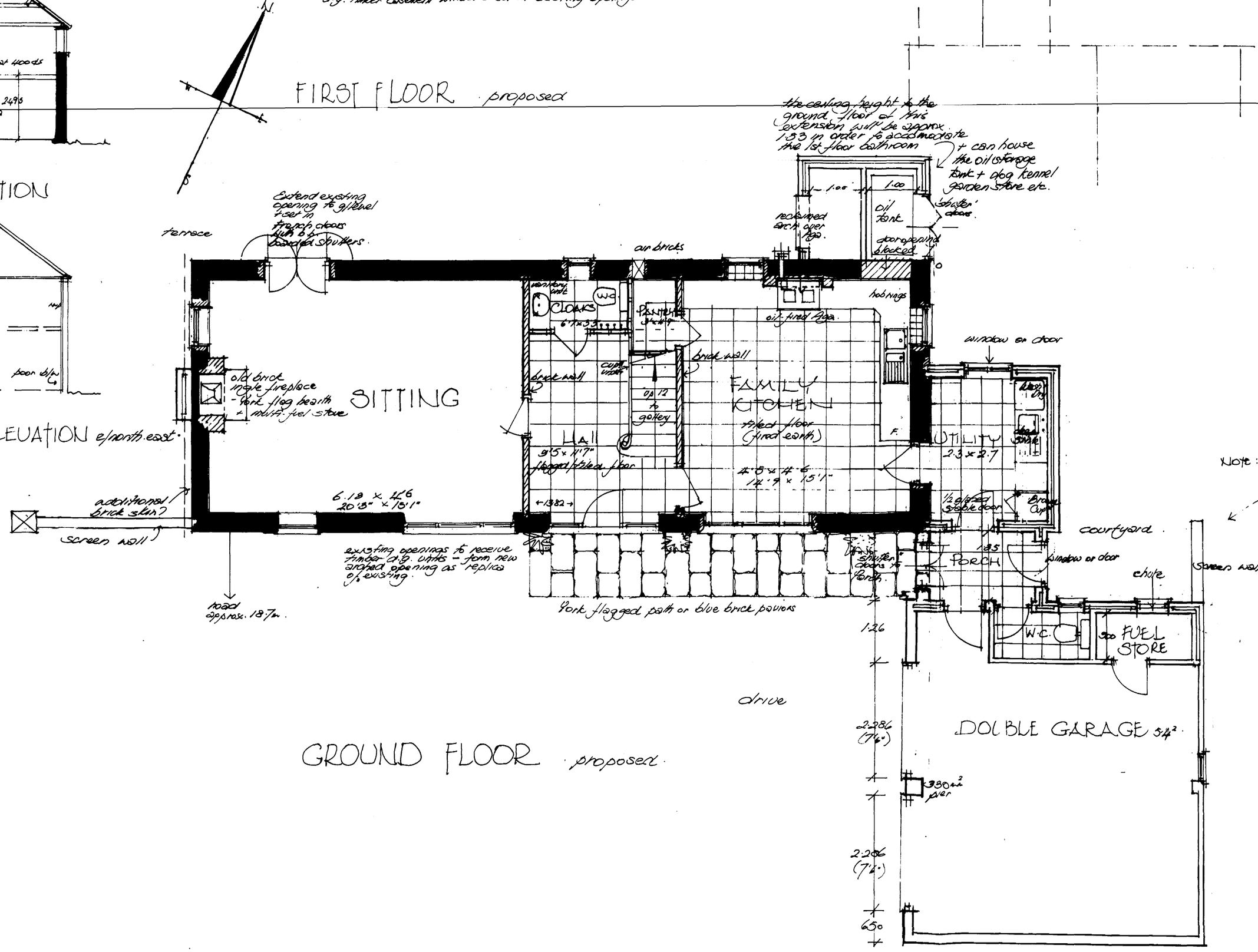
FIRST FLOOR PLAN · existing



GROUND FLOOR · existing



FIRST FLOOR · proposed

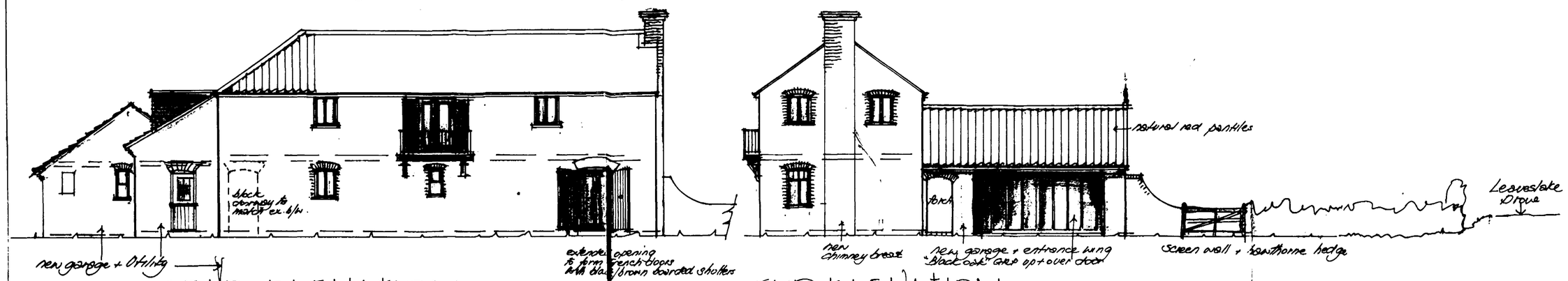


GROUND FLOOR · proposed

PROPOSED CONVERSION and RENOVATION of CASTLE FARM BARN into DWELLING · LEAVESLAKE DROVE · WEST PINCHBECK for J. T. PEACH and SONS

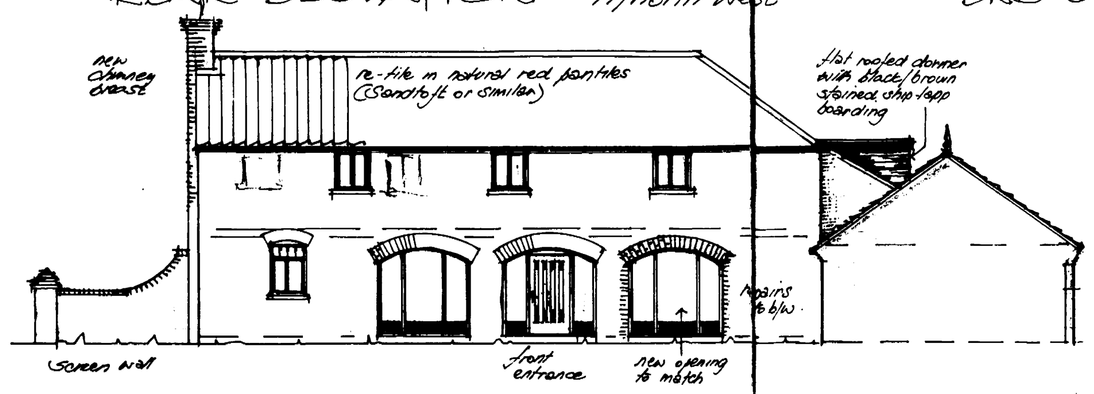
proposed elevations and working details · scales 1:100 and 1:50 · DRAWING no: 576/3. · January 1993. · M.E. CRESSWELL · MBIAT · ARCHITECTURAL DESIGN · HORSESHOE BRIDGE · SPALDING · LINCS. PE11 3JA · Tel 0775 723356

Materials:
Walls: Reclaimed facing bricks to match existing in texture, colour, size + pointing)
Roof: Existing concrete tiles removed + red pantiles used on new + existing roofs.
Dormer: Brown/black timber shiplapped boarding.
Windows: Double glazed casement windows + window/door combination in existing arches.

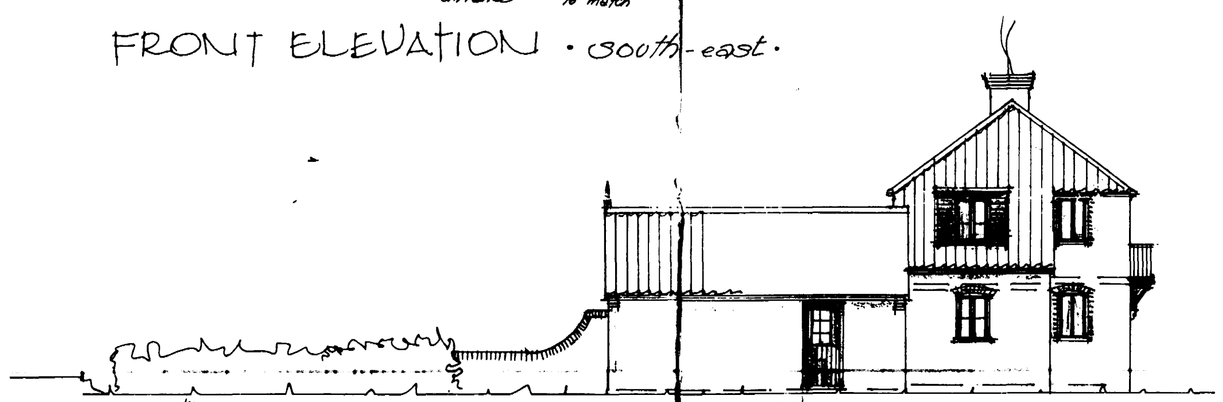


REAR ELEVATION · n/north west ·

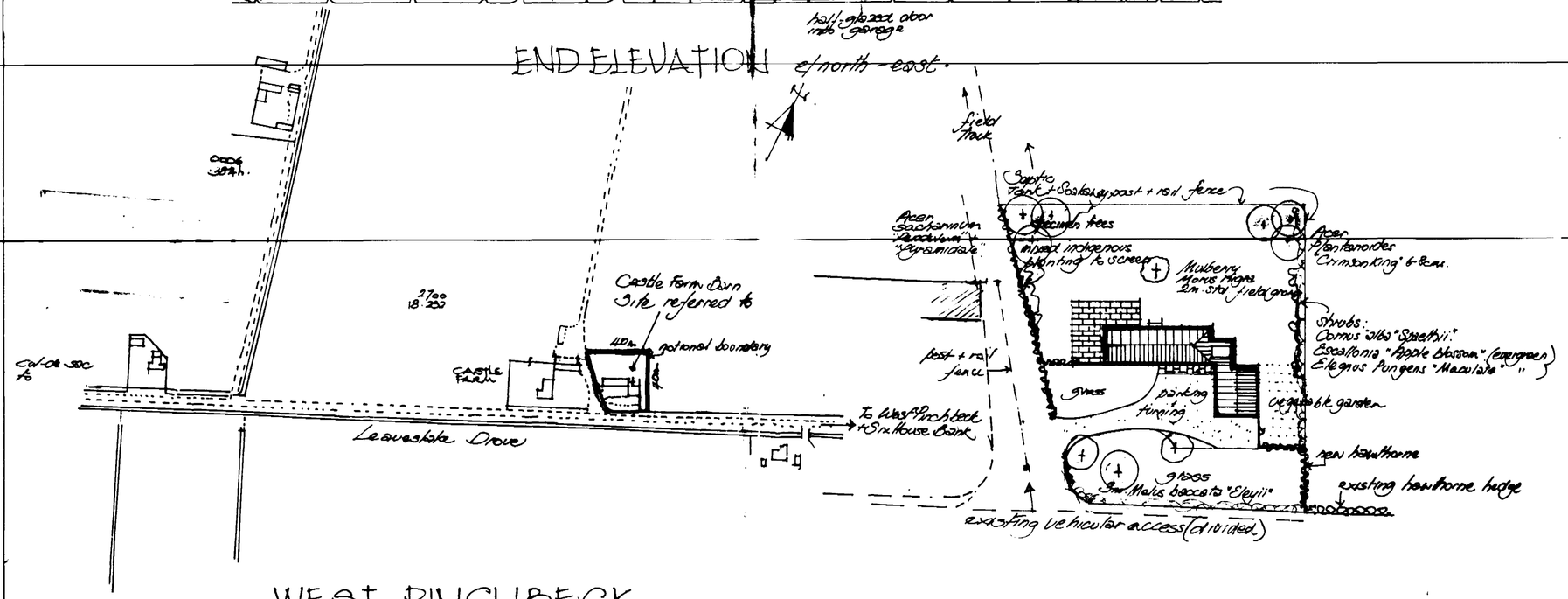
END ELEVATION · w/south-west ·



FRONT ELEVATION · south-east ·



END ELEVATION e/north-east ·



WEST PINCHBECK
IDENTIFICATION PLAN
Scale: 1:2500.

BLOCK PLAN
Scale: 1:500

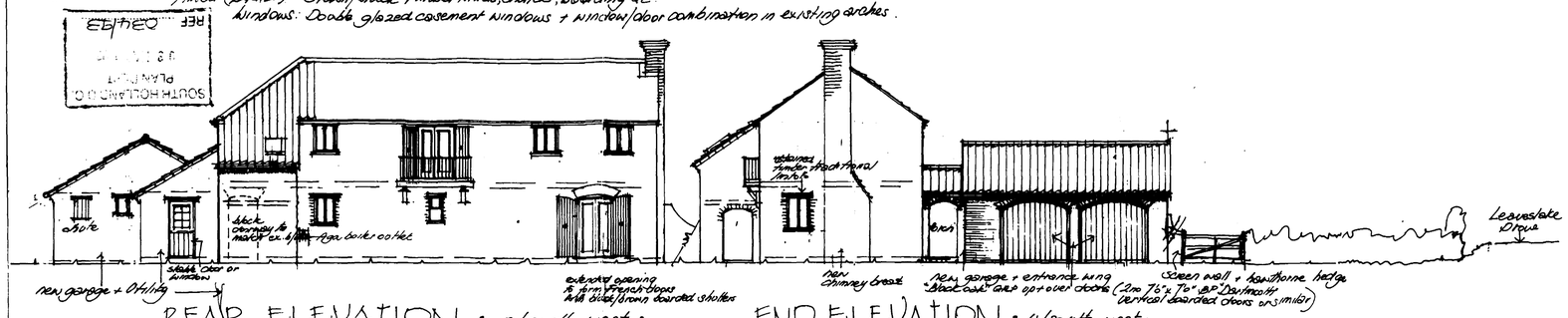
SOUTH HOL
PLAN D..
19 JAN 1993
00234/3

PROPOSED CONVERSION and RENOVATION of CASTLE FARM BARN into DWELLING · LEAVESLAKE DROVE · WEST PINCHBECK for J.T.PEACH and SONS

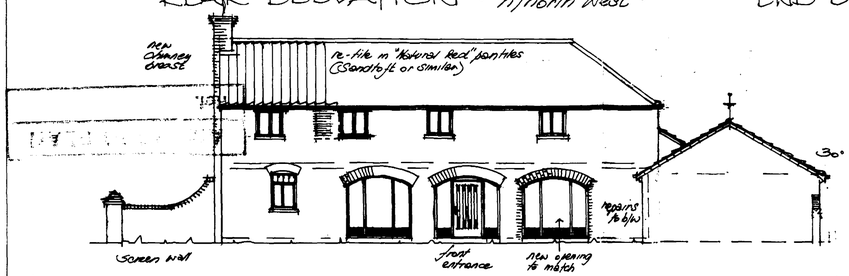
proposed elevations and working details · scales 1:100 and 1:50 DRAWING NO: 576/3A January 1998. M.E. CROSWELL · MBIAT · ARCHITECTURAL DESIGN · HORSESHOE BRIDGE · SPALDING · LINCS. PE11 3JA · Tel 01775 723836

3A amended for Planning March 1998.

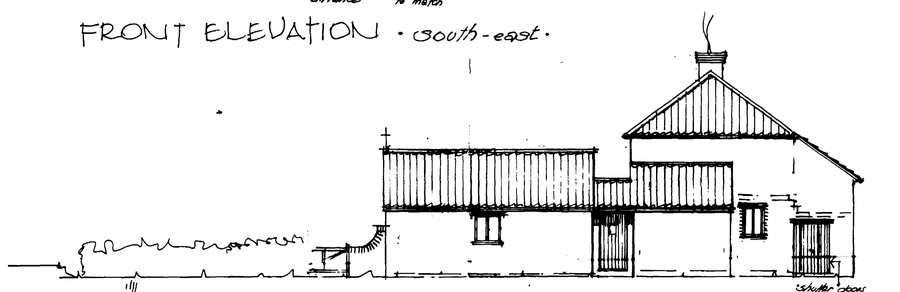
Materials:
Walls: Reclaimed facing bricks to match existing in texture, colour, size + pointing)
Roof: Existing concrete tiles removed + red pantiles used on new + existing roofs.
Timber (External) Brown/black timber linings, shutters, boarding etc.
Windows: Double glazed casement windows + window/door combination in existing arches.



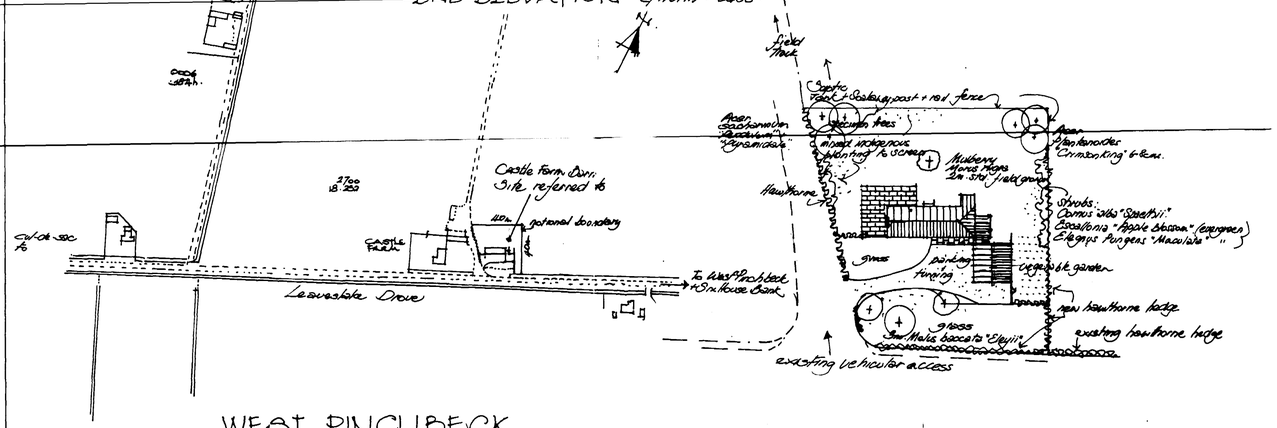
REAR ELEVATION · n/north west · END ELEVATION · w/south-west ·



FRONT ELEVATION · south-east ·



END ELEVATION e/north-east.



WEST PINCHBECK IDENTIFICATION PLAN
Scale: 1:2500.

BLOCK PLAN
Scale: 1:500