FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H17/0931/93

Applicant: Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

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

Description: Holiday apartments

Location: 3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

Type: FULL

Date received: 29-SEP-93

NOTICE OF NON-DETERMINATION

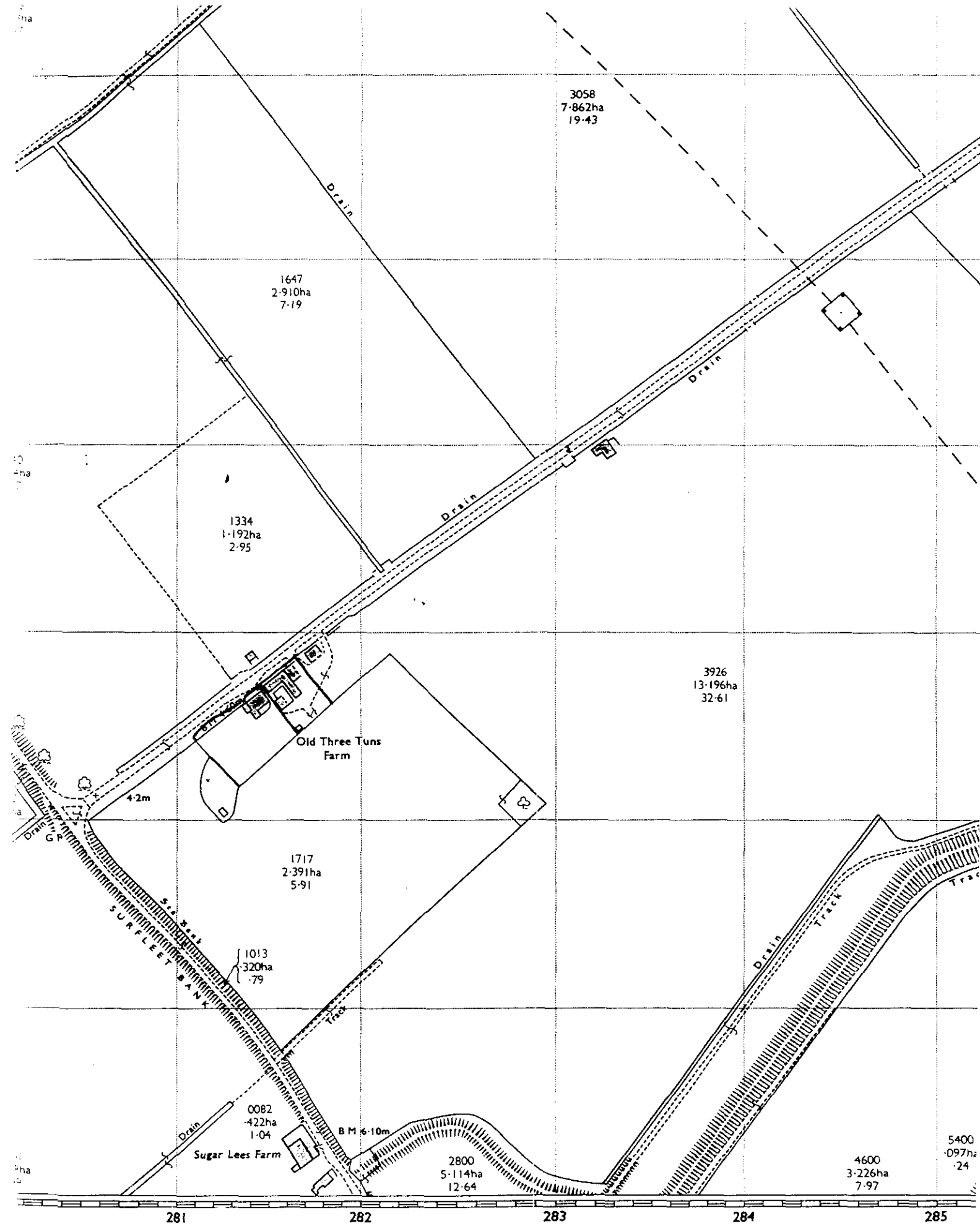
South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Housing and Planning Services

31-MAY-96

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)



and published by the Director General of the Ordnance Survey, Southampton.

Hectares 0 1

Acres 0 1 2

Metres 30 20 10 0 20 40

COMPILATION DATA

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H17/0931/93

Date Registered 29 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
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 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

3 Tuns Farm House, Marsh Drove, Surfleet Seas End

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Holiday Apartments

Please complete

Signed B. Gilham

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £480.00 If you consider no fee is payable include a written explanation instead.

Date 28th September 1993

Previous application No.

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. 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:	7.5 metres
(b) max. length:	18.650 metres
(c) max. width:	18.425 metres
D. Please state type and colour of materials for facing external walls:	Second hand facing bricks
E. Please state type and colour of roofing materials.	Marley Terracotta conc. int. pantiles
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.

Outbuilding and yard area

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 areas

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.

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 B. S (Applicant / Agent) Date 28.9.93

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 B. S (Applicant / Agent) Date 28.9.93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Isolated site - Rendered cottage + Range of single storey outbuildings.
Problematic - would prefer conversion of existing buildings as at least: development on a reduced scale: object to 2 storey element
Bears no resemblance to 'Pitton' group of farm buildings

Inspected by DR
Date 8/10

Site Notice posted by DR
Date 8/10
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda ✓ 23/11

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H17/0931/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

PM 1-10

Additional Consultation/Publicity Required

RECONSULTS

		Publicity: >>	Consultations:	
Departure		..✓DONE 12-OCT-93	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer : DR

Senior Officer Confirmed DR..... Date 5/12..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 480

Receipt No P33315

Date first Rec'd 29 SEP 1993

Registration

Reference H17/0931/93

Cross-Ref B17/0593/93

Date 30/9

Validation

TYPE FULL

Site area

No of dwellings 4

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 £ 480

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 6-5

OS Plots

Grid ref 5 [illegible] 3 [illegible]

Ward CJ

Parish SURBITON

Inside IBD NO

Inside LP area NO

Constraints:

CA Cons Area ☐

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

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

TPO Tree Pres ☐

Hazards –

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

Linked to site Ref 16997

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

62/154

510/85

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

21st MAY 1996 DEVELOPMENT CONTROL COMMITTEE
POST COMMITTEE INSTRUCTIONS

Page No	Application Number/ Applicant	Case Offr	Instructions Decision
1	**H14/1285/92/5** **David Parker Homes**	**DJR**	Amendment not accepted contrary to recommendation. Members concerned with narrowness of proposed amended footpath which could become a dark and enclosed alleyway. Expect developer to provide footpath as Originally permitted.
3	**H17/0931/93** **Mr J Goodley**	**DJR**	Non-Determined as recommended.
4	**H16/1124/95** **Wolfgang Kleylein**	**JB**	Refused plus enforcement action as recommended. Enforcement reasons to be visual and residential (amenities) with compliance within 6 months.
7	**H11/1224/95** **Mr R Haythorn**	**JB**	Auth subject to sect 106 obligation plus invite additional application as recommended.
8	**H17/0009/96** **J A Dobney & Sons**	**DJR**	Amended sect 106 obligation not accepted contrary to recommendation. Auth to grant with original sect 106 obligation.
11	**H08/0120/96** **Mr A R Short**	**PJU**	Grant as recommended.
13	**H21/0142/96** **S P & J Sanderson**	**DMG**	Deferred for site visit.
15	**H16/0157/96** **Broadgate Builders**	**DJR**	Auth to grant subj to sect 278 agreement plus discussions as recommended. Members very concerned with our interpretation of plans in relation to conditions 2 & 3. Case Offr to discuss with Head of Planning.
20	**H16/0193/96** **Broadgate Homes**	**DJR**	Auth to grant or referred back to cttee as recommended. Look at highways conditions with view to control of development. Negotiate that private drives at head of cul-de-sac should be constructed of material other than tarmac.

24	**H09/0195/96** **Mr B C Johnson & Miss A L Grundy**	**JB**	Deferred. Require further report on possible implications if decision is contrary to Policy. Re-look at report to see if all advice is entirely clear on policy terms. Clarify figures mentioned in report and set out details of permissions already obtained on site. Additional report to be compiled jointly by Asst Chief Exec and Head of Planning dealing with possible legal consequences.
25	**H16/0261/96** **Stamford Homes**	**DJR**	Deferred. Re-consult highways as cttee wish original highways condition to remain. Letter to highways inviting meeting with appropriate officers/personnel.
27	**H05/0171/96** **Staffing Solutions**	**JB**	Refused as recommended.
31	**H23/0192/96** **Michael R Clay**	**JB**	Refused as recommended.
33	**H04/0198/96** **J W Moses**	**DJR**	Auth to grant as recommended.
36	**H16/0199/96** **RO Supermarkets**	**DJR**	Refused as recommended.
40	**H09/0230/96** **Wrights of Holbeach**	**DMG**	Grant as recommended.
42	**H14/0236/96** **Mr & Mrs Boor**	**PJU**	Grant as recommended.
44	**H20/0240/96** **C J Boland**	**DMG**	Grant as recommended.
46	**H16/0249/96** **Mrs Genever & Mrs Bownes**	**PJU**	Grant as recommended.
48	**H16/0251/96** **Mr J Parkinson**	**DJR**	Deferred for site visit. Amend line 1 of Condition 9 to read "the erection of no more than 16 dwellings"
51	**H16/0254/96** **Mr J Chilvers**	**PJU**	Grant as recommended.
53	**H21/0255/96** **Mr P Cusack**	**JB**	Grant as recommended.

55	**H07/0257/96** **Gedney Hill Football Club**	**DMG**	Grant as recommended.
56	**H19/0262/96** **Mr G K Hare**	**DMG**	Grant as recommended.
58	**H02/0263/96** **Welland Holiday Hire**	**DJR**	Grant as recommended. Delete condition 3.
60	**H23/0265/96** **R B Mayer**	**DMG**	Auth to grant subj to sect 106 obligation as recommended.
64	**H20/0266/96** **Mr T Griffith**	**DMG**	Auth to grant subj to sect 106 obligation tying dwelling to business and voluntary revocation of existing permission for dwelling contrary to recommendation. Add conditions as necessary.
66	**H20/0268/96** **Mr T Griffith**	**DMG**	Grant as recommended. Condition 4 to be revised and firmed up in relation to plans.
69	**H16/0276/96** **South Lincs Cold Stores**	**PJU**	Refused as recommended.
71	**H20/0280/96** **R W Clampin**	**DMG**	Refused as recommended.
73	**H23/0281/96** **Mrs E M Amyes**	**DMG**	Deferred for site visit.
75	**H09/0283/96** **J & B J Goodley**	**DMG**	Grant as recommended.
78	**H17/0284/96** **D Pateman**	**PJU**	Grant as recommended.
80	**H16/0331/96** **A P Sales**	**JB**	Grant contrary to recommendation. Add conditions as necessary.

23rd May 1996

Signed:.....

N R Midlen
Development Control Manager

APPLICATION REFERENCE: H17/0931/93 DATE RECEIVED: 29-SEP-93

TYPE: Full

DESCRIPTION: Holiday apartments

LOCATION: 3 Tuns Farm House, Marsh Drove, Surfleet Seas End

APPLICANT: Mr J Goodley AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
21 MAY 1996
Item

Outstanding Planning Obligation.

RECOMMENDATION

That the application be filed away and the applicant be advised that should he wish to pursue his proposal, a new application will be required.

COMMENTS

1 The above application was reported at the former Planning Committee meeting on 25 January 1994. The Committee resolved to endorse the following recommendations:

A That the applicant be invited to submit details of a business plan to demonstrate the viability of the proposal.

B Subject to the Director of Housing and Planning Services being satisfied with the business plan, the Council invite the applicant to enter into a Section 106 Planning Obligation, tying the occupancy of the adjoining dwelling to persons employed in managing the project and restricting occupation of the proposal solely to holiday accommodation.

C That the Director of Housing and Planning Services be authorised to grant permission upon completion of the obligation, subject to conditions.

2 To date, despite reminders the applicant has not submitted a business plan nor progressed the matters relating to the Section 106 Planning Obligation. In view of the length of time this application has been outstanding, the above recommendation is considered to be appropriate.

APPLICATION REFERENCE: H17/0931/93 DATE RECEIVED: 29-SEP-93

TYPE: Full

DESCRIPTION: Holiday apartments

LOCATION: 3 Tuns Farm House, Marsh Drove, Surfleet Seas End

APPLICANT: Mr J Goodley AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Policy consideration and Ward member request.

25 JAN 1994

RECOMMENDATION

A *That the applicant be invited to submit details of a business plan to demonstrate the viability of the proposal.*

B *Subject to the Director of Planning and Building Control Services being satisfied with the business plan the Council invite the applicant to enter into a Section 106 Planning Obligation, tying the occupancy of the adjoining dwelling to persons employed in managing the project and restricting occupation of the proposal solely to holiday accommodation.*

C *That the Director of Planning and Building Control Services be authorised to grant permission upon completion of the obligation, subject to conditions.*

COMMENTS

1 Semi-isolated rural site outside Interim Boundary of Development. Site contains range of farm buildings, to be replaced with holiday apartments. Negotiations have been held to improve the appearance of the proposal to ensure it retains a "converted farm building" appearance.

2 Main issues relate to the acceptability of the development under existing Structure Plan Policies. In this respect Policy 21A of the recently adopted Structure Plan Alteration No. 2 is pertinent. This policy states:

"Appropriate provision will be made in local plans for the development or extension of the tourist industry in the county.

Planning permission will normally be forthcoming for proposals for development which will maintain or expand the role of tourism in providing jobs, income and investment consistent with the need to protect the environment, heritage, character and landscape of the county".

3 Although there is a general presumption against new buildings in the open countryside elsewhere in the Structure Plan, I am satisfied that the circumstances of this case are unique and can be supported under Policy 21A, subject to adequate safeguards against future changes of use. The proposal will provide accommodation for both able and disabled persons.

REPRESENTATIONS

Parish Council: Very enterprising, however, we know nothing about business arrangements and future prospects if venture fails, suggest some restrictions. No objections, let them have a go.

Applicant: Summarised:
- Building is to replace existing outbuilding which is beyond economical repair.
- New building will be used solely as holiday flats for both able bodied and disabled people.
- Research carried out to ascertain there is a need for this type of building.
- Willing to enter into legal agreement tying building to adjacent dwelling; and ensuring that it is not available for permanent residency.
- Confirm that a business plan and cash flow forecast will be prepared for funding purposes. In order to save unnecessary costs, however, could Council grant approval in principle subject to receiving a business plan. (Enclose letters of support from disabled organisations).

Holiday Care Services: - Delighted to hear of accommodation which is being designed to give full wheelchair access for disabled people.

Spastic Society: - Always a pressing need for holiday accommodation for disabled people and need for accommodation where an able bodied companion can stay.

Disabled Foundation: - Need for holiday accommodation for all types in which disabled people can fully participate and enjoy with family and friends.

Disability Information Service Huntingdonshire: Need for such accommodation is desperately needed.

SCHEDULE OF CONDITIONS

1 SC12 - (samples of materials).

2 SC21 - (landscaping scheme).

3 SC27 - (implementation of planting).

4 All external doors and windows shall be constructed of painted or stained timber in accordance with details to be submitted to and approved by the Local Planning Authority.
Reason: To ensure a satisfactory appearance.

5 The arched feature enclosing windows 15 and 16 on the submitted plans shall be recessed relative to the face of the main wall of the building in accordance with details to be submitted to and approved by the Local Planning Authority.
Reason: To ensure a satisfactory appearance.

25th JANUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
—	H14/0108/93 G F Scrupps	DJR	Deferred as recommendation "B". Obtain 3 quotations before engaging independent adviser.
6	H13/0109/93 J T Biggadike	NRM	DPBCS Auth as recommended. Recommendation 1 on page 9 to be amended to read "development of the area of the rear two plots"
11	H13/0110/93 J T Biggadike	JB	DPBCS Auth to issue Listed Building consent once planning permission granted.
14	H08/0684/93 Mr & Mrs H Hare	DJR	Deferred for site visit.
17	H14/0712/93 D J Fisher	PJU	Deferred for site visit. Additional plan required showing all relevant decisions in the immediate area.
20	H09/0865/93 Hey & Croft Ltd	JB	DPBCS Auth as recommended.
26	H23/0883/93 Mr & Mrs H Seal	DMG	Refused as recommended. Ltr to agent with copy to applicant explaining that part of the problem was the drawings as submitted which may have done insufficient justice to the proposal.
27	H17/0931/93 Mr J Goodley	DJR	DPBCS Auth subject to 106 obligation as recommended.
30	H14/0948/93 Mr B Flynn	PJU	Grant as recommended.
33	H18/0977/93 Lands Improvement Group	JB	Deferred for site visit. Additional up to date plan required showing development/appeal decisions of other sites in area.
35	H18/0978/93 Sutton Bridge Golf Club	JB	DPBCS Auth subject to 106 obligation as recommended. Look at need for 106 obligation to see if it cannot be satisfactorily covered by condition instead.
37	H16/1010/93 Mr & Mrs Varley	DJR	Refused and enforcement action as recommended.
39	H04/1018/93 Peter Bates	DJR	Deferred for site visit.
43	H13/1030/93 Mr & Mrs Jones	DMG	Grant as recommended.
44	H02/1073/93 P Leo Esq	PJU	DPBCS Auth subject to 106 obligation as recommended.

45	H11/1074/93 National Westminster Bank	DMG	Refused as recommended. Reference to be added to refusal dealing with legal requirement to protect or enhance conservation areas
6	H02/1104/93 Crowland Signmakers	DJR	Grant as recommended. Add note reminding applicant of light industrial condition.
48	H14/1105/94 Mr E Fragale	PJU	Refused as recommended. DPBCS Auth to deal with subsequent application to use garage building for take away provided no additional material planning objections.
51	H16/1133/93 British Rail Property Board	DJR	Refused as recommended. Also refute in the strongest possible terms any suggestion that we might be contemplating any discussion with regards to the demolition of Stepping Stone Bridge.
54	H11/1138/93 W Delahoy	DJR	Grant as recommended.
56	H06/1141/93 Mr W Webb	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Amend recommendation "A" as follows: Line 4: Delete: "from Churchgate up to and including" Insert: "across"
58	H23/1145/93 Mrs J S Vere	DMG	Deferred for site visit. Draft suitable refusal reasons required.
61	H16/1152/93 Guardian Assurance	NRM	DPBCS Auth as recommended.
64	H09/1168/93 Northern Foods Dairy Group	JB	Grant as recommended.

26th Jan 94

Signed: .....

N Midlen
Principal Planning Officer

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? None ☑
PC
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DR 16/2/94

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only
Application No. H17/0931/93
Date registered 04 FEB 1994
Case Officer DN

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
Mr & Mrs J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
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. 424343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
3 Tuns Farm House, Marsh Drove, Surfleet Seas End, Spalding, Lincs

Please complete

EARLIER APPLICATION No.
This application cannot be considered unless the relevant reference is stated
H17/0931/93

OFFICE COPY

Building Regulation reference relating to same development.
B17/0593/93

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
No

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 3rd. February 1994.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
Holiday Apartments

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)
Alterations to first floor layout to conform with fire regulations requirements

State drawing no's of the current submission
771714/6 and 771714/8

State Officer dealing with the application, if known.
Mr D J Roberts

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

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

H17/0931/93
FULL

Applicant: Mr J Goodley
Tel:

Agent: Status Design
0406 24343

Description: Holiday apartments

Location: 3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

Valid date:	29-SEP-93	Terminal date:	~~24-NOV-93~~ 31-JAN-94
Target dates:		Target Committee:	17-NOV-93
To case officer	06-OCT-93	Report deadline:	03-NOV-93
Inspected by	13-OCT-93	Agreed TD Ext:	31-JAN-94
Extra contacts	20-OCT-93	Case Officer:	
Report if not clear by	03-NOV-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert DEP	12-OCT-93	02-NOV-93	
Clerk to Surfleet PC 0775 85 319	08-DEC-93	22-DEC-93	NOTIFIED OF AMENDED PLANS
Cllr J A Dobney	08-DEC-93	15-DEC-93	

SITE RECORD

Grid ref: 528150 330250
OS Sheet: 65 Parcel:

L C.C - Obs Attached /ZCS

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

H17/0931/93
FULL

Applicant: Mr J Goodley
Tel:

Agent: Status Design
0406 24343

Description: Holiday apartments

Location: 3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

31 JAN 94

Valid date: 29-SEP-93
Target dates:
To case officer 06-OCT-93
Inspected by 13-OCT-93
Extra contacts 20-OCT-93
Report if not clear by 03-NOV-93

Terminal date: ~~24-NOV-93~~
Target Committee: 17-NOV-93
Report deadline: 03-NOV-93
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	12-OCT-93	02-NOV-93
Clerk to Surfleet PC 0775 85 319	06-OCT-93	20-OCT-93
Cllr J A Dobney	06-OCT-93	13-OCT-93

SITE RECORD

Grid ref: 528150 330250
OS Sheet: 65 Parcel:

LCC - Obs Attached JoCB 14/10/93
~~plus taken CB 7/10/93~~

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB.

Mr D Roberts

DJR/JJ H17/0931/93

22 Apr 1996

Dear Sir,

PLANNING APPLICATION FOR ERECTION OF HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, SURFLEET SEAS END FOR MR J GOODLEY.

To date, I have had no response to my letter to you dated 7th November 1995 in respect of the above application. In that letter, I refer to a telephone conversation with you regarding the submission of revised plans to reduce the proposal to a single storey building only. I went on to advise that such plans would not be acceptable as amendments to the present application.

In view of the length of time this application has been outstanding, I have to advise that I shall be reporting it back to the Council's Development Control Committee with a recommendation that it be filed away and not determined. The date of the next Development Control meeting is the 21st May 1996.

Yours faithfully

N Midlen
Development Control Manager

cc: Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding
Lincs

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

[illegible]

[illegible]

07 [illegible] 199[illegible]

[illegible]

Dear Sir

PLANNING APPLICATION FOR ERECTION OF HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, SURFLEET SEAS END FOR MR J GOODLEY.

Further to our recent telephone conversation regarding the above application, I understand that you are presently in the process of formulating revised plans in relation to this application. These I believe seek to reduce the proposals to a single storey [illegible] only.

As we discussed, I do not think such plans could be accepted as amendments to the present application. I would be grateful therefore if you could raise this matter with the Applicant, to determine whether or not he wishes to continue with the existing application.

I look forward to receiving your response with [illegible].

Yours faithfully

[illegible]
Development Control Manager

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

To: Director of Housing and Planning Services

From: Client Manager (Resources)

Our Ref:. JMB/JP/PL.669

Date: 7 August 1995

ST/Apps.

Subject: **OUTSTANDING SECTION 106 LEGAL OBLIGATIONS**

I refer to your memorandum dated 4 August 1995 relating to the above and would respond to your queries as follows:-

a) Application no. H18/0488/93 - Sutton Bridge Power Station
Ove Arup & Partners were advised on 30 January 1995 that unless I heard from them within a period of four weeks I would assume that they no longer wished to proceed. In the event, nothing was heard for a considerably longer period, and so far as I am concerned the matter is now with your department following my memorandum of 9 May 1995. (File ref: PL.703). — RSS says leave for the time being

b) Application no. H11/0914/93 - Hundreds Lane, Long Sutton
The last item on my file is a letter from Clifford S Hirst dated 19 May 1995 advising that Energy From Waste are backed and in association with Slough Estates Plc who intend to carry out the scheme, but the landowner has not been able to come to an agreement with adjacent landowners and the Lincolnshire County Council. No further progress can be made until that has been done but the developers do wish to proceed as soon as the problems can be sorted out. (File ref: PL.800).

c) Application no. H17/0931/93-3 Tuns Farm House, Marsh Drove, Surfleet Seas End.
Mr Goodley is experiencing some difficulty in securing finance for the project but has stated on a number of occasions that he wishes to proceed with the development. I understand from Mr Goodley that a letter explaining his present difficulties was forwarded to Mr D Roberts some time ago. The last item on my file is a note of a telephone conversation with Mr Goodley on 9 June 1995 when he advised that he would contact the authority as soon as all outstanding matters had been dealt with. (File ref: PL.757).

d) Application no. H06/0034/94 - Glenfarg Hallgate, Gedney
I wrote to East Midland Design Associates on 9 May 1995 advising that unless I heard from them within four weeks I would assume that their clients no longer wished to proceed. This was despite the fact that the engrossment of the obligation had already been prepared and despatched. East Midland Design Associates were advised on 4 July 1995 that the matter had been referred back to your department for further consideration. Following my memorandum dated 4 July 1995 I had assumed that the matter would be referred back to the Development Control Committee. (File ref: PL.805).

e) Application no. H16/0998/94 - The Stables Motel, Locksmill Farm, Cowbit Road, Spalding
Mrs Cresswell was advised on 5 April 1995 that following completion of negotiations regarding amended details for the windows the supplemental planning obligation could now be completed but nothing further has been heard. I have therefore today forwarded a further letter to Mrs Cresswell advising that unless I hear to the contrary within a period of four weeks I shall assume that her client no longer wishes to proceed and will request the Director of Housing and Planning Services to refer the application back to the Development Control Committee for further consideration. (File ref: PL.827).

I hope that the above information is of some assistance to you.

R E Atkins
Client Manager (Resources)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Director of Housing and Planning Services

To: Client Manager (Resources) attn I. Berridge

Our Ref: As Application Numbers

Your Ref:

Date: 4th August 1995

OUTSTANDING SECTION 106 LEGAL OBLIGATIONS

Could you please forward an update on the the following outstanding section 106 obligations which have now been ongoing for some considerable time:

Application No/ Applicant	Location	Remarks
H18/0488/93 Independent Power Generators	Sutton Bridge Power Station East Bank Road	13th Jul 93 cttee. Last correspondence re obligation was your memo JMS/RS/PL.705 of 9th OBMay 95.
H11/0916/93 Energy from Waste Holland Ltd	Hundreds Lane, Long Sutton	24th Aug 94 cttee. No correspondence re obligation held on file.
H17/0031/93 Mr J Goodley	3 Tuns Farm House, Marsh Drove, Surfleet Seas End.	25th Jan 94 cttee. No correspondence re obligation held on file.
B06/0036/94 Mr M Thacker	Glenfarg, Hallgate, Gedney	11th Apr 94 sub-cttee. Last correspondence re obligation was your memo JBM/LSW/PL.805 of 4th Jul 95.
H16/0098/94 Mrs F M Hudson	The Stables Motel, Locksmill Farm, Cowbit Road, Spalding.	6th Dec 94 cttee. Last correspondence re obligation is file note saying that you had been advised that matter relating to windows had been resolved and that you could proceed with planning obligation.

Unless you inform me that there has been some recent progress I shall shortly be writing to the applicants/agents informing them that unless I hear from them within 21 days giving a positive timetable for the completion of the legal obligations these applications will be brought before the Development Control Committee for non-determination.

N R Midlen
Development Control Manager

Mr J C Goodley,
Three Tuns Farm,
Surfleet Marsh,
Spalding,
Lincs.
PE11 4DW.

Mr D Roberts

DJS/JI H17/0931/93

22 Dec 1994

Dear Sir,

APPLICATION FOR HOLIDAY APARTMENTS AT THE ABOVE ADDRESS.

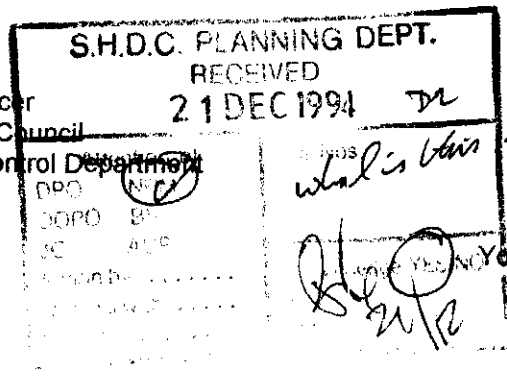
Thank you for your letter dated the 18th December 1994, in respect of the above application. I am pleased to learn that you still wish to proceed with the above proposal, and hope you can resolve the outstanding matters in the future.

In view of the length of time this application has been outstanding, however I would be grateful if you could give some indication as to when the outstanding matters are likely to be resolved.

Yours faithfully

S Midden
Principal Planning Officer
Development Control

Three Tuns Farm
Surfleet Marsh
SPALDING
Lincs PE11 4DW
Tel/Fax: 0775 680847



18 December, 1994

N Milden
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Priory Road
Spalding PE11 2XE

Your ref: DJR/JJ H17/0931/93

Dear Sir

Application for Holiday Apartments at the above address

I am writing in response to your recent letter to my agent, Status Design. I spoke to your planning officer, Mr D Roberts at 9.30 am on Tuesday 22nd February 1994, concerning your letter dated 28th January 1994. During that conversation I asked him if he required confirmation of our conversation in writing and he declined. From the notes I made at the time I can give you the text of my reply to that letter, should you wish.

I do want to proceed with the application, but as I explained to Mr Roberts during that call the council have placed me in a very awkward position with regard to the Planning 160 order, and I am experiencing difficulty raising capital as a result.

I have received offers from my bankers to fund 70% of the project but they are reluctant to commit further until I can raise the other 30%. They hold the first charge on a small mortgage on this house and will not sign the order until I have raised the remaining capital and obtained full planning permission. You are of course aware that I cannot obtain full planning permission until that order is signed.

My wife and I are trying to raise the rest of the capital in various ways and we are actively pursuing funds available from the EEC. We also have another business already working and we hope to be able raise any shortfall through that business.

Although Status Design are still retained by us as architects I would appreciate it if you would communicate direct with us at this address in future.

Yours faithfully

Jeffrey C Goodley

Status Design,
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB.

Mr D Roberts

LJR/JJ 017/0931/93

13 Dec 1994

Dear Sir,

APPLICATION FOR HOLIDAY APARTMENTS AT MARSH DROVE, SURFLEET SEAS END FOR MR J GOODLEY.

I last wrote to you on the 28th January 1994 in respect of the above application. To date I appear not to have had a response to the matters raised. I would be grateful if you could advise me whether or not the Applicant still wishes to proceed with this application.

I would request your response to this letter within the next 14 days.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Date: 3rd February 1994

Our Ref: 771714/BG/AEW

Your Ref: H17/0931/93

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

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF 0931/93

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

FOR THE ATTENTION OF MR D J ROBERTS

Dear Sir,

Re: PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END FOR MR AND MRS J GOODLEY

In respect of your recent letter dated 28th January 1994, my client is having prepared a business plan and therefore items required under A and B of the agenda will be forwarded to you shortly. However, due to building regulations requirements alterations to the first floor layout have been necessary to conform to fire escape requirements. This revised first floor layout has meant slight alterations to the side and rear elevations.

Enclosed, therefore, 4 no. revised copies of drawing no's 771714/6 and 771714/8 and I would be grateful if these could be viewed as an amendment the original proposal.

Yours faithfully

B. Gilham F.F.B.

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/LD H17/0931/93

Your Ref:

Date: 01 Feb 1994

H17/0931/93 - MR J GOODLEY
HOLIDAY APARTMENTS, 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END.

The above planning application was considered at the 25th January 1994 Planning Committee, where it was resolved that planning permission be authorised, subject to the applicant first entering into a Section 106 Planning Obligation tying the occupancy of the adjoining dwelling to persons employed in managing the project and restricting occupation of the proposal solely to holiday accommodation.

In order that you may prepare the necessary documentation, please find enclosed the following information:-

1. Six 1:2500 site location plan indicating the curtilage of the site, the subject of the Agreement, edged red and the surrounding land edged blue.

2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into the above agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

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: H17/0931/93
Description: Holiday apartments

Location: 3 Tuns Farm House
Marsh Drove
Surfleet Seas End
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 02-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

12-OCT-93

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING AMENDMENT

For office use only

Application No. H17/0931/93

Date Registered 06 DEC 1993

Case Officer DV

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
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. 24343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

3 Tuns Farm House, Marsh Drove, Surfleet Seas End, Spalding, Lincs

OFFICE COPY

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** *unless the relevant reference is stated*	H17/0931/93
Building Regulation reference relating to same development	B17/0593/93

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.

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 3rd. December .1993 .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Holiday apartments
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Alterations as per your letter dated 25.10.93
State drawing no's of the current submission	771714/3, /4, /5, /6 & /7.
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	Yes D Roberts
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated 7/12

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

- PC ✓
- WM ✓
- Press 8/12
- Residents
- Other –

None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DGR 7/12

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated: 8/12

DC Professional Assessment

NOTES:

IAN 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H17/0931/93

Applicant: Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

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

Description: Holiday apartments

Location: 3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

Amendment: Deletion of 1st floor accomm. & assoc. dormer windows & alternative fenestration details. (771714/3, /4,/5,/6&/7.)

08-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 31-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

Barrett & Staples
CERTIFIED ACCOUNTANTS
33 Boston Road
Holbeach · Lincs · PE12 7LR
Telephone Holbeach (0406) 23166
Fax Holbeach (0406) 26626

SOUTH HOLLAND D.C.
PLAN DEPT.
0931/93

PRINCIPAL: S.G. HULL FCCA
AUDIT MANAGER: J.A. Matthewson BSc ACA
When telephoning please ask for:-
Mr. Hull

16 November, 1993

The Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,, Lincs.

Dear Sir,

Mr J & Mrs L Goodley

Proposed Plans Re Holiday Apartments for Disabled.

We act on behalf of the above named clients, who we believe have submitted plans to you in respect of the above development.

We confirm that a Business plan and Cash Flow Forecast will be prepared by this firm in connection with the project, for presentation to relevant Financial Institutions for funding purposes.

However as our clients are obviously anxious to keep costs to a minimum until such time as the plans have been passed by yourselves would it be possible for you to grant approval of the plans subject to receiving the Business plan?,thus ensuring that our clients are not incurring any unnecessary additional expenditure.

`We trust that in this case that you will be able to comply with the above request as we are of the opinion that this area is in need of this development.We can assure you that a full copy of the Business plan will be forwarded to you upon completion.

Yours faithfully,

Barrett & Staples

SOUTH HOLLAND D.C.
PLAN DEPT.
06 DEC 1993
REF 0931/93

Met Applicant + Agent c/11
general chat over possible amendments
Spoked policy problems: I could give no guarantee as
to final outcome.
Suggested Business plan may be required at
some stage: left I would chat to [illegible]

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB.

Mr D Roberts

DJR/JJ H17/0931/93

25 Oct 1993

Dear Sir,

APPLICATION FOR HOLIDAY APARTMENTS
3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END FOR MR J GOODLEY.

Further to our recent telephone conversation.

This is to advise that I am not entirely happy with the design of the proposal as submitted. The introduction of the first floor and dormer windows would result in visually over dominant development, at odds with the character of a traditional farm building, and the existing character of the locality. In addition the extensive fenestration also detracts from the development.

Under the circumstances I would request the submission of amended plans showing the deletion of the first floor accommodation and associated dormer windows and reduced or alternative fenestration details.

I would request your response within the next 14 days but if you wish to discuss matters beforehand please contact Mr Roberts who will be pleased to arrange a meeting.

As discussed over the telephone, the suggested revision are sought to overcome what are considered to be "visual problems", the other issues relating to policy consideration and general acceptability for such a development in this location still need resolving, and I cannot therefore offer any assurances that the development will be approved in either its original or amended form.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

Enc.

discussed with [illegible] 9/4
Happy in principle that this
can be progressed positively
as unique case.

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

Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

---

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

~~*I~~ do not agree to the amendment suggested or to an extension of time.

(*Please delete whichever does not apply)

Signed ..... Date..3rd December 1993.....

Application reference:

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Date: 3rd December 1993

Our Ref: 771714/BG/AEW

Your Ref: DJR/JJ H17/0931/93

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

SOUTH HOLLAND D.C.
PLAN DEPT.
1993
REF C931/93

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

FOR THE ATTENTION OF MR D ROBERTS

Dear Sir,

Re: PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE MARSH DROVE SURFLEET SEAS END FOR MR AND MRS J GOODLEY

Further to your recent letter dated 25th November 1993 and our subsequent meeting, I enclose 4 No. copies of duly completed amendment form together with 4 No. copies of revised drawings no'd 771714/3, /4, /5 /6 & /7 which I feel should be more in keeping with your requirements.

Also enclosed is a letter from my clients' accountants Barrett & Staples which is self explanatory.

Yours faithfully

B. Gilham F.F.B.

Enc.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1993 D2

SOUTH HOLLAND DISTRICT COUNCIL

AMENDED PLANS RECEIVED

Application no: H17/0931/93

Applicant: Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

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

Description: Holiday apartments

Location: 3 Tuns Farm House Marsh Drove
Surfleet Seas End Spalding Lincs

Type: FULL

Date received: 29-SEP-93

08-DEC-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 22-DEC-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 Surfleet PC
Hungate Lane
Surfleet
Spalding Lincs
PE11 4BW

FOR PARISH COUNCIL USE ONLY

Comments: from 3 members who comprise the sub-committee:

1. Very enterprising. However, we know nothing about business arrangements and future prospects of the entire parks. Suggest some restrictions. ~~Objection~~: (ABW)

2. I see no objection; let them have a go. (JHW)

3. I endorse ~~comments~~ suggestions of ABW i.e. at 1). (MWD)

Brenda M. Richardson (Clerk) 19.12.93.

Met Applicant + Agent 5/11
general chat over possible amendments
Stressed policy problems : & could give no guarantee as
to final outcome.
Suggested Business plan may be required at
some stage : left & would chat to them.

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

[illegible]

[illegible]

APPLICATION FOR HOLIDAY APARTMENTS
3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END FOR MR J GOODLEY.

[illegible]

[illegible]

[illegible]

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1993

14th October 1993

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

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0269
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H17/0931/93

PROPOSAL: ERECTION OF HOLIDAY APARTMENTS
LOCATION: 3 TUNS FM HSE, MARSH DROVE, SEAS END, SURFLEET
APPLICANT: MR J GOODLEY

I refer to your consultation received on 7th October 1993.

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

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

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

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

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.

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

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

REASON: To prevent pollution of the water environment.

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

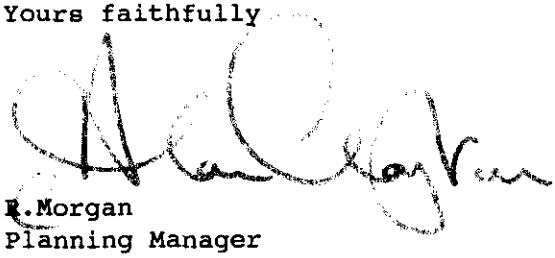
A consent under Schedule 10 of the Water Resources Act 1991 to discharge effluent will not be required. However, the Authority will issue a Conditional Prohibition Notice on the applicant identifying necessary constraints on the proposed discharge.

Advice to Applicant

To improve the soakaway from the septic tank system, surface water from roofs and impervious areas should go direct to an open dyke.

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: H17/0931/93

Applicant: Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

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

Description: Holiday apartments

Location: 3 Tuns Farm House Marsh Drove
Surfleet Seas End Spalding Lincs

Type: FULL

Date received: 29-SEP-93

06-OCT-93

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

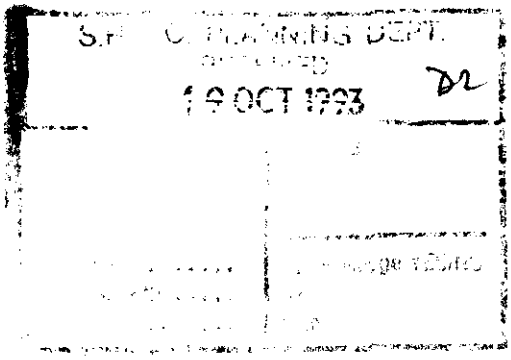
As applications can be determined under delegated powers in many cases, please let me know by 13-OCT-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

To Planning Com

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because



Signed: J A Dobney

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: H17/0931/93

Applicant: Mr J Goodley
3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding Lincs

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

Description: Holiday apartments

Location: 3 Tuns Farm House Marsh Drove
Surfleet Seas End Spalding Lincs

Type: FULL

Date received: 29-SEP-93

06-OCT-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 20-OCT-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 Surfleet PC
Hungate Lane
Surfleet
Spalding Lincs
PE11 4BW

S.H.D.C. PLANNING DEPT.
RECEIVED
13 OCT 1993

FOR PARISH COUNCIL USE ONLY

Comments: 1. Enterprising.
2. No objection
3. No objection.

Signed: Frances M. Richardson
Clerk.

LFP
12/10/93

PUBLIC NOTICES

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H16/0924/93
Broadgate Builders (Spalding)
Residential development, Daniels Acre Phase 3
Revised layouts (Plots 20-35), Daniels Gate, Lilburn Drive, Spalding, Lincs
FULL

The following application(s) do not accord with the provisions of the relevant Development Plan.

H17/0931/93
Mr J. Goodley
Holiday apartments
3 Tuns Farm House, Marsh Drove, Surfleet Seas End, Spalding, Lincs
FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

12 October, 1993.

g4767

Public Notice

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14 THE A16 TRUNK ROAD (PINCHBECK ROAD, SPALDING) (TEMPORARY PROHIBITION AND RESTRICTION OF TRAFFIC) ORDER 19

NOTICE is hereby given that the Secretary of State for Transport intends to make an Order on the A16 Trunk Road at Spalding in the District of South Holland in the County of Lincolnshire.

The Order is being made to enable repairs to be carried out at the Park Road Junction and will have a maximum duration of 18 months. The works are expected to start on Monday 1 November 1993 and take about 3 weeks to complete.

The effect of the Order will be as indicated by traffic signs to-

a) close the trunk road to southbound traffic from a point 15 metres south of its junction with Sherwood Drive to a point 10 metres south of its junction with Park Road.

b) prohibit vehicles from turning left into Park Road.

Exemptions will be provided in the Order to enable vehicles to be used-

a) for police, fire brigade or ambulance purposes,

b) with the permission or at the direction of a police constable in uniform; or

c) in connection with the said works.

ALTERNATIVE ROUTES

Southbound traffic will be diverted along Wardentree Lane, West Marsh Road and West Elloe Avenue to rejoin the trunk road south of the closure.

Traffic wishing to enter Park Road will be diverted via Pinchbeck Road, New Road, Station Street and Winsover Road.

A QUAIL
A Higher Executive Officer in the Department of Transport

NOTICE OF AP
PLANNING
ENVIRONMENT
PROPOSED DE
WELLAND BAN
SPAL

I GIVE NOTICE t
applying to the South
for planning permissio
raceway and that the ap
by an environmental st
Members of the pu
the application, the p
statement and other do
the application at Prior
all reasonable hours un
Members of the pu
the environmental st
Coupland, Stonegate, C
so long as stocks last, a
Anyone who
representations about
write to the Council a
Lincs by November 2,
Sig
Dated: October 12, 19
©WVN g5705

Public

ROAD
THE A17 T
(WASHW
LINCOL
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ORD

1. THE SECRETARY
TRANSPORT hereby g
made an Order under se
the Road Traffic Regula
Trunk Road known as W
Marsh in the District of
County of Lincolnshire.
11 October 1993.
2. The effect of the Ord
speed limit on a section
described in the Schedu
3. NOTICE of the Secre
make this Order was pu
number 824 on 4th May
Gazette. The effect of th
described in that notice.
4. Copies of the Order
offices of the Deputy D
Management and Const
Transport, East Midlan
House, Cranbrook Stre
the Chief Executive, Li
County Offices, Newla
Holbeach Library, Chu
Lincolnshire, where the
charge, during normal
6 weeks from the date
5. Copies of the Order
application to the offic
Network Management
Department of Transpo
Room 805, Cranbrook
Nottingham NG1 1EY
5065/28/8/TR51/7.

R A
A Senior E
in the Departm
SCH
The A17 Trunk Road k
the Parish of Moulton i
Holland in the County
point 170 metres south
(B1357) Common Road
metres in a southerly di

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H17/0931/93

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	8	1	3	0	2

2. Address or location

3 Tuns From Hawe Marsh Drain Surfleet Seas End

3. Name, classification and number of road

4. Date application referred 7-10-93

5. State whether outline, detailed application etc.

Full

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

Holiday Apartments

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: 8/10/93 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 : P3315
Date received : 29-SEP-93

Received from

L M G Services

Address

3 Tuns Farm House
Marsh Drove
Surfleet Seas End
Spalding

Fee paid	£	480.00
VAT	£	0.00
Total received	£	480.00

Cash/Cheque : Cheque

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

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

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

Date: 28th September 1993

Our Ref: 771714/BG/AEW

Your Ref:

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

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 0931/93

Dear Sirs,

Re: PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE MARSH DROVE SURFLEET SEAS END FOR MR J GOODLEY

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly complete submission form.
2. 4 No. copies each drawing no'd 771714/3, /4 & /5.
3. Cheque to the value of £480.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771714/3, /4 and /5.
3. Cheque to the value of £292.57 in respect of submission fee.

Total cheque: £772.57

This building is to replace an existing outbuilding which is beyond economical repair. The proposed new building will be used solely as holiday flats for both able bodied and disabled people.

My client has gone to great lengths to find out if there is a genuine need for this type of building. In support of this I enclose copies of letters from Holiday Care Services dated 16th July 1993, The Spastics Society dated 19th July 1993, Disabled Foundation dated 20.7.93 and Disabled Information Service Huntingdonshire dated 21st July 1993.

It is proposed, once my client has some costings on the proposed building, that a Business Plan will be produced and this will be made available to the Planning Department when available.

To assure the Planning Department that this is not just an attempt to obtain a planning permission in the open countryside and then use the building for

Continued...

normal habitation, my client is willing to enter into a legal agreement tying the proposed building to the existing adjacent dwelling. It is appreciated that this building is proposed to be built in the open countryside, but it will not be available for permanent residency and again this could be part of the above mentioned legal agreement as the usage will be for typical holiday periods.

If you require any further information on this matter please do not hesitate to contact me.

Yours faithfully

B. Gilham F.F.B.

Enc.

HOLIDAY CARE SERVICE

2, Old Bank Chambers, Station Road, Horley, Surrey RH6 9HW
Tel: 0293 774535 Fax: 0293 784647 Minicom: 0293 776943

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 0931/93

Mr Goodley
3 Tuns Farm
Surfleet Marsh
Spaulding
Lincolnshire PE11 4DW

16 July 1993

Dear Mr Goodley

Thank you for contacting us with details of your proposed holiday development. We are always delighted to hear of accommodation which is being designed to give full wheelchair access for disabled people.

There are 6.4 million disabled adults in the UK and an estimated 50 million in Europe. Fully accessible holiday accommodation, where disabled people with their friends and families, can enjoy a time away from their everyday surroundings are always in short supply.

I am enclosing some information which will ensure that your establishment fulfils our criteria for accessibility. I have also enclosed a copy of our guide for your area.

Holiday Care Service is the national charity providing information on accessible accommodation, we operate the TOURISM FOR ALL STANDARD and would be delighted to inspect your establishment once it is completed. You will then be invited to join our reservation scheme which enables us to give our enquirers a One Stop Service.

Please do not hesitate to contact the office if you require any further assistance.

Yours sincerely

Carol Tomlinson

Carol Tomlinson
Supervisor Information Department

CHAIRMAN: JOHN R. L. LEE FCA. VICE CHAIRMAN: JUDITH CHALMERS. DIRECTOR: MAUNDY TODD
VICE PRESIDENTS: MARY BAKER, THE VISCOUNT HAMPDEN D.L., NANCY E. ROBERTSON.
REGISTERED CHARITY NO. 279169. A COMPANY LIMITED BY GUARANTEE. REGISTERED IN ENGLAND NO. 1466822

Patron HRH The Duchess of Kent
President His Grace The Duke of Westminster DL

Honorary Officers:
Chairman Anthony Hewson
Vice Chairmen David Hendon, Jim Hoskisson
Hon Treasurer Jan Hildreth

THE SPASTICS SOCIETY
FOR PEOPLE WITH CEREBRAL PALSY

EAST REGION

Regional General Manager
John Tizard

The Anderson Centre
Spitfire Close
Ermine Business Park
Huntingdon
Cambridgeshire PE18 6YB

Telephone: 0480 434445
Fax: 0480 434216

SB/KLC
27 July 1993

Mr J Godley
Three Tuns Farm Holidays
Surfleet Marsh
Spalding
Lincs
PE11 4DW

SOUTH HOLLAND D.C.
PLANS DEPT.
29 SEP 1993
REF ...0931/93...

Dear Mr Godley

HOLIDAY ACCOMMODATION

Thank you for your letter of 19 July 1993.

There is always a pressing need for holiday accommodation for people with disabilities, and a particular need for accommodation where an able bodied companion can stay with a disabled partner or friend or where a family with a disabled member can stay in a family unit. It is particularly important that this accommodation is seen as both totally accessible in every way but as normal in appearance as possible.

The Society frequently has requests from people seeking holiday accommodation and, whilst of course we are not able to endorse any particular accommodation, is glad to hear of new initiatives in this field.

Yours sincerely

Sue Booth
Local Group Coordinator

Executive Council (Company Directors)
Mr DJ Ashcroft, Mr AR Berry, Mr PJ Clery,
Mr KO Coulbeck, Mrs B Fisher, Mr D Hayes,
Mr DA Hendon, Mr APM Hewson, Mr HJHC Hildreth,
Mr J Hoskisson, Ms SM Hughes,
Miss V Lang MBE, Mr PJ Roberts,
Mr G Vernon, Mrs J Williams,
Mr RC Limb (Company Secretary)

The Spastics Society is a Company limited by guarantee. Registered London 520866.
Registered office 12 Park Crescent
London W1N 4EQ.

Registered as a Charity (no. 208231) in accordance with the Charities Act 1960 and the National Assistance Act 1948

DISABLED Living FOUNDATION

Our Ref: CE/PIB

20th July 1993

Mr J C Goodley
3 Tuns Farm
Surfleet Marsh
Spalding
Lincs
PE11 4DW

Dear Mr Goodley,

I was very pleased to hear that you are hoping to convert part of your farm to include accommodation for disabled people.

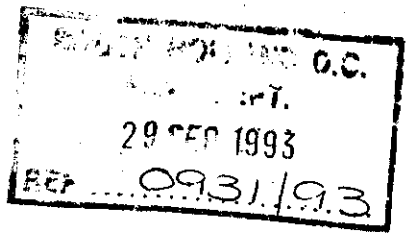
There is a definite need for holiday accommodation of all types and activities, in which disabled people can fully participate and enjoy with family and friends.

I would like to take this opportunity to wish you every success with your venture.

Yours sincerely,

Christine Erne

Christine Erne (Miss) DipCOT
INFORMATION OFFICER



Encs:

380-384 Harrow Road, London W9 2HU Tel: 071-289 6111 Fax: 071-266 2922

President: *Lady Hamilton CBE MA* Chairman: *I. St J T Jackson LLB* Executive Director: *Charles H Moore OBE*
Company Number: 1837993 Registered Office: as above Registered Charity No: 290069

Disability Information Service Huntingdonshire

DISABILITY INFORMATION SERVICE • HUNTINGDONSHIRE •
DISH

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 0931/93

Disability Resource Centre
Ermine Street North
Papworth Everard
Cambridge
CB3 8RH

Telephone 0480 - 830833

Mr J Goodley
3 Tuns Farm
Surfleet Marsh
Spalding
Lincs
PE11 4DN

21 July 1993

Dear Mr Goodley

I was delighted to hear of your proposal to create purpose built holiday accommodation for disabled people. The need for such accessible accommodation, as you describe, is desparately needed. Disabled people can, because of their disability, lead very restricted lives and, therefore, the opportunity to enjoy a break is very precious.

Many people contact D.I.S.H. for information on accessible holiday accommodation and we are always pleased to know of more being provided in this part of the country.

I wish you every success.

Yours sincerely

WENDY AUBREY-REES
CO-ORDINATOR

Document 3

LINCOLNSHIRE STRUCTURE PLAN: ALTERATION NO 2

PROPOSED MODIFIED WRITTEN STATEMENT AND EXPLANATORY MEMORANDUM

Lincolnshire County Council
August 1993

POLICY 17A

IN THE OPEN COUNTRYSIDE, THE RE-USE FOR INDUSTRIAL WAREHOUSING AND OFFICE DEVELOPMENT OF APPROPRIATE RURAL BUILDINGS WILL NORMALLY BE PERMITTED PROVIDED SATISFACTORY ACCESS AND SERVICING CAN BE OBTAINED AND PROVIDED THAT THERE IS NOT AN UNACCEPTABLE IMPACT ON TRAFFIC MOVEMENT AND THE ENVIRONMENT.

POLICY 18A

EXCEPTIONALLY, WHERE A LARGE SCALE INDUSTRIAL, WAREHOUSING OR OFFICE DEVELOPMENT PROPOSAL WILL BRING ABOUT SIGNIFICANT ECONOMIC AND EMPLOYMENT BENEFIT AND/OR WHERE IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT THERE ARE SPECIAL REQUIREMENTS WHICH CANNOT BE MET ON LAND ALREADY PROVIDED, PLANNING PERMISSION MAY BE FORTHCOMING FOR THE USE OF ADDITIONAL SUITABLE LAND.

HOWEVER, ANY SUCH SITES IDENTIFIED MUST BE CONSIDERED SATISFACTORY IN RELATION TO ACCESS, TRAFFIC GENERATION, SERVICE INFRASTRUCTURE, AGRICULTURAL LAND QUALITY, ENVIRONMENT, AMENITY, POLLUTION AND SURROUNDING USE.

POLICY 19A

LAND OF AN APPROPRIATE SCALE AND LOCATION WILL BE ALLOCATED TO ASSIST IN THE DEVELOPMENT OF THE PORTS OF BOSTON, GAINSBOROUGH, SUTTON BRIDGE AND FOSDYKE BRIDGE. SUITABLE SITES WITH ACCESS TO THE WATER FRONTAGE AT THESE PORTS SHOULD BE DESIGNATED AS APPROPRIATE IN LOCAL PLANS AND PLANNING PERMISSION ON THESE SITES WILL NORMALLY ONLY BE GRANTED FOR PORT-RELATED DEVELOPMENTS.

POLICY 20A

MEASURES WILL BE TAKEN TO IMPROVE THE ENVIRONMENT OF EXISTING AND PROPOSED INDUSTRIAL, WAREHOUSING AND OFFICE AREAS IN THE COUNTY.

POLICY 21A

APPROPRIATE PROVISION WILL BE MADE IN LOCAL PLANS FOR THE DEVELOPMENT OR EXTENSION OF THE TOURIST INDUSTRY IN THE COUNTY.

PLANNING PERMISSION WILL NORMALLY BE FORTHCOMING FOR PROPOSALS FOR DEVELOPMENT WHICH WILL MAINTAIN OR EXPAND THE ROLE OF TOURISM IN PROVIDING JOBS, INCOME AND INVESTMENT CONSISTENT WITH THE NEED TO PROTECT THE ENVIRONMENT, HERITAGE, CHARACTER AND LANDSCAPE OF THE COUNTY.

POLICY 22A

THE COUNTY STRATEGY IS TO ENCOURAGE THE PROVISION OF A WIDE RANGE AND CHOICE OF SHOPPING FACILITIES IN SUITABLE LOCATIONS THROUGHOUT THE COUNTY. THE SCALE OF SUCH PROVISION SHOULD GENERALLY BE IN KEEPING WITH THE SIZE AND IMPORTANCE OF EXISTING SETTLEMENTS.

POLICY 23A

NEW SHOPPING DEVELOPMENT WITHIN THE CENTRES OF THE URBAN AREAS AS MAY BE DEFINED IN LOCAL PLANS WILL NORMALLY BE PERMITTED PROVIDED THAT:

HOT WATER SUPPLY SYSTEMS.

TO LAUNDRY PROVIDE UN 200 UNVENTED WATER STORAGE HEATER BY REDRING ELECTRICS LTD OR SIMILAR APPROVED SYSTEM. THIS HEATER IS TO SUPPLY THE 1No. BEDROOM APARTMENT ADJACENT THE LAUNDRY ROOM.

TO ALL OTHER SHOWER ROOMS PROVIDE UNDER A MINI 15 UNVENTED WATER STORAGE HEATER BY ARDENE FIRM OF SWA. THIS HEATER IS TO SERVE BOTH SHOWER AND WASH HAND BASIN.

ALL THE ABOVE TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

✱B.

NOTE: PROVIDE SYSTEM AS SHOWN IF BBA APPROVED IF NOT PROVIDE BELLMAN JET THAT IS INSTALLER TO BE BBA APPROVED ONLY

SECTION B-B

CONSTRUCTION:
Cavity walls as shown provided conc. strip foundations:
700 x 225 to cavity walls
650 x 225 to 300 walls
650 x 325 foundations to 215 thick walling
To non-loadbearing internal walls thicken ons ground floor slab conc. to 150mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specification. Foundation to be C15P mix.

GROUND FLOOR WALLS:
Cavity walls: Outer leaf 100 thick facing bricks in gauged mortar (1:1:6) with flush pointed horizontal joints. Inner leaf 100 thick concrete blocks (7N/mm²) in gauged mortar (1:1:6). Cavity 50mm wide with wall ties at 900mm horizontal centres and 450mm vertical centres staggered. Cavity closers at openings. Cavity fully filled with mineral wool slabs (Rockwool Flexi Batts or similar approved). Fix slabs with adhesive and mechanical fixings. Cut slabs to fit tightly around openings and projections. Damp proof course: Hyload 2000 gauge polythene d.p.m. on 150 well blinded and compacted hardcore. Damp proof membrane: Hyload 2000 gauge polythene d.p.m. on 150 well blinded and compacted hardcore. Sub-floor ventilation: Air bricks 4 double size. Blocks. Bit. Felt d.p.c. to external walls 150 above ground level. Tank ons Asphalt to base of corridor to accordance BS below Damp d.p.c. level.

GROUND FLOOR CONSTRUCTION:
Solid floor: Concrete 100 thick. Concrete to be Cyprus plank on 25mm thick Cyplas EN75 (by Cyprus) at 1.2mm thick bonded or sand blinding on 50 x 200 at 25 centres timber floor joists @ 400 c/c. Joists build into external wall 100mm. To first floor intermediate provide 38 x 5 metal lateral restraint straps to joists running parallel with walls, evenly fixed to walls and to span min. 3 no. joists as max. 1.2m c/c. At strap positions provide push and 38 x 100 noggins to joists. Provide solid herringbone strutting to timber size of joists used, only if shown. Provide between joists supported on ceiling plasterboard 100 mm fibreglass insulation.

✱B.
TO OPENING No. 25 PROVIDE 2ND. DOOR SWINGING IN OPPOSITE DIRECTION CONSISTING OF 6mm PLYWOOD TO BOTH FACES WITH 40mm ROCKWOOL BLOCK BATTS IN BETWEEN. ALSO PROVIDE PROPERLY INTUMESCENT STRIP TO REBATES. THIS WILL ACHIEVE NECESSARY FIRE AND ACOUSTIC LEVELS.
DOORS TO BE KEPT LOCKED SHUT UNLESS FLAT 1 & 2 BEING USED AS ONE FLAT.

NOTE: ALL DOORS TO INNER ROOMS TO BE FD20 (LINED).

125mm fibreglass insulation
Cavity & Lead Dressing
Plywood face
Black-breather paper
50x125 SC3 t.t. vertical studs at 400c/c
Underlay
D.P.C.
WINDOW
D.P.C.
325

DETAIL SECTION 1-1

SECTION 1—1

✱B
ACCESS PLATE AT BASE OF SVP. LEAVE ACCESS THRU BOXING

✱B.
SOIL AND VENT PIPE TO FALL AT MIN 1:70 IN FLOOR SPACE.

rwp shooing onto roof below

✱B
FIRE ESCAPE WINDOW. PROVIDE NESTLE ABOVE READILY OPENABLE CASE.
PROVIDE PREFINISH FIRE ESCAPE ROPE LADDER IN FIREPROOF ENCLOSURE TO SIDE OF WINDOW.

½ HOUR SELF CLOSING FIRE DOORS

FIRST FLOOR PLAN

✱B.
TO ALL DISD SHOWER ROOMS PROVIDE MECHANICAL DISD SHOWER FANS TO OUTSIDE AIR.

✱B.
ACCESS PLATE AT BASE OF SVP. LEAVE ACCESS THRU BOXING

PROVIDE SPECIAL I.C. LINTELL & PANNING RECESSED BACK TO SUPPORT CURVED BRICK ARCH ABOVE.

GROUND FLOOR PLAN

SECTION A-A

SOUTH HOLLAND D.C.
PLAN DEPT.
06 DEC 1993
REF 0931/93

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PLANS & SECTIONS

PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END,

Mr. & Mrs. J. Goodley

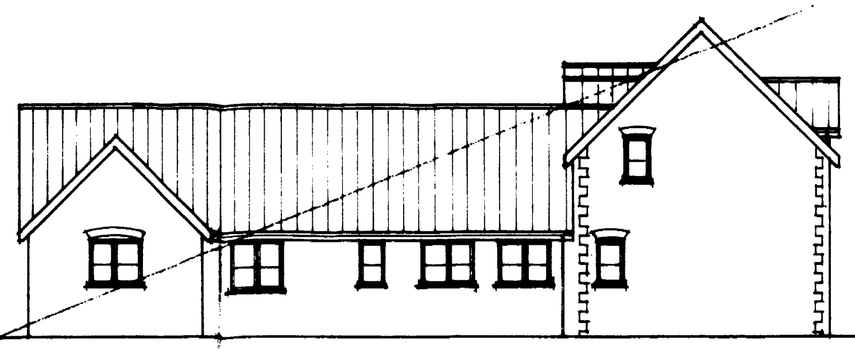
Scales- 1:50 1:10
Date- Aug 93
Drawn- jpw.
Drg. no.- 771714/3

A - CLIENT ALTS - AUG 93
B - GEN ALTS - NOV-93

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



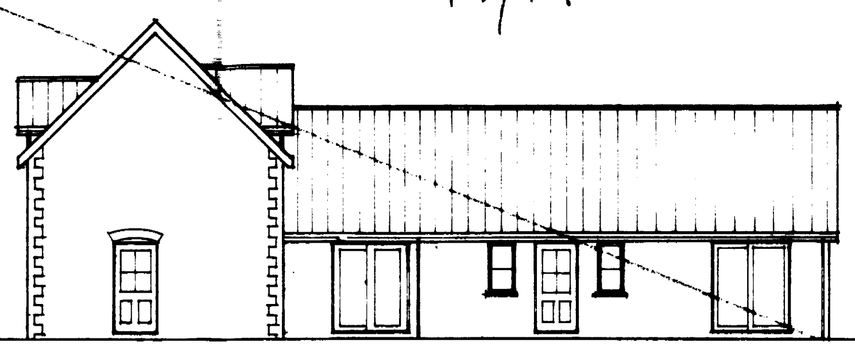
FRONT



SIDE



REAR



SIDE

N/A

At roof/wall abutments provide 93m lead flashing [illegible] wall 150mm. + bdg. over cavity tray

*B
CRAWING No. 31 TO BE 1200 WIDE X 1200 DEEP. TO BE DOUBLE SIDE HUNG AS SHOWN BUT WITH NO MULLION CENTRE TIMBER FOR FIRE ESCAPE PURPOSES.

JOINERY & LINTEL SCHED.

No	reference	lintel	% lgth
1	DOOR APPROX 1000mm WIDE (TO GIVE 850mm CLEAR OPENING WIDTH) x 2100mm STRONG SILL - SEE DETAILS	L1/S	850.
2	H112CC	L1/S	2100
3	PAIR OF BR + SPECIAL SILL SEE DETAILS	L1/S	2100
4	H112C (OPP)	L1/S	1550.
5	AS No 1	L1/S	1550.
6	H112C	L1/S	1550.
7	PAIR BR+STRONG SILL SEE DETAILS	L1/S	2100
9	H110C (OPP).	L1/S	1550
10	AS No 1 + H112C & H112C (OPP)	L1/S	2700
11	PAIR BR+STRONG SILL SEE DETAILS	L1/S	2100
12	AS No. 1 + H112C	L1/S	1700
13	AS No 1	L1/S	1550
14	H212CC	L1/S	1550
15	H210CC.	L1/S	1100
16	H210CC	L1/S	1550
17	H212CC	L1/S	1550
18	SPECIAL FRENCH DOORS	L1/S	1500
19	HN10C	L1/S	900
20	H310C	L1/S	2100
22	HN10C	L1/S	900
23	H212CC	L1/S	1550.
24	H210C	L1/S	1550
25	NATURAL OPENING TO GIVE MIN. 750mm CLEAR OPENING WIDTH. SEE SEPARATE NOTE FOR ACOUSTIC INS. + FIRE PROTECTION.	200 BOX	1200
26	BEDROOM OPENING TO GIVE MIN. 750mm CLEAR OPENING WIDTH.	L1/S.	1200.
27	TOILET OPENING DOOR TO GIVE MIN. 600mm CLEAR OPENING WIDTH	100 BOX	850.
28	BEDROOM OPENING TO GIVE MIN. 750 CLEAR OPENING WIDTH	100 BOX	1200
29	BEDROOM OPENING.	100 BOX	1200
30	LOUNGE OPENING TO GIVE MIN. 750mm CLEAR OPENING WIDTH.	100 BOX	1200
31	SPECIAL - ONE PAIR TO OPEN	L1/S	1550
32	MULLION 1770 WIDE x 1550 DEEP TO MATCH STYLE OF OTHERS.	L1/S.	2100
33	H212CC.	L1/S	1500
38	HN10C	L1/S	900

*B
TO UNDERSIDE OF STAIRS TO OFFICE CLAD WITH 2no. LAYERS 12.5 PLASTERBOARD LAYED STAGGERED JOINTS.

*A

*B
FL QUALITY BRICKS TO BE LAID BELOW DPC LEVEL.

SEPERATING WALLS TO BE 215mm BLOCK. DENSITY 1800 kg/m³ 110mm COURSING, 13mm PLASTER BLOCKS TO EXTEND FULL THICKNESS OF WALL. ABOVE OR SIMILAR APPROVED SYSTEM IN ACCORD. WITH APPROVED DOCUMENT E.

door bottom rail

PROVIDE SEALMASTER NB BARRIER THRESHOLD OR SIMILAR APPROVED, TO ALL DISABLED ENTRANCE DOORS Nos 1, 5, 8, 10, 13 AND PATIO DOORS Nos 3, 7 & 11.

16 approx.

SILL DETAIL 1:2

NOTE: Roof construction over LAUNDRY to be as main except use Twinsplate queen nib type trusses at 45° @ 600 c/c.

NOTE: Roof construction over SINGLE STOREY to be as main except use Twinsplate raised nib trusses at 45° @ 600 c/c.

*B.
TO VOID IN EAVES AT PARTY WALL POSITIONS PROVIDE PROPRIETARY ½ HOUR FIRE RESISTING MATERIAL i.e. FIRE CLOAK BY ROCKWOOL OR SIMILAR TO STOP THE SPREAD OF FIRE.

*B.
PARTY WALL TAKEN UP TO UNDERSIDE OF ROOF TILES AND FIRESTOPPED

DOUBLED OR TRIPLED-UP TRUSSES TAKING SIDE DORMER WALLS.

*B.
TO EXPOSED ROOF OVER AND BRICK CEILINGS ABOVE INS. LARGE 12.5 PLASTERBOARD

NOTE: DIS-BONDING BRICK WORK TO VERGES.

PERIMETER SPACING BETWEEN CENTRES TO BE AS PER MANUFACTURERS INSTRUCTIONS.

4No 780 x 1400 VELUX ROOF LIGHTS REF 308 INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DOUBLE UP TRUSSES EITHER SIDE OF VELUX ROOF LIGHTS.

ROOF PLAN

ROOF CONSTRUCTION:
Cover: Concrete/clay plain roof tiles (see elev. plan) on 38 x 25 m/w sawn/planed timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinsplate RAMSEY/6 TYPE TRUSSES @ 600 c/c @ 40° pitch in accordance with B.S. 5268 part 3 1995.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 g.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 89 noggins to trusses.

ROOF VENTILATION:
To roof spaces use 'Manx Joinery' soffit ventilation troughs. SOFFIS boards to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION:
Ceiling, between and underslay as for main house/ roof min- 25 x 200 ridge, 38 x 100 rafters and ceiling ties. Provide 25 x 100 longitudinal binder plus 25 x 100 diagonal rafter binder. At roof intersections provide 32 x 175 valley lay boards plus suitable supporting rafters. Support rafters on 50 x 175 header/wallplate.
Provide 38 x 100 noggins from last rafter over gable wall to 50mm barge-board @ 400 c/c. Provide restraint straps as main roof.
Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 graded.

CAVITY WALL CONSTRUCTION:
3mm satin finish on Gyproc Duplex plasterboard on 50 x 125 vertical studs @ 400 c/c built off dwanded-up rafters as shown. Black breather paper. 6mm plywood face. 1 No. layer g.p.o. underlay. 9mm GRIP-A Layed staggered up-stairs and over ties MARK RAMSEY/HT. Provide 125mm Gyplon 2000 fibreglass insulation insutween studs. All timber SC3 grade.

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 3mm skim or Artex finish.

ROOF INSULATION
Provide 150mm of Gyplon 1000 by Gyproc Insulation Ltd.

FOUL WATER DRAINAGE:
Foul water drains to be 100 ø vitrefied clay pipes 'Hepworth' flexible jointed to fall 1:70 bedded in 50 mm gravel. Under buildings drains to be encased in 150 mm gravel with lintel over pipes at ball abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to REARDUCT 'Multi' ROOF VENT TO SUITABLE RIDGE VENT
B & V P to be fitted with access plate at 1200 40mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm ø

SURFACE WATER DRAINAGE:
To be 100 ø VITRIFIED CLAY pipes 'Supervalve' flexible jointed to fall 1:70 bedded in 50 mm gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

PROTECTION TO POPE AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION:
Inspection chambers polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 50mm projection from cover. Convere to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade D - medium duty covers are to be used.

TRAPDOOR
Provide 750mm x 550mm trapdoor for access to roof space.

WATER SUPPLY:
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed ground in non-combustible material. To be min. 550mm. max 1.0m above footpath to base.

PROVIDE ECONOMY 7 electric storage heaters TO CLIENTS REQUIREMENTS

JOINERY:
All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp) denotes items bought ex SIMILAR APPROVED MANUFACTURER.
All windows to be double glazed sealed units (unless otherwise noted)

LINTELS:
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and cleared cavities provide bit. felt c.p.c. both horizontally and vertically.

EXTERNAL LINTELS:
To be I.G. type 100 Internal lintels.

MINIMUM LEVELS AND SIZES - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (hidable) ventilators giving a total opening area of not less than 6000 sq. mm.

RAINWATER GOODS ETC:
P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

STAIRS:
Stairwell formed by sqinners and load-bearing walls as shown. Provide timber balustrading to stairs 900 mm above pitch line and to landing 1000 mm high. Balustrading to be vertical type, not horizontal or rench style. Provide timber handrail 75mm mm above pitch line. Min headroom 2000 mm above pitch line. No parts of stairs to have any gaps greater than 99 mm. Provide 2 way lighting. Total rise 2890 mm in 13 up goings 223 mm pitch 41 54°.
GAS FITTING BOULTON & PAUL CODE STAGE II

WALLING:
250 cavity walls to, consist of:
100 face brk (mmm selte plan for details)
50 cavity, filled with Kosmos dry cavity wall insulation, all work carried out in accordance with Agreement Board Cert. No. 88/2931. or sim. approved.
100 internal thkn of 'Ytong' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic metal ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render - skim finish. First floor internal walls to be 100 stud partitions constructed of 75 x 50 head and sole plates, 75 x 50 vertical studs @ 600 c/c, 12.7 plasterboard and skim finish to both sides. Stud partitions running parallel to joist direction to be built off doubled up floor joists, Optimb. Fill with 75mm insulation.
NOTE: Doubled up floor joists to be in addition to normal joist spacing. Where stud partitions run at right angles to joist direction, provide 50 x 100 sole plate.

SAFETY GLAZING:
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door.

SMOKE DETECTORS:
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

KITCHEN VENTILATION:
Provide Kestrel 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation

BATHROOMS:
Provide Kestrair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 cu. m./hr (approx 27.5 l/sec) or 70 cu.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

FLOOR PLAN

*B
JOISTS TO BE SUPPORTED WITH MS JOIST HANGERS AT PARTY WALL POSITION.

*A. STAIR TRIMMERS TO BE DOUBLED UP MEMBERS.

RECEIVED S.H.D.C.
PLAN DEPT.
06 DEC 1993
REF 0931/93

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

ELEVATIONS

PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END

Mr. & Mrs. J. Goodley

Scales- 1:100 1:2
Date- Aug 93
Drawn- JPW
Drg. no.- 771714/4

A - CLIENTS ALTS - AUG 93.
B - GEN. ALTS. NOV-93.

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

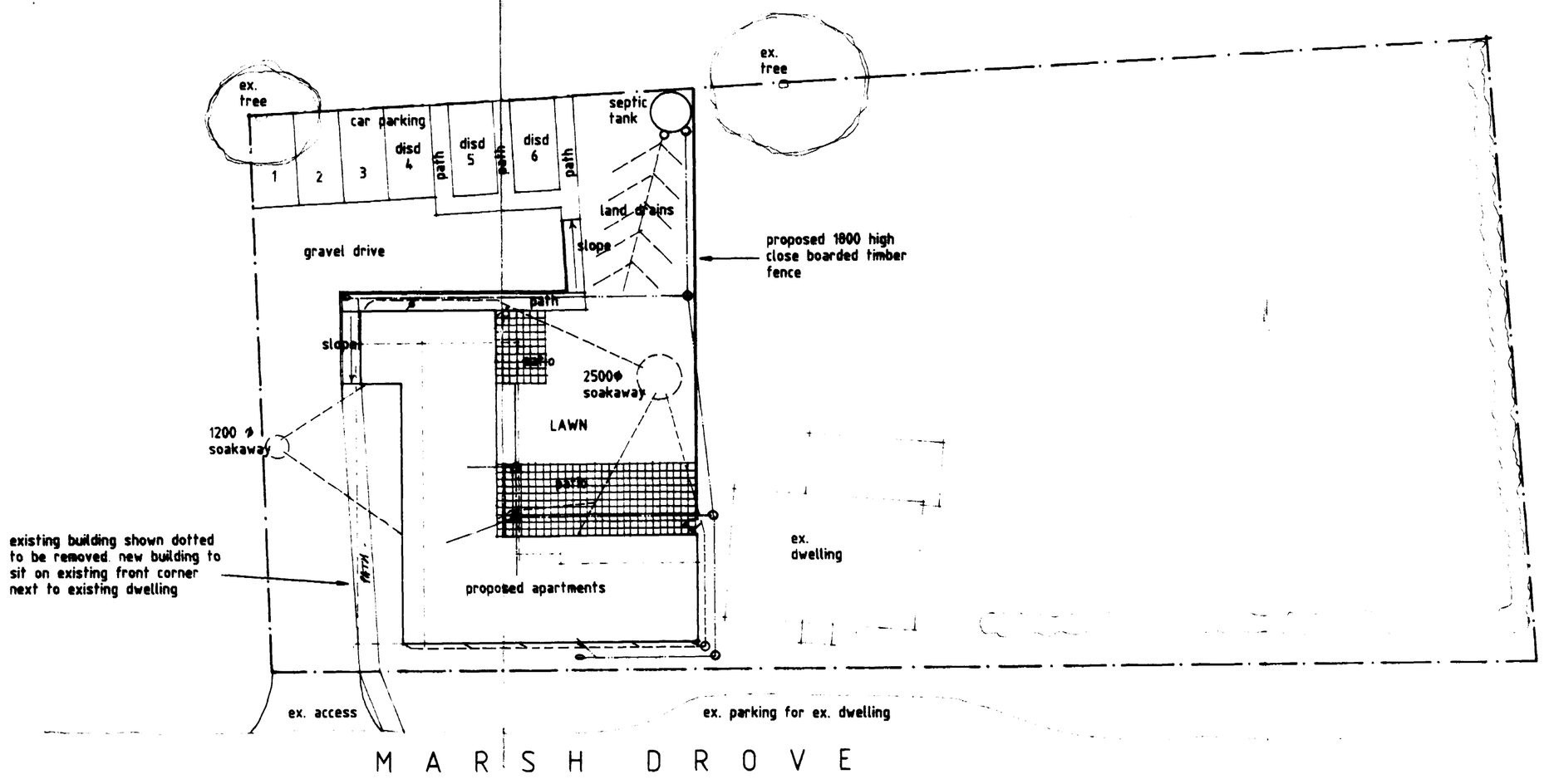
SEPTIC TANK
Connect foul water drains to 'Klargester' type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 14.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application.

The council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank, particularly the bottle type is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any ditch, pond or watercoarse or within 50 metres of any well or borehole.

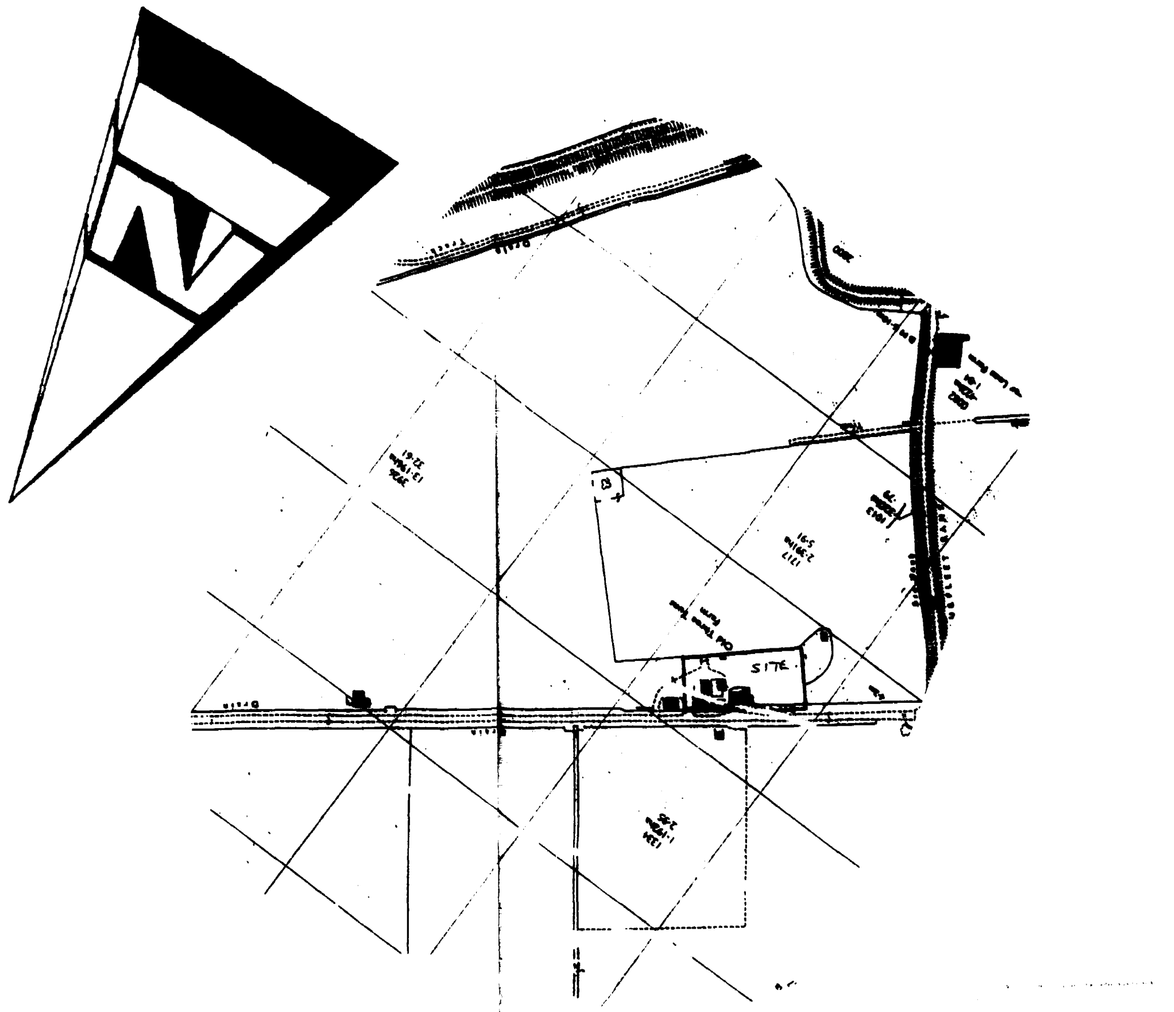
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

* B.
1000 GALLON SEPTIC TANK FOR 14 PEOPLE (MAXIMUM).

DRIVES
75 (19 down) washed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.



BLOCK PLAN



LOCATION PLAN

Materials

second hand facing bricks or similar approved

Marley terracotta pantiles concrete interlocking

Footpaths & Patios

where the above are outside doors and patios, they are to be level with finished floor level. footpaths to have unobstructed width of 1000mm. ffl is 150mm higher than ground level therfore 2no. slopes in footpath to be approx. 1 in 27. to slope and path adjacent drive which is higher than drive provide concrete kerb to be 100mm higher than path. Lawn to be at same level as path in all locations e.g. sloping down with path.
footpath construction to be concrete of suitable depth min. 100mm max. 250mm on 100 well compacted hardcore. provide 50mm wide conc. edging kerbs (in locations stated above) by suitable depth bedded and haunched in concrete Patios construction to be suitable paving slabs to suit client on 50mm sand/cement dry mix bed on 100mm well compacted hardcore.

This drawing to be read in conjunction with drg. no.s 771714/3, 4, 6 & 7

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

SITE PLAN

DETERMINED

PROPOSED HOLIDAY APARTMENTS AT
3 TUNS FARM HOUSE, MARSH DROVE
SURFLEET SEAS END

Mr. & Mrs. J. Goodley

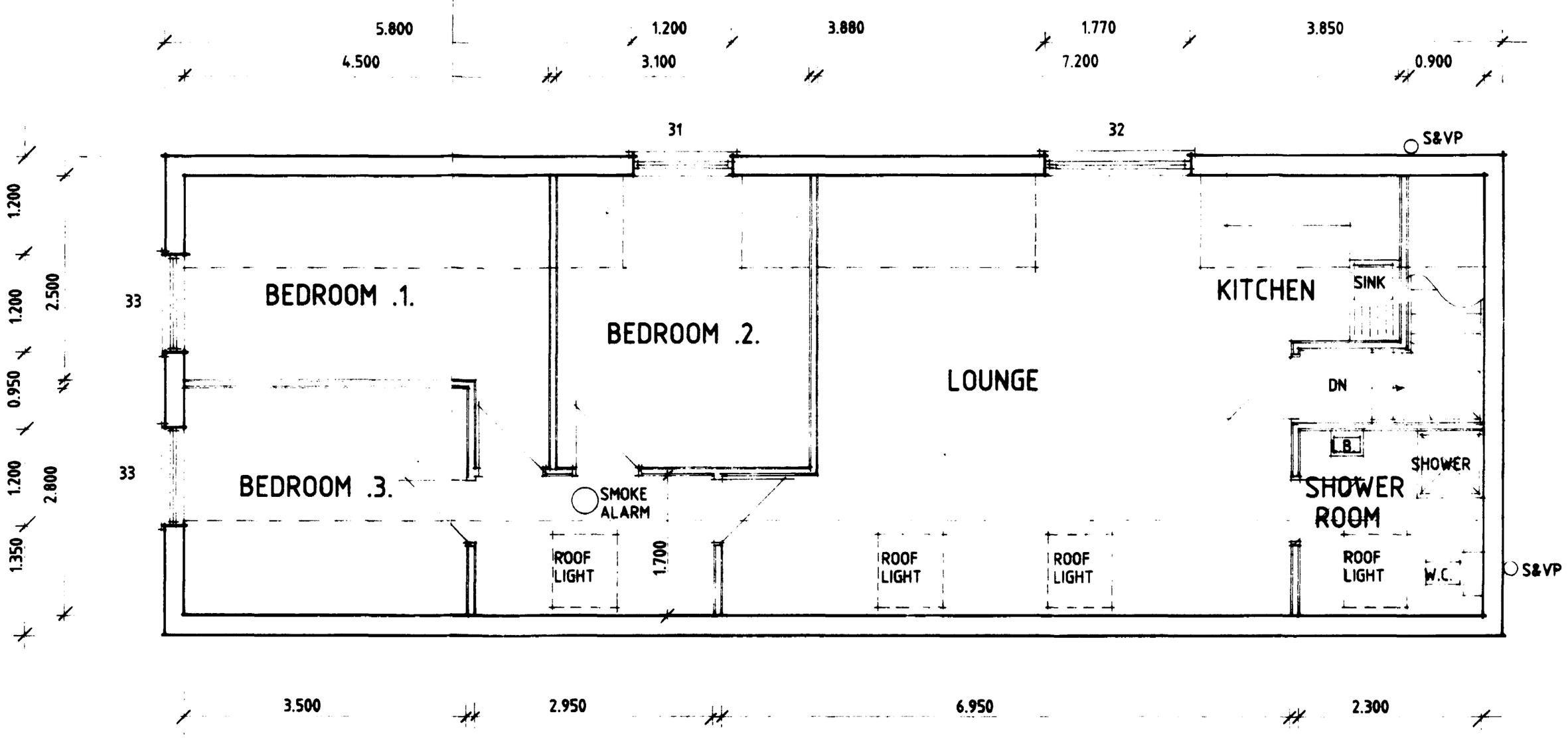
Scales- 1:200 1:2500
Date- Aug 93
Drawn- jpw
Drg. no.- 771714/5

A - GEN ARTS - NOV. 93
B - SHDC ARTS — NOV 93.

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

NOTE

ALL BEDROOM WINDOWS TO HAVE CILL MIN. 800 & MAX 1100 ABOVE FLOOR LEVEL. EACH TO HAVE CLEAR OPENING FOR FIRE ESCAPE OF 850 HIGH x 500 WIDE



FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF S93/193

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END FOR

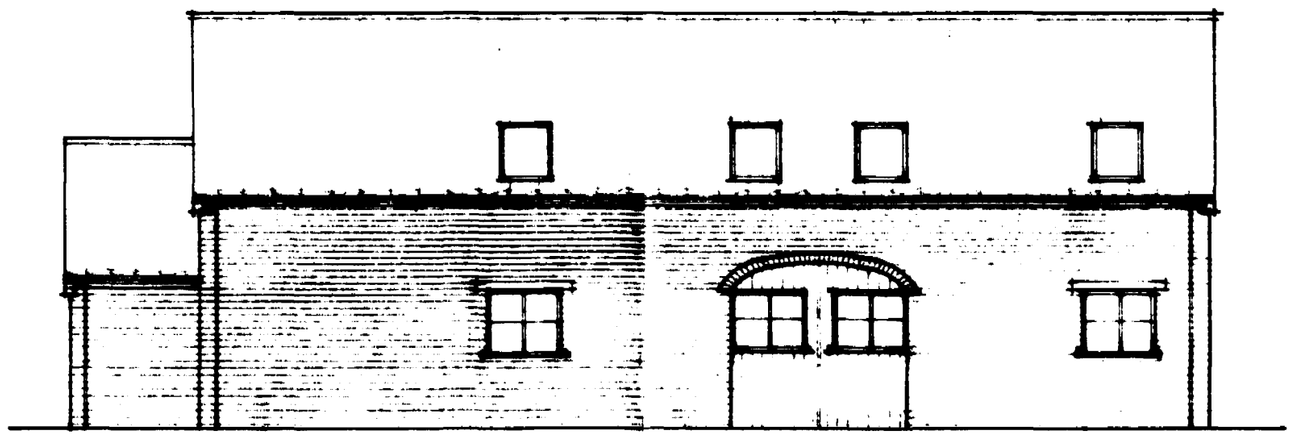
MR. & MRS. J. GOODLEY

FIRST FLOOR PLAN

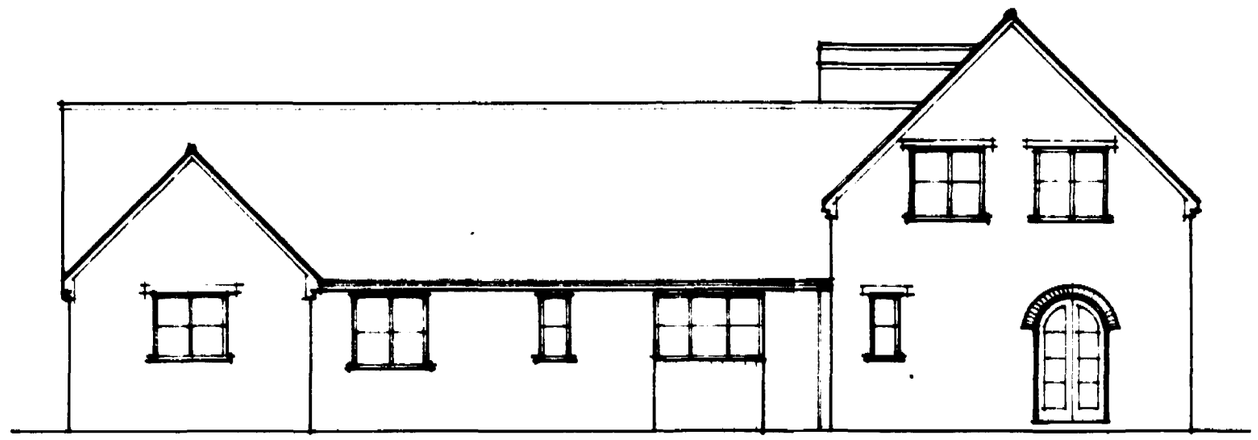
1:50 771714/8

FEB-94 B.GILHAM.

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



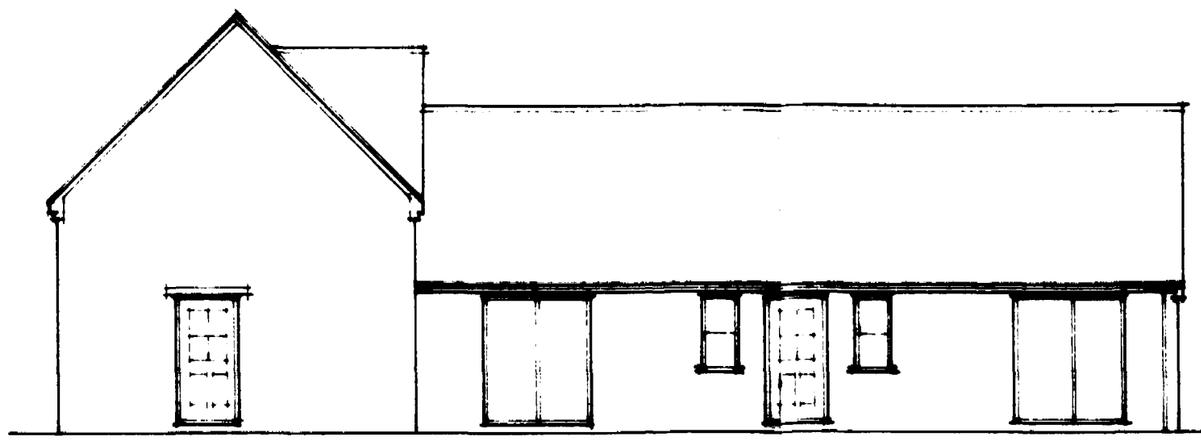
FRONT



SIDE



REAR



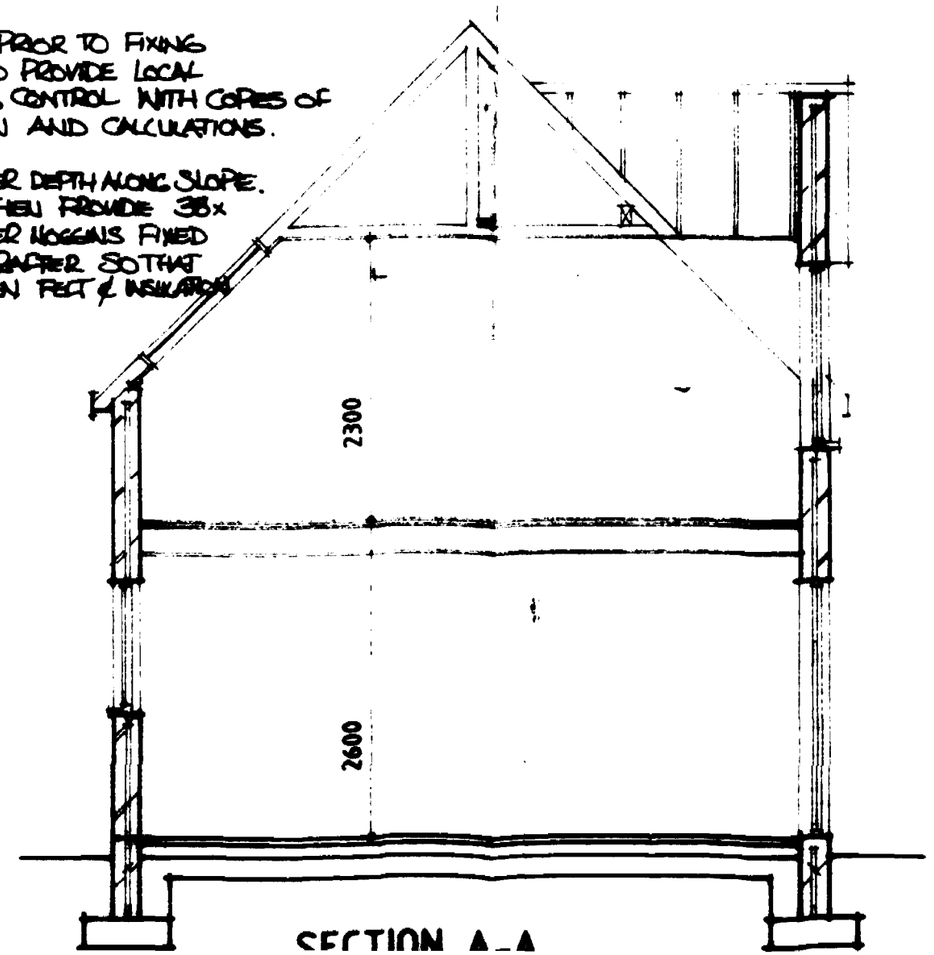
SIDE

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF 093/93

*A

NOTE: 28 DAYS PRIOR TO FIXING ON SITE BUILDER TO PROVIDE LOCAL AUTHORITY BUILDING CONTROL WITH COPIES OF ROOF TRUSS DESIGN AND CALCULATIONS.

DEPENDING ON RAFTER DEPTH ALONG SLOPE. IF NOT 200 DEEP THEN PROVIDE 38x REQUIRED DEPTH TIMBER NOGGINS FIXED ALONG UNDERSIDE OF RAFTER SO THAT SO AIR GAP BETWEEN FELT & INSULATION IS MAINTAINED.



SECTION A-A

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END

MR. & MRS. J. GOODLEY

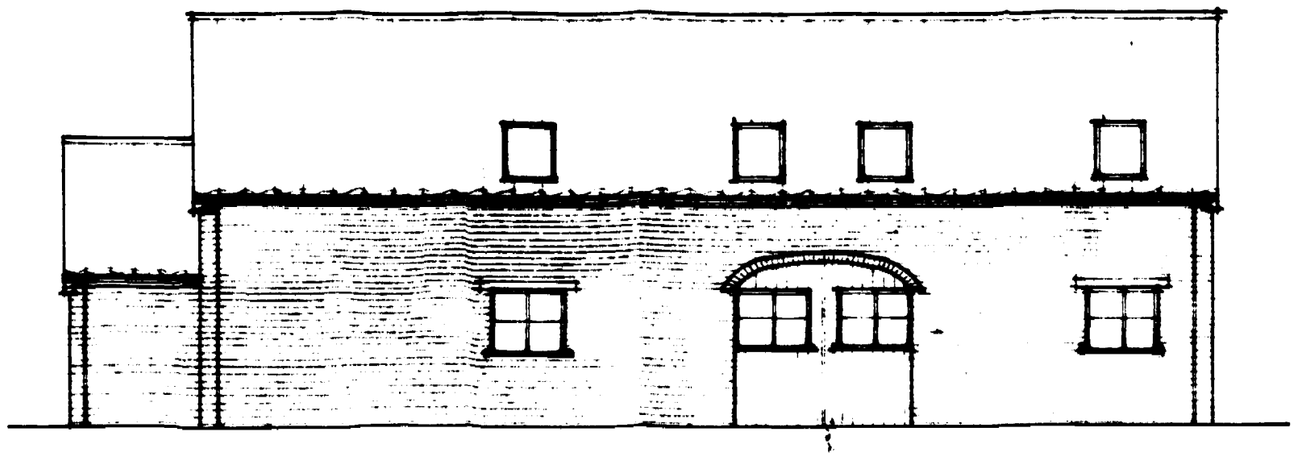
ELEVATIONS & SECTION

1:100 1:50 771714/6

NOV-93 B.GILHAM.

A - SHOC ALTS - NOV 93.
B - WINDOW ALTS

Status House, 4 Princes Street.



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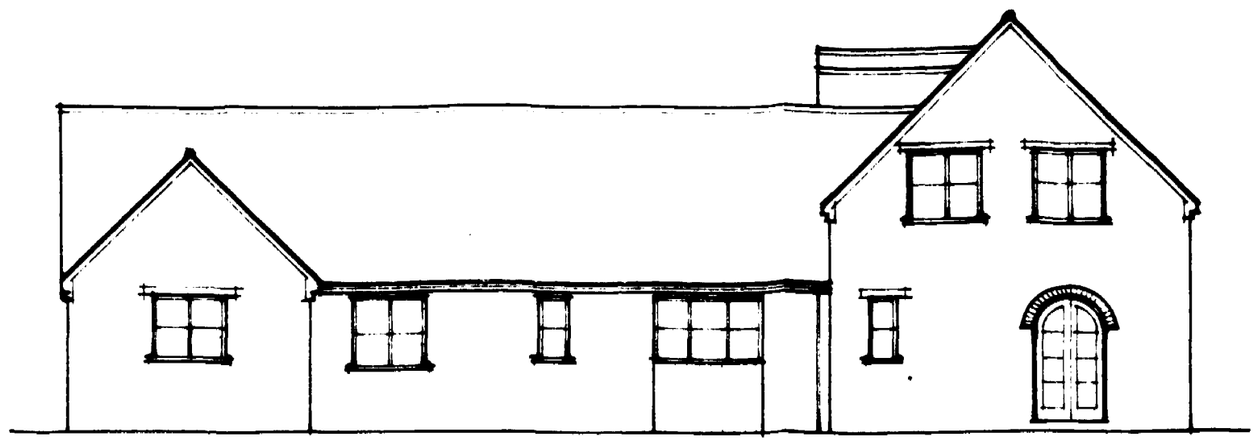
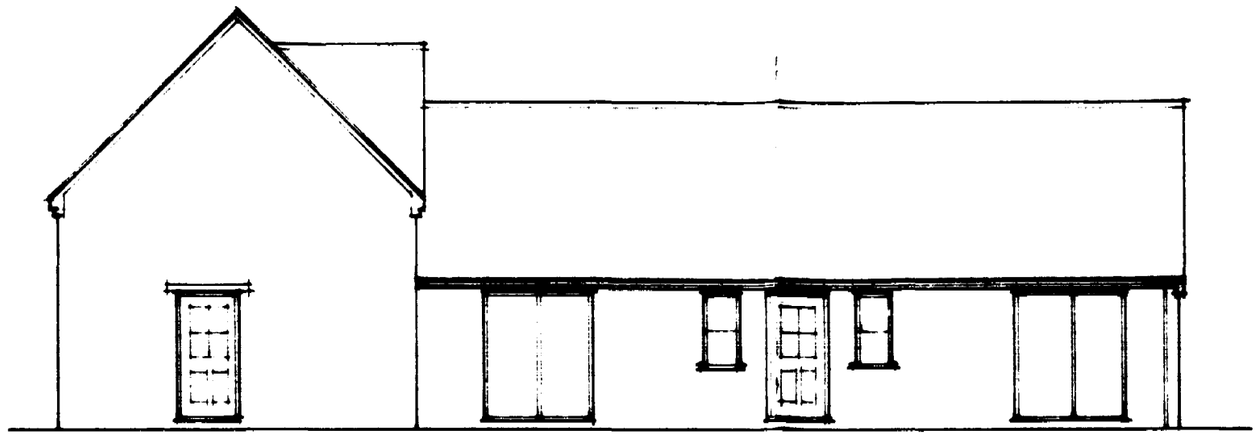


SIDE



REAR



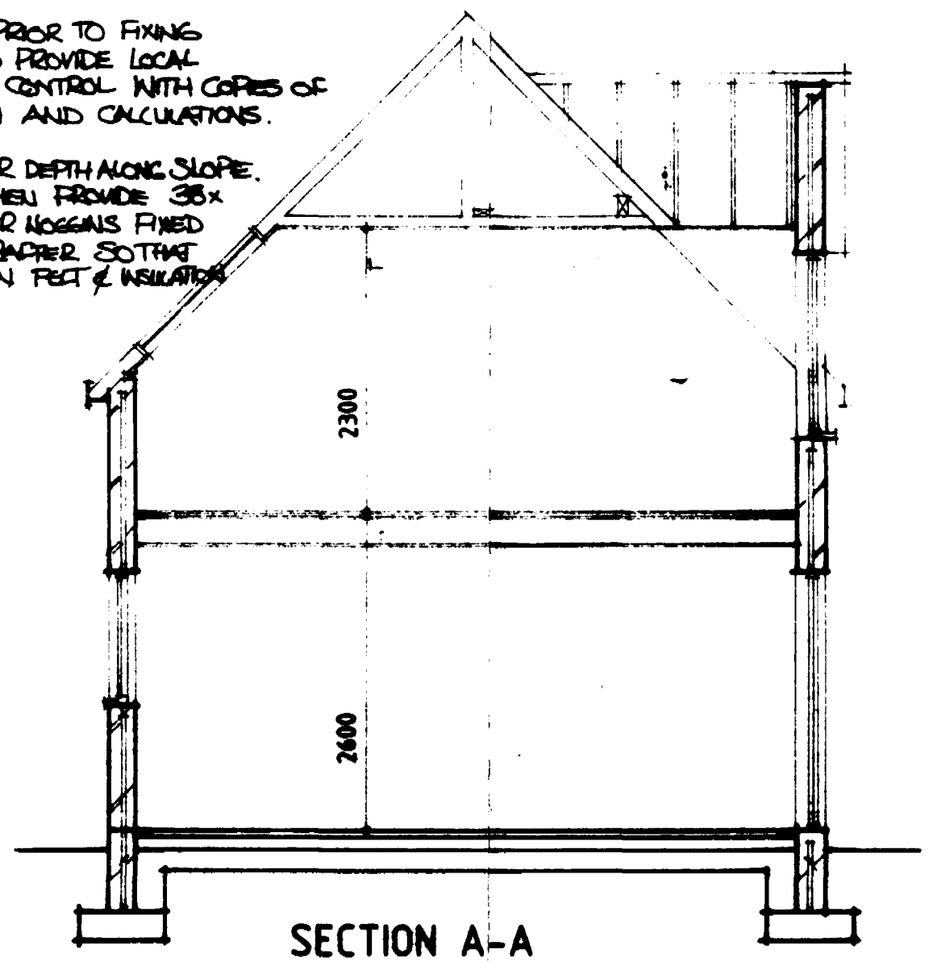
SIDE

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF S93/198

E A

NOTE: 28 DAYS PRIOR TO FIXING ON SITE BUILDER TO PROVIDE LOCAL AUTHORITY BUILDING CONTROL WITH COPIES OF ROOF TRUSS DESIGN AND CALCULATIONS.

DEPENDING ON RAFTER DEPTH ALONG SLOPE. IF NOT 200 DEEP THEN PROVIDE 38x REQUIRED DEPTH TIMBER NOGGINS FIXED ALONG UNDERSIDE OF RAFTER SO THAT 50 AIR GAP BETWEEN FELT & INSULATION IS MAINTAINED.



SECTION A-A

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END.

MR. & MRS. GOODLEY

DETERMINED
PLAN

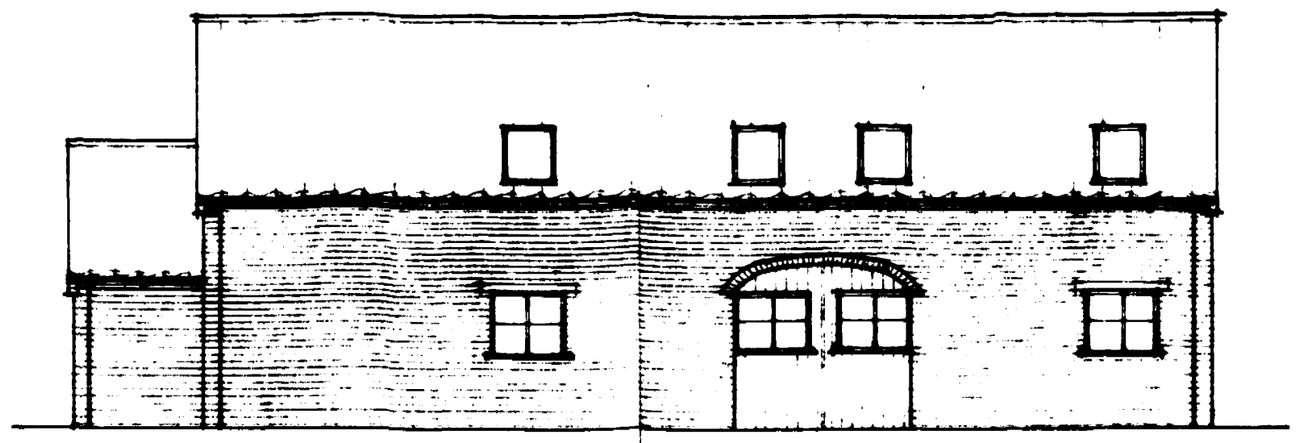
ELEVATIONS & SECTION

1:100 1:50 771714/6

NOV-93 B.GILHAM.

A - ENEC ALTS - NOV '93.
B - WINDOW ALTS

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



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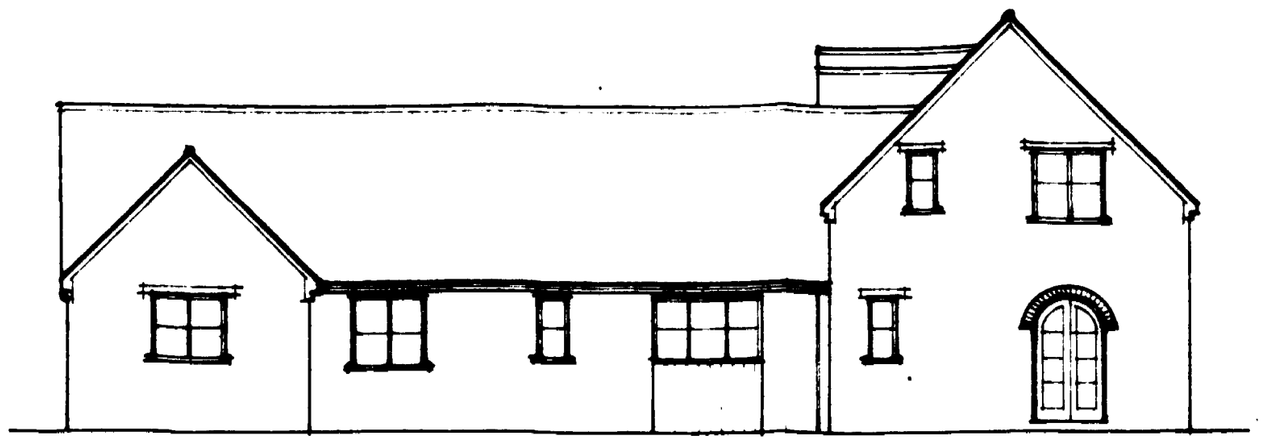

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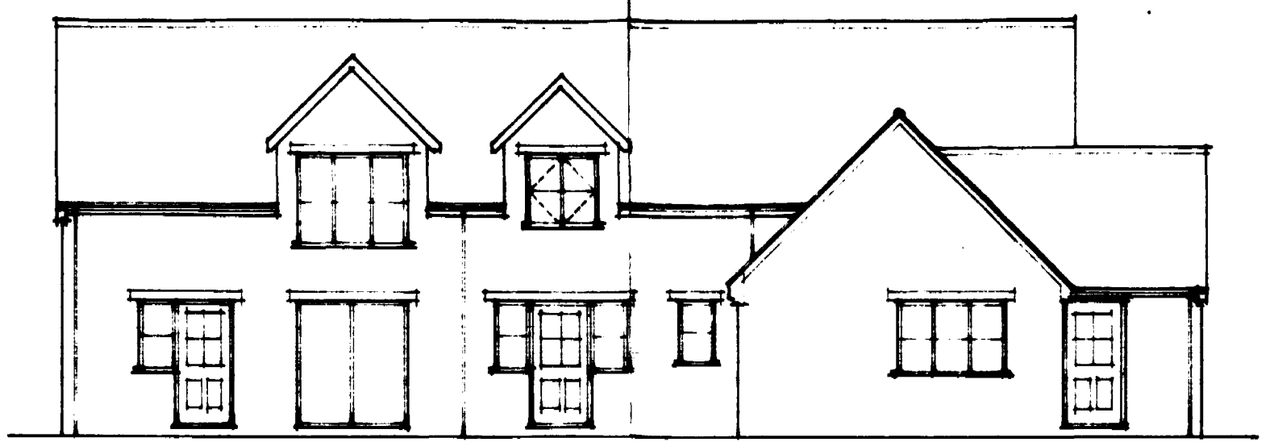

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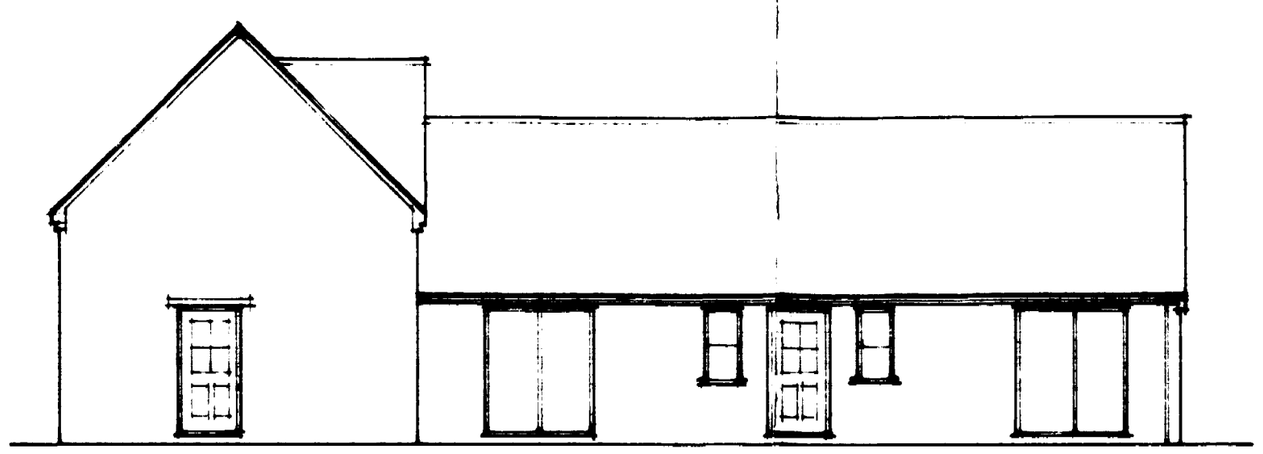


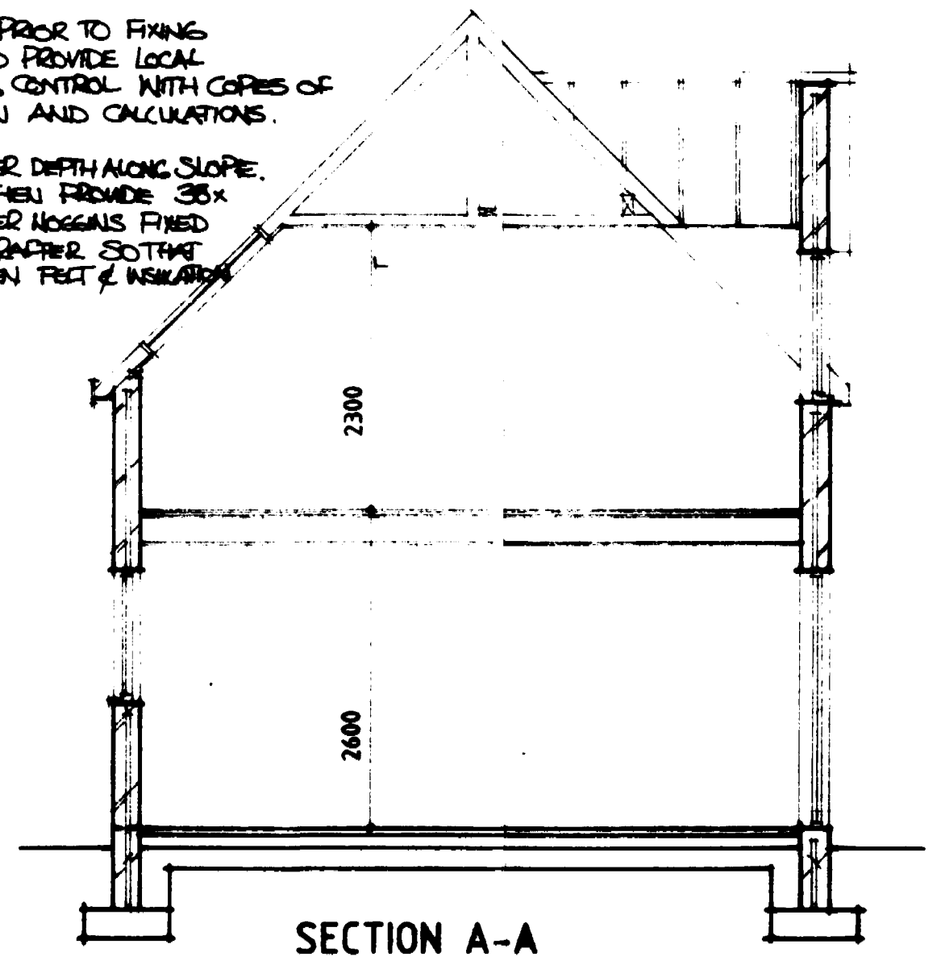
SIDE

SOUTH HOLLAND D.C.
PLAN DEPT.
06 DEC 1993
REF 0931/93

✳A

NOTE: 28 DAYS PRIOR TO FIXING ON SITE BUILDER TO PROVIDE LOCAL AUTHORITY BUILDING CONTROL WITH COPIES OF ROOF TRUSS DESIGN AND CALCULATIONS.

DEPENDING ON RAFTER DEPTH ALONG SLOPE. IF NOT 200 DEEP THEN PROVIDE 38x REQUIRED DEPTH TIMBER NOGGINS FIXED ALONG UNDERSIDE OF RAFTER SO THAT 50 AIR GAP BETWEEN FELT & INSULATION IS MAINTAINED.



SECTION A-A

DETERMIN-
PLAN
DESIGN

Status J

ARCHITECTS & PLANNING CONSULTANTS

Ref.

PROPOSED HOLIDAY APARTMENTS AT 3 TUNS FARM HOUSE, MARSH DROVE, SURFLEET SEAS END

MR. & MRS. J. GOODLEY

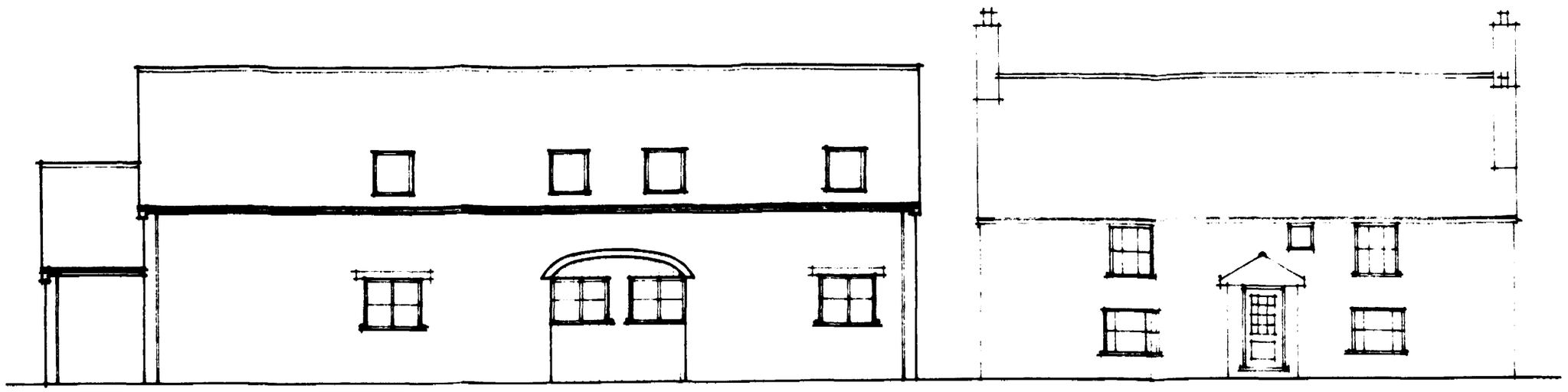
ELEVATIONS & SECTION

1:100 1:50 771714/6

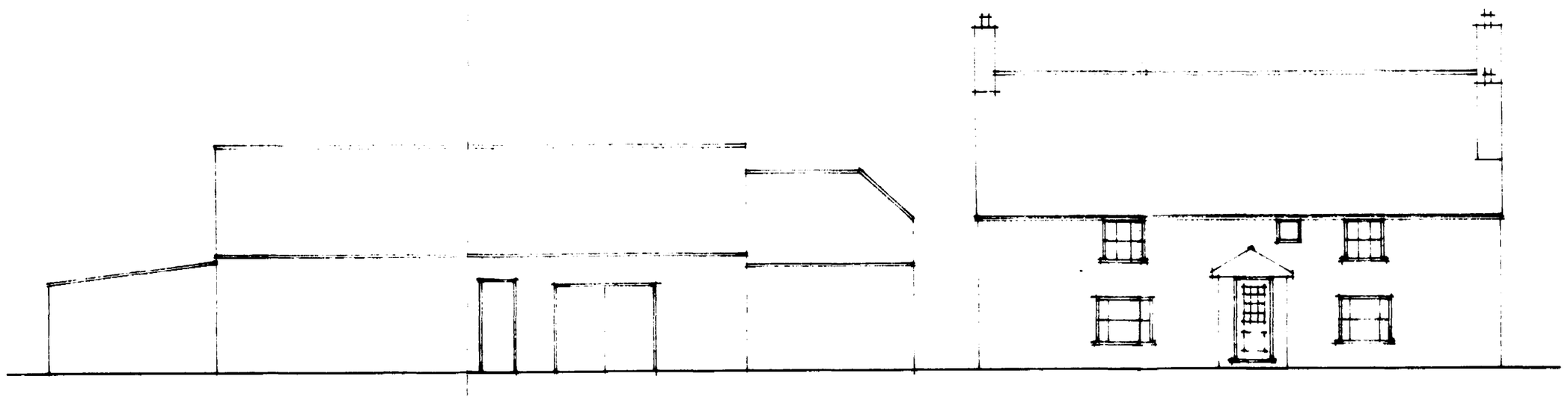
NOV-93 B.GILHAM.

A - SPEC ALTS - Nov '93.

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



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
REF. 0931/93

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED HOLIDAY
APARTMENTS AT 3 TUNS
FARM HOUSE, MARSH DROVE,
SUTTERTON, SEAS END

Ref.

MR. & MRS. J. GOODLEY

1:100 | 771714/7

NOV-93 | B.GILHAM

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