SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18/0423/93 *Received:*06-MAY-93 *Type:*FULL

Name: Mr & Mrs L Knight
1 Nene Crown Farm
Hospital Road, Wingland
Sutton Bridge
Spalding LIncs PE12 9YR

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

Description: Bungalow with garage and vehicular access

Location : Adjacent `Aston Villa' King John Bank
Walpole St Andrew Wisbech

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policies 5A, 6A and 7A of the Lincolnshire Structure Plan and also the Policies of the Long Sutton and Sutton Bridge Local Plan. These are in accordance with national policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would then be difficult to resist.

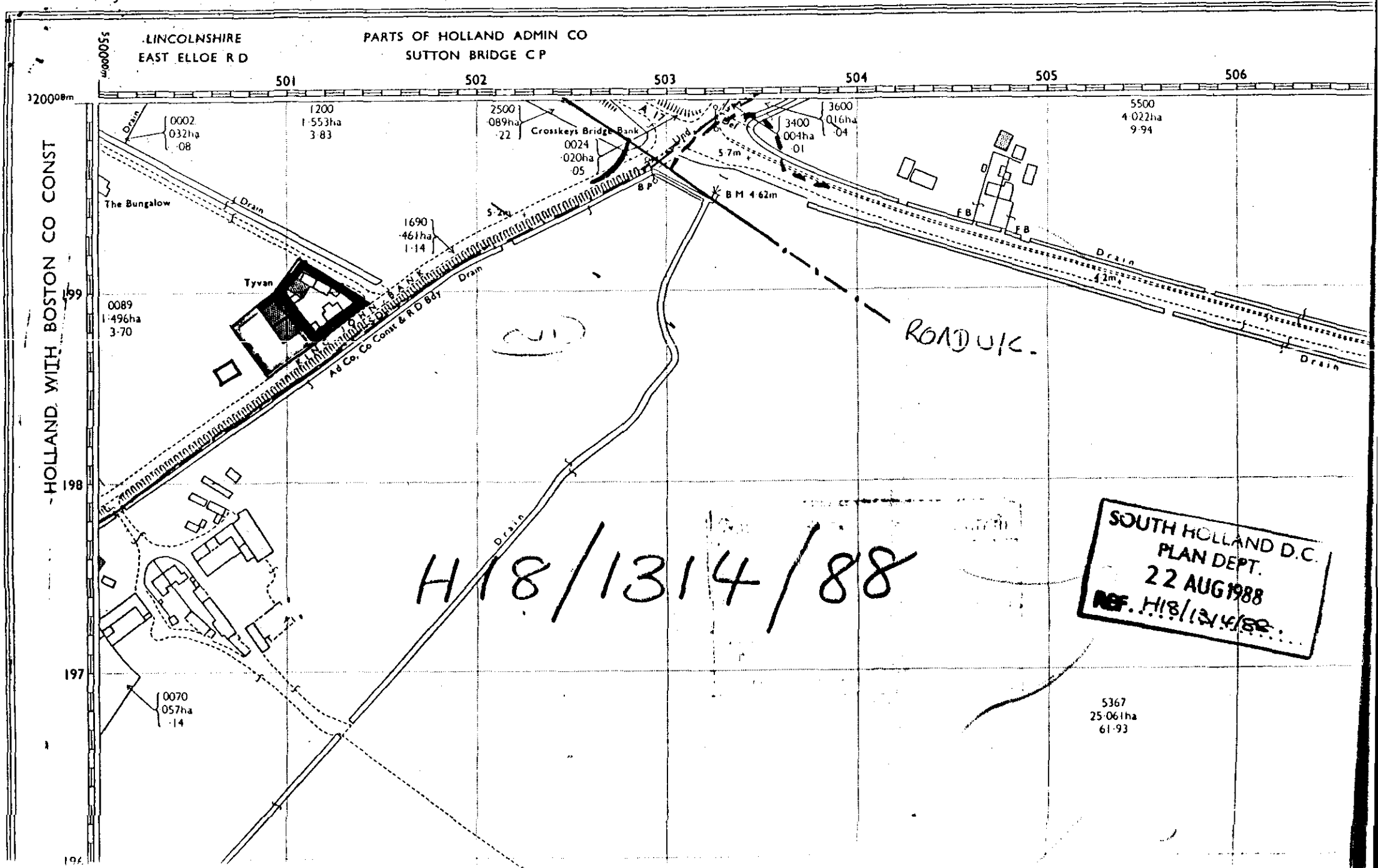
Director of Planning and Building Control Services
06-AUG-93 H18/0423/93

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

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

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

NATIONAL GRID PLANS Scale 1:2500



H18/1314/88

SOUTH HOLLAND D.C.
PLAN DEPT.
22 AUG 1988
REF. H18/1314/88

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18|0423|93

Date Registered 06 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. L. Knight
1 Nene Crown Farm
Hospital Road
Wingland
Sutton Bridge
Spalding Lincs PE12 9YR

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

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Adjacent 'Aston Villa' King John Bank, Walpole St. Andrew, Wisbech, Cambs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow with garage and vehicular access

Please complete

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

Signed. B. Gilham Date 4th May 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.

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 R. S. (Applicant / Agent) Date 4th May 1993

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 R. S. (Applicant / Agent) Date 4th May 1993

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 .....

APPL ATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : ✓
Neighbours :
Boundaries : CONIFER HEDGE TO NORTH — ROAD FRONTAGE — OTHER BOUNDARIES UNDEFINED
Site Features : FLAT OPEN LAND

Inspected by
Date MJ 1-6/5.

Site Notice posted by
Date 10/5/93 (VALID 12/5/93).
Expiry 3/6/93.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda: ✓ 2/8

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

D^c INSTRUCTION SHEET

APPLICATION REF: H18/0423/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

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

Extra Consultations:

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

Note
* Longer expiry
G Group available

Case Officer

JOHN BLACKWOOD

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P2639

Date first Rec'd 06 MAY 1993

Registration

Reference H18/0423/93

Cross-Ref R

Date 06-MAY-93 LDB

Validation

TYPE Full

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 120
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet Q70A
Grid ref 550070

OS Plots 319860

Ward V

Parish Sutton Bridge

Inside IBD N

Inside LP area YES

Constraints:

N	CA Cons Area	N	TR Rural
N	LB Listed – Grade:	N	BP TR proposed 67m
N	ARC Archaeology	N	LC Level Cross
N	AM Ancient Mon	N	FP Footpath
N	SSI Special Int	N	TPO Tree Pres
		N	HAZ Site
		N	AIR Safeguard
Y	Dist Bound	N	LIN Elect
		N	PIP Pipe
N	Other:	N	CON Waste/contamin

Hazards –

Linked to site Ref 1334

Linked to property Ref

Planning Records:
Earlier apps —

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

APPLICATION REFERENCE: H18/0423/93 DATE RECEIVED: 06-MAY-93

TYPE: Full

DESCRIPTION: Bungalow with garage and vehicular access

LOCATION: Adjacent: Aston Villa, King John Bank, Walpole St Andrew

APPLICANT: Mr & Mrs L Knight AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
RECEIVED
Date 13 JUL 1993

RECOMMENDATION

A. *That before the application is determined, the site be inspected by the Plans Sub-Committee.*

B. *That subject to the views of the Plans Sub-Committee, permission be refused for the following reason:-*

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which will be contrary to Policies 5A, 6A and 7A of the Lincolnshire Structure Plan and also the Policies of the Long Sutton and Sutton Bridge Local Plan. These are in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would then be difficult to resist.

COMMENTS

1 The site lies in open countryside where policies of restraint in respect of residential development apply.

2 However, the applicants have advanced a local need, the details of which are given below.

3 Whilst the site has obvious advantages to the applicants given their local connections, there are certain considerations which are pertinent in assessing the strength of their claim vis à vis local need.

4 Firstly, it does not appear that other sites have been investigated from the point of view of affordability; they own the application site and adjoining land and it is, therefore, more financially viable to seek the development of this site rather than any other.

5 Secondly, Mr Knight states 'I am nearer to my work from King John Bank', but nonetheless a journey in the order of 10 miles is involved. From the point of view of convenience and stress a site closer to Terrington St Clement or within that village would appear to be preferable.

6 Thirdly, the issue of the successive use of the property in terms of the accommodation of a local need is one of uncertainty. The applicants themselves on being invited to consider what option would be available, have been unable to offer constructive suggestions, although they have indicated a restrictive condition relating to local need would be acceptable to them. Given the relative isolation of the site, the accommodation of any other local need once the applicants' need had been met and the securement of those needs through appropriate legal safeguards (Section 106 Obligations) are very pertinent considerations.

7 On balance, it is considered the case for the acceptance of a local need is not conclusive; the case would appear to rest upon sentiment and the availability of the site rather than an imperative need in terms of affordability and convenience of ready access to place of work.

8 Nor is it accepted that the proposed development would be suitable infilling; at this point along King John Bank there is only very sporadic development fronting the road.

REPRESENTATIONS

Parish Council: No objections.

Ward Member: I support this proposal wholeheartedly and believe that a genuine local family need will thereby be satisfied.

County Highways: No objection.

NRA: No objection.

Applicant's Agent: Summarised:
- Applicants are people of long standing. Mr Knight has lived at Wingland for the last 41 years. Mrs Knight lived adjacent to the site with her parents from age of 7 until her marriage. Her parents now live at the adjacent property 'Aston Villa'.
- Applicants presently live at 1 Nene Crown Farm, Hospital Road, Wingland, Sutton Bridge, where until very recently Mr Knight operated the 67 acre holding which is associated with the house he resides in. Because of his suffering from a stress related illness, angina, he can no longer operate this holding by himself as he needs to work in the company of others to relieve this suffering.

- The house and holding are owned by the Crown Estate and, due to the fact that Mr Knight has had to give up his holding because of his illness, he will also have to leave his rented house by October 1994.
- Mr Knight now works for David Clare in a nursery at Roman Bank Nursery, Terrington St Clement, where he is working with a number of other people and finds himself able to deal with his illness in this environment.
- Mr Knight already owns the application site, along with the area coloured blue and it is obviously an ideal situation to be able to live on this site whilst being within easy reach of his new place of work. It is intended that the adjacent land in his ownership will be farmed with contract labour and machinery. It is, therefore, also ideal for the applicants to live in this location to keep a watchful eye on the farming of this land.
- Proposed dwelling would be in the nature of acceptable infilling - a number of properties already front King John Bank.

Applicant's Doctor: Summarised:

- Mr Knight has had angina associated with high blood pressure since July 1988. With medication he can cope with some work as long as he can limit his work to his exercise limitations. He has been forced to give up his holding and would I feel be able to cope with a much smaller unit.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 26th July, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. C.J.T.H. Brewis	Mr. J.T. Davis	Mr M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. J.A. Dobney	Mr. W.D. Skells
Mr. J. Clark	Mr. N.P. Judge, M.B.E	Mr. T.G.M. Tyler
Mrs. D.F. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mr. E.N. Davies	Mr. J.R. Pearl	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

An apology for absence was received from Councillor Mrs. E.O. Hall-Patch.

538. MINUTES

The Minutes of the meetings held on 5th July and 7th July, 1993 were signed by the Chairman as a correct record.

539. PLANNING APPLICATIONS

Determinations following site inspections

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

Plan No. & Applicant	Proposal
H14/0046/93 Mr A J Dunn	Continuation of change of use from agricultural to scaffold and associated equipment store (permanent) at Penn's Farm Yard, Moulton Loosegate.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission contrary to his recommendation, for a temporary period of 3 years in the first instance subject to appropriate conditions including (a) the permission being personal to the applicants; (b) the provision of a car park within the site surfaced with hardcore; and (c) the security fencing be permanently retained in its present position.

H18/0423/93 Mr & Mrs L Knight	Bungalow with garage and vehicular access adjacent to Aston Villa, King John Bank, Whaplode St. Andrew.

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

(In reporting upon the above application the Director of Planning and Building Control Services indicated that the existing dwelling "Aston Villa" was subject to the agricultural habitation condition and that planning permission had been refused and an appeal dismissed for a house on the land immediately adjoining this site to the North-East and these facts were taken into account when reaching the decision.)

PLANNING COMMITTEE - 13th July, 1993

503. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant	Proposal
H23/0471/93 Mr M J Fitzgerald	Additional two storey accommodation to existing bungalow at The Acorns, Jekils Bank, Moulton Eaugate.

(It was reported that further correspondence had been received from the applicant.)

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H13/0046/93 Mr A J Dunn	Continuation of change of use from agricultural to scaffold and associated equipment store (permanent) at Penn's Farm Yard, Moulton Loosegate.

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

H15/0291/93 H Grantham	Details of landscaping (Condition 1 of application H15/0716/92) at 6 Main Road, Quadring.

(To enable the Director of Planning and Building Control Services to review the details submitted and to seek further legal advice in respect of Condition 1 of planning permission H15/0716/92.)

H18/0423/93 Mr & Mrs L Knight	Bungalow with garage and vehicular access adjacent to Aston Villa, King John Bank, Walpole St Andrew.

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

(d) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H23/0081/93 Kings Quality Homes	Two houses at Roman Bank, Saracens Head.

26th JULY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H13/0046/93 Andrew John Dunn	DMG	Grant permission against recommendation. Grant to be for 3 year period only and conditions to include business to be tied to applicant and occupation of adjoining dwelling. Permission to cease if vacates premises. Parking to be inside screening and screening to be maintained. Parking surface to be to the satisfaction of L.P.A. Take photographic record.
H18/0423/93 Mr & Mrs L Knight	JB	Refused as recommended.
H16/0445/93 Patterson Properties	DJR	DPBCS Authorised subject to additional matters.
PO Report 5 Peak Hill House	PJU	Invite planning application as recommended.

27th July 93

Signed D.M.G. Plan. 27/7.
Principal Planning Officer

31	H18/0423/93 Mr & Mrs Knight	JB	Deferred for ~~sub-cttee~~ site visit as recommended. Transparency showing where applicant works and resides plus follow through on local need report meeting to be arranged Aug/Sep.
34	H16/0441/93 M Parker & Sons	DJR	Grant as recommended.
36	H16/0445/93 Patterson Properties	DJR	Deferred for sub-cttee as recommended plus site visit.
38	H16/0448/93 Mr R Turner	DJR	Refused as recommended.
41	H23/0471/93 Mr M Fitzgerald	JB	Refused as recommended.
43	H01/0479/93 Patterson Properties	PJU	Grant as recommended.
45	H02/0487/93 Mr & Mrs Capper	DJR	Grant as recommended plus extra conditions requesting notification when work commences for supervision and photographic record of existing wall. condition two to be amended to read 1 year and not 2.
47	H16/0503/93 Mr & Mrs Woolsey	PJU	Grant as recommended.
49	H16/0508/93 Mr N Revill	PJU	Grant as recommended.
51	H16/0533/93 R A Knipe	DJR	Grant as recommended.

20 Jul 93

Signed: .....
N Midlen
Principal Planning Officer

BRIAN SMITH 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

H18/0423/93

FULL

Applicant: Mr & Mrs L Knight
Tel:

Agent: Status Design
0406 24343

Description: Bungalow with garage and vehicular access

Location: Adjacent 'Aston Villa'
King John Bank
Walpole St Andrew
Wisbech

Valid date: 06-MAY-93
Target dates:
To case officer 13-MAY-93
Inspected by 20-MAY-93
Extra contacts 27-MAY-93
Report if not clear by 10-JUN-93

Terminal date: 01-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	11-MAY-93	01-JUN-93
Clerk to Sutton Brid	10-MAY-93	24-MAY-93
West Norfolk District Council	16-JUL-93	30-JUL-93
Cllr C J T H Brewis 0406 350818	10-MAY-93	17-MAY-93
Cllr D Dewsberry 0406 350947 (Of	10-MAY-93	17-MAY-93

SITE RECORD

Grid ref: 550070 319860
OS Sheet: 270 Parcel:

BRIAN SMITH, 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

H18/0423/93

FULL

Applicant: Mr & Mrs L Knight
Tel:

Agent: Status Design
0406 24343

Description: Bungalow with garage and vehicular access

Location: Adjacent 'Aston Villa'
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Walpole St Andrew
Wisbech

Valid date:	06-MAY-93	Terminal date:	01-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	13-MAY-93	Report deadline:	09-JUN-93
Inspected by	20-MAY-93		
Extra contacts	27-MAY-93	Case Officer:	
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Cllr C J T H Brewis	0406 350818	10-MAY-93	17-MAY-93
Cllr D Dewsberry	0406 350947 (Of	10-MAY-93	17-MAY-93

SITE RECORD L.C.C. - Obs Attached Jc 13/5/93.

Grid ref: 550070 319860
OS Sheet: 270 Parcel:

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. [illegible] 503/73 will lapse if not exercised by 9.11.77

To Mr [illegible] Thomson

(per Mr C [illegible] Kirby

King John Bank, Walpole St Andrew)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 16 day of April 1973 namely:-

Bungalow and garage, with provision of vehicular access at King John Bank, Walton Highway.

and shown on the plan(s) accompanying the application, subject to the compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than 9.11.77

2. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290(1) of the Town & Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person.

3. The applicant shall at his own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

The reasons for the Council's decision to grant permission for that development, subject to compliance with the conditions hereinbefore specified are:-

1. In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971

2. [illegible] dwelling [illegible] other than those connected [illegible] agriculture [illegible]

3. To prevent [illegible] highway [illegible]

Dated the 22 day of [illegible] 19 73

County Hall,
BOSTON.

Signed G.E. EDMONDSON JONES

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

Mr & Mrs L Knight
1 Nene Crown Farm
Hospital Road
Wingland
Sutton Bridge
Spalding
Lincs
PE12 9YR

4th June 9993

B. Gilham

93014/BG/AEW

Dear Mr and Mrs Knight,

RE: PROPOSED BUNGALOW AT KING JOHN BANK WALPOLE ST ANDREW

I have been contacted by the South Holland District Council Planning Department regarding your application for the above and the following questions have been asked:-

1. They have not received the Doctor's letter. Could you please chase this?

2. Have you looked at any other building plots or properties for sale and if so why were they not suitable?

3. How do you feel any 'local need' condition could be relayed to any future purchaser?

4. Is there any reason why you could not live in Terrington St. Clement closer to your place of work? Is there a health reason for this?

I would be very grateful if you could possibly provide me with the answers to the above questions so as to aid the Planning Department in the decision.

Yours sincerely

B. Gilham

Wingland
Sutton Bridge
5TH June 93

Dear Mr Gilham

No1 I will be going to the doctors on Mon night, I will ask about the Pellet.

No2. We already have this site and find it financially more viotable, plus we both like the bank and the location

No3. Local need no worry to us

No4 My wife works at Haywoods Long Sutton, and I am nearer to my work from King John Bank. We hope with the help of my wife that when we get settled with Luck, that we can eventually grow flowers ect to make a better living.

Yours Faithfully

L Knight

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	4.6 metres
(b) max. length:	10.5 metres
(c) max. width:	8.3 metres
D. Please state type and colour of materials for facing external walls:	Marley Oxton Red facing bricks
E. Please state type and colour of roofing materials.	Goxhill Bold Roll Terracotta conc. int. tiles.
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.

Agricultural land

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: King John Bank
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/garaging

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.	☐	➡ Date: Consultee(s)
Is this application related to a previous submission?	☐	➡ Application No.

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

Continue on separate sheet if necessary.

See enclosed letter

Sutton Bridge Health Centre

Drs: A.J. Dutton, M.B., Ch.B., D.A. - Retired May '93
R.M. Couch, M.B., Ch.B.
J.M. Gosney, M.B., Ch.B.
J.B. Jacklin, M.B., B.S., D.C.H., D.R.C.O.G.
C.C.C. Fung, B.M.
C.C. Booth, M.B., Ch.B., M.R.C.G.P.

Allenbys Chase,
Sutton Bridge,
Spalding, Lincs.,
PE12 9SY

Tel. No.: Holbeach 350217

9th June 1993

Mr. B. Gilham F.F.B.
Status Design
Status House
4 Princes Street
Holbeach
PE12 7BB

Dear Brian,

re: Leslie Knight - 1 Nene Crown Farm, Wingland,

Thank you for your letter about Mr. Knight. I regret it was filed by one of my Staff in error without me seeing it.

Mr. Knight has had angina associated with high blood pressure since July 1988. With medication he can cope with some work as long as he can limit his work to his exercise limitations. He has been forced to give up his holding and would I feel be able to cope with a much smaller unit. I would like to add my medical support to his planning application for a smallholding in the King John Bank area. This would enable him to refrain from being state subsidised for as long as possible and would place him near his social support, if this should prove necessary.

Yours sincerely,

R.M. COUCH M.B.Ch.B

Chief Executive:
ALAN PASK
Borough Planning Officer:
ADRIAN PARKER

LATE OBS. OUT..... Date.....
Extant points highlighted

My Ref: DC/4/1/BB/JMB
Your Ref: H180423/93
Please ask for: Mr B Britton
Ext: 2229

Borough Council of
KING'S LYNN & WEST NORFOLK

Brian Smith Dip TP MRTPI
Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

BOROUGH PLANNING

King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX
Tel: (0553) 692722
Fax: (0553) 691663
DX 57825 KING'S LYNN

20 July 1993

Dear Mr Smith

Adjacent "Aston Villa": King John Bank: Walpole St Andrew
Bungalow with garage and vehicular access: Mr & Mrs L Knight

Thank you for your letter dated 16 July 1993 and drawings received 20 July 1993, in respect of the above proposal.

I confirm that my Council has no adverse comments to make regarding this matter.

Yours sincerely

B. E. Britton

For Borough Planning Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993 56

Attention of	File Nos.
DPO NRM	
DO/PO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	
Copy to	Date

INVESTOR IN PEOPLE

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 17th June 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr J H Blacklock

Our Ref: 93014/BG/AEW

Your Ref:

Dear Sir,

RE: PROPOSED BUNGALOW AT KING JOHN BANK WALPOLE ST ANDREW

Further to our recent telephone conversation, I enclose copies of letters from myselft to Mr and Mrs Knight, dated 4th June 1993, from Mr. Knight to ourselves, dated 5th June 1993 and From Dr R M Couch to ourselves dated 9th June 1993.

I hope this information helps to answer your questions.

Yours faithfully

B. Gilham F.F.B.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUN 1993

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date

4/6/93

Discussion with Brian Fillon

Advised him :-

(a) Doctors' letter essential & must address, inter alia, any risk to check by being obliged to live outside district eg. at Tarrington St Clement.

(b) Evidence needed as to attempts to purchase property suitable to & not affordable — he owns land.

(c) Evidence as to how applicant considers need created case met after his need Rochdale not — the relation of 'complication'.

Brian Fillon to consult his client advised.

J K Fernandes

27th May 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1993
Attention of
DPO NPM
DDPO BS
IC ACP
action by .....
file with .....
copy to .....
File Nos.
Acknowledge YES/NO
by
date

NRA
National Rivers Authority
Anglian Region

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

Our Ref: 93/1/SH/0141
Contact: GILL THORNALLEY

Dear Sir,

Planning Application No. H18/0423/93

PROPOSAL: ERECTION OF A BUNGALOW & GARAGE
LOCATION: KING JOHN BANK, WALPOLE ST ANDREW NR SPALDING
APPLICANT: MR & MRS L KNIGHT

I refer to your consultation received on 19th May 1993.

The Authority has no objection to the proposal provided the following conditions are included in any approval:

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.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

Advice to Applicant

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

NRA

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Yours faithfully

R.Morgan
Planning Engineer

Ground 'A'

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

12 MAY 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0423/93

Applicant: Mr & Mrs L Knight
1 Nene Crown Farm
Hospital Road, Wingland
Sutton Bridge
Spalding LIncs PE12 9YR

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

Description: Bungalow with garage and vehicular access

Location: Adjacent 'Aston Villa' King John Bank
Walpole St Andrew Wisbech

Type: FULL

Date received: 06-MAY-93

10-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 24-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1993 SB

Attention of
DPO NHM
DCPO BS
AC AOP
Action by .....
Discuss with .....
Reply to .....

File Nos.

Acknowledge Yes/No
By
Date

FOR PARISH COUNCIL USE ONLY

Comments:

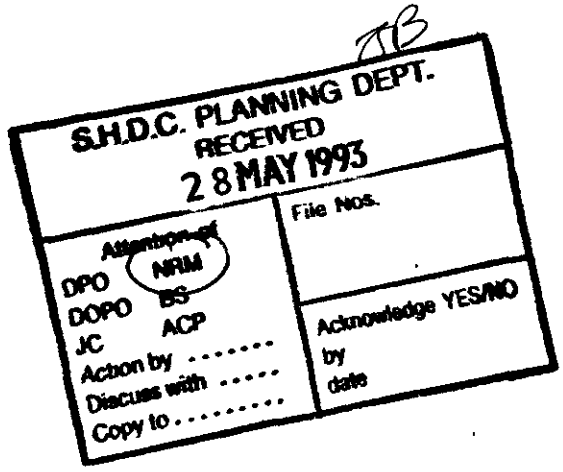
Site visited – no objections.
Agreed.

Signed: J. Summerfield. Clerk. 26.5.93

KING'S LYNN CONNSORTIUM
OF
INTERNAL DRAINAGE BOARDS

Kettlewell House
Kettlewell Lane
King's Lynn
Norfolk
PE30 1PW

TEL 0553 691500
FAX 0553 691014



To: Planning Liaison

Company: South Holland District Council

FAX Number: 0775 710772

From: B W Hornigold - Engineer

Date: 28th May

Subject: IPC Replies + requests

Number of pages including this one: 1

SPECIAL INSTRUCTIONS: Reply. No:

H18/0423/93 - No Comment

Request No: H18/0458/93

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: H18/0423/93

Applicant: Mr & Mrs L Knight
1 Nene Crown Farm
Hospital Road, Wingland
Sutton Bridge
Spalding LIncs PE12 9YR

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

Description: Bungalow with garage and vehicular access

Location: Adjacent 'Aston Villa' King John Bank
Walpole St Andrew Wisbech

Type: FULL

Date received: 06-MAY-93

10-MAY-93

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 17-MAY-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

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAY 1993 JS

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	acknowledge YES/NO
Discuss with	by
Copy to	date

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

I support this proposal wholeheartedly, and believe that a genuine local family need will thereby be satisfied.

Signed: Chris Brewis

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H18/0423/93

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		
	5	0	0	1	9	8.

2. Address or location

Adjacent Aston Villa, King Johns Bank Sutton Bridge

3. Name, classification and number of road

III

4. Date application referred 13-5-93

5. State whether outline, detailed application etc.

Full.

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

Bungalow & Garage

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: 13/5/93. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B14 - - —— 1/20 —— 6m —— 1/10

(2) B22.

Delete as appropriate

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

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

(1) BC

(2) B24

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2639
Date received : 06-MAY-93

Received from

Day & Hammond Buildings Ltd

Address

1 Nene Crown Farm
Hospital Road
Wingland
Sutton Bridge Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....SANICKS.....
(Authorised Collector)

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 4th May 1993.

The person dealing with this matter is: B. Gilham

Our Ref: 93014/BG/AEW

Your Ref:

06 MAY 1993
REF 0423/93

Dear Sirs,

Re: PROPOSED BUNGALOW AT KING JOHN BANK WALPOLE ST ANDREW FOR MR & MRS L KNIGHT

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

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 93014/1 and 'Wensum'.
3. Cheque to the value of £120.00 in respect of submission fee.

Whilst it is appreciated that the above site is outside the Interim Boundary of Development, I list below the various reasons why, in this instance, it is considered this proposal is appropriate for this location.

1. Firstly, there are a number of existing properties sporadically spaced along King John Bank and a dwelling of this nature will be in keeping with those dwelling and not look isolated or out of place. In fact it would be possible to classify this proposal as infilling as it is situated between two existing bungalows.

2. My clients presently live at 1 Nene Crown Farm., Hospital Road, Wingland, Sutton Bridge, where until very recently Mr. Knight operated the 67 acre holding which is associated with the house he resides in. Because of his suffering from a stress related ilness, angina, he can no longer operate this holding by himself as he needs to work in the company of others to relieve his suffering. We are in the process of obtaining confirmation of his ilness from his doctor and this will be forwarded when to hand.

   The house and holding are owned by the Crown Estate and, due to the fact that Mr. Knight has had to give up his holding because of his illness, he will also have to leave his rented house by October 1994.

Continued...

My client now works for David Clare in a nursery at Roman Bank Nursery, Terrington St. Clement, where he is working with a number of other people and finds himself able to deal with his illness in this environment.

Mr. Knight already owns the application site, along with the area coloured blue and it is obviously an ideal situation to be able to live on this site whilst being within easy reach of his new place of work. It is intended that the adjacent land coloured blue will be farmed with contract labour and machinery. It is, therefore, also ideal for my client to live in this location to keep a watchful eye on the farming of this land.

3. It is felt that there is also a 'local need' for being able to live at this site. Mr. Knight has lived at Wingland for the last 41 years and prior to that lived at Lutton. His wife, Mrs. J. Knight, lived adjacent the site with her parents, Mr. and Mrs. A. D. Thompson, from the age of 7 years until she married. Mr. and Mrs. Thompson lived at 'Tyvan', King John Bank from 1947 until they moved to their present bungalow, 'Aston Villa', in 1973, which is directly adjacent the site.

As can be seen from this information both Mr. and Mrs. Knight are local people of long standing and, as they already own the land question and are not able financially to purchase a building plot or dwelling to their requirements, should be able to build a bungalow on this site on the grounds of 'local need'.

I would be grateful, therefore, if the above information could be taken into consideration when determining this application.

Yours faithfully

B. Gilham F.F.B.

Enc.

Ref. No. H 130/62.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions.

Town and Country Planning Act, 1947.
Town and Country Planning General Development Order &c., 1950.

To Mr. A.J. Thompson,
(per Messrs. C.D. Allison (Contractors) Ltd.,
Post Office Avenue, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 6th day of July, 1962 namely :— the erection of a bungalow and garage and provision of vehicular access at King John Bank, Sutton Bridge.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and **subject to the conditions specified hereunder** :—

The applicant shall at his own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

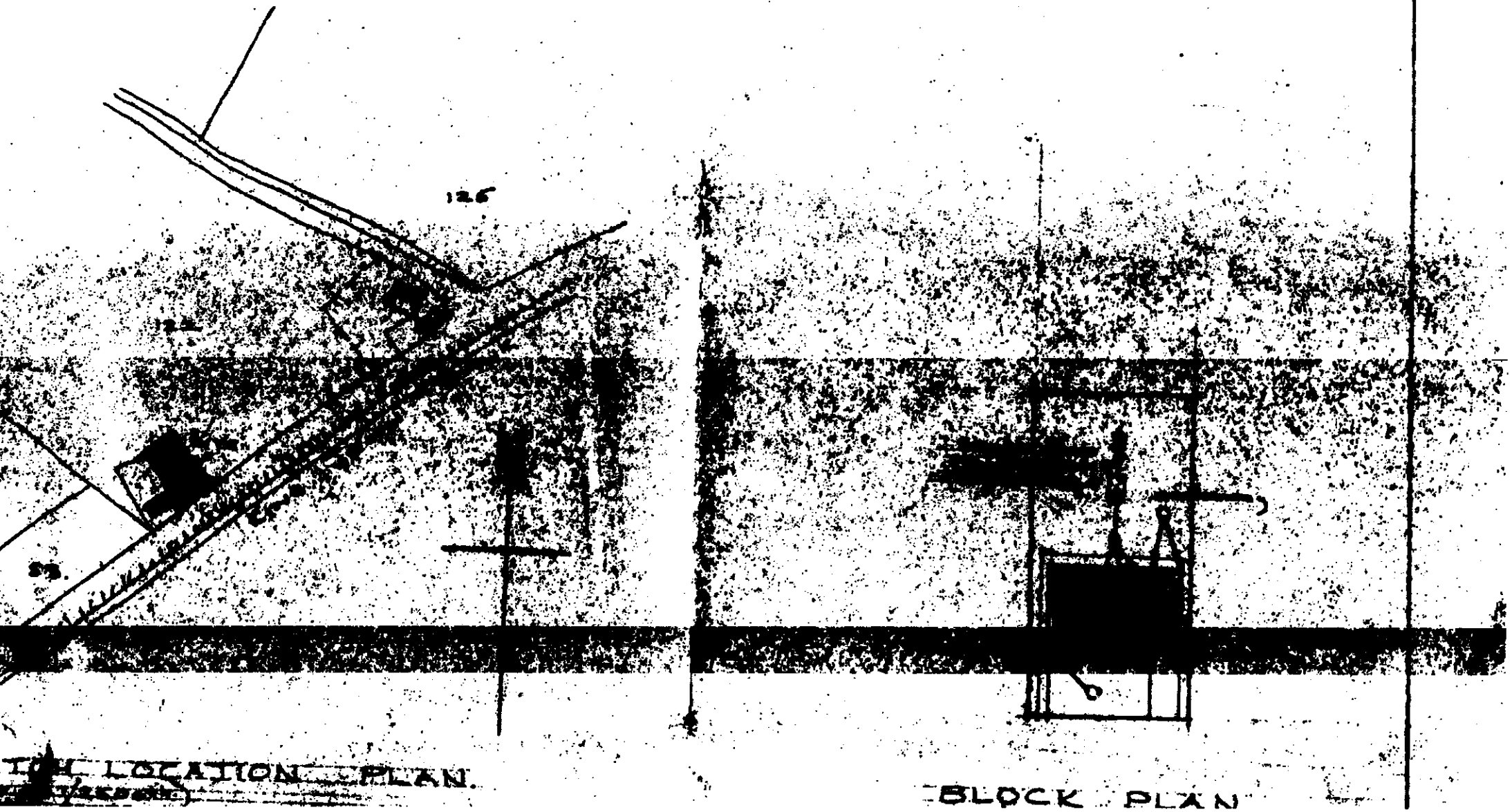
The reason for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

To prevent damage to the highway margin.

Dated the 6th day of September, 1962.

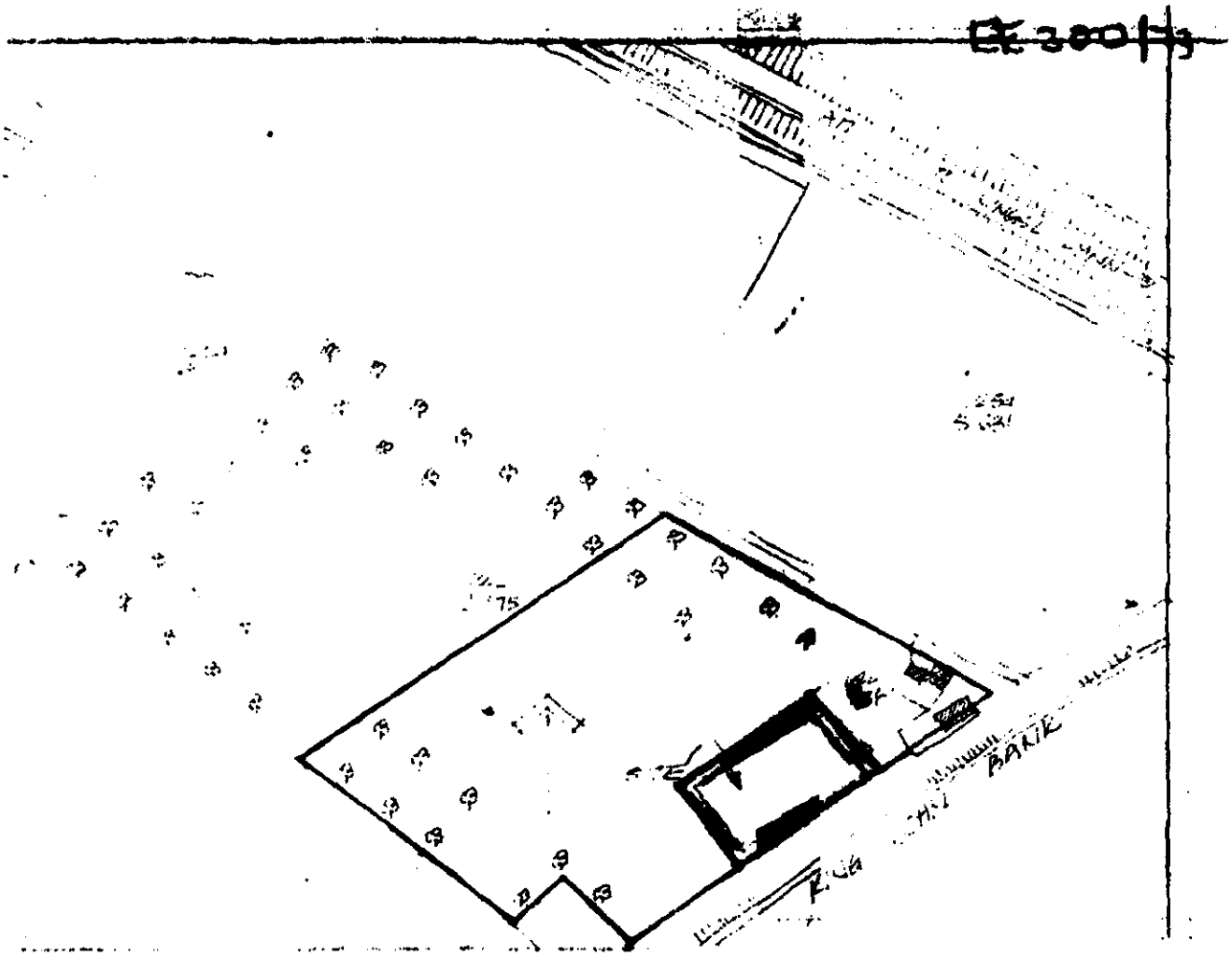
Signed H. A. H. WALT
Clerk of the County Council.

County Hall,
Boston.

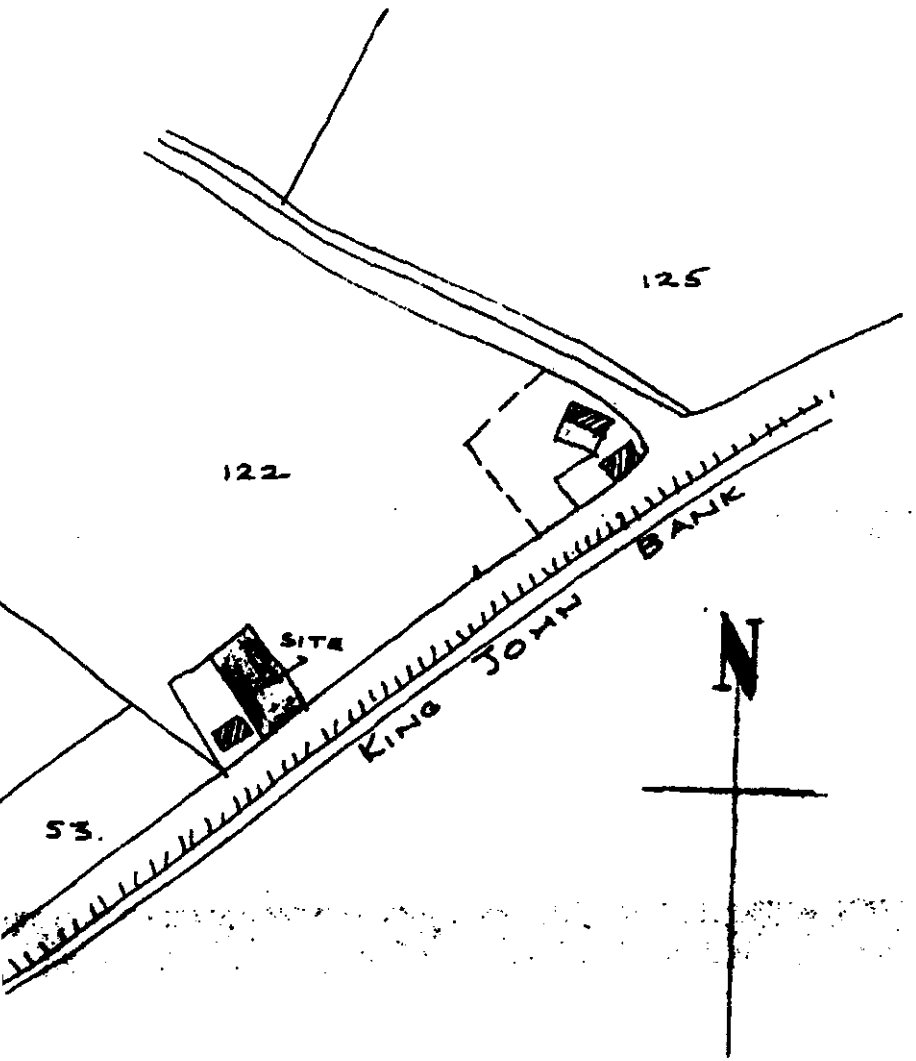


LOCATION PLAN.

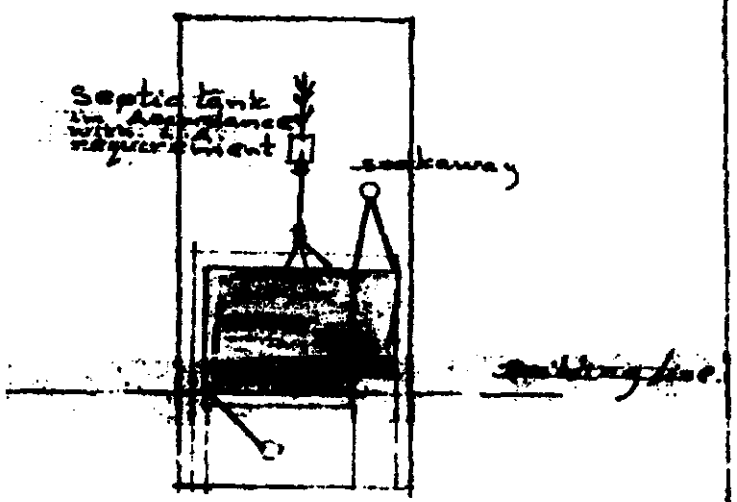
BLOCK PLAN



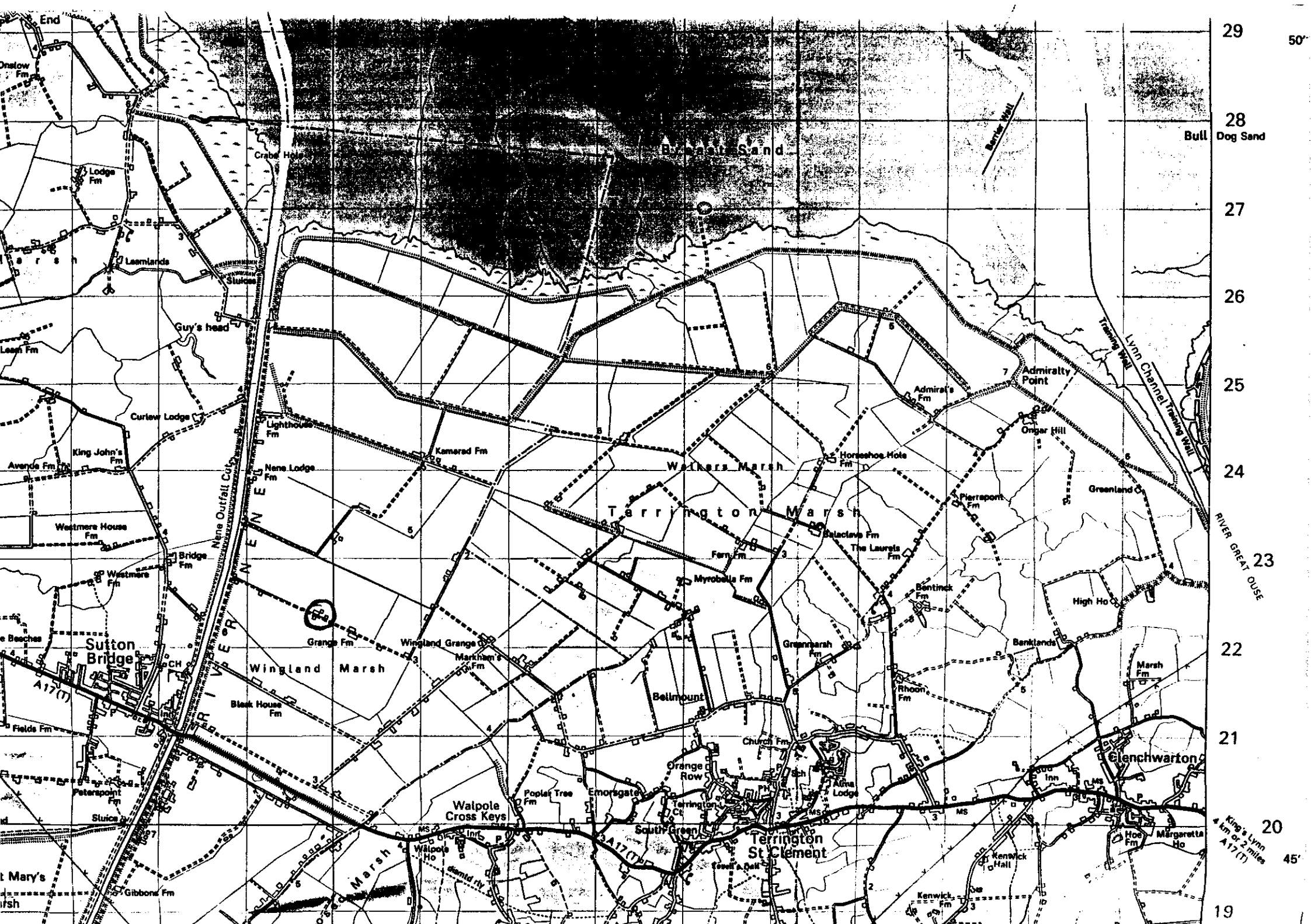
EE.130/62

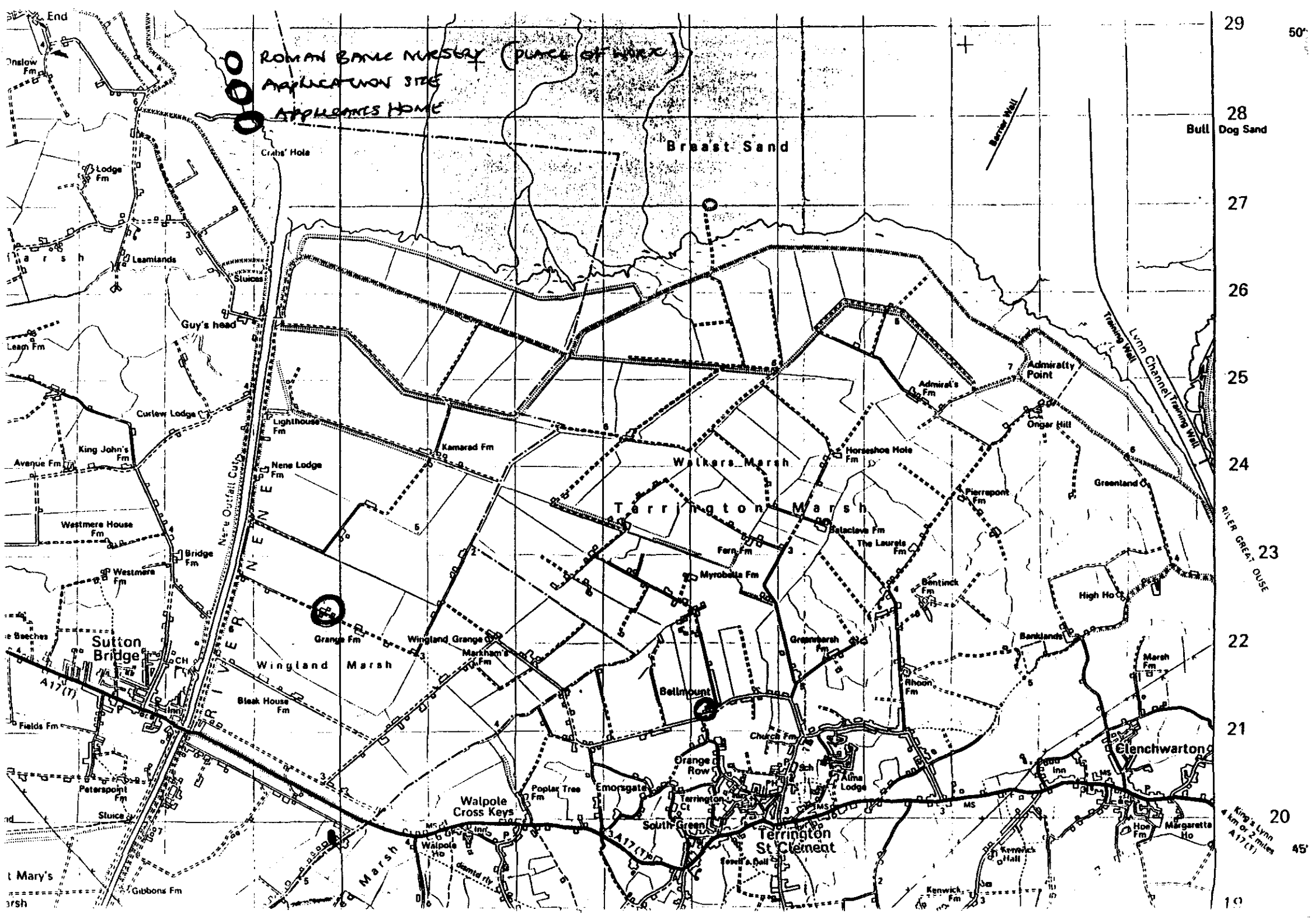


TCH LOCATION PLAN.
LE 1/2500th.)



BLOCK PLAN


Bull Dog Sand
Barrier Wall
Training Wall
Lynn Channel Training Wall
RIVER GREAT OUSE
Admiralty Point
Admiral's Fm
Onar Hill
Horseshoe Hole Fm
Pierrepont Fm
Greenland
Balaclava Fm
The Laurels Fm
Bentinck Fm
High Ho
Banklands
Marsh Fm
Rhoon Fm
Greenmarsh Fm
Church Fm
Clenchwarton
Anna Lodge
Orange Row
Terrington Ct
Emorsgate
Poplar Tree Fm
Walpole Cross Keys
Walpole Ho
South Green
Terrington St Clement
Kenwick Hall
Kenwick Fm
Hoe Fm
Margaretta Ho
King's Lynn 4 km or 2 miles A17 (T)
Bellmount
Myrobella Fm
Fern Fm
Terrington Marsh
Walkers Marsh
Kamerad Fm
Lighthouse Fm
Nene Lodge Fm
Nene Outfall Cut
RIVER NENE
Guy's head
Leamlands
Sluices
Crabs Hole
Curlew Lodge
King John's Fm
Avenue Fm
Westmere House Fm
Westmere
Bridge Fm
Sutton Bridge
CH
A17 (T)
Grange Fm
Wingland Grange
Markham's Fm
Wingland Marsh
Black House Fm
Fields Fm
Peterspoint Fm
Sluice
Gibbons Fm
Marsh
Lodge Fm
Onslow Fm
Lean Fm
End
29
28
27
26
25
24
23
22
21
20
19
50'
45'


ROMAN BANK NURSERY (PLACE OF WORK)
APPLICATION SITE
APPLICANTS HOME
Breast Sand
Bull Dog Sand
Barrier Wall
Lynn Channel Training Wall
Training Wall
Crabs' Hole
Lodge Fm
Leamlands
Sluices
Guy's head
Leam Fm
Curlew Lodge
Lighthouse Fm
King John's Fm
Avenue Fm
Nene Lodge Fm
Kamarad Fm
New Outfall Cut
River Nene
Westmere House Fm
Bridge Fm
Westmere Fm
Sutton Bridge
Grange Fm
Wingland Grange
Markham's Fm
Wingland Marsh
Bleak House Fm
A17(T)
Fields Fm
Peterspoint Fm
Sluice
Gibbons Fm
Walpole Cross Keys
Walpole Ho
Poplar Tree Fm
Emorsgate
Orange Row
Terrington Ct
South Green
Terrington St Clement
Fossil's Hall
Kenwick Fm
Kenwick Hall
Walkers Marsh
Terrington Marsh
Admiral's Fm
Admiralty Point
Onger Hill
Horseshoe Hole Fm
Greenland
Pierrepont Fm
Relaclave Fm
The Laurels Fm
Fern Fm
Myrobella Fm
Bentinck Fm
High Ho
Greenmarsh Fm
Banklands
Marsh Fm
Rhoon Fm
Bellmount
Church Fm
Alma Lodge
Clenchwarton
Margarette Ho
King's Lynn 4 km or 2 miles A17(T)
RIVER GREAT OUSE
29
28
27
26
25
24
23
22
21
20
19
50'
45'

DWELLING TYPE

WENSUM - HANDED

EXTERNAL MATERIALS

GOXHILL, BOLD ROLL, TERRACOTTA, CONC. INT. ROOF TILES

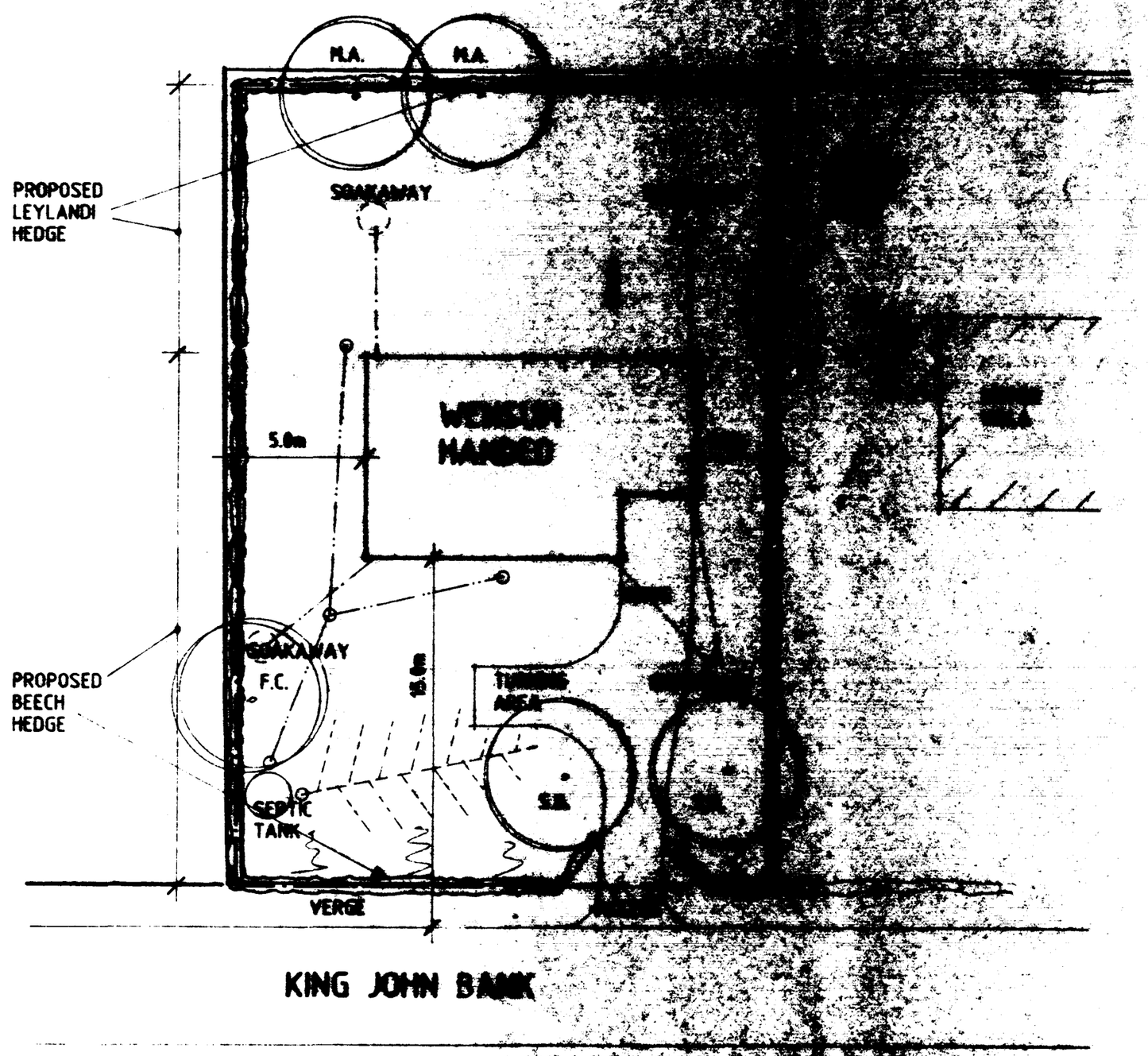
MARLEY, OXTON RED FACING BRICKS

ACCESS

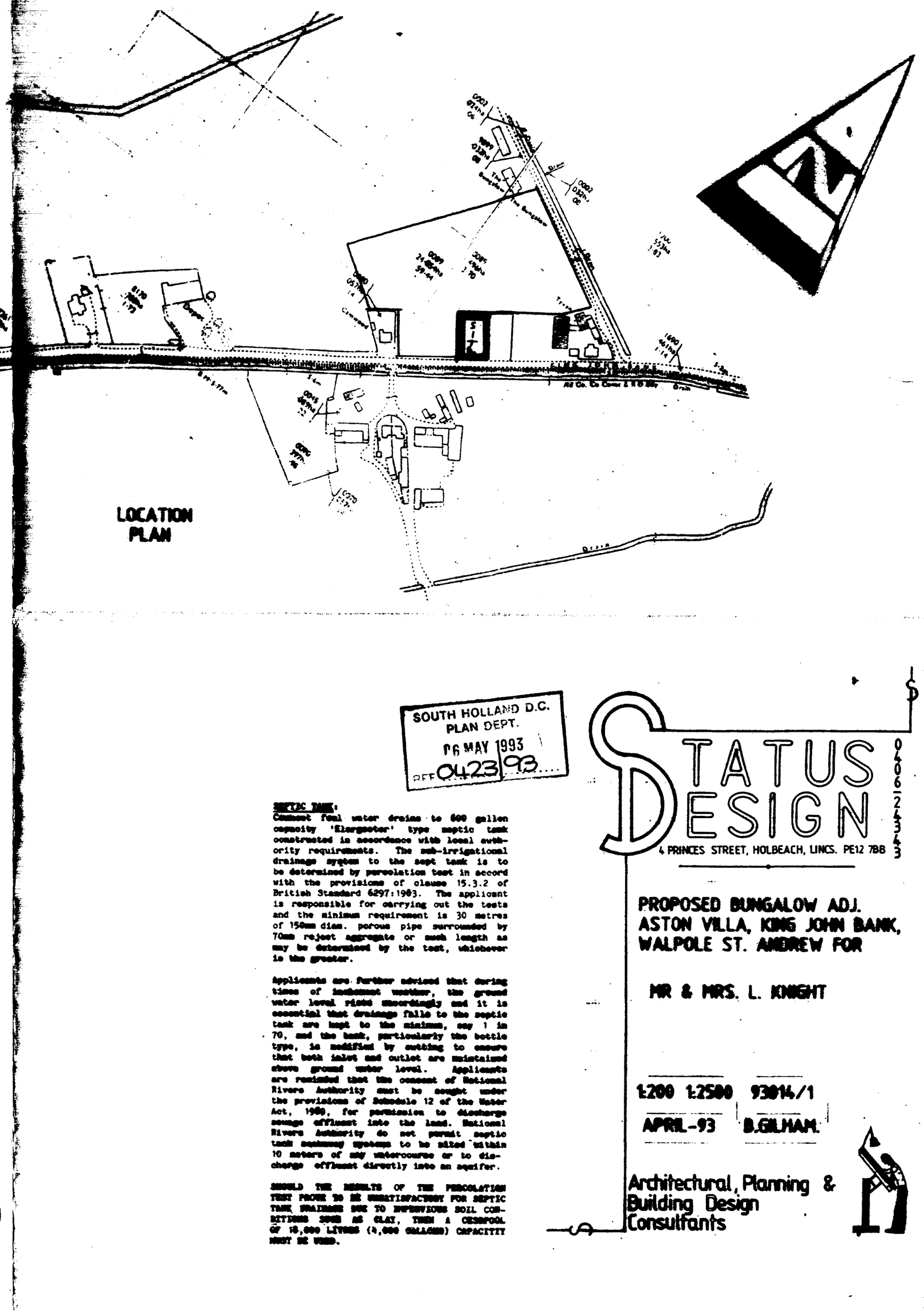
TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. REQUIREMENTS

TURNING AREA

FORM TURNING AREA AS SHOWN



SITE PLAN



LOCATION PLAN

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

SOUTH HOLLAND D.C.
PLAN DEPT.
06 MAY 1993
REF 0423/93

SEPTIC TANK:
Connect foul water drains to 800 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the sept tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of 150mm diam. porous pipe surrounded by 70mm reject aggregate or such length as may be determined by the test, whichever is the greater.

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 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 meters of any watercourse or to discharge effluent directly into an aquifer.

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.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423143

PROPOSED BUNGALOW ADJ. ASTON VILLA, KING JOHN BANK, WALPOLE ST. ANDREW FOR

MR & MRS. L. KNIGHT

1:200 1:2500 93014/1

APRIL-93 B.GILHAM.

Architectural, Planning & Building Design Consultants

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:

KITCHEN VENTILATION:
Provide Redia 250 by Siltaven [illegible] by approved manufacturer to extract a minimum of 220 cu.m./hr. (approx 68.5 l/s). Alternative method - mistake extract by Siltaven Ltd or similar by [illegible] turver to extract ventilation at 60 cu.m./hr. Both systems to offer intermittent [illegible]. Ducting to outside air via [illegible] or ridge vents.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.S.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

[illegible] and or similar [illegible] constant ventilation [illegible] or 70 cu.m/hr [illegible] to other [illegible] ducting as required.



SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

Soil access door with condensation chamber & vessel

PITCHED ROOF STRUCTURE (MEDIUM BUNGALOW)
Conc. interlocking tiles (see site plan for manufacturer, tile type & colour)
38x25 S.W.S. timber battens on underfelt to B.S. 747 (type 1F) NOTE felt laped in all cases 150mm.
Truss plate fink type roof trussed at 600 ctrs. at 25° pitch in accordance with C.P. 112. 2 No: 25x100 ceiling binders. 25x100 45° diagonal roof bracing in accordance with Trada A. Tech. Bulletin No. 1.
All trusses and gable ladders to be strapped to wall plate & gable walls at verge and ceiling level at 1.2 m. ctrs.
50x100 wall plates bedded on s/c and held in position by roof trusses and anchor straps at 1.2m. ctrs.
25x175 P.S.E. fascia and barge boards.
6mm Supercrux soffit.
P.V.C. rain water goods 100mm dia. half rounded guttering with 63mm dia. downpipes.
Close cavity above eaves level.
NOTE: Provide 2 No: ridge vents to roof structure over habitable area as shown on elevations.

GARAGE [illegible] to match bungalow

NOTE: [illegible] spaced at [illegible] in accordance with [illegible] Bulletin No: 1.

NOTE: All [illegible] to be 38x38mm [illegible] and [illegible] S.W.S.

NOTE: All structural [illegible] G.S. Grade.

NOTE: Roof construction to be in accordance with manufacturers recommendations.

WALLING
275mm cavity wall to consist:- 110mm facing blok. (see site plan for manufacturer brick type & colour).
50mm cavity. NOTE cavity filled with Ecomax dry cavity wall insulation. All work carried out in accordance with agreement Board Certificate No: 88/2081.
Homa Solid insulation Blockwork (LYTAG).

Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 horizontally and 450mm vertically to B.S. 1243 : 1978.

Ground floor internal walls to be 100mm solid insulation blockwork (LYTAG).

Sub structure walling to be 100mm cheb/k dence conc. blocks. Lay. felt D.P.C. to external wall 150mm above ground floor level. Ideal mix conc. infill to cavities to terminate 225mm below lowest D.P.C. level.

INTERNAL WALL FINISH
All internal blockwalls to receive 10mm sand cement rendering with 3mm skim finish.

NOTE: External cavity wall to have max 'U' value of 0.6 w/m²°C.

NOTE: At eldery closure of cavity provide bit. felt D.P.C. both vertically and horizontally.

NOTE: Walls surrounding garage to have max 'U' value of 1.0 w/m²°C.

FLOORS
GROUND FLOOR FLOOR CONSTRUCTION
50mm sand cement screed.
100mm 'O' site concrete.
1200 gauge p.v.c. d.p.m.
100mm Bluebird Arid [illegible] insulated hardcore.

Garage floor construction as above except for sand cement screed.

NOTE: Ensure garage finished floor level is 100mm above domestic finished floor level.

NOTE: Ensure domestic finished floor level is level with d.p.c.

NOTE: To walls around floor slab provide 2 No: layers synthaprufe d.p.c. to commence at base of o/site and to terminate 100mm above o/site face.

roof plan

FOUNDATIONS
Unless walls as shown provide conc. strip foundations:-
700 x 225 to 250 cavity walls.
650 x 225 to 100 solid walls.
Under chimney foundations to be 900 mm thick.
All concrete to be 11.5 n/mm² min.
Foundations taken down to a depth of 750mm or to an approved bearing stratum.

Where non-loadbearing walls are built off o/site slab they are cut to min. dimension as shown or if deemed to be necessary by Local Authority Building Inspector provide strip foundation 450 x 150 deep. Walls built off slab to be laid to have bit. felt D.P.C. layer to base.

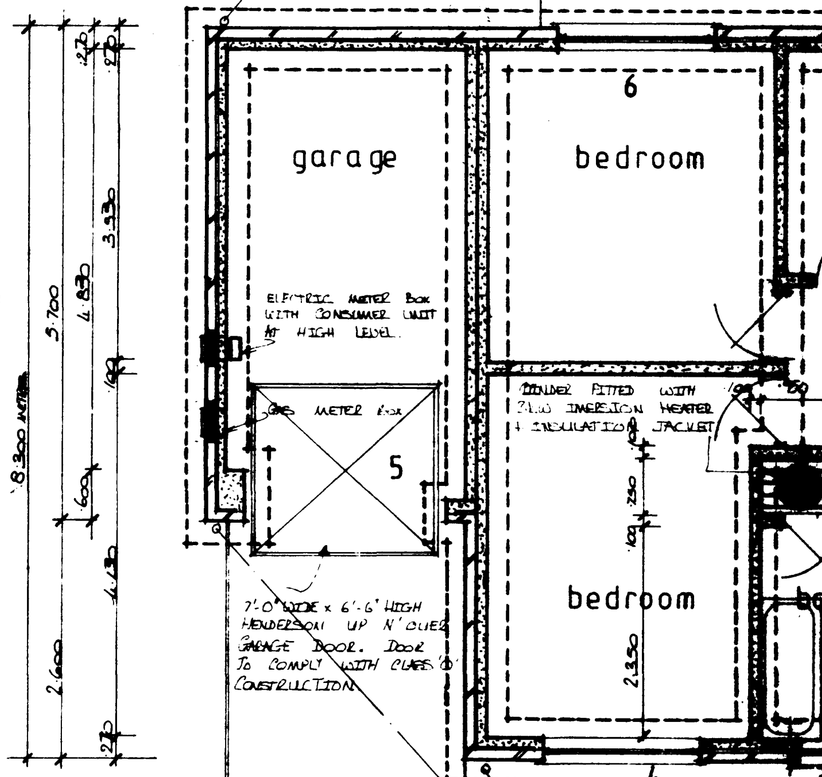
NOTE: Foundations to be min. 450mm below finished ground level. If shrinkable sub-soil is found on site.

SURFACE WATER DRAINAGE
100mm dia. vitrified clay pipes with flexibly jointed pipes laid to a fall of 1:70. Pipes bedded on & surrounded in 100mm pea gravel.
Pipes to discharge into 300mm dia. soakaways sited 4.6m from building. (Check site layout plan).

METER BOX
Position meter boxes as shown. Meter boxes to be min. 450mm max 1.0m above path level to base of box.

NOTE: Seal around meter box in non-combustible material.

To provide combustion air & open fire provide at low level 1 no 6pa fan ventilator by Domail Ltd.



GROUND FLOOR PLAN

ERECT A FLUE & INSTALL A BOI[illegible] ONLY IF REQUIRED BY CLIENT.

TO BE READ IN CONJUNCTION WITH DRAWINGS No'd : "WENSUM - 2"

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

D.&H.

NOTES & SCHEDULES.

DRAINAGE
INSPECTION CHAMBER
All internal dimensions of inspection chamber to be [illegible] and depth in accordance to [illegible]

INSPECTION CHAMBER CONSTRUCTION
225mm thick conc. in ent. over surround. Quarter bladed to 100mm concrete base slope to 100mm cover slab complete with steel lid & invert frame.
NOTE: Inspection chamber [illegible] bench walls to be heavy duty [illegible] brushed finish.
All inspection chambers to be [illegible] to be snow resting.
All drains laid to a cable clearing equipment main [illegible] 1:40 max 1:70

FOUL WATER DRAINS
100mm internal [illegible] supersonic [illegible] rebated and [illegible]
100mm pea gravel [illegible]
under [illegible] to be encased in 150mm pea gravel with 150mm cover [illegible] at [illegible]
Adjustment allowance to [illegible] gap around pipe and [illegible] with [illegible] sheffield material.
100mm dia [illegible] and [illegible] pipe to extend [illegible] mm above [illegible] and to [illegible] in [illegible]
Single walls cement mortar fillets with access [illegible] as [illegible]
38 dia [illegible] from all [illegible] with 75 mm deep [illegible] clay and [illegible] fire [illegible] at every [illegible]

G - WALL THICKNESS 250 to 270 - 400 x
E - 100 x 215 - AERO.
6 - Vent & open line added 16/05/93
5 - [illegible] altered to vertical pot
4 - Roof ridge vents [illegible]
3 - Roof light 526 increased [illegible]
2 - [illegible]
1 - [illegible]

status design

RECEIVED
06 MAY 1993
REF 0423/93

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
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D.&H. BUILDINGS
LIME WALK
LONG SUTTON
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project: STANDARD DWELLING TYPE

scale: 1:50, 1:100

drawing no.: "WENSUM-1"

date: NOVEMBER, 1993

drawn by: M. Charles