BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H21/0943/91 Received: 18-OCT-91 Type: FULL

Name: Mr P Wright
Tydd Gote Post Office
Station Road
Tydd Gote
Wisbech, Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Cambs PE13 4RN

Description: Proposed extension to Post Office

Location : Tydd Gote Post Office Station Road
Tydd Gote Wisbech, Cambs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
22-NOV-91

H21/0943/91

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.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H21/0943/91

Date Registered 8 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P WRIGHT
TYDD GOTE POST OFFICE
STATION ROAD
TYDD GOTE
WISBECH

Tel. No.

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

PETER HUMPHREY
PORTMAN LODGE, CHURCH RD.
WISBECH ST. MARY
NR. WISBECH PE13 4RN

Tel. No. 0945 81619
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TYDD GOTE POST OFFICE, STATION ROAD, TYDD GOTE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO POST OFFICE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46 If you consider no fee is payable include a written explanation instead.

Signed. N/a.... Date. 4.10.91 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 Certificate

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 previous 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 building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many: N/A

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	24	sq. metres
B. Please state size of any new structure:- (a) max. height:	3.400	metres
(b) max. length:	6.300	metres
(c) max. width:	4.500	metres
C. Please state type and colour of materials for facing external walls:	RED LBC TO MATCH EXISTING	
D. Please state type and colour of roofing materials.	N/A (FLAT FELT ROOF)	

5. GENERAL INFORMATION Please complete each section

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

POST OFFICE

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? AS EXISTING

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	RAIN WATER SOAKAWAY
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: N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ 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):

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☑

Proposed total gross floorspace 63 sq. m. Previous total gross floorspace 39 sq. m.

This new total includes the following net floorspace:

Retail 24 sq. m. Office NONE sq. m. Industrial NONE sq. m. Warehousing NONE sq. m.

Other NONE sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NONE NONE	NONE NONE	NONE NONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	EXISTING POST OFFICE ON SITE		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	AS EXISTING		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	APPROX. 6 PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	EXISTING LEVEL ENTRANCE		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page on when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** You can use the notice at the bottom of the form to send to the owner. (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 ...None... ~~(Applicant~~/Agent) Date 4.10.91

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 ...None... ~~Applicant~~/Agent) Date 4.10.91

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed Date

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H21/0943/91 BC ref : 515/91

Type : Full

First received : .....

VALID : .....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £46
Submitted fee £46 Receipt no. P40
Additional fee £ — Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H —
Floorspace M 24
No of dwellings —

Plotted 21.10

Location -

Index sheet no 33SW

Grid ref 549920 317840

Ward V

Parish TSM

Local Plan area NSD

IBD Inside/Outside

Constraints -

TR ☐
Rural(10B) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application

C179/89

Other applications on site

Other relevant apps

Data input.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Located at rear. Indirect towards rear boundary. Bungalow to east. Not really materially affected. Some screening on boundary.

Inspected by: DMG
date: 29/10

Residents notified on site visit: ~~80 Post~~ 84 Post) Station Rd ✓

Case Officer Conclusions (issues)

Located to rear. Hardly visible from public highway.
Outside conservation Area.
Although it has flat roof, not sufficient reason to refuse given the above
Neighbours not materially affected.

Case Officer Recommendations (summary)
(details overleaf) Consent

Delegation
Recommended approvals –

Confirmed by Case Officer: DMG 18/11

Departure from policy — Yes .... No ....

Ward member request — Yes .... No ....

Recommend approval against material objection — Yes .... No ....
- Any objection received? No
- If yes, is any obj. material? Yes / No
- [Reason:

Other circumstances needing Committee decision — Yes .... No ....
- Flagged by Senior Officer
- Signed .....
- [Reason:

ALL OF ABOVE ⇩

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... Yes ....
- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE ⇩

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DMG 18/11

Recommendation/draft report produced..... Amended/confirmed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH DipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0943/91 Type: FULL

Applicant: Mr P Wright
Tel:

Agent: Peter Humphrey
0945 81619

Description: Proposed extension to Post Office

Location: Tydd Gote Post Office
Station Road
Tydd Gote
Spalding Lincs

Valid date:	18-OCT-91	Terminal date:	13-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	23-OCT-91	Report deadline:	26-NOV-91
Inspected by	28-OCT-91		
Extra contacts	02-NOV-91	Case Officer:	
Report if not clear by	22-NOV-91	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 24 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Tydd St Mar 0945 583194	23-OCT-91	06-NOV-91	No obj
Cllr C J T H Brewis 0406 350818	23-OCT-91	06-NOV-91	No obj
Cllr D Dewsberry 0406 350947 (Of	23-OCT-91	06-NOV-91	
The Owner/Occupier - 84 Station Rd.	30-OCT-91	13-NOV-91	

L.C.C - No objections JO CS 31/10/91

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 NOV 1991
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
DG
Acknowledge by
Date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0943/91

Applicant: Mr P Wright
Tydd Gote Post Office
Station Road
Tydd Gote
Spalding Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Cambs PE13 4RN

Description: Proposed extension to Post Office

Location: Tydd Gote Post Office Station Road
Tydd Gote Spalding Lincs

Type: FULL

Date received: 18-OCT-91

23-OCT-91

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 07-NOV-91. 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 M GEDNEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Tydd St Mary PC
c/o Mossop & Bowser
15 South Brink
Wisbech Cambs
PE13 1JL

FOR PARISH COUNCIL USE ONLY

Comments: No objection, Recommended.

Signed:

Parish Clerk

31/10/91

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
24 OCT 1991 DG

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0943/91

Applicant: Mr P Wright
Tydd Gote Post Office
Station Road
Tydd Gote
Spalding Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Cambs PE13 4RN

Description: Proposed extension to Post Office

Location: Tydd Gote Post Office Station Road
Tydd Gote Spalding Lincs

Type: FULL

Date received: 18-OCT-91

23-OCT-91

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 D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 02-NOV-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
District Planning Officer

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

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

Signed: Chris Brewis

No objections

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0943/91

Applicant: Mr P Wright
Tydd gote Post Office
Station Road
Tydd Gote
Spalding Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Cambs PE13 4RN

Description: Proposed extension to Post Office



Location: Tydd Gote Post Office
Station Road
Tydd Gote
Spalding Lincs

Type: FULL

Date received: 07-OCT-91

10-OCT-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

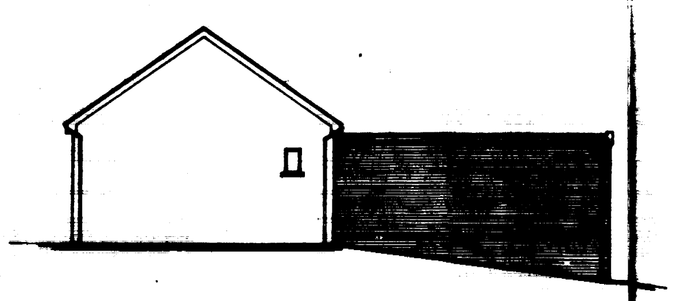
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The enclosed certificate relating to ownership needs to be completed where marked.

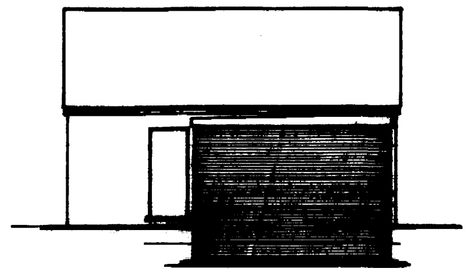
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

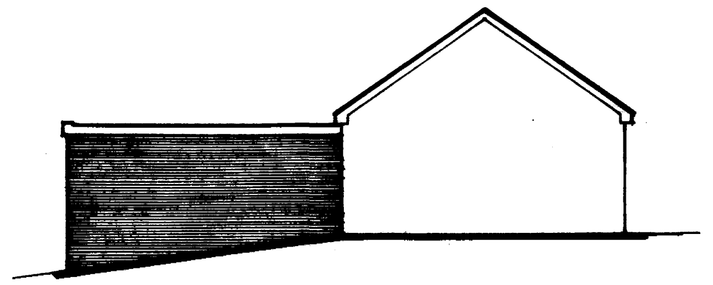
Principal Administrative Officer



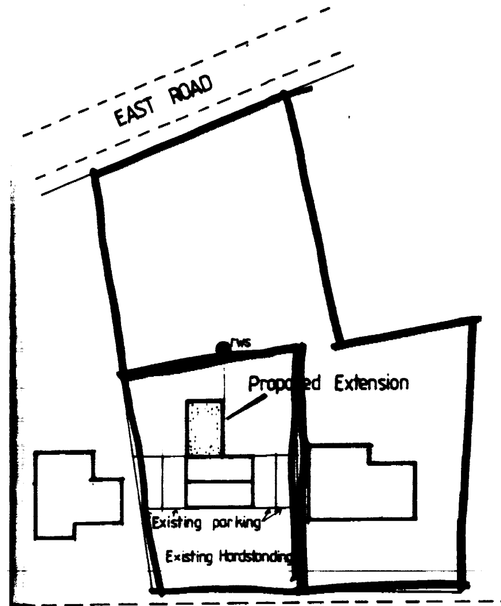
SIDE ELEVATION



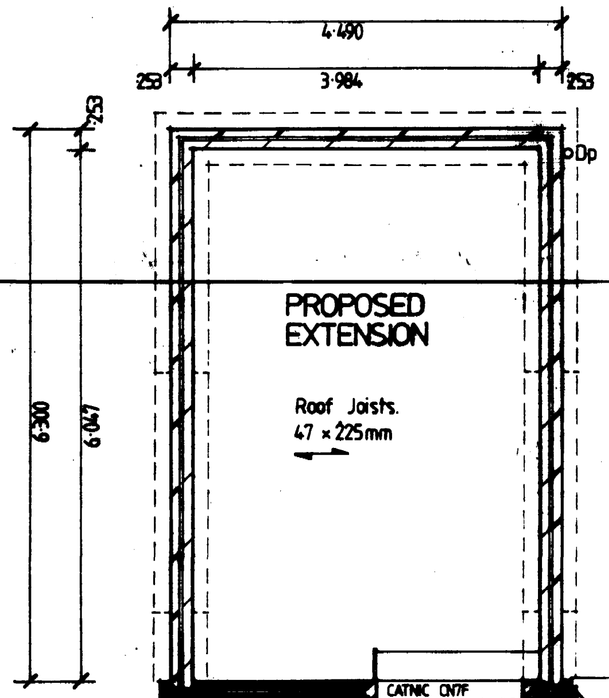
REAR ELEVATION



SIDE ELEVATION

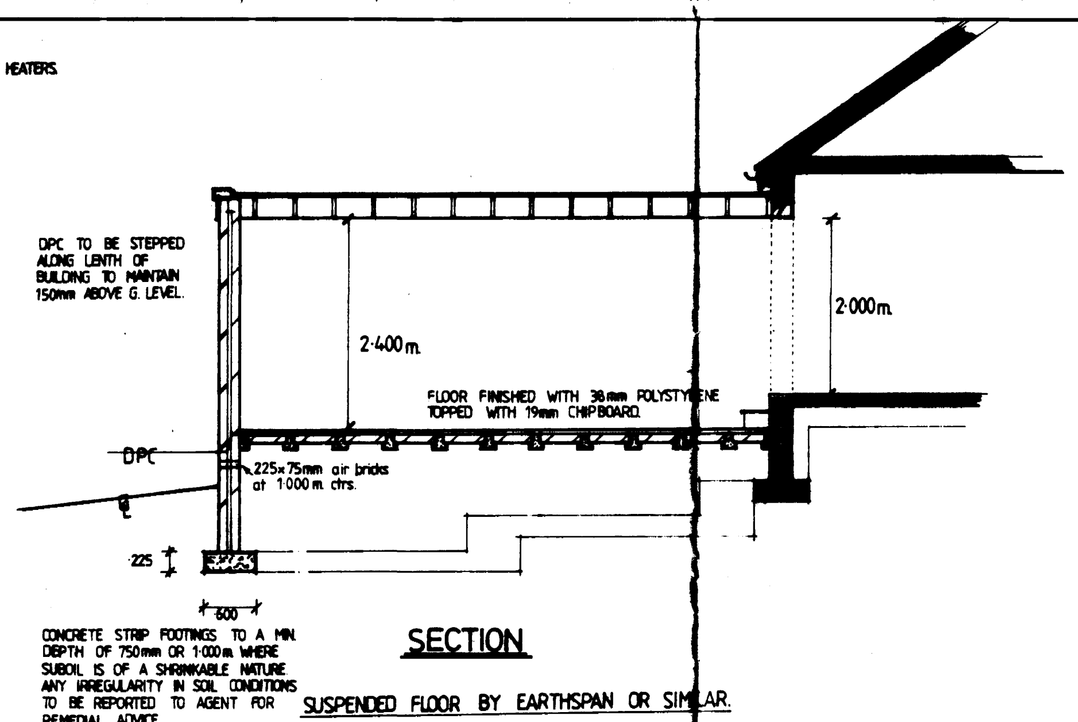


SITE PLAN 1·500



FLOOR PLAN

HEATING BY ELECTRIC STORAGE HEATERS



CONCRETE STRIP FOOTINGS TO A MIN DEPTH OF 750mm OR 1·000m WHERE SUBOIL IS OF A SHRINKABLE NATURE. ANY IRREGULARITY IN SOIL CONDITIONS TO BE REPORTED TO AGENT FOR REMEDIAL ADVICE.

SECTION

SUSPENDED FLOOR BY EARTHSPAN OR SIMILAR.

DRAINAGE

Surface water taken to soakaway min ~.5m from buildings.
Gutters 100mmdia laid to fall 1:600, downpipes 63mmdia
100mmdia upvc surface water drains bedded & surrounded in 150mm pea gravel.

FOUNDATIONS

Concrete mix for foundations to attain a min crush strength of 20N/mmsq.(2000) at 28 days & to B.S. 5328.
Methods of specifying Concrete including Ready Mix Concrete.

SUSPENDED FLOORS

Proprietary beam & block to manufacturers specifications, 25mm Jablite insulation, on DPM laid on floor with 5mm screed. Ventilation to floor void maintained with 225×75mm air bricks & PVC stepped sleeves at 1·0metrs & to internal walls 225mmx225mm PVC air bricks. (If terracotta air bricks are used ctrs to be ~.96m).

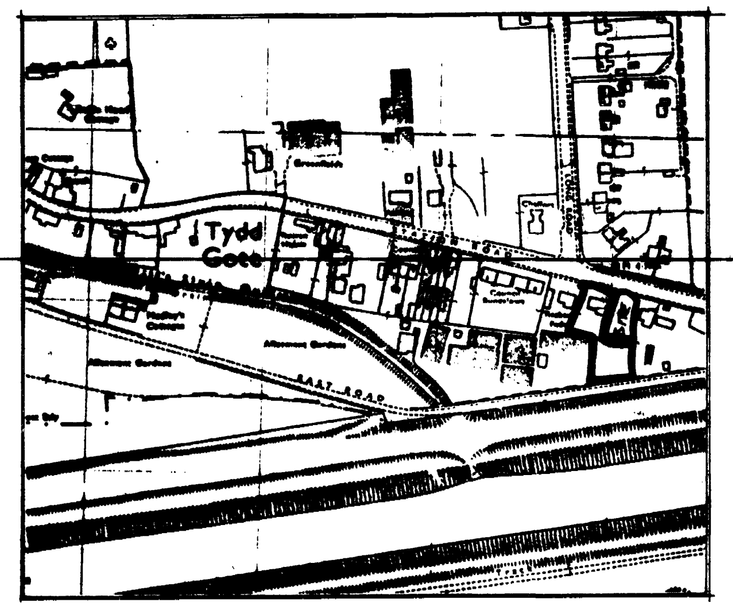
WALLS

Cavity walls 253mm overall consisting of good quality facing bricks 50mm min cavity with Dritherm cavity insulation 50mm thick, 100mm lowe bearing insulation blocks.
~~12mm plaster to inner leaf of wall~~
All cavities to be sealed at highest point.
Bitumen felt DPC to all horisontal & vertical openings in brickwork, all BPC's & weather checks to be nailed to frames. DPC's to all walls external & internal, min 150mm above Finished Ground Level.
Galvanised butterfly wall ties min 5no per square metre (450ctrs vertically & 900mm ctrs horizontally to B.S. 1243 (1978) amended) & 300mm max ctrs at reveals.

FLAT ROOF

Roof joists to be 47 × 225 at 450ctrs. Firrings to fall 1:60. 30x5mm m.s. straps at 2mctrs once bent over, fixing 100x75mm wall plate to wall.
Roof joists strapped to wall laterally with 30x5mm m.s. straps 1500 long at 2mctrs laid over 3no joists with solid packing under.
75mm Cooleg ~~Kingspan~~ warm roof constructed in strict accordance with manufacturers instructions. 50x6mm drip fillet. 3no layers upgraded specification; 1st layer Type 3B glassfibre base felt - bonded in bitumen; 2nd layer Type 3B glassfibre base felt bonded in bitumen; Top layer Polyester base roofing or similar bonded in bitumen; 13mm stone chippings beded in bitumen based adhesive compound.
All in accordance with "Tarmac" flat roofing handbook.

Lintels to be Catnic or similar approved lintels installed inaccordance with manufacturers instructions.
Code 4 lead flashing, min 150mm upstand with cavity tray over at all abutments.
Min 2m headroom under all arches.
12.5mm plasterboard ceiling to underside of joists
All structural timber to be SC3 grade



LOCATION PLAN 1-2500

Peter Humphrey
ARCHITECTURAL TECHNICIAN
Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4RN
Telephone 0945 81619

PROPOSED EXTENSION TO THE POST OFFICE, STATION ROAD, TYDD GOTE, for. MR. P. WRIGHT.

07 OCT 1991
0943/91...

343/1
SEPT. 1991.
1-50 1-100