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

FILE COPY

Planning Permission

Reference: H21/1020/91 Received: 23-OCT-91 Type: FULL

Name: Mr & Mrs Varley
The Stores
Common Way
Tydd St Mary
Wisbech, Cambs

Agent: Chris Hicks Design
Rectory Farm
Rectory Road
Tydd St Mary
Wisbech, Cambs

Description: Proposed extension to shop

Location : The Stores Common Way
Tydd St Mary 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.

B Smith

Director of Planning and Building Control Services
10-DEC-91

H21/1020/91

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.

DL Issue
18/12

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H21 | 1020 | 91

Date Registered 23 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS VARLEY
THE STORES,
COMMON WAY,
TYDD ST MARY,
WISBECH, CAMBS.
Tel. No.

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

CHRIS HICKS DESIGN.
RECTORY FARM,
RECTORY ROAD,
TYDD ST MARY, WISBECH, CAMBS.
Tel. No. 0945 76281
(Personal contact name) CHRIS HICKS.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO SHOP.

Please complete

Signed..... Date.....22/10/91.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ....40.00.... If you consider no fee is payable include a written explanation instead.
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: NONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	31.745.m² sq. metres
B. Please state size of any new structure:- (a) max. height:	} PLEASE SEE PLAN. metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	L.B.C MULTI RUSTIC TO MATCH EXISTING.
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	YES.

5. GENERAL INFORMATION Please complete each section

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

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? 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 — JOIN TO EXISTING SYSTEM

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

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

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	YES	→ SEE Part 6
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):
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.

EXISTING CESSPOOL TO BE FILLED WITH LEAN MIX CONCRETE

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 77.54 sq. m. Previous total gross floorspace 45.795 sq. m.

This new total includes the following net floorspace:

Retail 52.65 sq. m. Office 3.15 sq. m. Industrial sq. m. Warehousing sq. m.

Other 21.735 sq. m. → If so, please state use: STORE & W/C EXIST KITCHEN.

	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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	—		
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	—		
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	EXTENSION TO SHOP		
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)	EXISTING FRONTAGE		
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)	EXISTING		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	HOUSE HOLD RUBBISH (REFUSE COLLECTION)		
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.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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.** 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 ..... (~~Applicant~~/Agent) Date 22/10/91

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 ..... ~~Applicant~~/Agent) Date 22/10/91

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

INITIAL

Submitted Fee £ 46.00

Receipt Issued 23/10/91 No. 8134

Date First Received 23/10/91

REGISTRATION

REFERENCE B21/1020/91

Cross-Ref B21/0593/91

Date 24/10/91

VALIDATION Date 28/10/91

Type Full

Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 31.745

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date .....

Index Sheets B21 OS Nos ..... Grid Ref 5 3

Ward M Parish Tarbolton

Inside IBD YES Inside LP Area NO

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site.....Ref..... Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Totally enclosed. Wall/fence 2m on W boundary plus workshop. 2m wall on eastern. Hardly visible from road

Inspected by: DMG
date: 21/11

Residents notified on site visit: The old Bakehouse, Common Way - Post
Threeways, Common Way "

Case Officer Conclusions (issues)

Extension at rear.
Outside Conservation Area.
Not easily visible from public highways.
Neighbours not considered to be materially affected.

Case Officer Recommendations (summary)
(details overleaf) Consent

Delegation
Recommended approvals –

Confirmed by DMG
Case Officer: 9/12

Departure from policy — Yes ____ — No ✓

Ward member request — Yes ____ — No ✓

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes

Yes ____ — No ✓

[Reason:

Other circumstances needing Committee decision

Yes ____ — Flagged by Senior Officer Signed ..... — No ✓

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ — Nil fees (not first Submission) — Yes ____

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
...DMG...9/12

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

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: H21/1020/91 Type: FULL

Applicant: Mr & Mrs Varley Agent: Chris Hicks Design
Tel: 0945 76281

Description: Proposed extension to shop

Location: The Stores
Common Way
Tydd St Mary
Wisbech, Cambs

Valid date:	23-OCT-91	Terminal date:	18-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	28-OCT-91	Report deadline:	26-NOV-91
Inspected by	02-NOV-91		
Extra contacts	07-NOV-91	Case Officer:	
Report if not clear by	27-NOV-91	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 31.75 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

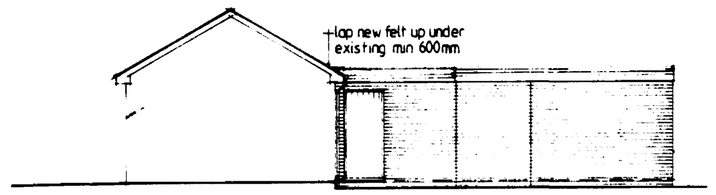
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Tydd St Mar	0945 583194	01-NOV-91	15-NOV-91
Cllr C J T H Brewis	0406 350818	01-NOV-91	15-NOV-91
Cllr D Dewsberry	0406 350947 (Of	01-NOV-91	15-NOV-91

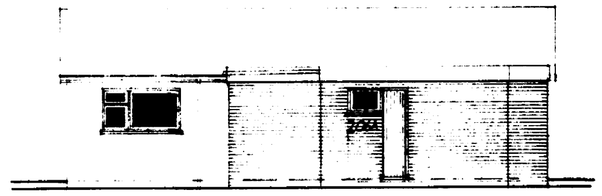
L.C.C No objections JCB 7/11/91

Owner/Occupier, The Old Bakehouse, Common Way Tydd St Mary 21-NOV-91 05-DEC-91.

"Threeways", Common Way, Tydd St Mary 21-NOV-91 05-DEC-91.



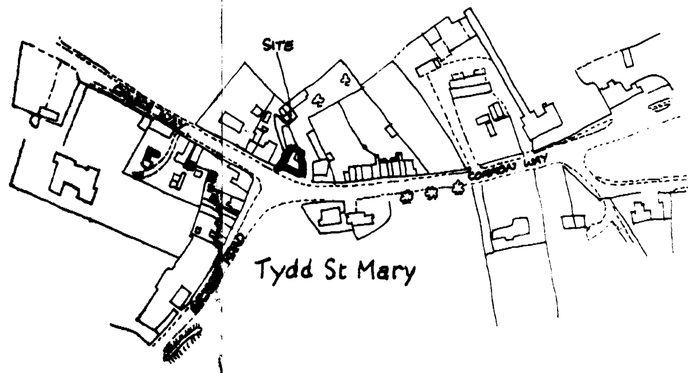
Side Elevation



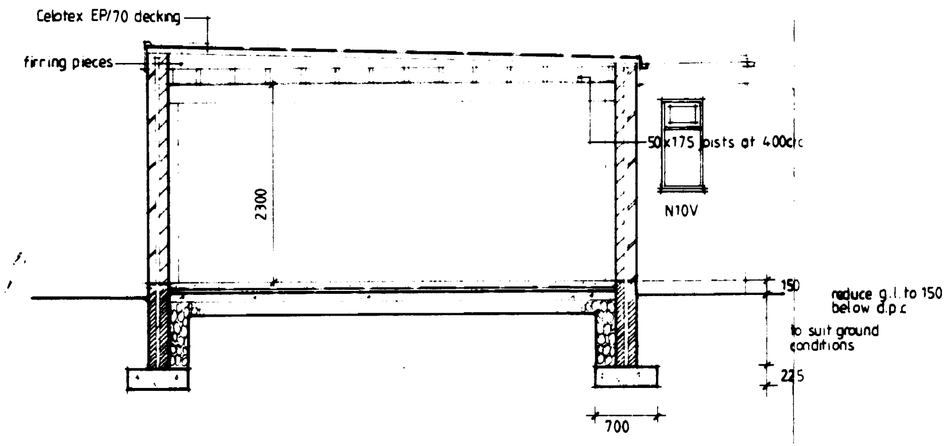
Rear Elevation



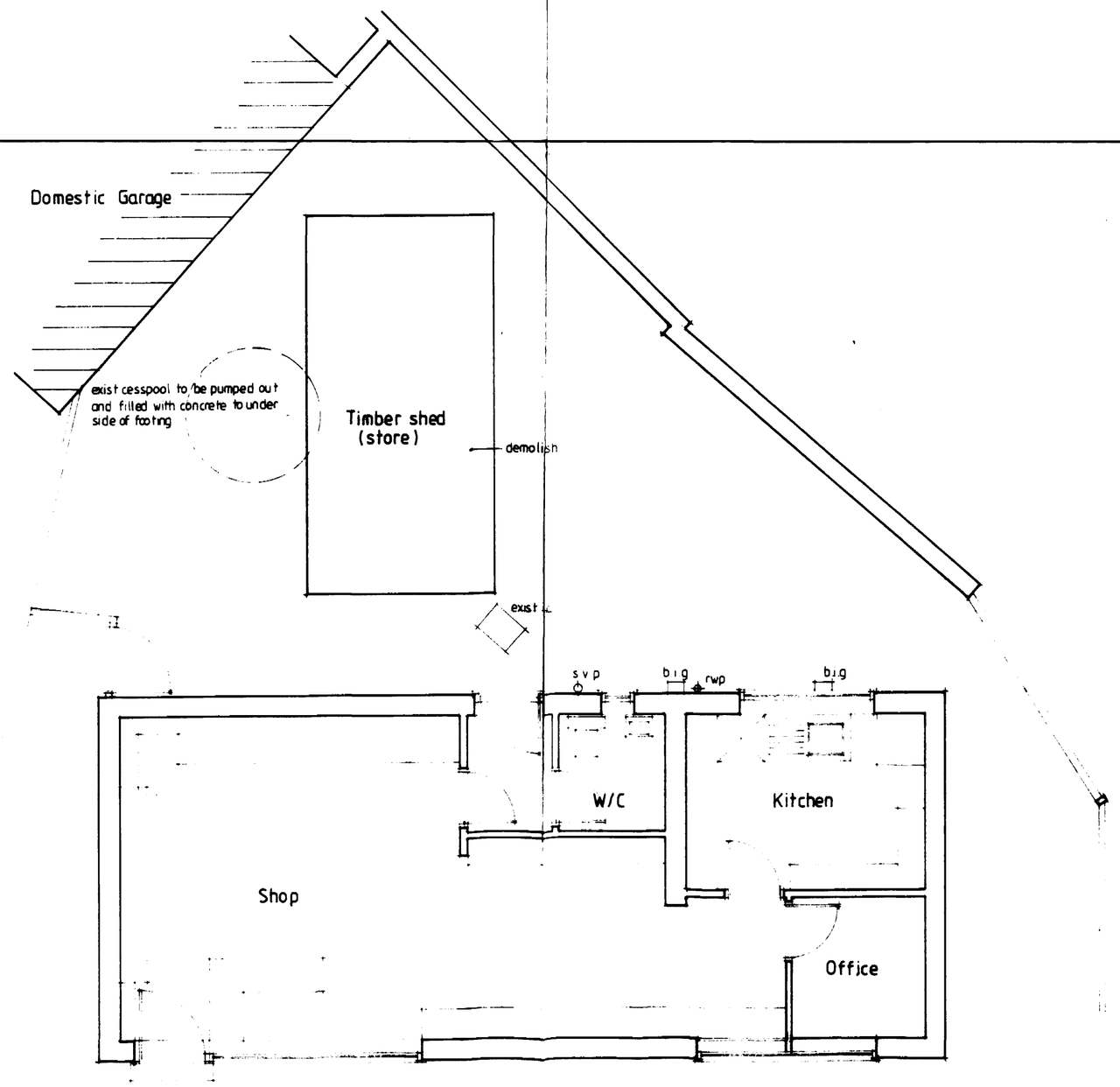
Side Elevation



Location Plan 1:2500



Section A-A



Plan as Existing



PRELIMINARIES
Demolish existing timber shed and grub up existing drains, cart away. Empty existing cesspool and fill as follows: Fill to within 50mm of underside of footing with lean mix concrete. 50mm of consolidated sand.

FLAT ROOF CONSTRUCTION. (WARM)
12mm white spar chippings bedded on 3 layer roofing felt, 1st layer to be asbestos based on Celotex Energy Ply EP/70 insulated roof decking. Soft wood firring pieces to fall min 1:40. 50 x 175mm SC3 grade joists at 400mm c/c with 30 x m.s lateral restraint and wall plate straps at max. 1.5m c/c. 20mm marine plywood fascia. Where flat roof joins existing pitch roof lap new felt up under existing min 600mm

CEILINGS.
12.7mm Gyproc "duplex" plasterboard Artex finish.

WALLING.
250 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C. Internal walls to receive 10mm S/C render and 3mm skim. Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1000g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100

[illegible] Concrete mix ST3 to B.S. [illegible] 150 blinded and consolidated hardcore:
Alternative: Floor construction as above but 15mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to W/C. New finish floor level and d.p.c. to match existing.

23 OCT 1991
1020/91

CHRIS HICKS DESIGN
Rectory Farm
Rectory Road
Tydd st Mary
Wisbech
tel/fax 0945 76281

client MR & MRS VARLEY

project
PROPOSED EXTENSION TO SHOP
THE STORES,
COMMON WAY,
TYDD ST MARY,
WISBECH,

scale 1:50, 1:100	dwg F003
date OCT 91	drawn [signature]