

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0047/92

Received: 13-JAN-92 Type: OUTLINE

Name: Mr M J Coupland
Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling & garage (Renewal of outline planning permission H23/0145/89)

Location : Plot 2, Saracens Head Nursery Washway Road
Saracens Head Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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

- 4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Notes to Applicant:

The landscaping scheme should preferably include the provision of a frontage hedge of native species (eg, beech, hawthorn or privet).

Director of Planning and Building Control Services
28-FEB-92 H23/0047/92

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.

EPIMINE 341

TF 3427

LINCOLN SHIRE COPY

PROPOSED BUILDING PLOT NO 2
WASHWAY ROAD, SARACONS HEAD
NR. SPALDING LINES.

**SOUTH HOLLAND D.C.
PLAN DEPT.
13 JAN 1992**

HIX & SON
28, CHURCH ST.
HOLBEACH
LINCS.
(TEL: 22777)

FOR IDENTIFICATION PURPOSES ONLY

Reprod: from the Ordinance
Survey with the sanction
of the Officer of H.M.
Sitz office
Copyright reserved

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ☒

Neighbours

Other

Boundaries

Site Features

Inspected by: *[Signature]*
date: *[Signature]*

Residents notified on site visit

Case Officer Conclusions (Issues)

Renewal of previous permission (H23/0047/92) 45/92
Circumstances have not changed significantly since that date.
No ~~real~~ reason to resist renewal of permission therefore.
Camp conditions should apply.

Case Officer Recommendations (summary). (details overleaf)

Consent

Delegation

Recommended approvals

Continued by *DMG*
Case Officer *25/12*

Departure from policy

Yes

No ☒

Part number request

Yes

No ☒

Recommended approval against
material objection

Yes

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

Reason:

Other circumstances needing
Committee decision

Yes

Delayed by Senior Officer
Signed

No ☒

Reason:

ANY OF ABOVE

Recommended refusal

Refusal on adopted policy
grounds on ~~these~~ application

No

Refusal (not stated)
Submission

Yes ☒

ANY ONE
OF ABOVE

Other info. from
Signed

Committee
report
Sub-Committee
SV recommended
Part 1 recommended

Delegation
continued by
Senior Officer
0226/2

1 OTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Previous
Current
Required

Siting Design Ext App Access Lands

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

Precise details, for non-standard requirements:

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 =

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid data

Re-registered

Ack/Reception/Filesheet

Consultation

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110.00

Receipt Issued No. 2480

Date First Received 13 JAN 1992

REGISTRATION

REFERENCE H23/0047/92

Cross-Ref N/A

Date 14/1/92

VALIDATION

Date 14/1/92

Type OUTLINE Earliest permission date (Cert B)

Site area 0.08 No. of dwellings Floorspace

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous
Current

Description: Erection of one dwelling + garage (etc etc)

Technical:-

Certificate
Site plans
Description

Accuracy
Incomplete form

S65 Advert required ☐ Expiry date

Fees:

Nil fee - previous app
- type

Ref

Discounted fee

Reason

Correct fee £ 110 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 15.1.92

Index Sheets 153 OS Nos Grid Ref 5 34 35C 15693C

Ward 153 Parish 153 TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD 153 Inside LP Area 153 Level crossing ☐ TPO ☐
Footpath ☐ Other: ☐

Linked to site Ref 240 Linked to property Ref

Planning Records:
Earlier apps

153151

3 Reg Records:
Already submitted Ref
Requested

Inputs completed.....

PLANNING APPLICATION

For office use only

Application No.

H23 / 0047 / 92

Date Registered

13 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. M. J. Coupland,
Saracens Head Nursery,
Washway Road,
Saracens Head,
Nr. Spalding, Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Messrs. Hix & Son,
28, Church Street,
Holbeach,
Nr. Spalding, Lincs. PE12 7LL.

Tel. No. (0406) 22777

(Personal contact name) Shallice

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot No. 2 Saracens Head Nursery, Washway Road, Saracens Head
Nr. Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use of the land for the erection of one (1) residential dwelling
and garage. (Renewal of outline planning permission H23/0115/89)

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of .. £110.00.... If you consider no fee is payable
include a written explanation instead.

Signed.....

Date... 10.1.92.....

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

or This is an **outline** application

☒
 ☒

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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:

One dwelling unit.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure: - (a) max. height:

Not finalised

sq. metres

(b) max. length:

metres

(c) max. width:

at this stage. metres

metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

No

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

Glasshouse and nursery ground.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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 ☒

C. What provision will be made for garages or parking within the site?

If so, name of road: Washway Road
Will there be --
Individual access(es) ☒
New estate road ☐

Proposed garage, parking and Turning Space.

TREES Please tick **one** boxA. 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

By means 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 ☒**OTHER MATTERS** Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

No

If so, please give details in Part 6

No

No

No

No

If so, please complete Part 7

☐

Date:

Consultee(s):

☐

Application No.:

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

Continue on separate sheet if necessary.

The Application is for renewal of Outline Planning Permission ref. H23/0145/89 dated 22nd March, 1989.

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

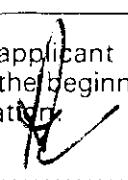
2. OWNERSHIP OF THE SITE

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 10.1.92.
on behalf of Mr. M. J. Coupland

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

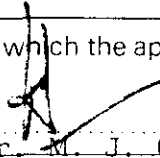
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 10.1.92.
on behalf of Mr. M. J. Coupland

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed Date

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



Application no: H23/0047/92

Type: OUTLINE

Applicant: Mr M J Coupland
Tel:

Agent: Messrs Hix & Son
0406 22777

Description: Erection of dwelling & garage
(Renewal of outline planning
permission H23/0145/89)

Location: Plot 2, Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Valid date: 13-JAN-92

Terminal date: 09-MAR-92

Target dates:

Target Committee: 12-FEB-92

To case officer 18-JAN-92

Report deadline: 29-JAN-92

Inspected by 23-JAN-92

Extra contacts 28-JAN-92

Case Officer:

Report if not clear by 17-FEB-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .08 HA

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC	21-JAN-92	04-FEB-92
Cllr S W Hoyes 0406 370408	21-JAN-92	04-FEB-92

LCC - Obs Attached Feb 23/1/92
The House Washway Rd, Holbeach 7 FEB 92 21 FEB 92
Transmision " " " "

SITE DETAILS

Grid ref: 534280 326920

OS Sheets: 133

Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0047/92

Received:13-JAN-92 Type:OUTLINE

Name: Mr M J Coupland
Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling & garage (Renewal of outline planning permission H23/0145/89)

Location : Plot 2, Saracens Head Nursery Washway Road
Saracens Head Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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

- 4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Notes to Applicant:

The landscaping scheme should preferably include the provision of a frontage hedge of native species (eg, beech, hawthorn or privet).

Authorised to issue:

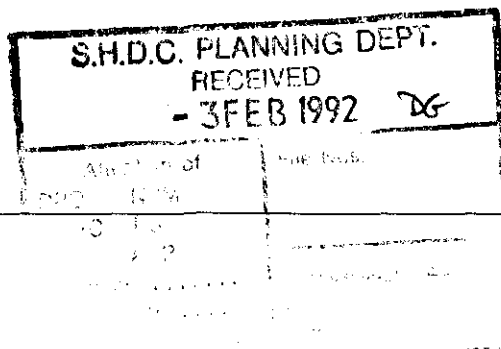
27-FEB-92 H23/0047/92

AD.....DC.....

27/2

28/2

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



Application no: H23/0047/92

Applicant: Mr M J Coupland
Saracens Head Nursery
Washway Road
Saracens Head
Spalding Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of dwelling & garage (Renewal of outline planning permission H23/0145/89)

Location: Plot 2, Saracens Head Nursery Washway Road
Saracens Head Spalding Lincs

Type: OUTLINE

Date received: 13-JAN-92

21-JAN-92

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 05-FEB-92. 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

Director of Planning and Building Control Services

Clerk to Whaplode PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Recommended

Signed: *W. H. H. H. H. H.*

30.192

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council

Application
Reference

14 23 10047/92

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		
	3	4	2	2	6	9

2. Address or location

Plot 2 SARCENS HEAD NURSERY, NITAFLODE

3. Name, classification and number of road

III

4. Date application referred

23 - 1 - 92

5. State whether outline, detailed application etc.

OL

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

DWELLING & GARAGE
(RENEWAL OF OL PPH23/0145/92)

- 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
108 as shown overleaf.~~

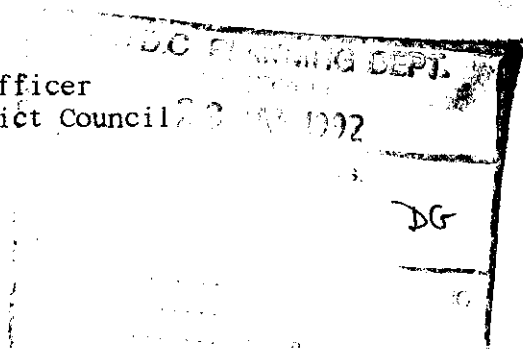
Date:

23 - 1 - 92

Signed:

Emmerson
Director of Highways and Planning

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



*National Rivers Authority
Anglian Region*

24 January 1992

Our ref.GT/91/1/SH/0032

Dear Sir

**PLANNING APPLICATION NO. H23/0047/92
PROPOSAL FOR ERECTION OF DWELLING AND GARAGE AT PLOT 2, SARACENS HEAD
NURSERY, WASHWAY ROAD, SARACENS HEAD, SPALDING, BY MR M.J. COUPLAND.**

With regard to the above-mentioned application received on 22 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

We have no objection to the use of a septic tank(s) at this location provided that:

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

/contd

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927



2

Our ref.GT/91/1/SH/0032

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R. F. Morgan
Planning Engineer

cc Messrs Hix & Son
28 Church Street
Holbeach
Spalding PE12 7LL

VJC

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-P/47/92/TB

Your Ref. CS/5918/PJC

Date 28 January 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. M. J. COUPLAND
PLOT 2 WASHWAY ROAD, SARACENS HEAD

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,



ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs. PE12 7LL