SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0092/93 Received:05-FEB-93 Type:FULL

Name: Mr & Mrs M Pocklington
Cranes Gate Farm
Whaplode
Spalding
Lincs PE12 6TY

Agent: E.M.D.A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Ground and first floor extension

Location : Cranes Gate Farm Whaplode
Spalding Lincs

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.

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

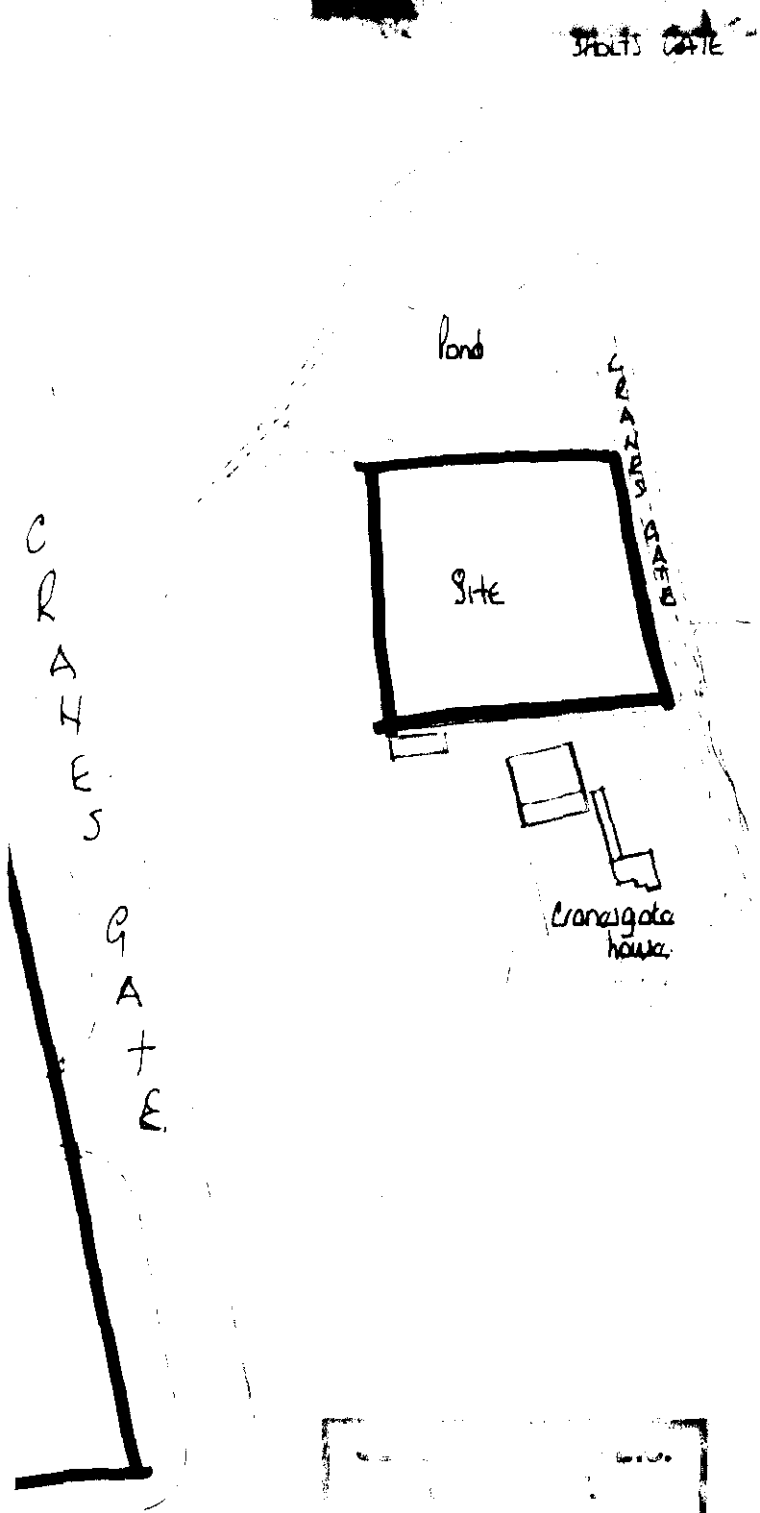
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
10-MAR-93 H23/0092/93

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)



05 FEB 1993
0092/93

A		
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JA
Tel : Spalding (0775) 767968

Client

Mr M. & Mrs H. Pocklington.

Job Title

Extension to Dwelling At
Cranegate Farm
Cranes Gate
Whaplode

Drawing Title

Location & Block Plans

Scale 1:500 & 1:2500

Date Jan 93 **Drawn by** AL

Drg No. 92/108/03. **Rev**

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0092/93

Date Registered 05 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. M. POCKLINGTON
CRANES GATE FARM
KIRTLODE.
SPALDING. LINCS. PE12 6TY

Tel. No. 0406 23222

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

EAST MIDLANDS DESIGN ASSOC
"KILLOH LODGE",
HORSESHOE ROAD
SPALDING

Tel. No. 0775-767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CRANES GATE FARM, KIRTLODE, SPALDING, LINCS. PE12 6TY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GROUND & FIRST FLOOR EXTENSION.

OFFICE COPY

Please complete

Signed ..... Date 2-02-93

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 60-00 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: [ ]

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: 7·8 metres

(b) max. length: 6·6 metres

(c) max. width: 4·8 metres

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

D. Please state type and colour of roofing materials. to match exts.

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

5. GENERAL INFORMATION Please complete each section

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

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? Extg.

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 SOAKAWAY.

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	No	
The proposal is for industrial, warehousing, offices or shopping 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.	No	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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 2-02-93

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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 2-02-93

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Farmhouse set in open site No close neighbours and not seen at road. No objections

Inspected by GS
Date 12/2/93

Notice posted by GS
Date 12/2/93

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG. 8/3

Proposal considered acceptable in term of design + appearance. Located at rear. Neighbouring property not considered to be materially affected.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....DMG.....

Senior Officer .....8/3.....

Case Officer Recommendation

~~Approve~~ Refuse

Signed .....D.M.Gosling.....

(1) TL1
Conditions/~~Reasons~~
(continue overleaf)

(2) The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

In the interests of visual amenity.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DAVID GODLEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt Issued P2317

Date first Rec'd 05 FEB 1993

Registration

Reference H23/0092/93

Cross-Ref B23/0062/93

Date 8/2.

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 368

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60.

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 1977

OS No's

Grid ref 53[illegible] 39[illegible]

Ward

Parish [illegible]

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property

Ref 0 3C3446

Planning Records:
Earlier apps 1976/[illegible]
1983/87

B Reg Records:
Already submitted – Ref
Request
Requested

BR. 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: H23/92/93 Type: FULL

Applicant: Mr & Mrs M Pocklington
Tel: 0406 23222

Agent: E. M. D. A.
0775 767968

Description: Ground and first floor extension

Location: Cranes Gate Farm
Whaplode
Spalding
Lincs

Valid date: 05-FEB-93
Target dates:
To case officer 12-FEB-93
Inspected by 15-FEB-93
Extra contacts 19-FEB-93
Report if not clear by 12-MAR-93

Terminal date: 02-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 31.68 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	10-FEB-93	24-FEB-93
Cllr A Biggadike	10-FEB-93	24-FEB-93
Site/Press Advert MIN	12-FEB-93	05-MAR-93 ✓

L.C.C. - No objections JCB 11/2/93

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: H23/92/93

Applicant: Mr & Mrs M Pocklington
Cranes Gate Farm
Whaplode
Spalding
Lincs PE12 6TY

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Ground and first floor extension

Location: Cranes Gate Farm Whaplode
Spalding Lincs

Type: FULL

Date received: 05-FEB-93

10-FEB-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 25-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: this property is not overlooked by another. The nearest neighbours have no objections. We are in agreement that these plans are acceptable.

Signed: C Beth

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1993 DS

Attention of
DPO MRM
DOPO RS
JC AC
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

B[illegible]N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2217
Date received : 05-FEB-93

Received from

Nationwide Building Society

Address

Cranes Gate Farm
Whaplode
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

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: H23/0092/93/A1 Date Received: 13-APR-93

Applicant: Mr & Mrs Pocklington
Cranes Gate Farm
Whaplode
Spalding
Lincs PE12 6TY

Agent: East Midlands Design Association
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description of Original Development: Ground and first floor extension

Location: Cranes Gate Farm, Whaplode

Amendment Submitted: French doors to south elevation changed to window

Drawing Number(s): 92/108/01/C

29 April 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H23/0092/93/A1

Date registered 13 APR 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. M. POCKLINGTON
CRAWLE GATE FARM
KIRTON LODGE
SPALDING

Tel. No.

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

EMDA
KILLOW LODGE HOLBEACH RD
SPALDING LINCS

Tel No. 767968 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CRAWLE GATE FARM, KIRTON LODGE, SPALDING, LINCS

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H23/0092/93.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 13.04.93

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

GROUND & FIRST FLOOR EXTENSION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

FRENCH DOORS TO SOUTH ELEVATION CHANGED TO WINDOW

L.C.C. - No objection 20/4/93

State drawing no's of the current submission

92/108/01/C.

State Officer dealing with the application, if known.

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

3. Please tick **one** box only

A. *Amendment is proposed where permission already granted* [✓]

If yes, submit two forms and two plans

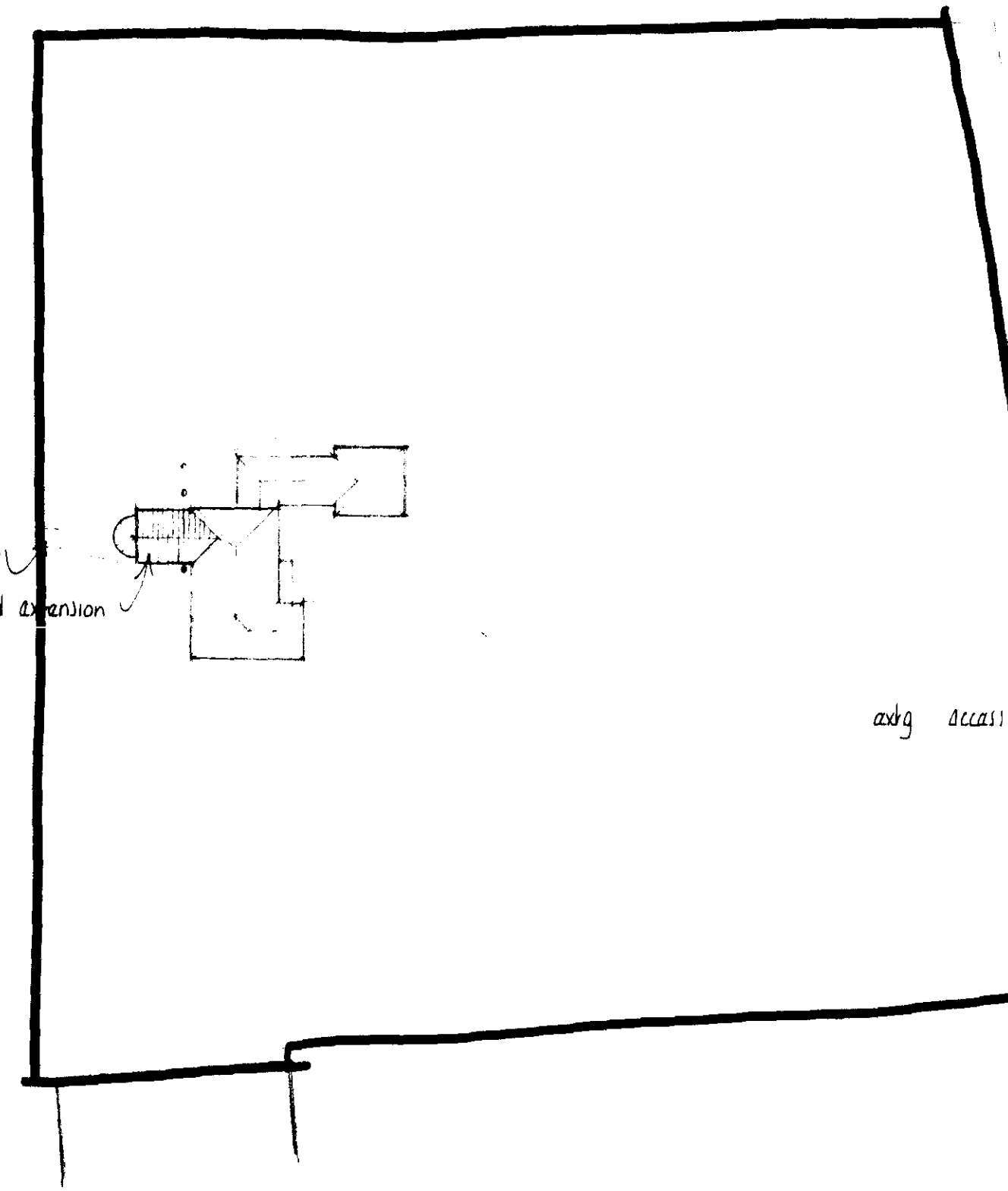
or

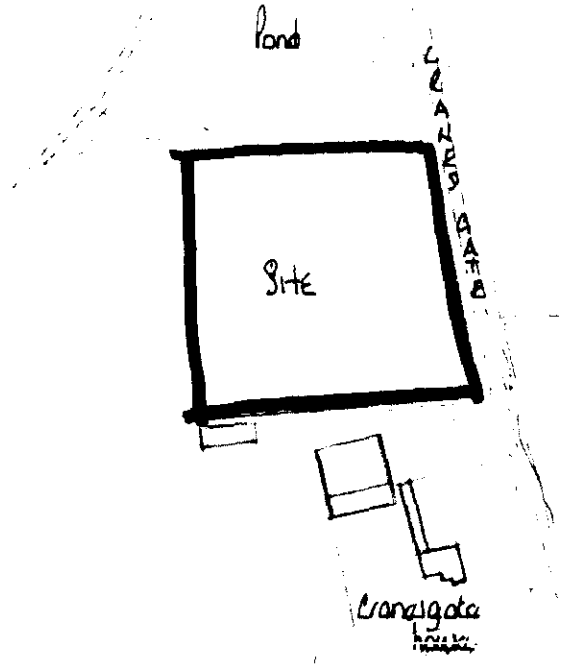
B. Amendment is to a proposal currently being considered [ ]

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council [ ]

SPALDS GATE





05 FEB 1993
0092/93

Builders Merchants
St Thomas Road
Spalding Lincs
Tel:0775 (2557)

A		
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA

Tel : Spalding (0775) 767968

Client

Mr M. & Mrs H. Pocklington

Job Title

Extension to Dwelling At
Cranegate Farm
Cranes Gate
Whaplode

Drawing Title

Location & Block Plans

Scale 1:500 & 1:2500

Date Jan 93 **Drawn by** AL

Drg No. 92/108/03. **Rev**

Interlocking conc tiles to match orig

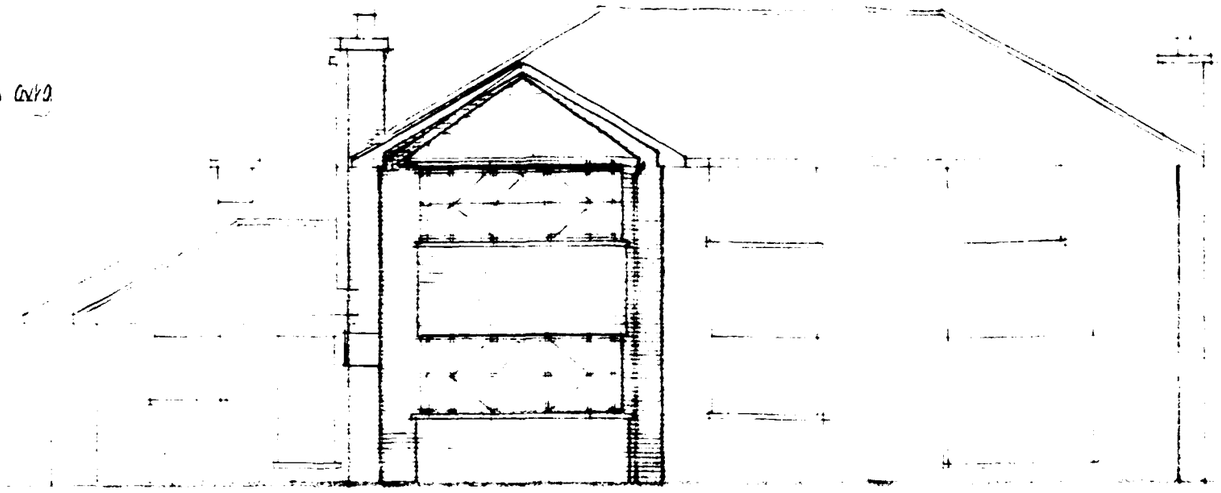
Plain tiles - colour to match orig

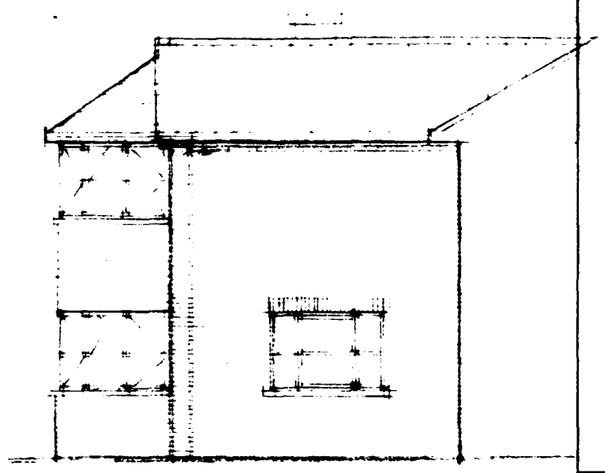
Roof

Bellmouth plain tiles

Facing brick to match orig

Cloth.

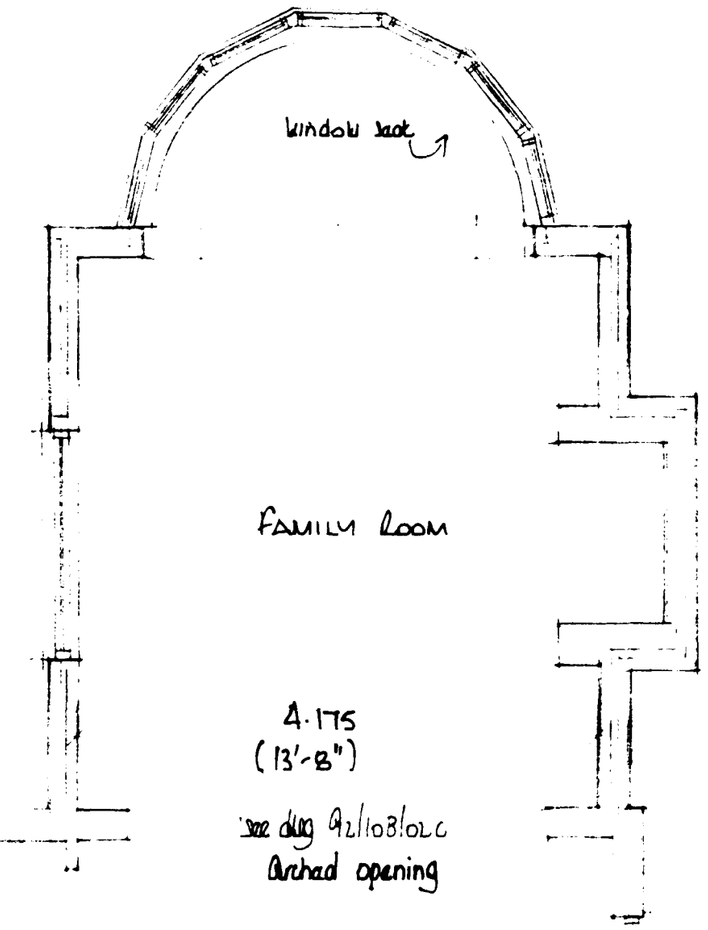


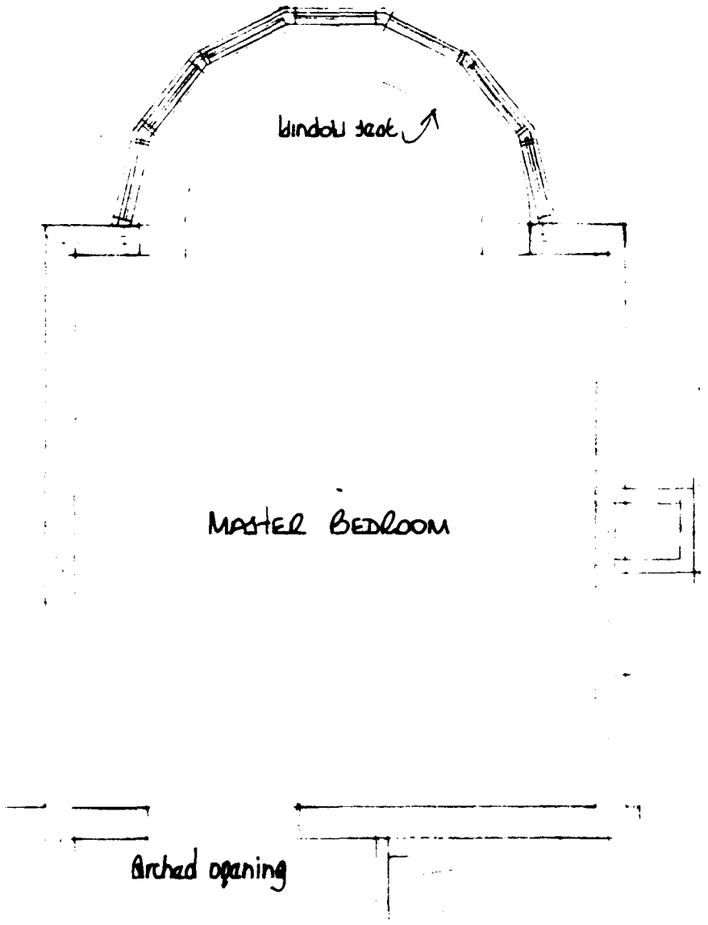


north

west

south





ground floor

first floor

SOUTH HOLLAND D.C.
PLAN DEPT
13 APR 1993
REF.....92/108/01.....

A1

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
C	4mm 93	French doors replaced with windows
B	Feb 93	Dwlg c 3.VP added to north elevation.
A	Jan 93	French doors replaced with window

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JA
Tel : Spalding (0775) 767968

Client
Mr. M & Mrs. H. Pocklington.

Job Title
Extension to Dwelling At
Crowe's Gate
Littlode.

Drawing Title
Plans & Elevations.

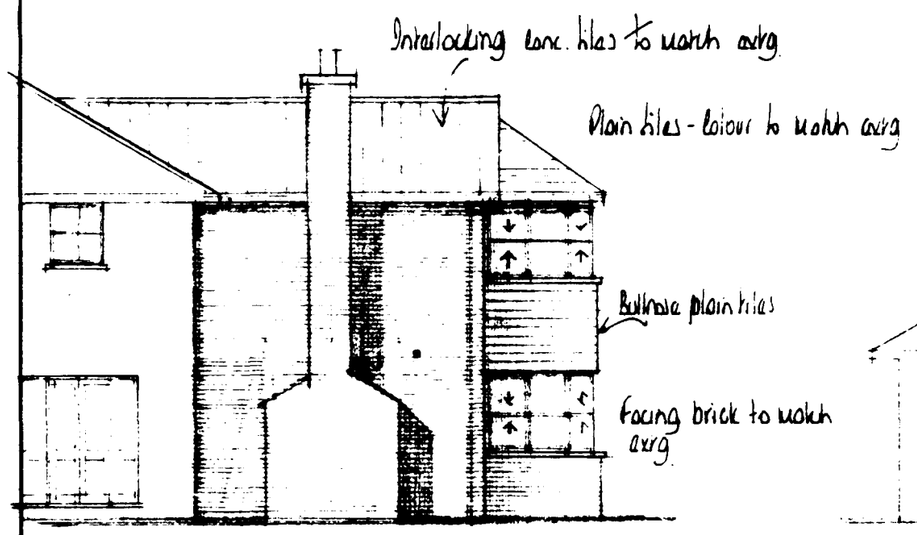
Scale 1:50 & 1:100.

Date Dec 92 | Drawn by AL

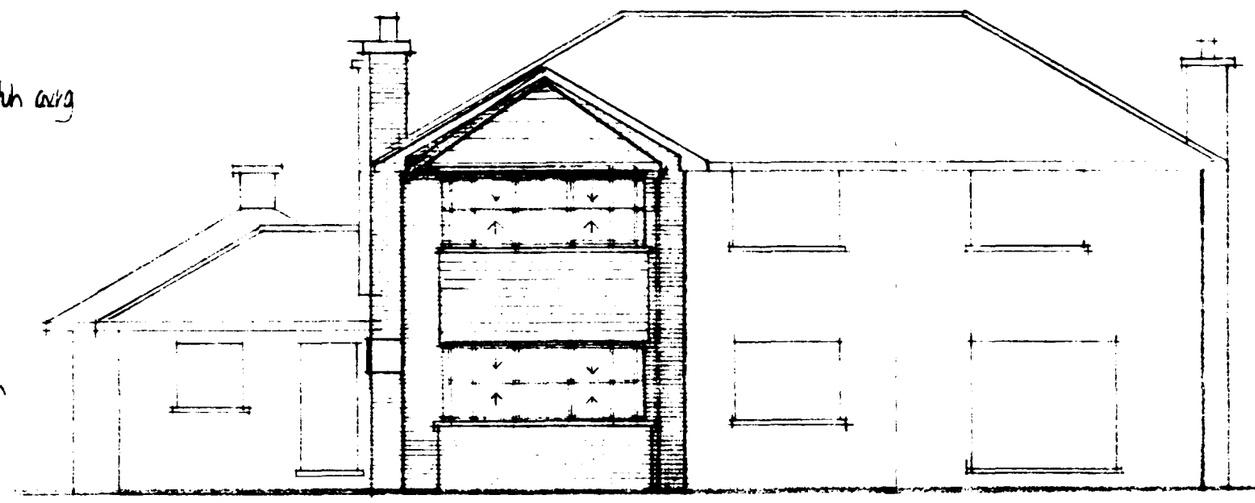
Drg No. 92/108/01. | Rev C

Builders Merchants
St Thomas Road
Spalding Lincs
Tel. 0775 725571

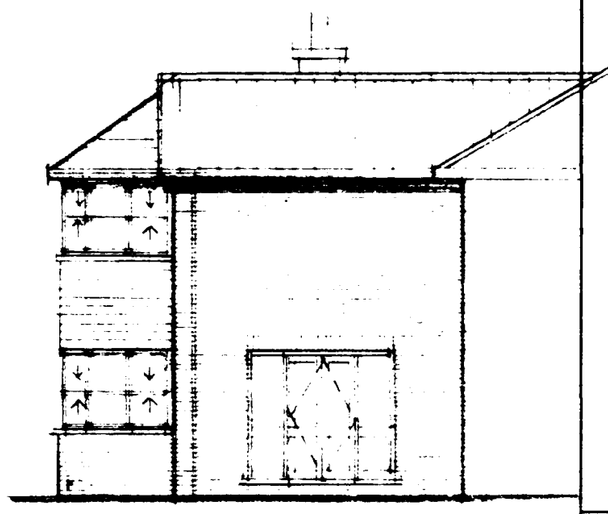
420×594mm A2



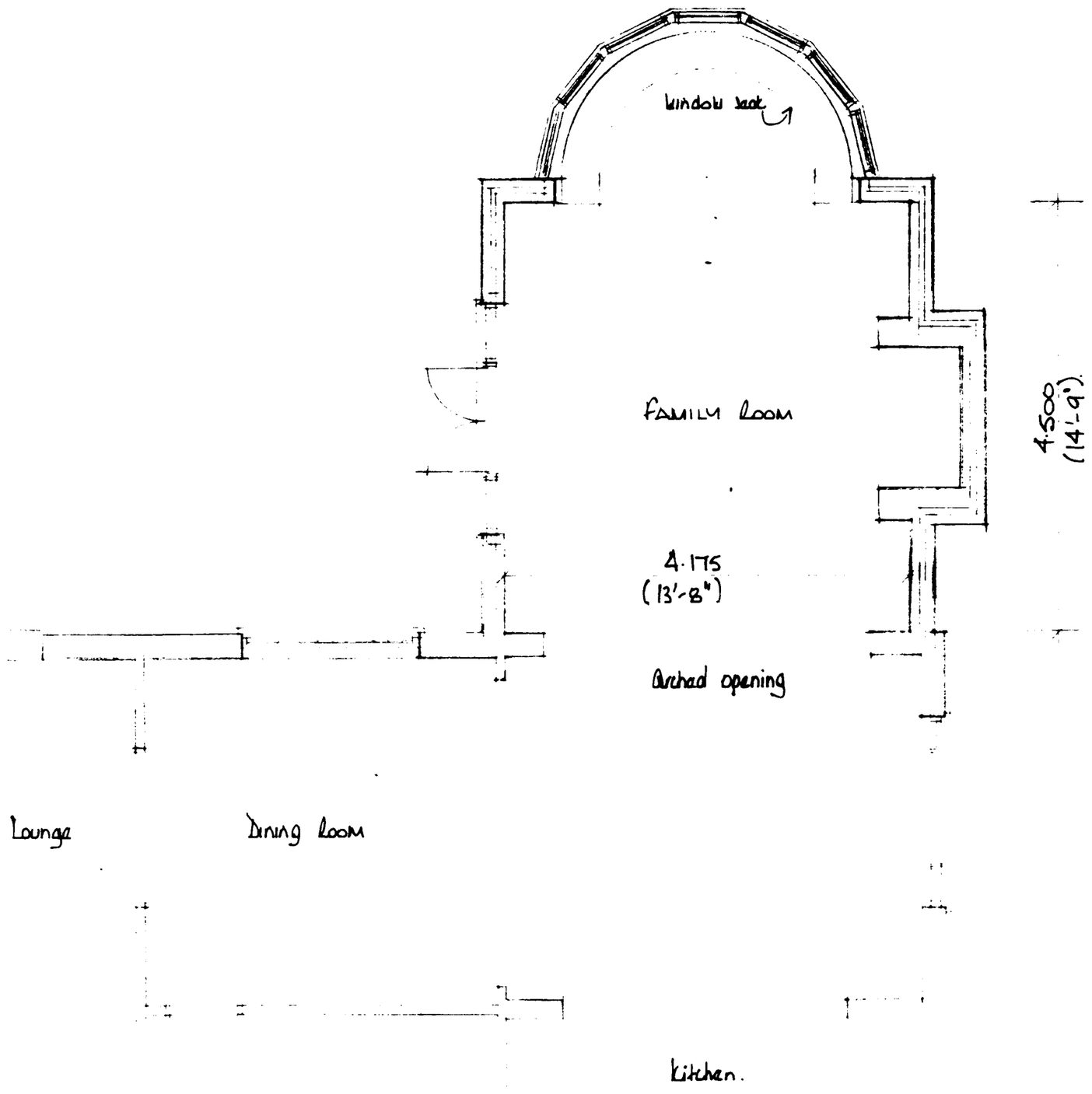
north



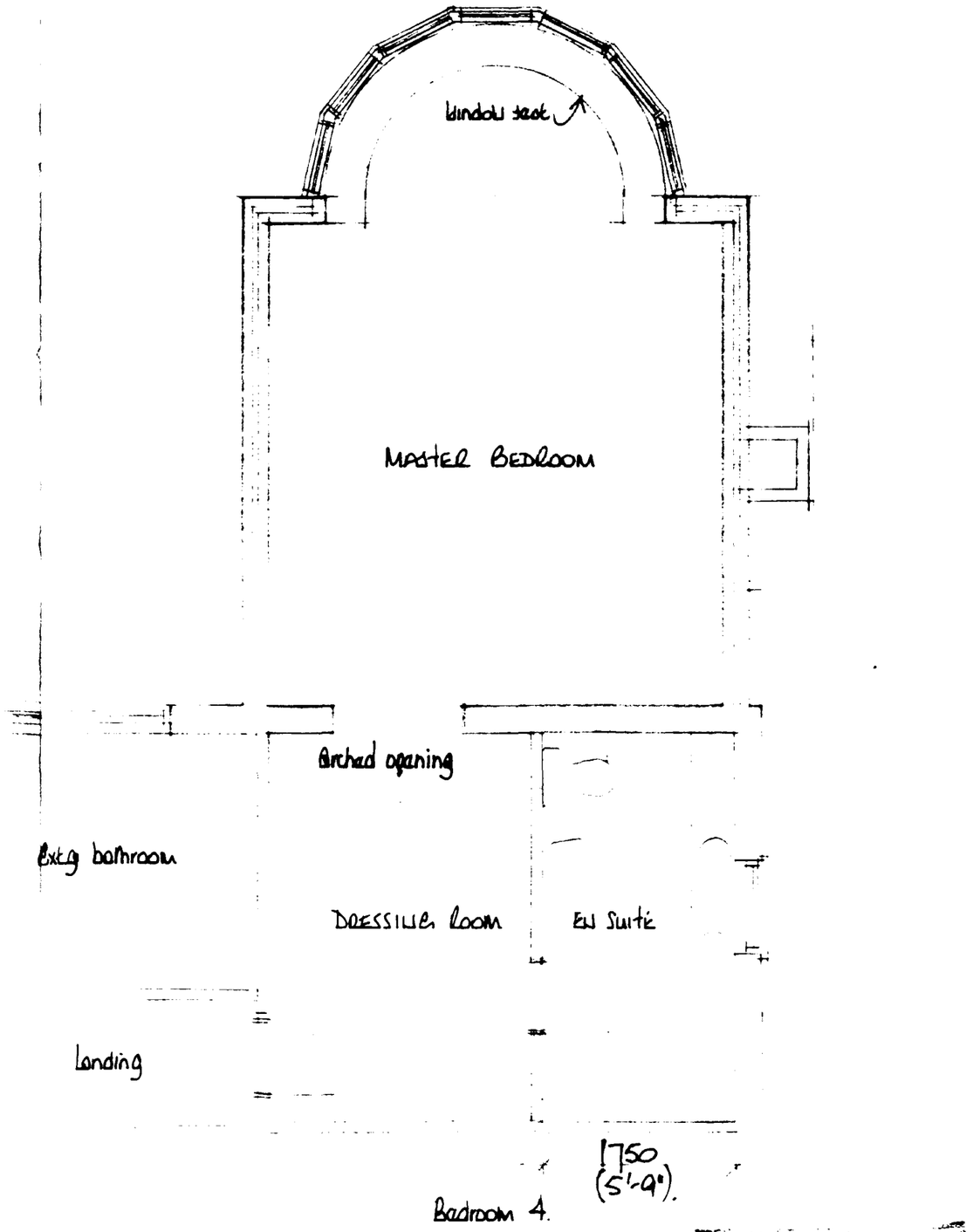
west



south



ground floor



first floor

05 FEB 1993
0092/93

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	Jan 93	French doors replaced with window
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JA
Tel : Spalding (0775) 767968

Client

Mr. M & Mrs. H. Pocklington.

Job Title

Extension to Dwelling At
Cradle's Gate
Whaplode.

Drawing Title

Plans & Elevations.

Scale 1:50 & 1:100.

Date Dec 92 | Drawn by AL

Drg No. 92/108/01. | Rev 1

Builders Merchants
St Thomas Road
Spalding Lincs

420×594mm A2