SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0144/92 Received:05-FEB-92 Type:FULL

Name: Mr & Mrs C A O Bigley
Hurdletree Nurseries
Hurdletree Bank
Whaplode St Catherine
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of lobby and garage

Location : Hurdletree Nurseries Hurdletree Bank
Whaplode St Catherine 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.

Director of Planning and Building Control Services
09-MAR-92 H23/0144/92

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.

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0144/92 Received:05-FEB-92 Type:FULL

Name: Mr & Mrs C A O Bigley
Hurdletree Nurseries
Hurdletree Bank
Whaplode St Catherine
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of lobby and garage

Location : Hurdletree Nurseries Hurdletree Bank
Whaplode St Catherine Spalding, Lincs

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

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.

Authorised to issue:

05-MAR-92 H23/0144/92 AD..AP.....DC.....
5/3 5/3

PLANNING APPLICATION

For office use only

Application No. H23|0144|92

Date Registered 05 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr+Mrs. C.A.O. BIGLEY.
HURDLETREE NURSERIES
HURDLETREE BANK
WHAPLODE ST. CATHERINE
SPALDING. LINCS.

Tel. No.

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

LOWETH CARLING DESIGN
STATION HOUSE
STATION STREET.
HOLBEACH. LINCS.

Tel. No. 0406 22126

(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HURDLETREE NURSERIES, HURDLETREE BANK WHAPLODE ST. CATHERINE. ~~SPALDING~~ LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF LOBBY + GARAGE

Please complete

Signed... [signature] Date.. 21.1.92..

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £85.00 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) ~~Alteration 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: 63m²

B. Please state size of any new structure:- (a) max. height: 18'0" (to ridge) sq. metres ~~metres~~

(b) max. length: 38'0" ~~metres~~

(c) max. width: 18'6" ~~metres~~

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

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.

dwelling and nursery.

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?

Please see plans.

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

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: N/A.

Mains sewer Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ 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. Ag. clause on dwelling.

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).

owners

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 21/1/92

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 21/1/92

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 £ 55..

Receipt Issued ..... No. 9816

Date First Received 05 FEB 1992

REGISTRATION

REFERENCE H23/0144/92.....

Cross-Ref ~~B23~~/0080/92

Date..6/2/92

VALIDATION Date.....

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

Site area ..... No. of dwellings ..... Floorspace 63 m²

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 £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets 33 OS Nos ..... Grid Ref S 3[illegible] 3[illegible]

Ward ..H..... Parish .....

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

Linked to site.....Ref..... Linked to property.....Ref. 0.31.143

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours ✓ Other

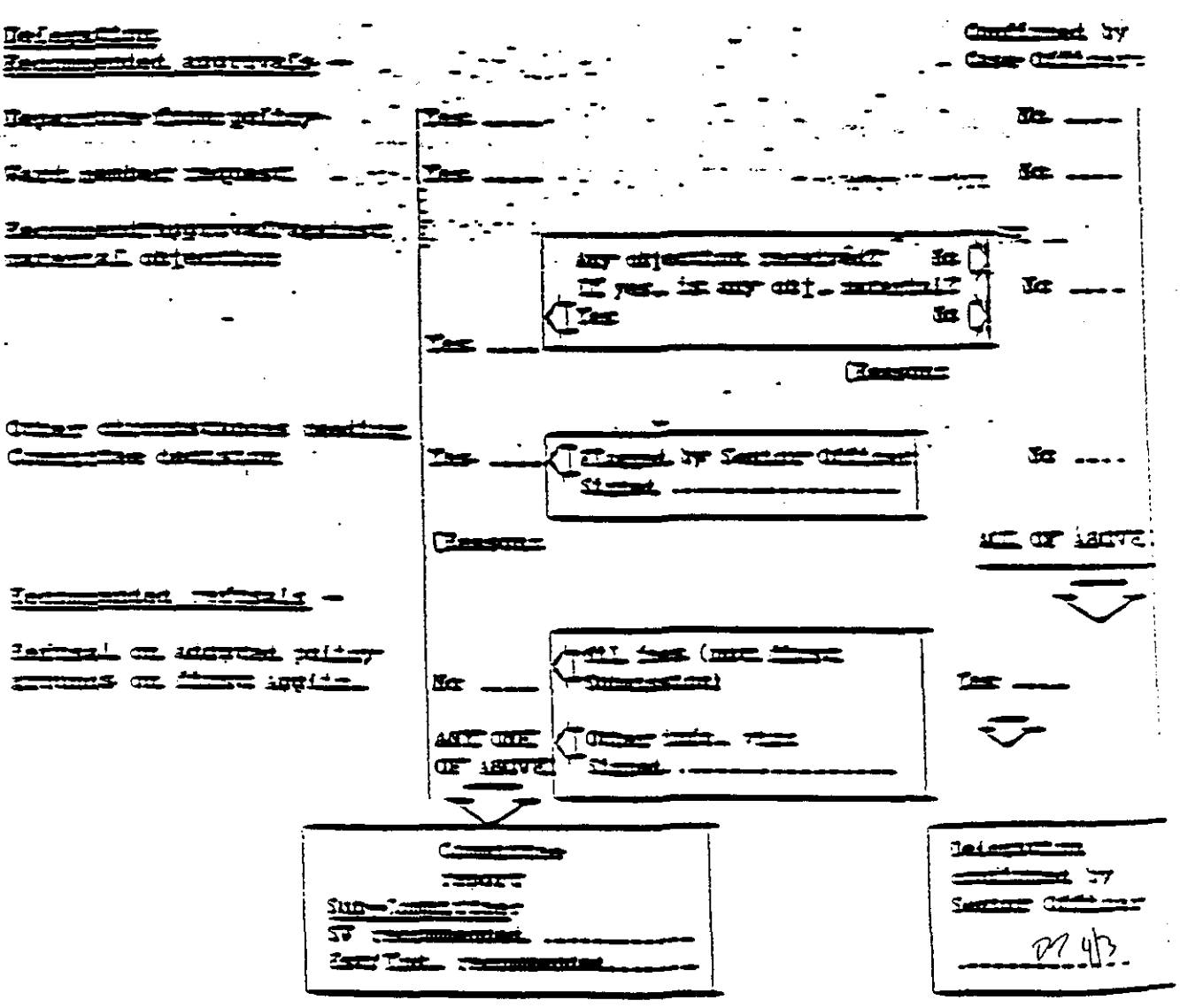
Boundaries front conifer Planted Site Features Up to roof level
not retrees in front Bricks match existing
Roof missed out
Garage in use.

Inspected by: GS
date: 17/2

Residents notified on site visit: Hurdlestree Baulk Farm.

Case Officer Conclusions (Issues)

Case Officer Recommendations (summary)
(decision overleaf)



Recommended Materials

Removal of adjacent poles

Comments on Above Application

Signature

Date

Conditions/Reasons Consent. GS. 3/3/92

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM :					
	Previous					
	Current					
	Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

DM/G 13/2

D2 13/2

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 Cà

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 .....

BRI. MITH 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: H23/0144/92 Type: FULL

Applicant: Mr & Mrs C A O Bigley
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of lobby and garage

Location: Hurdletree Nurseries
Hurdletree Bank
Whaplode St Catherine
Spalding, Lincs

Valid date: 05-FEB-92
Target dates:
To case officer 10-FEB-92
Inspected by 15-FEB-92
Extra contacts 20-FEB-92
Report if not clear by 11-MAR-92

Terminal date: 01-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 63 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC	11-FEB-92	25-FEB-92
Cllr N P Judge MBE 0406 330300	11-FEB-92	25-FEB-92

C.C.C - No objections JC 13/2/92

Hurdletree Farm, Hurdletree Bk, Whaplode St Caths. 18 FEB 92 03 MAR 92.

BRI 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: H23/0144/92

Applicant: Mr & Mrs C A O Bigley
Hurdletree Nurseries
Hurdletree Bank
Whaplode St Catherine
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of lobby and garage

Location: Hurdletree Nurseries Hurdletree Bank
Whaplode St Catherine Spalding, Lincs

Type: FULL

Date received: 05-FEB-92

11-FEB-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

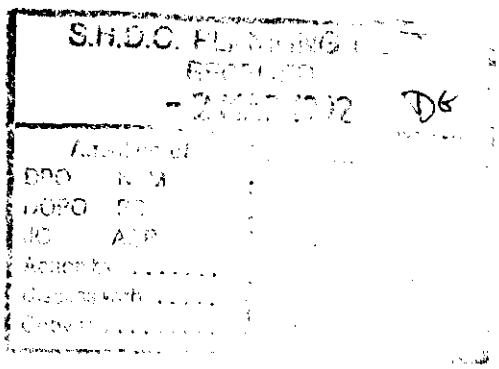
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 26-FEB-92. If no observations have been received by that date, it will be assumed that the Parish Council 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: /



Signed: D Hannigan - Clerk

28/2/92

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
25 FEB 1992 DG
Attention of
DPO NRM
DDPO SS
ACP
Action by .....
Date to .....
File Nos.
Acknowledge YES/NO
By
Date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/144/92/JAM **Your Ref.**

Date 18 February 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. C.A.O. BIGLEY
GARAGE ETC - HURDLETREE BANK, WHAPLODE ST. CATHERINE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and 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.

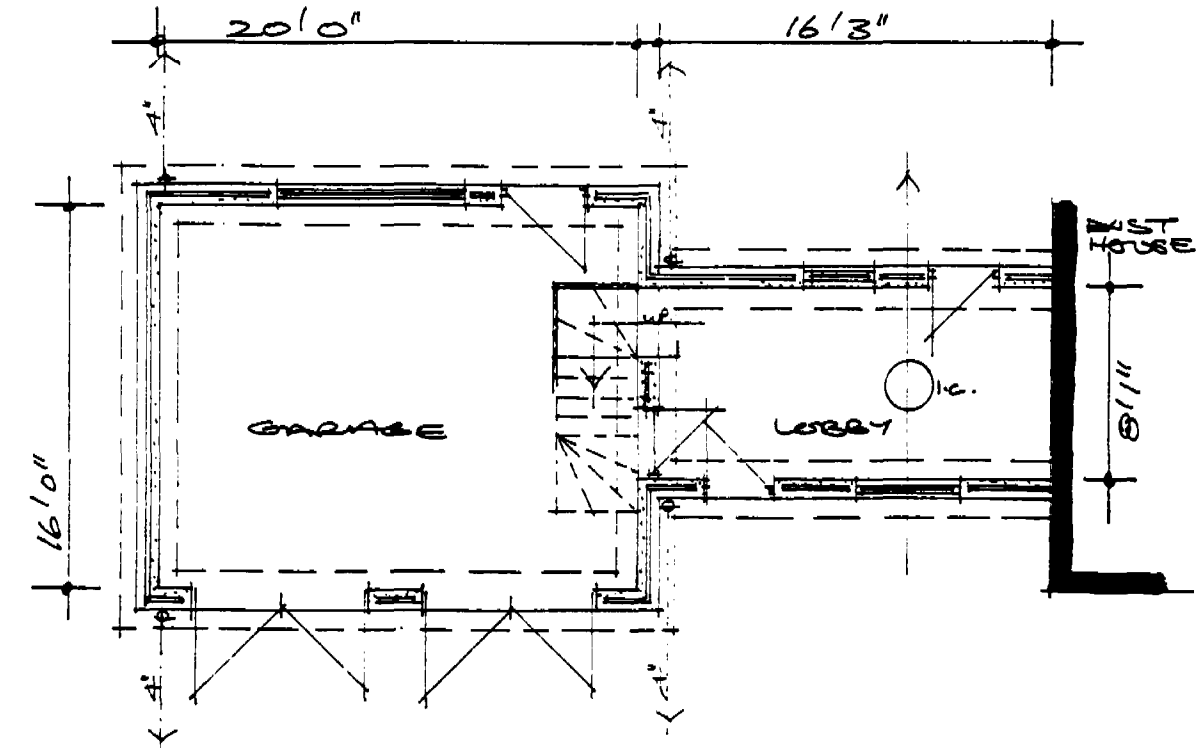
Yours faithfully,

J J Elsey

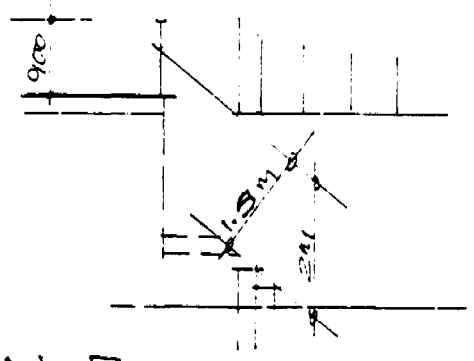
ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach, Spalding, Lincs.

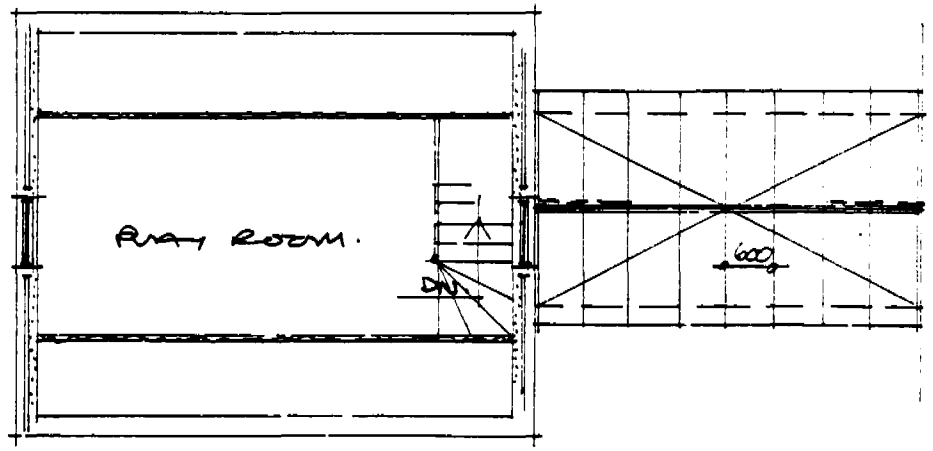
SEE SAFE NOTES REF 9205/2.



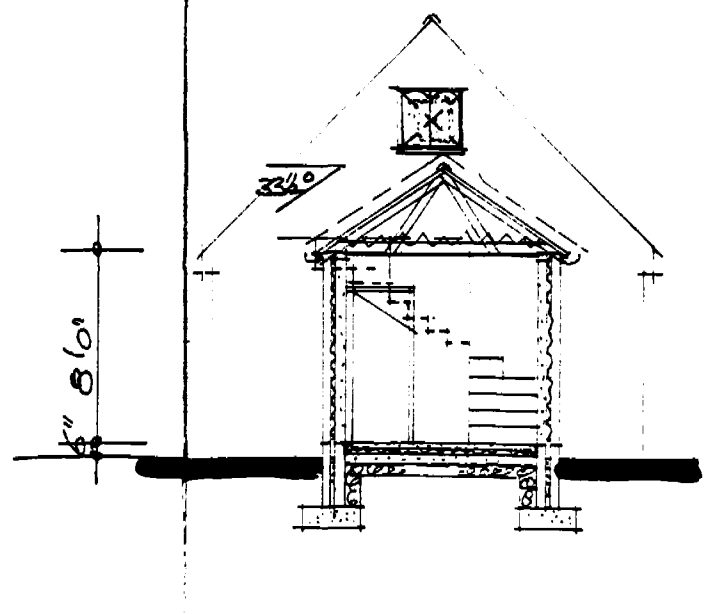
G.F. PLAN.



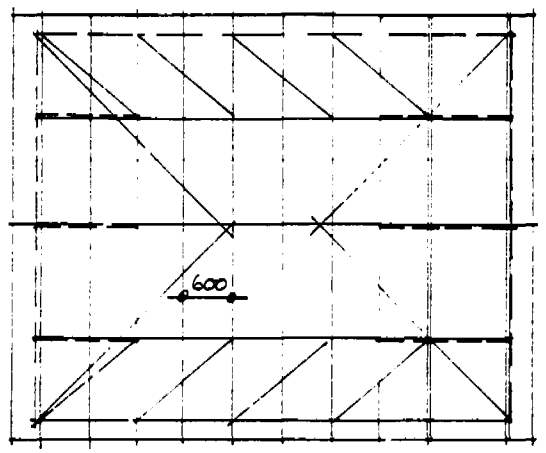
SECTION B.



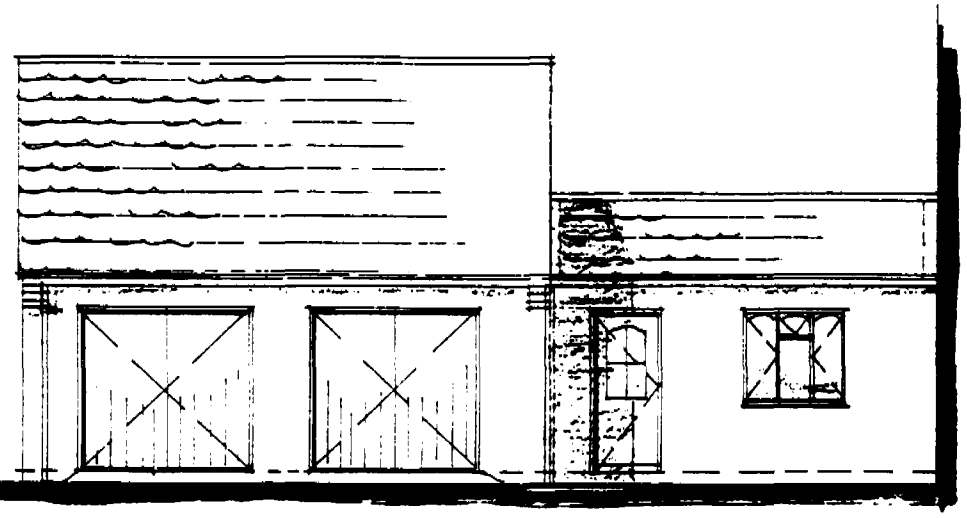
F.F. PLAN.



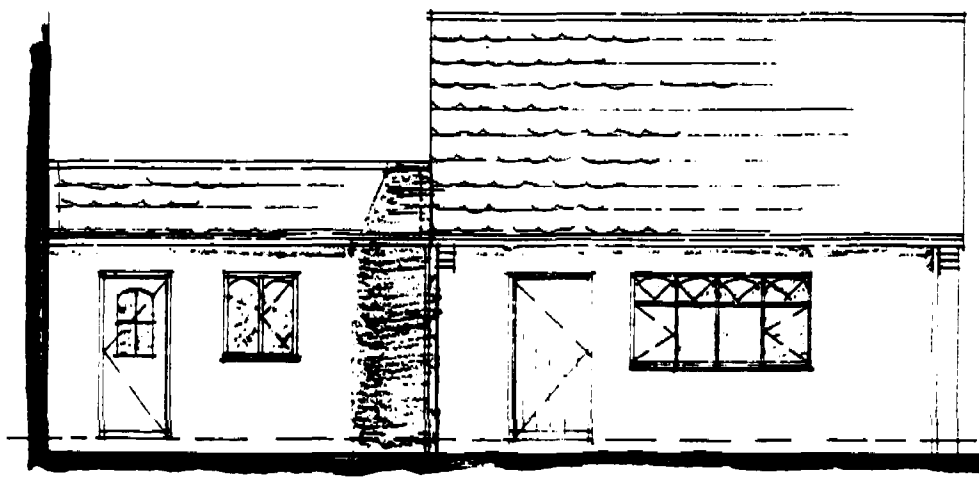
SECTION C.



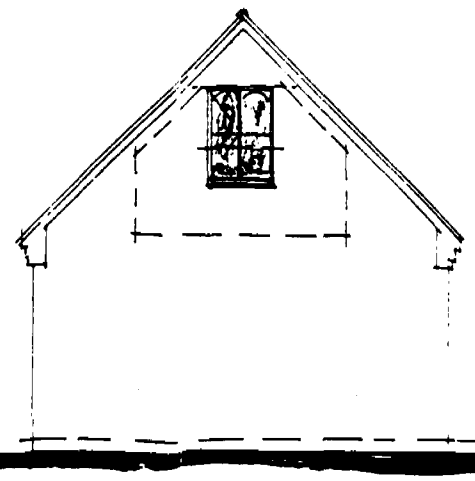
ROOF PLAN.



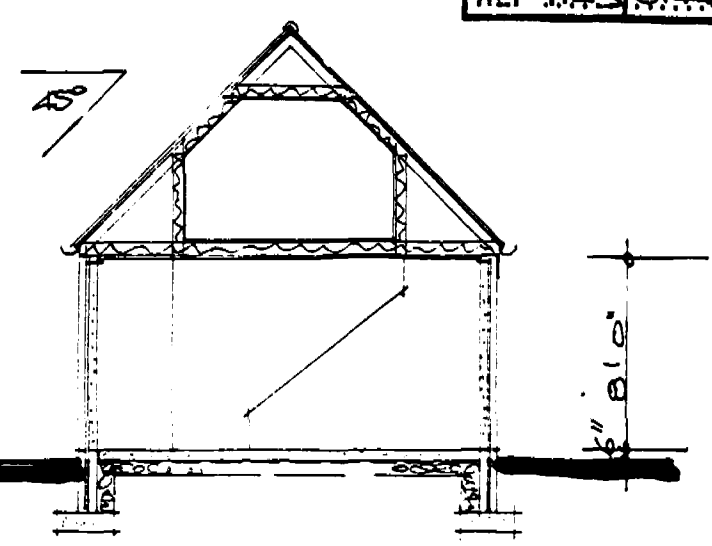
REAR.



FRONT.



SIDE.



SECTION A.

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF H23/0144/92

PROPOSED LOBBY AND GARAGE AT HURDLETREE NURSERIES FOR MR + MRS C.A.O. BIGLEY.

SCALE 1/8" = 1'0". DWG. 9205/1.

Proposed Lobby and Garage for Mr + Mrs C.A.O. Bigley at Hurdletree Nurseries, Hurdletree Bank Whaplode St. Catherine. Lincs.

9205/2.

Spec. notes. Ref. 9205/2.

Roof. Double roman pan tiles to match existing laid in acc. with manufacturers instructions on 2"x1" T.T. battens on untearable roof felt lapped all ways min 6" on S.O. Walker roof trusses @ 600mm c.c with bracing to B.S. 5268

150mm fibreglass insulation (note 2" air gap to roof slope on playroom). Marley combe type eaves vents to equal 1min 10mm gap.

12mm foil backed plasterboard + skim to lobby - 12mm fireline (gyproc) boarding to garage and to protect stair well on 3"x2" battens insulated with styrofoam and lined to stairs with foil backed (12mm) plasterboard + skim also to playroom area.

Footings. Down to load bearing strata min sizes 2'3"x10" ST4 mix. Class A blocks below G.L. cavity filled with lean mix to G.L.

Garage floor :- 5" conc slab & falls (ST4 mix) on visqueen 1000G. lapped all ways min 6" and onto wall astos D.P.C. on min 150mm well consolidated hardcore.

Lobby floor. 3" screed on min 3" styrofoam on 4" conc slab (ST4 mix) on visqueen 1000G lapped all ways 6" and onto wall astos D.P.C. on min 6" well consolidated hardcore.

Walls. Facing brickwork to match existing house 2" cavity filled 2" dryliners, 100mm celcon blocks, note plaster and skim to lobby area 4x2 plate with bat straps @ 1.8m c.c. also note bat rest. straps to roof areas at high and low levels.

Drains. 4" hepsleve drains laid in 6" pea gravel to soakaways min 5m from proposed.
Rain water pipes 3" ø
Rain water gutters 4" H.R.
all to match existing.

* verge and eaves details all to match existing dwelling.

Lintels. 1.G. H.D. to external walls. 1.G.L.S to internal openings.

Existing I.C. to be made air tight type and protection of existing drains to be via

9205/2.

min 6" cast conc. lintels to be placed in new walls and stopped to suit.

Windows etc in — Windows to be stained to match dwelling and to be double glazed in lobby all windows to have trickle vents to a min. of 4000 sq mm.

1 hr fire door and frame to garage / lobby with 4" threshold cast in.

F/F. Floor grade T.+G. chipboarding with min 150 mm fibreglass insulation between trusses to Playroom area.

All flashings to be code 4 lead with cavity trays to junctions of High + low level and existing. Note croc. clips to be used at brick junctions of old to new work. (Both inner and outer leaves).

If in any doubt please ask.

Stairs.

223 mm going 200 mm rise 13 up.
mop stick handrail at 840 mm above nosing line 900 high balustrade to F/F with max 4" c.c. infills

9205/2

Notes.

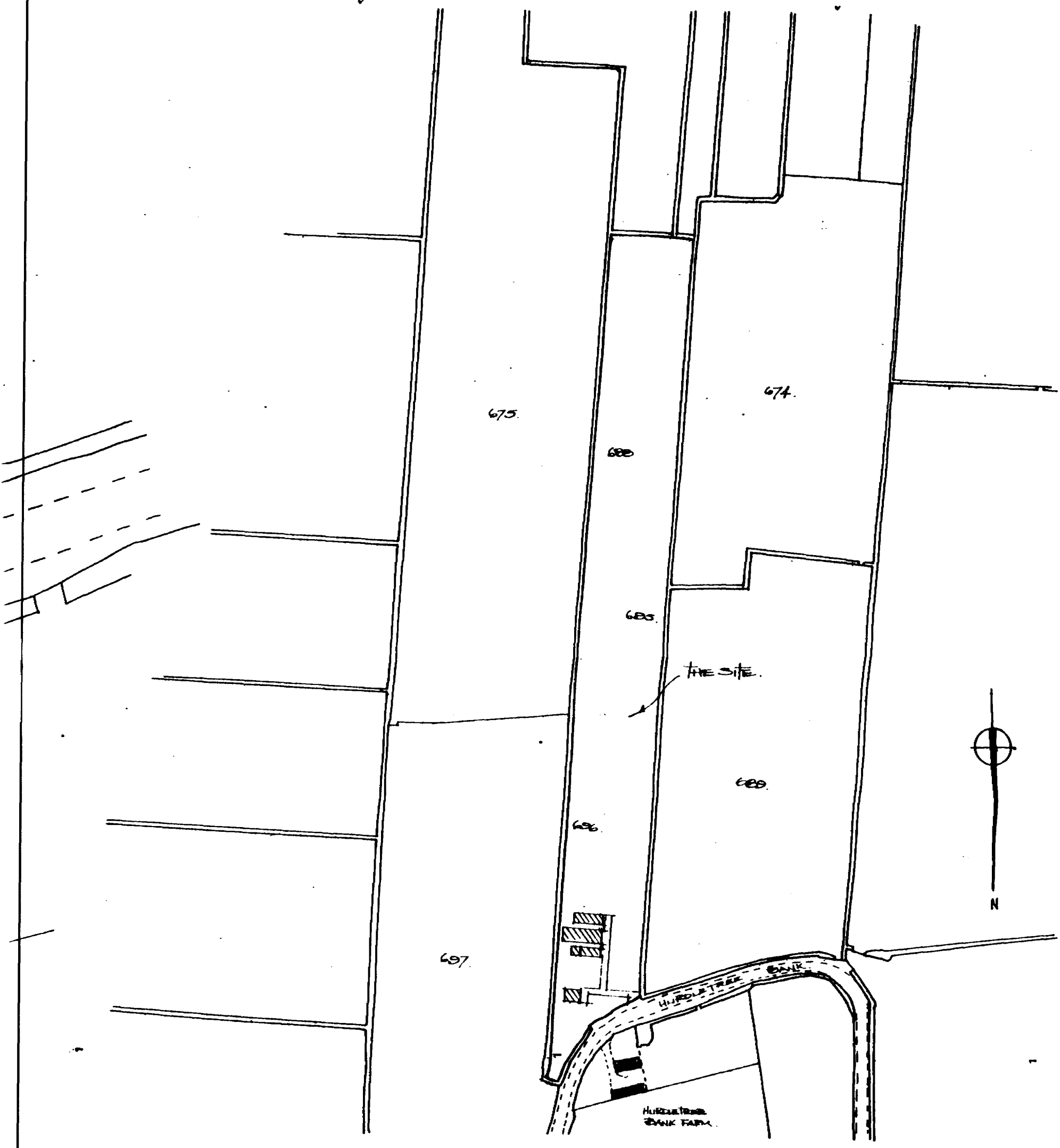
Wall ties to be used at 10 No. per sq. m.

Horizontal and vertical D.P.C's to be used to all external openings

Lintels to windows in Playroom gable ends to be I.G. U.S.

Window + door head treatment to match existing dwelling.

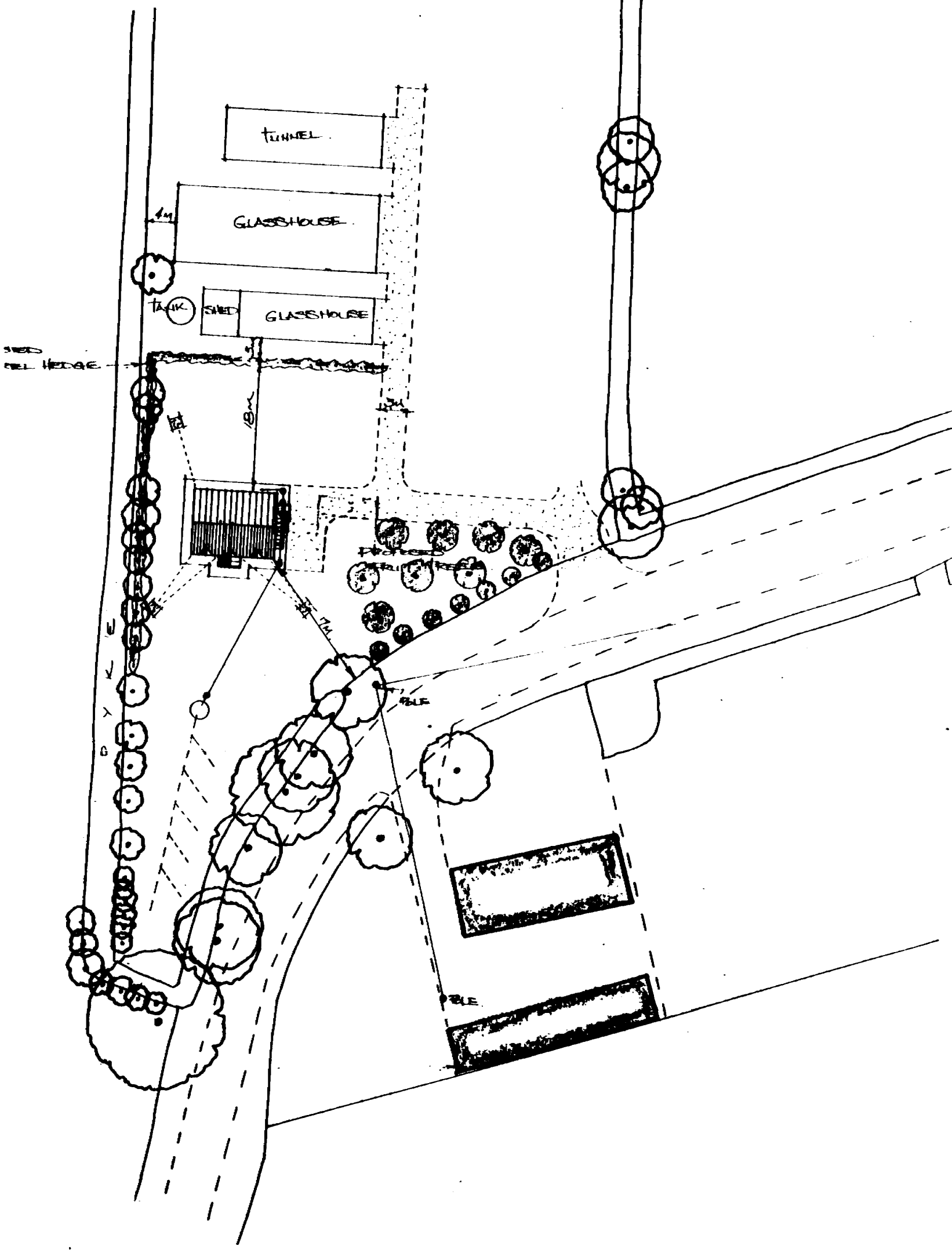
Min returns to garage doors to be 550 mm.



SITE AREA = 2.77 HA.

LOCATION PLAN.

SCALE : 1/2500.



SITE LAYOUT.

SCALE: 1/500.