SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0810/93

Applicant: Mr & Mrs I C Laxton
"Samaria"
Cranesgate
Whaplode St Catherine
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane
Whaplode
Spalding
Lincs

Type: FULL

Date received: 07-SEP-93

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

01-OCT-93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0810/93.

Date Registered 23 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. I. C. LAXTON.
"SAMARIA".
CRANESGATE.
KIRKLODE - ST-CATHERINE.
SPALDING.
LINCS.

Tel. No.

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

S. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

0406 A90800
Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. 1667. LITTLE LANE, KIRKLODE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 BEDROOM HOUSE, GARAGE & NURSERY.
(IN-LIEU OF APPROVED BUNGALOW).

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 If you consider no fee is payable include a written explanation instead.

Signed S. R. Merchant Date 20.8.93

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 perm ssion
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: 1.

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

B. Please state size of any new structure:- (a) max. height: 8.5 metres
(b) max. length: 15. metres
(c) max. width: 10.5 metres

C. Please state type and colour of materials for facing external walls: LBC. NORTHUMBRIAN DARK BLEND FACING BRICKS.

D. Please state type and colour of roofing materials. SMOOTH TOFT DOUBLE ROMANS — SMOOTH RED.

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. AGRICULTURE.

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: LITTLE LANE
Will there be — Individual access(es) ✓ / New estate road ☐

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

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:

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	YES	WESTGATE HOUSE OPPOSITE.
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	☐	→ Application No.:

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

Continue on separate sheet if necessary. H23/0200/91. CHANGE DWELLING TYPE FROM BUNGALOW TO HOUSE.

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 D.K. Merchant (~~Applicant~~/Agent) Date 20.8.93

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 D.K. Merchant ~~Applicant~~/Agent) Date 20.8.93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H23/0810/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed: ① Amended plans required which outline the curtilage of the dwelling in red + the rest of the land in blue. ② Can you please confirm that the agricultural circumstances remain the same as those in respect of H23/0200/91 and that the applicants are prepared to re-enter into a Section 106 Planning Obligation tying the dwelling to the holding.

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date...7/9

Valid date:

Amended description

Reconsultations: All ☑ See below ☐

+ RESIDENT, WESTGATE HOUSE, LITTLE LANE.
+ ADVERT (SETTING OF LISTED BUILDING) ✓ 5/9

Unsatisfactory – Further direction: Signed..... Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	✓ Westgate House	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

WP Note –
G Group available
G* Group essential (longer expiry)

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GEDDES

Senior Officer Confirmed ..... Date.....27/8 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Presently agricultural land
Boundaries : shed to west. Listed building to
Site Features : South. Narrow lane.

Inspected by DMG
Date 1/9

Site Notice posted by DMG
Date
Expiry 1/9.

Amended notice posted 14/9.

Individual Resident Notices required:

Addresses to be sent to – Westgate House, Little Lane.

Addresses delivered to –

✓ 8/9

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)
Refuse (or equiv)

Signed ..... Date.....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P3173

Date first Rec'd 23 AUG 1993

Registration

Reference H23/0810/93.

Cross-Ref R

Date 24/8/93.

Validation

TYPE NLL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £120.
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £ 120
Receipt No
Voucher No
Date
Date Oct 93

Information

Index sheet 205 OS Plots
Grid ref 5 32150 3 22700

Ward Z
Parish WHAPLODE

Inside IBD NO
Inside LP area NO

Linked to site Ref 1598

Linked to property Ref

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps 200/91
1165/91 – c. comp

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

H23/0810/93
FULL

Applicant: Mr & Mrs I C Laxton
Tel:

Agent: G R Merchant
0406 490800

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane
Whaplode
Spalding
Lincs

Valid date:	07-SEP-93	Terminal date:	02-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	14-SEP-93	Report deadline:	12-OCT-93
Inspected by	21-SEP-93	Agreed TD Ext:	
Extra contacts	28-SEP-93	Case Officer:	
Report if not clear by 12-OCT-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, ~~Westgate House~~,	08-SEP-93	29-SEP-93
Site/Press Advert SET	14-SEP-93	05-OCT-93
Clerk to Whaplode PC 0406 26739	08-SEP-93	22-SEP-93
Cllr A Biggadike	08-SEP-93	15-SEP-93

SITE RECORD

Grid ref: 532180 322700
OS Sheet: 205 Parcel:

L.C.C. - Plan Attached for CS 9/9/93

BRIAN SMITH Dip TP MRTPI
Director anning & 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

H23/0810/93

FULL

Applicant: Mr & Mrs I C Laxton
Tel:

Agent: G R Merchant
0406 490800

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane
Whaplode
Spalding
Lincs

Valid date: ~~23-AUG-93~~ 1-SEP-93
Terminal date: ~~18-OCT-93~~ 2-NOV-93
Target dates:
To case officer 30-AUG-93
Inspected by 06-SEP-93
Extra contacts 13-SEP-93
Report if not clear by 27-SEP-93
Target Committee: 06-OCT-93
Report deadline: 22-SEP-93
Agreed TD Ext:
Case Officer: D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~31-AUG-93~~ 1 SEPT	~~21~~ 22-SEP-93
Clerk to Whaplode PC 0406 26739	26-AUG-93	09-SEP-93
Cllr A Biggadike	26-AUG-93	02-SEP-93

SITE RECORD

Grid ref: 532180 322700
OS Sheet: 205 Parcel:

B[illegible]N SMITH Dip TP MRTPI
D[illegible]or 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: H23/0810/93

Applicant: Mr & Mrs I C Laxton
"Samaria"
Cranesgate
Whaplode St Catherine
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)
Location: O.S. 1667 Little Lane Whaplode
Spalding Lincs

Type: FULL

05-OCT-93

Dear Sir/Madam,

PLANNING APPLICATION

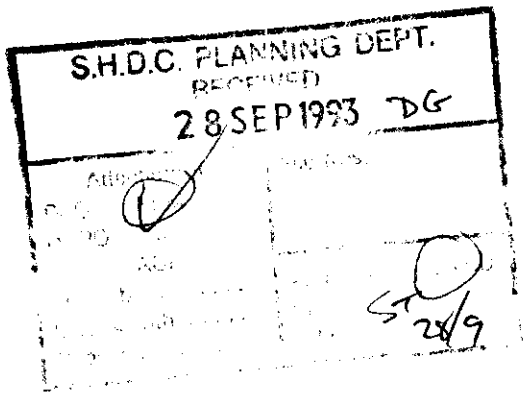
You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr M Jakeman
Westgate House
Little Lane
Whaplode
Spalding, Lincs. PE12 6RU

OBJECTION

Westgate House,
Little Lane,
Whaplode
SPALDING,
Lincs.
PE12 6RU



28 September, 1993

Mr. D.M.Gedney,
South Holland District Council,
Priory Road,
Spalding,
Lincs.,
PE11 2XE

Tel. (0775) 761161

Your Ref: H23/0810/93

Subject: **Planning Application for 4 bedroom house,**

Dear Mr. Gedney,

With reference to your letter of 8/9/93 concerning the above application, we wish to register our feelings on the matter as shown below:

We did not object to Mrs. Laxton's original application for a bungalow on the field north of us as her family had been farming in Little Lane for 3 generations and Mrs. Laxton obviously wanted to live close to her business.

However we do object to the new application on the following grounds:

- Soon after moving to Little Lane 3 years ago, we found that outline permission had been granted to build north-west of us and subsequently plans were approved for a large 4 bedroomed house and garage with standing room for one lorry on this site. Now there is a further application for another large 4 bedroomed house and garage in Little Lane. As we are in open farm land and believe that we are well outside the building line for Whaplode this is unacceptable.

- We understand that the re submission is not really for Mrs. Laxton as she has sold the land and her farm business ceased trading earlier this year.

- We have spent a lot of time, energy and cost rebuilding Westgate House to suit the grade II listed building requirements and feel that a large 4 bedroomed house and double garage would dwarf the cottage proportions of Westgate House.

- Little Lane (as the name describes) is a single carriage road. It already supports 3 farms, 2 nurseries, car restoration, and soon to be a haulage business. Since moving into our house which stands 5 feet from the road, we are concerned how much the house vibrates due to the large lorries delivering/collecting in Little Lane and Thorpes lane. Mrs. Laxton's original application would obviously have had no cause to increase traffic in Little Lane (in fact the reverse would be true).

I am told that 3-4 years ago Mr.I.Brown was granted building permission on a plot of land south of the Junction of Millgate and Sparks lane (just round the corner from Little Lane), providing that he had previously farmed the land for at least 5 years . I trust that any ruling on this re-application will be consistent with Mr. Brown's.

I look forward to hearing your views on the matter.

Yours Sincerely

Mike Jakeman

Mike Jakeman.

cc Councillor G.Laming.

Mr G R Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG.

Mr N Midlen

NRM/JJ H23/0810/93

GRM/JJM/ICL

30 Sep 1993

Dear Sir,

PROPOSED DWELLING, LITTLE LANE, WHAPLODE.

I thank you for your letter of the 22nd September explaining the new circumstances relating to this application. I have to say that the contents of this letter concern me considerably.

When Mr and Mrs Laxton originally obtained permission for a dwelling on their holding, they advised ADAS that they traded as H D Congreve and Partners and occupied a total of approximately 23¼ acres of land. They gave details of their cropping pattern, of the amount of protected cropping structures on the holding, and the other farm buildings. ADAS concluded that the agricultural holding described was a viable holding and that it needed at least one full time worker residing on it near to the yard and that there was no dwelling on the holding for such a worker. It was because of the specific circumstances, which seemed to justify a dwelling on these specific agricultural grounds, that permission was granted.

In your response to my Regulation 4 Direction to provide more information you stated "the agricultural circumstances remain the same as H23/0200/91". The contents of your letter of 22nd September show, however, that statement can hardly have been true. Far from Mr and Mrs Laxton needing to occupy the dwelling to farm their holding, it now transpires that they do not intend to occupy it at all, but to sell the land to a third party who, even if he is employed in agriculture, will have very different circumstances from the Laxtons. In fact, although the application has been put in under the Laxton's name, it is really an application by a Mr and Mrs Bollons. Since the application appears now to have been submitted on a false justification, I am afraid that it cannot be accepted as valid and no further action will be taken upon it.

Should the Bollons wish to proceed with an application for a dwelling on this land, they should submit it under their own name, giving details of the agricultural case that gives rise to the need for a dwelling. I enclose a copy of the relevant information leaflet and questionnaire for their assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

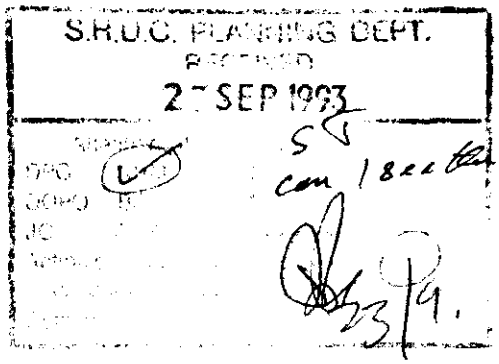
Enc.

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref; DMG/SJS H23/0810/93
Our ref : GRM/JJM/ICL



22nd September, 1993.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

FOUR BEDROOM HOUSE, GARAGE & NURSERY,
(IN LIEU OF BUNGALOW) OS.1667,
LITTLE LANE, WHAPLODE FOR MR & MRS I.C. LAXTON.

With reference to your letter of the 20th September with respect to the above application, I confirm that Mr & Mrs Laxton are unable to proceed with the approved development themselves because of the financial constraints of the Section 106 Agreement.

Mr & Mrs Laxton have been approached by prospective purchasers who wish to have a house instead of a bungalow, they are from farming families and intend operating under the terms of the Section 106 Agreement. Please find enclosed a letter received from Mr & Mrs Laxtons prospective purchasers.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

139 Spalding Road
Holbeach
Spalding
Lincs. PE 12 7HP

Mr. G.R. Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs.

Dear Mr. Merchant
Planning Application H23/0810/93

We refer to the South Holland District Council letter, to yourself, dated 20 September, re the above.

We confirm that Mr. & Mrs. Haslam are unable to proceed with the development at Little Lane, Whaplode. They are in the process of selling the land to us and we would prefer the permission to be for a four bedroomed house, garage and Nursery as opposed to a bungalow, garage and nursery.

We are both from local farming families and have experience of Landwork and its associated commitments. We have strong desires to be given the opportunity to continue to be associated with farming, be it in a modest way with this Nursery.

We are confident that we would be able to obtain the nescessary finance for the proposed development, inclusive of the Section 106 Planning Obligation.

We would be obliged if you would advise South Holland

rict Council of these facts in the hope that they will
able to continue to consider the application.

ours sincerely

an Bollons R. J. Bollons

MR. J. BOLLONS & MRS. R.J. BOLLONS

Mr G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

D M Gedney

DMG/SJS H23/0810/93

20 September 1993

Dear Sir

Planning Application H23/0810/93 - Four-bedroomed house, garage and Nursery (in lieu of approved bungalow) - OS 1667, Little Lane, Whaplode - For Mr & Mrs I C Laxton

I refer to the above planning application recently submitted by yourself.

Firstly, representations have been received alleging that the applicants' are proposing to sell the property concerned, and not to occupy it as originally stipulated.

Additionally, in respect of the previous application the impression was given that the applicants' could not afford a "commercial" as opposed to "personal" mortgage. However, the current application is for a significantly larger dwelling and I therefore enquire in respect of the financial arrangements, bearing in mind that any permission would be subject to a Section 106 Planning Obligation.

I look forward to your comments in respect of the above within the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

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: H23/0810/93

Applicant: Mr & Mrs I C Laxton
"Samaria"
Cranesgate
Whaplode St Catherine
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane Whaplode
Spalding Lincs

Type: FULL

Date received: 07-SEP-93

08-SEP-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 22-SEP-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:

Supported

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
20 SEP 1993

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date



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Transfer Sessions for the said District to be held at the Sessions House, Sheep Market, Spalding, on the 5th day of October next for the grant to me of a Justices' Licence authorising me to sell by retail intoxicating liquor of all descriptions for consumption off the premises situate at Roman Bank, Saracens Head, Spalding, Lincolnshire, and known by the sign of "Willow Lodge Stores" of which premises I am the owner.

Given under my hand this 10th day of September, 1993.

MERVYN BINGHAM BUNN

WVN 7t3515 187/507LF14-9

GOODS VEHICLE OPERATOR'S LICENCE

T. PEARCE, Market House, Stonegate Road, Spalding, Lincs PE12 6AH is applying to replace without change a licence to use Market House, Stonegate Road, Spalding, Lincs PE12 6AH as an operating centre for two goods vehicles.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the top of this notice.

7t2447 187/507 LF17-8

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following application(s) do not accord with the provisions of the relevant Development Plan.

H03/0808/93
V. P. Welding — OUTLINE
Residential development — 14 dwellings.
Land at Coronation Avenue, Deeping St Nicholas, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0731/93
Mr R. Pleasance — FULL
Change of use of shop to ground floor dwelling unit (62 High Street), plus external alterations
60, 62, 62A High Street, Holbeach, Spalding, Lincs.
(Amended description and additional information received).

H23/0810/93
Mr and Mrs I. C. Laxton — FULL
Four bedroom house, garage and nursery (in lieu of approved bungalow).
OS 1667 Little Lane, Whaplode, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
September 14, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

WVN 5t3500 187/507LF14-8

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D.P.7809

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3p@WVN 4233

LGP 14/9/93.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

SETTING OF LISTED BUILDING

The proposal affects the setting of a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H23/0810/93
Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane
Whaplode
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 05-OCT-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

14-SEP-93

SOUTH HOLLAND DISTRICT COUNCIL

DOP copy.

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 SEP 1993
DG
Action by
Ack. Required
Date to
Acknowledge YES/NO
By
Date
Attention of
DPO
DOPO
TO
AOP
File Nos.
Your Ref

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/810/93/JAM

Date 8 September 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. I.C. LAXTON
DWELLING AND NURSERY - LITTLE LANE, WHAPLODE

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 would not seem to be directly affected I set out below general advice for your consideration and clients attention.

No Board's watercourse adjoins the site of the proposed dwelling although I am sure your clients will be aware the watercourse forming the Northern boundary of field NG. No. 1667 is my Board's Millars Lane Drain in respect of which the Board's Byelaws as summarised on the enclosed standard conditions will apply.

Other watercourses adjoining the site are privately owned and maintained.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. 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. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Our Ref: RS/PA-F/810/93/JAM Your Ref: 8 September 1993

In this eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

G.R. Merchant, Esq.,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0810/93.

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	2	1	2	2	7

2. Address or location

OS 1667 Little Lane, Whaplode.

3. Name, classification and number of road

UC

4. Date application referred 9 - 9 - 93

5. State whether outline, detailed application etc.

Full.

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

A Bed House, Garage & Nursery (In lieu of Approved Bungalow).

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 10b ~~as shown~~ overleaf.

Date: 9/9/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:— Subject to Agricultural justification

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6.

Note:— use continuation sheet(s) as necessary.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 SEP 1993 DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0810/93

Applicant: Mr & Mrs I C Laxton
"Samaria"
Cranesgate
Whaplode St Catherine
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane Whaplode
Spalding Lincs

Type: FULL

Date received: 23-AUG-93

26-AUG-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 09-SEP-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:

Mr M. [illegible]man objects that the planning consent does not apply for the present owner. The land is being sold on. The living room of his road II listed home (Westgate House) will no longer look over the open field.

Signed:

G. A. Laming.

PS. Rough comments over. →

MIKE JAKEMAN
OF WESTGATE HOUSE.

ALLEDGEDLY
EILEEN LAXTON WILL SELL LAND.
DOES NOT INTEND TO LIVE IN HOUSE.

SELLING LAND WITH PLANNING PERMISSION.

WHAT TYPE OF BRICKS BEING USED?

M. JAKEMAN OBJECTS TO THE HOUSE BEING BUILT OPPOSITE.

PLANNING AMENDMENT

For office use only
Application No. H23/0810/93
Date registered 07 SEP 1993
Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
MR & MRS. J. C. LAXTON.
"SAMARIA"
CRANESGATE.
WHAPLODE-ST-CATHERINE.
SPALDING.
LINCS.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
01206 490800.
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
OS 1667. LITTLE LANE. WHAPLODE.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H23/0810/93

Building Regulation reference relating to same development.
N/A.

2. 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 — YES.

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

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 G. R. Merchant Date 6.9.93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
FOUR BEDROOM HOUSE, GARAGE & NURSERY (IN LIEU OF APPROVED BUNGALOW)

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)
1. AMENDED SITE PLANS (1/2500 & 1/500) SHOWING COLOURED AREAS.
2. THE AGRICULTURAL CIRCUMSTANCES REMAIN THE SAME AS H23/0200/91 & APPLICANTS ARE PREPARED TO RE-ENTER INTO SECTION 106 AGREEMENT.

State drawing no's of the current submission
1CL · 2D.

State Officer dealing with the application, if known.
D. M. GEDNEY.

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

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: H23/0810/93

Applicant: Mr & Mrs I C Laxton
"Samaria"
Cranesgate
Whaplode St Catherine
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Four bedroom house, garage and nursery (in lieu of approved bungalow)

Location: O.S. 1667 Little Lane
Whaplode
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
07 SEP 1993
REF Valid

Type: FULL

Date received: 23-AUG-93

02-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- Four copies of amended plan (1:2500 & 1:500) required outlining the curtilage of the dwelling in red and remainder of land in blue.
- Can you please confirm that the agricultural circumstances remain the same as those in respect of H23/0200/91 and that the applicants are prepared to re-enter into a Section 106 Planning Obligation?

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

Returned 6.9.93
G.R. Merchant.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla , & 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 : P3173
Date received : 23-AUG-93

Received from

G R Merchant

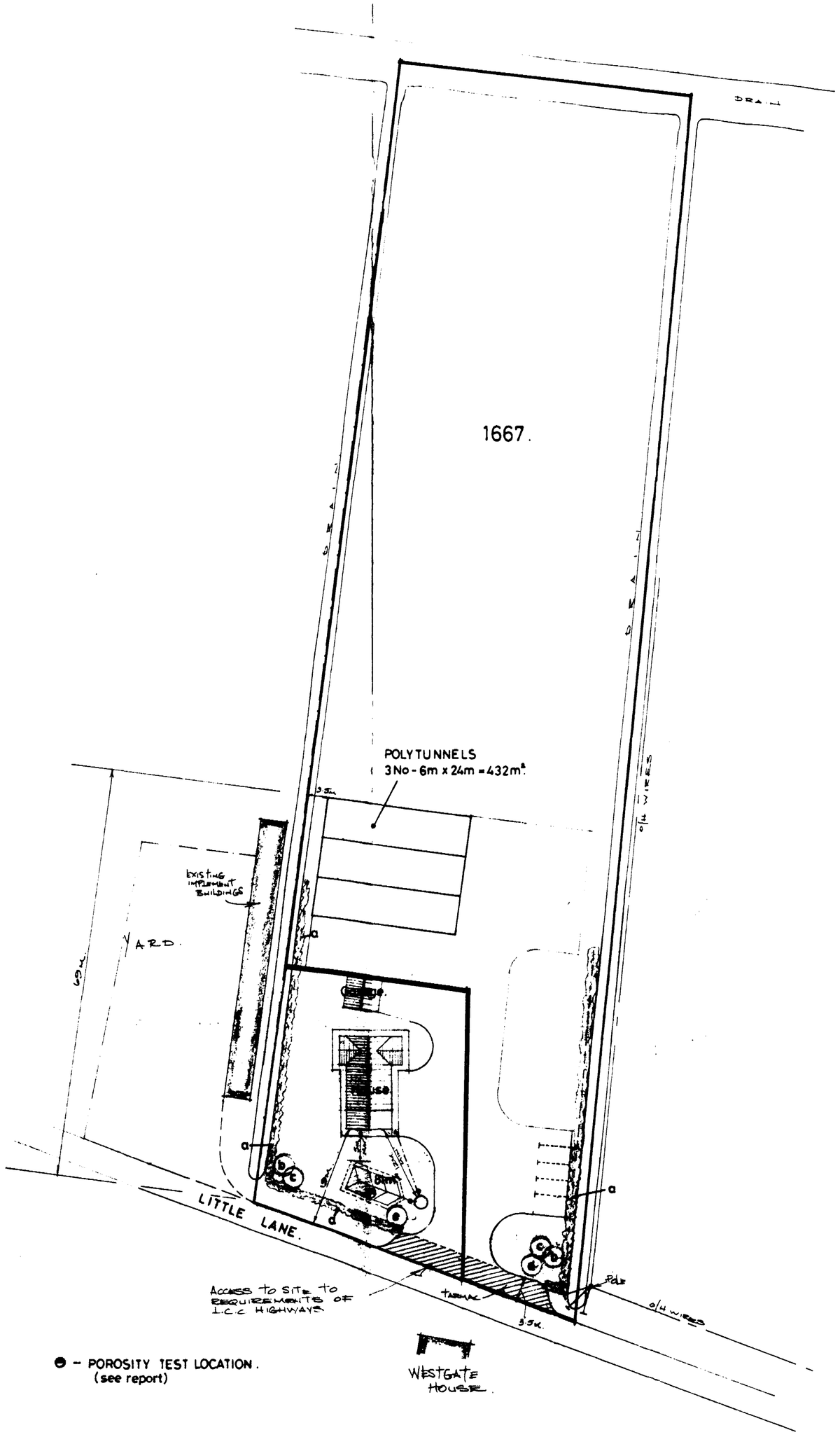
Address

4 Chapel Gardens
Whaplode
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. LOWE
(Authorised Collector)



● - POROSITY TEST LOCATION.
(see report)

SITE LAYOUT.

SCALE: 1/500.

TREE PLANTING SCHEDULE.

a - HEDGING (MIXED) LAUREL - PRUNUS TRILOBA MULTIPLEX

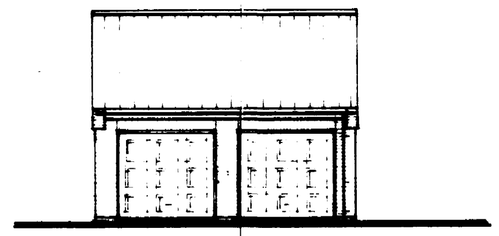
b - RED HORSE CHESTNUT (6M MAX HEIGHT) CARNEA BRIOTI.

c - ROWAN - S. ACUPARIA

d - SILVER BIRCH - BEHILA PENDULA.

e - WHITE HAWTHORN. - ROSEA FLORE PLENO.

SITE AREA = 2.854 ACRES



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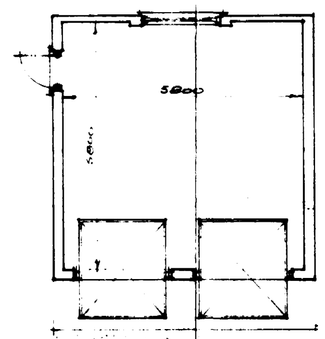
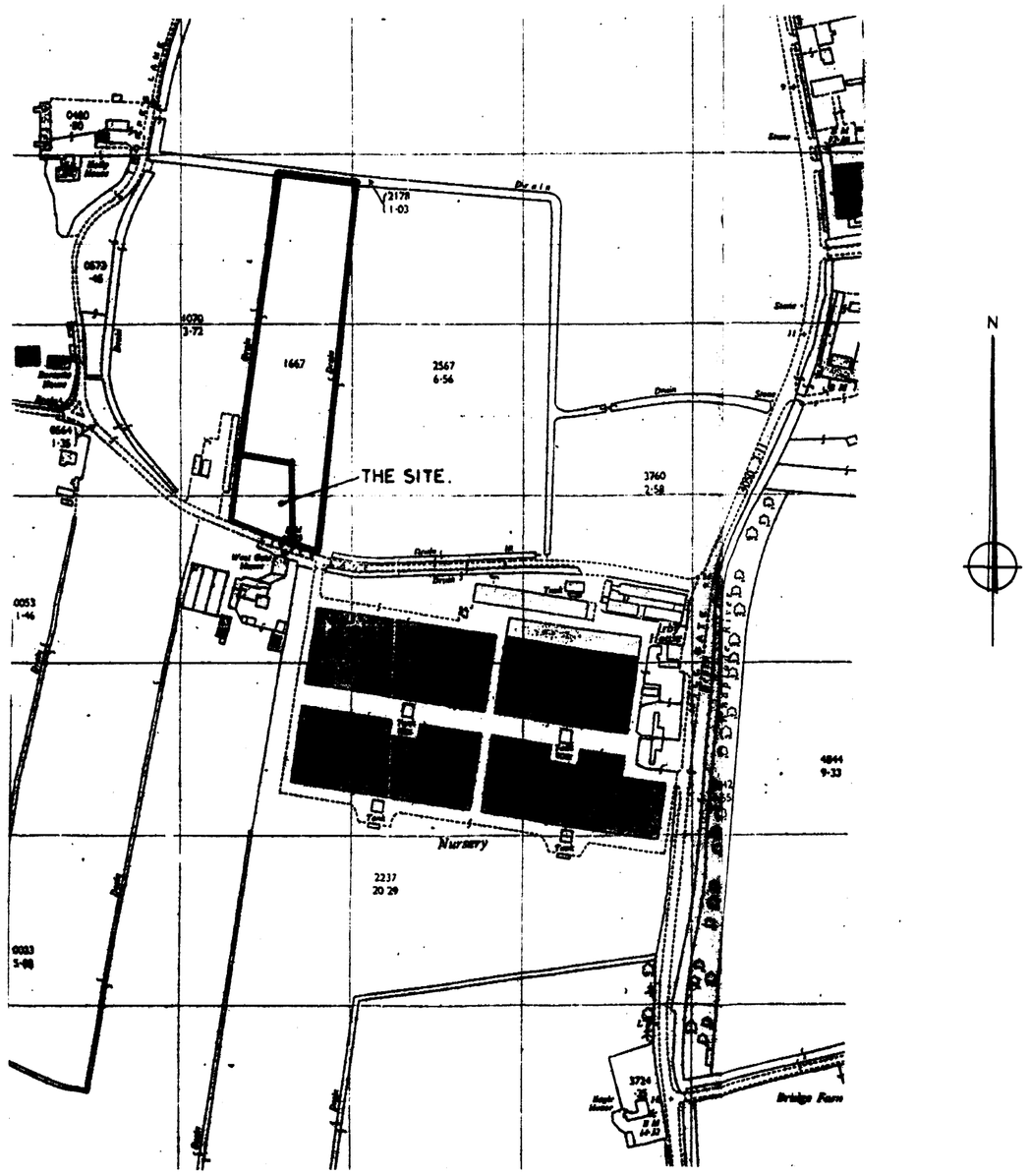


PLAN.

GARAGE. SCALE: 1/100.



LOCATION PLAN.

SCALE: 1/2500.

SEPTIC TANK
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank, constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6267, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irragational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

SOUTH HOLLAND D.C.
PLANNING
810/93

D. 9.8.92. CHANGE FROM BUNGALOW TO HOUSE.
C. 3.2.92. AMENDED TREE PLANTING SCHEME.
B. 20.12.91. BROKE ADDITIONAL INFORMATION.
A. 27.11.91. BROKE & COMPLIANCE WITH PLANNING CONDITIONS.

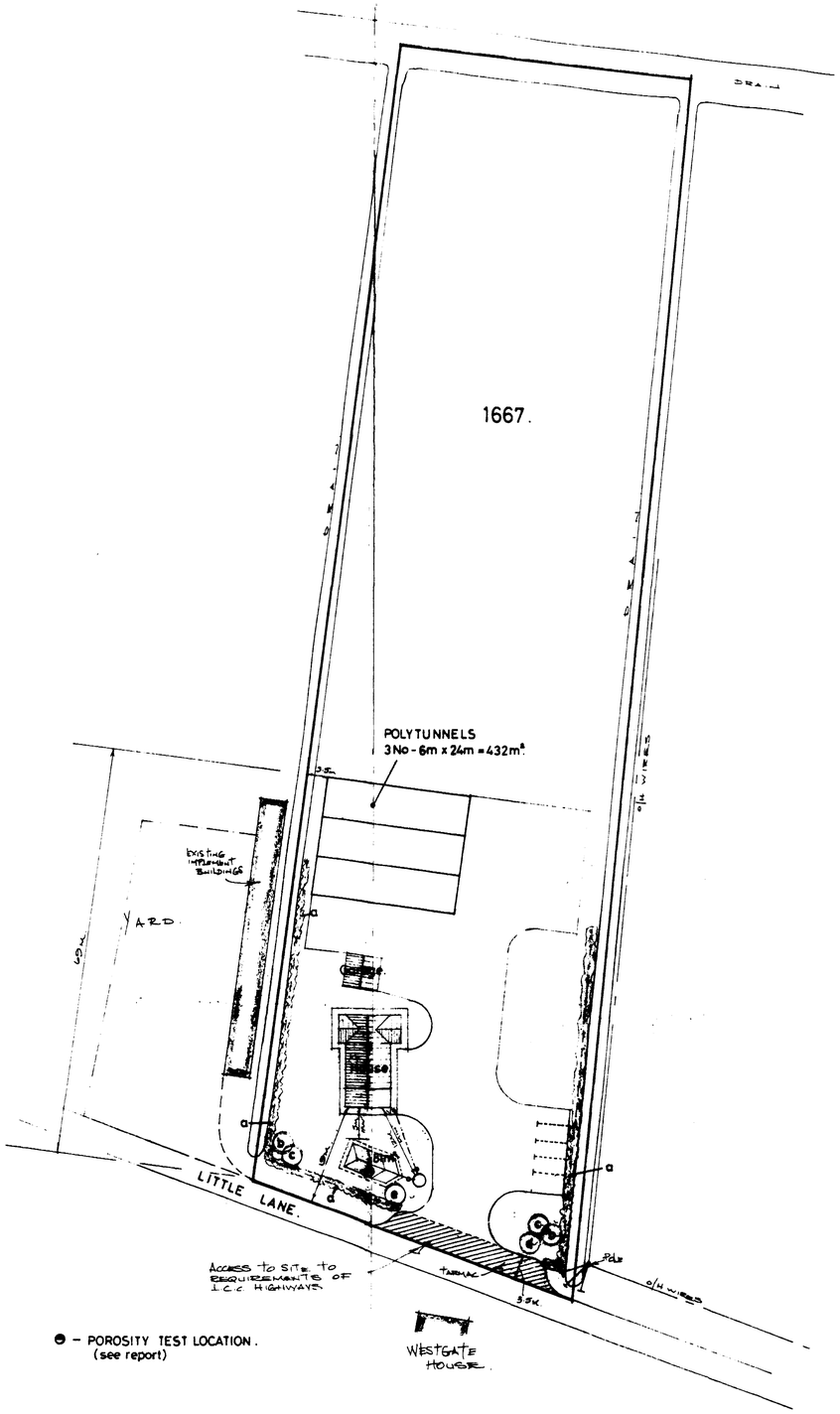
G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
4 BEDROOM HOUSE & GARAGE.
LITTLE LANE.
WHAPLODE.
SPALDING.
LINCS.

CLIENT:
MR & MRS. I.C. LAXTON.
"SAMARIA".
CRANESGATE.
WHAPLODE - ST - CATHERINES.
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	JAN 1990.
G.R. MERCHANT.	DRAWING No.: ICL. 20

REVISIONS:
A B C



● - POROSITY TEST LOCATION.
(see report)

SITE LAYOUT.

SCALE: 1/500.

TREE PLANTING SCHEDULE.

a - HEDGING (MIXED) LAUREL - PRUNUS TRILOBA MULTIPLEX.

b - RED HORSE CHESTNUT (6M MAX HEIGHT) CARNEA BRIOTI.

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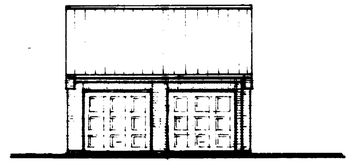
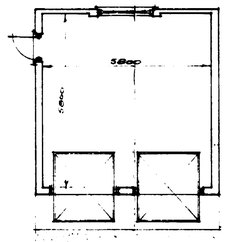
SITE AREA = 2.854 ACRES

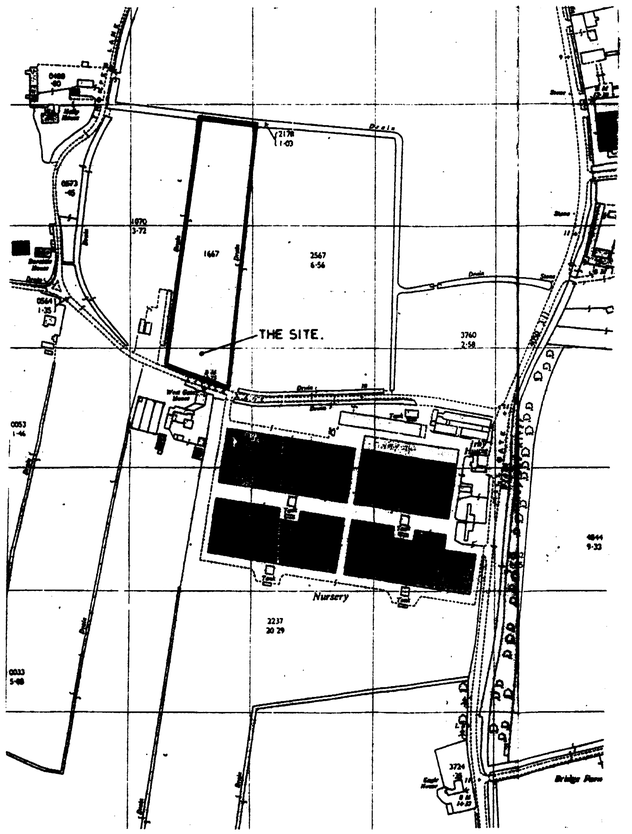


FRONT.



PLAN.

GARAGE. SCALE: 1/100.



LOCATION PLAN.

SCALE: 1/2500.

N

23 AUG 1993
H23/0810/93.

SEPTIC TANK
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank, constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6267, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

D. 19.8.93. CHANGE FROM BUNGALOW TO HOUSE.
C. 3.2.92. AMENDED TREE PLANTING SCHEME.
B. 20.2.91. 3 BEDS ADDITIONAL INFORMATION.
A. 27.11.91. 3 BEDS & COMPLIANCE WITH PLANNING CONDITIONS.

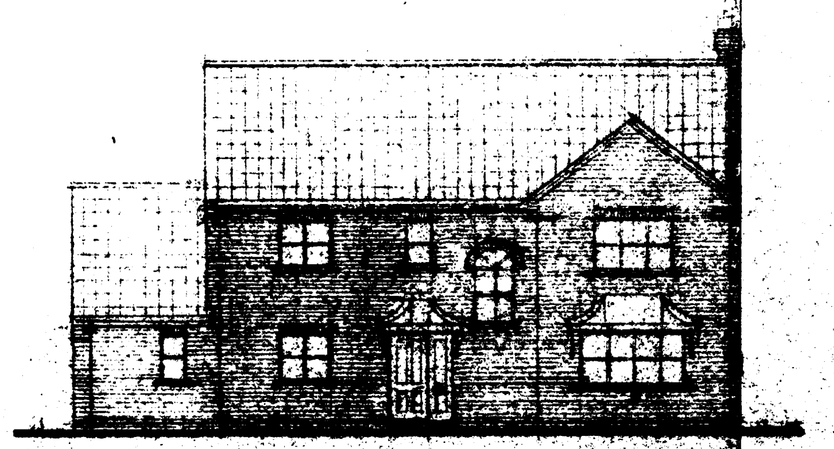
G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
4 BEDROOM HOUSE & GARAGE.
LITTLE LANE.
WHAPLODE.
SPALDING.
LINCS.

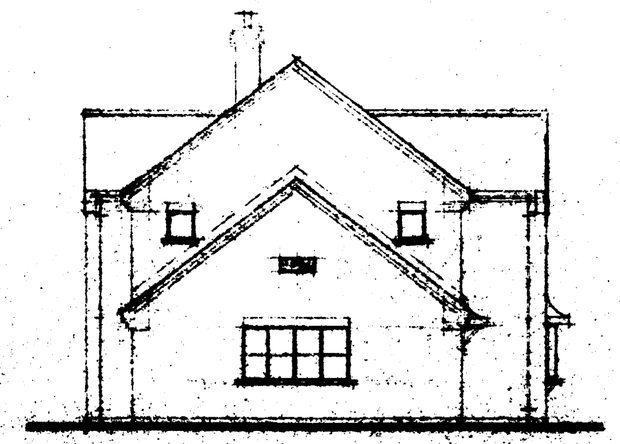
CLIENT:
MR & MRS. I.C. LAXTON.
"SAMARIA".
CRANESGATE.
WHAPLODE - ST - CATHERINES.
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	JAN 1990.
G.R. MERCHANT.	DRAWING No.: ICL. 20

REVISIONS:
A B C



FRONT.



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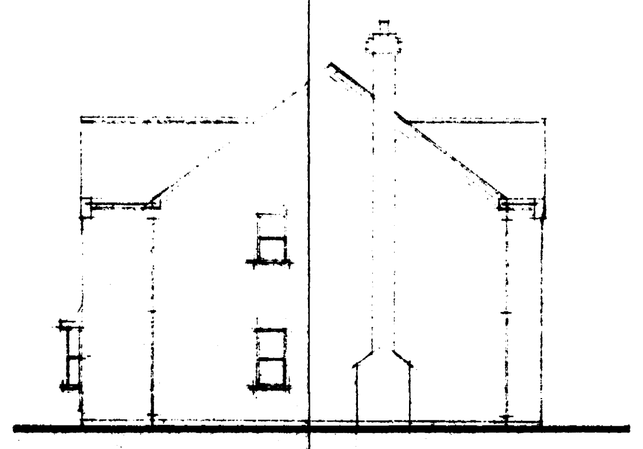

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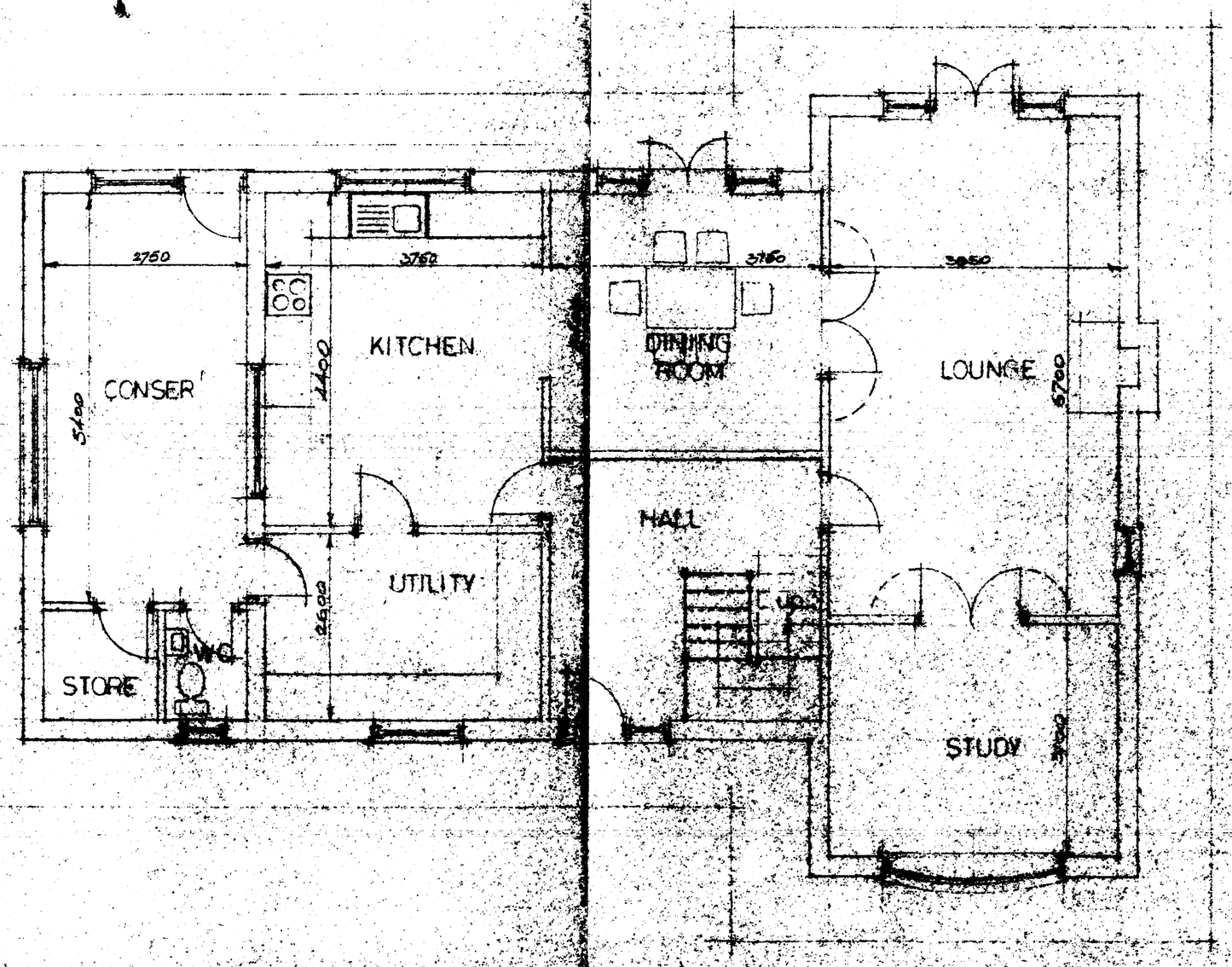
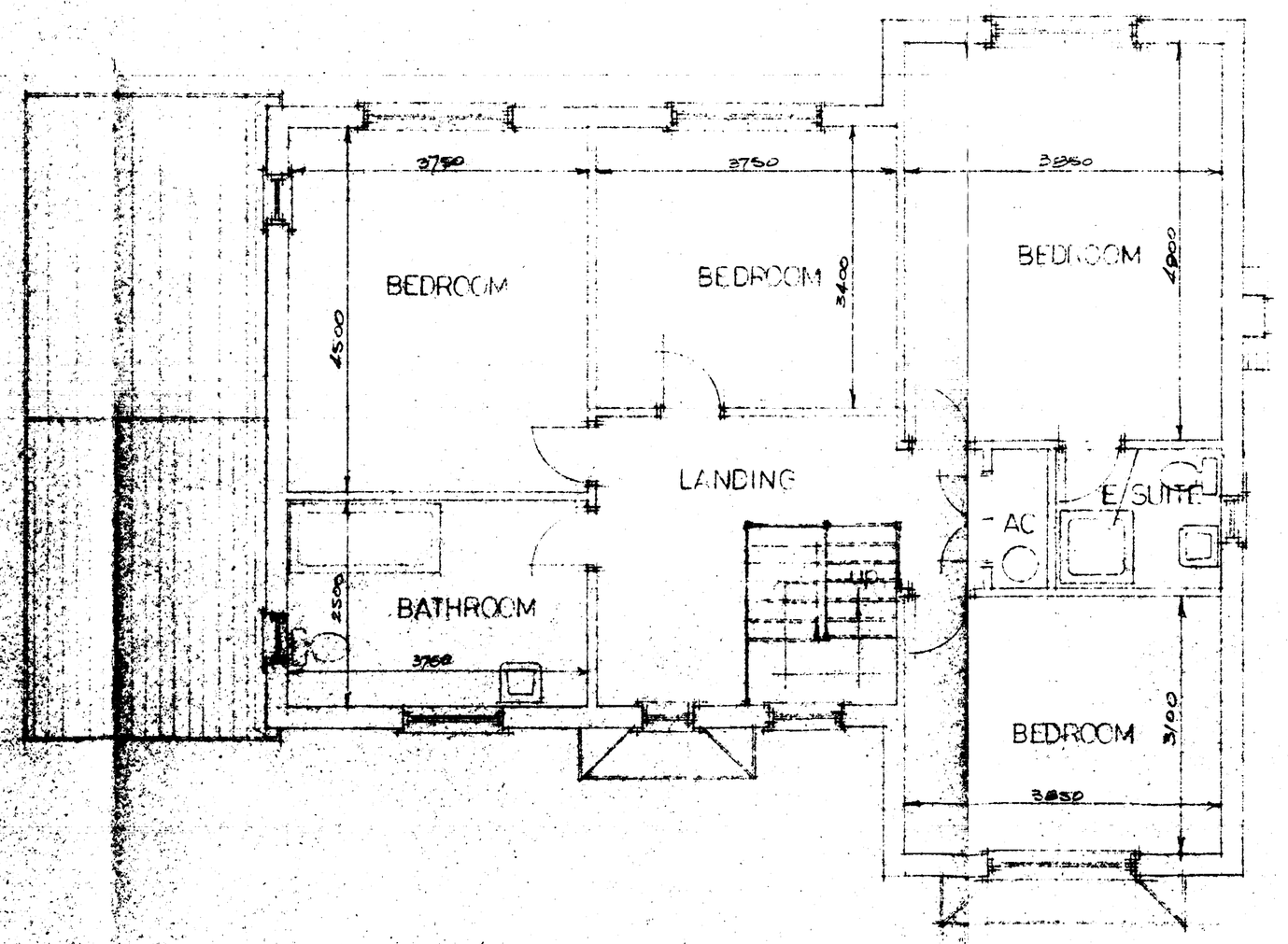


GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

H23/0810/93

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WHAPLODE - BY - CATHERINE
SPALDING. LINCS.

SCALES:	DATE:
1/50 & 1/100.	AUG 1993.
G.R. MERCHANT	DRAWING No. ICL 4.

REVISIONS: