SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

H23/1036/02

FULL

Applicant: **Mr & Mrs C E Wood**
Tel: 01406 330773

Agent: **R N Cowling MBIAT**
01775 723836

Description: Alterations and extensions to house

Case Officer:
Gill Smith

Location: **Bleak House**
Daniels Drove
Dowsdale Bank
Crowland

VALID DATE: 17-SEP-02

Targets:	To case officer	24-SEP-02
	Inspected by	01-OCT-02
	Extra contacts	08-OCT-02
	Refer outstanding	22-OCT-02

TARGET COMMITTEE: 30-OCT-02
Report deadline: 16-OCT-02

TERM DATE: 12-NOV-02

Agreed TD Ext:

Extension

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

			Sent	Expiry
Site/Press Advert	MIN		26 ~~25~~-SEP-02	17 ~~16~~-OCT-02
Mrs Harrington	Clerk to Whaplode PC	01406 426739	24-SEP-02	15-OCT-02
Cllr G A Porter			24-SEP-02	15-OCT-02

No Highways objection OPS for DH SP 25 Sept 02

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

DC RECORD SHEET

Registration
Reference H92/1030/02. 17/9/02
Cross-reference 23

Case Officer GS

Directions

Standard Scale dwg ☐
Surface water ☐
Agric appraisal ☐

Non-standard Article 3 ☐ Advert ☐ Other ☐
Reg 4 ☐ Env Assess ☐
LB (S10) ☐ LDC ☐

Direction authorised by Senior Officer _____

No of copies	Details

Further direction authorised by Senior Officer _____

No of copies	Details

Information satisfactory for DC _____

Amended description

Fee validation check: ☐ _____

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations _____

	All	Selected	Viz:	
				☐
ROW	☐			
T15	☐			
TRA		☐	_____	_____
ENV		☐	_____	_____
EA		☐	_____	_____
DEM	☐			
LB		☐	_____	_____
			_____	_____
ARC		☐	_____	_____
AG		☐	_____	
HAZ		☐	_____	_____
HSC	☐			
PLA		☐	_____	_____
			_____	_____
ADV		☐	_____	
ADJ		☐	_____	
			OTHER	_____

Extra (Case Officer after inspection)
Specify:

Second Stage (after revalidation)
Reconsult
None ☐
All ☐
Specify

Consult for first time

Residents (Adjacent only)
Addresses :

Deliver/Post

Residents(consult first time)
Addresses :

Deliver/Post

Senior Officer confirmed: NG 23/9

Assessment

Notes for Case Officer Isolated property with quite extensive garden areas. Materials to match existing. Well landscaped area. See no objections

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by CD

Date 26/9

Site Notice posted by GS

Date 26/9

Resident Notices delivered by

Date

Telephone and Visitor Record

Case Officer Conclusions / Report

Local Plan Policy E1 applicable

No objections on residential visual amenity grounds

Recommendation

Approve (or favourable) ☑

Refuse (or adverse) ☐

Signed IMC

Date 28/11

Conditions / ~~Reasons~~

Non-Determination	
Permitted development (or equiv)	☐
Non-development (or equiv)	☐
Withdrawn	☐
Other	☐
Confirmed by Senior Officer	

Referral Prior to Issue	
Dept of Environment (LBC)	☐
Dept of Environment (DEP)	☐

(1) TL1

Notes

(1) SN1 1:2500 site location plan rec'd 17.9.02

Drawing No. 01/57/01A } rec'd 17.9.02

" No 01/57/03A }

(2) ~~[illegible]~~ Your attention is drawn to the following advice from the Lincolnshire Bat Group dated 16/10/02.

~~(3) SN28 (Reason)~~

Before the commencement of development details of a survey undertaken to establish the likely presence of bats within the existing building shall be submitted to and approved in writing by the LPA. Such survey shall include a statement as to what measures will be undertaken to conserve the habitats of the bats ~~and owls~~ and to protect the bats ~~and owls~~ themselves (assuming ~~the~~ their presence is established) ~~existing farm buildings is established~~ and such measures shall be undertaken ~~to the reasonable satisfaction of the Local Planning Authority,~~ in consultation with English Nature prior to occupation.

Reason: In the interests of nature conservation and because bats ~~and owls~~ are a protected species under the Wildlife and Countryside Act 1981.

NOTES	
Disabled	☐
Section 106 / 278	☐
Demolition	☐
LB Demolition	☐
Amended Plans	☐ Received
	Drawing nos

23

Validation Record Sheet

Reference HX/2 | 1036 | 02

Submitted Fee £ 110. Fees

Receipt No P18288 **Correct fee** £110 Nil / discount Reason:

Date received 17 SEP 2002 Additional £ Receipt No

VALID ✓ Refund £ Voucher No

Invalid ☐

Fees ☐

Site plans ☐

Certificate ☐

Other ☐

Reminder .....

Cancelled .....

Type : FULL

Description :
(if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings

Floorspace

Earlier permission reference

GRID REFERENCE 532442 310022

Building Control records:

Already submitted - Ref

Request needed

NOTES

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

Holbeach St John's 30829927 G A Porter

Code H

Parish Boundary

ADMINID ONS_CODE FC HA COUNT
005628 WHAPLODE CP 3903 4431.050 0

Properties

0297665 529441 310010 0

Planning Applications from1998

H23/1036/02 79 529442 310022 0

65 London Road,
Spalding,
Lincs PE11 2TN

Mr S Williams,
Head of Planning and Development,
South Holland District Council,
Council Offices,
Priory Road,
Spalding PE11 2XE

16 October 2002

GS

Dear Sir,

23/1036

H~~18/0959~~/02 Proposed alterations and extensions. Bleak House, Daniel's Drove, Dowsdale Bank, Crowland. KNOWN BAT ROOST.

As you are aware, bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Habitats etc) Regulations 1994; in PPG9 'the presence of a protected species is a material consideration in a planning application.'

It is essential that a bat survey be carried out on this property as soon as possible, and cartainly before any work starts in the roof area. Bats have been known to roost in this house since 1979. An English Nature survey was carried out in 1988 by another bat worker which confirmed evidence of a long-standing roost, though we have no information about the actual location of the roost, and this record was updated by the previous owner in 1998, when she returned a questionnaire confirming that the bats were still present.

If a survey shows the bats still to be using the roost the appropriate mitigation must be put in place if the access(es) are shown to be being affected by the building of the extension.

The applicants should either contact English Nature's Grantham office when, as the local volunteer EN bat wardens, we will be asked to do the survey, or they may wish to contact us direct on 01775 766286, and we will liaise with EN on their behalf.

We would be grateful if this information and the enclosed leaflets could be passed to the applicants as soon as possible.

Yours faithfully,

A Faulkner

Annette Faulkner.
Recorder, Lincolnshire Bat Group

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H23/1036/02

Applicant: Mr & Mrs C E Wood
Bleak House
Daniels Drove
Dowsdale Bank
Crowland PE6 0NG

Agent: R N Cowling MBIAT
Architectural Technologist
9 Galway Close
Spalding, Lincs.
PE11 3FL

Description: Alterations and extensions to house

Location: Bleak House Daniels Drove
Dowsdale Bank Crowland

Type: FULL

01-NOV-02

Dear Sir/Madam,

PLANNING DECISION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

Head of Planning & Development

Annette Faulkner
Lincs Bat Group
65 London Road
Spalding
Lincs. PE11 2TN

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

TO: DEVELOPMENT CONTROL OFFICER
FROM: DIANE FAIRCHILD
REFERENCE: H23/1036/02
DATE: 16/10/02

BATS

Bats are known to be present at 'Bleak House,' the colony is apparently well established.

Please ensure that a copy of the Lincolnshire Bat Group letter from Mrs A. Faulkner is forwarded to the agent / applicant of this site at the first opportunity. The sooner the applicants/agents are aware that **a bat survey is necessary**, the better!

Reminder put on file at the request of Mrs a Faulkner. (Lincolnshire Bat Group) to help ensure compliance with the wildlife and Countryside Act 1981 (as amended)

D.M FAIRCHILD
CONSERVATION ASSISTANT

002

G5

SOUTH HOLLAND DISTRICT COUNCIL

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Director of Customer Services
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PARISH COUNCIL RESPONSE FORM

Application no: H23/1036/02 Applicant: Mr & Mrs C E Wood

Description: Alterations and extensions to house

Location: Bleak House Daniels Drove
Dowsdale Bank Crowland

This Council -

1 **Supports the application, or** ☑

2 **has no observations to make at this stage, or** ☐

3 **has some concerns about the application at this stage** ☐
The reasons are:

Do you want this application to be dealt with by the Development Control Committee?

No, if our concerns are satisfactorily resolved ☐

Yes ☐

Any other comments or information (Continue over if necessary)

Signed: ..... Date: 16/12/02

Clerk to Whaplode PC

Council Offices
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Spalding
Lincolnshire
PE11 2XE

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Fax: (01775) 711253
Email: Info@sholland.gov.uk

PLANNING APPLICATION

Mr & Mrs C E Wood
is applying to the Council for planning permission for the following:

Reference No: H23/1036/02
Description: Alterations and extensions to house

Location: Bleak House
Daniels Drove
Dowsdale Bank
Crowland

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.
They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number .

Head of Planning & Development
Date of Notice:
26th September 2002

SOUTH HOLLAND DISTRICT COUNCIL

R N Cowling M.B.I.A.T. Architectural Technologist
9 Galway Close
Spalding
Lincolnshire
PE11 3FL

Tel/Fax **01775 723836**
E-Mail address - gina@spalding87.freeserve.co.uk

The Head of Planning and Development
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

17th September 2002

My Ref:- 01/57/RNC

Dear Sir

Proposed Alterations and Extension to House
Bleak House, Daniels Drove, Dowsdale Bank, Crowland.
Mr and Mrs C E Wood

I enclose herewith the following documents in respect of a **FULL** Planning Application for the above Project,:-

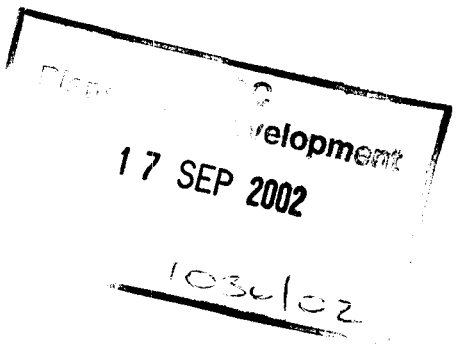
1. 4 No. duly completed application forms incorporating Certificates **A** and **1**.
2. 4 No. copies drawing no. **01/57/01**A.
3. 4 No. copies drawing no. **01/57/03**A.
4. 4 No. Ordnance Survey Location Plans.
5. Prescribed Fee in the sum of £110-00.

Please make out your receipt for the fee cheque to **Mr and Mrs C E Wood** and send it to me with your acknowledgement of the application.

An application for an approval under the Building Regulations 2000 will be submitted on receipt of Planning Permission. Your standard reminder letter will not therefore be required.

Yours faithfully,

R N Cowling



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OFFICIAL RECEIPT - APPLICATION FEES

VAT Reg No 121 5277 01

Receipt Number: P18288
Date Received : 18-SEP-02

Received From : Mrs J Wood

Address : Bleak House
Daniels Drove
Dowsdale Bank
Crowland

Fee paid	:	£	110.00
VAT	:	£	0.00
Total received	:	£	110.00

Cash/Cheque : Cheque

Signed K Porter (Authorised Collector)

Council Offices
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Spalding
Lincolnshire
PE11 2XE

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