

NORTH LINCOLNSHIRE COUNCIL

PLANNING REGISTER

APPLICATION NO: 2005/2022

PARISH: Haxey

VALID DATE: 18/01/2006

APPLICANT: Mr D Rockett

ADDRESS/AGENT: Dave Birkinshall
CRB Drawing Services Ltd
25 Grange Road
Bresscarr
Doncaster
DN4 6SA

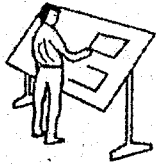
PROPOSAL: Planning permission to convert a barn into a dwelling

LOCATION: Langholme Farm Access Road To Langholme Farm
Haxey

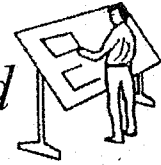
Grid Ref: 475959.37
397612.17

For proposals falling within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment (England & Wales) Regulations 1999), is the development EIA development

CASE OFFICER: Mark Simmonds



C.R.B. Drawing Services Limited



Registered address: 25 Grange Road, Bessacarr, Doncaster DN4 6SA
Company registration number: 4229733

Tel / Fax 01302 533014 - Mobile 07940 707219
Email dave@crbdrawingservices.co.uk

Planning Department
North Lincs Council
Church Square House
PO Box 42
Scunthorpe
DN15 6XQ

9 December 2005

For the attention of Mr M Simmonds

Dear Sir,

**Re.....Barn conversion and extensions at
Langholme farm, Langholme, Nr Haxey
Application No 2003/1063**

With reference to the above, please find attached 1 No copy of Drawings
CRB 1 and 2 which show the following revisions:

The barn will not be sub-divided into two dwellings: it will be retained as one unit.

The previously approved garage for unit 1 will now be a bedroom.

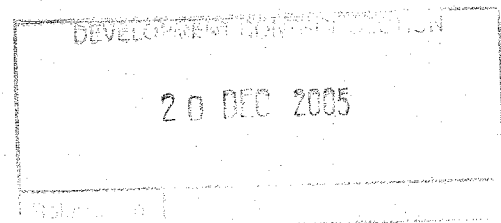
A chimney stack and window has been added to the side gable end.

Sun pipes have been replaced with conservation roof lights.

I would be obliged if you would confirm that the amendments can be classed as
de-minimus and will not therefore require Planning Permission.

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

Yours faithfully



D J Birkinshaw for CRB Drawing Services Ltd

COPY

Application Number: 2003/1063

(please quote in all correspondence)

Case Officer: Mark Simmonds, Tel: 01724 297309

Mr DJ Birkenshaw
CRB Drawing Services Limited
25 Grange Road
Bessacar
Doncaster
DN4 6SA

14 December 2005

Dear Mr Birkenshaw,

Proposal: Planning permission for proposed conversion
of existing barns to 2 no dwellings with garages

Site Location: Langholme Farm Langholme Haxey

I am replying to your letter and plans dated 9 December 2005 in which you detail amendments you wish to make to the above planning permission.

Having considered the proposed changes to the scheme it is my opinion that these are significant and would result in a materially different development.

Therefore I can confirm that the amendments can not be agreed at this stage and a full planning application would need to be submitted if your client wished to pursue this new scheme. A new application would need to meet all the requirements of the relevant local plan policies, which can be viewed at www.northlincs.gov.uk.

I hope this is useful.

Yours sincerely,


Mark Simmonds
Senior Planning Officer



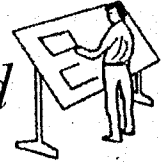
www.northlincs.gov.uk

Tony Lyman
Head of Planning & Regeneration Service
Development Control Team
Church Square House
P. O. Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ
Fax 01724 297871

COPY



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North Lincolnshire Council
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Scunthorpe
DN15 6XQ

19 December 2005

Dear Sirs

SUPPORTING STATEMENT – soakaways & cesspool

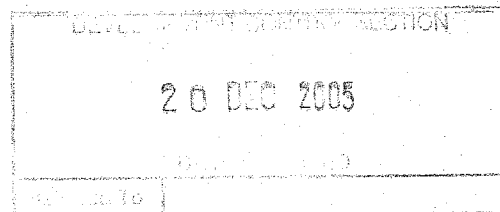
**Re – Proposed barn conversion, extensions & alterations
Langholme Farm, Langholme, Nr Haxey**

With reference to the above, I would confirm that surface water runoff from the development will be taken to soakaways. These will be subject to satisfactory percolation tests being carried out to the satisfaction of the Local Authority. The existing farmhouse and barn are served by soakaways.

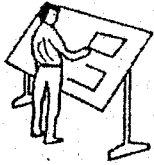
The proposed foul water from the barn will discharge to a cesspool, 18,000 litre capacity.
The nearest mains foul drain is located approximately 1300m away at Graizelound.
The existing farmhouse is served by a septic tank.

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

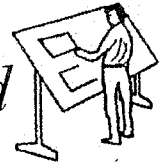
Yours faithfully



D J Birkinshaw for CRB Drawing Services Ltd



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16 January 2006

For the attention of Mr M Simmonds

Dear Sir

**Re – Proposed barn conversion, extensions & alterations
Langholme Farm, Langholme, Nr Haxey Ref 2005/2022**

With reference to the above and our telephone conversation of today, please find attached the requested Structural Survey which confirms that the barns can be converted without the need for demolition or substantial re-building.

As discussed, there is already a valid application on the site to convert the barns to two dwellings. It is my clients intention to amend this to one dwelling, which is, I feel, more in keeping with the countryside area.

One dwelling would be more sustainable than two, there would be less vehicular traffic, less noise and disturbance to the adjoining farmhouse.

The latest proposals have been detailed to Mrs Cooper, the current owner of the farm (and barns), and no objection has been raised.

My clients have sold their current property in Epworth, have taken out a bridging loan, are lodging with relatives and need to commence works on site as soon as possible.

I would be obliged if you would relax your request for the barns to be commercially advertised for six months as this would seriously affect my clients ability to carry out the project.

The barns were commercially advertised on the previous application 2003/1063 and no offers were received: according to the Estates Agent, this was primarily due to the remoteness of the site. The present situation has not changed since then.

As the structural survey confirms, the structure is already suffering from eaves spread, localised loss of plumb and cracking. A further six months delay in repairing these items would result in further structural deterioration.

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

Yours faithfully,

D J Birkinshaw for CRB Drawing Services Ltd

DEVELOPMENT CONTROL SECTION

18 JAN 2006

D. J. BIRKINSHAW

Referred To