SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0159/93 Received:24-FEB-93 Type:FULL

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Description: Erection of dwelling (Revised Chestnut Design)

Location : Plot 4 Stonegate
Cowbit Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
26-MAR-93 H01/0159/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0159/93

Date Registered 24 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES LTD.
BROADGATE HOUSE,
WESTON HILLS,
SPALDING. LINCS.

Tel. No. 0406 380532

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 4, STONEGATE, COWBIT, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SUBSTITUTION OF HOUSE TYPES.

PLOT 4 REVISED CHESTNUT DESIGN.

Please complete

Signed Mark Dennis

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

Date 24.2.93

Previous application No. H01/0807/92

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 Certificates**

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 pervious 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 Dwellings	✓	If so, how many: 1
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: — sq. metres

B. Please state size of any new structure:- (a) max. height: 8.8 metres
(b) max. length: 9.1 metres
(c) max. width: 9.2 metres

C. Please state type and colour of materials for facing external walls: 3 TO BE NOTIFIED.

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. DEVELOPMENT LAND

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? GARAGE + PARKING SPACES

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 or 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 —

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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. NO FEE IS CONSIDERED PAYABLE AS A PREVIOUS APPLICATION WAS MADE UNDER REF: H01/0807/92.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ➡

Proposed total gross floorspace ☐ sq. m. Previous total gross floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing ☐ sq. m.

Other ☐ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
if so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(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 Mark Dennis (Applicant / ~~Agent~~) Date 24.2.93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 Mark Dennis (Applicant / ~~Agent~~) Date 24:2:93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PON 26-2 Amendment to alter No 23 to Elevation received + OK'd D22/2

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

Case Officer PM Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection	Accuracy	Neighbours	Boundaries
Site features	Other		

Inspected by PDM
Date 2-3

Notice posted by PDM
Date 2-3

Resident Notices required

Sent Delivered

Case Officer Conclusions

Part of gap between new house + an empty house to west open views to fields at rear. Fence to road boundary. Permissible also part from house to East except for one tiny window

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

Conditions/Reasons (continue overleaf)

DELEGATED

Case Officer PDM.....

Senior Officer .....

Case Officer Recommendation

Approve / Refuse

Signed PDM 2-3

(1) TL 1

(2) S(2)

(3) S(2)

Notes to applicant

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 24 FEB 1993

Registration

Reference H01/0159/93

Cross-Ref R

Date 25-FEB-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app 807/92
Type

Discounted fee

Correct fee NIL ?

Additional
Refund

Receipt
Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 377

OS No's

Grid ref 536160 319080

Ward X

Parish COLWICH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref ~~H94/0323~~ 323

Linked to property

Ref

Planning Records:
Earlier apps

798/90
345/90
778/90
175/93
930/88

807/92 with amendment

B Reg Records:
Already submitted – Ref
Request
Requested

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission H01/0159/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H01/1074/95 Received:07-NOV-95 Type:CONDITION COMPLIANCE

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Description: Details of materials - Roof: Marley Modern Smooth Grey and Brick:Ibstock Grosvenor Autumn Flame (Cond. 2 of H01/0159/93)

Location : Plot 4, Stonegate Cowbit
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

22-NOV-95 H01/1074/95

BRIAN S H 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

H01/0159/93

FULL

Applicant: Broadgate Homes Ltd
Tel: 0406 380532

Agent: Broadgate Homes Ltd
0406 380532

Description: Substitution of house types
Plot 4 revised Chestnut
Design

Location: Plot 4
Stonegate
Cowbit
Spalding

Valid date: 24-FEB-93
Target dates:
To case officer 03-MAR-93
Inspected by 10-MAR-93
Extra contacts 17-MAR-93
Report if not clear by 31-MAR-93

Terminal date: 21-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Cowbit PC	0775 724536	01-MAR-93	15-MAR-93	
Cllr T Barker	0406 380787	01-MAR-93	15-MAR-93	only two OK
Site/Press Advert MIN		05-MAR-93	~~23~~-MAR-93 23	10-3

L.C.C Obs Attached Jc 4/3/93

SITE DETAILS

Grid ref: 526160 318080
OS Sheets: 277 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference 11 01 0159 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		
	2	6	1	1	3	0

2. Address or location

PLOT 4 STONEGATE, COWBIT

3. Name, classification and number of road

II

4. Date application referred 4 - 3 - 93

5. State whether outline, detailed application etc.

FULL

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

SUBSTITUTION OF HOUSE TYPES
PLOT 4

7. 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:—

Delete as appropriate

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.

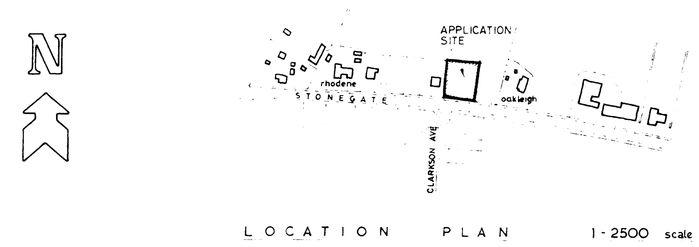
Date: 4/3/93 Signed: [signature]
Director of Highways and Planning



No 20 | Existing dwellings | No 28 | Proposed plots | Proposed dwelling for Mr & Mrs Dobbs ref H01 - 0175 - 92

(3) (4)

STREET SCENE STONEGATE, COWBIT.



LOCATION PLAN 1-2500 scale

Fencing details.

Rear boundary / rear dividing boundaries to be 1·800 m high timber panel fence with 0·300 m trellis top.

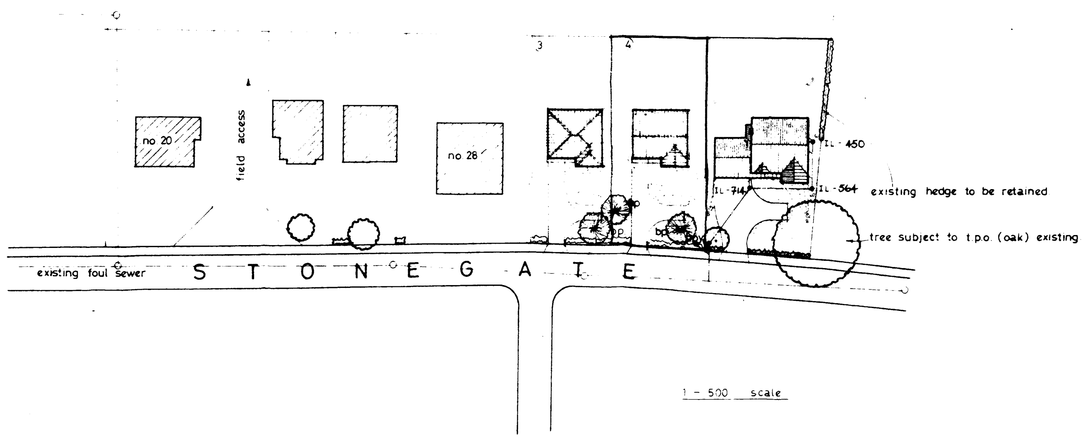
Front dividing boundaries to be 0·450 m high notched post and rail.

Landscaping scheme.

bpy - betula pendula 'youngii'.

Frontage hedging to be crataegus monogyna (hawthorn)

bp - betula pendula



1 - 500 scale

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

Broadgate Builders

24 FEB 1993
0159193

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Stonegate,
Cowbit.

Frontage plots 3·4

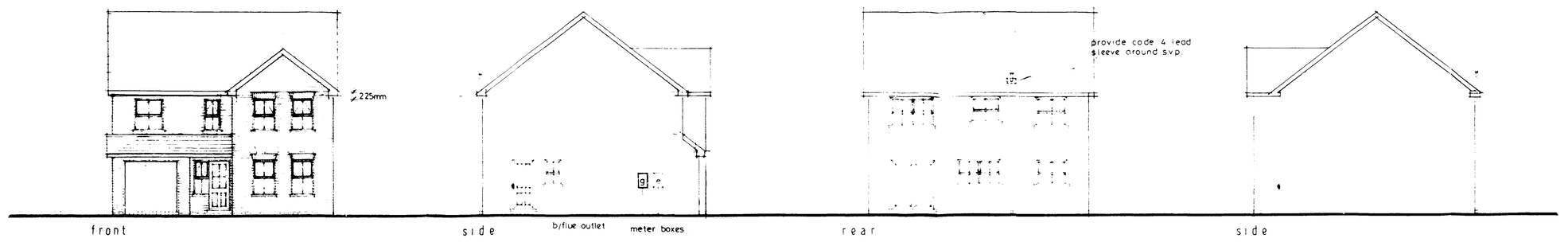
Street Scene & Site plan

DATE	MARCH 1992.	DRAWN	
DRWG. No.	91026 - 10.	SCALE	APPROX. 1·200.

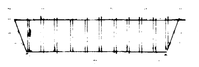
REVISIONS	DES	DATE	SIGN
A.	BUILDING CONTROL AMENDMENT - INVERT LEVELS	2-6-92	
B.	INVERT LEVELS AMENDED (B.C. COMMENT)	9-7-92	
C	Drives repositioned on plots 3+4	3-9-92	

PLANNING | BUILDING REGS

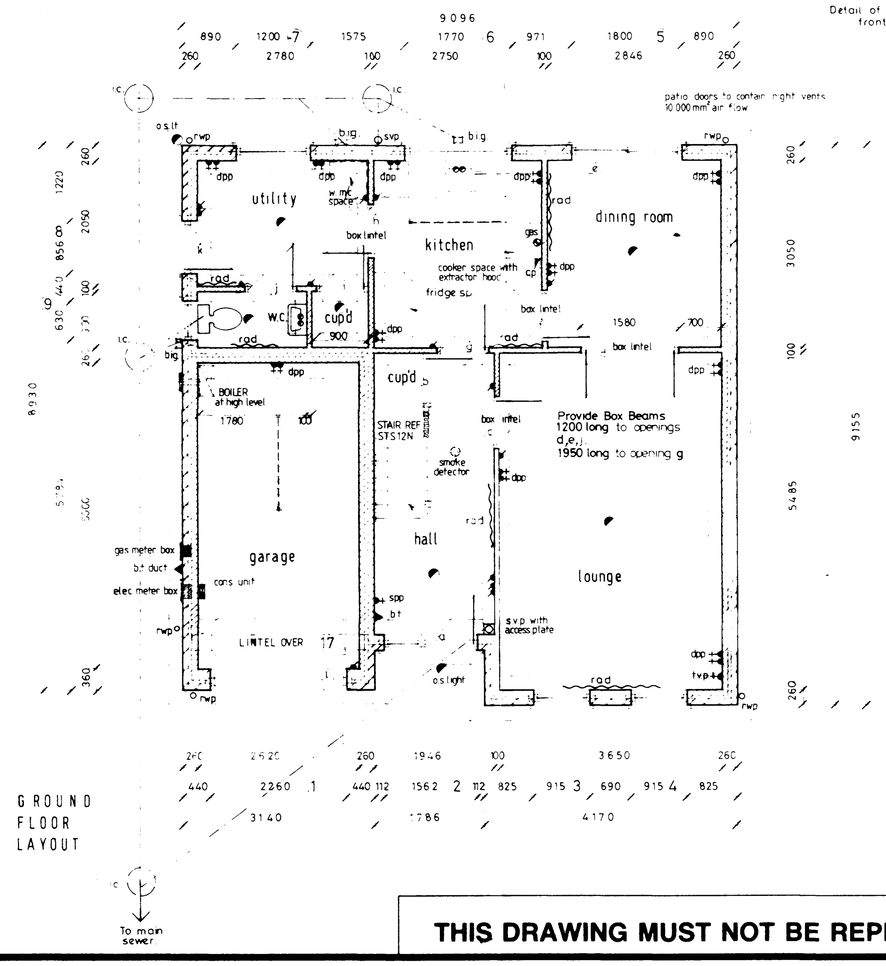
CHECK BY



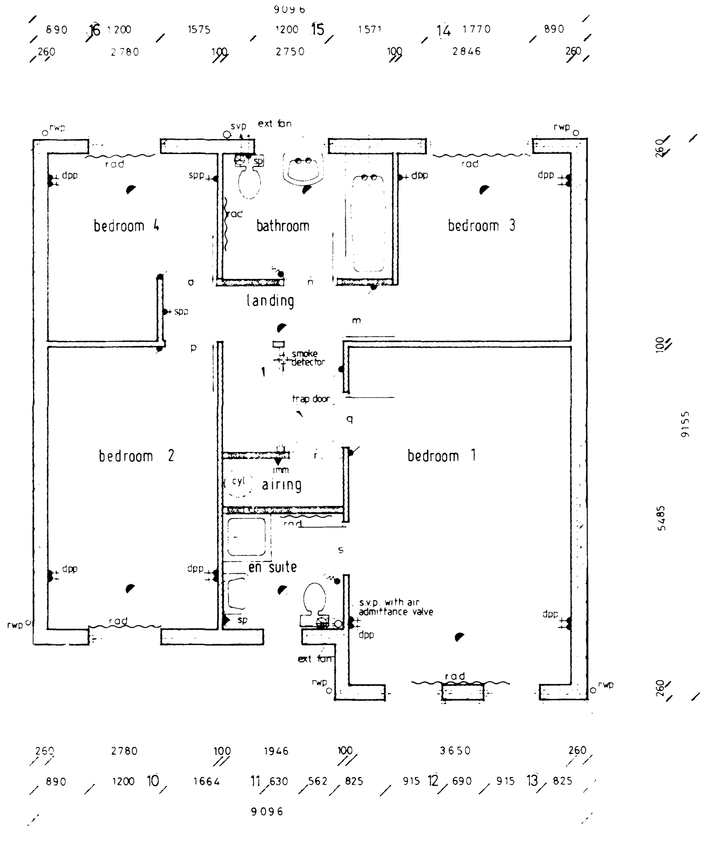
PROPOSED ELEVATIONS



Detail of arch above openings on front elevation only
1-20 scale



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES

METER BOXES

Position gas and electric meter boxes as shown. Boxes to be 500mm min - 1000m max above path level. Consumer unit at high level.

BOILER

Wall mounted gas balance flue boiler with durable guard over outlet (boiler at high level).

CYLINDER

90 gallon foam lagged indirect cylinder with immersion heater (3kw).

TRAP DOOR : To be 600mm x 600mm access in roof space

AIR VENT

Provide slotted air vent 210mm x 140mm with insect mesh positioned 225mm above finish floor level.

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	GARAGE DOOR	UP TO TOM	L1/S 2700
2	WINDOW / DOOR	VC115/FN29M	L1/S 1950
3	WINDOW	VC2415	L1/S 1350
4	WINDOW	VC2415	L1/S 1350
5	PATIO DOORS	1.8M WIDE	L1/S 2250
6	WINDOW	VC310	L1/S 2100
7	WINDOW	VC210	L1/S 1500
8	DOOR	FN26M	L1/S 1200
9	WINDOW	VC610	L1/S 1050
10	WINDOW	VC213	L1/RD 1500
11	WINDOW	VC613	L1/S 1050
12	WINDOW	VC2613	L1/S 1350
13	WINDOW	VC2613	L1/S 1350
14	WINDOW	VC312	L1/RD 2100
15	WINDOW	VC210	L1/S 1500
16	WINDOW	VC212	L1/RD 1500
17	LINTEL		L1/RD 3000

INTERNAL LINTELS

TO BE IG INTERVAL TYPE UNLESS OTHERWISE STATED

ALL JOINERY REFS BY BOULTON & PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTEL REFS BY I.G. LINTELS

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

RECEIVED 24 FEB 1993 0159/93

TITLE

Standard Dwelling Type

CHESTNUT

Plot 4 - Stonegate, Cowbit, Spalding.

Floor Plans & Elevations

DATE 12-AUG-92	DRAWN MRL/SDVB
DRWG No 93006/04	SCALE 1-100, 1-50

REVISIONS	DES	DATE	SIGN
A	Chimney committed - roof changed	16-2-93	MJL

PLANNING	BUILDING REGS.
CHECK BY	