FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/1091/07

Date Registered

-7 AUG 2007

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. R. Boys
The Yews
Quadring Road
Donington
Spalding
Lincs

-7 AUG 2007

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Cooper Architectural Design Ltd
Woodbine Cottage
Hecklegate
Fleet Spalding Lincs
PE12 6LF

Tel. No. 07808125778

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As applicant.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Renovation & extension of cottage

FILE COPY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 135.00. If you consider no fee is payable include a written explanation instead.

Signed. ..... Date 06.08.07 .....

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

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	79.5 sq. metres
C. Please state size of any new structure:- (a) max. height:	5.79 metres
(b) max. length:	14.39 metres
(c) max. width:	10.94 metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXISTING
E. Please state type and colour of roofing materials.	SANDTOFT SHIRE RANTILE TERRACOTTA
F. 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.

RESIDENTIAL

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?

EXISTING

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.

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. Industrial ____ 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?			

The Yews, Donn[illegible]

COPY FOR YOUR INFORMATION

Mr D Bromwich
Lincolnshire Wildlife Trust
Banovallum House
Manor House Street
HORNCASTLE
Lincs. LN9 5HF

Our ref: SS/02/187

4 October 2002

Dear Mr Bromwich

RE: PROPOSED DEMOLITION OF THE COTTAGE AT THE YEWS, ~~A~~ 60 NADRING ROAD, DONNINGTON, LINCS - A POSSIBLE BAT ROOST. Advice under Regulation 40(4) of The Conservation (Natural Habitats, &c.) Regulations 1994 and Section 10(5) of the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000

We have received a report of the bat survey carried out by our Volunteer Bat Wardens, Mr & Mrs Faulkner.

We understand the cottage and outbuildings are in a state of disrepair, mainly due to vandalism and the intention is to demolish and rebuild.

No evidence was found in the outbuildings to suggest they are utilised by bats, although it was felt the sheltered nettle-filled surrounding glade would be ideal feeding habitat for bats in the summer. However, one or two bat droppings were found in the bedrooms of the cottage.

Care must be exercised when undertaking operations which can potentially disturb or harm bats, because all bat species and their roosts are protected under the above legislation, making it an offence to kill, disturb or destroy a breeding or resting place of a bat (except within the living area of a dwelling). The legislation requires relevant parties to notify English Nature of any operations which are likely to affect bats and their roosts (as you have done). so we can advise on how to avoid harming bats.

The signs of bat usage in the cottage suggests the building is being used only for the odd animal visiting to forage in the summer. No obvious roosts were found, but it was not possible to say whether bats have been roosting between the pantiles and lath and plaster of the lower bedroom ceiling or just visiting.

Under these circumstance English Nature's advice is to go ahead with the demolition as soon as possible with the following provisos:

1. As there is no way of knowing whether bats are roosting under the tiles etc. we suggest the contractors liaise at all times with our licensed bat workers, Mr & Mrs Faulkner. One of these should be present when work commences to lift the tiles, in order to give on-site immediate advice if necessary.

2. All those employed to work on the property must be made aware of bats and their legal status.

3. Because an occasional bat may roost in the present property, it would be useful to provide some future roosting facilities to compensate for any loss. This could be in the form of a variety of different styles of bat boxes placed around the area and by incorporating roosting sites in the new building, especially for pipistrelle bats These could take the form of waney-edge boarding on the sides. Mr & Mrs Faulkner would be pleased to discuss these suggestions with you.

4. Please do not hesitate to contact us (address below*) if you need to clarify any part of this letter or wish for further information.

The Robert Stebbings Consultancy Limited (*see below for contact address) is contracted by English Nature to act as their agent within the county of Lincolnshire, to respond to enquiries from anyone proposing to undertake an operation that will harm or disturb a bat or its roost. We are authorised to provide formal advice on behalf of English Nature on matters relating to bats and their roosts under Statutory Regulations.

Yours sincerely

(Mrs) SHEILA STEBBINGS. ENGLISH NATURE
c/o **The* Robert Stebbings Consultancy Limited, 74 Alexandra Road, Peterborough, Cambridgeshire, PE1 3DG
Tel: 01733 340318 Fax: 01733 897018 *silent : Dr R Tibbetts*

cc: Mr and Mrs Faulkner. VBW