FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/1172/05

Date Registered 24 AUG 2005

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. L. BOYS
THE YEWS
QUADRING ROAD.
DONINGTON

Tel. No. 01775 821111.

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

THE YEWS QUADRING ROAD DONINGTON NR. SPALDING PE11 4ST.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Replacement house

FILE COPY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £265.00 If you consider no fee is payable include a written explanation instead.

Signed. R L Boys Date 22/8/05 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 ~~0.09~~ (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: ONE .
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.9 hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
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.

WILD LIFE TRUST SITE (LAST USE)

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?

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 — A/ Surface water to drain to pond or underground tank for reuse.

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected — C/ 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.		➡ 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.

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?			

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 ..... (Applicant / Agent) Date 12/08/05

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.

X
or

Signed ..... (Applicant / Agent) Date 30/8/05

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.

X

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

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

Ref. proposed replacement house The Yews Quadring Rd. Donington PE11 4SJ

1) To use the foot print of the original house, firstly this is very close to the main road, secondly roots from mature tree pass under it.
2) To build adjacent to the old house, this would require the removal of several mature trees, and the destruction of the old wooded area which is used as a nesting area by many different types of birds, this area has been retain with some fallen trees to keep insects, nesting , for birds and bats etc.
3) To build in this area would detract from the area of natural old type farm land, the field next is still retained by the Lincshire wildlife trust,I have kept this area as a natual back ground to the pre war farmland next to it.
4) The area near the pond is lower than the rest of the field and wooded area, there would still need to fell two mature trees to build in this area, but also I would not beable to develope the pond as the Lincolnshire wild life trust had hoped.This area has been planted with thirty new trees, birch,rowan,acer,etc,and sown with grass with 20% wildflower mix.
5) The proposed new house has been position with mind of its visional impact . There has been a mixed orchard planted to the south west corner of the property near to an area of orchard of seventy years ago. This along with extensive mixed planting of white birch,acer, yew,flowering plum and cherry,etc to the area near the road,will shield the new house from wind and view in a few years.
6) The size and type of the proposed house reflect the change in housing over the last one hundred years.
Most houses of the age of the old house would have been extended it is very unusual this one has not.I have planed a house suited to this site and have positioned it such it does not impact on the view of field and sunset of the bungalow across the road.The size is in keeping with new development across the area, the style and finish is also in keeping, I have spent a lot of time collecting data of old and new housing to support this view.
Along with the planting of 120+ new trees there has been planted hedges to the south and west boundaries of the site a much improved wildlife area to the wooded area, all of which would not of happened without this senible development of the whole site.