

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land to rear of No 17
Address line 1	Station Road
Address line 2	Gedney Hill
Address line 3	
Town/city	Spalding
Postcode	PE12 0NP

Description of site location must be completed if postcode is not known:

Easting (x)	533696
Northing (y)	310902

Description

Land to rear of No 17 Station Road up to boundary with field.

2. Applicant Details

Title	Mr and Mrs
First name	
Surname	Bradley
Company name	
Address line 1	11 Sapperton
Address line 2	
Address line 3	
Town/city	Peterborough
Country	

2. Applicant Details

Postcode

PE4 5BS

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Alan

Surname

Halmshaw

Company name

Halmshaw Building Design Ltd

Address line 1

8

Address line 2

Wesley Drive

Address line 3

Town/city

CHATTERIS

Country

Postcode

PE16 6DQ

Primary number

Secondary number

Fax number

Email

4. Development Description

Please indicate all those reserved matters for which approval is being sought

☒ Access

☒ Appearance

☒ Landscaping

☒ Layout

☒ Scale

Please provide a description of the approved development as shown on the decision letter

Residential development (re-application of H07-0066-19)

Reference number

H07-0960-19

Date of decision (date must be pre-application submission)

13/11/2019

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

Condition three - Proposed materials, site access and landscape design.
Condition four - Single storey development without accommodation within the roof space.
Condition Five - Proposed landscaping scheme.
Condition Six - Proposed boundary treatments and hedging details
Condition Seven - Existing and proposed site levels
Condition Eight - Flood risk measures
Condition Nine - Proposed foul and surface water disposal systems.

Has the work already started? ☐ Yes ☒ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

G R Merchant Ltd 3453-18 02 Floor plan and elevations
G R Merchant Ltd 3453-18 03 Location & Site Layout plans
Geoff Beal Consultancy Flood risk assessment

Please list all drawing numbers submitted with this application for approval

2031 AP001 P02 - Location Plan
2031 AP002 P03 - Proposed Site Plan
2031 AP003 P02 - Proposed Site Entrance
2031 AP004 P03 - Proposed Floor Plans and Indicative caravan arrangement
2031 AP005 P03 - Proposed Sections and Roof Plan
2031 AP006 P03 - Proposed Elevations
2031 AP007 P03 - Proposed Garage Arrangement
2031 AP008 P02 - Proposed Elevations
2031 AP009 P01 - Proposed Site Sections

If applicable, please state the reasons for any changes to the original drawings

The applicants have purchased the land and would like to make minor amendments to the approved plans, to allow for their family requirements.
The applicant also wishes to make use of a caravan whilst the works are being undertaken, to be disposed of once works are complete.
Therefore new plans are submitted in relation to this application.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	H07-0960-19

Date (Must be pre-application submission)

13/11/2019

Details of the pre-application advice received

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of the building(s) (including a schedule of external materials to be used);

7. Pre-application Advice

- ii) the means of access to the site; and
- iii) the landscaping of the site (including boundary treatment).

4 The development hereby permitted shall not exceed one storey in height and there shall be no provision of habitable accommodation within the roof space.

5 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

6 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging. The details so approved shall be implemented in full before the development is first brought into use and shall thereafter be retained.

7 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas. The development shall be constructed in accordance with the details so approved.

The following flood risk measures shall be fully implemented before the property is first occupied:

- Finished floor levels shall be set 300mm above existing ground level;
- Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level in accordance with DCLG document "Improving Flood Performance of New Buildings - Flood Resilient Construction", 2007.

9 Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

03/11/2020