

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/0394/94

Received: 18-MAY-94 Type: FULL

Name: Scott Design & Build  
1 Welland Road  
Spalding  
Lincs

Agent: M E Cresswell MBIAT  
Horseshoe Bridge  
Spalding  
Lincs

Description: Chalet bungalow with integral garage

Location : Plot 5, Westbourne Gardens Off Cowbit Road  
Spalding Lincs

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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 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.

- 5 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such

size and species as may be agreed in writing with the Local Planning Authority.

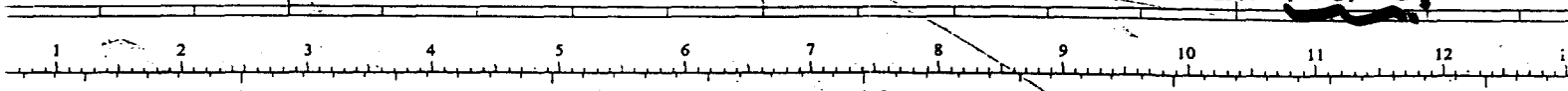
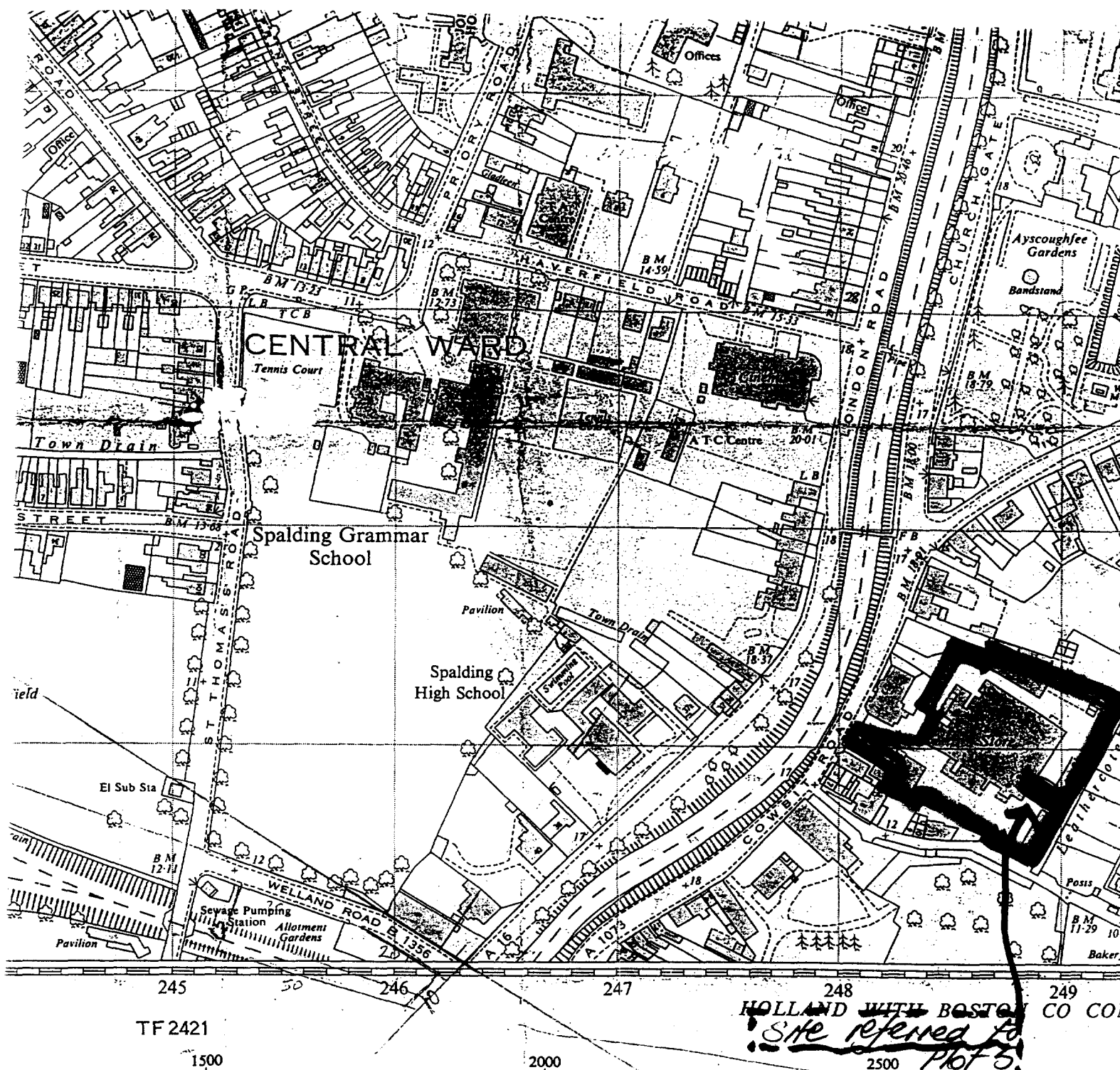
Reason: In the interests of the amenity of the area.

- 6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

Director of Planning and Building Control Services  
16-JUN-94      H16/0394/94

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.



# DEVELOPMENT AT WESTBOURNE GARDENS off Cowbit Road SPALDING

for  
**SCOTT DESIGN**

Mary E Cresswell M.B.I.A.T.  
Horseshoe Bridge  
Spalding  
Lincolnshire PE11 3JA  
Telephone 075 72 36 56

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| Bench Mark.....↑                  | Surface Level.....FW            |
| " " , Fundamental.....↑           | Side of River, etc.....SR       |
| Parcels joined for acreages.....~ | Track of Hedge.....Tk H         |
|                                   | Track of Stream.....Tk S        |
|                                   | Defaced, Undefined.....Def. Und |
- Levelling Information  
Bench Marks and Surface Levels are given in feet above the Newlyn Datum.  
Possibly later levelling information, are obtainable from the Director General, Ordnance Survey.
- Boundary Merging Abbreviations
- |                                         |                                 |
|-----------------------------------------|---------------------------------|
| Centre of Old Course of Stream.....COCs | Face of Wall.....FW             |
| Centre of Road, etc.....CR              | Side of River, etc.....SR       |
| Centre of Stream.....CS                 | Track of Hedge.....Tk H         |
| 4 feet from Root of Hedge.....4ft RH    | Track of Stream.....Tk S        |
| Face of Fence.....FF                    | Defaced, Undefined.....Def. Und |

The lines on the p  
To give a large scale refer

EASTING

Take west edge of square in  
and read the figures opposi  
NORTH and SOUTH margi  
Estimate tens of metres from

For further information see "T  
The representation on

DEVELOPMENT  
PLAN

March 1993

391494

X 5

# PLANNING APPLICATION

## For office use only

Application No. H16/0394/94

Date Registered

22 APR 1994

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

SCOTT DESIGN & BUILD  
1 WELLAND ROAD  
SPALDING  
LINCS

Tel. No.

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

M E CRESSWELL MBIAT  
HORSESHOE BRIDGE,  
SPALDING,  
LINCS

Tel. No. 0775 723656

(Personal contact name) MARY CRESSWELL

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 5 - WESTBOURNE GARDENS, OFF COWBIT ROAD, SPALDING.  
HARVEY COTTAGE

Please complete in block letters

### DESCRIPTION OF PROPOSED DEVELOPMENT

CHALET BUNGALOW WITH INTEGRAL GARAGE

OFFICE  
COPY

Please complete

I attach \* Four copies of all plans

\*an ownership certificate (see back page)

\*a fee of \$140.00

If you consider no fee is payable  
include a written explanation instead.

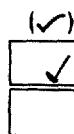
Signed.....

Date. 21st APRIL 1994.....

Previous application No H16/0203/93

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 worksor This is an **outline** application

Now complete Parts  
3, 4 and 5 and an  
Ownership Certificate

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 building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

B. If new dwellings are proposed, please state how many:

ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

sq. metres

6.3 metres

(b) max. length:

14.12 metres

(c) max. width:

11.63 metres

C. Please state type and colour of materials for facing external walls:

PINK/BROWN GROSVENOR FACINGS  
BROWN PLAIN SLATE (CONCRETE)

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.

RESIDENTIAL  
DEVELOPMENT

### 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?

BOTH

### 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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

OPEN SEWER & SOAKAWAYS

" "

NO

Mains sewer

☐

Cesspool

☐

Septic tank

☐

### OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

☐☐☐☐☐

→ If so, please give details in Part 6

→ If so, please complete Part 7

☐

Date:

Consultee(s):

☒

Application No.: H16/0203/93

## 6. ANY OTHER INFORMATION Please add any details you wish in support of your application. Continue on separate sheet if necessary.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

## 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**. You can use the notice at the bottom of the form to send to the owner. (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 Cheryl Gerswell (Applicant/Agent) Date 21.4.1994

**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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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

Signed Cheryl Gerswell (Applicant/Agent) Date 21.4.1994

or

**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

State Name and address of tenant: State Date notice served:

Signed \_\_\_\_\_ (Applicant/Agent) Date \_\_\_\_\_

## NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

Signed \_\_\_\_\_ Date \_\_\_\_\_

# DC INSTRUCTION SHEET

APPLICATION REF: H16 10394/9

## Directions

Art 7

☐

RM checklist

Previous  
Current  
Required

Sit

Des

Ext

Acc

Land

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

EA Reg4/-

☐
☒

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details  
needed:  
(Non-std only)

4 copies of 1:2500 and 1:500 plans required outlining plot 5 in red and the rest of the site in blue.

Other.....

Direction authorised by Senior Officer.....

Planned  
Complete

Date.....

6/5/94

## Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

18/5

Amended description

Same

Superseded plans  
indicated

☒

Unsatisfactory -  
Further direction:  
Signed.....  
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☐

None  
identified  
initially

RECONSULTS  
(revalidated)

☐

None

Publicity: >>

Consultations:

Departure  
Setting of LB  
Public Right of Way  
Discretionary

.....  
.....  
.....  
.....

County  
E Heritage  
Societies

.....  
.....  
.....

G ROW

Extra Consultations:

Transport D/Transp A15  
TRA D/Transp A18  
B Rail

..... G\* T15  
.....  
.....

Environment/  
Drainage  
WAT

Env Services  
NRA  
IDB  
Env Assess

.....  
.....  
.....  
.....

☐ G ENV (See separate sheet)

Conservation  
LB

LB Demolish  
Archaeology  
Eng Heritage  
Consultant  
Other

..... G\* DEM  
..... G ARC Specify:  
.....  
.....  
.....

Order No:  
Specify:

Hazards  
Other PLA

HSC Group  
Specific

..... G\* HAZ  
.....  
.....

Specify:  
Specify:

Press  
PC  
WM  
Residents

Case Officer: *DAVID GEDNEY*  
Senior Officer Confirmed .....

Date.....

Recorded DC....

# APPLICATION ASSESSMENT

## Notes for Case Officer

### Site Inspection

Accuracy :  
Neighbours :  
Boundaries :  
Site Features :  
Roadway constructed to basecourse level.  
House under construction to north on adj. plot.  
Trees and property to rear.  
Existing properties constructed in red brick.

Inspected by  
Date

DMG  
16/5

Site Notice posted by  
Date  
Expiry

DMG  
16/5

Individual Resident Notices required:

Addresses to be  
sent to -

Addresses  
delivered to -

### Telephone/Visitor Record

Date

Conversation with

Conclusion

### Case Officer Conclusions

DMG 16/6

Inside IBD.

Proposed dwelling considered acceptable (subject to agreement in respect of materials)

Neighbours to rear not materially affected in my opinion.

Trees should be retained at rear.

Does not, in my opinion, affect setting of listed buildings along frontage with Cowbit Rd.

# RECOMMENDATION/DECISION

## NON-DETERMINATION

Permitted Dev (or equiv) .....  
 Non Development (or equiv) .....  
 Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

## COMMITTEE

Confirmed as agenda .....

## SUB-COMMITTEE

Confirmed as agenda .....

## DPBCS AUTHORISED

Decision Issue confirmed .....

## DELEGATED DECISION

### Case Officer

Approve  
(or equiv)

Refuse  
(or adverse)

Signed *DMG* Date *14/6*

### Notes:

☒ Disabled  
☒ Prev conditions  
☒ Amended plans -  
 Dwg no:  
 Received:

### CONDITIONS/REASONS:

- 2 (1) *TL1* SC12.
- 3 (2) SC23.
- 4 (3) SC27.
- 5 (4) SC28.
- 6 (8) SC2(a) Reason C2(a).

### Condition monitoring:

non-std expiry  
 prior submission  
 prior siteworks

.....  
☒  
☒

*works/use restricted*

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒  
☐  
☐

# ADMIN RECORD SHEET

## Initial

Submitted Fee £140.

### REMITTANCE ADVICE

We make settlement of your account as detailed below. No receipt is required.

SCOTT design

DETAILS:

| OUR REF. |         |
|----------|---------|
| E1       | £140.00 |

Value  
Discount  
Basic total

V.A.T.

Cheque Total

| Pounds | Pence |
|--------|-------|
| 140    | 00    |
| 140    | 00    |
|        |       |
| 140    | 00    |

006965

## Registration

Reference

Cross-Ref

Date

Earlier permission - Ref:

ngs

New/Redevelop/Use/Ext/Alt/Works

☐  
☐

Fee

Fee (not free)

Nil fee

Discounted

Receipt No

Voucher No

☐  
☐

Inaccurate  
Incomplete  
Unclear

☐  
☐  
☐

Previous app - ref:  
Type of app  
Reason:

Date

Date

## Information

Index sheet 201 OS Plots

Grid ref 524550 322100

Ward S Parish SPALDING

Inside IBD YES Inside LP area YES

Linked to site

Ref 1181

Linked to property

Ref

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

Hazards -

Dist Bound

Other:

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Planning Records:

Earlier apps

203  
204/93

B Reg Records:

Already submitted - Ref:

Request needed

Requested

**BRIAN SMITH** 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



## **REGISTER COPY TO EARLIER PERMISSION**

Previous permission: H16/0394/94

Town and Country Planning Act 1990

## **Approval required by Condition of Planning Permission**

Reference: H16/0623/94

Received: 28-JUN-94 Type: CONDITION COMPLIANCE

Name: Scott Design and Build  
1 Welland Road  
Spalding  
Lincs

Agent: M E Cresswell MBIAT  
Horseshoe Bridge  
Spalding  
Lincs  
PE11 3JA

Description: Facings: Tarmac Grosvenor Red Stock Autumn Flame etc  
Roof Tiles: Redland Slate Grey Stonewold or similar  
Location : 5 Westbourne Gardens Spalding

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 B SMITH  
Director of Planning and Building Control Services

26-JUL-94 H16/0623/94

**BRIAN SMITH** 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



## **REGISTER COPY TO EARLIER PERMISSION**

Previous permission: H16/0394/94

Town and Country Planning Act 1990

### **Approval required by Condition of Planning Permission**

Reference: H16/0982/94

Received: 11-OCT-94 Type: CONDITION COMPLIANCE

Name: Scott Design & Build  
1 Welland Road  
Spalding  
Lincs

Agent: M E Cresswell MBIAT  
Horseshoe Bridge  
Spalding  
Lincs  
PE11 3JA

Description: Details of landscaping (Condition 3 of application  
H16/0394/94)

Location : Plot 5, Westbourne Gardens Off Cowbit Road  
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 B SMITH  
Director of Planning and Building Control Services

28-OCT-94 H16/0982/94

**BRIAN** . . . . . **TH** 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



**H16/0394/94**  
**FULL**

**Applicant:** Scott Design & Build  
**Tel:**

**Agent:** M E Cresswell MBIAT  
0775 723656

**Description:** Chalet bungalow with integral garage

**Location:** Plot 5, Westbourne Gardens  
Off Cowbit Road  
Spalding  
Lincs

|                               |                                |                          |                                |
|-------------------------------|--------------------------------|--------------------------|--------------------------------|
| <b>Valid date:</b>            | <del>03-MAY-94</del> 18-MAY-94 | <b>Terminal date:</b>    | <del>28-JUN-94</del> 13-JUL-94 |
| <b>Target dates:</b>          |                                | <b>Target Committee:</b> | <del>22-JUN-94</del> 12-JUL-94 |
| To case officer               | 10-MAY-94                      | <b>Report deadline:</b>  | 08-JUN-94                      |
| Inspected by                  | 17-MAY-94                      | <b>Agreed TD Ext:</b>    |                                |
| Extra contacts                | 24-MAY-94                      | <b>Case Officer:</b>     |                                |
| <b>Report if not clear by</b> | 07-JUN-94                      |                          | D M GEDNEY                     |

**DEVELOPMENT/CONSTRAINTS**

**Size:**  
**Category:** Newbuild  
**Listed building:**  
**Conservation Area:**

**Other Constraints:**

**CONSULTATIONS CARRIED OUT**

|                       |           | Sent                 | Expiry               |
|-----------------------|-----------|----------------------|----------------------|
| Site/Press Advert MIN |           | 11                   | 06                   |
| Cllr B J Davies       | 94 380565 | <del>11-MAY-94</del> | <del>18-JUN-94</del> |
| Cllr C Evans          |           | 11-MAY-94            | 18-MAY-94            |
| Cllr M C White        |           | 11-MAY-94            | 18-MAY-94            |

L.C.C. - *Cons Attached for 12/5/96*

# SOUTH HOLLAND Internal Drainage Board

DF 2  
Marsh Reeves,  
Foxes Lowe Road,  
Holbeach,  
Spalding, Lincs.  
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PAA/394/94/FES

|                                                                                                                                                          |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| RECEIVED<br>- 9 JUN 1994                                                                                                                                 |                                  |
| Attention of<br>DPC <input checked="" type="checkbox"/> NBM<br>DOPO <input checked="" type="checkbox"/> BS<br>JC <input checked="" type="checkbox"/> ACP | File Nos.                        |
| Action Your Ref. ...<br>Discuss with .....<br>Copy to .....                                                                                              | Acknowledge YES/NO<br>by<br>date |

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 3 June 1994

Dear Mrs. Cresswell,

## FULL PLANNING APPLICATION - SCOTT DESIGN AND BUILD PLOT 5 - WESTBOURNE GARDENS, SPALDING.

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The culverted watercourse within the rear garden of the property is my Boards Leathercote Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the dwelling as shown on your plan conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

With particular reference to the Boards Byelaws and fencing etc upon the 9 metre clearance strip, I would respectfully remind you that I am still awaiting details from your client of the clause to be appended to the property deeds in accordance with the terms of my letter to you of the 3rd September 1993. It follows that until this matter is resolved, any works upon the 9 metre clearance strip are in contravention of the Boards Byelaws and also the terms of the conveyance relating to the sale of the land over the filled Leathercote Drain.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval. Please note that connection for roof water run-off to the Leathercote Drain will not be permitted.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

ENGINEER TO THE BOARD

Mrs M E Cresswell  
Horseshoe Bridge  
Spalding  
Lincs  
PE11 3JA

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES  
-----

Receipt No : P4198  
Date received : 22-APR-94

Received from

Scott Design

Address

1 Welland Road  
Spalding

|          |   |        |
|----------|---|--------|
| Fee paid | £ | 140.00 |
| VAT      | £ | 0.00   |

Total received £ 140.00

Cash/Cheque : Cheque

Signed.....*K. Lowe*.....  
(Authorised Collector)

**BRIAN SMITH** Dip TP MRTPI  
Director of Planning & Building Control Services  
Planning & Building Control Department,  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
Telephone: (0775) 761161  
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Application no: H16/0394/94

Applicant: Scott Design & Build  
1 Welland Road  
Spalding  
Lincs

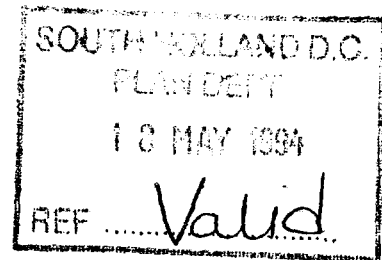
Agent: M E Cresswell MBIAT  
Horseshoe Bridge  
Spalding  
Lincs

Description: Chalet bungalow with integral garage

Location: Plot 5, Westbourne Gardens  
Off Cowbit Road  
Spalding  
Lincs

Type: FULL

Date received: 22-APR-94



16-MAY-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of 1:2500 and 1:500 plans required outlining Plot 5 in red and the rest of the site in blue.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.  
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

*Plans altered  
in P/O office  
18.5.94  
Mec.*

LINCOLNSHIRE COUNTY COUNCIL  
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0394/94

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. Address or location

Plot 5, Westbourne Gardens, Conbit Road  
SPALDING

3. Name, classification and number of road

UC

4. Date application referred

12-5-94

5. State whether outline, detailed application etc.

Full

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

WURSTLOW & GARAGE

7.

Delete as  
appropriate

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:—

~~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:

12-5-94

Signed:

[Signature]  
Director of Highways and Planning

CONDITIONS:—

Delete as  
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) C 2(a)

Delete as  
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C 2(a)

Application no: H16/0394/94

Applicant: Scott Design & Build  
1 Welland Road  
Spalding  
Lincs

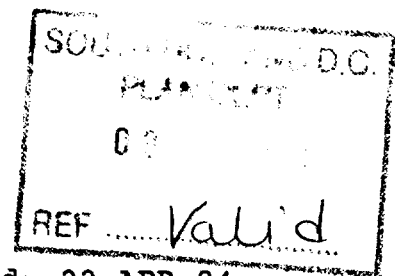
Agent: M E Cresswell MBIAT  
Horseshoe Bridge  
Spalding  
Lincs

Description: Chalet bungalow with integral  
garage

Location: Plot 5, Westbourne Gardens  
Off Cowbit Road  
Spalding  
Lincs

Type: FULL

Date received: 22-APR-94



26-APR-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID

Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

- Four copies of a 1:2500 site location plan with the site outlined in red.
- Please complete Part 3 of ownership certificate.

Please return the additional copy of this letter with your reply. If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed. If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

Mr D Gedney

GS/ST H16/0394/94

Scott Design and Build  
1 Welland Road  
Spalding  
Lincs

24 Aug 1994

Dear Sir/Madam

DESCRIPTION: CHALET BUNGALOW WITH INTEGRAL GARAGE

LOCATION: PLOT 5, WESTBOURNE GARDENS OFF COWBIT ROAD, SPALDING

With reference to the above it has been brought to my attention from the Building control Section that development has commenced.

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 16 June 94.

Condition No 3 states:

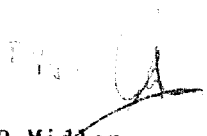
Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990, empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully,

  
N R Midlen  
Principal Planning Officer  
Development Control

encl.

c.c. Agent: M E Cresswell MBIAT  
Horseshoe Bridge  
Spalding  
Lincs

Notes: a. 5.0 m. wide roadway to be paved "parquet" style in "Brindle" black paviers including drive accesses.

b. 1.8 wide footpath to north side of roadway only + paved in "Brindle" paviers. Shaped channelling, kerbing + dropped access kerbs in "Red".

c. Service strips elsewhere to road margins - 1.8 wide + marked with permanent low markers. Each plot screened with 1.8 high close boarded fencing to

d. Landscaping layout by Daphne Ledward. Landscape Consultant 21.8.87. Area A, B, C + D denote areas of block planting. Tree number denote variety of tree (see index).

e. Storm sewer + foul sewer combined as agreed with SHDC + BHIDB.

cov. 3.07  
mv. 1.57

building line - with 450 high post + single rail continued to service strip or footpath

proposed screening "Green Space" (to be omitted at present)  
Sht. Tilia cordata - 2ob.  
span (omit)  
(see alternative below)

Alternative proposed:  
close boarded fence  
screening 1.8 high.  
close boarded fence

Right of Way (PRIVATE)  
to Tower Lane  
cav. path  
300mm wide  
with gravelled  
infill

landscape shrubbery as 'C'  
cov. 3.65  
mv. 1.85

x 2.98

x 3.60

Tower or  
Leathercote  
Lane

To  
Crowland

SOUTH HOLLAND D.C.  
PLAN DEPT.  
22 APR 1994  
REF. 0394/94

To  
town  
Centre

COWBIT ROAD

near Welland

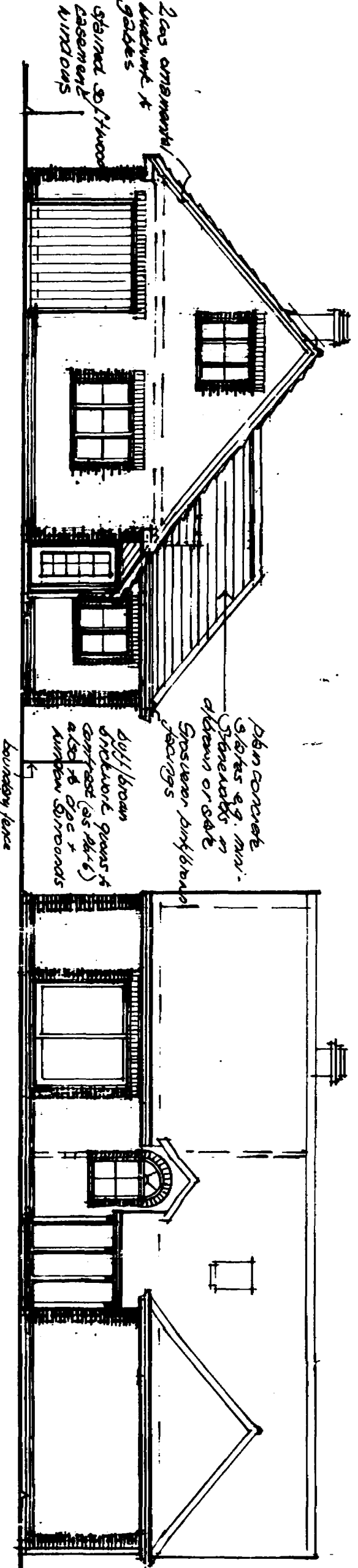
DEVELOPMENT - WESTBOURNE GARDENS - COWBIT ROAD  
SPALDING - Lincs. for SCOTT DESIGN AND BUILD LTD.

Scale: 1:500 m. Drawing no: 445/4  
M.E. CRESSWELL M.B.I.A.T. HORSESHOE BRIDGE - SPALDING - Lincs. PE11 3JA. Tel: 0775 723656.

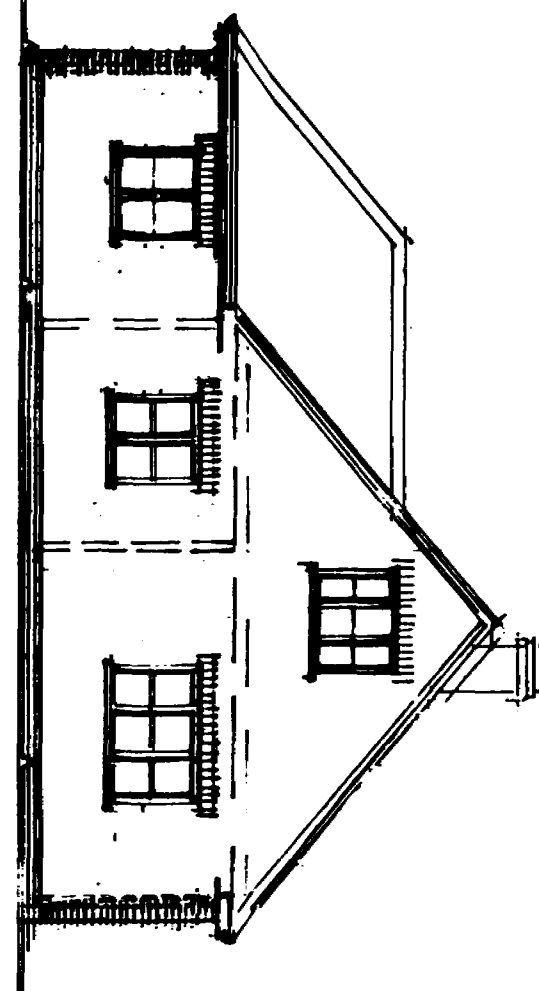
Dated Nov. 22 1993.

amended January 1993 (+ Aug. 93 regrouping trees + water course)

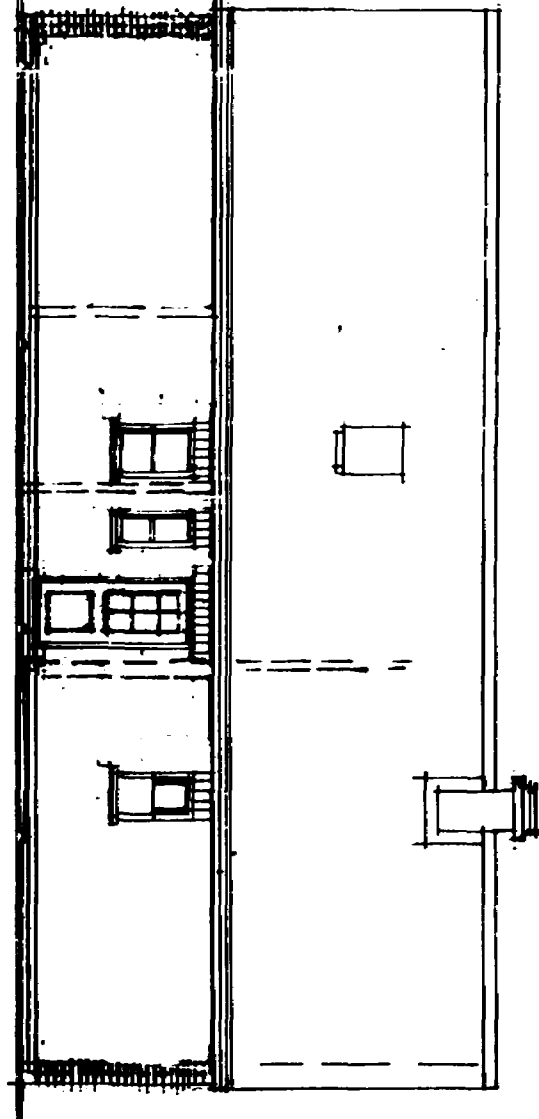
DETERMINED



FRONT ELEVATION • west •



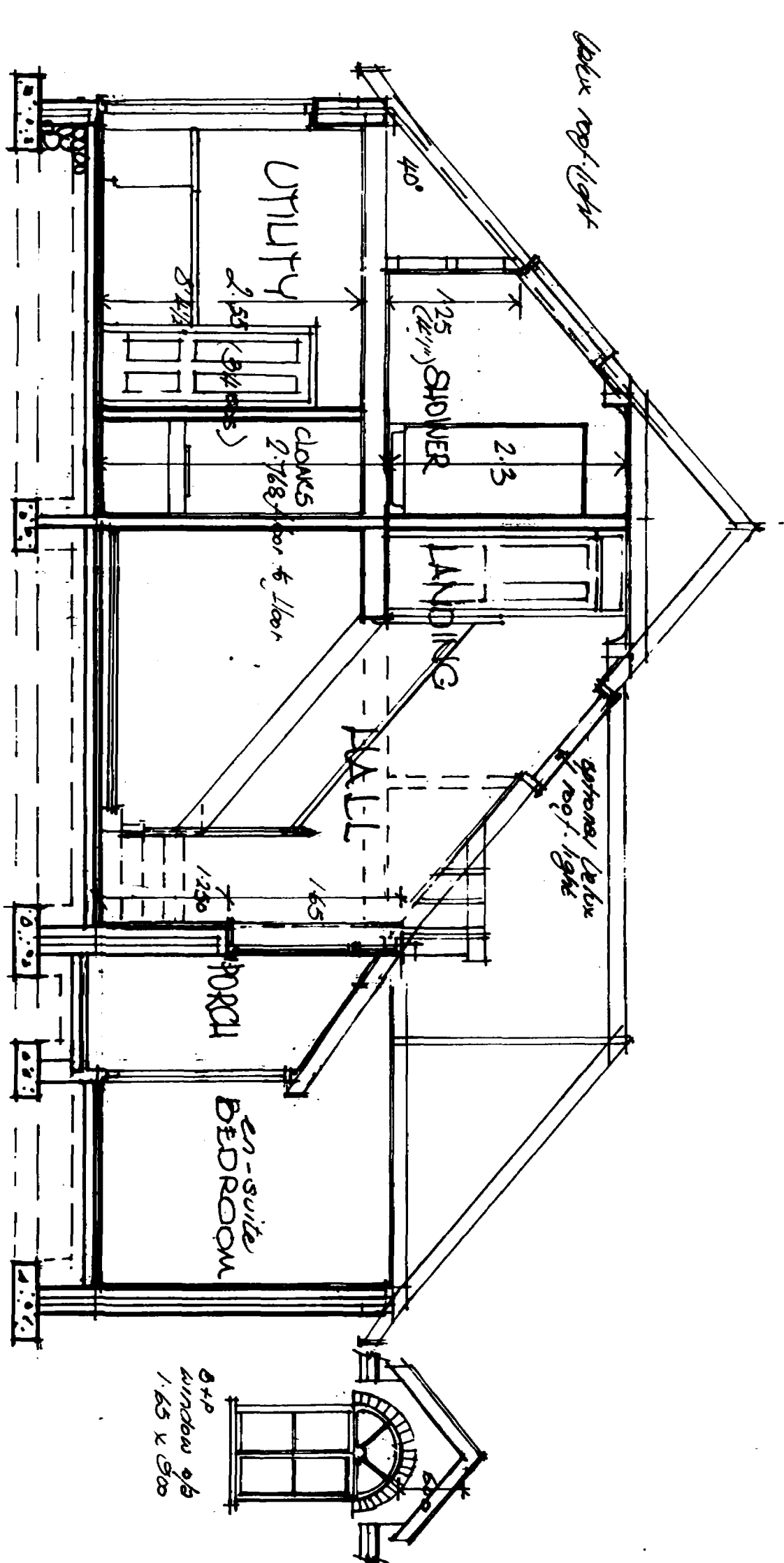
SIDE ELEVATION • south •



REAR ELEVATION • east •

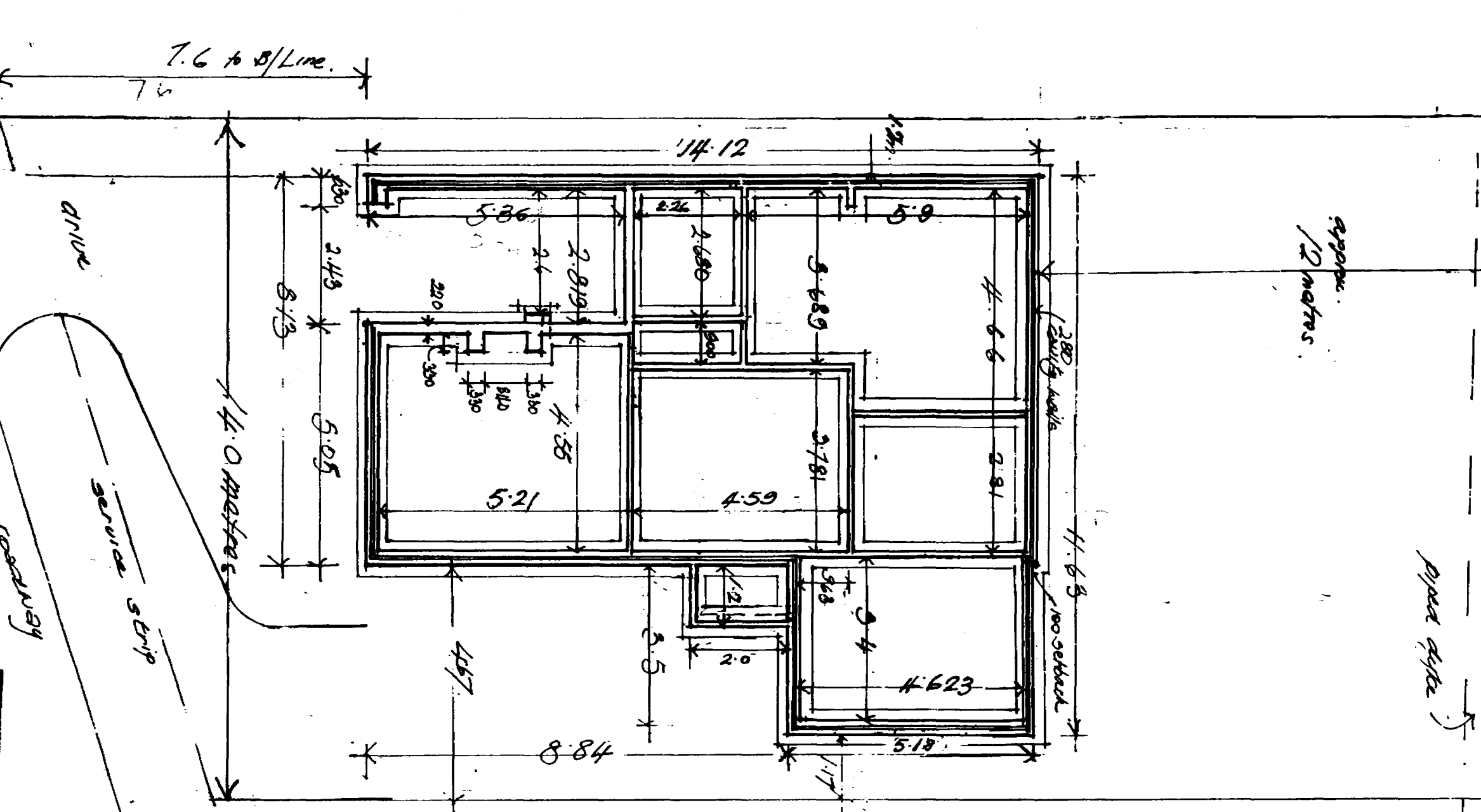
SIDE ELEVATION • north •

SECTION thru BEDROOM

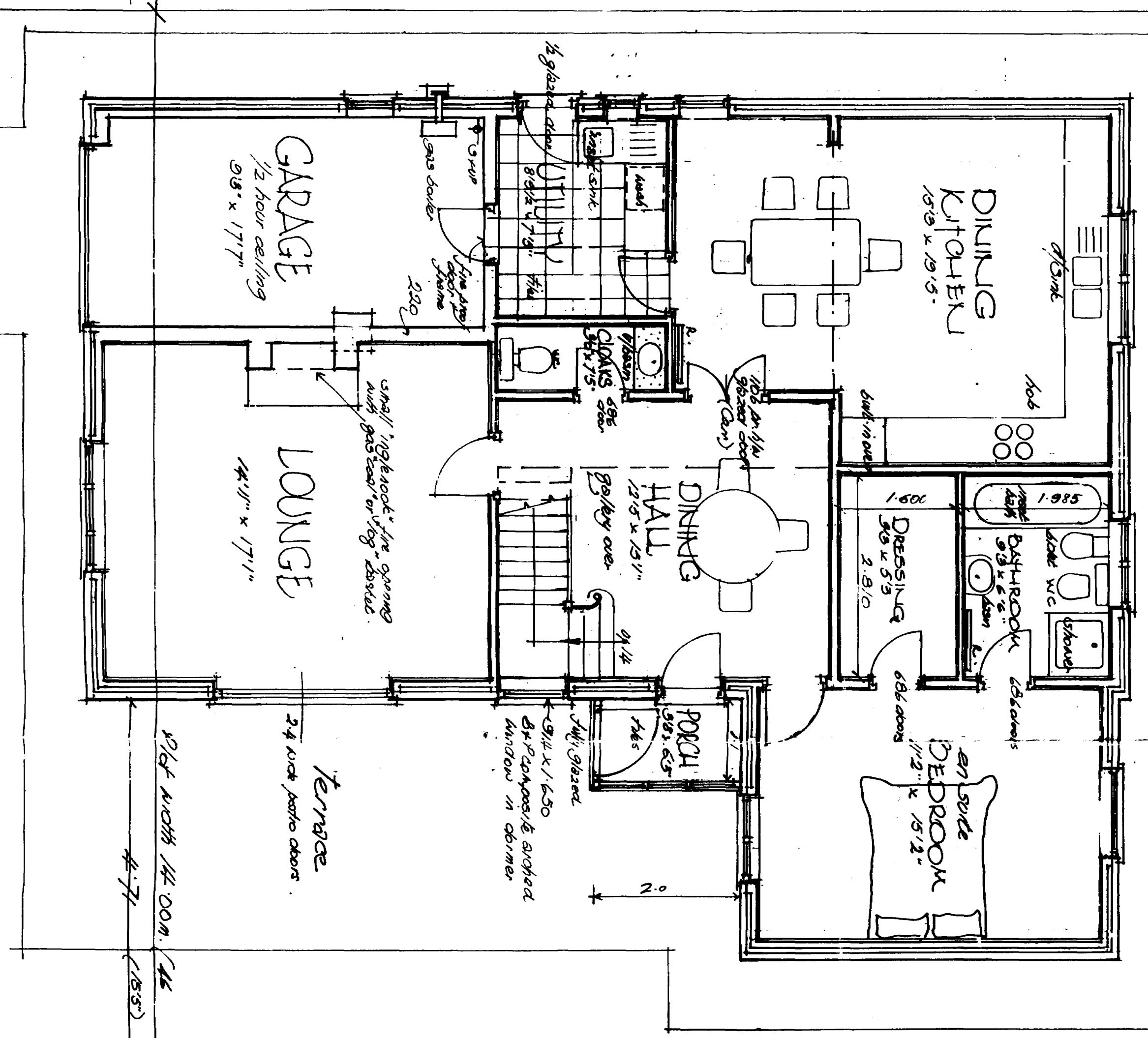


SECTION thru

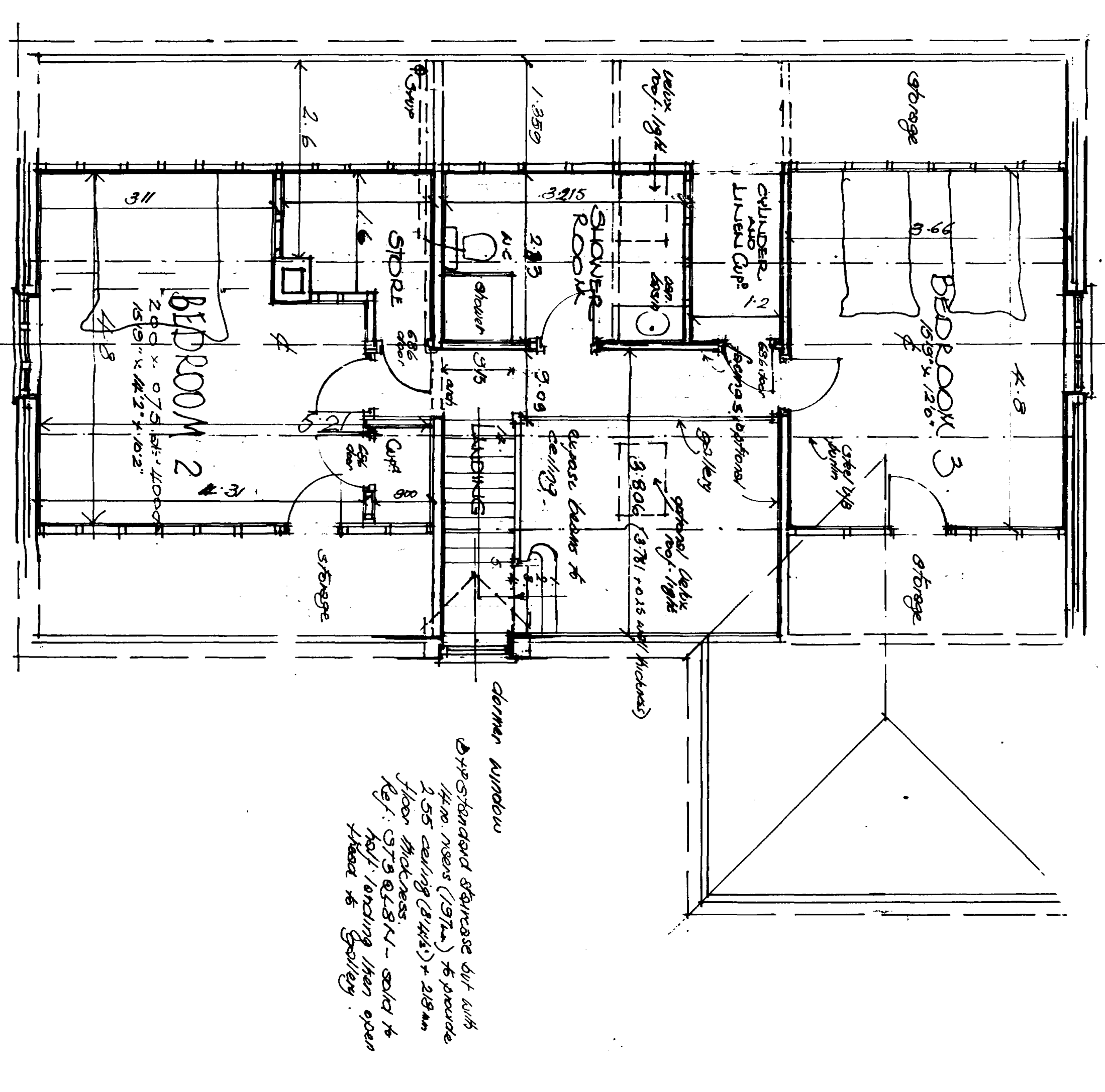
Stairs Standard rise 2768  
14 no. risers 1974 in  
minimum go 226



FOUNDATIONS



GROUND FLOOR

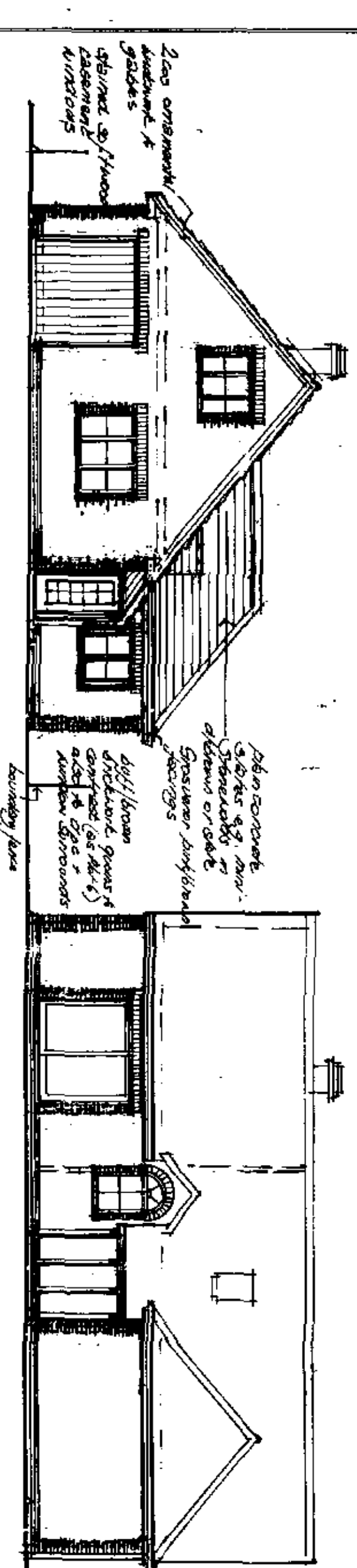


ROOF/FIRST FLOOR

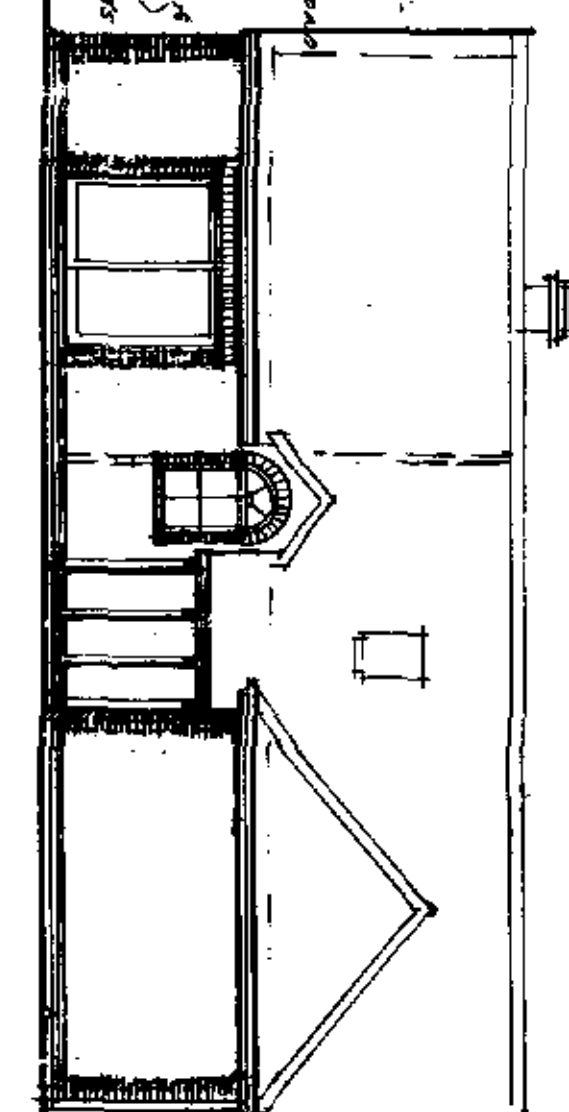
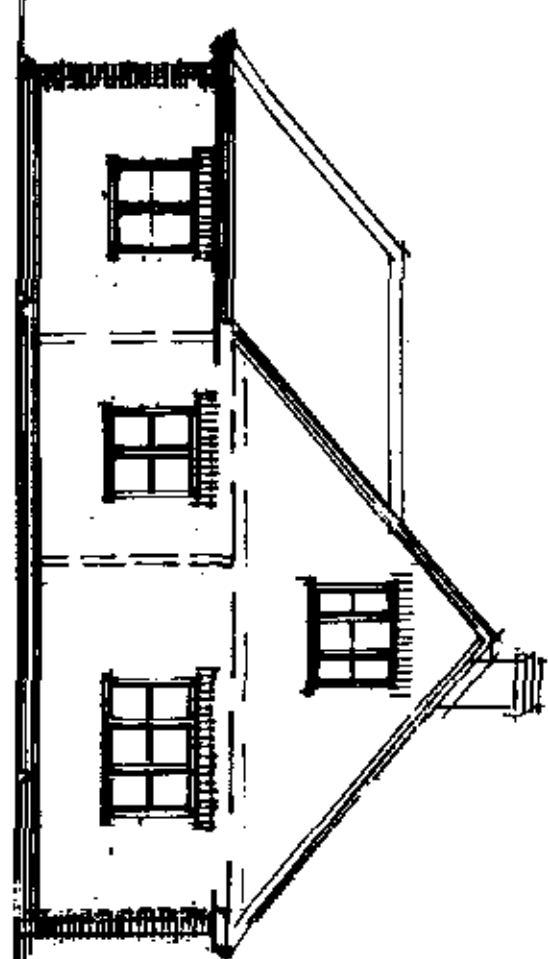
HADLEY COTTAGE • 01015 WESTBOURNE GARDENS (couple room) SPALDING & SCOTT DESIGN • 2100, 19 4A April 1994  
K.E. CRESSWELL & M. J. A. ARCHITECTS DESIGN  
Horseshoe Bridge, Spalding, Lincs.  
Tel: 0537 311, Telephone: 0775 736556.

DETERMINED

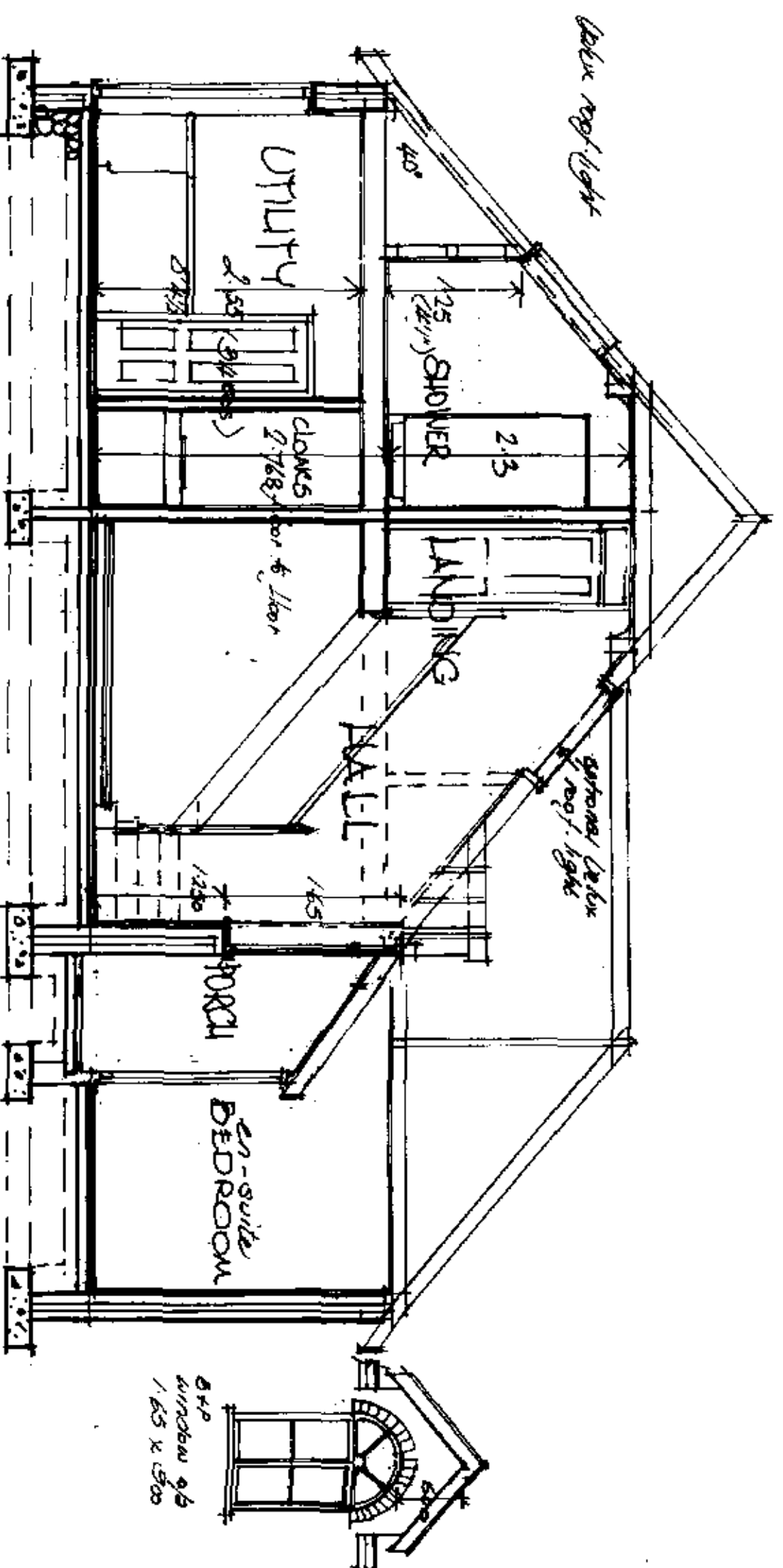
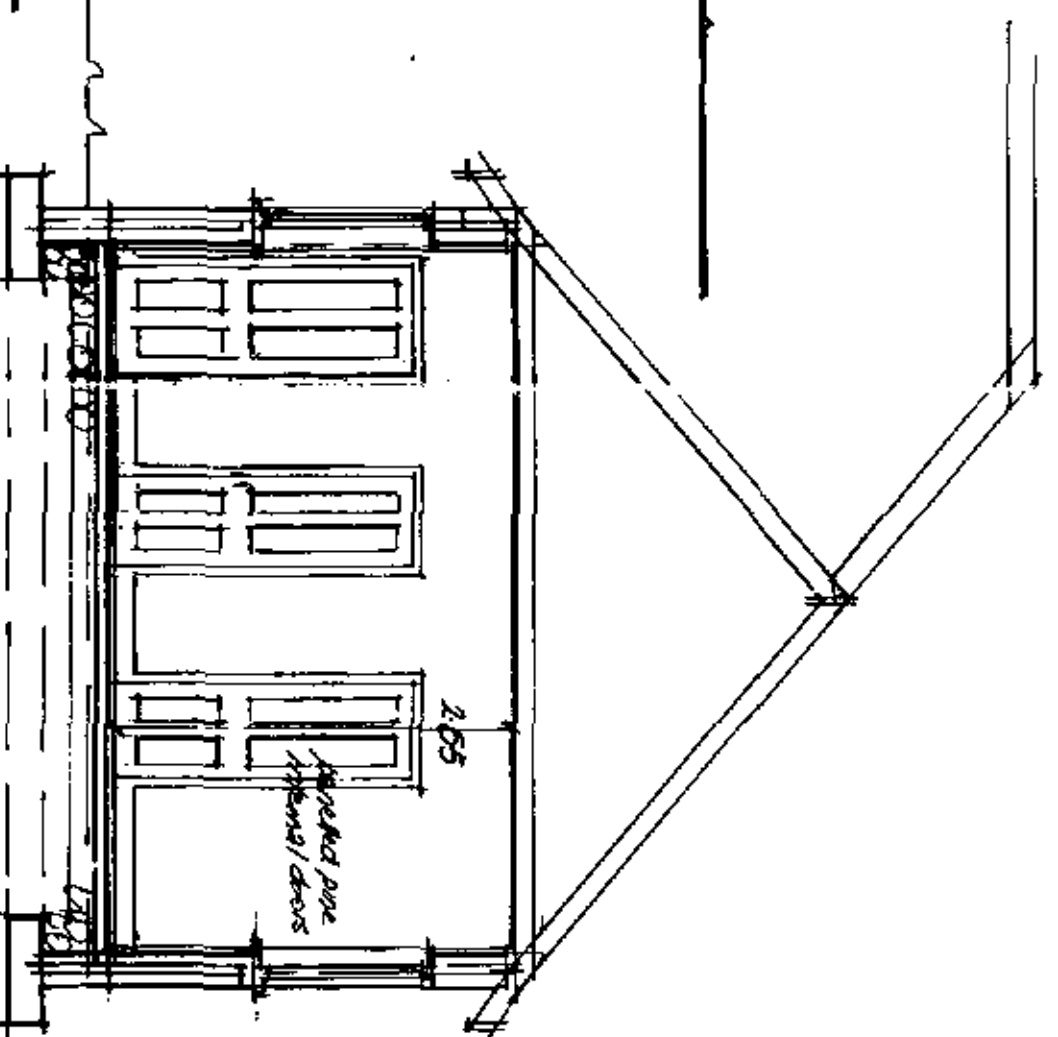
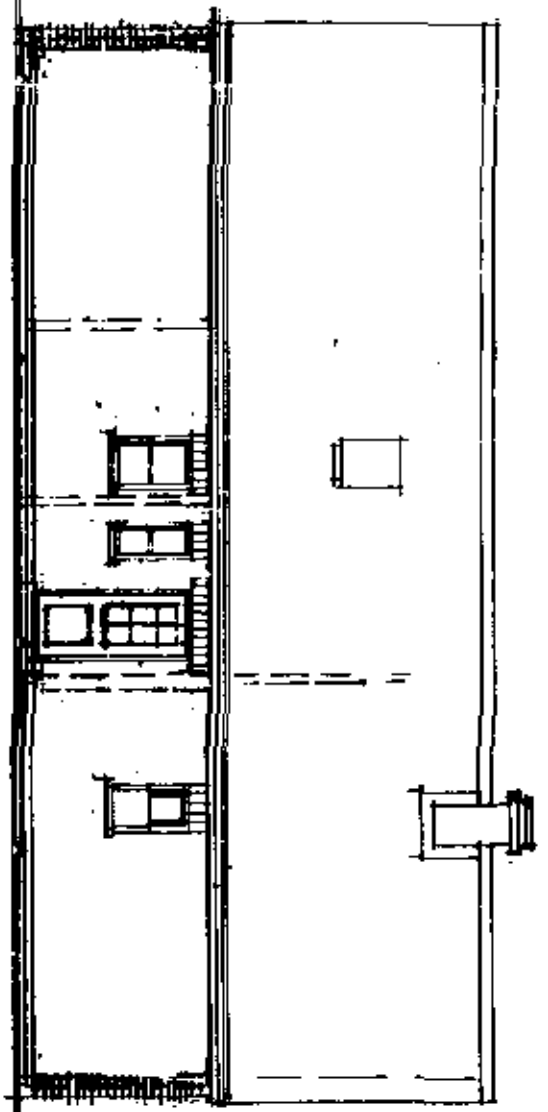
SOUTH HOLLAND D.C.  
PLAN DEPT.  
22 APR 1994  
0354 94



FRONT ELEVATION. *west.*



SIDE ELEVATION. 500'.



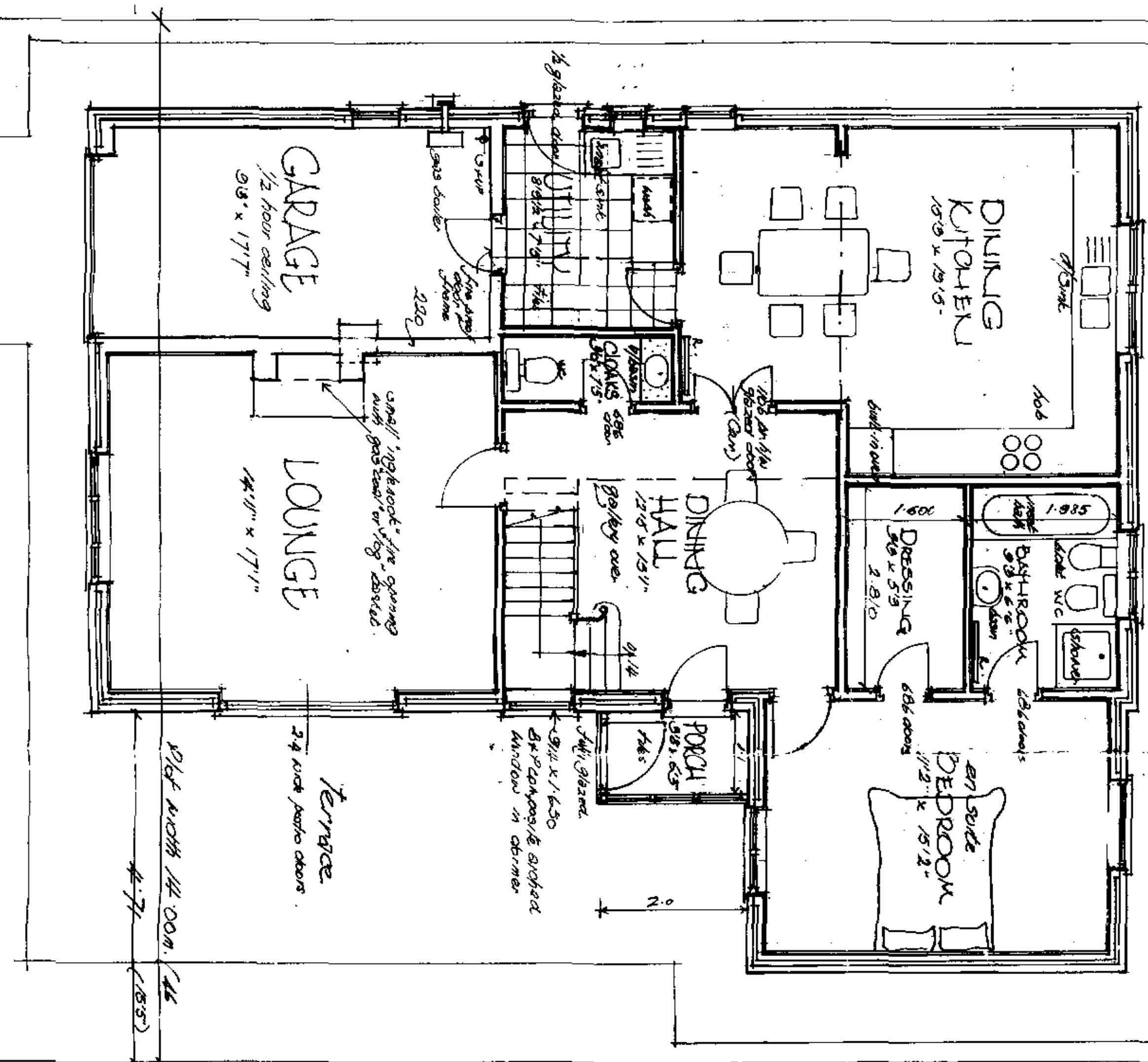
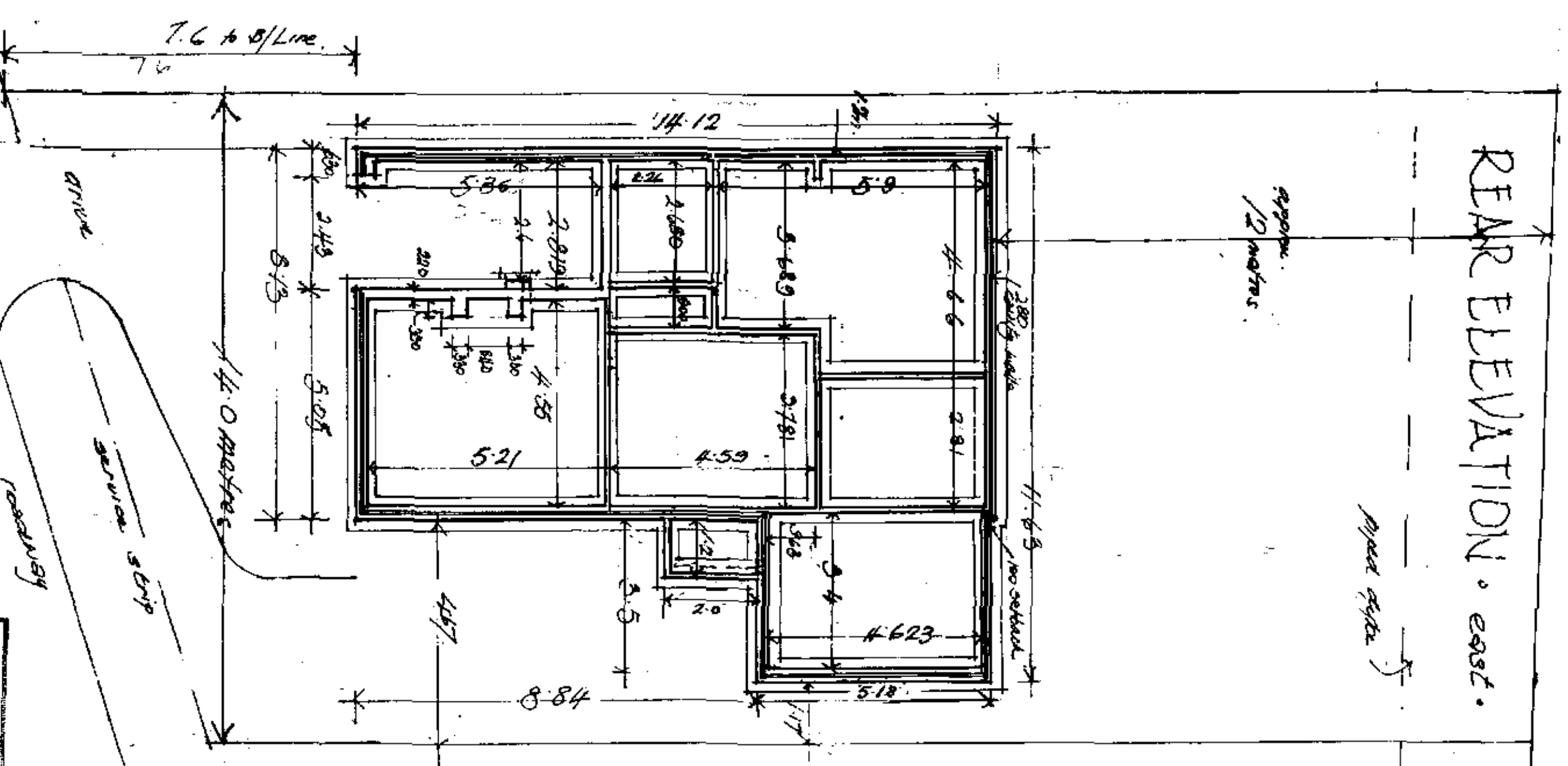
SECTION ~~the~~ BEDROOM

## SECTION TWO

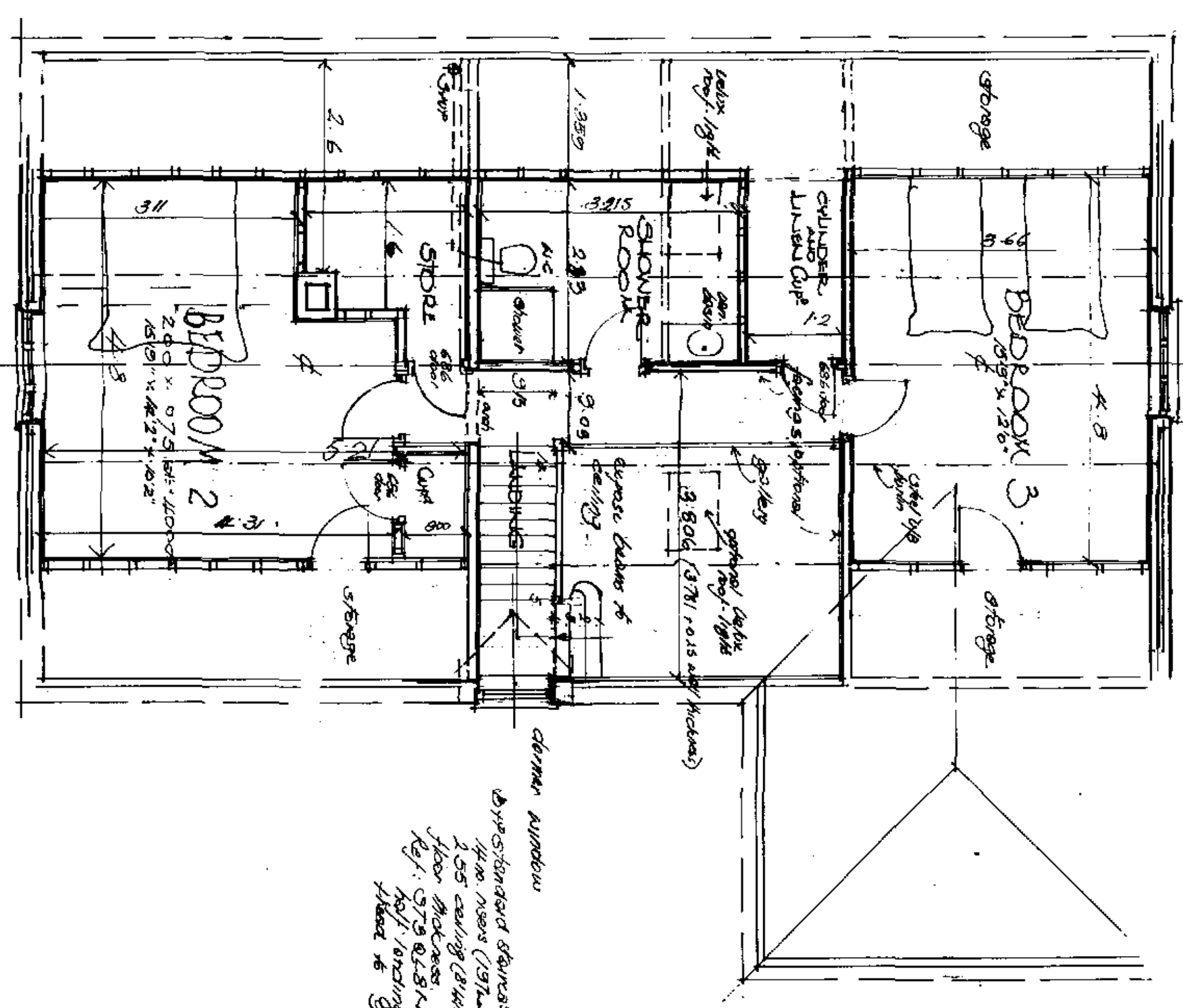
Stens Standard use 2768  
14 no. users 1974  
minimum go 236

SIDE ELEVATION. north.

REAR ELEVATION. east.



GROUND FLOOR



ROOF/FIRST FLOOR

then run down  
to standard staircase bit with  
1400 NIOS (37m) to provide  
1.55 casing (2144') + 28 m  
floor thickness.  
Ref: 3720-2511 - said to  
help forming then open  
floor to gravity.

DETERMINED

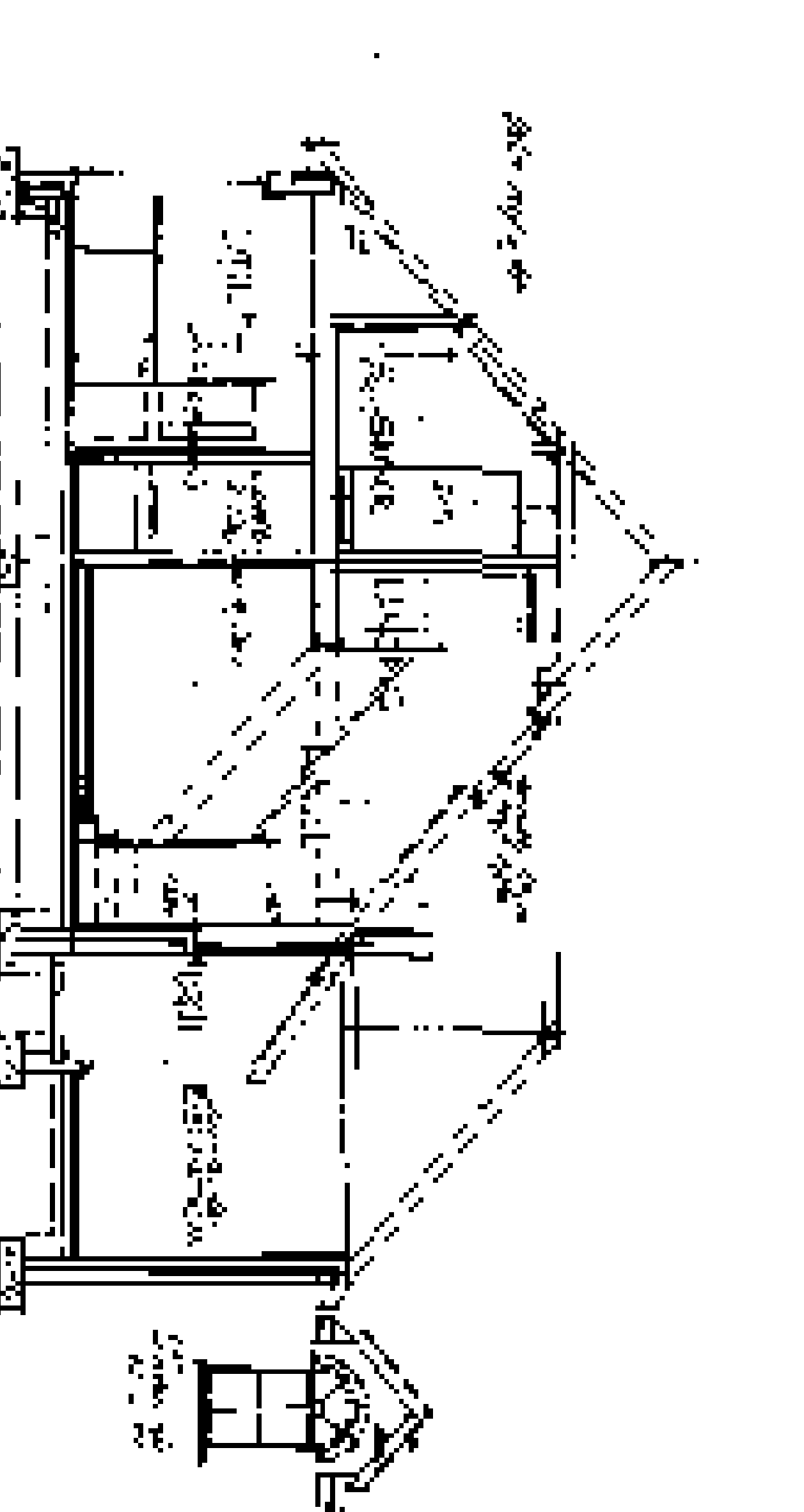
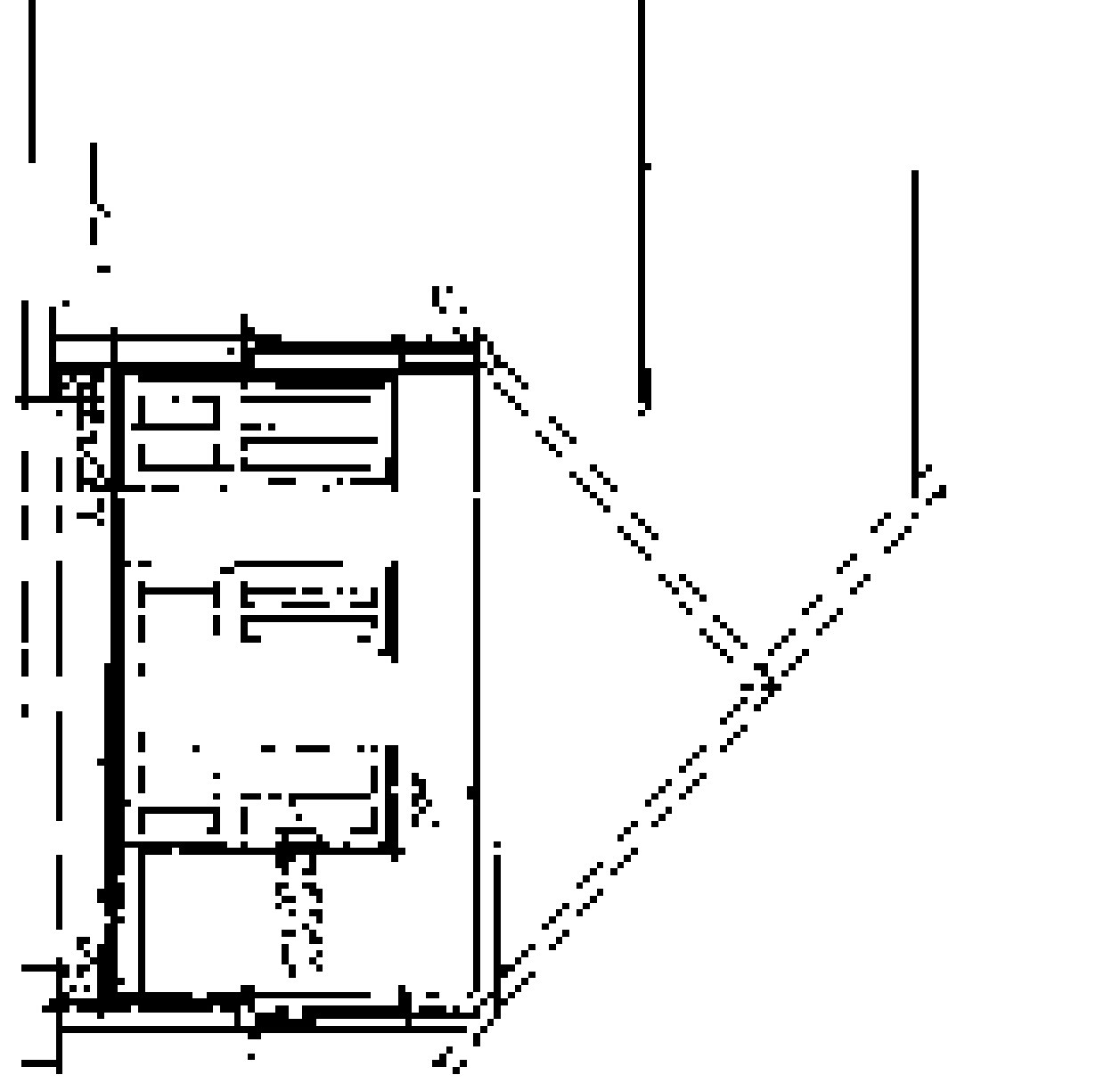
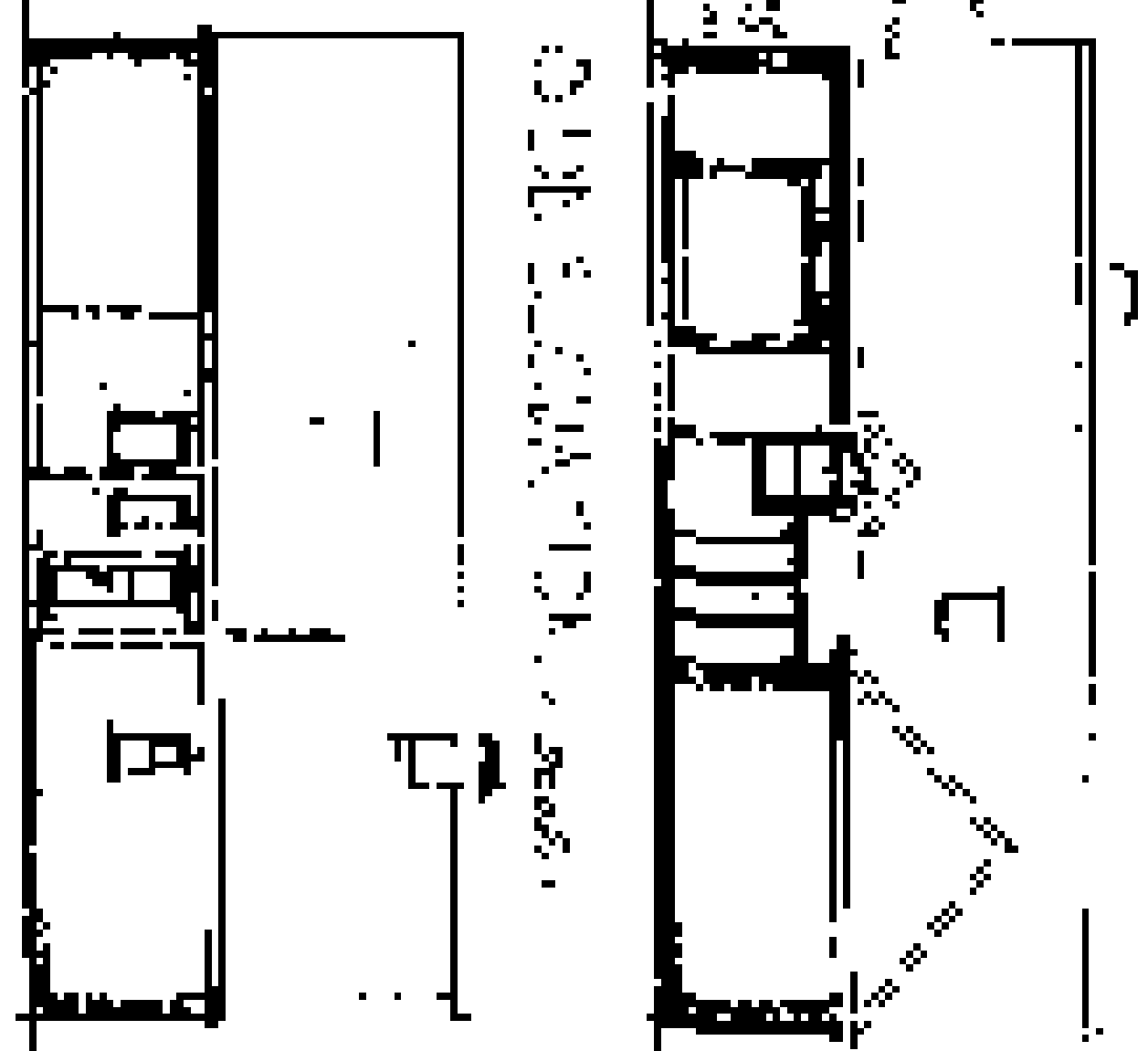
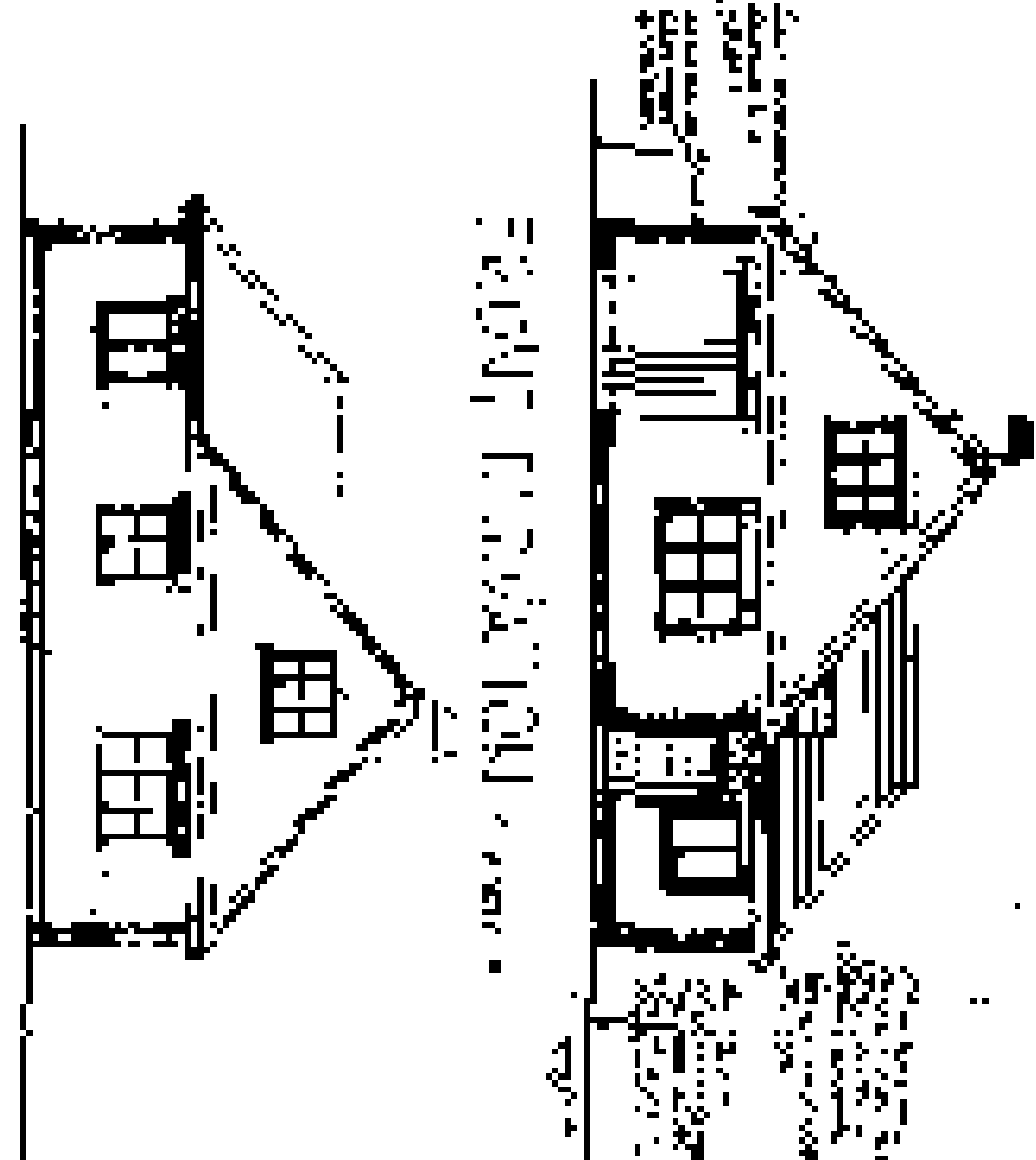
~~Blank~~

FOUNDATIONS

**SOUTH HOLLAND D.C.**  
PLAN DEPT.  
22 APR 1994

HADLEY COTTAGE - Plot 5, Westbourne Gardens (2006/6 Rear) SPALDING for SCOTT DESIGN - May 1994  
 J. E. CRESSWELL, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909

K.E. CRESSWELL, M.B.A.T. Acquired Legal Design  
HORSESHOE BRIDGE SPALDING LINTAS  
PE 11 374 Telephone : 0775 723656.



FRONT ELEVATION - Scale 1/8" = 1'-0"

SIDE ELEVATION - Scale 1/8" = 1'-0"

REAR ELEVATION - Scale 1/8" = 1'-0"

ROOF PLAN - Scale 1/8" = 1'-0"

