SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0435/93 Received:11-MAY-93 Type:FULL

Name: Broadgate Blds (Spalding) Ltd.
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Blds (Spalding) Ltd.
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Proposed house with detached garage

Location : Plot 3 Beechfield Gardens
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 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.

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.

4 The minimum effective width of the driveway shall be 4.25 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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)

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

6 Protection of trees during site operations - prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases

Reason: To safeguard the trees during development.

7 Protection of trees during the site operations - under no circumstances shall any material, machinery, tools, fuel, etc, be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches of any underground services which are necessitated pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches and the trenches shall be carefully backfilled consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig within the fenced areas.

Reason: To safeguard the trees during the development.

8 Before development is commenced, a plan to a scale of 1:200 shall be submitted to and approved by the Local Planning Authority showing the area within which access to the site shall be strictly limited during the period of construction and such access shall be fenced off in accordance with details to be agreed with the Local Planning Authority.

Reason: To safeguard the trees during development.

9 The Fagus Sylvatica hedge shall be extended along the full length of its highway boundary in accordance with details to be submitted to and approved by the Local Planning Authority before the dwelling is occupied.

Reason: In the interests of amenity.

The applicant is advised that the trees on this site are protected by a Tree Preservation Order.

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
20-AUG-93 H16/0435/93

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. H16/0435/93

Date Registered 11 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
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 3. BEECHFIELD GARDENS, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED HOUSE WITH DETACHED GARAGE.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed S. Liquorish Date 10th MAY 1993

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 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: ONE.
(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: _____ sq. metres
C. Please state size of any new structure:- (a) max. height: 7·800 metres
(b) max. length: 9·728 metres
(c) max. width: 12·232 metres
D. Please state type and colour of materials for facing external walls: BUTTERLEY HEATHER CHARNWOOD NATURAL & IBSTOCK MULT CREAM STOCKS (mixed brick)
E. Please state type and colour of roofing materials. MARLEY MODERN SMOOTH GREY WITH RED RIDGES
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. DOMESTIC GARDEN.

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? DOUBLE GARAGE + TURNING AREA.

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.	—	➡ 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.

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 S. Liquorish (Applicant / ~~Agent~~) Date 10.5.93

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 S. Liquorish (Applicant / ~~Agent~~) Date 10.5.93

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 .....

AP ICATION ASSESSMENT

Phoned Mr Clarke see phone book 22-5 Phone will visit

Notes for Case Officer

Site Inspection

Accuracy : 21 Hatmergate Spalding
Neighbours :
Boundaries :
Site Features :

Nursery? re garage 22-5
Simon Bregmann see book 11-6

Inspected by PJM
Date 25-5

Site Notice posted by PJM
Date 25-5
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to – 26/5 ✓

Addresses delivered to –

Is tree at access TPO'd will be damaged by large vehicles, low bowl + spreading branches

Case Officer Conclusions

Turning feature on site not as plan

Dwelling on B. Gardens has rear dormer view of site

Trees etc appear reasonably accurate

? garage under trees. Gap for house. Nearly to boundary

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date.....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0435/93

rections

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

PJU 18-5 Previous? TPO also.

Consultation/Publicity Required

TR 18/5 Check with Diane

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		✓	Specify: Frank Hope

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed PM Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P2654

Date first Rec'd 11 MAY 1993

Registration

Reference H16/0435/93

Cross-Ref R.

Date 12-MAY-93 [illegible]

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New) Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £120
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 201
Grid ref 525580322730

Ward Q
Parish SPALDING

Inside IBD Y
Inside LP area Y

Linked to site Ref 1329

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
Y TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps
904/87 R
131/88 —
127/86 R
351/85 R

B Reg Records:
Already submitted – Ref:
Request needed
Requested

H16/0435/93
FULL

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding)
Tel: 0406 380532 0406 380532

Description: Proposed house with detached garage

Location: Plot 3
Beechfield Gardens
Spalding

Valid date: 11-MAY-93
Target dates:
To case officer 18-MAY-93
Inspected by 25-MAY-93
Extra contacts 01-JUN-93
Report if not clear by 15-JUN-93

Terminal date: 06-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier	26-MAY-93	16-JUN-93
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Frank Hope & Associa 0733 270477	29-JUN-93	13-JUL-93 ORDER NO: 4/1243
Cllr E N Davies	19-MAY-93	26-MAY-93
Cllr J Goodley	19-MAY-93	26-MAY-93

SITE RECORD

Grid ref: 525250 322730
OS Sheet: 201 Parcel:

L.C.C. - Obs Attached to CS

BRIAN SMITH ip 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

H16/0435/93

FULL

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding)
Tel: 0406 380532 0406 380532

Description: Proposed house with detached garage

Location: Plot 3
Beechfield Gardens
Spalding

Valid date:	11-MAY-93	Terminal date:	06-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	18-MAY-93	Report deadline:	09-JUN-93
Inspected by	25-MAY-93		
Extra contacts	01-JUN-93	Case Officer:	
Report if not clear by	15-JUN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints: TPO
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 21 Halmergate	26-MAY-93	16-JUN-93
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Cllr E N Davies	19-MAY-93	26-MAY-93
Cllr J Goodley	19-MAY-93	26-MAY-93

SITE RECORD L.C.C. obs attached 27/5/93

Grid ref: 525250 322730
OS Sheet: 201 Parcel:

BRIAN SM 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

Neighbours

SOUTH HOLLAND DISTRICT COUNCIL

H16/0435/93
FULL

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Tel: 0406 380532 0406 380532

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P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C. - plan take CB 20/5/93		
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Cllr E N Davies	19-MAY-93	26-MAY-93
Cllr J Goodley	19-MAY-93	26-MAY-93

SITE RECORD

Grid ref: 525250 322730
OS Sheet: 201 Parcel:

435/93

Grant Permission as per agenda

Change Card 5, line 6, word 5 to 'Line'

Also Add note

The applicant is advised that the trees on this site are protected by a T.P.O.

4th AUGUST 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0215/92 Spalding Rectory	DJR	DPBCS Auth subject to sect 278 agreement as recommended.
3	H18/0008/93 Secretary of State	JB	DPBCS Auth subject to achieving a footbath link. Discuss with DPBCS.
5	H14/0108/93 G F Scrupps	DJR	Deferred. Invite applicant to meeting to advise best way to try to overcome County Highways objections and achieve an alternative/acceptable solution.
8	H23/0365/92 Mrs J S Vere	DMG	Refused plus enforcement action authorised as recommended plus reason to include intensification.
10	H02/0407/93 Crowland Meth Ch.	PJU	DPBCS Auth as recommended.
12	H12/0417/93 Mrs R M A Ward	PJU	Deferred for site visit. Amend recommendation for enforcement action to read cessation of the unauthorised use within a period of 6 months.
14	H16/0435/93 Broadgate Builders	PJU	Grant as recommended. Add note ref preserved tree. Amend condition 5, line 6, word 5 to read "line".
14	H16/0517/93 Broadgate Builders	PJU	DPBCS Auth as recommended. Add note ref preserved tree. Amend condition 5, line 6, word 5 to read "line".
18	H08/0444/93 Mr M Barney	DJR	DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0489/93 Mrs E J Huntington	DMG	Grant as recommended.
22	H03/0490/93 Charles D Sly	DJR	Deferred for site visit. Photo transparancy of road required plus look at road situation in relation to main farm.
25	H02/0492/93 E J Furnell	DJR	Refused as recommended.
27	H04/0504/93 Mr P Bates	DJR	Refused plus enforcement action as recommended.
29	H08/0527/93 Trustees Gosberton Youth Club	DJR	Grant as recommended.
31	H14/0531/93 Mr T Chapman	DJR	Grant as recommended.
33	H16/0532/93 Specialist Plant Services	DJR	DPBCS Auth subject to sect 106 agreement tying occupation with unit and amending description to read mobile bungalow.

APPLICATION REFERENCE: H16/0435/93 DATE RECEIVED: 11-MAY-93

TYPE: Full

DESCRIPTION: Proposed house with detached garage

LOCATION: Plot 3, Beechfield Gardens, Spalding

APPLICANT: Broadgate Builders AGENT:

APPLICATION REFERENCE: H16/0517/93 DATE RECEIVED: 03-JUN-93

TYPE: Full

DESCRIPTION: Proposed bungalow with detached garage

LOCATION: Plot 2, Beechfield Gardens, Spalding

APPLICANT: Broadgate Builders AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

REASON FOR COMMITTEE CONSIDERATION

Proposal affects trees which are protected by a Tree Preservation Order.

RECOMMENDATION

H16/0435/93 - Grant Permission.

H16/0517/93 - Subject to the receipt of amended plans, authorise the Director of Planning & Building Control Services to grant permission.

COMMENTS

1 Full planning permission was granted for two houses and one bungalow on this land on 6 July, 1988. This permission has just expired.

2 The proposed house on Plot 3 is sited very similarly to the house which received planning permission in the earlier application. We have been advised by our Consultant Arboriculturalist that the position of the house should be slightly moved in order to maximise the distance between the proposed dwelling and a weeping Beech tree.

3 The location of the proposed bungalow on Plot 2 is significantly further back than the position of the approved house on this plot under the earlier application.

The Consultant Arboriculturalist has advised that the proposed bungalow is too close to a cut leafed Beech tree and that it needs to be moved. He also advises that the tree which grows on a slightly raised area should have a small retaining wall built around it, so that the existing ground level is maintained.

4 The applicants have been advised of the requirements of the Consultant Arboriculturalist and amended plans have been received. However, the alterations to Plot 2 do not appear satisfactory. It is considered, however, that the two proposals will be satisfactory after further amendment to Plot 2 and subject to a landscaping scheme being submitted. This scheme should use tree species which continue the existing tree population forward into the future, rather than using small trees normally used on residential estates.

5 The Consultant's advice on the possibility of future initiatives to seek the removal/lopping of the existing trees was an issue which was given the fullest consideration at the time that permission was originally granted for the three dwelling plots.

6 A woodland management scheme was submitted in relation to the previous application and partly implemented.

REPRESENTATIONS

Consultant Arboriculturalist:

H16/0435/93 - Four trees to south east of Plot 3; one is dead and should be removed and another leans and is of a little amenity value. Other two should be pruned to remove dead wood. Weeping Beech on Plot 3 is healthy and requires no extensive work. Proposed dwelling is too close to this tree and should be moved by 2-3 metres to give acceptable clearance. Purple leaved Acer is healthy and requires no major work. Care must be taken to prevent damage when driveway constructed.

H16/0517/93 - Proposed dwelling too close to cut leafed Beech, should be re-sited approximately 3-4 metres away to the north west. Tree is growing on slightly raised area and a small retaining wall should be built around it.

General Conclusions

If both dwellings re-positioned slightly, see no reason why development should not be allowed, subject to great care during construction. However, trees will be close to dwellings and purchasers may in future decide they wish trees to be removed. Could be a very emotive point and if Council concern that this might happen, only practical solution is to refuse planning permission.

Spal ng & District Civic Society: We trust that you will be able to confirm that applicants will be required to provide woodland management scheme prior to commencement of development and that approved scheme will be carried out within 2 years of the commencement of the development.

Public: One letter received with reference to H16/0517/93 from 13 Cley Hall Drive summarised -

- See at present no intention to fell any existing trees.
- Feel certain you will receive an application at a later date if bungalow is sited as suggested.
- Tree that most concerns me is cut leafed Beech in middle of site. Is fairly rare.
- Three Lime trees also at risk, suggest if bungalow sited 10 metres further west problem would be overcome.

SCHEDULE OF CONDITIONS

H16/0435/93

TL 1

1 SC21 (Landscaping).

2 SC27 (Implementation of planting).

3 The minimum effective width of the driveway shall be 4.25 metres.

SC4 Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 B22 (Access and turning space).
Reason: B21.

5 Protection of trees during site operations - prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum SC8 1200mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.
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6 Protection of trees during the site operations - under no circumstances shall any material, machinery, tools, fuel, etc, be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area SC protected by the fencing. Trenches of any underground services which are necessitated pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches and the trenches shall be carefully backfilled consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig within the fenced areas.
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7 B ore development is commenced, a plan to a scale of 1:200 shall be submitted to and approved by the Local Planning Authority showing the area within which access to the site shall be strictly limited during the period of construction and such access shall be fenced off in accordance with details to be agreed with the Local Planning Authority.
Reason: To safeguard the trees during development.

8 The Fagus Sylvatica hedge shall be extended along the full length of its highway boundary in accordance with details to be submitted before the dwelling is occupied.
Reason: In the interests of amenity.

SNA + NOTE

H16/0517/93

1 SC21 (Landscaping).

2 SC27 (Implementation of planting).

3 The minimum effective width of the driveway shall be 4.25 metres.
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 B22 (Access and turning space).
Reason: B21.

5 Protection of trees during site operations - prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200mm high, consisting of chestnut paling firmly secured top and bottom to lion wires fixed to fence posts maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.
Reason: To safeguard the trees during development.

6 Protection of trees during the site operations - under no circumstances shall any material, machinery, tools, fuel, etc, be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches of any underground services which are necessitated pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches and the trenches shall be carefully backfilled consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig within the fenced areas.
Reason: To safeguard the trees during the development.

7 Before development is commenced, a plan to a scale of 1:200 shall be submitted to and approved by the Local Planning Authority showing the area within which access to the site shall be strictly limited during the period of construction and such access shall be fenced off in accordance with details to be agreed with the Local Planning Authority.
Reason: To safeguard the trees during development.

8 Before development commences details, including height position and design of retaining wall around the cut leaved Beech shall be submitted to and approved by the Local Planning Authority.
Reason: In order to safeguard the tree by retaining its current ground level.

PLANNING AMENDMENT

LATE OBS: Offr..... Date.....
Salient points highlighted

For office use only
Application No. H16/439/93
Date registered 21 JUL 1993
Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No 0406 380532 (Contact) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 3. BEECHHEAD GARDENS, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/0435/93.

Building Regulation reference relating to same development.

NOT YET APPLIED.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ✓
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council YES.

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed S. Liquorish Date 20.7.93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED HOUSE WITH DETACHED GARAGE.

As **NOW PROPOSED**, if different

4

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

1. BEECH HEDGING TO FRONT OF SITE.
2. HOUSE MOVED BACK BY 2 METRES.

State drawing no's of the current submission

93016.

State Officer dealing with the application, if known.

Mr P. UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

/

APPLICATION REFERENCE: H16/0131/88 DATE RECEIVED: 29.1.88

APPLICANT: Mr & Mrs D V Farrow
Yew Lodge
High Street
Spalding
Lincs

AGENT: Allison Homes
West Elloe Avenue
Spalding
Lincs

TYPE: Full

DESCRIPTION: Two houses and one bungalow 6.7.88

LOCATION: North East of Beechfield Gardens, Spalding

REPRESENTATIONS

Technical objections: County Highways - Request that any permission should be subject to standard condition B10 (effective width of access road) and B22 (provision of access and turning facility within the site).

Public objections: Letters of objection have been received from the owner/occupiers of nos. 9 & 10 Cley Hall Drive, and nos. 6 & 8 Beechfield Gardens. The grounds of objection may be summarised as follows:-

(i) Development would be destructive to both wildlife habitats eg spotted woodpecker and tawny owls, and trees protected by the Tree Preservation Order, especially those within the region of the proposed access road.

(ii) One house could be built on the site with the formal garden close to it and the remainder a woodland garden.

(iii) Keep the good trees and clear out the rubbish and plant the glades with the many woodland plants available and it would be delightful, and also ensure that the wildlife survive.

(iv) The current application offers no realistic improvement on the previous three applications.

(v) Several of the trees that are in good condition and protected by the Order are under threat and include tree no. 3 (Oak), which should be kept and tree no. 4 (Ginko) which although marked on the plan to be retained is very near to the proposed access road, and could be threatened. Other trees are no. 5, 7 (Beech trees) and no. 9 (Magnolia). All those trees are close to the proposed access onto the site and if they are to be retained suggest therefore that a new point of access is required.

(vi) Trees no. 23 (Blue Cedar) and no. 29 (Blue Maple) should also be retained.

(vii) The original tree survery recommends that tree no. 46 should be felled to make room for nos. 45 & 47, but the application proposes that those trees should also be felled. They should be kept in accordance with the recommendation.

(viii) The area should be left as it is, but in the event that the Planning Committee support the principle of development then only one house should be allowed which should be sited in such a way as to cause the minimum disturbance to the environment.

(ix) Once the homes are built it will lead to owners lopping trees in order to gain light to their premises even those that are left may be damaged or disfigured.

PLANNING ISSUES

1. The planning history of this site is well documented in the three previous applications which have been submitted seeking permission to carry out residential development on an area of land which is predominantly planted with trees which are the subject of a Tree Preservation Order.

2. Although the current application still proposes the development of three building plots it is a full application and does reflect a new initiative by an established and experienced housing developer. Consequently, I have taken the view that, it is important to vet thoroughly the details of the proposal particularly bearing in mind the Council's previous decisions in respect of this important and unique site. To that end I have, therefore, been seeking through correspondence with the applicants to try and establish a clear basis for assessing their proposals in the context of the sites current predominant role as a major visual amenity. It is perhaps inevitable in dealing with matters such as this that some mis-understandings arise as to what is required by the respective parties involved, and consequently, therefore, for the avoidance of doubt and bearing in mind that the site are the subject of a Tree Preservation Order. I have instructed the District Council's Consultant Landscape Architect to advise the Committee on the contents and requirements of an appropriate woodland management scheme necessary, in his opinion, to manage the area of woodland, given its present state and disregarding any proposals to carry out residential development. In my view that information is of paramount importance in assessing the current development proposals for the site.

ANNING OFFICER'S RECOMMENDATION

1. That the determination of the application be deferred pending the receipt of the further advice from the Council's Consultant Landscape Architect.
2. That the applicants be requested to agree to an extension of time for the determination of the application until July 31st i.e. this would offer an opportunity for the Planning Committee to consider the proposal in more detail either on the 6th July or failing that the 26th July.

ADDENDUM

Consultant Landscape Architect's Advice:-

(i) Woodland Managment Scheme: Beechfield Gardens

The site consists of a fairly wide mixture of trees,mostly purely ornamental specimens or ornamental varieties of forest trees. The western side of the site is dominated by large beech trees whilst the eastern half comprises a mixture of mature sycamore, horse chestnut, one poplar and a host of smaller trees including younger sycamore naturally regenerating, some outgrown fruit trees and inevitably a small collection of common varities of copressor. That part of the site is overgrown at ground level with elderberry, briars,nettles, ivy and remnants of earlier shrub borders showing themselves sporadically as they turn to flower. The goal of any woodland management scheme for the site is one which supports and justifies the aims of the Tree Preservation Order, i.e. for the trees to maintain a noticeable presence in that part of Spalding and, in spite of the obvious original intention of the trees forming the high points in a " collectors " garden, the trees should be appreciated from afar as well as by those close to the site. Consequently, management should be aimed at prolonging the life of the larger forest trees in the garden - the mature beeches, the Wellingtonia on the southern boundary, some of the sycamore, and thereafter, making sure that there is a continuity of larger trees to mature in the years to come.

For management purposes, it remains appropriate to assess it in terms of the eastern and western portions. In the western portion the mature beech trees are without any understory; the trees are of an even age and underplanting is urgently required to ensure a degree of continuity. There is space existing for this work to be carried out: it would not be expensive and the time is right. The risk involved is that if one of the great beeches blows over it could take with it the underplanting, but on the other hand the beeches are mature and sound trees and they could still be upright if they are not disturbed unduly, in a hundred years time.

The eastern portion of the site is unkept: the rubbish needs cleaning out and whilst an understory can be retained from the elderberry etc. There should be an early cull of the regenerating sycamore or it will swamp out other species because of its bigger and invasive nature. Certain key sycamores can be retained where quick growth may be required to maintain the high stand of trees, and even in this area there are, particularly in the north eastern corner, some grand sized beeches with plenty of life left in them - maybe as much as 150 years. Nevertheless underplanting for continuity of this tall stand should be treated as a priority item, and in my opinion would involve maybe a dozen or more trees in all.

By way of a summary there is not much that should be done immediately, but it is important to underplant to ensure succession. The undergrowth could stay or be removed depending on management goals i.e. if a pure woodland stand is required without disease then clear it; but if the aim is to subscribe to the wildlife foodchain then leave the undergrowth to decay at the risk of incurring premature

ses by disease. Indeed, because the area is predominantly a beech woodland garden there is an inherant risk of honey fungus to which beech is susceptible, and which, therefore, suggests opting for a clean "forest floor". There are a couple of dead trees in the garden at this present time, and others, like the blue atlantic cedar,are unfortunately on the way out,and there are numerous fallen stems at an advanced stage of decay lying on the ground. Whilst ivy needs

clearing from all the trees it could nevertheless prove to be a useful ground cover.

(ii) Observations on the proposed development and layout of building plots
By comparison with the previous scheme plot 4 has been left out, and those trees which will remain as a consequence (the large beeches in the north west corner) represent the most important trees seen from beyond the site.
The roadway now proposed is to the County Highways standard, and apart from its construction ensuring the loss of tree no 5, the beech at the entrance, it appears not to affect any other tree on the site. I have previously advised that tree no 5 would eventually have to be lost,if not initially, simply as a consequence of permitting development of the site. However, it is imperative that this tree shall be replaced immediately - and indeed a new tree is shown proposed at the entrance to the site. Any new trees should be of advanced nursery stock size (i.e. 6 metres high) and a purple (copper) beech too.

I have no objections to plot 2, bearing in mind that the other area of beeches, to the east, is also well into the back gardens of the houses proposed on plots 1 & 2 and, whilst there may be some overshadowing of gardens by these trees, succession should not be too difficult to achieve. Where the houses are sited on these plots there are, in the case of plot 1, some fruit trees and medium size conifers to be taken out, but they are not significant trees beyond the site; the development of plot 2 will ensure the removal of some the sycamore seedlings at the same time as the very large poplar in the middle of the site, which is a tree significant beyond Beechfield Gardens.
The development of plot 3 with a bungalow would appear to be more acceptable. Development of the plot would mean the removal of some of the existing sycamores on the northern boundary of the land behind the houses on Clay Hall drive. My original comment on this plot was to do with the invasion of privacy to houses on Cley Hall Drive rather than a concern for any trees; in this respect a single aspect bungalow as proposed is prehaps the best solution to this plot if development is to be allowed on the site.

I have looked back at my report to you dated 14th March 1986 and note that the conditions then suggested still apply, so it becomes a matter of principal now - basically, is your Authority prepared to permit development here?
CONCLUSION
1. As stated in previous reports this is a town centre site lying within an established and attractive residential area and to which there is an appropriate access provision. In land use terms there are,therefore no objections to the principal of residential development; the over-riding question is just how much should be permitted, if the aims of the TPO are to be adequately safeguarded.
2. In considering how much of the site should be developed, therefore, for residential purposes the determining issue is the extent to which the principal of allowing the development of the site can be reconciled with the aims of safeguarding the trees and their contribution to the visual amenity, whilst also taking into account, so far as it is reasonable to do so, the concern expressed over the unique wildlife habitat which has developed as a consequence. The consultants analysis of the situation and his advice on a woodland management scheme for the site suggest that development is possible, and that to develop the land offers potential management by legal process which can be enforced, i.e. a planning agreement. By the same token the analysis makes it plain, that at the present time, there is no effective management of this area of woodland and that the rejection of any proposal

to develop the site could prehaps easily result in a further acceleration of a bad situation to a point where irrevisable decay becomes the predominant factor in the woodland.

3. A crucial point of difference between this application and the previous submission is the exclusion of the 4th plot, the development of which, would have resulted in the felling of a mature beech tree, and one which the Local Planning Authority obviously considered should be retained.
4. The proposal to now site a bungalow on plot 3 would seem to overcome the concern of protecting the privacy of adjoining residents, and reduce the potential for the further erosion of the surrounding trees.
5. On the basis of the consultants advice and having regard to the details submitted it would appear that the sitings as proposed are, the only places where dwellings might be constructed.
6. In so far as the aims of the TPO are concerned the advice suggests that while some trees may be lost those that remain should together with any proposals for successor planting insure that the aims of the TPO are safeguarded, although it is likely that the Local Planning Authority will have to resist strongly any future applications to fell or lop trees, especially where plots 1 & 2 are concerned.
7. An essential prerequisite to development taking place on the site must be submission to the Local Planning Authority of a woodland management scheme and its implementation within an agreed period of time.

PLANNING OFFICERS RECCOMENDATION - Grant permission subject to the following conditions:

1. Before development is commenced a Woodland Management Scheme shall have been submitted to and approved by the Local Planning Authority, and such scheme shall indicate the position, height, girth, spread, condition and species of all trees,shrubs and hedges within the site and shall indicate those which it is intended to fell, replace, or retain, and shall further specify the period(s) of time when it is intended the various works shall be implemented.
   Reason
   To safeguard the continued health of the trees subject to the TPO and to insure there is adequate success of planting.
2. SC27 - (implementation of planting)
3. No existing tree, shrub or hedge shall be topped, lopped, felled or uprooted without the prior written approval of the Local Planning Authority.
4. Aboricultural work condition prior to development being commenced on site, all proposed topping and felling and lopping shall be agreed with, and carried out to the satisfaction of the Local Planning Authority. Such work shall be carried out in accordance with aboricultural practice and to BS3998:1966"recomendations for tree work".

Reason
To safeguard the continued health of trees.

5. Protection of trees during site operations - prior to development being commenced all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200mm high consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts max 2.0 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.
Reason
To safeguard the trees during development.

6. Protection of trees during site operations - under no circumstances shall any material, machinery,tools, fuel etc be stored nor any builders huts and the like of a temporary or permanent nature be erected in the area protected by the fencing.

Trenches for any underground services which have necessitated pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches and the trenches shall be carefully backfilled consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig within the fenced areas .

Reason

To safeguard the trees during development.

7. Before development is commenced a plan to scale of 1:200 shall be submitted to and approved by the Local Planning Authority showing the area within which access to the site shall be strictly limited during the period

of construction and such access shall be fenced off inaccordance with the details to be agreed with the Local Planning Authority.

8. Prior to any development being commenced the whole surface of this access shall be covered in a material(s) to be agreed with the Local Planning Authority capable of spreading the load of vehicles and machinery entering the site over the width of the access area.

Reasons

In order to prevent damage to the roots of the trees in close proximity to the access, by way of soil compaction, rutting or point load shearing of roots of those trees, and to prevent vehicles straying from the approved access route.

Broadgate Builders (Spalding) Ltd
Broadgate
Weston Hills
Spalding
Lincs

Mr P J Udy

PJU/LAB/H16
0435&0517/93

13 July 1993

F.A.O. Simon Liquorish.

Dear Sir

Erection of House and Detached Garage, Plot 3, Beechfield Gardens, and Erection of Bungalow and Garage, Plot 2, Beechfield Gardens, Spalding.

I have received advice from a Consultant Arboriculturalist in relation to these two applications and their effect on the existing preserved trees. As a result of this I write to request some amendments to the schemes.

H16/0435/93 - Proposed House and Garage, Plot 3, Beechfield Gardens.

The dwelling should be repositioned so that it is at least 3 metres further away from the Weeping Beech tree. In addition the four trees to the south east of the site require some attention. According to the advice that I have received one of these trees is dead and should be removed and a Beech tree that leans could also be removed. The other two trees which are a Beech and an Ash should be pruned to remove all the wood in their crowns. I therefore advise that you contact Miss L Fairchild in order to have this work done. However, although the Local Planning Authority have been advised that the Beech tree which leans could be removed I do not guarantee that this will be permitted

H16/0517/93 - Proposed Bungalow With Detached Garage, Plot 2, Beechfield Gardens.

The proposed dwelling is far too close to the oak leaved

ch on this plot. The dwelling therefore needs to be sited at least 4 metres further away from the tree by moving the property to the north west. The tree is also growing on a slightly raised area and the Local Planning Authority have been advised that a small retaining wall should be built around the tree so that the existing ground level can be maintained.

Owing to the sensitive nature of this site the development of both properties will require extreme care. As a result of this if planning permission is granted there will be conditions preventing any storage or movement or excavations under any of the trees which will also be fenced off from the "working" area of the site.

In addition I suggest that the boundaries of the site, in front of the building line are marked by a Beech hedge. I would be grateful for your comments for amended plans.

Yours faithfully,

N R Midlen
Principal Planning Officer
Development Control

Beechfield Gardens

- Original App Full 2H 1B.
  H16/131/88.

  Granted 6-7-88
  Expired 6-7-93.

Application H16/435/93 - Plot 3 - received 11-5-93
ie before previous applic^n expired.

- Application H16/517/93 - Plot 2 - received 3-6-93
ie After - previous applic^n expired

- Siting of dwellings on Plot 3 similar to position granted by H16/131/88

- Siting of dwelling on Plot 2 different - now much further back

-

- Original app granted with woodland management scheme condn. The cond comp allows removal of trees but no details of replacements. Landscaping scheme to follow later.

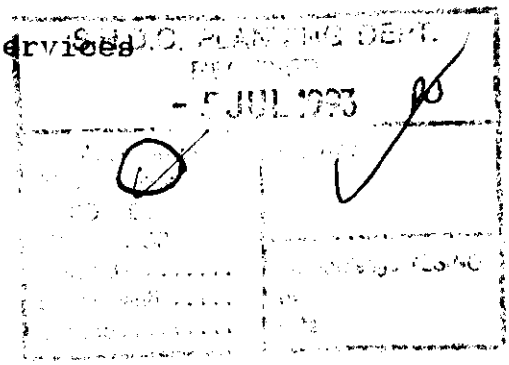
FRANK HOPE & ASSOCIATES
HORTICULTURAL, ARBORICULTURAL AND MANAGEMENT CONSULTANTS.

F.Hope Ph.D.,M.Phil.,M.Hort.,N.D.Arbor (RFS).

15 Ash Close
Thorney
Peterborough
Cambridgeshire
PE6 0QS
Tel 0733 270477
Fax 0733 270477

Ref: H16/0435/93

Mr. B. Smith
Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



2 July 1993

REPORT RELATING TO APPLICATION NUMBER H16/0435/93.

Company Name : Broadgate Builders (Spalding) Ltd

Reference : FH/MEH/SH1/93

Date of visit : 2nd July 1993 Time: 8.00am

People present: Dr. F. Hope.

General Discussion:

I was instructed by Mr. Udy of South Holland District Council to inspect a number of trees growing on a proposed development site at Beechfield Gardens, Spalding. I was requested to provide an assessment of the affects the proposed development would have on the trees.

This report will relate to trees in the vicinity of plots number 2 and number 3 Beechfield Gardens.

The development is in a quiet, secluded area, and contains a number of well established trees. The plants have been well cared for in the past, and a range of interesting, and uncommon species is present.

There are six trees which directly affect the planning consent, although another specimen growing slightly away from the two dwellings must also be mentioned.

Trees around plot number 2

The proposed dwelling to be built on plot number 2 will be very close to a semi-mature, cut-leaved Beech tree (**Fagus sylvatica heterophylla**). This is located at the south-east corner of the planned dwelling. The tree is healthy, with only minor dead wood in its crown. It is 14.0 metres high (measured by hypsometer), with a crown spread of approximately 13.0 metres. The trunk of the tree is identified by the painted mark : XIII.

The tree is growing on a slightly raised area, that slopes down towards the siting of the proposed dwelling. Using the NHBC correction factors (NHBC standards - Buildings near trees, Chapter 4.2) the current zone of influence will be: 0.5 X 14.0 = 7.0 metres, and the eventual zone of influence would be in the region of: 0.5 X 20 = 10 metres. These figures relate to Beech as a low moisture demanding species, with a mature height of 20.0 metres. The calculations indicate that the plant will have an ultimate zone of influence ranging to 10.0 metres from the main trunk. This will take in part of the proposed area of the dwelling, and extra foundation materials would be required to alleviate any possibility of subsidence due to moisture loss.

Trees around plot number 3

There are two specific tree problems relating to plot number 3. There are 4 trees located close to the south-east corner of the proposed dwelling, and a solitary specimen is growing close to the south-west corner.

The four trees on the south-east corner consist of 1 dead specimen, 2 healthy Beech trees (**Fagus sylvatica**) and a healthy Common English Ash (**Fraxinus excelsior**). The northern most of the Beech trees is upright growing, and quite healthy, although there is some dead wood in the crown. The second Beech leans southwards, and is in a much less healthy state that the first. The Ash tree is healthy and producing acceptable extension growth, although there is dead wood in the crown. The average height of these trees is 16.0 metres.

The Ash tree is growing closest to the proposed dwelling. Ash trees are classified as being moderate moisture demanding under the NHBC scheme; this means that its current zone of influence would be in the region of: 0.75 X 16.0 = 12.0 metres. Its ultimate zone of influence would be approximately: 0.75 X 23 = 17.25. This would mean that the plant would influence a considerable amount of the site of the new dwelling, and appropriate foundations would be necessary to prevent subsidence.

The tree located at the south-west corner of the proposed building is a large, mature Weeping Beech tree (**Fagus sylvatica 'Pendula'**). This plant is 11.0 metres high, with an uneven spread of up to 13.0 metres. It is quite healthy, and is located within 5.3 metres of the south-west corner of the proposed dwelling (marked V). Its current zone of influence is : 0.5 X 11.0 = 5.5

metres; it ultimate height will not change much from its present size. This plant will also affect the area of the proposed dwelling.

Other trees near the two sites

The only other tree on site which currently needs mentioning is a large Acer, possibly **Acer Pseudoplatanus 'Atropurpureum'**. This is 16.0 metres high with a spread of 12.0 metres; it is located at the end of the drive-way. This plant is healthy, although some pruning has been carried out to raise the crown.

Conclusion and recommendations:

The trees on this site are an important feature of the area, and have a high amenity value. Some of them are uncommon, and every measure should be taken to ensure their continued life.

All of the trees around plot numbers 2 and 3 are too close to the proposed dwellings to able to guarantee their safe existence without extreme care being taken during the construction phase. All of the plants would require protection using fencing, and regular inspections would be essential to ensure no excavations are carried out close to the trunks.

The Cut-leaved Beech - plot 2

The proposed dwelling is far too close to this tree, and I would not recommend that the dwelling be allowed in its proposed location. However, I would recommend that it be sited approximately 3-4 metres away to the north west. There is enough room for this adjustment, and it would greatly enhance the healthy development of the tree.

The tree is growing on a slightly raised area, which slopes towards the proposed dwelling. I am very concerned that excavations for the dwelling would adversely affect the moisture levels around the plant, which in turn would affect its chances of survival. With this in mind I suggest that a small retaining wall be built to maintain the current soil level. This would not be intrusive, and could easily be built into the design of the garden.

The four trees to the south-east of plot 3

One of these trees is dead and should be removed as soon as practically possible. The Beech tree that leans could also be removed as it has little amenity value. The other two trees, i.e., the Beech and Ash should be pruned to remove all the dead wood in their crowns.

The Weeping Beech - plot 3

This plant is healthy and requires no extensive work. The proposed dwelling is too close to this tree, and I would suggest that if possible the dwelling should be re-positioned by 2 to 3 metres to give an acceptable clearance.

The purple-leaved Acer

This tree is healthy and requires no major work. The plant is close to the driveway, and care must be taken to prevent damage from occurring during the construction phase.

General conclusion

If both of the dwellings are re-positioned slightly so that they are not close too the Beech trees (cut-leaved and Weeping) I see no reason why the development should not be allowed. Great care will be necessary to prevent machinery from causing damage, and the NHBC, or Arboricultural Association recommendations should be followed.

I would insist on maintaining the levels around the cut-leaved Beech tree, which would mean the building of a small retaining wall.

Finally, I must make a comment about the retention of the trees once the building is complete. The trees will be close to the dwellings, and the purchasers of the houses may in the future decide that they do not want the trees so close to their homes. Under these circumstances the council would be placed under extreme pressure to allow the trees to be removed. This could be a very emotive point, as the owners may feel that the trees are dangerous, and pose a safety hazard. If the council is concerned that this might happen, I feel the only practical way of preventing it would be to refuse planning permission.

Dr. Frank Hope

PLANNING AMENDMENT

For office use only
Application No. H16/435/93
Date registered 14 JUN 1993
Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No.

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

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOT 3. BEECHFIELD GARDENS, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H16/0435/93

Building Regulation reference relating to same development.
NOT YET APPLIED

2. Please tick **one** box only

A. Amendment is proposed where permission already granted [ ]
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered [✓]
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council: Yes.

Has a similar amendment been submitted under Buildir g Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed S. Liquorish Date 11.6.93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
PROPOSED HOUSE WITH DETACHED GARAGE.

As **NOW PROPOSED**, if different
—

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
REVISED TURNING HEAD TO PRIVATE DRIVE.

State drawing no's of the current submission
91021-1

State Officer dealing with the application, if known.
MW P. UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
—

Residential Development at Beechfield Gardens

ref no. 0435/93. Plot no. 3. Trees on the site are subject of Spalding TPO No 1. 1961.

Weeping Beech.

Approximately 5.0 metres South west of the proposed dwelling (Canopy spread approximately 3.5 metres, half canopy). (Also – 7.0 metres South east of the proposed garage).

Beech are low water demand trees. According to the NHBC Standards 'Building near trees' they can reach 20 metres high. Special precautions may be required to prevent excessive damage to the roots of such a tree, if foundations are dug within a distance of up to 10 to 11 metres away from its' base.

Should the dwelling be constructed at 5.0 metres from the tree as indicated on the plan; Supposing the soils were of medium shrinkage the foundation depths would need to be 1.15 metres in depth, if high shrinkage soils, 1.35 metres in depth.

Bearing in mind the above, although feasible to accomodate both tree and dwelling at the above distances. I would suggest that the close proximity of the dwelling to the tree, particularly the construction of foundations could be detrimental to the tree's health. Beeches appear to be very susceptible to deterioration following root damage.

Ideally the distance between the proposed dwelling and the tree should be increased. In any advent full precautions must be taken to protect the tree during construction works.

Norway Maple (Purple leaved variety). OK

Approximately 12.5 metres north west of the proposed dwelling (Canopy spread approximately 4.7 metres, half canopy). (may also be affected by proposed access route).

Norway Maples are moderate water demand trees. According to the NHBC Standards 'Building near trees' they may reach 18 metres high. Special precautions may be required to prevent excessive damage to the roots of such a tree, if foundations are dug within a distance of up to 12 to 13 metres away from the tree. (It is indicated that 14 to 15 metres distance may be required to be outside the Zone of influence of such a tree).

Should the dwelling be constructed at 12.5 metres from the tree as indicated on the plans Supposing the soils were of medium shrinkage the foundation depths would need to be between 0.89 and 0.97 metres in depth, if high shrinkage soils, 1.00 and 1.11 metres in depth.

Bearing in mind the above, I would consider that the proposed dwelling is sufficient distance from the Norway Maple, for there to be few problems, regarding physical damage to roots while digging the foundations. Although every effort must be taken to protect the tree during construction works.

Round leaved Beech. RRBS

Approximately 3.0 metres South West of the proposed garage (In 1999 Landscape Design Associates stated that the Spread measured as a maximum radius was 3.8 metres).

Please refer to notes on Weeping Beech for general details. Sufficient to say that it would appear to be too close to the proposed garage. Supposing the soils were of medium Shrinkage the foundation depths would need to be 1.27 metres in depth, if high Shrinkage soils, 1.51 metres in depth. This would cause severe disruption to Roots.

The construction of the garage would also affect the canopy. Unfortunately this tree appears to have a basal fungal infection, Although, externally this does not appear to be severe.

'Dawyck' or fastigiate Beech. CR.

Approximately 12 metres west of the proposed garage.

Should not be affected by its construction, except possibly by the access route.

Fernleaf Beech.

Approximately 9.5 metres North East of the proposed dwelling. (In 1999 Landscape Design Associates Stated that the spread measured as a maximum radius was 7.0 metres).

Please refer to notes on Weeping Beech for general details.

Should the dwelling be constructed at 9.5 metres away from the tree as indicated on the plan, supposing the soils were of medium shrinkage the foundation depths would need to be 0.91 metres in depth, if high shrinkage soils, 1.03 metres in depth.

Some roots may be affected at the above distances and depths. Every care must be taken to keep this to a minimum, as the tree concerned is a particularly beautiful specimen, and of an unusual variety. If the proposed dwelling could be moved further from this tree it would be beneficial.

<u>Two beech</u> on the eastern boundary of the site. Approximately 10.5 metres to 12 metres, away from the proposed dwelling, these trees are on the edge of the zone where special precautions require to be taken to prevent excessive damage to the roots when constructing foundations.

One of the trees requires dead wood removing. A further tree (most likely a beech) appears dead, and is situated directly to the north of the previous two.

(Please see map for canopy measurements).

<u>Ash.</u>

Approximately 9 metres east of the proposed dwelling (Canopy spread approximately 5.1 metres half canopy).

Ash are moderate water demand trees. According to the NHBC Standards 'Building near trees' they can reach 23 metres high.

Special precautions may be required to prevent excessive damage to the roots of such a tree, if foundations are dug within a distance of up to 12 to 13 metres away from its base.

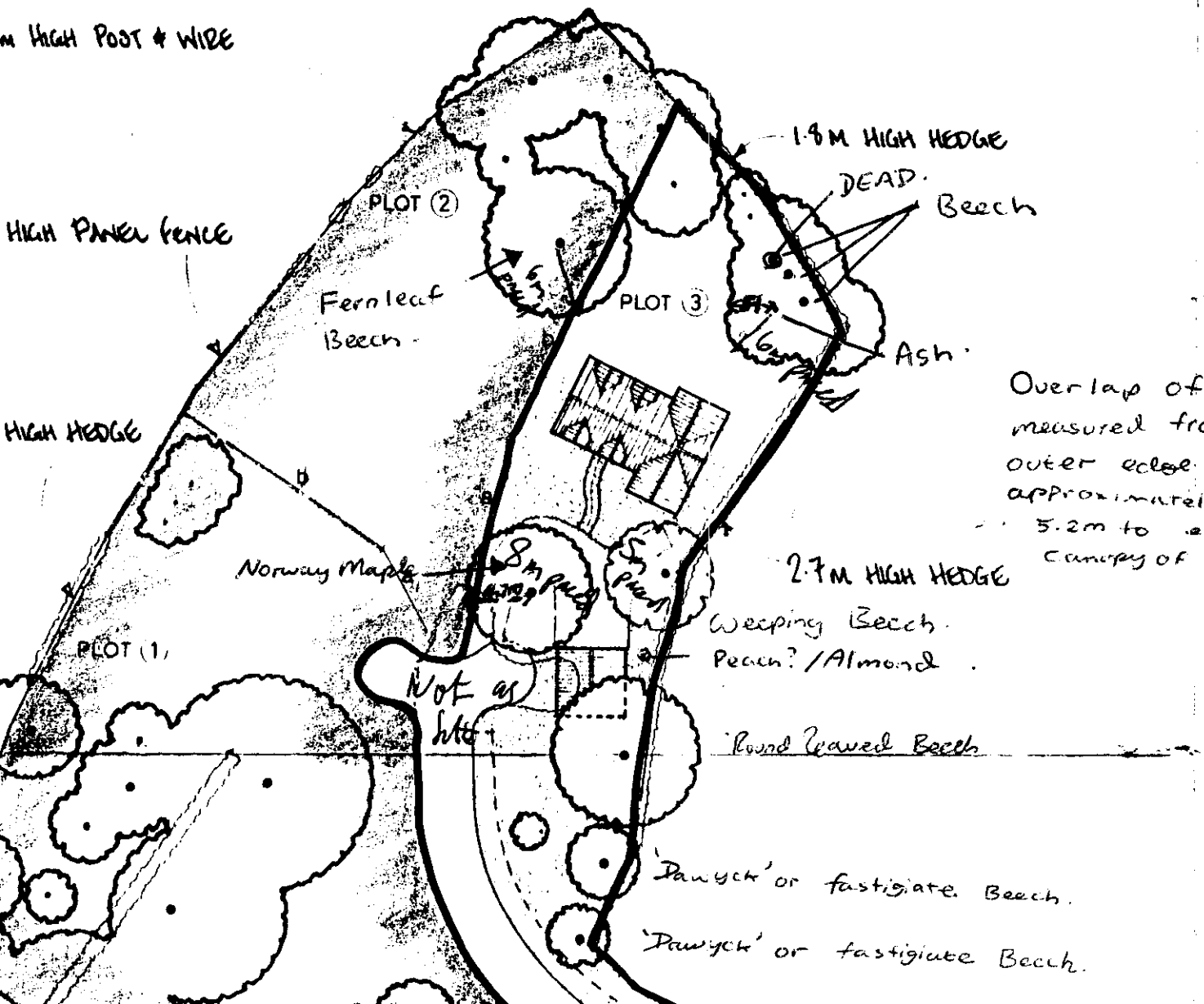
Should the dwelling be constructed at 9 metres from the tree as indicated on the plan, supposing the soils were of medium shrinkage the foundation depths would need to be between 1.35M and 1.40 metres in depth, if high shrinkage soils, between 1.59 and 1.65 metres in depth.

Bearing this in mind every precaution should be taken to avoid damaging the roots of the ash tree, and providing the necessary foundations to prevent damage to the proposed dwelling as the tree matures.

DMK.
14/6/93.

Beechfield Gardens.

435/93.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0435/93

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	5	2	2	2	7

2. Address or location

PLOT 3 BEECHFIELD ~~Avenue~~ GARDENS, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 20-5-93

5. State whether outline, detailed application etc.

FULL

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

HOUSE & 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: 27 May 1993 Signed: J. Emmerson
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 The minimum effective width of the driveway shall be 4·25 metres.

② B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

① B6.

② B21

Note:— use continuation sheet(s) as necessary.

BRI[illegible] SMITH Dip TP MRTPI
Dir[illegible] 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2654
Date received : 11-MAY-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 4th August, 1993.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J. R. Pearl	Mr. E.N. Davies	Mr. N.H. Pepper
Mr. T. Barker	Mr. C.F. Fisher	Mr. M.S.L. Rollinson
Mr. C.J.T.H. Brewis	Mr. J. Goodley	Mr. W.D. Skells
Mr. N.I.Capes	Mrs. E.O. Hall-Patch	Mr. D.A. Tennant
Mr. J. Clark	Mr. N.P. Judge, M.B.E.	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mrs D.F. Davies	Mr. B.A. Paul	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillors A.J. Biggadike, B. Chappell, J.T. Davis and D. Dewsberry, and the Press.

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, B. Alcock, Mrs. P.J. Buffham and J.A. Dobney.

554. MINUTES

The Minutes of the meeting held on 13th July, 1993 were signed by the Chairman as a correct record.

555. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H16/0435/93 Broadgate Builders	House with detached garage at plot 3, Beechfield Gardens, Spalding.
H09/0489/93 Mrs E J Huntington	Change of use from workshop and portacabin to stables and tackroom at Manor Farm Cottage, 52 Clough Common, Holbeach Clough.

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0435/93

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Blds (Spalding) L
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Proposed house with detached garage

Location: Plot 3
Beechfield Gardens
Spalding

Amendment: Change inset brick type to Ibstock Bradgate Light Buff (drawing number 93016)

27-MAY-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only
Application No. H16/0435/93/AM
Date registered 12 MAY 1994
Case Officer PJ

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. (Contact) S. LIQUORISH.

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOT 3. BEECHFIELD GARDENS, SPALDING. LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H16/0435/93.

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed S. Liquorish Date 9/5/94.

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED HOUSE WITH DETACHED GARAGE.

As **NOW PROPOSED**, if different

—

INSET

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

CHANGE FACING BRICK TYPE TO: IBSTOCK BRADGATE LIGHT BUFF.

State drawing no's of the current submission

93016.

State Officer dealing with the application, if known.

Mr P. UDY D Gilmore

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

3. Please tick **one** box only

A. Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

H16/0435/94

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 13-MAY-94 LAC

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: DMF 25/5

Give a revised description if the details accepted are different to the submission:

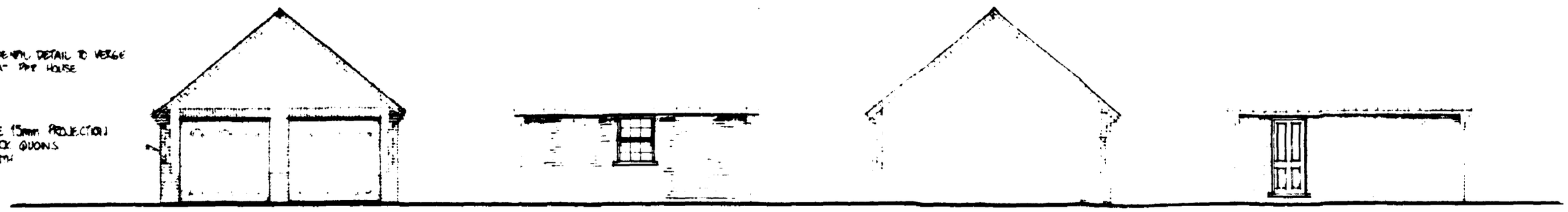
~~Change inset brick [illegible] [illegible] multi-cream stock~~

~~[illegible]~~

Change "inset" brick.

Acceptance issued:

N.B. Approved "inset" brick over an [illegible] multi-cream stock. Amended brick not materially different.



front side rear side

FOUNDATIONS

PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 600 X 225MM DEEP TO JOINT WALLS, 450 X 225MM DEEP TO 100MM LOADBEARING WALLS.

ALL CONCRETE TO BE C15P MIX.

FOUNDATIONS TAKEN DOWN TO A SUITABLE LOADBEARING SUB-STRATA AT MIN. DEPTH 450MM. IF SHRINKABLE SUB-SOIL IS ENCOUNTERED, FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF 1.0M BELOW FINISHED GROUND LEVEL.

WALLING BELOW D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.

PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.

PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.

D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.

CLEAN OUT TO CAVITY TO TERMINATE SECTION AT LOWEST POINT [illegible]

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 25MM SAND BLINDING, 100MG (MIX) D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE [illegible] MIX LAID TO FALL TO [illegible]

EXTERNAL WALLS

[illegible] WALL CONSTRUCTION TO COMPRISE [illegible] BRICK OUTER LEAF, 50MM CAVITY, 100MM [illegible] INNER LEAF.

[illegible] 100MM INNER LEAF BLOCKWORK

[illegible] GALVANISED OR STAINLESS STEEL WALL TIES TO BS1243 [illegible] INSTALLED AT 2.25MM C.C.HOR. HORIZONTALLY, 450MM C.C. VERTICALLY. [illegible] 225MM OF REINF. AT UNSUPPORTED GABLE TO ALL OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND TO ROOF LEVEL WITH APPROVED HORIZONTAL AND VERTICAL D.P.C.'S.

DRAINAGE - SURFACE WATER

100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO 65MM DOWNPIPES.

BELOW GROUND PIPEWORK TO BE 100MM U.P.V.C. PLEASURE JOINTED WITH 150MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO [illegible] FALL TO BELOW SOAKAWAYS AT 7.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPROPRIATE.

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN. HEAD LAP.

75 X 22MM FIBREGLASS TREATED BATTENS ON UNDERFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWINAPLATE LTD. IN ACCORDANCE WITH BS 5268 PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 600mmC/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.

100 X 50MM WALL PLATE STRAPPED TO WALLS AT 1.2M C.C. MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING JOISTS MEMBERS TO GABLE WALLS - SPAN OF TRUSSES WITH NOGGING AND PACK N.E.S. 4MM THICK AND N.E.S. 4 DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

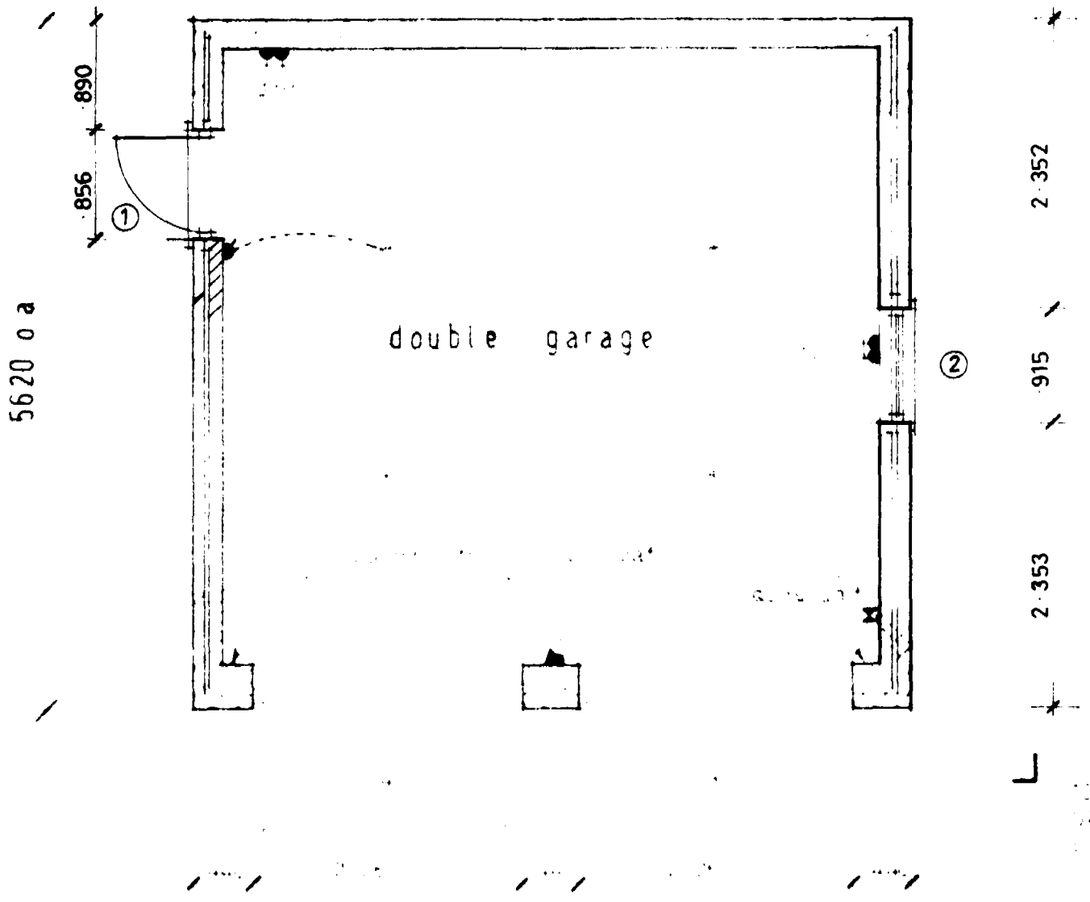
PARTY WALL TO BE BUILT IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS INDICATED ON ROOF PLAN.

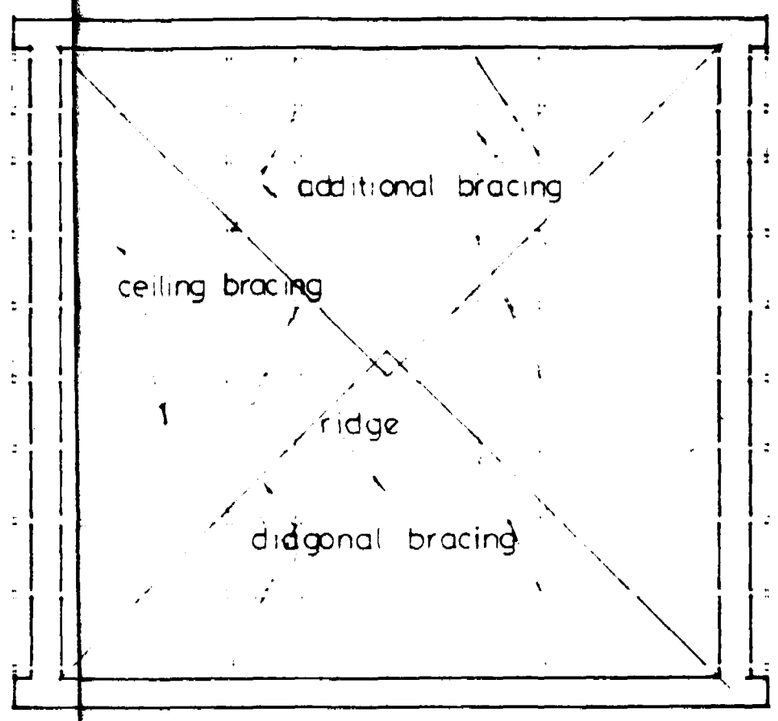
50 X 150MM RIDGE BOARD, 50 X 100MM CEILING JOISTS, 38 X 150MM LOG DIAGONAL BRACING SECTION.

[illegible] FELT AND BATTEN SCREEN APPROPRIATE WITH 600MM MIN. SIDELAP.

[illegible] TO WALL FACE MINIMUM.

5840 o a





Roof Plan

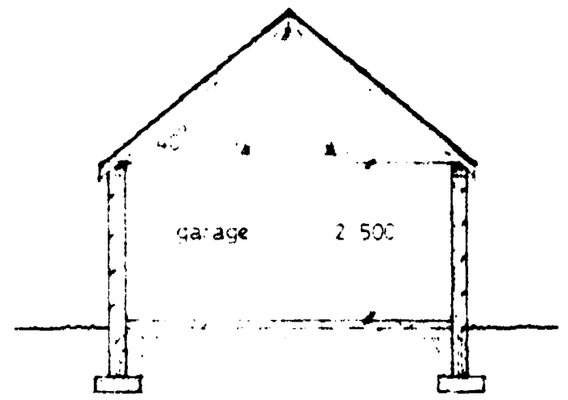
SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAY 1993
REF 0435/93

[illegible]	[illegible]	[illegible]	1200
[illegible]	[illegible]	[illegible]	1350
[illegible]	[illegible]	[illegible]	2700
[illegible]	[illegible]	[illegible]	2700

[illegible] fibreboard [illegible] for fire protection

[illegible] 10mm air gap at eaves

[illegible] 9mm [illegible] boarding with artex finish to ceiling



FOOTINGS TO 260mm WALLS
TO BE : 600mm

Broadgate Builders (Spalding) Limited

Broadgate House Weston Hills Spalding Lincolnshire PE12 6DB

Telephone Holbeach (0406) 380532

Standard Garage Block

PINEGATE - Double garage

Plot 3. Beechfield Gardens, Spalding, Lincs.

Floor - Roof Plan - Section & Elevations.

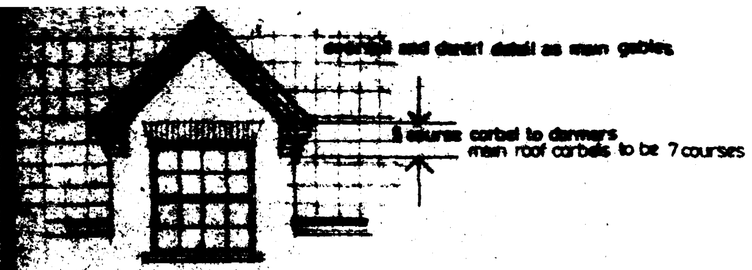
DATE APRIL 1991	DRAWN AF
DRWG No 93016 - 2	SCALE 1 100/1 50

REVISIONS	DES	DATE	SIGN
1	[illegible]	[illegible]	[illegible]

PLANNING | BUILDING REGS

CHECK BY

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



DORMER DETAIL

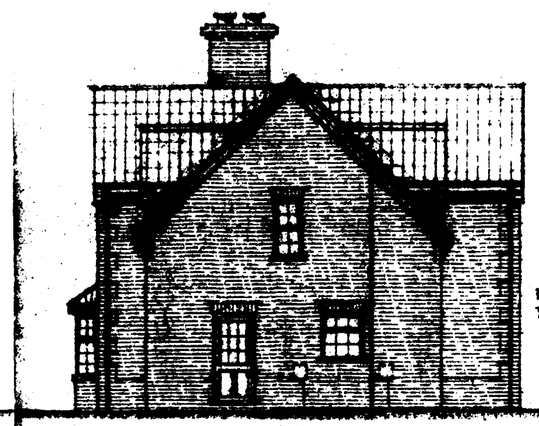
AT ROOF / WALL ABUTMENTS PROVIDE STEPPED CAVITY TRAY WITH LEAD FLASHING

CHIMNEY TO TERMINATE WITH 3 no COURSES OF CORBELLED BRICKWORK
TOP ROW TO BE ENGINEERING BRICKS



Front Elevation

LEAD COVERING TO PORCH CANOPY



10"/8" x 6"/8" TILES TO BAY WINDOW

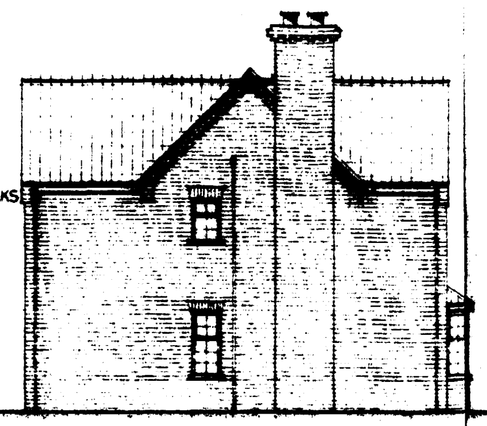
Side Elevation



Rear Elevation

PROJECT BRICK QUOINS 15mm

LEAD FLASHING TO DORMER CHEEKS



Side Elevation

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	JOINERY REF:	LINTEL
1.	Door	PR26M	IG L1-S
2.	Window	VB210	IG L1-S
3.	Window	VBH10	IG L1-S
4.	Door Windows	FR29M 2 no. VB2H15	IG L1-S
5.	Window	SP3:- 1 no. VB315 2 no. VB115	IG L1-S
6.	Window	VB115	IG L1-S
7.	Window	VB2H15	IG L1-S
8.	Window	VB2R15	IG L1-S
9.	Entrance frame	FN5055M (RH fwd)	IG L1-S
10.	Window	VB313	IG L1-S
11.	Window	VB2H10	IG L-S
12.	Window	VB113	IG L1-S
13.	Window	VB213	IG L1-S
14.	Window	VB213	IG L1-S
15.	Window	VB2H13	IG L1-S
16.	Window	VB2H13	IG L1-S
17.	Window	VB110	IG L1-S
18.	Window	VB2H13	IG L1-S
19.	Window	VB2H13	IG L1-S
20.	Window	VB213	IG L1-S
21.	Window	VB213	IG L1-S

All joinery ref: Boulton and Paul

All windows are to be double glazed

INTERNAL LINTEL SCHEDULE

b.	——	IG	Internal type	——
c.	——	IG	Internal type	——
d.	——	IG	Box lintel	——
f.	——	IG	Box lintel	——
i.	——	IG	LI-S	——
j.	——	IG	Box lintel	——
k.	——	IG	Box lintel (cont.)	——
l.	——	IG	Box lintel (cont.)	——
m.	——	IG	Internal type	——
n.	——	IG	LI-S	——
p.	——	IG	Internal type	——

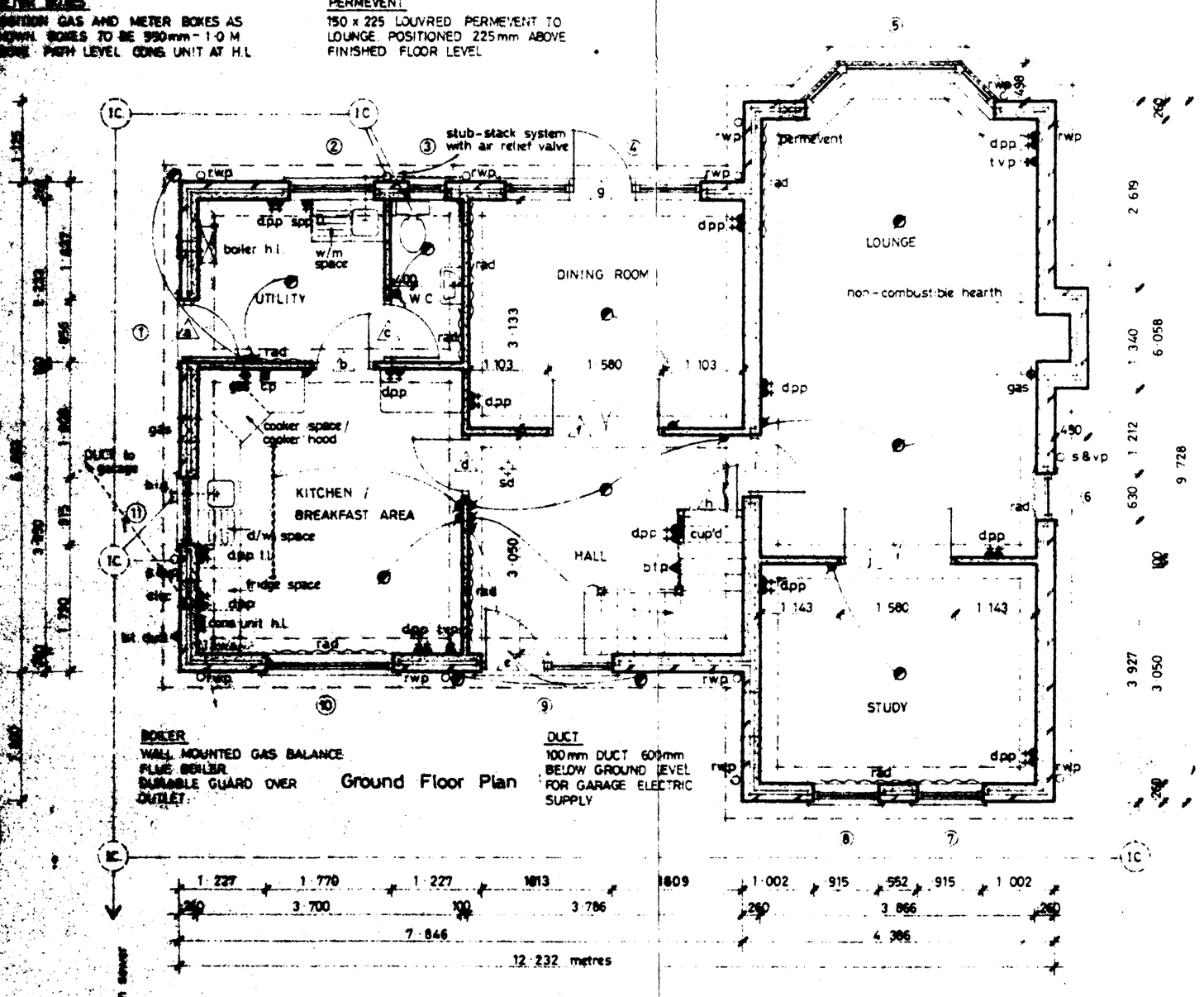
7 646 / 4 386

260 | 2 625 | 100 | 975 | 100 | 3 786 | 260 | 3 866 | 260

1 512 | 1 200 | 382 | 488 | 760 | 2 762 | 552 | 870 | 2 646 | 870

METER BOXES
POSITION GAS AND METER BOXES AS SHOWN. BOXES TO BE 950mm - 1·0 M ABOVE PATH LEVEL CONS UNIT AT H.L

PERMEVENT
150 x 225 LOUVRED PERMEVENT TO LOUNGE POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL



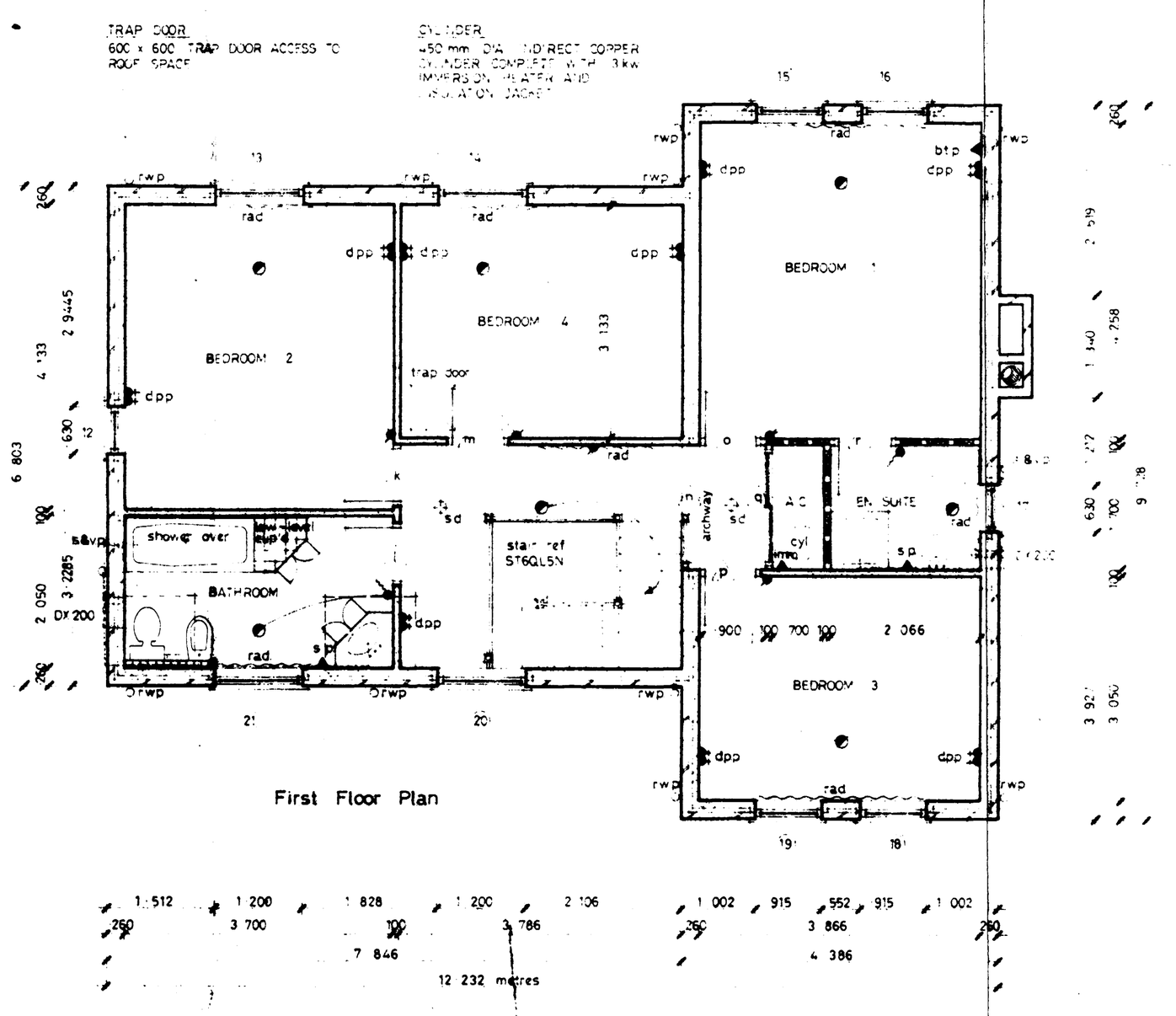
BOILER
WALL MOUNTED GAS BALANCE FLUE BOILER DURABLE GUARD OVER OUTLET.

Ground Floor Plan

DUCT
100mm DUCT 600mm BELOW GROUND LEVEL FOR GARAGE ELECTRIC SUPPLY

TRAP DOOR
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE

CYLINDER
450 mm DIA INDIRECT COPPER CYLINDER COMPLETE WITH 3kw IMMERSION HEATER AND INSULATION JACKET



First Floor Plan

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB
Telephone Holbeach (0406) 380532

TITLE
Standard Dwelling Type – **PINEGATE**
Plot 3. Beechfield Gardens, Spalding, Lincs.

SOUTH HOLLAND D.C.
PLANNING DEPT.
11 MAY 1993
DEC 0435/93

DATE	June 1991.	DRAWN	
DRWG No	93016-1	SCALE	1·50, 1 100,

REVISIONS	DES	DATE
A	[illegible]	9.9.91 A.F.
B	Ridge line reduced - eaves lowered at dormers - detail added	2.6.92 A.F.
C	Boiler moved to Bathroom.	18.8.93 A.

PLANNING | BY-LAW DRWG REFS

CHECK BY

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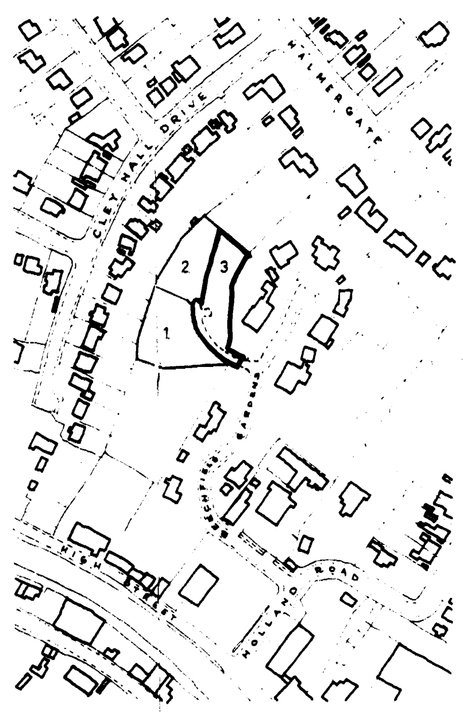
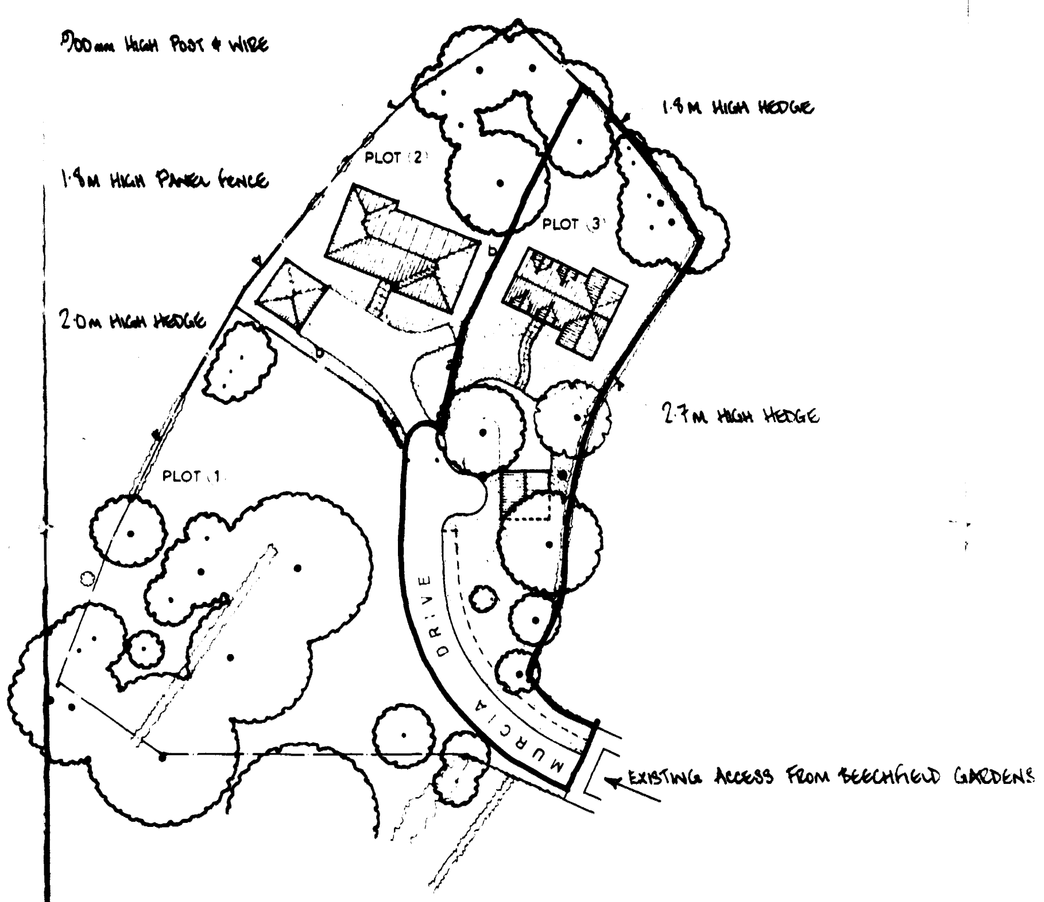


LOCATION PLAN





SITE LAYOUT

EXTERNAL MATERIALS

	FACING BRICKWORK	ROOF TILES
PLOT 1		
PLOT 2	BUTTERLEY ARLESEY NORFOLK MIXTURE	MARLEY MODERN SMOOTH GREY
PLOT 3	BUTTERLEY HEATHER CHARNWOOD NATURAL/ IBSTOCK MULTI CREAM STOCKS (inset brick)	MARLEY MODERN SMOOTH GREY WITH RED RIDGES

FENCING & ADDITIONAL LANDSCAPING.

a — Fagus sylvatica as hedging to mark front boundaries.

b — 1·800 M high panel fence to include ·300mm trellis top.

NOTES

AMENDED PLAN
Ref.

Broadgate Builders

SOUTH HOLLAND DIST. PLAN DEPT
21 JUL 1993
REF 4 35/93

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE

Residential Development at :
Beechfield Gardens,
Spalding, Lincs.

SITE LAYOUT / LOCATION PLAN

DATE	November 1991	DRAWN	
DRWG. No.	91021 – 1.	SCALE	1·500, 1·2500.

REVISIONS	DES.	DATE	SIGN
a.	AMENDMENTS AS REQUESTED BY PLANNING DEPT:-	20·7·93	
	1. Beech hedging to front boundaries.	"	"
	2. Plot 2, bungalow moved forward 3 metres	"	"
	3. Plot 3, house moved back 2 metres.	"	"

PLANNING | BUILDING REGS.

CHECK BY

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