

Application no: H16/0458/92

Applicant: Mr & Mrs J E Dickinson
Postland Station House
Crowland
Lincs

Agent: Broadgate Builders (Spald
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Proposed bungalow with
detached garage

Location: Plot adj. 108 St Thomas's Rd.,
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 15-APR-92

16-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

PLANNING APPLICATION

For office use only

Application No. H16/0458/92.

Date Registered 15 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS J.E. DICKINSON.
POSTLAND STATION HOUSE,
CROWLAND.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, Lincs.
Tel. No. HOLBEACH 380532.
(Personal contact name) SIMON LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT ADJACENT TO No: 108. ST. THOMAS'S ROAD, SPALDING, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BUNGALOW WITH DETACHED GARAGE.

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £110.00

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

Signed..... S. Liquorish

Date... 14.4.92

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

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

H16 - 0A73 - 91.

2. 1), 2), 3).

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:

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:

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

sq. metres

5.500

metres

11.600

metres

14.300

metres

BUTTERLEY OLD ENGLISH ROSE.

MARLEY MENDIP SMOOTH BROWN.

☒ YES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

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

C. What provision will be made for garages or parking within the site?

If so, name of road:

Will there be —
Individual access(es)
New estate road

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:

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.:

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110.00

Receipt Issued No. 71030

Date First Received 13.07.1992

REGISTRATION

REFERENCE H16/0458/92

Cross-Ref R HL 23-4

Date 16/4/92

VALIDATION

Date 16/4/92

Type RM Earliest permission date (Cert B)

Site area No. of dwellings 1 Floorspace

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H16/0173/A

RM:- Sitting Design Ext app Access Lands

Previous
Current

☒	☒	☒	☒	☒	☒	☒
-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

Description

Technical:

Certificate
Site plans
Description

☐
☐
☐

Accuracy

Incomplete form

☐
☐

S65 Advert required

☐

Expiry date

Fees:

M1 fee - previous app
- type
Discounted fee

☐
☐
☐

Ref

Reason

Correct fee £ 110

Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 22.4.

Index Sheets 201 OS Nos

Grid Ref 534470 323030

Ward P Parish SPALDING

TR Rural

☒

CA

☐

Inside ESD YES Inside L2 Area YES

TR Bypass

☐

LB

☐

Level crossing

☐

TPD

☒

Footpath

☐

Other:

Linked to site Ref 480. Linked to property Ref

Planning Records:

Earlier apps

903/51

3 Reg Records:

Already submitted Ref

Requested

473/91

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Yes

Other

Boundaries

Site Features

Inspected by:

PJL

date:

14-5

Case Officer Conclusions (issues)

3 times fees to get planning, held to rear
No 108 has 1.8-2.0m. Leylandii. are ground/low under as
cluster joining site

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Yes

Any objection received? No
If yes, is any obj. material? No
Yes No

No

[Reason:

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer
Signed

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first Applic.

No

Nil fees (not first
Submission)

Yes

ANY ONE
OF ABOVE

Other info. viz:
Signed

Committee
report

Sub-Committee:
SV recommended
Est/Ind. recommended.....

Delegation
confirmed by
Senior Officer

Recommendation/draft report produced.....

Pat 8-6

~~Grant Reserved matters~~

Concerned re trees need to go to Ctte
to express this

If more it make + relocate garage will need
to go to neighbour, can't accept it as amendment
withdraw + ~~Standard~~ Start again.

S. L will sep chert & inform re of decision

S. L. phoned from Broadgates will withdraw this
+ Start again Pat 12-6-92

Notes to applicant

Disabled access

Outstanding RM

Amended plans viz

Other

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting	Design	Ext App	Access	Lands

Reg 4 Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Dr 20/4
check relationship with adjoining properties
108 St Thomas Rd
✓ DONE
21/5

Residents (Delivery):

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major CA

Consultant : Name

Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception

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



Application no: H16/0458/92

Type: RESERVED MATTERS

Applicant: Mr & Mrs J E Dickinson
Tel:

Agent: Broadgate Builders (Spalding)
0406 380532

Description: Proposed bungalow with
detached garage

Location: Plot adj. 108 St Thomas's Rd.,
Spalding
Lincs

Valid date: 15-APR-92

Terminal date: 10-JUN-92

Target dates:

Target Committee: 02-JUN-92

To case officer 20-APR-92

Report deadline: 19-MAY-92

Inspected by 25-APR-92

Extra contacts 30-APR-92

Case Officer:

Report if not clear by 20-MAY-92

P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Cllr G J Hawkins

23-APR-92

07-MAY-92

Owner/Occupier 108 St Thomas's Rd 21-MAY-92 04-JUN-92

L.C.C. - Ops Attached for 30/4/92

SITE DETAILS

Grid ref: 524470 322030

OS Sheets: 201

Parcel:

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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To case officer	20-APR-92	Report deadline:	19-MAY-92
Inspected by	25-APR-92		
Extra contacts	30-APR-92	Case Officer:	
Report if not clear by	20-MAY-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

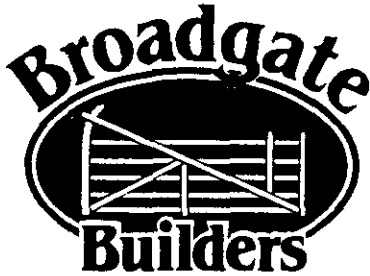
	Sent	Expiry
Cllr G J Hawkins	23-APR-92	07-MAY-92

LCC - Obs Attached for 30/4/92.

SITE DETAILS

Grid ref: 524470 322030
OS Sheets: 201

Parcel:



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.

Telephone: (0406) 380532

Fax: (0406) 380014

Our Ref: SL/at

Planning & Building Control Dept
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

12th June 1992

For the attn of Mr P. Udy

Dear Sir

RE: PROPOSED BUNGALOW WITH GARAGE AT : PLOT ADJ
NO 108 ST THOMAS'S ROAD, SPALDING, Lincs

Further to our recent telephone conversation regarding the above development I ask for you to withdraw the current application (ref no H16/0458/92) and consider a new full planning application enclosed. I understand no fee is required as this was accompanied with the existing application.

The siting of the bungalow has now been moved back, a further 3 metres as requested, away from the existing lime trees which line the site frontage. This in turn has forced us to reposition the double garage in order to make it practical to drive a vehicle in and out of the garage while still providing enough turning area for a vehicle to enter and leave the site in a forward gear.

I hope with these revisions in mind you will be able to reach a favourable decision towards this application.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

SIMON LIQUORISH



PLANNING AMENDMENT

For office use only

Application No.

116/458/92

Date registered

30 APR 1992

Case Officer

P.W

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS J. E. DICKINSON
POSTLAND STATION HOUSE,
CROWLAND, Lincs.
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) Ltd
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, Lincs
Tel. No. 0458-380532 (Contact) Simon Llewellyn

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT ADJ. No. 108 ST. THOMAS'S ROAD, SPALDING, Lincs.

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H16 - 0458 - 92.

Building Regulation reference relating to
same development.

NOT YET APPLIED.

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans

A.

☐

or

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

B.

☒
☐

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. Llewellyn

Date

29.4.92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

PROPOSED BUNGALOW WITH DETACHED GARAGE.

State details of amendments proposed

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

i. REPOSITION DWELLING ON SITE.
ii. EXTEND DRIVEWAY AT REAR.
iii. GARAGE DOORS & WINDOW STYLES

State drawing no's of the current submission

92017 - 1 & 2 & 3

State Officer dealing with the application, if
known.

PETER JIM.

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Herrano District Council Application Reference H16/0458/92

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	4	4	2	2	0

2. Address or location

A01 To 108 ST THOMAS'S ROAD
SPADING

3. Name, classification and number of road

4. Date application referred

30-4-92

5. State whether outline, detailed application etc.

R.M.

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

BURROW & 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.

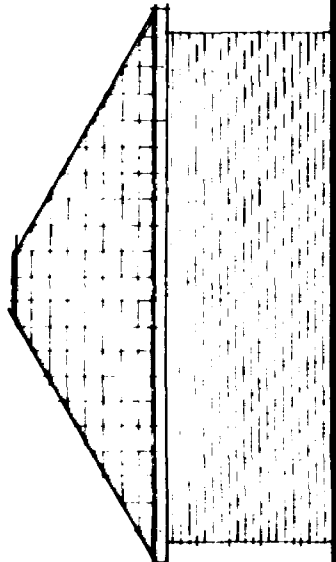
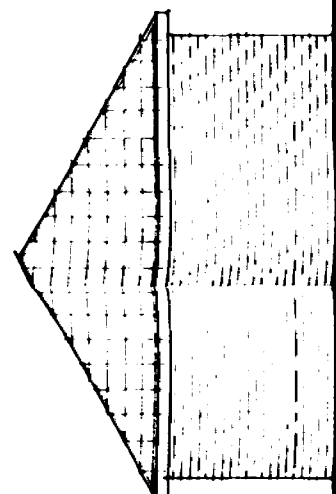
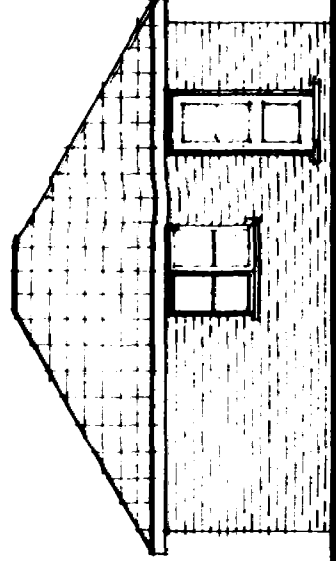
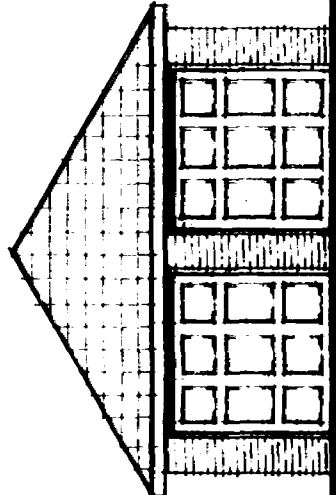
NB/ previous candidate No 5 on H16/473/91 can
be deleted.

Date:

30/4/92.

Signed:

[Signature]
Director of Highways and Planning

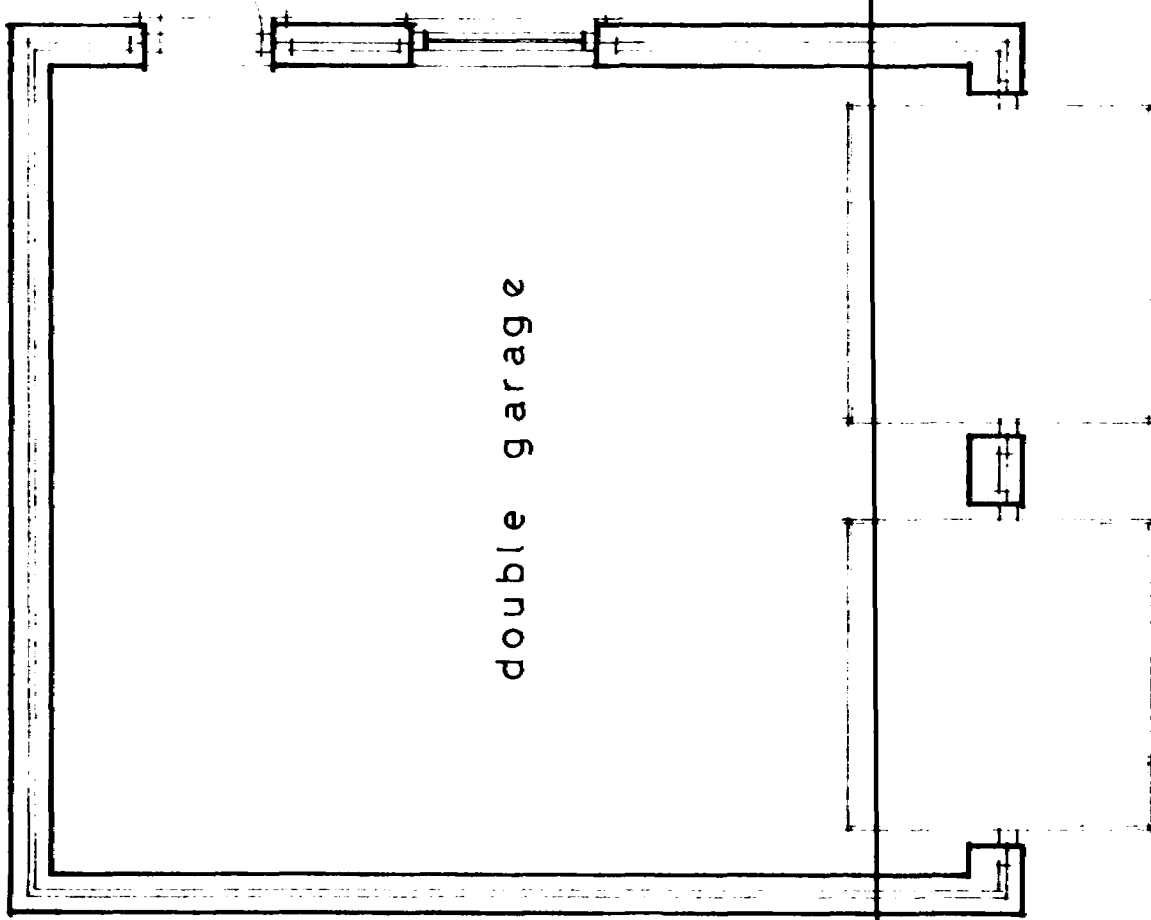


front

side

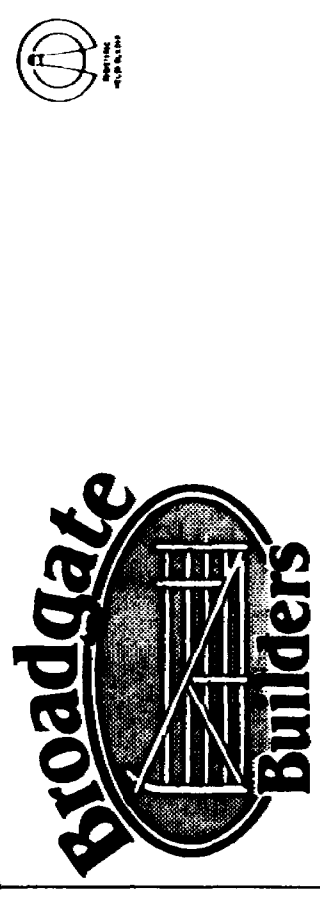
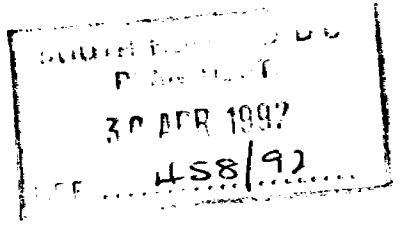
rear

side



double garage

f l o o r p l a n



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

TITLE

proposed detached garage
for : MR & MRS E. DICKINSON

St Thomas's Road
Spalding.

FLOOR PLAN & ELEVATIONS

DATE APRIL - 14 - 92 DRAWN *MAR DENNIS*

DRWG No 92017/03 SCALE 1:50, 1:100

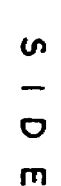
REVISIONS	DES	DATE	SIGN

PLANNING BUILDING REGS

CHECK BY

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

NOTES



Broadgate Builders (Spalding) Limited			
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB Telephone: Holbeach (0406) 380532.			
TITLE			
Proposed bungalow with detached garage at St Thomas's Road, Spalding. for Mr & Mrs E. DICKINSON.			
DATE	DRAWN		
APRIL 1992			
DWG NO	SCALE	1:500	1:100
REVISIONS	DES		
PLANNING	BUILDING REGS		
CHECK BY			