

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0459/93

Received: 17-MAY-93 Type: FULL

Name: Broadgate Builders (Spalding) Broadgate House Broadgate Weston Hills Spalding, Lincs	Agent: Broadgate Builders (Spalding) Broadgate House Broadgate Weston Hills Spalding, Lincs
--	---

Description: Erect house with detached garage

Location : Plot 3, Bramble Grange Woolram Wygate
 Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

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

- 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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Director of Planning and Building Control Services
28-JUN-93 H16/0459/93

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.

PLANNING APPLICATION

For office use only

Application No. H16/0459/93

Date Registered

17 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)

OFFICE
COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 3. BRAMBLE GRANGE, WOOLHAM WYATE, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT 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.

Previous application No.

Signed

S. Lignovich

Date

17.5.93

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application
☒

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

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
- (ii) ~~Other~~ new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many: **ONE**

4. A. Please state site area (in all cases)

B. If building works are proposed, please state extra floor space to be created:

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

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

E. Please state type and colour of roofing materials.

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

_____ hectares

_____ sq. metres

8.400 metres

9.300 metres

10.450 metres

DETAILS TO FOLLOW SHEET 2.
YES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

AGRICULTURE.

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.

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

☐

SOAKAWAYS.

No.

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial 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

No
No
No
No
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.

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. Lignovich (Applicant / Agent) Date 17.5.93

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. Lignovich (Applicant / Agent) Date 17.5.93

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

APPLICATION ASSESSMENT

H16/0459/93

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : YES 63 Woodham Wygate
Boundaries :
Site Features :

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 -

Addresses
delivered to -

63 Woodham Wygate

Sending 26/5/98

Case Officer Conclusions

garage screened by 1.8m boundary wall of neighbouring
boundary. front of garage approx in line with gable. Front of
house approx in line with side gable of plot 2. Rear elevation
should be before vehicle end of Plot 1

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstances ☒

viz: Employee of SHDC

Change to Committee recorded:

Decision confirmed as agenda: JMK

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)

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

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:

Consultation/Publicity Required

P21 19-5
19/5Make sure aware
at early stage

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity:

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

.....

Extra Consultations:

Transport

D/Transp A15

D/Transp A18

B Rail

..... *

.....

.....

Note

* Longer expiry

G Group available

Environment

Env Services

NRA

Env Assess

.....

.....

..... G *

Specify:

Conservation

LB Demolish

Eng Heritage

Archaeology

Consultant

Other

..... G *

.....

..... G

.....

.....

Standard

Specify:

Specify:

Hazards

HSC Group

Specific

..... G *

..... G

Standard

Specify:

Other

.....

Specify:

Case Officer

Senior Officer Confirmed *TM*

Date.....

Recorded DC....

ADON RECORD SHEET

Initial

Submitted Fee £ 100

Receipt No P2695

Date first Rec'd 17 MAY 1993

Registration

Reference H16/0459/93

Cross-Ref R

Date 18/5/93

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 £ 100

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 182 OS Plots -
Grid ref 523960 323460

Ward T Parish SPALDING

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 1344

Dist Bound

Linked to property

Ref

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

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

APPLICATION REFERENCE: H16/0459/93 DATE RECEIVED: 17-MAY-93

TYPE: Full

DESCRIPTION: Erect house with detached garage

LOCATION: Plot 3, Bramble Grange, Woolram Wygate, Spalding.

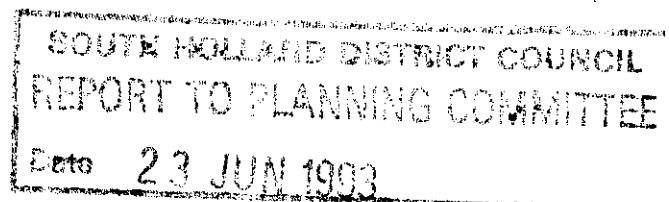
APPLICANT: Broadgate Builders AGENT:
(Spalding) Ltd

REASON FOR COMMITTEE CONSIDERATION

The dwelling is for an employee of the Council.

RECOMMENDATION

Grant Permission.



COMMENTS

- 1 Site is part of a small cul-de-sac of houses and bungalows.
- 2 The proposed house is to the rear of two existing houses which front Woolram Wygate and Woolram Wygate Primary School is located to the south.
- 3 A brick double garage is to the front of the proposed house but will be screened by two trees on the site's frontage and is screened by a 1.8 metre wall built on plot 2. Therefore it will not be immediately obvious when entering the estate.
- 4 Planning permission exists for a bungalow on plot 4 to the west which has not yet been implemented.

REPRESENTATIONS

Public: The publicity period expires on 16 June 1993. Any comments will be verbally reported.

SCHEDULE OF CONDITIONS

- 1 C2A - (Road Construction).
 - 2 SC27 - (Implementation of Planting).
 - 3 SC12 - (Materials).
-

BRIAN SMI 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



COM

H16/0459/93

FULL

Applicant: Broadgate Builders (Spalding) Agent: Broadgate Builders (Spaldi
Tel: 0406 380532 0406 380532

Description: Erect house with detached
garage

Location: Plot 3, Bramble Grange
Woolram Wygate
Spalding
Lincs

Valid date:	17-MAY-93	Terminal date:	12-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	24-MAY-93	Report deadline:	09-JUN-93
Inspected by	31-MAY-93		
Extra contacts	07-JUN-93	Case Officer:	
Report if not clear by	21-JUN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 63 Woolram Wygate	26-MAY-93	16-JUN-93
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Cllr C F Fisher 0775 725983	20-MAY-93	27-MAY-93
Cllr Mrs A M Newton 0775 762210	20-MAY-93	27-MAY-93
Cllr R C West 0775 760231 (Of	20-MAY-93	27-MAY-93

SITE RECORD

Grid ref: 523960 323480
OS Sheet: 182 Parcel:

L.C.C. - Obs. attached - 27/5/93.

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

Com



H16/0459/93

FULL

Applicant: Broadgate Builders (Spalding) Agent: Broadgate Builders (Spaldi
Tel: 0406 380532 0406 380532

Description: Erect house with detached
garage

Location: Plot 3, Bramble Grange
Woolram Wygate
Spalding
Lincs

Valid date:	17-MAY-93	Terminal date:	12-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	24-MAY-93	Report deadline:	09-JUN-93
Inspected by	31-MAY-93		
Extra contacts	07-JUN-93	Case Officer:	
Report if not clear by	21-JUN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

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Cllr R C West 0775 760231 (Of	20-MAY-93	27-MAY-93

SITE RECORD

Grid ref: 523960 323480
OS Sheet: 182

Parcel:

L.C.C. - Obs Attached for CB 20/5/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H16/459/93.

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	3	9	2	3	4

2. Address or location

PLOT 3, BRAMBLE GRANGE, WOLKHAM WYKATE.

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:

20/5/93

Signed:

Emmerson
Director of Highways and Planning

PLANNING AMENDMENT

For office use only

Application No.

1416/0459/93/71

Date registered

21 JUL 1993

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.

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. Liguorish

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 3. BRAMBLE GRANGE, WOOLHAM WYATE, SPALDING.

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

116/0459/93

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. Liguorish

Date

20.7.93

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

ERECT HOUSE WITH DETACHED GARAGE.

4

11

State details of amendments proposed

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

1. GARAGE WINDOWS REPOSITIONED.
2. WINDOWS CHANGED IN DINING ROOM.

State drawing no's of the current submission

State Officer dealing with the application, if known.

03003

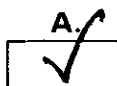
P. UDY.

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

Amendment is proposed where permission already granted

If yes, submit two forms and two plans



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.

☐
☐

PLANNING AMENDMENT

For office use only

Application No.

Date registered

Case Officer

116/459/93

24 MAY 1993

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)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 3. BRAMBLE GRANGE, WOOLKAM WYATE, SPALDING.

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

116/0459/93.

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.

☒
☐ No

Has a similar amendment been submitted under Building Regulations?

☒ 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. Lignonsky

Date

21.5.93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

ERECT HOUSE WITH DETACHED GARAGE.

AS ABOVE.

State details of amendments proposed

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

1. REPOSITION VEHICULAR ACCESS & TURN GARAGE AROUND

2. EXTERNAL MATERIALS:-

BRICKS: STEELEY OLD DURHAM STOCKS WITH BUTTERLEY CHARNWOOD NATURAL REDS FOR DETAILING.
ROOF TILES: MARLEY MODERN SMOOTH GREY WITH RED RIDGES. - used chert in 1/2

State drawing no's of the current submission

93003

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

BROWN 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2695
Date received : 17-MAY-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

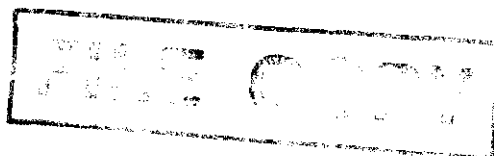
Broadgate
Weston Hills
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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



Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 23rd June, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. J. R. Pearl	Mr. E.N. Davies	Mr. N.H. Pepper
Mr. T. Barker	Mr. J.A. Dobney	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mr. N.P. Judge, M.B.E.	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. M.C. White
Mrs. D.F. Davies	Mr. B.A. Paul	

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

In attendance: Councillor D. Dewsberry and the Press

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, T. Bray, J. Clark and Mrs E.O. Hall-Patch.

452. **MINUTES**

The Minutes of the meeting held on 8th June, 1993 were signed by the Chairman as a correct record.

453. **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.

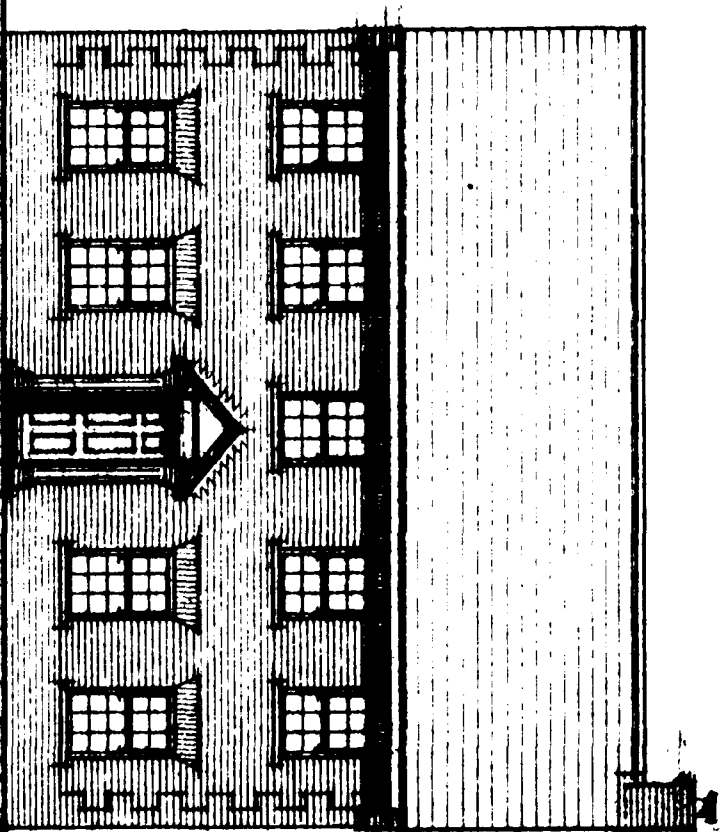
RESOLVED:

(a) Applications Granted

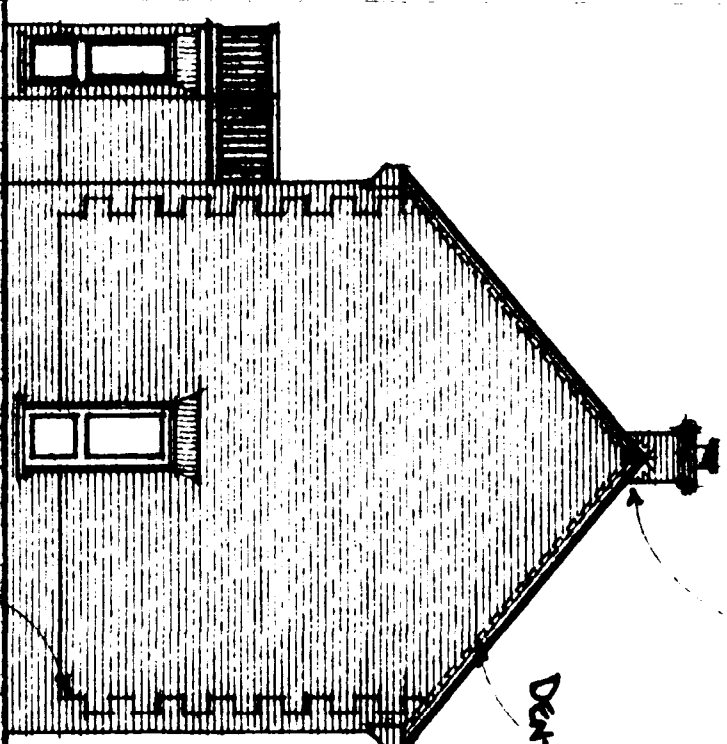
Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0430/93 Mr M Waltham	Swimming pool and enclosure structure at Bridge House Farm, Gosberton Bank.
H14/0442/93 Mrs R Moss	Extension to form dining room and minor alterations at 57 Pennytoft Lane, Pinchbeck.
H05/0455/93 J F & B Hook	O.A. Two dwellings at Branch's Lane, Holbeach.
H16/0459/93 Broadgate Builders (Spalding) Ltd.	House with detached garage at Plot 3, Bramble Grange, Woolram Wygate, Spalding.

(It was reported that the development was for a senior officer of the Council's department of Planning and Building Control Services.)

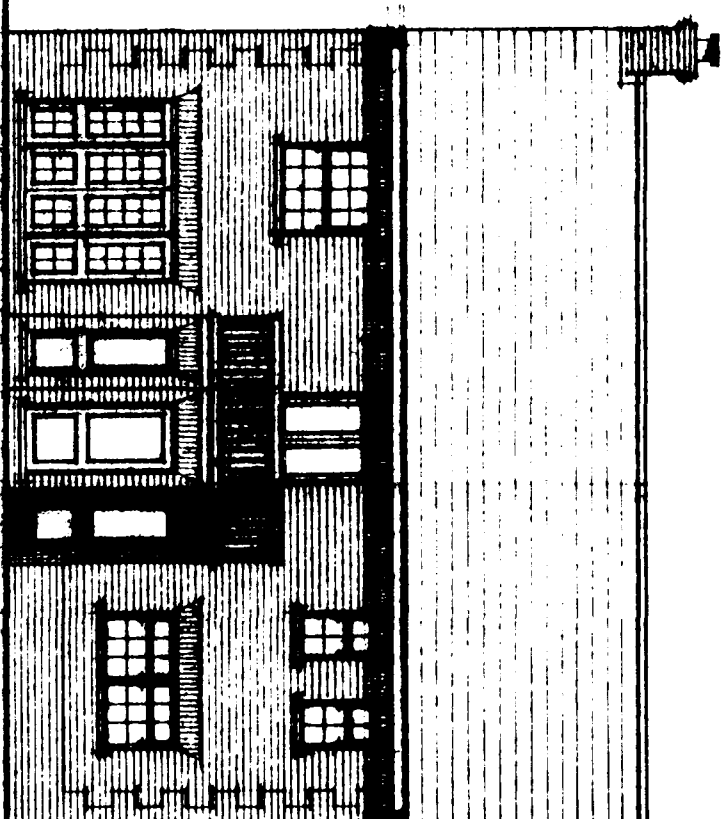


FRONT

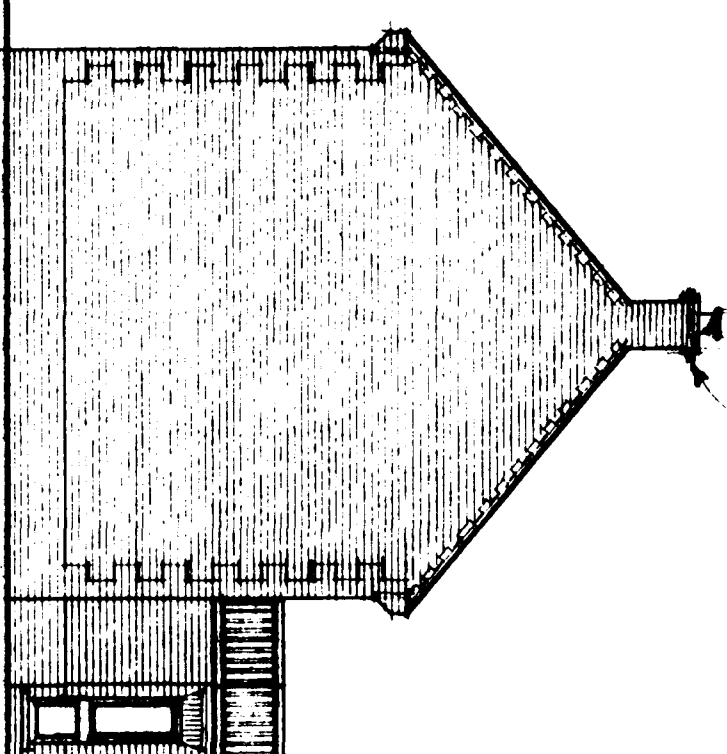


SIDE

Proxies from Agents & Dentin
could be 15 mm.



REAR



SIDE

At Roof/Wall Measurements provide stepped
cavity test with lead fragments.

CHAMBER TO TERMINATE WITH AN. COPIES OF COBBLEST
BACULUM. TOP 2 BONES TO BE ENLIGHTENED BACULUS.

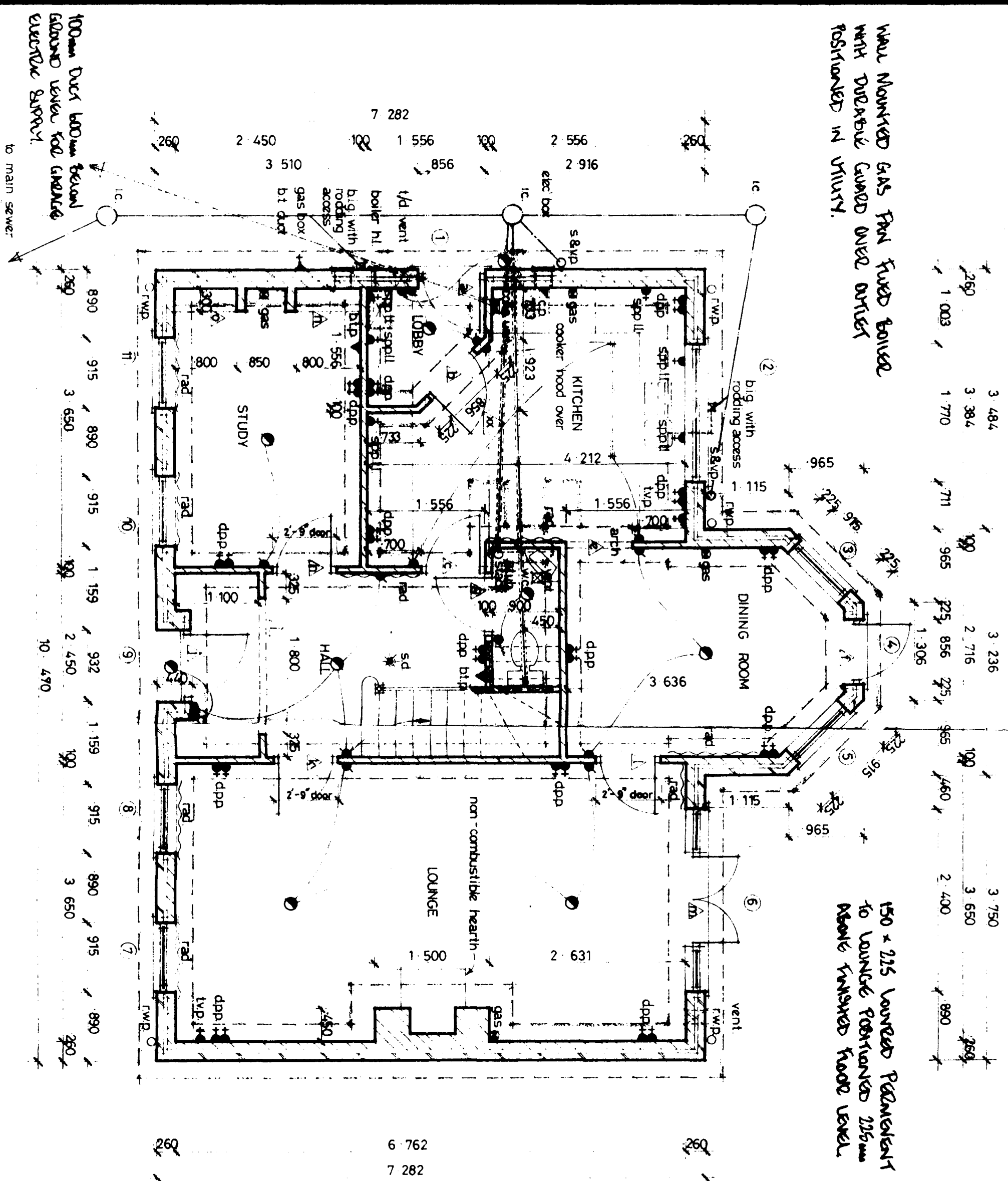
Position Gas & electric metered boxes as shown.
Boxes to be 550 mm high - 1,000 M. max. above path
level. consumed unit at low level in kitchen.

when mounted gas from fused boules with double curved over outlet positioned in utility.

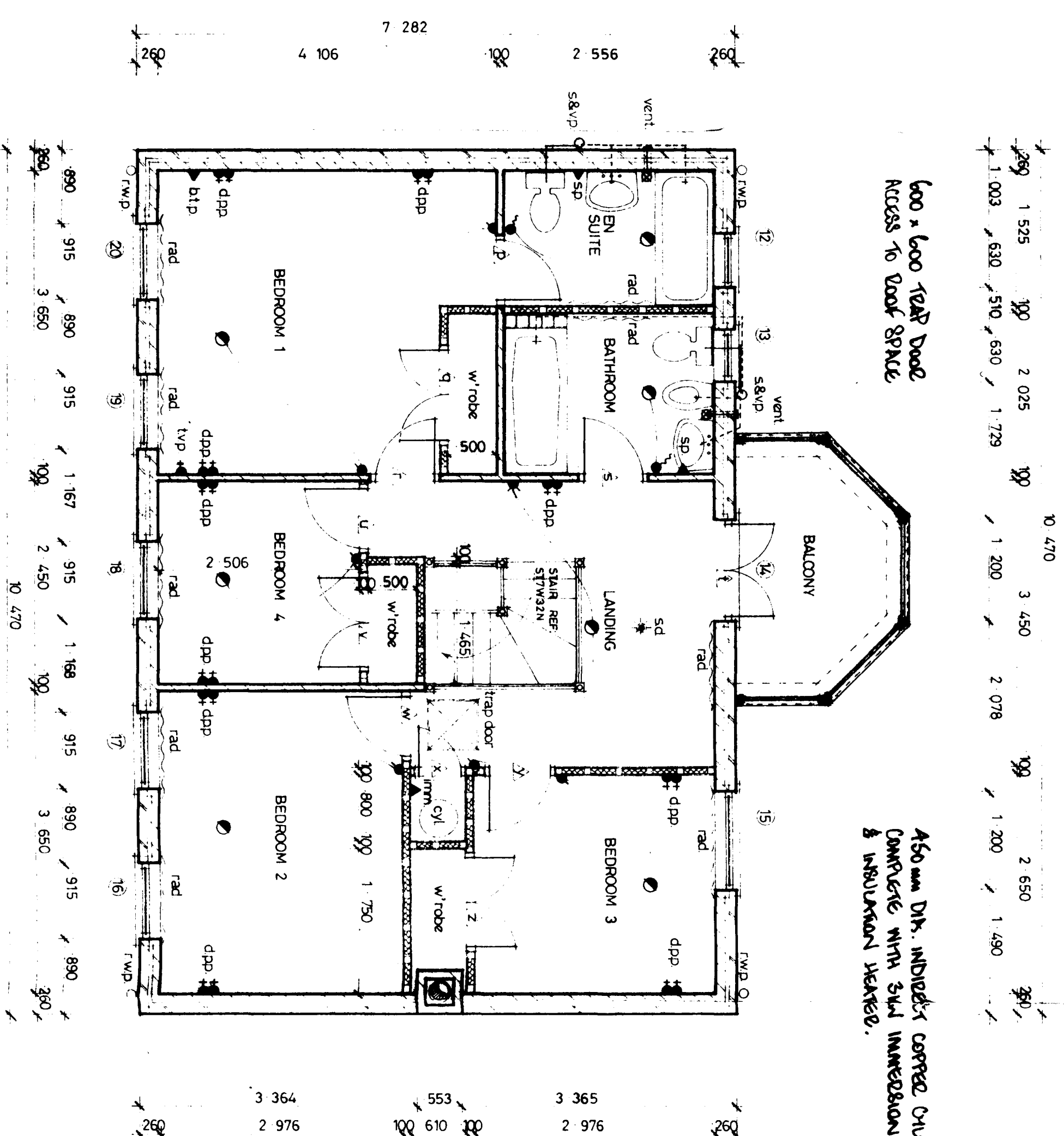
150 x 225 lounge Parliament
to lounge positioned 225mm
above finished floor level.

600 x 600 TRAP DOOR
ACCESS TO ROOF SPACE

450 mm DIA. INDIRECT COPPER CHIMNEY
COMPLETE WITH 3/4" INSULATION HEATED
& INSULATION HEATED.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

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NOTES

POOL, MINOR & WATER BEHEMIOUE

1. Door	F426a, D68076	16, L1-8	1200
2. window	V6380	16, L1-8	2800
3. window	FN2412A	16, L1-5	13500
4. door	F216a, D68076	16, L1-5	12000
5. window	FN2412A	16, L1-8	13500
6. door/beam/s	F4P240	16, L1-8D	27000
7. window	V62415	16, L1-8	13500
8. window	V62415	16, L1-8	13500
9. door	F4299a, D649079	16, L1-5	13500
10. window	V62415	16, L1-8	13500
11. window	V62415	16, L1-8	13500
12. window	V6110	16, L1-5	10500
13. window	V6110	16, L1-5	10500
14. Door	F42120	16, L1-5	15000
15. window	V6215	16, L1-8	13500
16. window	V62415	16, L1-8	13500
17. window	V62415	16, L1-8	13500
18. window	V62415	16, L1-8	13500
19. window	V62415	16, L1-8	13500
20. window	V62415	16, L1-8	13500

INTERNAL UNITA SCHEDULE

b.	integrated type	1200
c.	no box beam	1200
d.	omitted.	
e.	no box beam	1200
h.	no box beam	1200
i.	100 box beam	2100
k.	no box beam	1200
l.	100 box beam	1200
p.	integrated type	1200
r.	integrated type	1200
s.	integrated type	1200
xx.	100 box beam	3000

ALL UNITED DEF: IG UNITED.
ALL JONNEY DEF: BOULTON & PAUL.

ALL WINDOWS TO BE DOUBLE GLAZED

to be double charged.



SOUTH HOLLAND, O.C.
PLAN DEPT
21 JUL 1993
REF 45769

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 360532.

[illegible]

Proposed house with detached garage at: Plot 3, Bramble Grange, Woolram Wygate, Spalding, Lincs for Mr & Mrs. J. Curnock.

[illegible]

LANDSCAPING & FENCING PROPOSALS

tree planting

AC	ACER CAPPADOCICUM 'RUBRUM'	3 No
BP	BETULA PENDULA	11 No
MJD	MALUS JOHN DOWNIE	5 No
RP	ROBINIA PSEUDOACACIA	5 No
SJR	SORBUS JOSEPH ROCK	4 No

hedge planting

mixed hedges to be provided to frontages

PRUNUS SPINOSA
PRUNUS LUSITANICA
LIGUSTRUM VILGARE
BERBERIS x OTTAWENSIS
TAXUS BACCATA
ESCALLONIA 'APPLE BLOSSOM'

planting size 45-60 cm min

NO PLANTING WITHIN SERVICE MARGINS
FRONT GARDENS TO BE TURFED/SEEDED

fencing

18m HIGH CLOSEBOARDED FENCE
1.8m HIGH SCREEN WALL

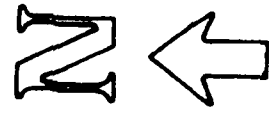
REAR GARDENS BETWEEN PLOTS TO BE SCREENED
WITH 1.8m HIGH TRELLIS TOP FENCE
FRONT GARDENS TO BE DIVIDED BY 0.9m HIGH
TIMBER POST & RAIL FENCE

PLOT FRONTAGES TO BE MIXED HEDGE AS ABOVE

individual driveways

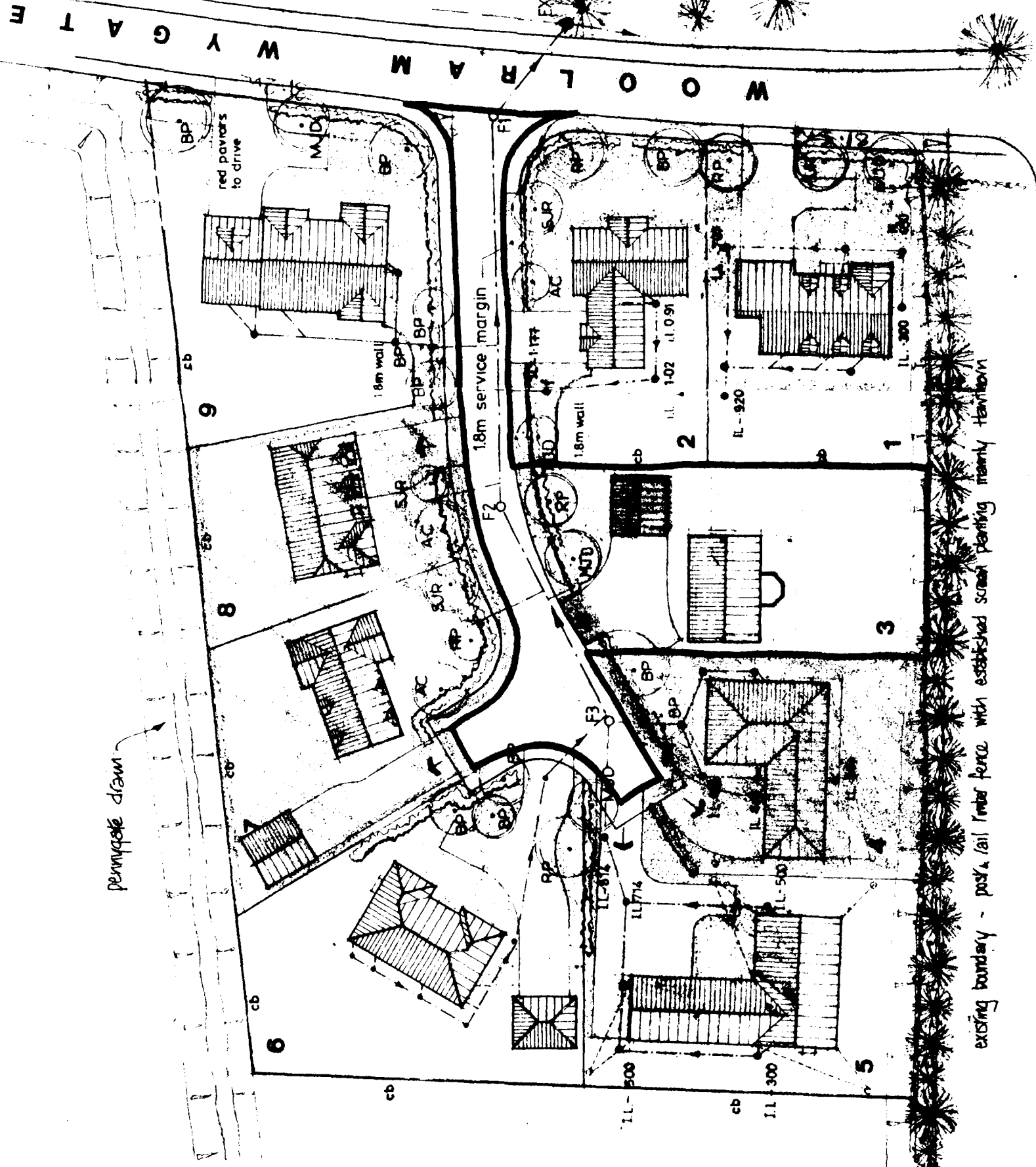
THE MINIMUM SPECIFICATION IS TO BE
WASHED GRAVEL

PROVIDE HEAVY DUTY COVERS OVER INSPECTION
CHAMBERS IN DRIVEWAYS



18m footpath

in accord with section
2.78 Agreement to connect
with exist at school



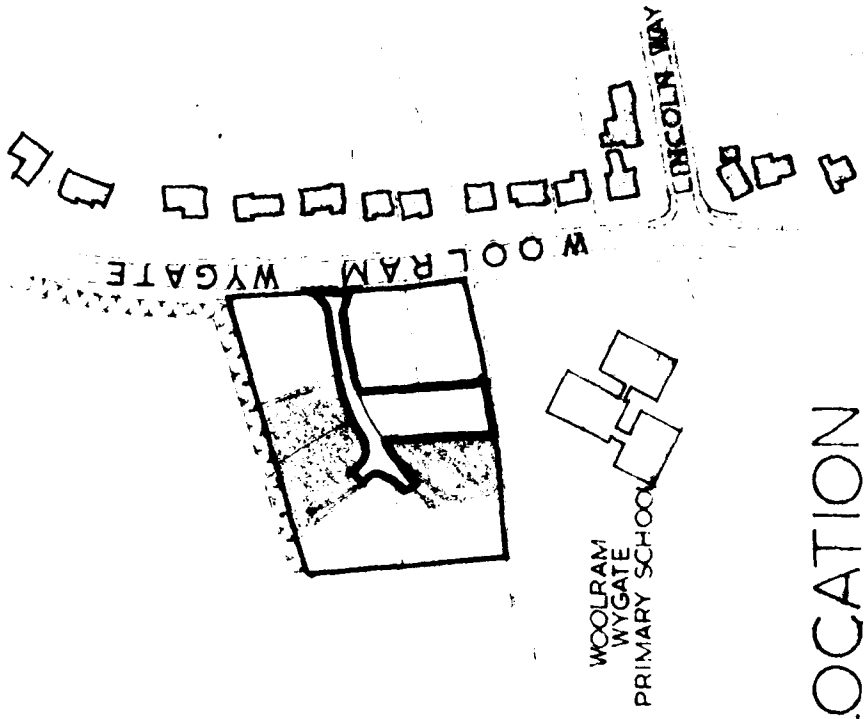
existing boundary - post & rail timber fence with established shrub planting mainly Hawthorn

SITE LAYOUT

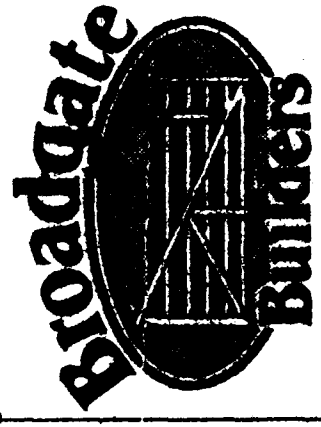
1:500 SCALE

woolram wygate
primary school

SOUTH HOLLAND C.
PLAN 1/PT
24 NOV 83
REF 459/93



LOCATION PLAN 1:2500 SCALE



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 9TB

Telephone: Holbeach (0406) 380532

TITLE

RESIDENTIAL DEVELOPMENT
NORTH OF PRIMARY SCHOOL
WOOLRAM WYGATE SPALDING
SITE PLAN & LOCATION

DATE March 1991

DRAWN Alan J. Finch

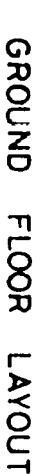
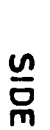
DRAWING NO. 91001/001

SCALE 1:500

DATE 1-2500

REV	DATE	SIGN	DESC	DATE	SIGN
1	15/11/83	AM	Final design proposed by client	15/11/83	AM
2	15/11/83	AM	Final design proposed by client	15/11/83	AM
3	15/11/83	AM	Final design proposed by client	15/11/83	AM
4	15/11/83	AM	Final design proposed by client	15/11/83	AM
5	15/11/83	AM	Final design proposed by client	15/11/83	AM
6	15/11/83	AM	Final design proposed by client	15/11/83	AM
7	15/11/83	AM	Final design proposed by client	15/11/83	AM
8	15/11/83	AM	Final design proposed by client	15/11/83	AM
9	15/11/83	AM	Final design proposed by client	15/11/83	AM
10	15/11/83	AM	Final design proposed by client	15/11/83	AM
11	15/11/83	AM	Final design proposed by client	15/11/83	AM
12	15/11/83	AM	Final design proposed by client	15/11/83	AM
13	15/11/83	AM	Final design proposed by client	15/11/83	AM
14	15/11/83	AM	Final design proposed by client	15/11/83	AM
15	15/11/83	AM	Final design proposed by client	15/11/83	AM
16	15/11/83	AM	Final design proposed by client	15/11/83	AM
17	15/11/83	AM	Final design proposed by client	15/11/83	AM
18	15/11/83	AM	Final design proposed by client	15/11/83	AM
19	15/11/83	AM	Final design proposed by client	15/11/83	AM
20	15/11/83	AM	Final design proposed by client	15/11/83	AM

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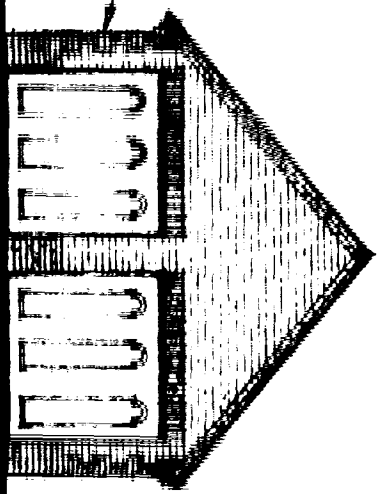


Proposed house with detached garage at: Plot 3. Bramble Grange, Woolram Wygate, Spalding, Lincs. for Mr & Mrs J. Curnock.

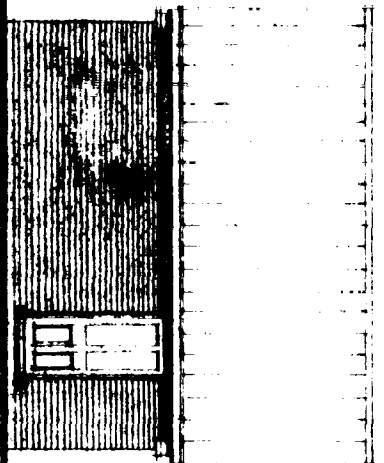
[illegible]

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DEVELOP DRAINAGE TO VESSEL
AS PER HOUSE
MOVIE 15mm ROOF DRAIN
TO EXIST GROUND
& PLUMB



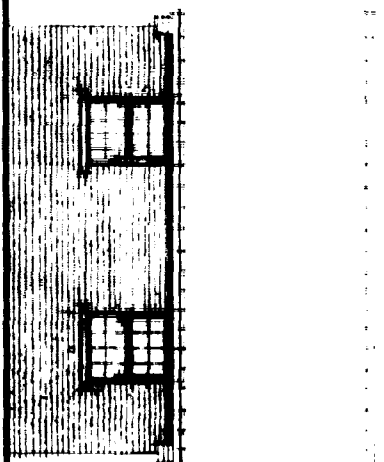
front



side



rear



side

CONCRETE

CONCRETE SHALL BE CAST IN PLACE TO THE FOLLOWING SIZES:- 200 x 100mm REIN TO 200mm WALLS, 400 x 125mm REIN TO 400mm WALLS.

ALL CONCRETE TO BE CAST IN PLACE.

FOUNDATIONS SHALL BE CAST IN PLACE TO THE FOLLOWING SIZES:- 400mm x 100mm REIN TO 400mm WALLS, 400 x 125mm REIN TO 400mm WALLS.

SLAB REIN 10mm.

CLASS A BLOCKWORK TO BE USED REIN 10mm.

MOVING LIFTING TO WALLS REIN 10mm.

MOVING REINFORCING B.P.C. AT 150mm REIN, ABOVE FOUNDATION LEVEL.

B.P.C. TO BE CONTINUED AND LAPPED WITH B.P.C.

LIFT HIT TO LIFTING TO TERMINATE REIN WITH LIFT HIT B.P.C. LEVEL.

DOOR CONSTRUCTION

100mm GROUND FLOOR TO BE 100mm U.P.C. PLASTER, 1000mm REIN B.P.C. AT 150mm REIN, 100mm GROUND FLOOR TO BE 100mm U.P.C. PLASTER, 1000mm REIN B.P.C. AT 150mm REIN, 100mm GROUND FLOOR TO BE 100mm U.P.C. PLASTER, 1000mm REIN B.P.C. AT 150mm REIN.

EXTERNAL WALLS

100mm GROUND FLOOR TO BE 100mm U.P.C. PLASTER, 1000mm REIN B.P.C. AT 150mm REIN, 100mm GROUND FLOOR TO BE 100mm U.P.C. PLASTER, 1000mm REIN B.P.C. AT 150mm REIN.

400mm CAVITY REINFORCING 10mm B.P.C.

FROM THE GROUND FLOOR TO THE ROOF LINE, WALL TIES TO BE 125 x 10mm U.P.C. AT 150mm REIN, 100mm GROUND FLOOR TO BE 100mm U.P.C. PLASTER, 1000mm REIN B.P.C. AT 150mm REIN.

CAVITY TO BE CLOSED AT ALL OPENINGS AND BY ROOF SPACE INCORPORATING REINFORCING AND VERTICAL B.P.C. B.

ROOF CONSTRUCTION

FOR DETAILS OF ROOF REINFORCING SEE TO ROOF PLAN.

CONCRETE REINFORCING TILES TO BE CAST IN PLACE TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

INSTALLATION TO BE TO BE 554 PART 1 : 1971 WITH TILES LAID TO 750mm REIN.

REIN 10mm.

30 x 10mm PRESERVATIVE TREATED S.S. BATTENS OR UNDERLAY TO BE 747 PITCH TO BE LAPPED 150mm REIN.

TRUSSED RAFTERS ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TYPICAL LTD.

IN ACCORDANCE WITH BS 5262 PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 400mm C/C REINFORCING ORIENTED TO ROOF PLAN.

100 x 125mm WALL PLATE STAPLED TO WALLS AT 1.2m C/C WALL, USING 30 x 10mm GALVANISED STEEL STRIPS.

FROM THE 30 x 10mm GALVANISED STEEL STRIPS AT 2.0m C/C WALL, FROM RAFTERS AND CEILING ROOF REINFORCING TO CEILING WALLS, 30 x 10mm TRUSSES WITH REINFORCING AND PLATE B.P.C. 100mm REIN AND B.P.C. 100mm REIN.

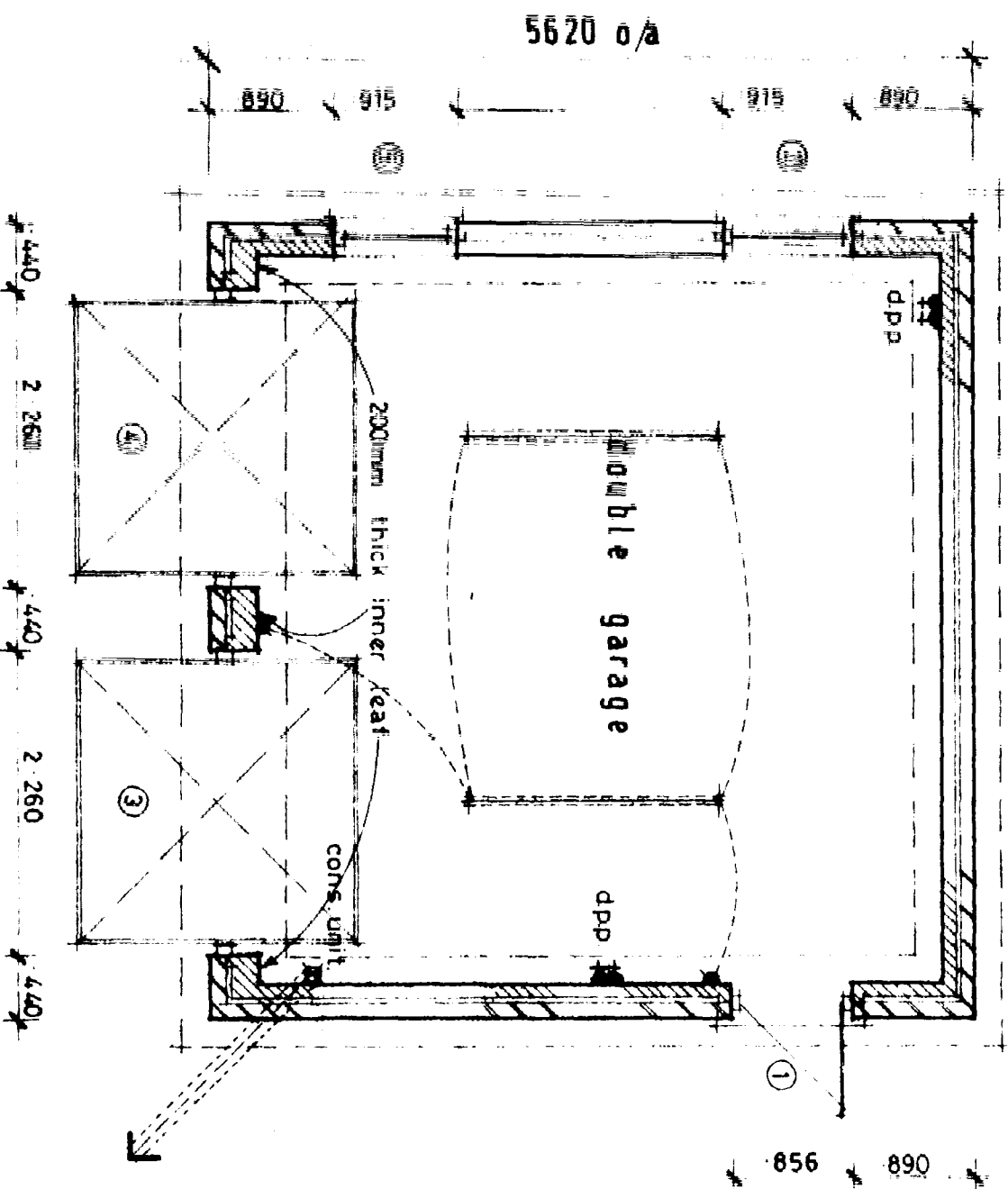
ROOF RAFTERS 30 x 10mm TO BE IN ACCORDANCE WITH THE BS 5262 PART 3 : 1985 AS INDICATED ON ROOF PLAN.

30 x 10mm REIN REINFORCING, 30 x 10mm CEILING REINFORCING, 30 x 10mm 45° DIAGONAL BRACING SECTIONS.

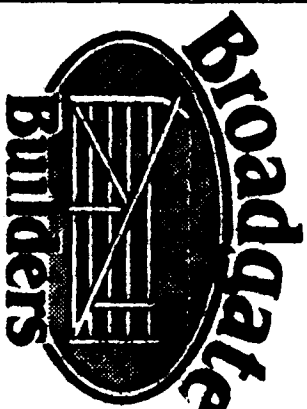
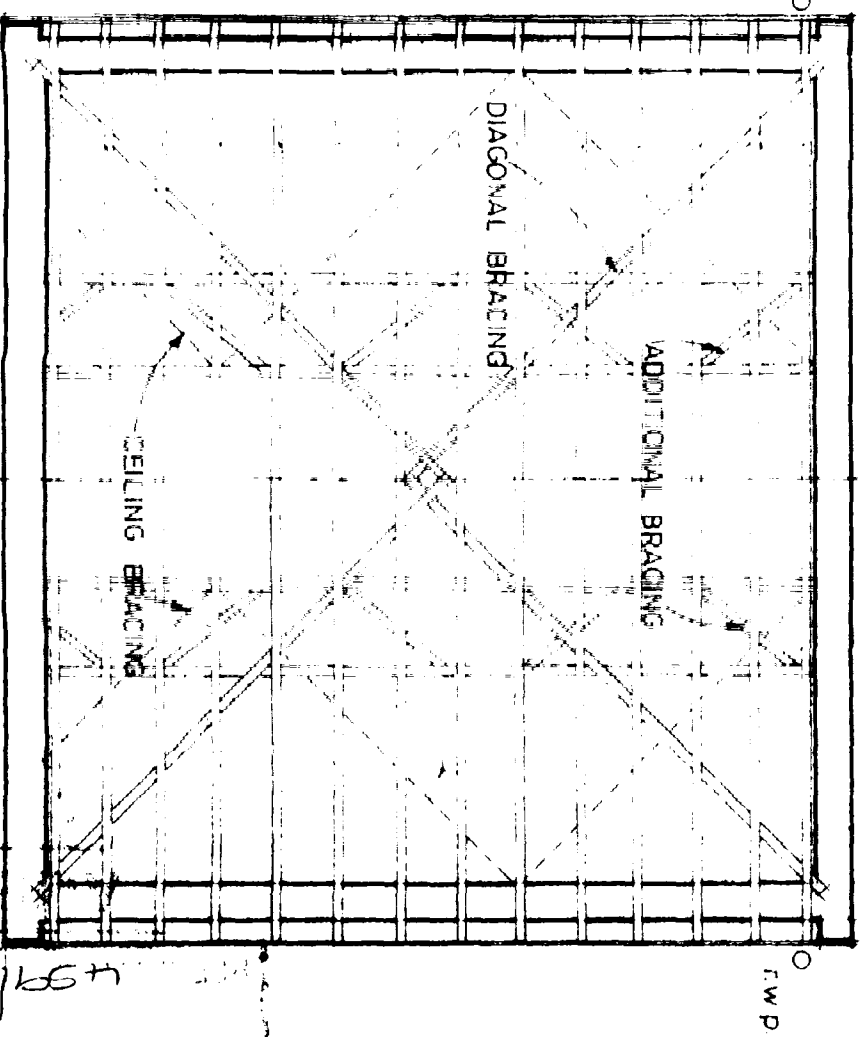
30 x 10mm R.S.E. REINFORCING (WHERE APPLICABLE) WITH 6mm PLY SOFFIT.

ALL TRUSSES TO BE SET STRUCTURAL GRADE REINFORCING.

ALL TRUSSES TO BE SET STRUCTURAL GRADE REINFORCING.



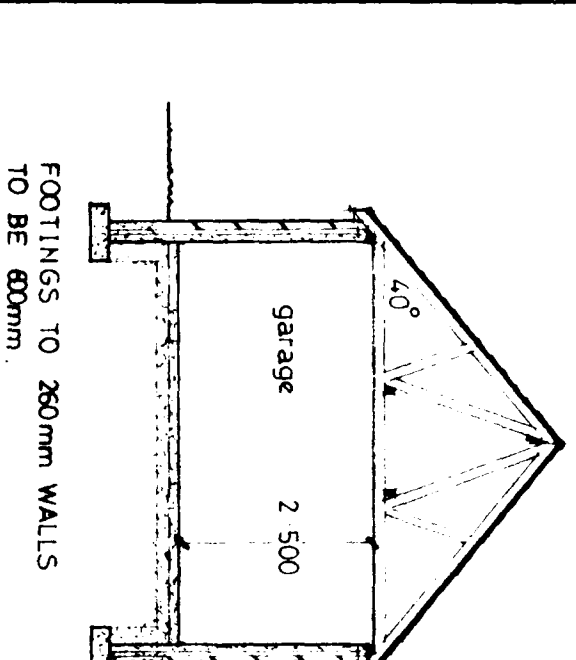
100mm DUCT 600mm BELOW
GROUND LEVEL FOR GARAGE
ELECTRIC SUPPLY



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

Revised Double Garage Plan:
Plot 3, Weston Hills, Broadgate House, Spalding, Lincs.
For Mr & Mrs J. Curdock.

DATE	APRIL 1991	DRAWN	AF
DRAWING NO.	03005-2	SCALE	1:100/1:50
REVISIONS	DES.	DATE	SIGN
1	DES.	1991	AF



FOOTINGS TO 260mm WALLS
TO BE 60mm.

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