MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding.
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H16/0459/96

OUTLINE

Applicant: Mr & Mrs K Butters
Tel:

Agent: Poddingtons
761856

Description: Proposed dwelling including siting

Location: Beechfield Gardens
Spalding
Lincs

Valid date:	27-JUN-96	Terminal date:	22-AUG-96
Target dates:		Target Committee:	14-AUG-96
To case officer	04-JUL-96	Report deadline:	31-JUL-96
Inspected by	11-JUL-96	Agreed TD Ext:	01-JAN-97
Extra contacts	18-JUL-96	Case Officer:	
Report if not clear by	01-AUG-96	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: .23 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
The Owner and/or the 1 Clay Hill Drive		12-NOV-96	03-DEC-96	Amended plans rec.
The Owner and/or the 3 " "		12-NOV-96	03-DEC-96	
The Owner and/or the 19 " "		12-NOV-96	03-DEC-96	
Site/Press Advert MIN		13-NOV-96	04-DEC-96	Amended plans rec
~~Diana Fairchild~~		~~12-NOV-96~~	~~26-NOV-96~~	
Miss D Fairchild		12-NOV-96	26-NOV-96	Amended plans rec.
Cllr E N Davies	01406 380546	12-NOV-96	19-NOV-96	
Cllr E Pegler	01775 723732	12-NOV-96	19-NOV-96	
Cllr Mrs D F Davies	01406 380546	12-NOV-96	19-NOV-96	

SITE RECORD

Grid ref: 525220 322730
OS Sheet: 201 Parcel:

L-c-c - DS Attached f/c DS

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H16/0459/96
OUTLINE

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Location: Beechfield Gardens
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Valid date: 27-JUN-96
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To case officer 04-JUL-96
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Extra contacts 18-JUL-96
Report if not clear by 01-AUG-96

Terminal date: 22-AUG-96
Target Committee: 14-AUG-96
Report deadline: 31-JUL-96
Agreed TD Ext: 01 Jan 97
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .23 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner and/or the 3 Clay Hall Drive		20-AUG-96	10-SEP-96
The Owner and/or the 1 Clay Hall Drive		20-AUG-96	10-SEP-96
The Owner and/or the 19 Clay Hall Drive		20-AUG-96	10-SEP-96
Site/Press Advert MIN		10-JUL-96	31-JUL-96
Diana Fairchild		09-JUL-96	23-JUL-96
Cllr E N Davies	01406 380546	09-JUL-96	16-JUL-96
Cllr E Pegler	01775 723732	09-JUL-96	16-JUL-96
Cllr Mrs D F Davies	01406 380546	09-JUL-96	16-JUL-96

SITE RECORD

Grid ref: 525220 322730
OS Sheet: 201
Parcel:
L.C.C - Does not affect [illegible]

Application no: 1416/0459/76

Applicant: Mr. + Mrs. K. Butters. Agent: Poddingtons, 43 Double Street, Spalding, Lincs. PE11 2AA.

Beechfield Gardens site, Spalding.

Trees are protected by Spalding TPO. No 1 1962.

The beech tree nearest to the proposed dwelling, is a variegated beech, most magnificent and unusual. Every care must be taken to prevent this tree being damaged in any way, if construction works go ahead or in the future.

Beech trees are very susceptible to changes in the water table, being shallow rooted, with a relatively low water demand. The construction of the dwelling as proposed may well affect the water content of the soil and the future health of the beech trees nearby. Particular care must be taken with the construction of driveways to the dwelling and garage, to ensure that roots are not damaged, and that the materials used are permeable to water. Otherwise the water catchment area to the beech trees will be substantially reduced.

With the recent dry summers beech trees are under stress. Many having died. Every care must be taken to help prevent any damage to the roots of the trees concerned, and disruption to the local water table as little as possible.
A fence must be erected well outside the canopy spread of the trees before works proceed, to prevent soil compaction, or damage to the trees. There should be no excuses that it gets in the way of construction works, otherwise one will soon have a dead tree.
Service trenches must not be laid under the canopies of the trees. Any passing within 2 metres of the canopy spread, ought really to be dug by hand, to help ensure damage to roots is kept to a minimum; similarly shared foundations.
There may well be pressure in the future for reduction works, due to the closeness of the tree to the proposed dwelling, the likelihood of this would be greater if it was a double storey dwelling.

Foundations must accomodate the presence of the trees.

Replacement trees must be planted for those felled in the past, such as the large Copper beech.

I did not make a note while on site, but I ~~seem to~~ recall that T20 as marked on the plans is a Sycamore. It is likely to increase in size. This factor should be borne in mind

25/9/96.

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr & Mrs K Butters
is applying to the Council for planning permission for the following:

Reference No: H16/0459/96
Description: Proposed dwelling including siting

Location: Beechfield Gardens
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at Planning reception, Council Offices, Priory Road, Spalding, during normal office hours for a period of 21 days beginning with the date shown below.
Any observations should be sent to me, quoting the above reference number also within 21 days of the date shown below.

Mrs S A Waltham
Director of Housing and Planning Services

Date of Notice:

SOUTH HOLLAND DISTRICT COUNCIL

25/9/96

Discussion with Tony Pridmore

Agreed:-

(1) action to be provided by [illegible] that revised plan of footprint of building [illegible] and [illegible] that [illegible]



(2) Specific reference to [illegible] to dwelling type on [illegible].

[illegible]

LINCOLNSHIRE COUNTY COUNCIL
ENVIRONMENTAL SERVICES DIRECTORATE

FORM NO: ESED/ 1
(revised Dec 95)

To: SOUTH HOLLAND District Council

Application Reference H16/0459/96

Form of notification by the County Director of Environmental Services for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

BEECH FIELD GARDENS SPALDING

3. Name, classification and number of road

U C

4. Date application referred 21/5/96

5. State whether outline, reserved matters, full etc.

OL

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

DWELLING

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, 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: 21/5/96 Signed: [signature]
Director of Environmental Services

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P7458
Date received : 16-MAY-96

Received from

Keith Butters Ltd.

FILE COPY

Address

Beechfield Gardens
Spalding

Fee paid	#	480.00
VAT	#	0.00
Total received	#	480.00

Cash/Cheque : Cheque

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

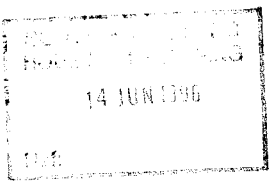
PODDINGTONS

Architectural Design Consultants

Our ref: RMB/HJW

Your ref:

Date: 14th June 1996



F.A.O. Mr. D. Gedney

South Holland District Council
Planning Dept
Priory Road
Spalding.

Dear Sirs,

OUTLINE PLANNING APPLICATION FOR MR. & MRS. K. BUTTERS,
BEECHFIELD GARDENS, SPALDING.
REFERENCE H16-0459-96

We enclose herewith four copies of our drawing 2538-1 rev. A amended to include indicative position of dwelling and garage. The position of the tree is correct but the spread has been reduced to as surveyed on site.

All other trees are as taken from previous applications.

If you have any further queries please do not hesitate to contact this office.

Yours faithfully
Poddingtons

R.M. BOOR

enc.

Poddingtons,
44 Double Street,
Spalding,
Lincs. PE11 2AB
Tel: 01775 761856
01775 768296
Fax: 01775 710218
VAT Reg. No. 107 0605 13
Principal: T. A. Pridmore

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0459/96

Applicant: Mr & Mrs K Butters
Greyfriars
Tydd Gote
Wisbech
Cambs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling

Location: Beechfield Gardens
Spalding
Lincs

Type: OUTLINE

Date received: 16-MAY-96

31-MAY-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 3(2) of the Town and Country Planning (General Development Procedure) Order 1995, you are therefore requested to supply the following:
Please confirm siting of dwelling is to be included as part of the application.
Please confirm that canopy spreads of trees are accurate.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Development Control Manager

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

~~Application no: H16/0459/96~~

Applicant: Mr & Mrs K Butters
Greyfriars
Tydd Gote
Wisbech
Cambs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling

Location: Beechfield Gardens
Spalding
Lincs

Ref: Valid.

Type: OUTLINE

Date received: 16-MAY-96

21-JUN-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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Siting of dwelling should be integral part of the application and reference to 'indicative' excluded. Please confirm acceptance.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Development Control Manager

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0459/96

Applicant: Mr & Mrs K Butters
Greyfriars
Tydd Gote
Wisbech
Cambs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling

Location: Beechfield Gardens
Spalding
Lincs

Type: OUTLINE

Date received: 16-MAY-96

31-MAY-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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Please confirm that canopy spreads of trees are accurate.

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If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Development Control Manager

PODDINGTONS
Architectural Design Consultants

Reg 4

-SD

D 4/

FACSIMILE TRANSMISSION HEADER SHEET

FROM R. Poole TO D. Cronnet

DATE 25-6-96

NO. OF SHEETS (incl. header) ..... FAX NO 710772

RE: E. Suffolk outline planning application Land Spalding your ref H16-0459-96

IF YOU DO NOT RECEIVE LEGIBLE COPIES OF ALL PAGES PLEASE ADVISE US IMMEDIATELY.

MESSAGE:

Further to your letter dated 21/6/96 we confirm our acceptance to retaining the word 'indicative' & including siting of dwelling as part of the application.

Yf

R.

R. T. Poole.

Poddingtons,
44 Double Street,
Spalding,
Lincs. PE11 2AB
Tel: 01775 761856
01775 768296
Fax: 01775 710218
VAT Reg. No. 107 0605 13
Principal: T. A. Pridmore

DC RECORD SHEET

Registration
Reference H16/0459/96 - 20/5
Cross-reference

Case Officer J A Blackwell

Directions

Standard Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard Article 3 ☑ Reg 4 ☑ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer JAB 3/6/96

No of copies	Details
	Siting of dwelling as per application ~~Agricultural~~

Further direction authorised by Senior Officer JAB 14/6/96

Information satisfactory for DC JAB 27/6/96

No of copies	Details
	PLEASE CONFIRM DATE CAMERA SPECIMENS OF PANEL ARE ACCEPTABLE

SITING of DWELLING SHOULD BE INTEGRAL PART OF THE APPLICATION AND REFERENCE TO 'INDICATIVE' EXCLUDED. PLEASE CONFIRM ACCEPTANCE.

Amended description ... including siting JAB/11

Fee validation check:
Valid ☐ ____

Consultations/Publicity

Acknowledged / Standard Consults / Public register ____

Non-Standard

Press Publicity
- Departure ☐
- Setting of LB ☐
- Public Right of Way ☐
- Discretionary ☐

Conseq consults
- County Planning ☐
- English Heritage ☐
- ROW Societies ☐

Consultations

Transport
- Highways Agency (Art15) ☐
- Highways Agency ☐
- British Rail ☐

Environment
- Env Services ☐
- NRA ☐
- EA - see separate sheet ☐

Conservation
- LB Demolition Group ☐
- Archaeology - specify ☐ ____
- English Heritage ☐
- Other - specify ☐ ____

Hazards
- HSC Group ☐

Other — DIANA FARRINGTON
specify ____

Senior Officer confirmed JAB 27/6/96

Extra (Case Officer after inspection)
Specify:
NOTIFY —
3, 4, 7 CLEY HILL
DRIVE, SPALDING
Done JAB 20/9/96
2018

Second Stage (after revalidation)
Reconsult
- None ☐
- All ☐

Specify

Consult for first time

Residents
Addresses :

Deliver/Post

Residents(consult first time)
Addresses :

Deliver/Post

Recommendation

Approve (or favourable) ☑

Refuse (or adverse) ☐

Signed [signature]

Date 9/11/96

Non-Determination	
Permitted development (or equiv)	☐
Non-development (or equiv)	☐
Withdrawn	☐
Other	☐
Confirmed by Senior Officer	

Conditions / Reasons

(1) TL 2

(2) SC 8 – [illegible]

(3) SC 21. [illegible]

(4) SC 27

(5) SC 32 – [illegible]
(SI 1995)

[illegible]

(6) SC 73 – [illegible]

(7) 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 for any underground services which are to 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, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

(8) [illegible]

REASONS

(1) TL 2
(2) SC 8
(3) SC 21
(4) SC 27
(5) } TO SAFEGUARD THE AMENITY
(6) } TREES WHICH ARE THE SUBJECT OF TPO No 1 (1961) (SPALDING).
(7) SC 73
(8) SC 74
(9)

NOTES		
Disabled	☐	
Section 106 / 278	☐	
Demolition	☐	
LB Demolition	☐	
Amended Plans	☐	Received
		Drawing nos

NOTE (1) AMENDED PLANS RECEIVED ON 6/11/96.
(2) YOUR ATTENTION IS DRAWN TO THE IMPLICATIONS OF THE BUILDING REGULATIONS WITH REGARD TO THE SITING OF THE BUILDING CLOSE TO THE PROTECTED TREES.

Submission Record Sheet

Reference H/0459/96

Submitted Fee £ 480 . Fees

Receipt No P7458

Date received 15 . 1996

VALID ✓

Correct fee £480 Nil / discount Reason:

Additional £ Receipt No

Refund £ Voucher No

Invalid ☐

Reminder .....

Fees ☐

Site plans ☐

Certificate ☐

Other ☐

Cancelled .....

Type : OUTLINE

Description :
(if different from form)

(New) / Redevelop / Use / Ext / Alt / Works

Site area 0.2345

No of dwellings

Floorspace

Earlier permission reference

Spatial

Index Sheet 20 C 1

OS plots

Grid ref 523320 172732

Ward

Parish

Inside IBD

Inside LP area

Policy zone

Linked to Site No 3569

Linked to Property No

District boundary ☐

Other constraints

Constraints

Cons Area	☐	Trunk road rural	☐
Listed Building	☐	Bypass 67m	☐
Grade		Level Crossing	☐
Archaeology	☐	Footpath	☐
Ancient Mon	☐		
SSSI etc	☐	Hazard site	☐
TPO	☐	Air safeguard	☐
		Elect line	☐
		Pipeline	☐
		Waste/contam	☐

Planning records:

Earlier applications

Building Control records:

Already submitted - Ref

Request needed ✓

Assessment

Notes for Case Officer

CLEARED SITE WITH
2 MATURE TREES
- COMMON BOUNDARY WITH HOUSING TO REAR (HEIGHT) DEFINED BY WOODEN FENCE
- FIELDING - BOUNDARY TO SIDE OF SITE

Site Inspection

Accuracy ? ✓
Neighbours ?
Boundaries ?
Features ?

Inspected by DH
Date 12/7/96 (2.45pm)
Site Notice posted by .....
Date .....
Resident Notices delivered by .....
Date .....

Telephone and Visitor Record

24/9/96 SPOKE TO THE PLANNING (PROBATIONERS) AND ADVISED HIS SECRETARY SHARON CLANCY BE AWARE 23/9 ONWARDS TO ARRANGE A MEETING TO DISCUSS SITING

DJ