APPLICATION No. H/16/0517/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2+3+4
Location Plan	
Application Form	5-7
Check Sheets	8-10
Other Correspondence	11-36
Drawings	41-46
Post Decision Amendments	37-40

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0517/93 Received:03-JUN-93 Type:FULL

Name: Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Description: Proposed bungalow with detached garage

Location : Plot 2, Beechfield Gardens Spalding Lincs

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

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

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

2 Before 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 a 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 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 and the trenches shall be carefully backfilled consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed 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 acess 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 Before development commences details, including height, position and design of a retaining wall around the cut leaved Beech shall be submitted to and approved by the Local Planning Authority, and the retaining wall shall be constructed prior to finishing the level of the site.

Reason: In order to safeguard the tree by retaining its current ground level.

10 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the construction and surfacing of the access driveway from Beechfield Gardens, and the development shall be completed in accordance with the agreed details.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority

SOUTH HOLLAND DISTRICT COUNCIL

on the 20 August 1993.

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

Director of Planning and Building Control Services
21-SEP-93 H16/0517/93

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. H16/0517/93

Date Registered 03 JUN 1993

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

(f form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532
(Personal contact name) SIMON LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 2. BEECHFIELD GARDENS, 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 £120.00 If you consider no fee is payable include a written explanation instead.

Signed S. Liquorish Date 2.6.93 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.

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 ..... (Applicant / ~~Agent~~) Date 2.6.93.

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 ..... (Applicant / ~~Agent~~) Date 2.6.93

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 .....

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:	4.600 metres
(b) max. length:	10.200 metres
(c) max. width:	16.000 metres
D. Please state type and colour of materials for facing external walls:	BUTTERLEY ARLESEY NORFOLK MIXTURE.
E. Please state type and colour of roofing materials.	MARLEY MODERN SMOOTH GREY.
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.

As DOMESTIC.

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?	—	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

5/7/93

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Cleyhall Drive
Boundaries :
Site Features :

Inspected by PJM
Date 15-6

Site Notice posted by PJM
Date 15-6 on site
Expiry Board on Beechfield Gardens.

Individual Resident Notices required:

Addresses to be sent to – 21 Halmergate, 11-19 Cleyhall Drive

Addresses delivered to –

✓ DONE 16/6

Case Officer Conclusions

Site seems bigger than plan shows. need not/shouldn't be shaded by canopy of tree
1.8m fence, Leylandii (new) + Post fraxinus to Cleyhall Drive

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv) Refuse (or equiv)

Signed ..... Date 2/9.

Notes:

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

Dwg no:
Received:

Conditions/~~Reasons:~~ (cont overleaf)

DPO Auth - 4/8/93 committee

Repeat Cond. from Agenda, + notes

1. SW 1. amended plan. Recd. 20/8/93.
2. The applicant is advised that the trees on this site are protected by a tree preservation order

DC INSTRUCTION SHEET

APPLICATION REF: H16/0517/93

Directions

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:

PRL 8-6 Drawing re trees

Additional Consultation/Publicity Required

T 8/9/6

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

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify: Frank Hope
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130.

Receipt No P2767

Date first Rec'd 03 JUN 1993

Registration

Reference H16/0517/93

Cross-Ref S R

Date 4/6

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 £ 130.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 301 OS Plots
Grid ref 529970 339740

Ward Q Parish SPALDING

Inside IBD YES 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 4

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

Linked to site Ref 1383

Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

435/93 next plot.

904/87.
131/88.

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

Broadgate Builders
(Spalding) Ltd,
Broadgate House,
Weston Hills,
Spalding,
Lincs.
PE12 6DB.

Mr P Udy

PJU/JJ H16/0517/93

01 Feb 1995

Dear Sir,

PROPOSED BUNGALOW WITH DETACHED GARAGE, PLOT 2, BEECHFIELD GARDENS, SPALDING - H16/0517/93.

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

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 21st September 1993.

Condition No 2 states:

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

Reason: In the interests of visual amenity."

Condition No 8 states:

"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."

Condition No 9 states:

Before development commences details, including height, position and design of a retaining wall around the cut leaved Beech shall be submitted to and approved by the Local Planning Authority, and the retaining wall shall be constructed prior to finishing the level of the site.

Reason: In order to safeguard the tree by retaining its current ground level."

Condition No 10 states:

"Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the construction and surfacing of the access driveway from Beechfield Gardens, and the development shall be completed in accordance with the agreed details.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality."

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

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

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

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

H16/0517/93

FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Proposed bungalow with detached garage

Location: Plot 2, Beechfield Gardens
Spalding
Lincs

15 oct 93

Valid date:	03-JUN-93	Terminal date:	~~29-JUL~~-93
Target dates:		Target Committee:	13-JUL-93
To case officer	10-JUN-93	Report deadline:	29-JUN-93
Inspected by	17-JUN-93		
Extra contacts	24-JUN-93	Case Officer:	
Report if not clear by	08-JUL-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier	16-JUN-93	07-JUL-93	
Owner/Occupier	16-JUN-93	07-JUL-93	
Owner/Occupier	16-JUN-93	07-JUL-93	
Owner/Occupier	16-JUN-93	07-JUL-93	
Owner/Occupier	16-JUN-93	07-JUL-93	
Owner/Occupier	16-JUN-93	07-JUL-93	
Site/Press Advert MIN	15-JUN-93	06-JUL-93	
Frank Hope & Associa 0733 270477	29-JUN-93	13-JUL-93	ORDER NO. 4/1243.
Cllr J Goodley	09-JUN-93	16-JUN-93	
Cllr E N Davies	09-JUN-93	16-JUN-93	

SITE RECORD

Grid ref: 525270 322740
OS Sheet: 201 Parcel:

L.C.C – Obs Attached JCB

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

H16/0517/93

FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Proposed bungalow with detached garage

Location: Plot 2, Beechfield Gardens
Spalding
Lincs

Valid date:	03-JUN-93	Terminal date:	29-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	10-JUN-93	Report deadline:	29-JUN-93
Inspected by	17-JUN-93		
Extra contacts	24-JUN-93	Case Officer:	
Report if not clear by	08-JUL-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 21 Halmergate	16-JUN-93	07-JUL-93
Owner/Occupier, 11 Cley Hall Drive	16-JUN-93	07-JUL-93
Owner/Occupier, 13 Cley Hall Drive	16-JUN-93	07-JUL-93
Owner/Occupier, 15 Cley Hall Drive	16-JUN-93	07-JUL-93
Owner/Occupier, 17 Cley Hall Drive	16-JUN-93	07-JUL-93
Owner/Occupier, 19 Cley Hall Drive	16-JUN-93	07-JUL-93
Site/Press Advert MIN	15-JUN-93	06-JUL-93
Cllr J Goodley	09-JUN-93	16-JUN-93
Cllr E N Davies	09-JUN-93	16-JUN-93

SITE RECORD

Grid ref: 525270 322740
OS Sheet: 201 Parcel:

L.C.C - OBS Attached JC 8

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

H16/0517/93
FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Proposed bungalow with detached garage

Location: Plot 2, Beechfield Gardens
Spalding
Lincs

Valid date: 03-JUN-93
Target dates:
To case officer 10-JUN-93
Inspected by 17-JUN-93
Extra contacts 24-JUN-93
Report if not clear by 08-JUL-93

Terminal date: 29-JUL-93
Target Committee: 13-JUL-93
Report deadline: 29-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
Site/Press Advert MIN	15-JUN-93	06-JUL-93
Cllr E N Davies	09-JUN-93	16-JUN-93
Cllr J Goodley	09-JUN-93	16-JUN-93

SITE RECORD

Grid ref: 525270 322740
OS Sheet: 201 Parcel:

L.C.C. Obs Attached JC 18/6/93

Spalding and District Civic Society
c/o 16 Sheep Market
Spalding
Lincs
PE11 1BE

Mr P J May

PJM/LAC
H16/0517/93

18 August 1993

Dear Sir

Planning Application Numbers H16/0517/93 and H16/0438/93.

I refer to your letter of the 9 August 1993 and can confirm that your letter of the 9 July 1993 was received. Your letter was incorporated in the report to the 4 August 1993 Planning Committee when it was resolved to grant permission for the proposed development on plot 3 subject to conditions. On plot 2 the Director of Planning and Building Control Services was authorised to grant planning permission subject to the receipt of an amended plan and also subject to conditions.

Yours faithfully

N P Midlen
Principal Planning Officer
Development Control

SPALDING & DISTRICT CIVIC SOCIETY

c/o 16 Sheep Market,
SPALDING,
Lincs.
PE11 1BE

The Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

9th August, 1993.

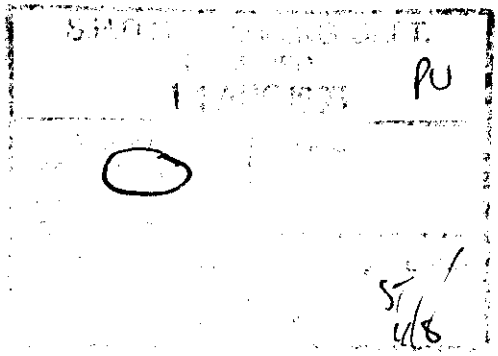
Dear Sirs,

re: Planning Applications No.'s H16/0517/93 and H16/0435/93

I would be grateful to receive your acknowledgement that you received my letter of 9th July in respect of the aforementioned and at that time your comments in respect of matters raised in that letter.

Yours faithfully,

J.R. SMITH,
Secretary.



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.

555. PLANNING APPLICATIONS (Continued)

(d) Applications Director of Planning and Building Control Services Authorised to Approve (Continued)

H02/0407/93 Crowland Methodist Church	Partial demolition of school room premises and formation of car park at Crowland Methodist Church, Reform Street, Crowland.

(Subject also to the Director of Planning and Building Control Services negotiating with the applicant the provision of screening at the rear of the site.)

(Councillor A.J. Biggadike left the meeting during consideration of the above application.)

H16/0517/93 Broadgate Builders	Bungalow with detached garage at plot 2, Beechfield Gardens, Spalding.

(Subject to the development being in accordance with the advice of the Council's Consultant.)

H08/0578/93 Mrs E Garner	Conversion of disused farm buildings to two dwellings at Westhorpe Road, Gosberton.

(e) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H08/0444/93 Mr M Barney	Dwelling at Boston Road, Gosberton.

(To ensure that the proposed dwelling permanently remains tied to the agricultural holding of which it will form an integral part.)

(It was reported that suggested conditions had been submitted by the Department of Transport.)

H16/0532/93 Specialist Plant Services	Bungalow at 23 Weston Hills Road, Low Fulney, Spalding.

(To ensure that the proposed dwelling remains tied to the agricultural holding, of which it will form an integral part.)

H07/0583/93 Mr and Mrs J F Passfield	Change of use for the kennelling of 19 dogs at Hillgate, North Road, Gedney Hill .

(To ensure that the use of the site authorised by the development is discontinued when the applicants cease occupation of the existing dwelling within the application site.)

(Subject to the maximum number of dogs permitted on the site as detailed in condition No. 1 not including puppies.)

(Councillor A E Naylor left the meeting during consideration of the above application and Councillor C J T H Brewis left following consideration of the application.)

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

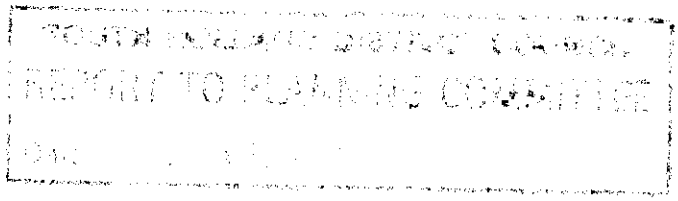
DESCRIPTION: Proposed bungalow with detached garage

LOCATION: Plot 2, Beechfield Gardens, Spalding

APPLICANT: Broadgate Builders AGENT:

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.

Spalding & 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

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 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.

H16/0517/93

1 TL1

2 2 SC21 (Landscaping).

3 2 SC27 (Implementation of planting).

4 3 SCA 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 4 B22 (Access and turning space).
Reason: B21.

6 5 SCB 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.

7 6 SCC 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.

8 7 SCD 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 8 SCE 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.

---

10 SN1

11 SNA

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 D 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 cut leaved

eech 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,

pp

N R Midlen
Principal Planning Officer
Development Control

SPALDING & DISTRICT CIVIC SOCIETY

c/o 16 Sheep Market,
SPALDING,
Lincs.
PE11 1BE

Planning Department,
South Holland DIstrict Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

9th July, 1993.

Dear Sirs,

re: Planning Applications No.'s H16/0517/93 and H16/0435/93

With reference to the aforementioned Planning Applications and with earlier reference to Planning Application No. H16/013188 we trust that you will be able to confirm that Broadgate Builders will be required to provide an approved Woodland Management Scheme prior to the commencement of the development and that the approved Scheme will be carried out within two years of the commencement of the development.

Yours faithfully,

J.R. SMITH,
Secretary.

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUL 1993 PJ

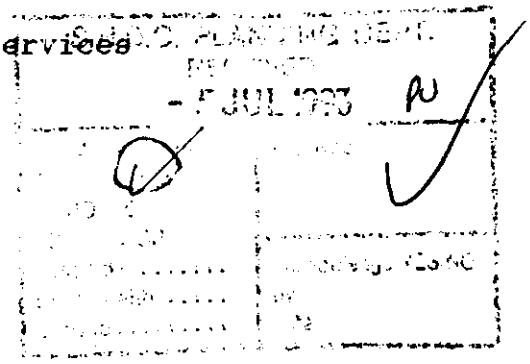
FRANK HOPE & ASSOCIATES
HORTICULTURAL, ARBORICULTURAL AND MANAGEMENT CONSULTANTS.

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.

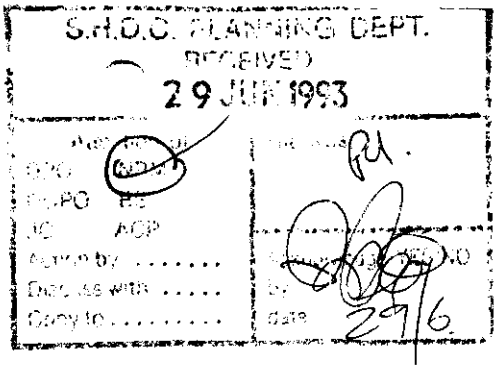
General conclusion

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



13, Cley Hall Drive,
Spalding,
Lincs PE11 2DZ.
26th June 1993.

Dear Sir,

Re - Application No: H16/0517/93.

I have studied the plans for the above application, and although I see that at present there is no intention to fell any of the existing trees, I feel certain that you will receive an application at a later date, if the bungalow is sited as suggested.

The tree that most concerns me is a cut leaved Beech in the middle of the site (described, I think, as No 37 on the tree plan: a "Good Specimen Tree"). This type of

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/16/0517/93.

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 2, Beechfield Gardens, Spalding.

3. Name, classification and number of road

U C

4. Date application referred 10-6-93

5. State whether outline, detailed application etc.

Full.

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

Bungalow & 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: 10/6/93 Signed: [signature]
Director of Highways and Planning

N 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2767
Date received : 03-JUN-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)

PLANNING AMENDMENT

For office use only

Application No. H16/517/93

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. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 2. BEECHFIELD GARDENS, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

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

H16/0517/93.

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 BUNGALOW 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)

1. BEECH HEDGING TO FRONT OF SITE.
2. BUNGALOW MOVED FORWARD BY 3 METRES.

State drawing no's of the current submission

03021

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

/

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment	✓ HL	

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial		
	New Application needed		
	Confirmed:	.....	.....
Current	Amendment in principle?	Yes/No	Yes/No
	Same desc/char? (fee test)	Yes/No	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	PM 26-8	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

NO

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

PLANNING AMENDMENT

For office use only
Application No. H16/517/93
Date Registered 20 AUG 1993
Case Officer IJU

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 2. BEECHFIELD GARDENS, SPALDING, LINCS

OFFICE COPY

Please complete

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

H16/0517/93.

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. [✓]

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 19th AUGUST 1993.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

MOVE BUNGALOW FORWARD, AS REQUESTED IN YOUR LETTER DATED 17.8.93.

State drawing no's of the current submission

93021

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

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

—

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0517/93

Applicant: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Description: Proposed bungalow with detached garage

Location: Plot 2, Beechfield Gardens
Spalding
Lincs

Amendment: Move bungalow forward (drawing number 93021)

27-AUG-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 15-OCT-93, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

Beech tree is fairly rare. There are also three lime trees, Nos 41, 42 and 43 which are at risk. All these trees have preservation orders on them.

I suggest that if the bungalow could be sited about 10 meters further West, the problem could be overcome. If you were to call a site meeting you would be able to see the situation clearly.

Yours Sincerely,

Ann P. Rowntree

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) B22.

(2) The minimum effective width of the private drive shall be 4·25m

Delete as appropriate

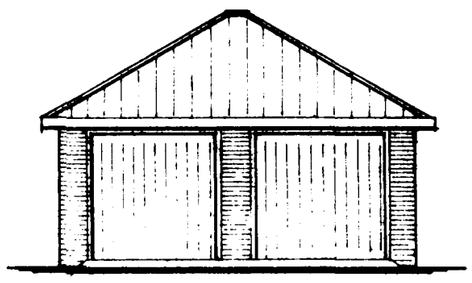
(i) REASONS FOR a, b, or c overleaf

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

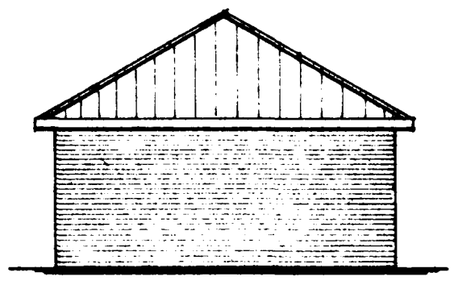
(1) B21

(2) B6

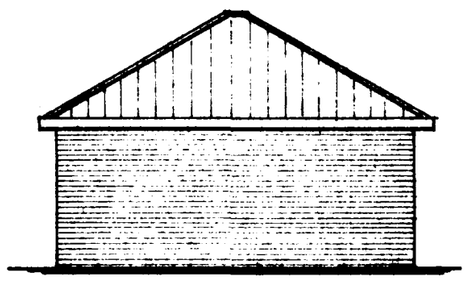
Note:— use continuation sheet(s) as necessary.



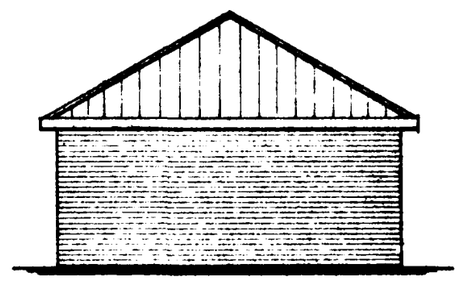
FRONT ELEVATION



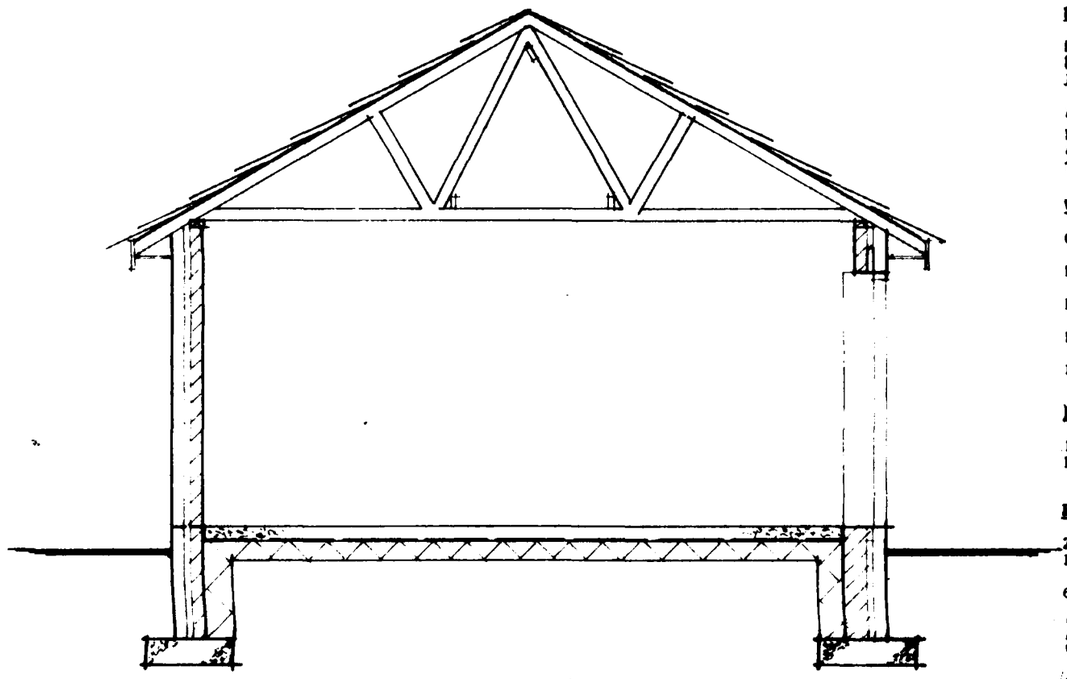
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION.



SECTION A-A

FOUNDATIONS

PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 700 X 225MM DEEP TO 260MM 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. IE 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.

LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 250MM SAND BLINDING, 1000G POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE TO C15P MIX LAID TO FAIR FINISH.

EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPRISE:- 100MM FACING BRICK (TO BS 3921: 1974 FOR CLAY BRICK, BS 187: 1978 FOR CALCIUM SILICATE BRICK).

60MM CAVITY 100MM INNER LEAF BLOCKWORK.

PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT 900MM C/C MAX. HORIZONTALLY, 900MM C/C VERTICALLY. TIES AT 300MM C/C MAX. VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

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

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

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDERFELT TO BS 74 BE LAPPED 150MM MIN.

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

TRUSSES TO BE INSTALLED AT 400MM C/C UNLESS INDICATED OTHERWISE O

100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RA CEILING CHORD MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH NO PACK N.L.T. 38MM THICK AND N.L.T. ½ DEPTH OF ROOF TRUSS MEMBER BE

ROOF BRACING TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 19 OR ROOF PLAN.

38 X 100MM RIDGE NOMINAL TIMBER, 38 X 100MM CEILING BINDERS, 38 X 1 DIAGONAL BRACING SECTIONS.

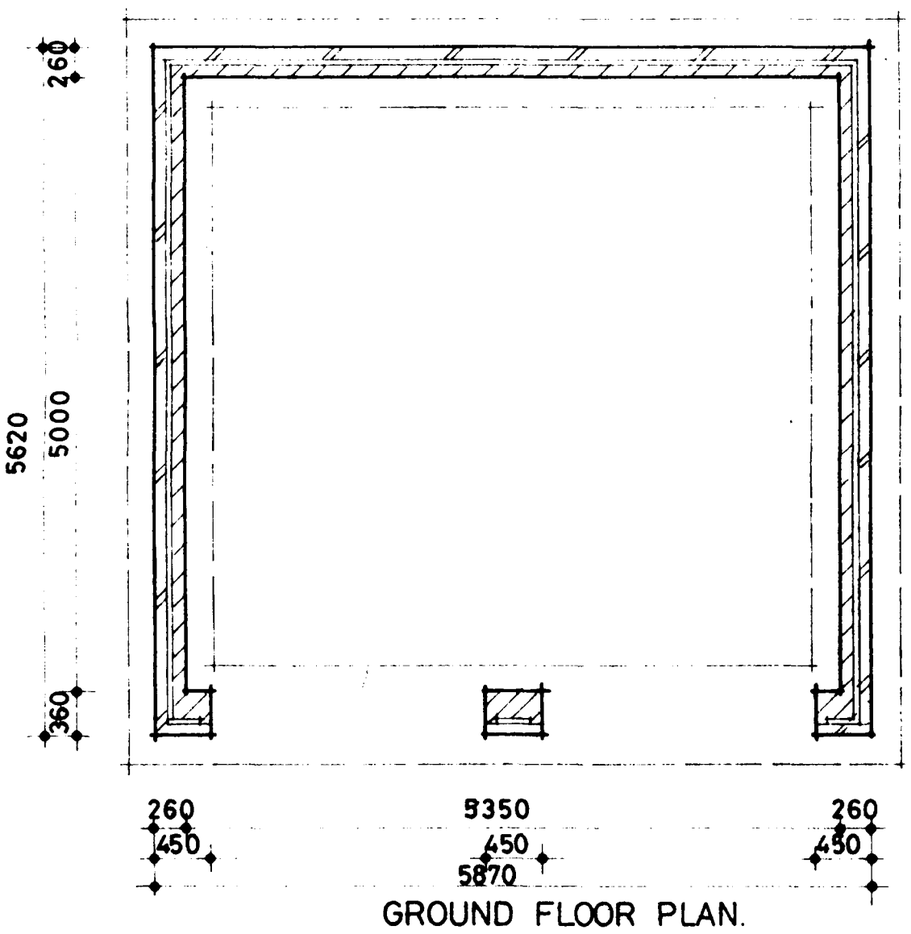
38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.

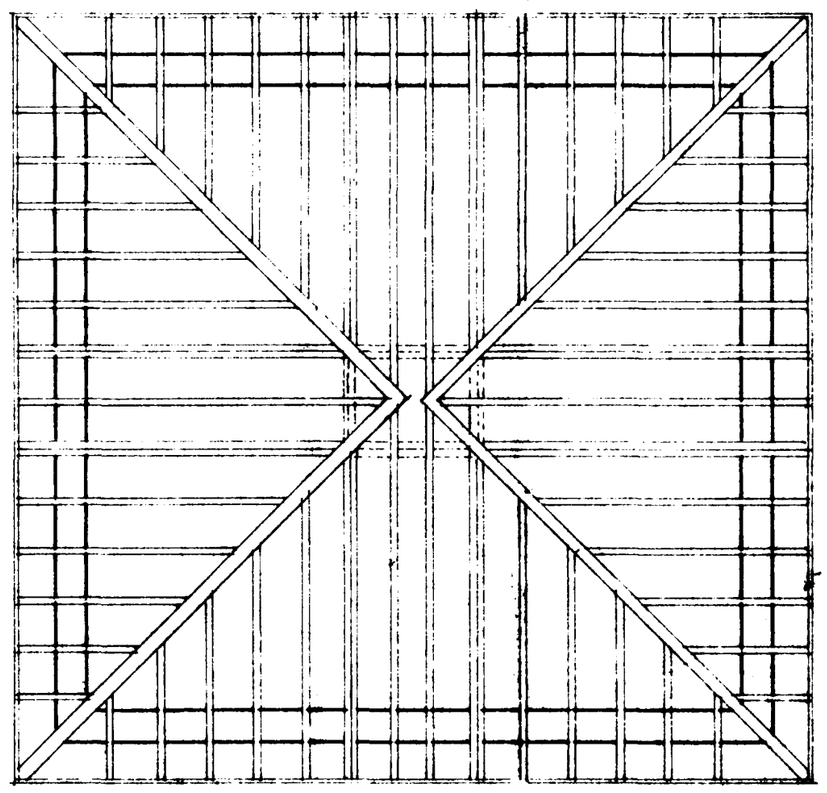
DRAINAGE - SURFACE WATER

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

BELOW GROUND PIPEWORK TO BE 68MM U.P.V.C. FLEXIBLE JOINTED WITH PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO AT 5.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER DRA APPROPRIATE.



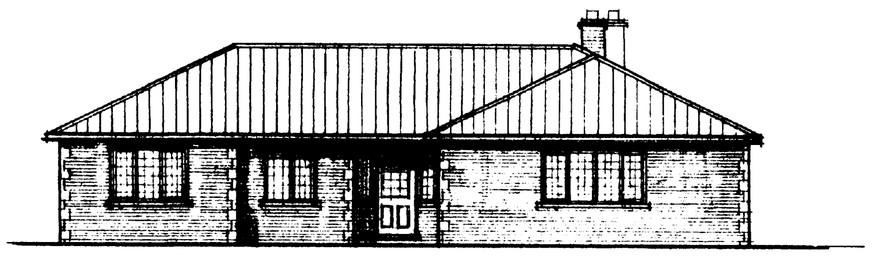
GROUND FLOOR PLAN.



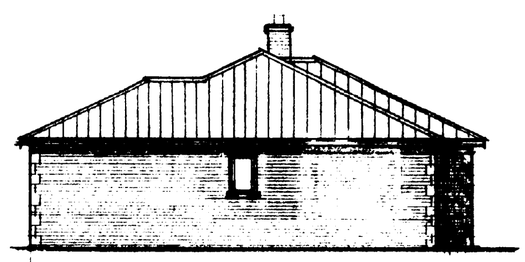
ROOF PLAN.

SOUTH HOLLAN
PLAN DEP
03 JUN 199
REF 0617

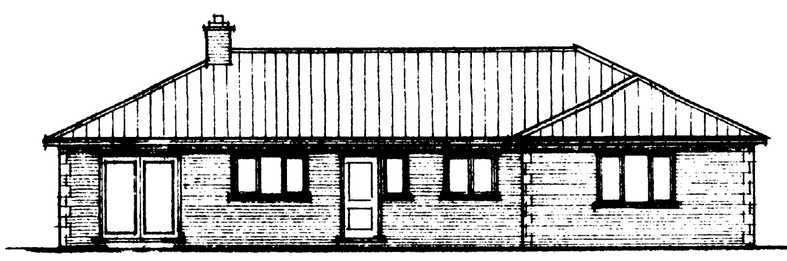
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



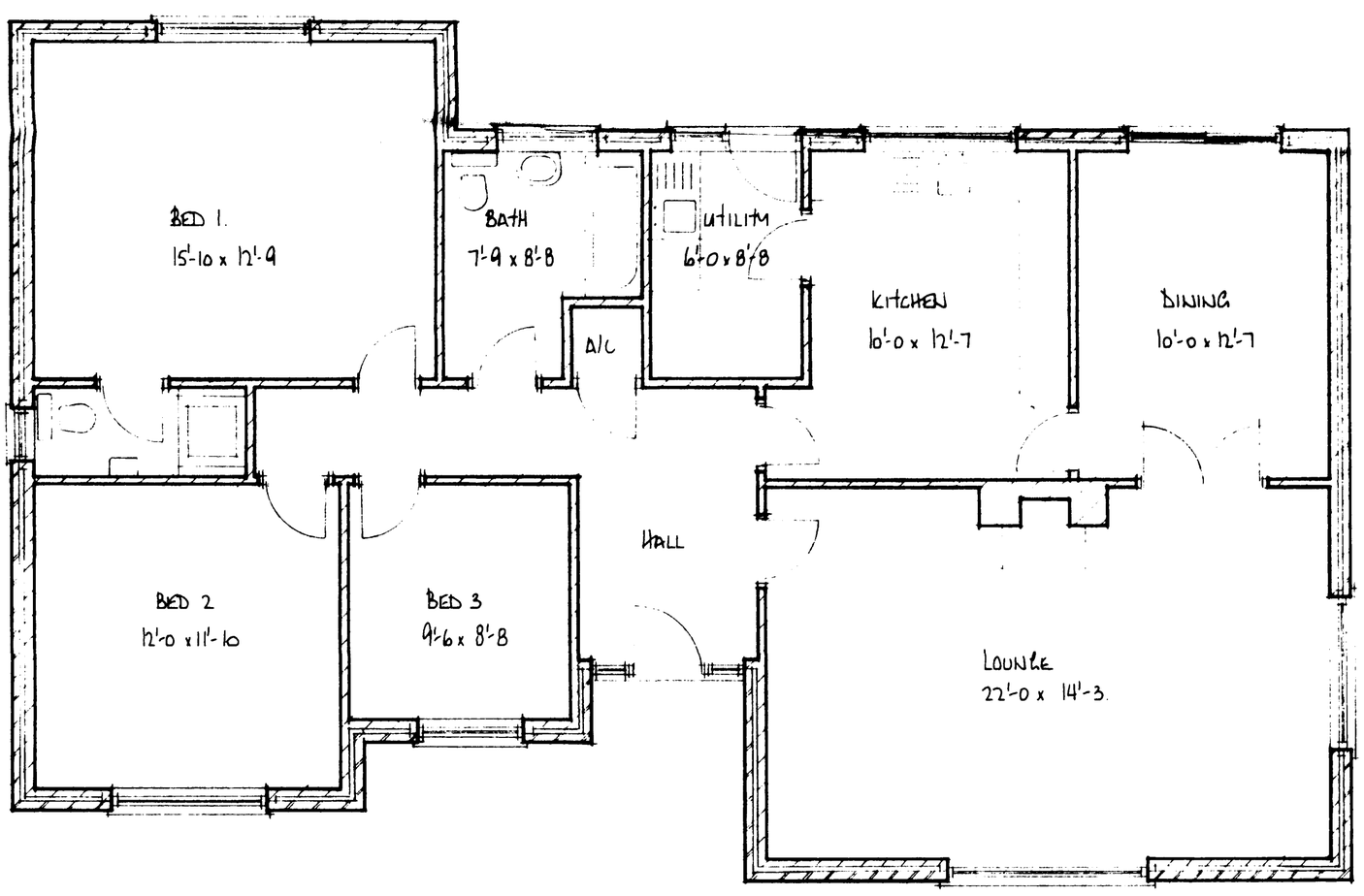
n. west



n. east



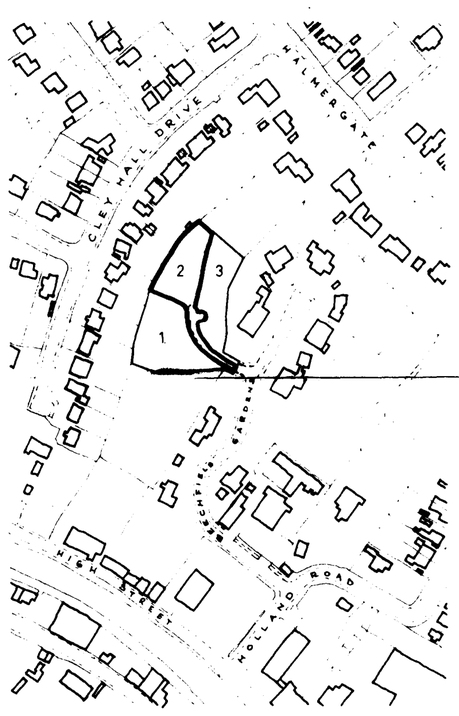
s. east



ground floor

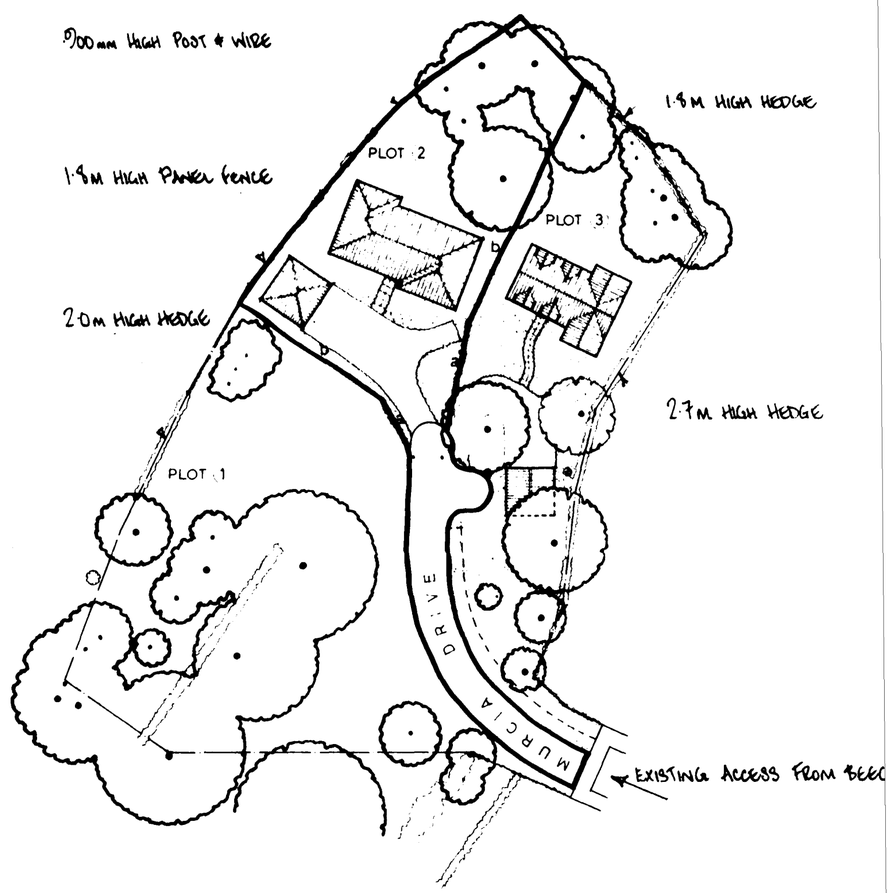
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS

SUMMIT



LOCATION PLAN

N



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	MARLEY MODERN SMOOTH GREY WITH RED RIDGES

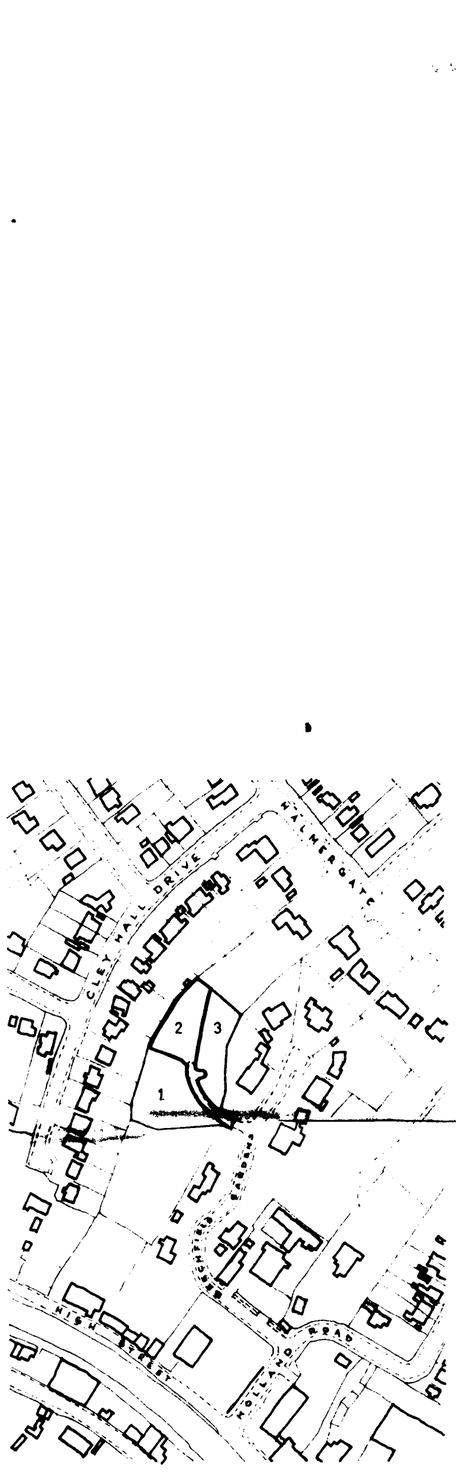
FENCING & ADDITIONAL LANDSCAPING.

a — **Fagus sylvatica as hedging to mark front boundaries.**

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

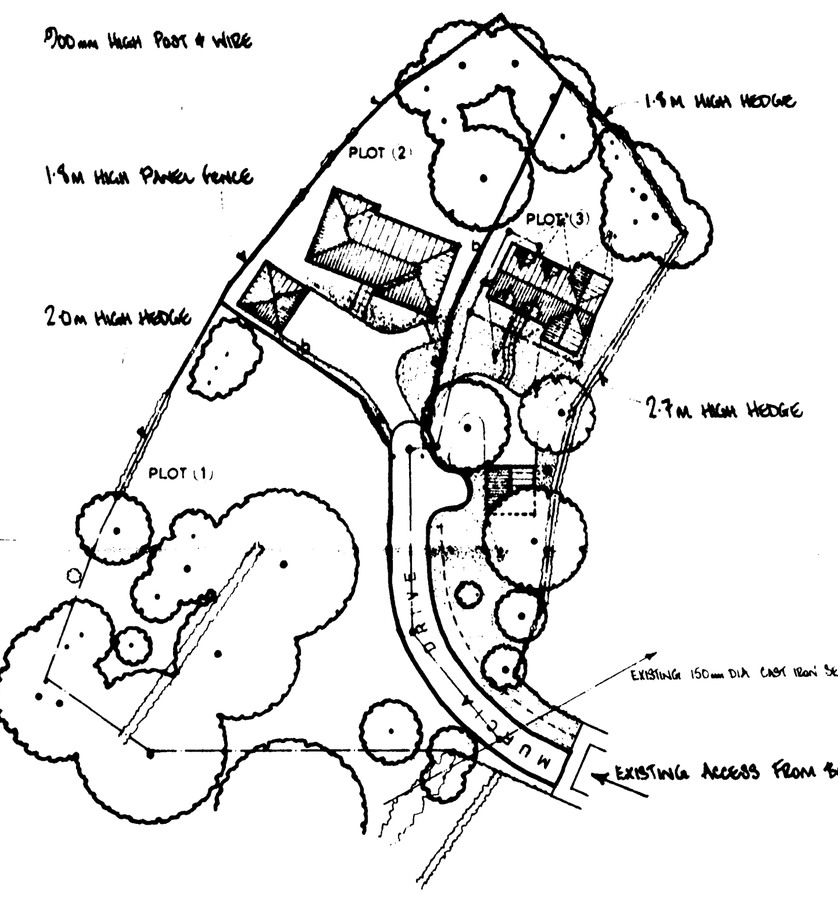
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (S

MIT



LOCATION PLAN

N



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	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.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS

SUMMIT