SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0599/93 Received:24-JUN-93 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erection of bungalow (substitution of plot 53)

Location : Plots 48-63 Daniels Acre Lilburn Drive
Spalding

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

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

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

2 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 proposed bungalow shall be constructed of Butterley Saxon Dark Multi bricks and the roof shall be covered with Marley Modern Smooth Grey tiles with red ridges.

Reason: To ensure the proposed bungalow matches the remainder of this phase in terms of materials.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

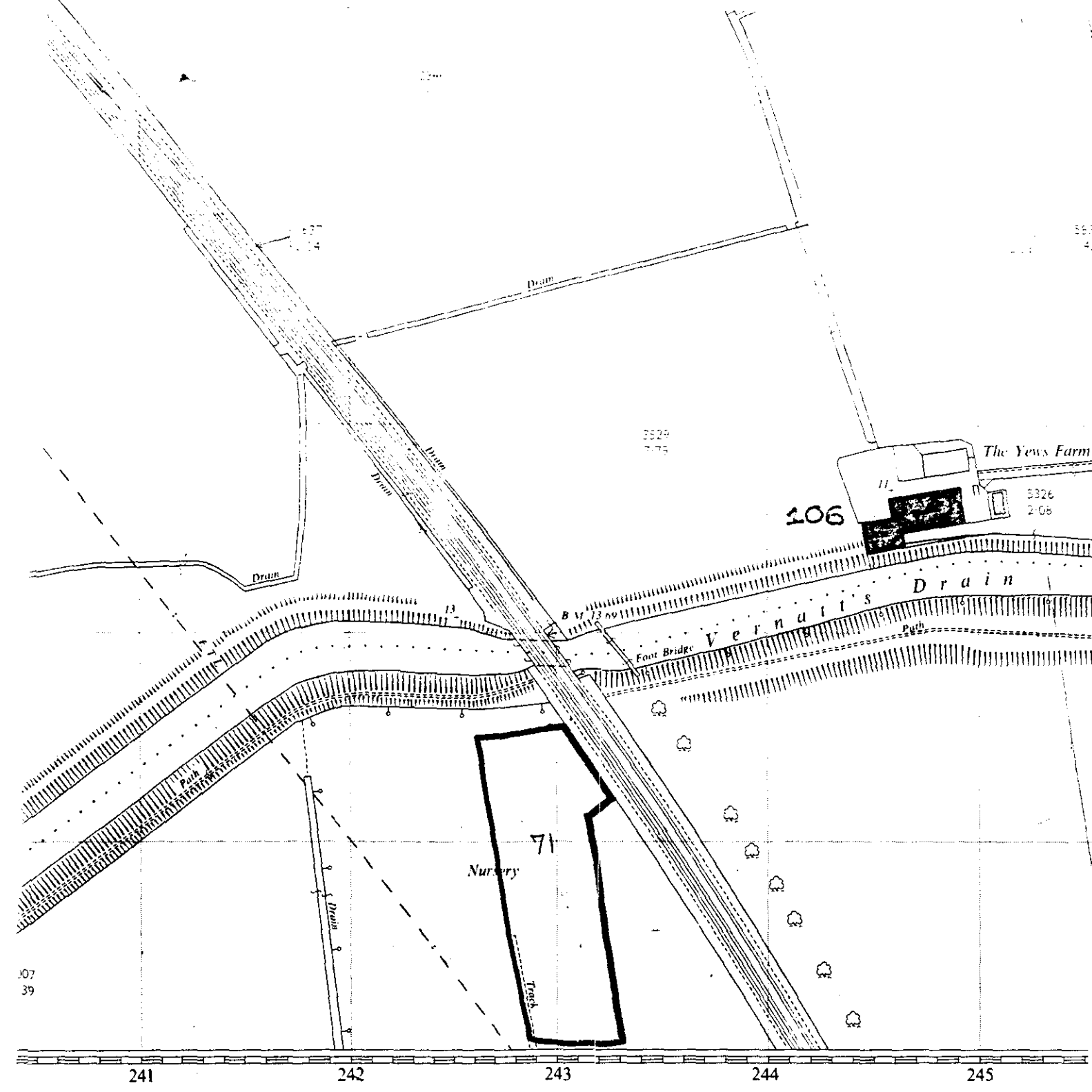
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
30-JUL-93 H16/0599/93

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)



published by the Director General of the Ordnance Survey, Southampton, 1968.
from former County Series plans and revised 1967.

Acres 0 1 2 3
Hectares 0 1

VEGETATION CLASSIFICATION. Where space permits, tree and scrub symbols in woods are shown in groups of Four, Three, Two or One to indicate Close, Medium, Open or Scattered density of trees or scrub.

Antiquities ..... *(site of)*
Change of boundary mereing .....
Limit of area within which the acreages of individual parcels are not shown .....

Bench Mark .....
" " , Fundamental .....
Parcels joined for acreages .....

Levelling Information

Altitudes of Bench Marks and Surface Levels are given in feet
Bench Mark lists, containing fuller and possibly later levelling information, are obtain

Boundary Mereing Abbreviations

Base of Bank	*BB*	Centre of Old Course of Stream	*CO*
Centre of Bank	*CB*	Centre of Road, etc	*C*
Centre of Canal, etc	*CC*	Centre of Stream	*C*
Centre of Drain, etc	*CD*	4 feet from Root of Hedge	*4ft F*
Centre of Covered Stream	*CS*	Face of Fence	

424 & PLAN TF 2524

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0599/93

Date Registered 24 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS SPALDING LINCS.

Tel. No. 0406 380532 (A.J. FINCH)

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 48-63 DANIELS ACRE, LILBURN DRIVE, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~RENT~~ SUBSTITUTION OF BUNGALOW DESIGNS TO PLOT 53.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 — If you consider no fee is payable include a written explanation instead.

Signed Alan J. Finch Date 23.6.93 — 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.

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)	0.04 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:	REFER TO PLANS. metres
(b) max. length:	metres
(c) max. width:	metres
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	YES

5. **GENERAL INFORMATION** Please complete each section

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

DEVELOPMENT SITE.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) *Please tick one box*

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ 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?

GARAGE + VISITOR PARKING.

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: TO SOAKAWAYS / SW SEWER.

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.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H16/1328/91.

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).

OWNERS.

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 Alan J Finch (Applicant / ~~Agent~~) Date 23-6-93

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 Alan J Finch (Applicant / ~~Agent~~) Date 23-6-93

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 .....

APPLICATION ASSESSMENT

Butterley Saxon Dark Multi Roof Marley Modern Smooth Grey Red ridges.

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 6-7

Site Notice posted by PDM
Date 6-7
Expiry 27-7

Materials all same for place
Telephone call 27-7-93 with Alan Fincher

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –

Not on Pit but within 3 one chain Boundary have to declare as esmbase

Case Officer Conclusions

Parks S1, S2, S4 Started.
Openness to Green Belt
OK

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PDM Date 27-7

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1. TL1

2) The proposed bungalow shall be constructed of Butterley Saxon Dark Multi Bricks + the roof shall be covered with Marley Modern Smooth grey tiles with red ridges

SC4

Reason: To ensure the proposed bungalow matches the remainder of this phase in terms of materials

DC INSTRUCTION SHEET

APPLICATION REF: H16/0599/93

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:

Additional Consultation/Publicity Required

PON 30-6 notices ?

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

Case Officer

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P2881

Date first Rec'd 24 JUN 1993

Registration

Reference H16|0599|93

Cross-Ref R

Date 25-JUN-93

Validation

TYPE FULL

Site area 0.04
No of dwellings –
Floorspace

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

Description to be recorded: Erection of Bungalow (substitution of plot 53)

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 164 OS Plots
Grid ref 524150 339070

Ward 1 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 –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1439 ☐
Linked to property Ref

Dist Bound ☐
Other: in area of pits + ponds

Planning Records:
Earlier apps

1338/91
1163/92
1074/88
731/89
759/89

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

RIAN 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

H16/0599/93

FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erection of bungalow
(substitution of plot 53)

Location: Plots 48-63 Daniels Acre
Lilburn Drive
Spalding

Valid date: 24-JUN-93
Target dates:
To case officer 01-JUL-93
Inspected by 08-JUL-93
Extra contacts 15-JUL-93
Report if not clear by 29-JUL-93

Terminal date: 19-AUG-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		06-JUL-93	27-JUL-93
Cllr C F Fisher	0775 725983	02-JUL-93	09-JUL-93
Cllr Mrs A M Newton	0775 762210	02-JUL-93	09-JUL-93
Cllr R C West	0775 760231 (Of	02-JUL-93	09-JUL-93

SITE RECORD

Grid ref: 524150 324070
OS Sheet: 164 Parcel:

L.C.C. – Obs Attached Je 08 8/7/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0599/93.

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. Address or location
Plots 48-63, Daniels Acre Spalding

3. Name, classification and number of road
UC

4. Date application referred 8-7-93

5. State whether outline, detailed application etc.
Full.

6. Description of proposed development/change of use including access details
Erection of Bungalow (Substitution of Plot 53).

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. (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: 8-7-93 Signed: [signature]
Director of Highways and Planning

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

COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2881
Date received : 24-JUN-93

Received from

Broadgate Blds (Spalding) Ltd.

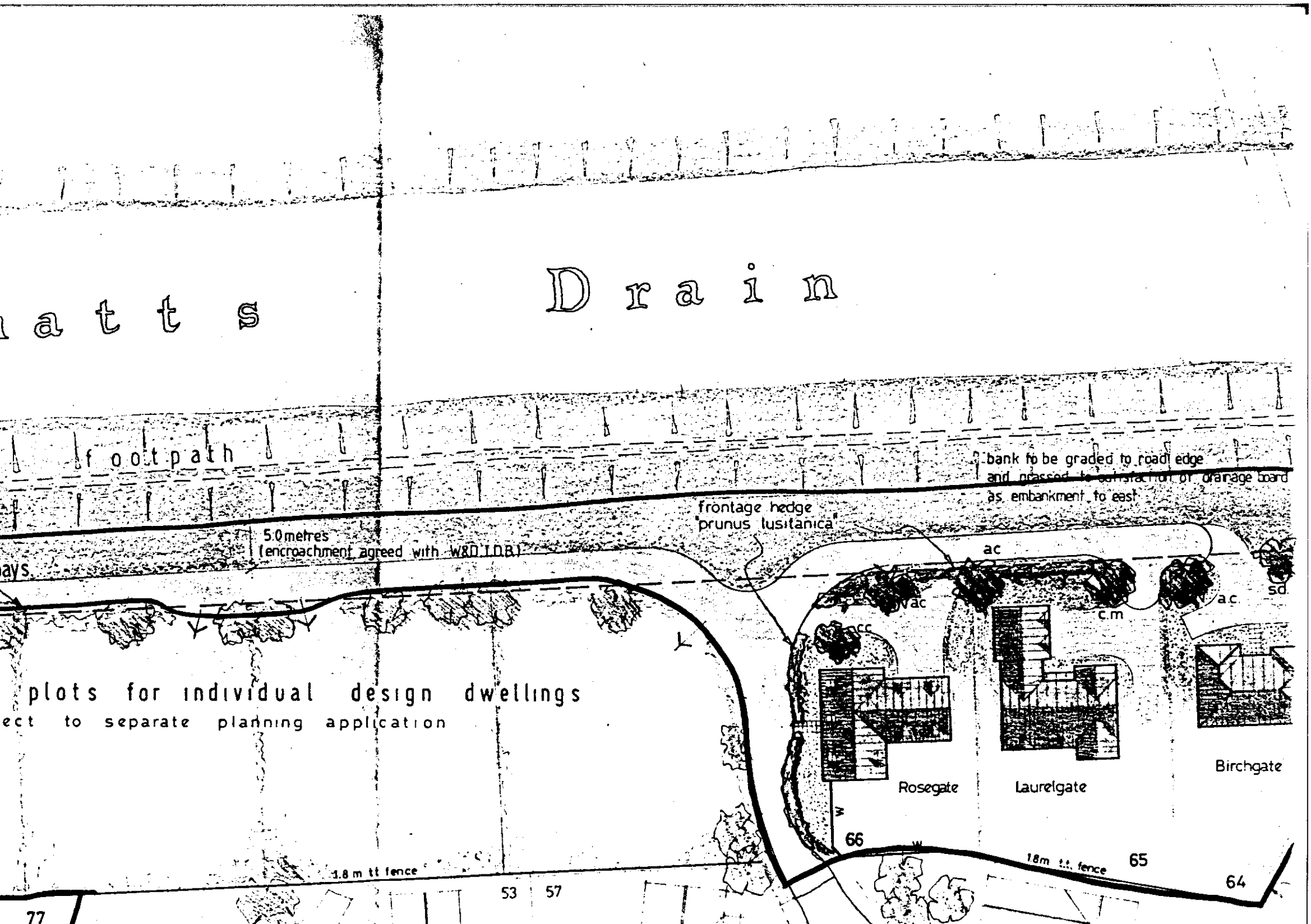
Address

Plots 48-63 Daniels Acre
Lilburn Drive
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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


a t t s
D r a i n
f o o t p a t h
bank to be graded to road edge
and grassed to satisfaction of drainage board
as embankment to east
frontage hedge
"prunus lusitanica"
5.0 metres
(encroachment agreed with W&D I.D.B.)
ac
vac
c.m
a.c.
sd
cc
plots for individual design dwellings
ect to separate planning application
Rosegate
Laurelgate
Birchgate
66
65
64
1.8m t.t. fence
1.8 m tt fence
53
57
77

Vernatts Drain

pedestrian access to be provided to river

Bungalow Types

A 3 BED DETACHED inc. DOUBLE GARAGE - PLOTS 51,54,56,63.
B 3 BED DETACHED inc. GARAGE - PLOTS 52,57, 62.
C 3 BED DETACHED inc. GARAGE - PLOTS 59,61.
D 2 BED DETACHED inc. GARAGE - PLOTS 53,55,60.
E 2 BED DETACHED inc. GARAGE - PLOTS 49,50.

Landscaping

ar acer cappadocicum 'rubrum'
bp betula pendula
mjd malus 'john dawnie'
mp malus 'profusion'
pk prunus 'kanzan'
sjr sorbus joseph rock

FRONT GARDENS TO BE SEEDED / TURFED.
INDIVIDUAL DRIVES TO BE WASHED GRAVEL.
SHARED DRIVE TO PLOTS 52,53 TO BE TARMAC

Fencing

- rear boundaries to plots to be 1.8m high trellis top fence.
- 1.8m high trellis top fence to be provided to rear of plots 58-63.
- 1.8m high wall to plot 54 as indicated.
- feature entrance wall at cul de sac between plots 48-55

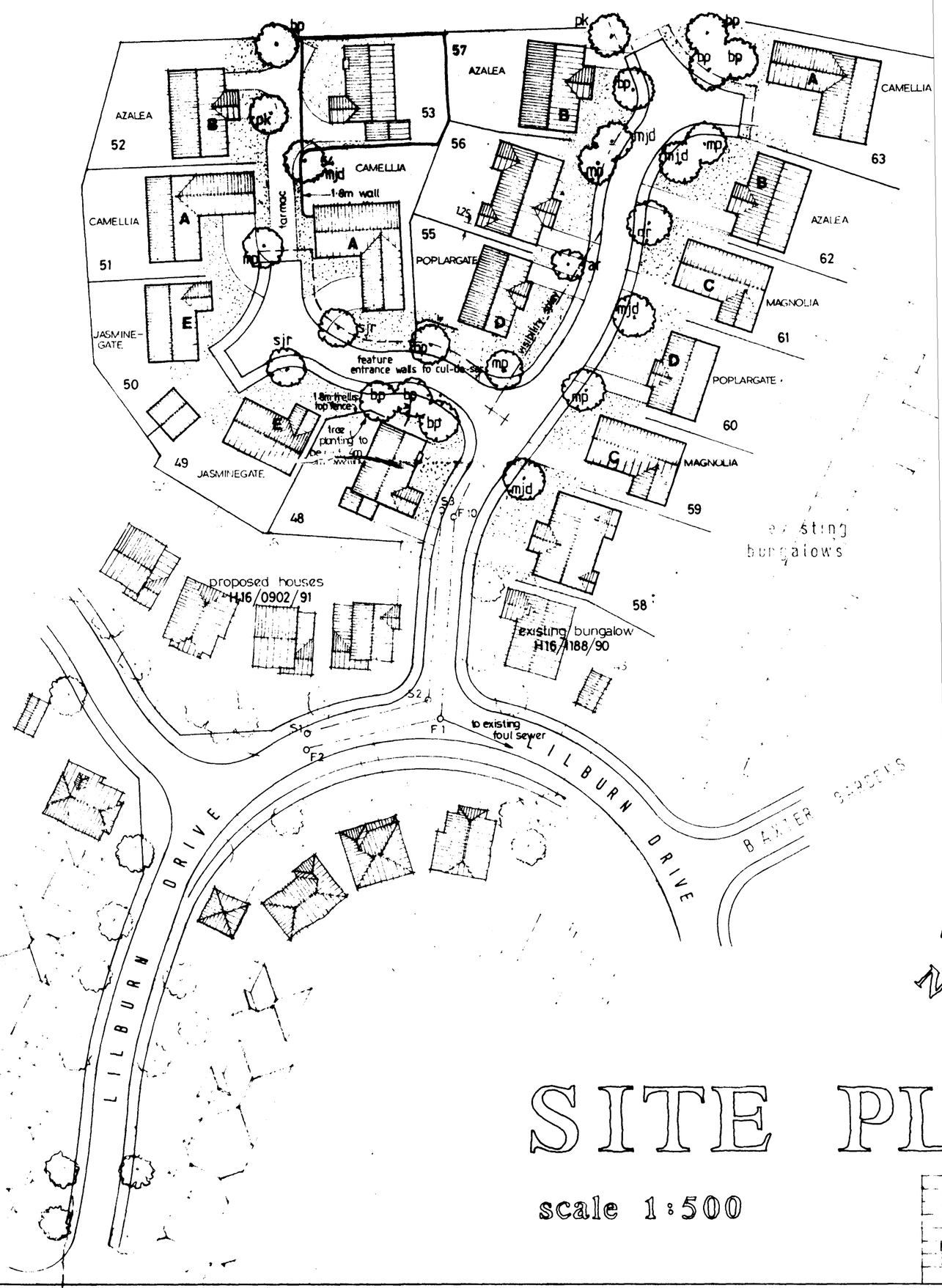
Daniels Acre

FUTURE DEVELOPMENT*

TWO PLANK LANE

FUTURE DEVELOPMENT*

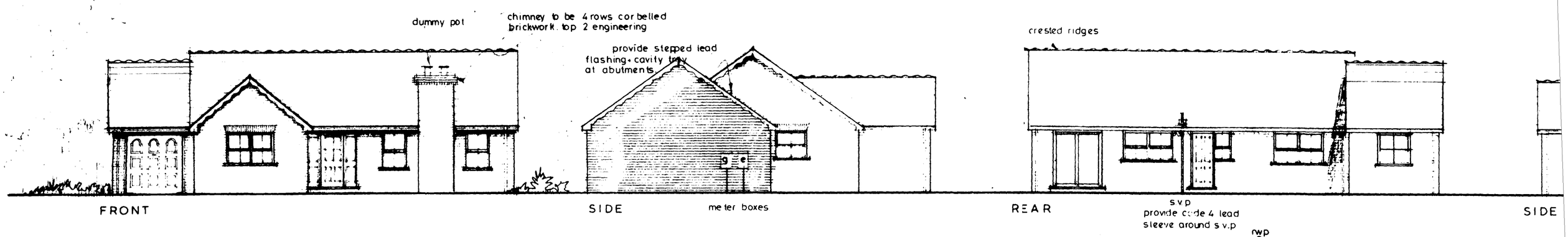
PROPOSALS FOR SURROUNDING DEVELOPMENT ARE INDICATED ON DRAWING 91025/SC



SITE PL

scale 1:500

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



METER BOXES

Position gas and electric meter boxes as shown. Boxes to be 500mm min - 1000m max above path level. Consumer unit at high level.

BOILER

Wall mounted gas balance flue boiler with durable guard over outlet (boiler at high level).

CYLINDER

30 gallon foam lagged indirect cylinder with immersion heater (3Kw).

TRAP DOOR : To be 600mm x 600mm access in roof space

AIR VENT

Provide stadium air vent 216mm x 140mm with insect mesh positioned 225mm above finish floor level.

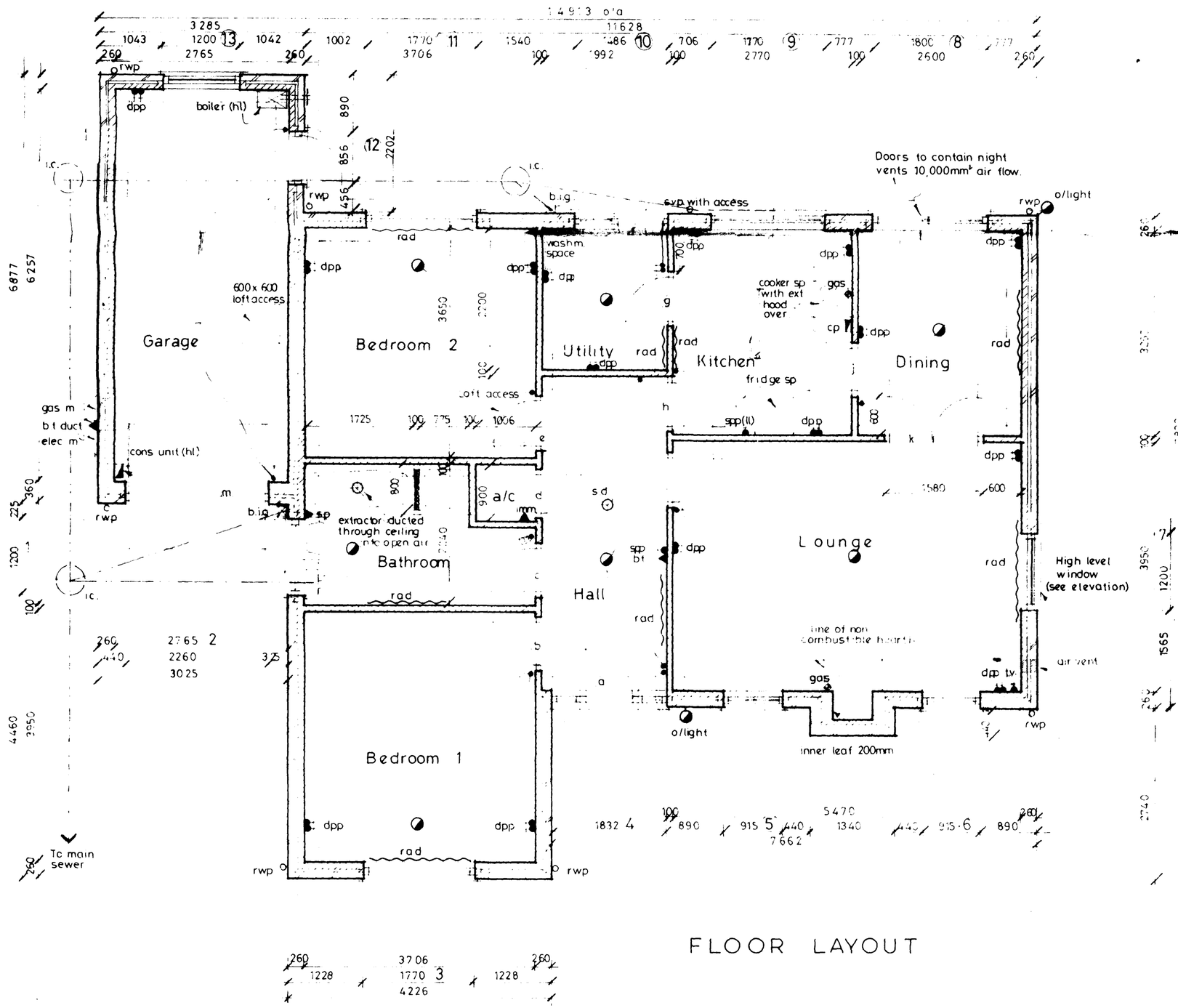
GARAGE

Provide 12.5 plasterboard and artex finish with 100mm fibreglass insulation laid between ceiling joist.

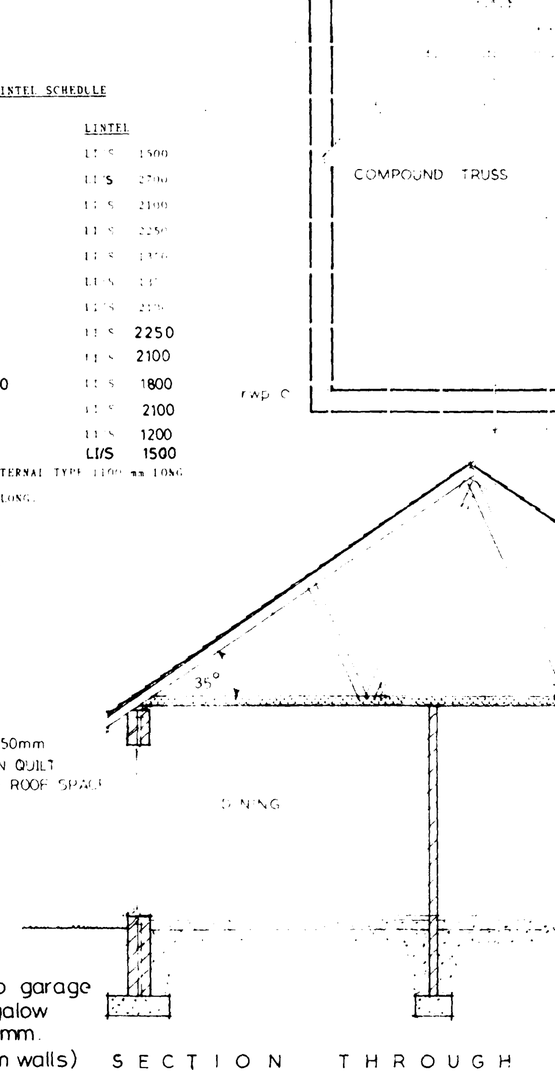
Provide 12.5mm gyproc fireline boarding and artex finish to garage ceiling.

PROPOSED ELEVATIONS

HANDED DRAWING



FLOOR LAYOUT



SECTION THROUGH

DOOR - WINDOW & LINTEL SCHEDULE

NO	TYPE	REF	LINTEL	
1	WINDOW	VC210	LI/S	1500
2	GARAGE DOOR	DE2070N	LI/S	2500
3	WINDOW	VC312	LI/S	2100
4	ENT. FRAME	FERD 1829	LI/S	2250
5	WINDOW	VC2N15	LI/S	1500
6	WINDOW	VC2S15	LI/S	1500
7	WINDOW	VC212	LI/S	1500
8	PATIO DOORS	1.8m wide	LI/S	2250
9	WINDOW	VC310	LI/S	2100
10	DOOR/WINDOW	FN26M / VC110	LI/S	1800
11	WINDOW	VC312	LI/S	2100
12	DOOR	FX26M	LI/S	1200
13	WINDOW	VC212	LI/S	1500

ALL INTERNAL LINTELS TO BE LG. INTERNAL TYPE 1500 mm LONG

EXCEPT REF K : LG BOX BEAM 1950 mm LONG.

ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTEL REFS BY L.G. LINTELS
ALL JOINERY REFS BY BOULTON & PAUL

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