SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0656/92 Received:15-JUN-92 Type:RESERVED MATTERS

Earlier Permission: H16/0473/91

Name: Mr & Mrs J E Dickinson
Postland Station House
Crowland
Peterborough

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

Description: Proposed bungalow with detached garage

Location : Plot adjacent 108 St Thomas's Road
Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
18-AUG-92 H16/0656/92

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)


H16/656/92
Coal Yard
STATION STREET
MARKET
SHEEP
WINSOVER ROAD
Car Park
Depot
Builder's Yard
PRIORY ROAD
HENRIETTA STREET
HAVELOCK STREET
CROSS STREET
REGENT STREET
HAVERFIELD ROAD
Queen Elizabeth Royal Free Grammar School
WELLAND ROAD
El Sub Sta
Ppg Sta

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0656/92

Date Registered 15 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No.

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

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

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

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

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

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BUNGALOW WITH DETACHED GARAGE.

Please complete

Signed S. Liquorish Date 12.6.92

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

Previous application No: H16-0458-92

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 Certificate
or This is an **outline** application		↴

Please state Site Area (Hectares)

Please tick any box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]
Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.	✓	↴
A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	H16-0473-91. 2. 1.), 2.), 3.)	
or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.		↴
A. Please state Reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**		
or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.		↴
A. Please state Reference Number of previous permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate**		

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: ——— sq. metres

B. Please state size of any new structure:- (a) max. height: 5.500 metres

(b) max. length: 11.600 metres

(c) max. width: 14.300 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY OLD ENGLISH ROSE.

D. Please state type and colour of roofing materials. MARLEY MENDIP SMOOTH BROWN.

E. 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.

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?

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → 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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please ‹ **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

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.** You can use the notice at the bottom of the form to send to the owner. (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 .....

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 .....

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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours Done — Other

Boundaries — Site Features

Inspected by: PJH
date: 23-6

Case Officer Conclusions (issues)

Front will be approx in line with house in plot next to the adjacent one, canopy of tree will clear ≃ 3m away. Not have one under in file. Notify Surveyor by Letter

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals –

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes ---- No ----

[Reason:

Other circumstances needing Committee decision — Yes ---- Flagged by Senior Officer Signed ..... — No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ---- Nil fees (not first Submission) — Yes ----

ANY ONE OF ABOVE — Other info. re: Signed .....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details for non-standard direction:

PDM 18-6 RR 18/6 check TPO

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
The Occupier
108 St Thomas' Rd
Spalding ✓ DONE 19/6 LAB

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 15 JUN 1992

REGISTRATION

REFERENCE H16/0656/92

Cross-Ref R

Date 16/6/92 JAB

VALIDATION Date 15/6/92

Type RM Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 1 Floorspace .....

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

Earlier permission ref H16/0023/91

RM:- Siting Design Ext app Access Lands

Previous ✓ ✓ ✓ ✓ ✓
Current

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref H16/0458/91
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 17.6.92

Index Sheets 2201 OS Nos ..... Grid Ref 534490 337100

Ward P Parish SPALDING

Inside IDB YES Inside LP Area YES

TR Rural ☑ CA ☐
TR Bypass ☑ LB ☐ Grade
Level crossing ☑ TPO NO
Footpath ☑ Other:

Linked to site ..... Ref 616 Linked to property ..... Ref .....

Planning Records:
Earlier apps 0473/91

LB Reg Records:
Already submitted Ref .....
Requested .....

Inputs completed .....

Miss D M Fairchild

DMF/SAH/0656/92

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

4 December 1992

For the attention of Mr A Finch

Dear Sir

Bungalow with Detached Garage at St Thomas's Road, Spalding for Mr & Mrs E Dickinson - Planning Application 0656/92

Please may I remind you that the trees on the frontage of the above property are the subject of Spalding Tree Preservation Order No. 10, 1982.

I therefore ask that every care is taken to avoid damage to these trees (particularly their roots), when the ground works are carried out.

Yours faithfully

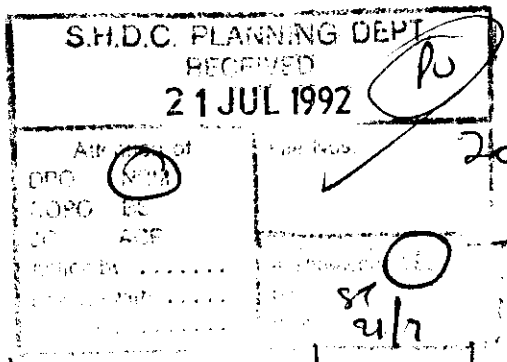
D M Fairchild

pp. J Curnock
Principal Planning Officer (Local Plans)

OBJECTION

Planning & Building Control Dept.,
South Holland District Council
Council Offices
Priory Road
Spalding

108 St Tho.
Spalding



20 July 199

Dear Sirs.

Application N° H16/0656/92

In reply to your letter of 19 June regarding the above planning application, I must inform you that I am opposed to this application in its present form. If the siting of the Double Garage was allowed in the position shown on the plan it would take away our view of a considerable portion of the school playing fields. I trust that you will propose to the applicant that an alternative position for the same is found before permission is granted.

Yours faithfully

DAVID A DODDS.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0656/92 Received:15-JUN-92 Type:RESERVED MATTERS

Name: Mr & Mrs J E Dickinson
Postland Station House
Crowland
Peterborough

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

Description: Proposed bungalow with detached garage

Location : Plot adjacent 108 St Thomas's Road
Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

Authorised to issue:

18-AUG-92 H16/0656/92 AD...N.....DC...N...
18/8

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 17th August, 1992.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mrs. E.O. Hall-Patch	Mr. M.S.L. Rollinson
Mr. J. Clark	Mr. N.P. Judge, MBE	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In Attendance: The press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, R.C.P. Cowan, J.A. Dobney, D.S. Venni and M.C. White.

598. MINUTES

The Minutes of the meeting held on 7th August, 1992 were signed by the Chairman as a correct record.

599. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant	Proposal
H02/0521/92 Mr C Adams	Residential development including details of means of access at Jareys Yard, south of 38/40 West Street, Crowland.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to an additional reason for refusal that the proposal, if permitted, would result in an uncharacteristic form of development within that part of the Crowland Conservation Area.

(The Director of Planning and Building Control Services reported that the applicant's agent had requested deferment of consideration of the application.)

H16/0656/92 Mr & Mrs J E Dickinson	Reserved matters relating to bungalow with detached garage on plot adjacent to 108 St. Thomas's Road, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the proposed garage being in keeping with the development and neighbouring properties.

H13/0749/92 Mr M Wilson	Cottage at High Road, Moulton.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to an additional condition withdrawing permitted development rights.

APPLICATION REFERENCE: H16/0656/92 DATE RECEIVED: 15 06 92

APPLICANT: Mr & Mrs J E Dickinson
Postland Station
House
Crowland
Peterborough

AGENT: Broadgate Builders
(Spalding) Ltd
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

TYPE: Reserved Matters

DESCRIPTION: Proposed bungalow with detached garage

LOCATION: Plot adjacent 108 St Thomas's Road, Spalding

County Highways: No objections.

Public Consultations: Letter received from 108 St Thomas's Road.
- Object to position of the double garage as it will take away significant proportion of view of play field.
- Trust you will propose to applicant that alternative position is found.

PLANNING ISSUES

1 The site has outline planning permission which was granted on 23 July 1991.

2 The garage will be screened by an existing leylandii hedge and only the very top of the walls and the roof will be visible from the objector's property. The planning legislation does not provide for the protection of a view and planning permission cannot be refused on this basis.

3 The submitted details are otherwise acceptable. The existing trees on the road frontage are covered by a preservation order but will not be affected by the development.

RECOMMENDATION - Grant Approval.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

PLANNING COMMITTEE - 5th August, 1992

587. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Plan No. and Applicant	Proposal
H16/0656/92 Mr & Mrs J E Dickinson	Reserved matters relating to proposed bungalow with detached garage, plot adjacent 108 St Thomas's Road, Spalding.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H13/0749/92 Mr M Wilson	Cottage at High Road, Moulton

(Pending a site inspection in order to assess the suitability of the site for the proposal in view of its size.)

(It was also noted that the parish council had now indicated that they did not support the application. The receipt of two late letters of objection was also noted.)

H16/0566/92 W J Mumford & Sons Ltd	O.A.	Fourteen 1 bed apartments including details of siting, design and means of access at 4 Woolram Wygate, Spalding

(Pending a site inspection in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

(The Director of Planning and Building Control Services also reported the receipt of late correspondence from the applicants.)

H14/0660/92 Mr K Robertson	Steel framed M.O.T. workshop at Flemming Road, Pinchbeck.

(Pending a site inspection at the meeting already arranged for the 7th August, 1992 in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

H18/0708/92 S E Warner & Sons	Change of use to coal yard at 309 Bridge Road, Sutton Bridge.

(Pending a site inspection of both the application site and the applicants' existing premises in order to consider the proposal in further detail.)

H14/0576/92 David Parker Homes Ltd	19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

(Pending a site inspection in order to assess the suitability of the site for the proposal).

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(d) Application Approved Subject to Planning Obligation

Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that only one commercial vehicle is parked on the site, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
C[illegible]cil Offices,
F[illegible] Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

Cam

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0656/92 Type: RESERVED MATTERS

Applicant: Mr & Mrs J E Dickinson Agent: Broadgate Builders
Tel: 0406 380532

Description: Proposed bungalow with detached garage

Location: Plot adjacent
108 St Thomas's Road
Spalding

Valid date: 15-JUN-92 Terminal date: 10-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 20-JUN-92 Report deadline: 22-JUL-92
Inspected by 25-JUN-92
Extra contacts 30-JUN-92 Case Officer:
Report if not clear by 20-JUL-92 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	18-JUN-92	02-JUL-92
The Occupier 108 St Thomas' Road	19-JUN-92	03-JUL-92

L C C - Cons Attached JRS 25/6/92

SITE DETAILS

Grid ref: 524480 322100
OS Sheets: 201 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0656/92 Type: RESERVED MATTERS

Applicant: Mr & Mrs J E Dickinson
Tel:

Agent: Broadgate Builders
0406 380532

Description: Proposed bungalow with detached garage

Location: Plot adjacent
108 St Thomas's Road
Spalding

Valid date:	15-JUN-92	Terminal date:	10-AUG-92
Target dates:		Target Committee:	05-AUG-92
To case officer	20-JUN-92	Report deadline:	22-JUL-92
Inspected by	25-JUN-92		
Extra contacts	30-JUN-92	Case Officer:	
Report if not clear by	20-JUL-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	18-JUN-92	02-JUL-92

SITE DETAILS

Grid ref: 524480 322100
OS Sheets: 201 Parcel:

Mrs 4. 2-

3.7.92

725194.

D Tatlis.
108 St Thomas Drive
Spalding.

Dear Sir

Ref:- Application
No 1716/0656/92

I have been unable to get to get to see the plans etc:- before the given date 3/7/92, is it still possible to do so.

Yours faithfully
D Tatlis.

S.H.D.C. PLANNING DEPT.
RECEIVED P.U.
-6 JUL 1992

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

Phased 16-7 will come in today
Phased 17-7 letter to be sent to me.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0656/92

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	4	1	2	2	1

2. Address or location
adj 105 St Thomas's Road, Spalding

3. Name, classification and number of road

4. Date application referred 25 . 6 . 92

5. State whether outline, detailed application etc.
R M

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: 25-6-92 Signed: [signature]
Director of Highways and Planning

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: SL/at

D.C.
REF. 0656/92

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

12th June 1992

For the attn of Mr P. Udy

Dear Sir

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

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

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

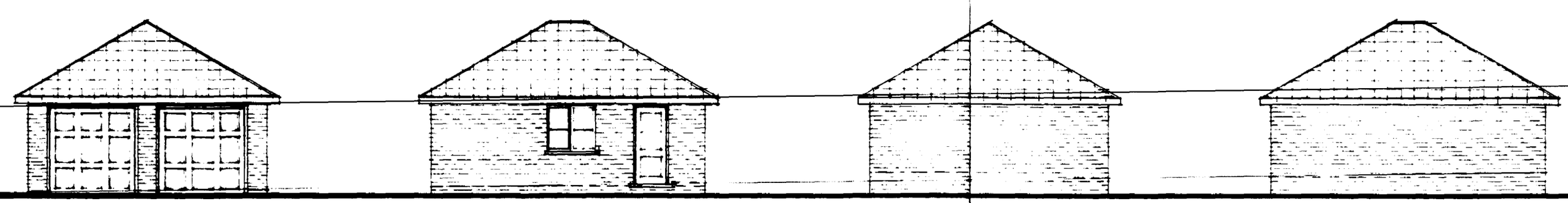
I hope with these revisions in mind you will be able to reach a favourable decision towards this application.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

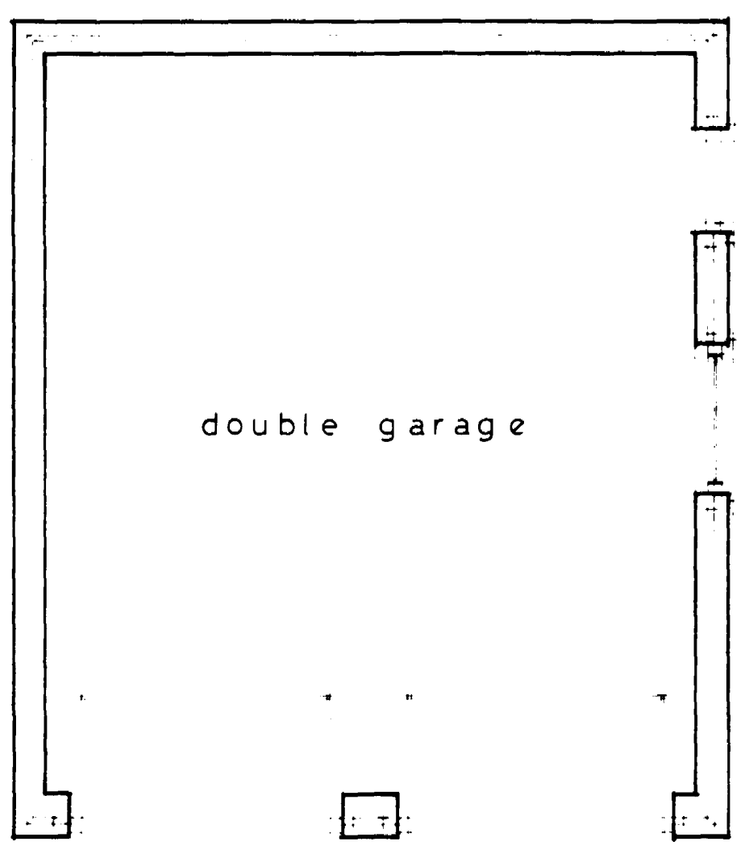
S. Liquorish

SIMON LIQUORISH

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542
NHBC REGISTERED NUMBER 28899



front side rear side



floor plan

SOUTH HOLLAND D.C.
PLANNING DEPT.
15 JUN 1992
0656/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

proposed detached garage
for : MR + MRS E. DICKINSON
St Thomas's Road
Spalding.

FLOOR PLAN & ELEVATIONS

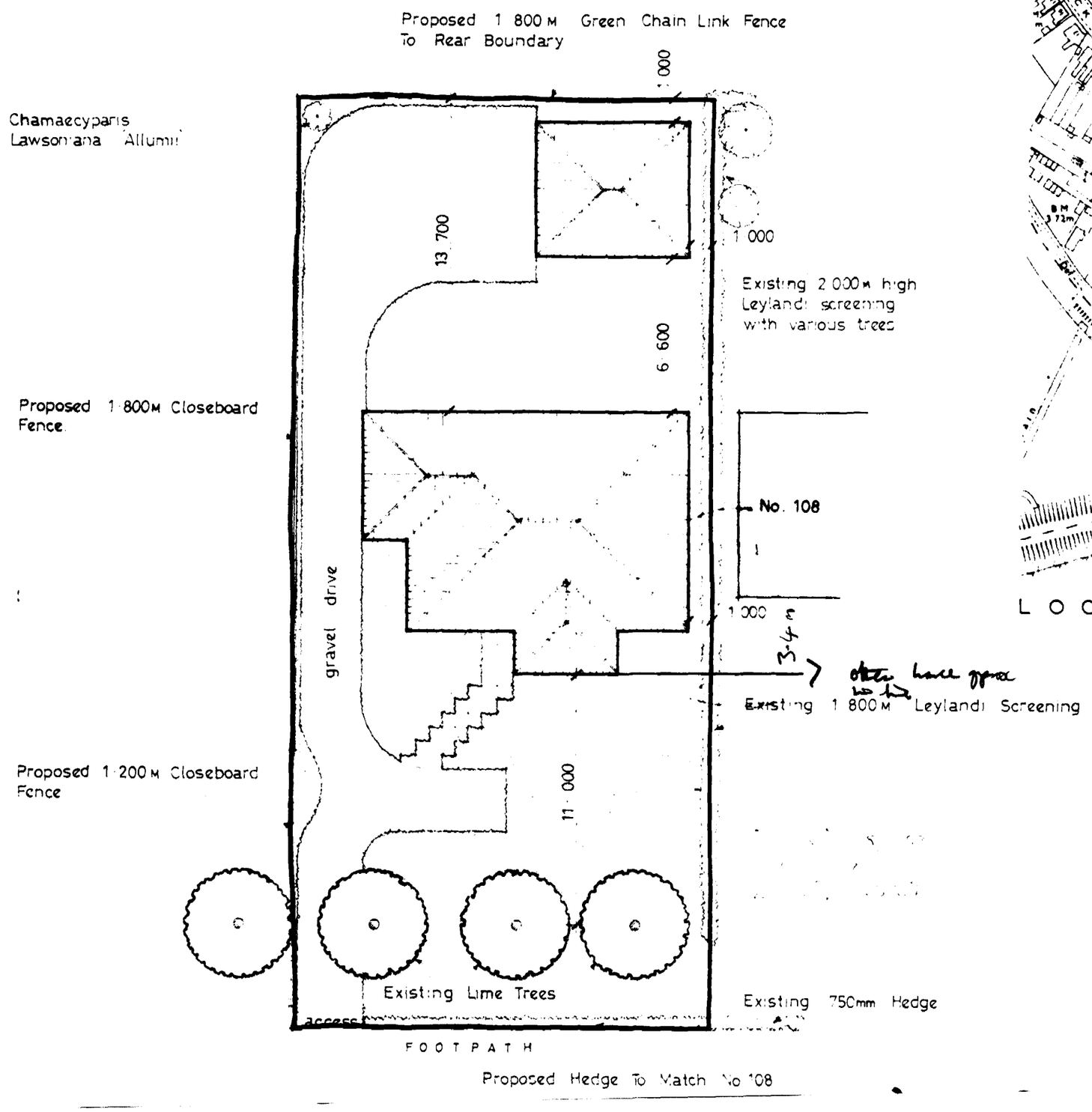
DATE APRIL - 14 - 92	DRAWN MARK DAVIS
DRWG. No. 92017 / 03	SCALE 1-50 , 1-100

REVISIONS	DES.	DATE	SIGN

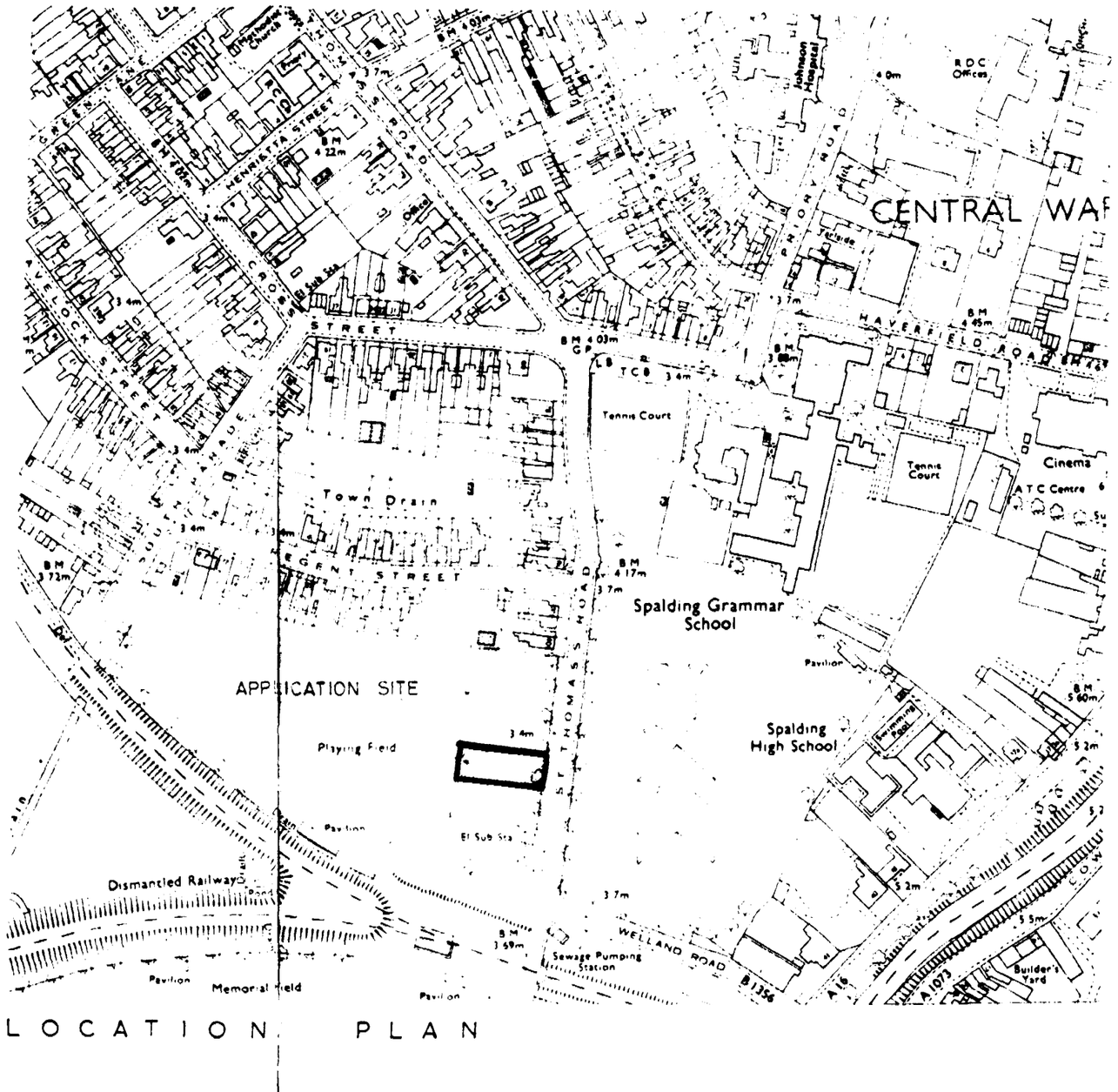
PLANNING	BUILDING REGS
CHECK BY	

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SUMMIT



SITE LAYOUT



LOCATION PLAN

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Proposed bungalow with detached garage at : St. Thomas's Road, Spalding.

for Mr & Mrs E. DICKINSON.

DATE APRIL 1992	DRAWN
DRWG. No. 92017 - 2	SCALE 1 200 1 2500

REVISIONS	DES.	DATE	SIGN

SOUTH HOLLAND D.C. PLANNING DEPT. 15 JUN 1992 0656/92

PLANNING	BUILDING REGS
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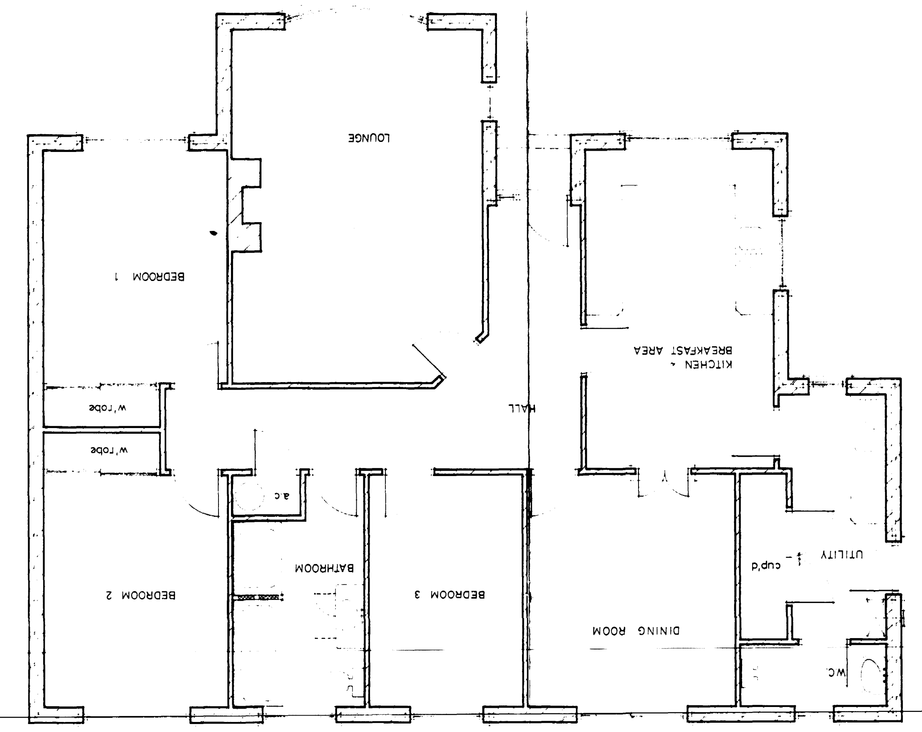
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SUMMIT

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FLOOR LAYOUT



NOTES

REVISIONS	DES.	DATE	SIGN
PLANNING	BUILDING REGS.		

CHECK BY

DATE	APRIL 1992	DRAWN	
DWG. No	92017 – 1	SCALE	1:500 . 1:100

Proposed bungalow with detached garage
at : St. Thomas's Road, Spalding.
for Mr & Mrs E. DICKINSON.

TITLE

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

15 JUN 1992
S.H.D.C.
Ref. 0656/92