SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0919/92 Received:26-AUG-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Residential development comprising two linked-detached houses
Location : Aalsmeer Rise (Plots 10a, 11) (Phase 7) Holland Park Spalding Lincs

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

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

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

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

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

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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)

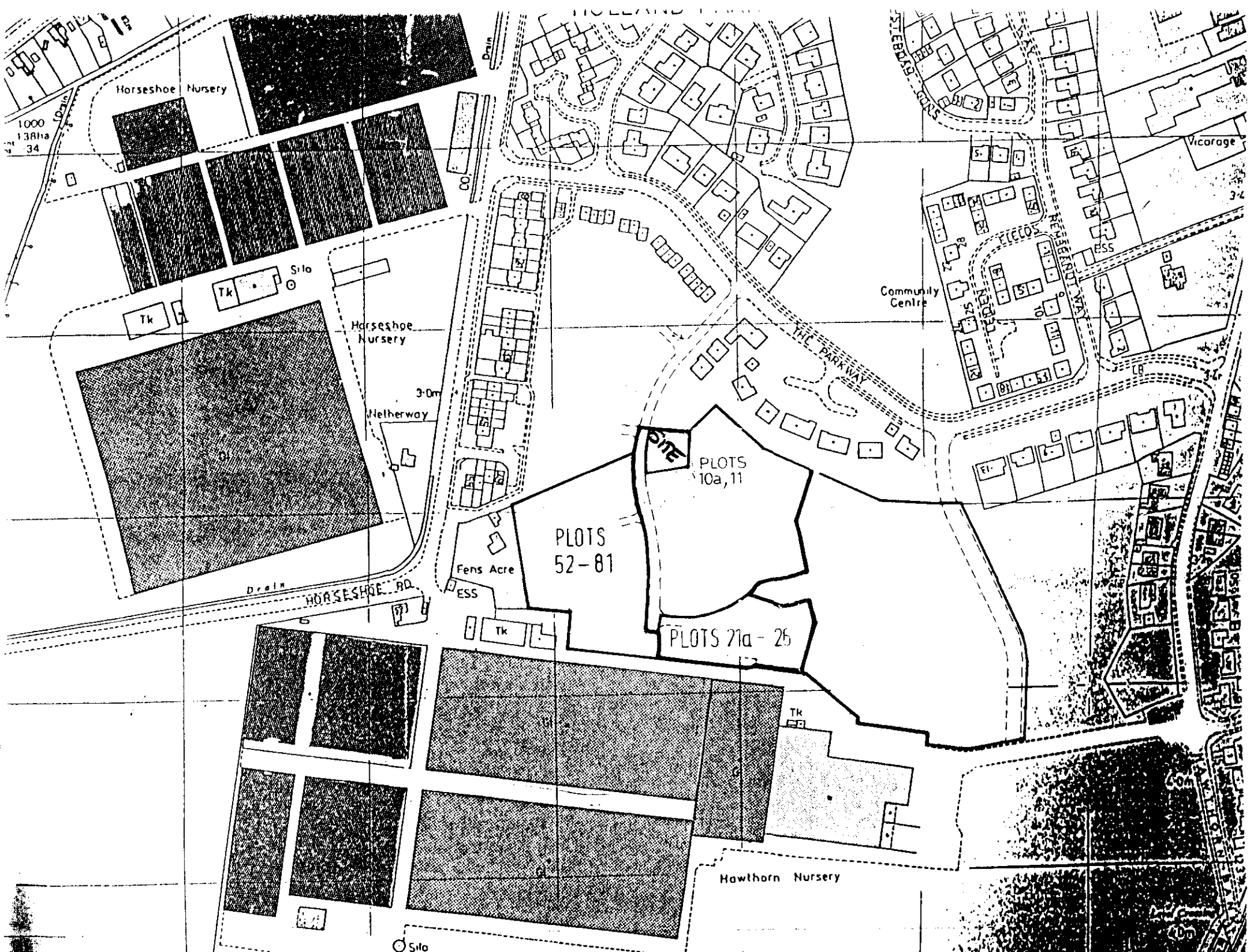
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
09-OCT-92 H16/0919/92

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)


Horseshoe Nursery
Silo
Tk
Horseshoe Nursery
Netherway
3·0m
Drain
HORSESHOE RD.
Fens Acre
ESS
PLOTS 52-81
PLOTS 10a, 11
PLOTS 71a - 26
SITE
Community Centre
THE PARKWAY
Vicarage
ST EBBAS GDNS
FLECOS
Hawthorn Nursery
Silo

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0919/92

Date Registered 26 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES,
BROADGATE HOUSE,
WESTON HILLS,
SPALDING,
LINCS.

Tel. No. (0406) 880582

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 10a, 11 PHASE 7 AALSMEER RISE HOLLAND PARK SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT COMPRISING TWO LINKED-DETACHED HOUSES.

Please complete

Signed A. J. Finch

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £220 (If you consider no fee is payable include a written explanation instead.)

Date 26.8.92

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: TWO
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	PLEASE REFER metres
(b) max. length:	TO ACCOMPANYING metres
(c) max. width:	HOUSE TYPE PLANS metres
C. Please state type and colour of materials for facing external walls:	BUTTERLEY CHATSWORTH GREY
D. Please state type and colour of roofing materials.	REDLAND GROVEBURY FARMHOUSE RED
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.

HORTICULTURAL LAND

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?

SINGLE GARAGE + VISITOR SPACE

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
B. For estate developments, please state how highway surface water will be disposed of	TO S.W SEWER
C. Please state whether a land drain will be affected	YES

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?	✓	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed A. J. Finch (Applicant / ~~Agent~~) Date 26.8.92

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 A. J. Finch (Applicant ~~/ Agent~~) Date 26.8.92

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

Notes for Case Officer

Site Inspection

Site features

Inspected by GS
Date 9.9.92

Notice posted by GS
Date 9.9.92

Accuracy

Neighbours

Boundaries

Other 6ft close boarded fence to left w windows face site
to right 1 ground floor windows faces site Quite near with private area Rear

Resident Notices required

Sent

Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 10-5

Conditions/Reasons (continue overleaf) C2a
Sc 27

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required PM 2-9 TR 3/9

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £220.

Receipt Issued P1997

Date first Rec'd 26 AUG

Registration

Reference H16/0919/92

Cross-Ref

Date 27/8/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 220 AV

Additional Refund

Receipt Issued

Information

(Newbuild)/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 219

OS No's

Grid ref 518300 319860

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref 767

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0919/92 Received:26-AUG-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Residential development comprising two linked-detached houses
Location : Aalsmeer Rise (Plots 10a, 11) (Phase 7) Holland Park Spalding Lincs

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

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.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Authorised to issue:

06-OCT-92 H16/0919/92

AD...AN...7/10...DC...PP...7/10

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: H16/0919/92 Type: FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Residential development comprising two linked-detached houses

Location: Aalsmeer Rise (Plots 10a, 11)
(Phase 7) Holland Park
Spalding
Lincs

Valid date: 26-AUG-92
Target dates:
To case officer 31-AUG-92
Inspected by 05-SEP-92
Extra contacts 10-SEP-92
Report if not clear by 30-SEP-92

Terminal date: 21-OCT-92
Target Committee: 07-OCT-92
Report deadline: 23-SEP-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	04-SEP-92	18-SEP-92
Cllr Mrs A M Newton	0775 762210	04-SEP-92	18-SEP-92
Cllr R C West	0775 760231 (Of	04-SEP-92	18-SEP-92
Site/Press Advert MIN		~~11~~ 9-SEP-92	~~02-OCT~~-92 30 SEP

L.C.C. - Obs Attached Jecos 15/9/92

SITE DETAILS

Grid ref: 523520 321860
OS Sheets: 219 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0919/92

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	3	5	2	1	8

2. Address or location

HALSMERE RISE (PLOTS 10 & 11) SPALDING

3. Name, classification and number of road

UC

4. Date application referred

10/9/92

5. State whether outline, detailed application etc.

FULL.

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

TWO DETACHED HOUSES.

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: 10-9-92 Signed: [signature]
Director of Highways and Planning

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) C2(a)

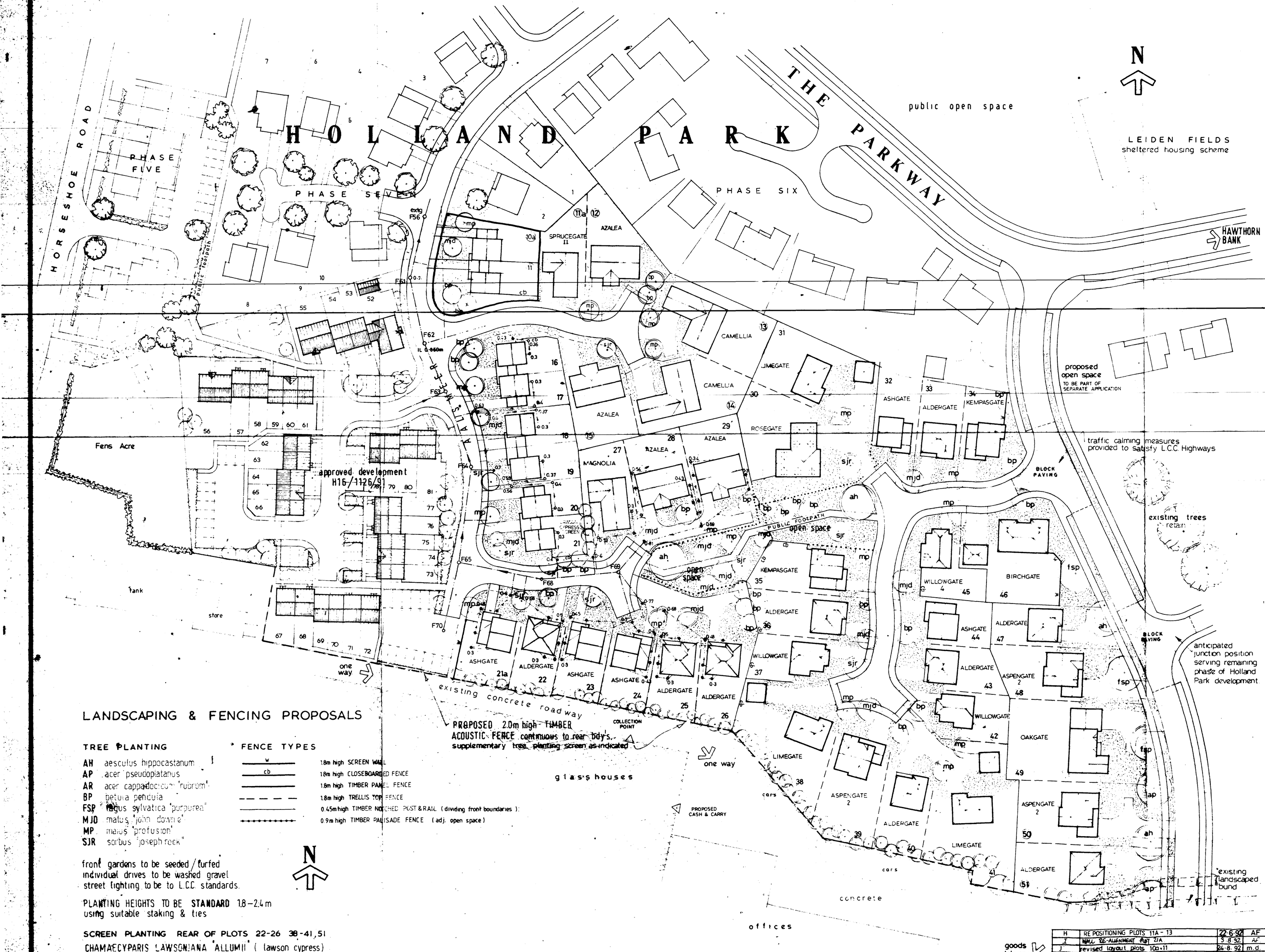
Delete as appropriate

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

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

(1) C2(a)

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



LANDSCAPING & FENCING PROPOSALS

TREE PLANTING

AH	aesculus hippocastanum
AP	acer pseudoplatanus
AR	acer cappadocicum 'rubrum'
BP	betula pendula
FSP	fagus sylvatica 'purpurea'
MJD	malus 'john downie'
MP	malus 'profusion'
SJR	sorbus 'joseph rock'

front gardens to be seeded / turfed
individual drives to be washed gravel
street lighting to be to L.C.C. standards.

PLANTING HEIGHTS TO BE **STANDARD** 1.8–2.4 m
using suitable staking & ties

SCREEN PLANTING REAR OF PLOTS 22-26 38-41, 51
CHAMAECYPARIS LAWSONIANA 'ALLUMII' (lawson cypress)
planting ht. 1.5–1.8m @ 900 c/c
planting strip to be 1.0m from fenceline

FENCE TYPES

w	1.8m high SCREEN WALL
cb	1.8m high CLOSEBOARDED FENCE
	1.8m high TIMBER PANEL FENCE
	1.8m high TRELLIS TOP FENCE
	0.45m high TIMBER NOTCHED POST & RAIL (dividing front boundaries)
	0.9m high TIMBER PALISADE FENCE (adj. open space)

H	RE POSITIONING PLOTS 11A - 13	22-6-92	AF
I	WALL RE-ALIGNMENT PLOT 21A	3.8.92	AF
J	revised layout plots 10a-11	24-8-92	m.d.

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

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
26 AUG 1992
REF S91/0192

Broadgate Homes

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

TITLE

HOLLAND PARK SPALDING

Phase 7 PLOTS 11-51

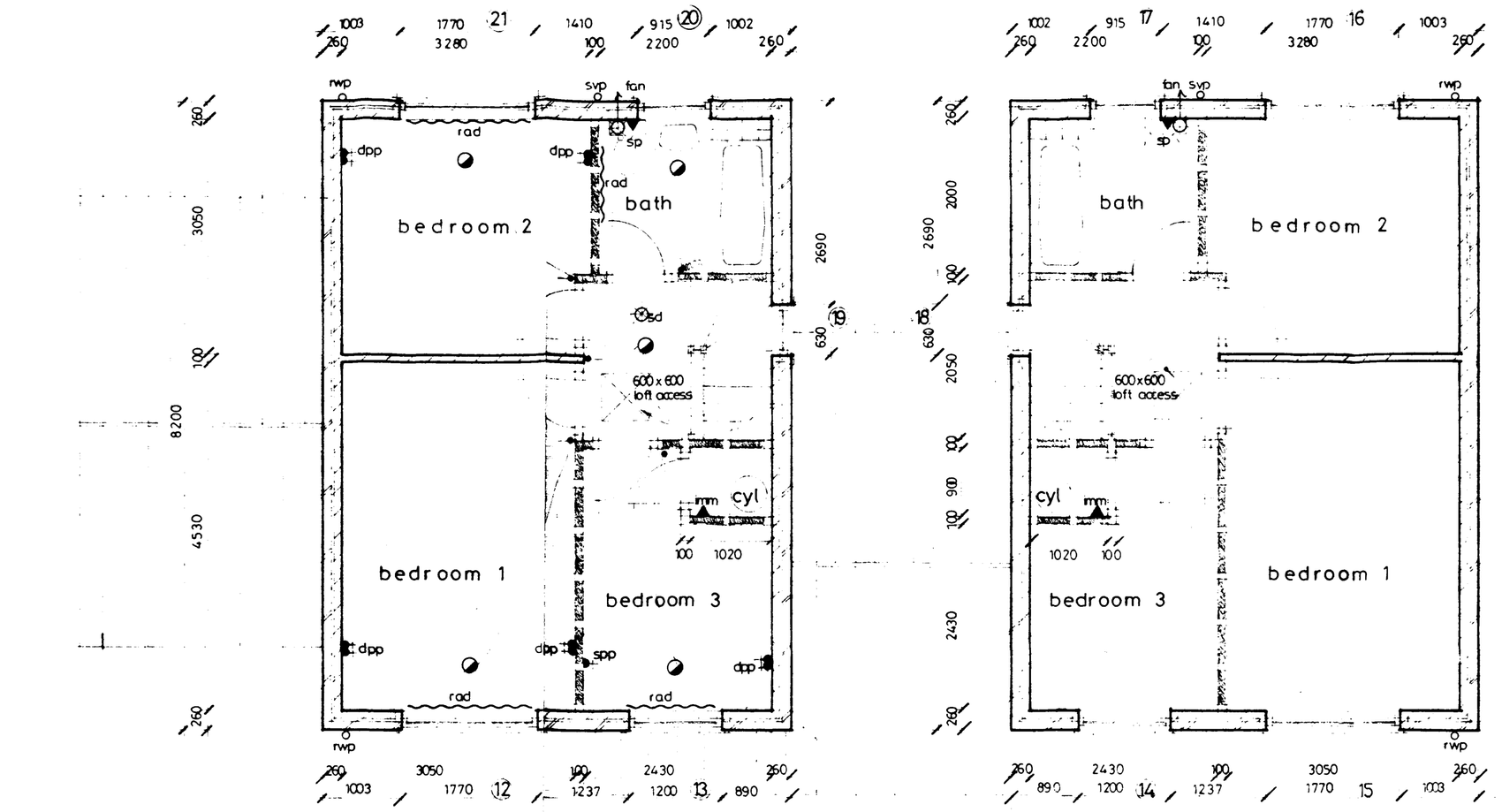
REVISED PLOTS 11a – 13

DATE	august 1991	DRAWN	a j finch
DRWG. No	91011/002	SCALE	1:500

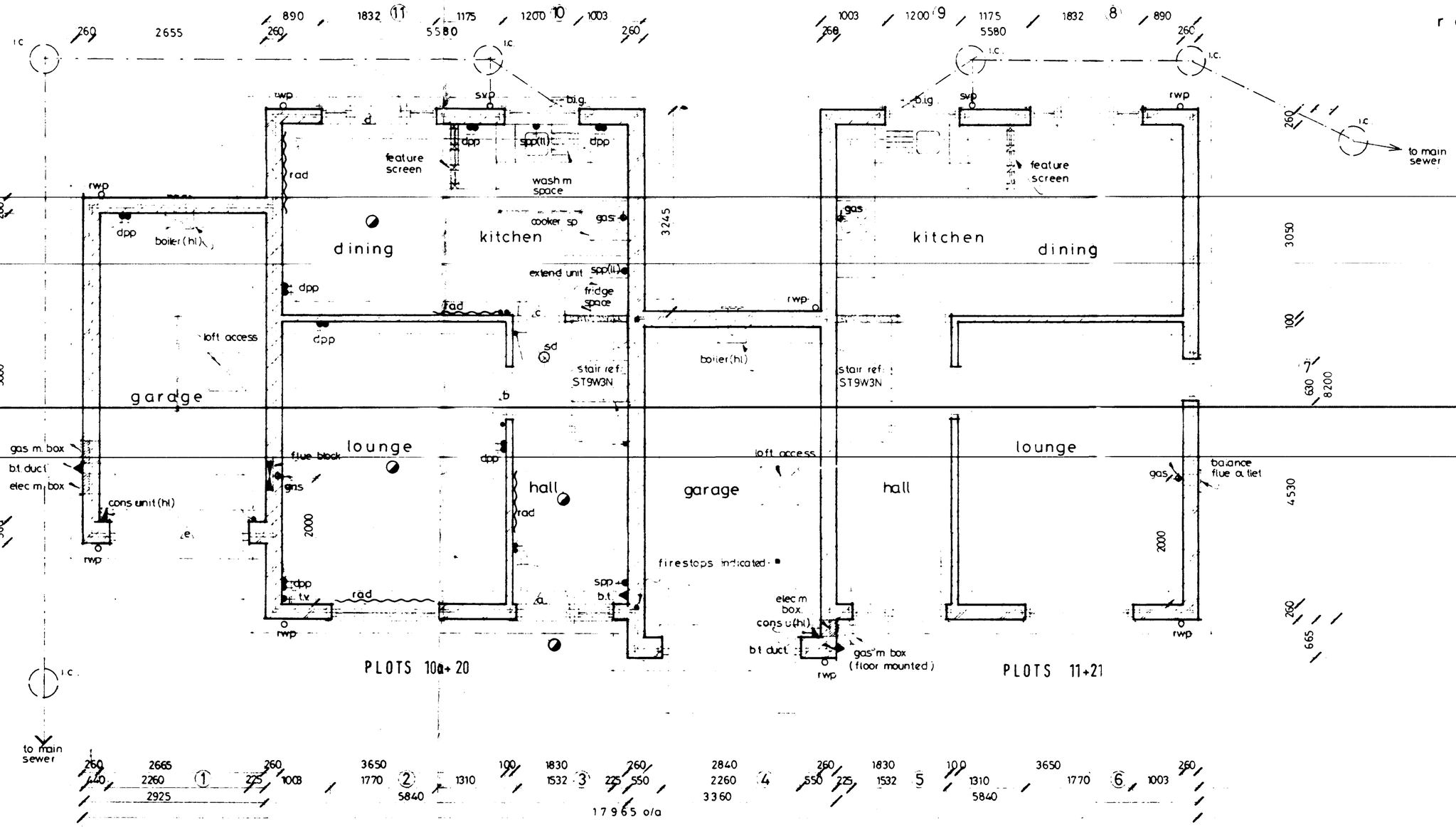
REVISIONS	DES	DATE	INITIALS
a	planting ht's screen plant specified to south bdy	17-12-91	a j finch
B	Revised scheme plots 10a-28	5-2-92	AF
C	Revised scheme plots 21a-26	3-6-92	AF
D	INVERT LEVELS ADDED TO PLOTS 11a-15	5-5-92	M.D.
E	" " " 10a + 11	7-5-92	M.D.
F	Invert Levels added to Plots 16-21	26-5-92	AF
G	Ridge Levels ADDED TO PLOTS 21A-24	5-6-92	M.D.

PLANNING — BUILDING REGS.

CHECK BY

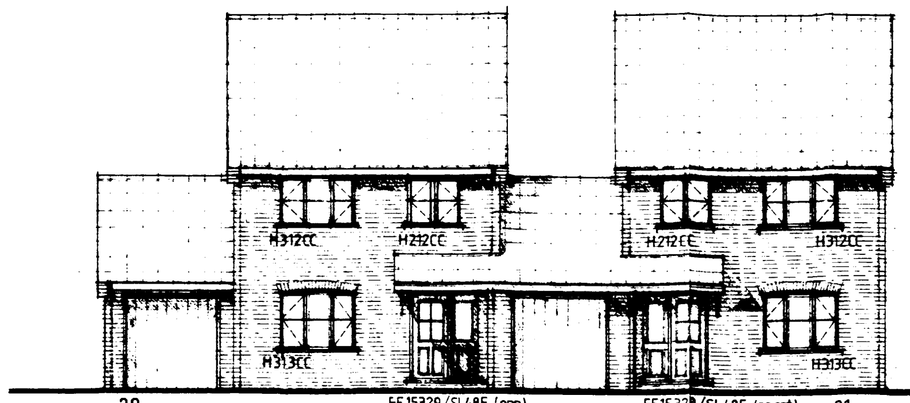


F I R S T F L O O R L A Y O U T

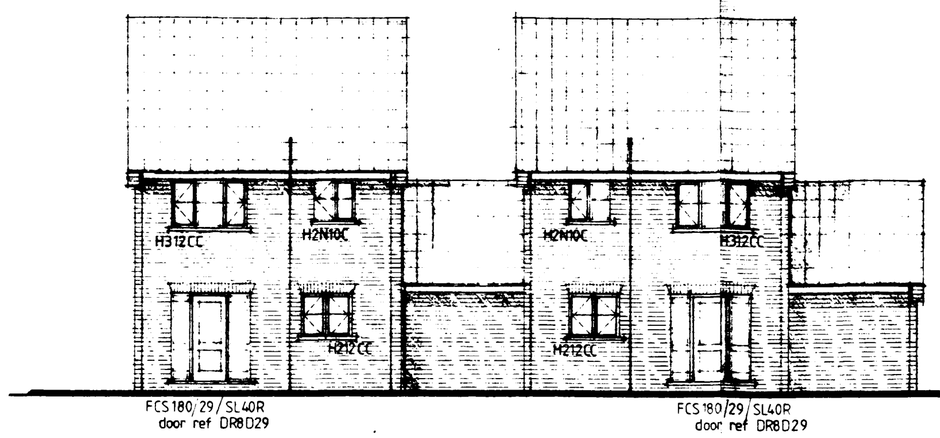


G R O U N D F L O O R L A Y O U T

roof tiles to be Redland Grovebury



f r o n t e l e v a t i o n



r e a r e l e v a t i o n

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	GARAGE DOOR	UF7000X	L1/S 2700
2	WINDOW	H313CC	L1/S 2100
3	DOOR/SIDELIGHT	FE15329/SL48F (opp)	L1/S 1950
4	GARAGE DOOR	UF7000X	L1/S 2700
5	DOOR/SIDELIGHT	FE15329/SL48F	L1/S 1950
6	WINDOW	H313CC	L1/S 2100
7	WINDOW	H113C	L1/S 1050
8	DOOR/SIDELIGHTS	FCS180/29/SL40R	L1/S 2250
9	WINDOW	H210CC	L1/S 1500
10	WINDOW	H210CC	L1/S 1500
11	DOOR/SIDELIGHTS	FCS180/29/SL40R	L1/S 2250
12	WINDOW	H312CC	L1/S 2100
13	WINDOW	H212CC	L1/S 1500
14	WINDOW	H212CC	L1/S 1500
15	WINDOW	H312CC	L1/S 2100
16	WINDOW	H312CC	L1/S 2100
17	WINDOW	H2N10C	L1/S 1350
18	WINDOW	H112C	L1/S 1050
19	WINDOW	H112C	L1/S 1050
20	WINDOW	H2N10C	L1/S 1350
21	WINDOW	H312CC	L1/S 2100

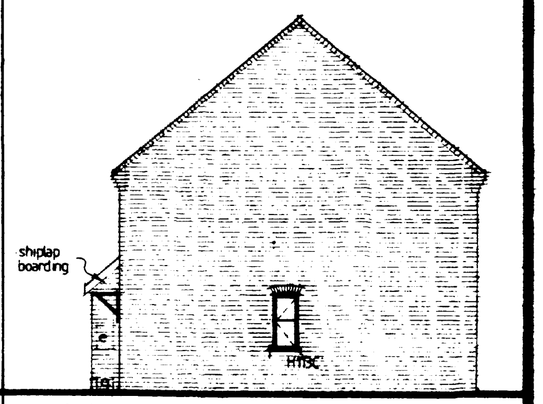
INTERNAL LINTELS

ALL GROUND FLOOR LINTELS TO BE : I G INTERNAL TYPE 1100MM LONG
ALL FIRST FLOOR LINTELS TO BE : TIMBER CONSTRUCTION including ref c.

ALL JOINERY REFS BY BOULTON & PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTELS REFS BY I G LINTELS

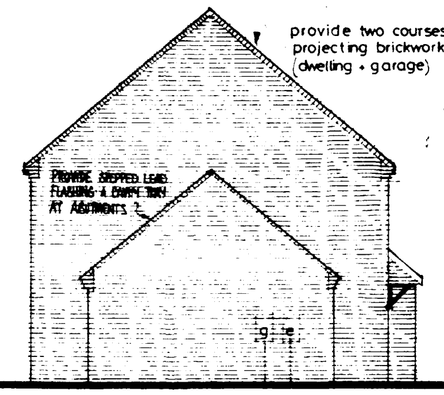
applegate

NOTES



meter boxes (gas semi-concealed type)

s i d e onto 21



meter boxes

s i d e onto 20

notes

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

wall mounted gas balance flue boiler (high level) of required rating with durable guard over outlet, in garage

position gas + electric meter boxes as shown, boxes to be 550mm min, 1000mm max. above path level, consumer unit at high level.

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 20 AUG 1992 REF ...S91911...

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Residential development
Holland park,
Spalding.

Phase 7, Plots 10a, 11, 20+21

FLOOR PLANS & ELEVATIONS.

DATE MARCH-27-1992	DRAWN MARK JENNINGS
DRWG. No. 91011/20 21	SCALE 1-100, 1-50

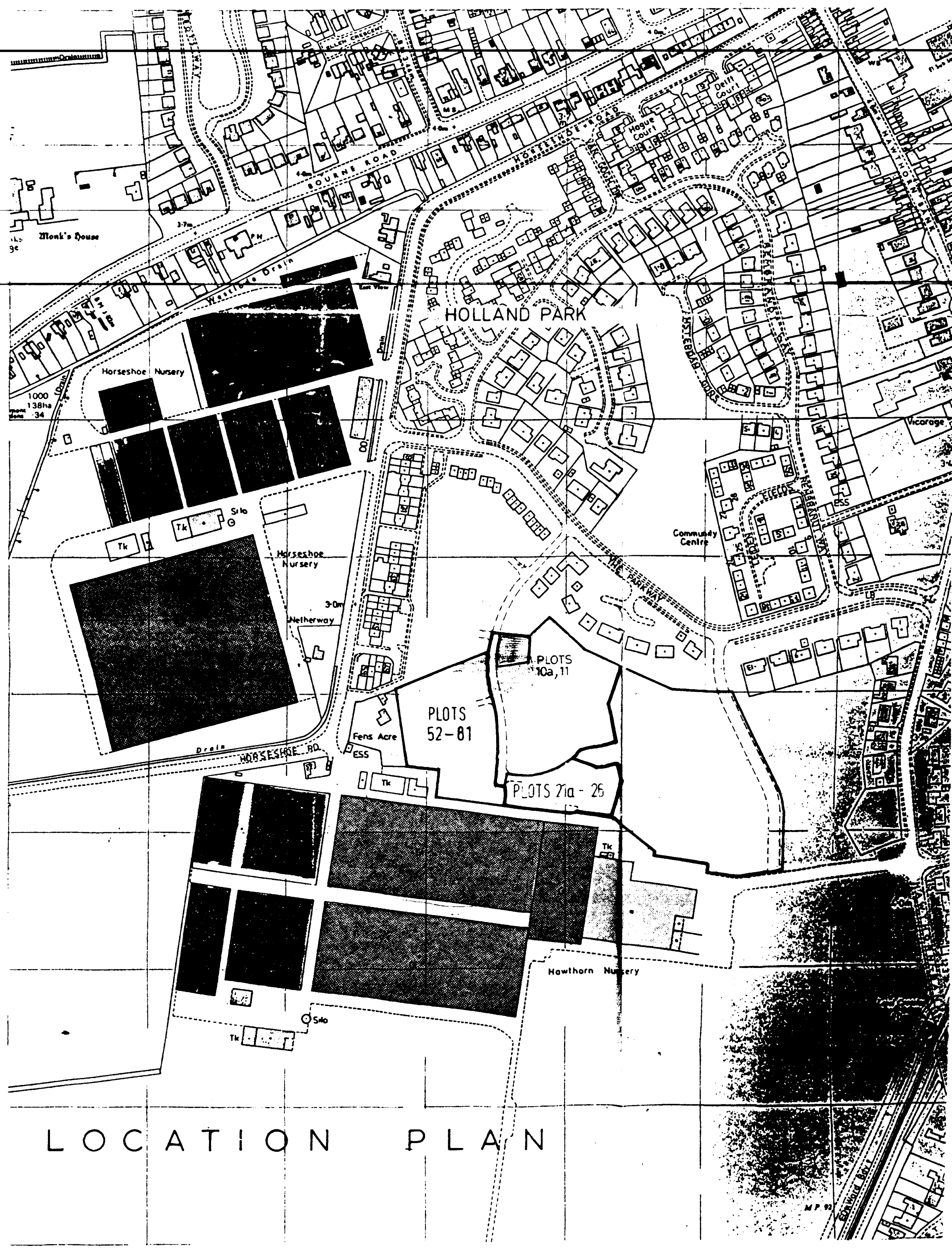
REVISIONS	DES.	DATE	SIGN
A	BUILDING CONTROL AMENDMENTS	9.6.92	

PLANNING | BUILDING REGS.

CHECK BY

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

SUMMIT



SOUTH HOLLAND D.C.
PLAN DEPT.
26 AUG 1992
REF .0919/92..

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

RESIDENTIAL DEVELOPMENT
PHASE 7
HOLLAND PARK, SPALDING.

LOCATION PLAN

DATE AUG 1991	DRAWN AJF
DRWG. No. 91011/2 LP	SCALE 1 : 2500

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

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