APPLICATION NO. : H16 1011 92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1011/92 Received:24-SEP-92 Type:FULL

Name: P L Ely (Contractors) Ltd.
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd.
High Road
Whaplode
Spalding
Lincs

Description: 2 bedroom detached bungalow and garage

Location : Plot 14, Land east of new local distributor road, Holland Park 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 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.

3 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.

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 The fences shown on the submitted plans shall be constructed before the dwelling is occupied.

Reason: In the interests of the amenities of future occupants.

5 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

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)

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.

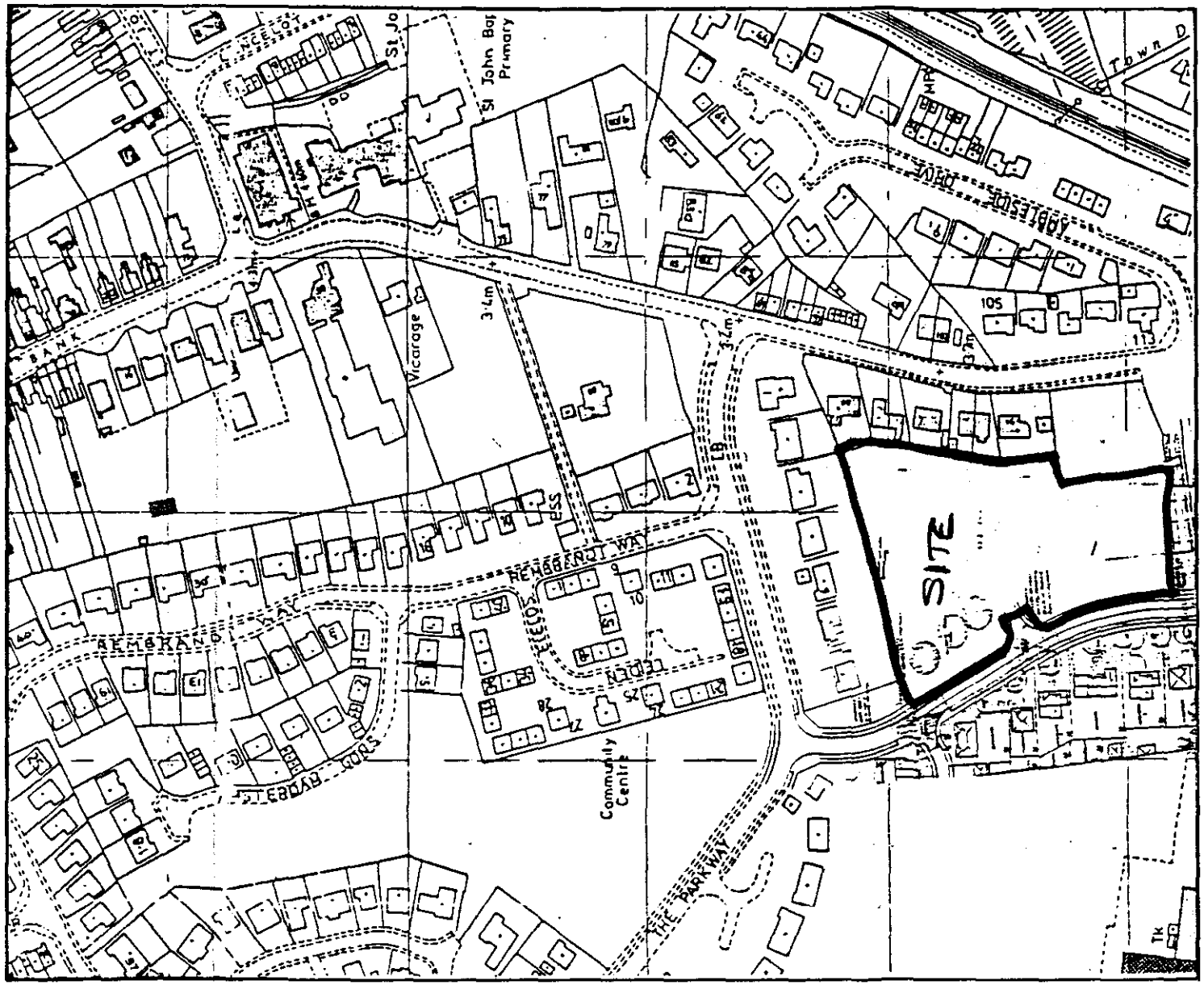
Director of Planning and Building Control Services
08-DEC-92 H16/1011/92

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)

LOCATION PLAN 1/2500.



REMBRANDT WAY

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1011/92

Date Registered 24 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P.L. ELY (Contractors) Ltd.
HIGH ROAD, WHAPLODE,
SPALDING LINCS.

Tel. No. (0406) 340483

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT NO 14.
Land east of new local distributor Road, Holland Park, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 Bedroom Detached Bungalow & Garage.

OFFICE COPY

Please complete For above I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £110.00. If you consider no fee is payable include a written explanation instead.

Signed R. KELY Sales Manager Date 23/9/92 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 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

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: ONE

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

B. Please state size of any new structure:- (a) max. height: Please consult plans enclosed. sq. metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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. Vacant land with outline Res. Dev. Consent

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: Un-known

Will there be —
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site? One Garage.

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 Soakaways

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

C. Please state whether a land drain will be affected No

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	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.	N/A	→ Date: Consultee(s): N/A.
Is this application related to a previous submission	No	→ 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.

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).

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.** 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 R. Kelly (Applicant/~~Agent~~) Date 23/9/92
Sales Manager

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 R. Kelly Applicant/~~Agent~~) Date 23/9/92
Sales Manager

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 N/A

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

1011/92

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

garage - Applicant obliged to have on unfinished estate Rd
Border (multiple (shrub) planting with
Heavy load to
Fesd's Lagoon
May be any title.

Inspected by DC
Date 2/12

Notice posted by DC
Date 2/12

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 .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed DC 3/12

DPO Auth: 30/11 Sub. Committee

grant consent

Repeat condn: from Agenda per 18/11/92 committee

Conditions/Reasons
(continue overleaf)

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

Pgm 30-9 Bungalow - rest houses in this frontage
W & O

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	✓	1/10/92
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer RM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1707

Date first Rec'd 24 SEP 1992

Registration

Reference H16/1011/92

Cross-Ref R

Date 25-SEP-92 JAB

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £110

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 523700 321700

Ward T

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area Yes

Linked to site

Ref 738

Linked to property

Ref

Planning Records:
Earlier apps 1147/91
385/92

B Reg Records:
Already submitted - Ref
Request
Requested

849. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H16/1010/92 P L Ely (Contractors)		Link detached three-bedroomed houses with garages on Plots 12 and 13, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the proposal in greater detail in conjunction with application references H16/1007/92, H16/1011/92, and further applications now received in respect of adjoining land.)

H16/1011/92 P L Ely (Contractors)		Bungalow and garage on Plot 14, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans-Sub Committee to consider the proposal in greater detail in conjunction with planning application references H16/1007/92, H16/1010/92, and further applications now received in respect of adjoining land.)

H02/0908/92 Mr & Mrs P Tansley	O.A.	Residential development at Low Road, Crowland.

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

H02/0909/92 Mr & Mrs P Tansley		Retain Mallard House, Low Road, Crowland without complying with the restricted occupation condition.

(Pending a site inspection in order to assess the desirability of removing the condition.)

H16/1027/92 Fine Art Developments	O.A.	Conversion of existing warehousing to three retail units with car parking and service access at Low Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development, and to enable the Director of Planning and Building Control Services to submit a further report to this Committee detailing possible reasons for refusal based on the views expressed at the meeting and at the Plans Sub-Committee, as the Committee is minded to refuse planning permission for the development.)

(d) **Applications Filed Away**

The following applications be filed away, and no further action be taken thereon:-

Plan No. and Applicant	Proposal
H16/0376/89 Broadgate Builders	Conversion of warehouse to form eight dwellings at Long's Warehouse, Double Street, Spalding.
H16/0377/89 Broadgate Builders	Listed Building Consent for conversion to form eight dwellings at Long's Warehouse, Double Street, Spalding.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1011/92 Received:24-SEP-92 Type:FULL

Name: P L Ely (Contractors) Ltd.
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd.
High Road
Whaplode
Spalding
Lincs

Description: 2 bedroom detached bungalow and garage

Location : Plot 14, Land east of new local distributor road, Holland Park Spalding

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 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.

3 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.

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 The fences shown on the submitted plans shall be constructed before the dwelling is occupied.

Reason: In the interests of the amenities of future occupants.

5 C2(a)

Authorised to issue:

07-DEC-92 H16/1011/92

AD.....DC.....

BRIAN SMITH Dip 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: H16/1011/92 Type: FULL

Applicant: P L Ely (Contractors) Ltd.
Tel: 0406 370483

Agent: P L Ely (Contractors) Ltd.
0406 370483

Description: 2 bedroom detached bungalow and garage

Location: Plot 14, Land east of new local distributor road, Holland Park Spalding

---

Valid date: 24-SEP-92
Target dates:
To case officer 29-SEP-92
Inspected by 04-OCT-92
Extra contacts 09-OCT-92
Report if not clear by 29-OCT-92

Terminal date: 19-NOV-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	01-OCT-92	15-OCT-92
Cllr Mrs A M Newton	0775 762210	01-OCT-92	15-OCT-92
Cllr R C West	0775 760231 (Of	01-OCT-92	15-OCT-92
Dir of Environmental		01-OCT-92	15-OCT-92
Site/Press Advert MIN		~~06~~ 2 OCT-92	~~27~~ 23 OCT-92

L.C.C. - Obs Attached JC 08 8/10/92

APPLICATION REFERENCE: H16/1007/92 DATE RECEIVED: 24 September 1992

APPLICANT: P L Ely (Contractors)
High Road
Whaplode
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Four-bedroomed detached house and garage

LOCATION: Plot 1, East: new local distributor road, Holland Park, Spalding

APPLICATION REFERENCE: H16/1010/92 DATE RECEIVED: 24 September 1992

APPLICANT: P L Ely (Contractors)
High Road
Whaplode
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Link detached three-bedroomed houses with garages

LOCATION: Plots 12 and 13, East: new local distributor road, Holland Park, Spalding

APPLICATION REFERENCE: H16/1011/92 DATE RECEIVED: 24 September 1992

APPLICANT: P L Ely (Contractors)
High Road
Whaplode
Spalding
Lincolnshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Full

DESCRIPTION: Two-bedroomed detached bungalow and garage

LOCATION: Plot 14, East: new local distributor road, Holland Park, Spalding

Ward Member: In relation to all applications - Is this the best road layout we can achieve? If not please send to Committee; if so, I agree you can deal with.

County Highways: Request conditions.

Public Objections: H16/1007/92 - Expires 19 November - Any response will be reported.

PREVIOUS DECISIONS
H16/1147/91 - Outline - Residential development - Permission Granted.

PLANNING ISSUES

1 Main issue is whether the layout is acceptable for this location given that it will establish the pattern for the remainder of the development.

CONCLUSIONS

1 The applications are for four plots of a larger development site off Hawthorn Bank. Other applications for the remainder of the development have been submitted and should be reported to the next Committee Meeting on the 8 December 1992. The total development will comprise fourteen houses and bungalows. Permission for the estate road into the site has already been granted.

2 The development recognises the existence of three mature trees within the larger site and will ultimately comprise a mix of dwelling types. The orientation of the dwellings around the existing trees will result in an 'open feel' to the development. The bungalow on Plot 14 takes account of the existence of the adjacent Commercial Access Road, and screen fencing is proposed to afford protection to the amenities of future occupants.

3 It is considered that the developments now proposed are appropriate for this estate location.

RECOMMENDATION

H16/1007/92 - Director of Planning be authorised to grant permission providing no objections are received before the expiration of resident consultations, subject to the following conditions:

1 SC27 - (implementation of planting).

2 B22 - (access and turning space to accord with application).

3 C2(a) - (road construction).

4 The area of land between the existing tree on site and the public highway, as shown on the plan attached to the decision notice, shall be laid to grass and thereafter retained in this condition and no planting or fencing other than that shown on the approved plans shall be carried out.

5 Prior to development being commenced, all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1.2 metres high consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts at minimum 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when development is completed and building work ceases.

6 Under no circumstances shall any material, machinery, tools, fuel etc be stored, nor any builders huts and the like of temporary/permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are necessitated passing within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall there be a machine dig within the fenced areas.

Reasons

1 Standard.

2 B21.

3 Standard.

4 In the interests of maintaining the visual amenities of the locality.
5&6 To safeguard the existing trees during the development.

H16/1010/92 - Grant Permission.
1 SC21 - (landscaping scheme).
2 SC27 - (implementation of planting).
3 B22 - (access and turning space to accord with application).
4 C2(a)- (road construction).

Reasons
1 Standard.
2 Standard.
3 B21.
4 Standard.

H16/1011/92 - Grant Permission.
1 SC27 - (implementation of planting).
2 B22 - (access and turning space to accord with application).
3 C2(a)- (road construction).
4 The fences shown on the submitted plans shall be constructed before the dwelling is occupied.

Reasons
1 Standard.
2 B21.
3 Standard.
4 In the interests of the amenities of future occupants.

Dear Dave.

re site as a whole.

See my comments on H16/1007/92

Angela Newton

10/11/92

Attn. Dave Roberts

contractors) Ltd
d
de
ing
s

ad

: 24-SEP-92

01-OCT-92

al in your ward.
OBERTS

As applications can be determined under delegated powers in many cases, please let me know by 11-OCT-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs A M Newton
234 Pennygate
Spalding
Lincs
PE11 1LN

I request that this application be considered by Planning Committee, because

Is this the best road lay-out we can achieve? If not please send to Committee. If so, I agree you can deal with

Signed: AMNewton

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 OCT 1992
Attention of
DPO Neil
DDPO BG
JO AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

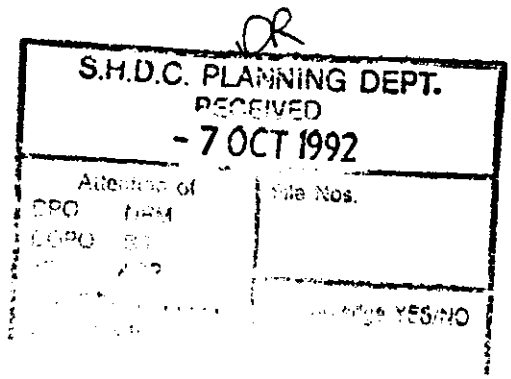
John Honnor
General Manager

Our Ref. SWP/TF/P/S/13
Your Ref.

This matter is being handled by
Stan Pywell

5th October, 1992

Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.



Dear Sirs,

Planning Application Ref. H16/1007/92, H16/1010/92
and H16/1011/92 - Residential Development
Holland Park - P.L. Ely (Contractors) Ltd.

I refer to the above planning applications and to the Holland Park site.

Surface water may be discharged into the Board's Hall Drain which was piped under early phases of the development of this site.

The Board's consent will be required to discharge surface water and this is conditional on the payment of the appropriate development contribution to cover the cost of further improvements downstream.

The contribution is at present assessed at £ 27,384 + V.A.T. per impervious hectare.

Yours faithfully,

Senior Engineer.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1011/92.

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. Address or location

Plot 14 Holland Park Spalding (6245)

3. Name, classification and number of road

U/C

4. Date application referred 8-10-92.

5. State whether outline, detailed application etc.

Full

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

Detached Bungalow

7. 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:—

Delete as appropriate

~~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: 8-10-92 Signed: [signature]
Director of Highways and Planning

SEARCH RECORD ESTATES ETC.

Estate Name: Holland Park
Address: Off Horseshoe Road, Spalding

Main Developer: Broadgate Builders Ltd

Streets: Delft Court, Hague Court, Rembrandt Way, Van Gogh Drive, Amsterdam Gardens, Leiden Fields, The Parkway The Wyke & The Wende, Amstel Close, Aalsmeer Rise, Haarlem Court, Breda Court, Limburg Drive, Heren Place

SUMMARY OF PLANNING REGISTER

Reference	Applicant	Description	Decision	Plots Affected
H16/1126/91	Broadgate Bldrs	Res Dev 30 Dwells (Off Aalsmeer Rise)	Consent 7.2.92	52-81 Phase 7
H16/1147/91	P L Ely	Res Dev (Outline)	Consent 11.12.91	
H16/0157/92	Broadgate Bldrs	Revised Scheme Erect Detached Houses & Bungalows	Consent 26.3.92	10a-29 Phase 7 Aalsmeer
H16/0427/92	Broadgate Bldrs	Revised Scheme Six Detached Houses	Consent 7.4.92	21A-26 Phase 7 Aalsmeer
H16/0484/92	Broadgate Bldrs	Detailed design for surface water run-off (Condition 7 H16/1126/91)	Consent 10.6.92	52-81 Phase 7
H16/0496/92	Broadgate Bldrs	Details of acoustic fence, rear of plots 67-72 (Condition 3 H16/1126/91)	Consent 8.6.92	52-81 Phase 7 Aalsmeer
H16/0564/92	Broadgate Bldrs	External materials	Consent 22.6.92	10A-21 27-29
H16/0578/92	Broadgate Bldrs	Ext	Consent 6.7.92	3 Phase 7 Aalsmeer
H16/0687/92	Broadgate Bldrs	3 Detached Bungalows	Current Application	11a.12 & 13 Phase 7 Aalsmeer

SEARCH RECORD ESTATES ETC.

Estate Name: Holland Park
Address: Off Horseshoe Road, Spalding

Main Developer: Broadgate Builders Ltd

Streets: Delft Court, Hague Court, Rembrandt Way, Van Gogh Drive, Amsterdam Gardens, Leiden Fields, The Parkway The Wyke & The Wende, Amstel Close, Aalsmeer Rise, Haarlem Court, Breda Court, Limburg Drive, Heren Place

SUMMARY OF PLANNING REGISTER

Reference	Applicant	Description	Decision	Plots Affected
H16/0919/92	Broadgate Bldrs	Res Dev comprising two linked-detached houses	Current Application	10a & 11 Phase 7
[illegible]	P L Ely	Collector road to serve development with footways	Current Application	

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/1011/92/A1 Date Received: 05 01 93

Applicant: P L Ely (Cont) Ltd
High Road
Whaplode
Spalding
Lincs

Agent:

Description of Original Development: 2 bedroom detached bungalow and garage

Location: Plot 14, Land East of New Local Distributor Road, Holland Park, Spalding.

Amendment Submitted: Amendment to brickwork

21 January 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H16/0112/02/A1

Date registered 03 JAN 2003

Case Officer PU

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
Tel. No.	Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

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 ☐

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 ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
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)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
	RKE/EW/HP-P	5th January, 1993.

Dear Sir,

Ref. A/1

Reference: ~~Holland Park~~ Spalding

Further to Planning Consent being granted on the 14 dwellings at above we would like to use some brickwork features as indicated on the duplicate plans enclosed for your file.

Our approach is that we hope you are able to write back noting this minor revision to the approved plans as has been the case on previous occasions.

Please find enclosed some photographs showing some of the features now proposed.

Enclosed: 2 plans for each of the following files

Plot 1	H16/1007/92
Plots 2 & 3	H16/1092/92
Plots 4, 5 & 6	H16/1115/92
Plots 7, 8 & 9	H16/1114/92
Plots 10 & 11	H16/1078/92
Plots 12 & 13	H16/1010/92
Plot 14	H16/1011/92

SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
REF Ack. ltr.

The Bricks to be used are shown on the schedule on the approved site layout.

A photocopy of this letter for each file is also enclosed.

Yours faithfully,
P. L. Ely (Contractors) Limited

R. Kely

Richard K. Ely
Sales Manager & Designer

The Director of Planning Building Control Services,
South Holland District Council,
Spalding.

Enc.

BY HAND

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: H16/1011/92/A2 Date Received: 18-FEB-93

Applicant: P L Ely (Contractors) Ltd Agent:
High Road
Whaplode
Spalding
Lincolnshire
PE12 6TG

Description of Original Development: Two-bedroomed detached bungalow and garage

Location: Plot 14, East of Hoekman Way, Holland Park, Spalding

Amendment: Amended site layout and location plans

22 February 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd. 2

PLANNING AMENDMENT

For office use only

Application No. H16/1011/92/AR

Date registered 18 FEB 1993

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ELY

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

East of Harkman Way, Spalding PLOT 14

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

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 ☐

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

QUALITY HOMES

P.L. Ely (Contractors) Ltd.

High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
H16/1011/92	RKE/EW/HP-P	18th February, 1993.

Ref. A/2

Dear Sir,

Reference: Holland Park Spalding
14 Plots East of Hoekman Way
H16/1011/92 - Plot 14

Further to your Authority's Full Planning Consent for above. As you may be aware the original site layout was drawn based upon a survey plan provided by Broadgate Builders and prior to the installation of Hoekman Way.

Having started the road approved separately under H16/0885/92 (and hence set out the plots) it has become apparent that the original plans are in-accurate in some respects.

We have therefore instigated our own survey and now enclosed an amended site layout for each file above.

We would appreciate a letter by reply assuming you are happy for development to proceed in accordance with the enclosed.

Yours faithfully,
P. L. Ely (Contractors) Limited

R.K.Ely.

Richard K. Ely
Sales Manager & Designer

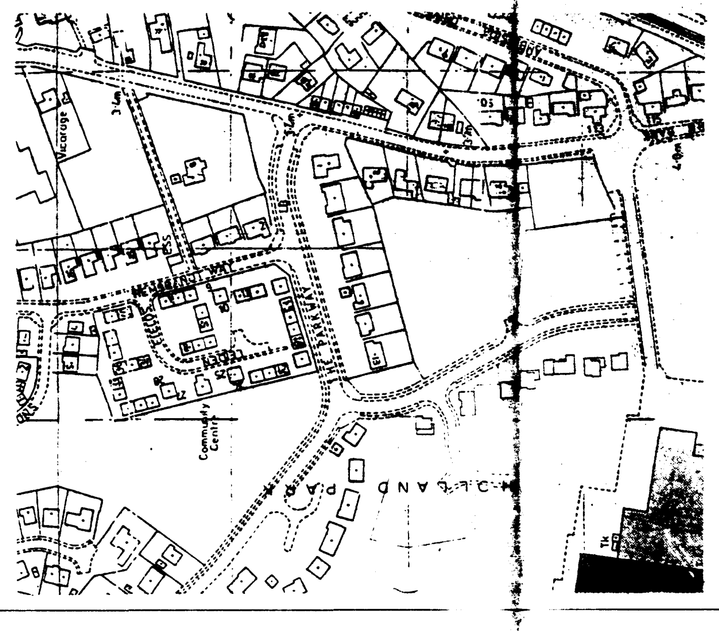
Attn: Mr B. Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
SPALDING.

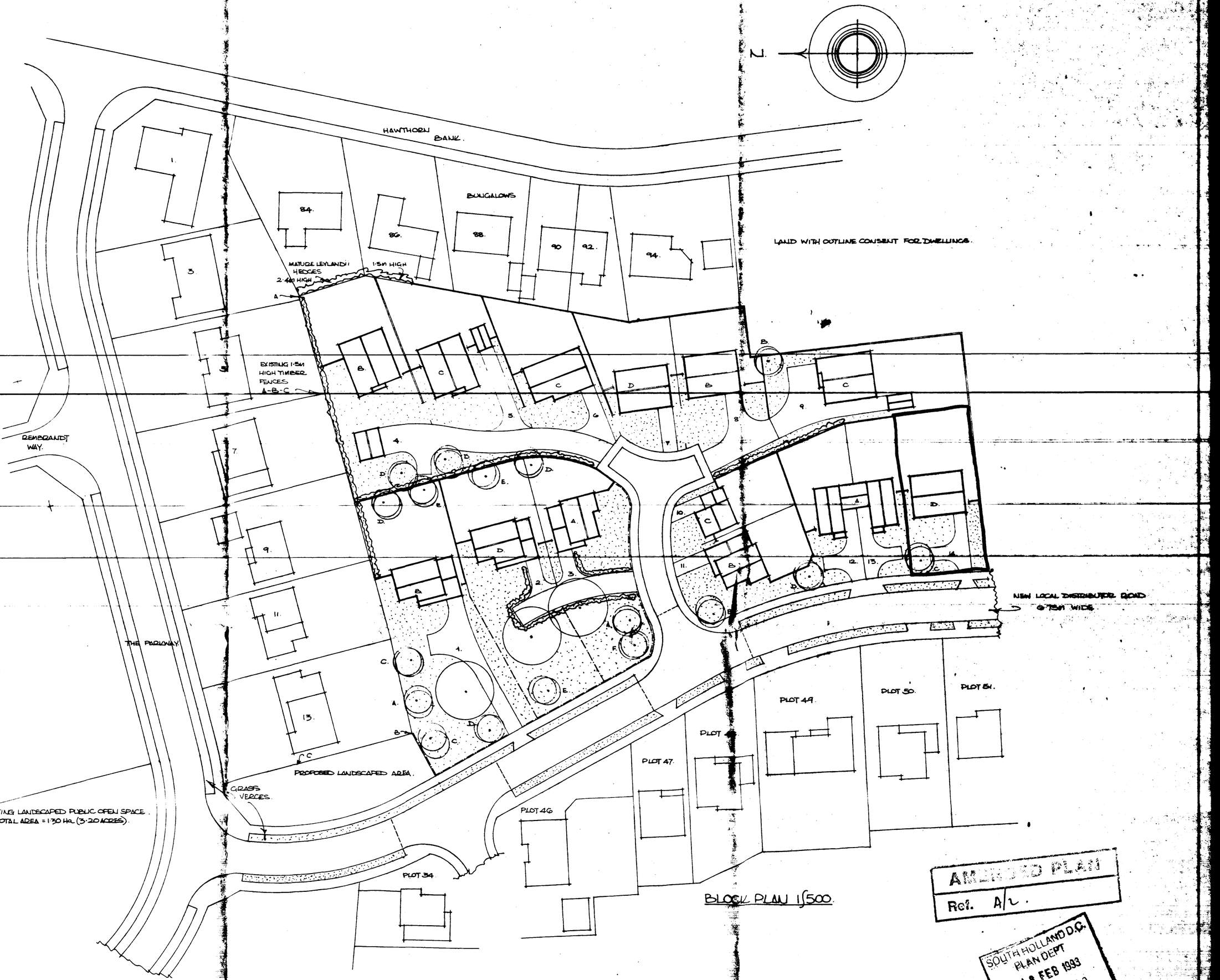
Enc.

BY HAND

SOUTH HOLLAND D.C.
PLAN DEPT
18 FEB 1993
REF 1011/92

LOCATION PLAN 1/2500.





BLOCK PLAN 1/500.

KNEE RAIL FENCES 450 HIGH
1.80M HIGH VERTICAL CLOSE BOARD FENCES TO B.S. 1722 + BS 3470.
FRONT GARDENS SEEDED OR TURFED

COPPER BEECH HEDGES FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS 20CM BETWEEN ROWS & AT 450 CENTRES

NEW TREES TO BE STANDARDS & SECURED TO TREATED STAKES WITH 2No TREE TIES

A. PAPERBARK MAPLE ACER GRISEUM
B. SWEDISH WHITEBEAM SORBUS ARIA
C. FLOWERING RED HAWTHORN : CRATAEGUS OXYCANTHA
D. SILVER BIRCH : BETULA ALBA
E. WHITE BIRCH : BETULA PENDULA VERRUCOSA
F. WILD CHERRY : PRUNUS AVIUM

STANDARD COMBINATIONS FOR EXTERNAL MATERIALS.			
COMBINATION	GENERAL WALLING BRICKS.	BRICKWORK FEATURES.	SMOOTH MARLEY MINERIP ROOF TILES.
A	BELTON CAVENDISH PURPLE MULTI.	TUSCAN RED MULTI.	OLD ENGLISH DARK RED.
B.	BAGGERIDGE TUSCAN RED MULTI.	GOLDEN BROWN.	OLD ENGLISH DARK RED.
C.	BELTON CAVENDISH GOLDEN BROWN.	TUSCAN RED MULTI.	BROWN.
D.	BELTON CAVENDISH ANTIQUE BROWN.	TUSCAN RED MULTI	WOODBOROUGH RED.
ALL FACEWORK BELOW DPC IN BAGGERIDGE TUSCAN RED MULTI - F.L. QUALITY.			

ALL SOAKAWAYS MIN 5M FROM ANY BUILDINGS.
ROADS, FOOTPATHS, STREET LIGHTING & SURFACE WATER DRAINAGE TO THE APPROVAL OF LINCOLNSHIRE COUNTY COUNCIL.
FOUL SEWERS TO THE APPROVAL OF ANGLIAN WATER.

R.M.C. BRINDLE BLOCK PAVIOURS.

APPROX POSITION OF PREVIOUS FARM HOUSE OIL TANKS OR SOAKAWAYS UNKNOWN
BEWARE WHEN EXCAVATING FOUNDATIONS.

AMENDED PLAN
Ref. A/2.

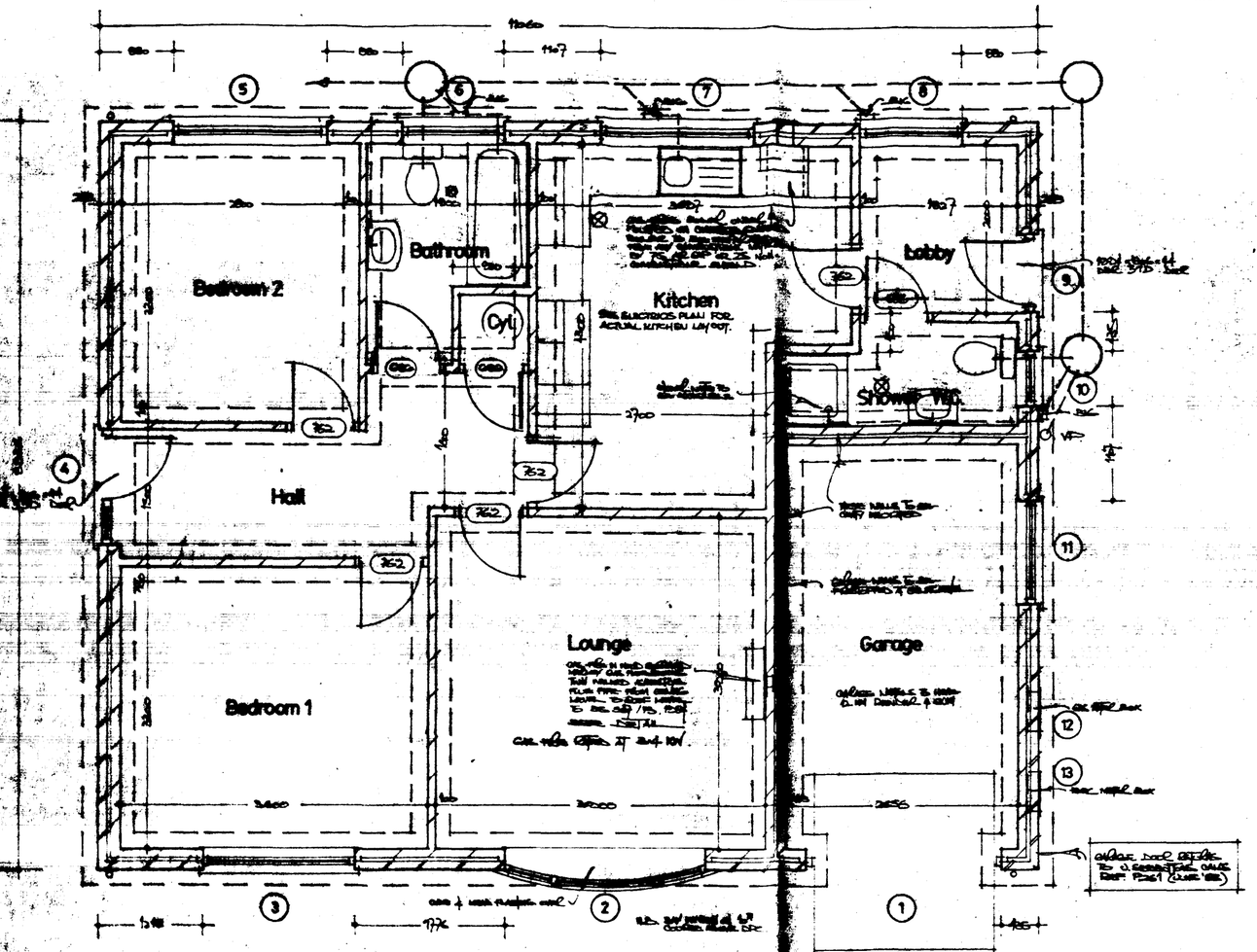
SOUTH HOLLAND D.C.
PLAN DEPT
18 FEB 1993
REF. 10/1/92

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

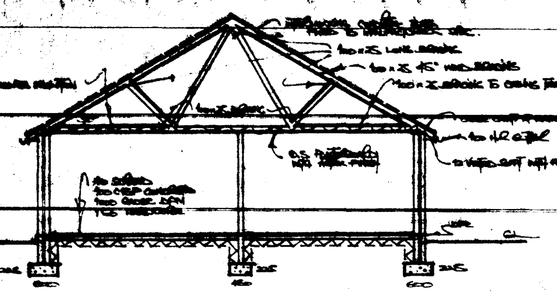
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT HOLLAND PARK SPALDING LINCOLNSHIRE (OFF HOWARD WAY)

DRAWINGS: SITE LAYOUT & LOCATION PLANS.

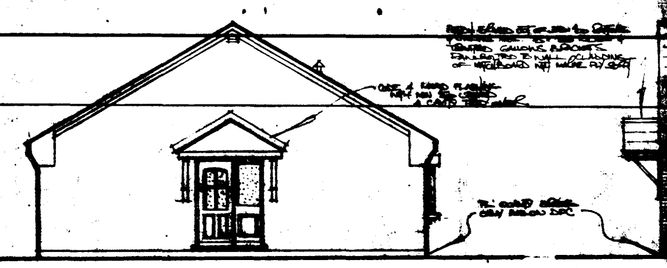
SCALES: 1:500 & 1:2500.
DESIGN/PLAN No:
DATE: JANUARY 1993.
DRAWN: R.K.B.



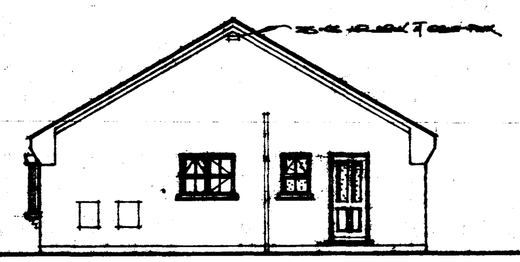
FLOOR PLAN (255)



SECTION

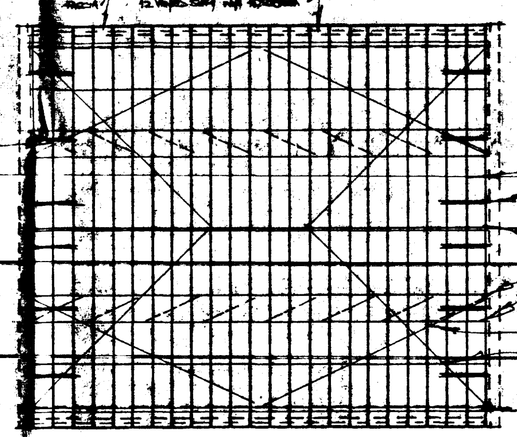


SIDE ELEVATION

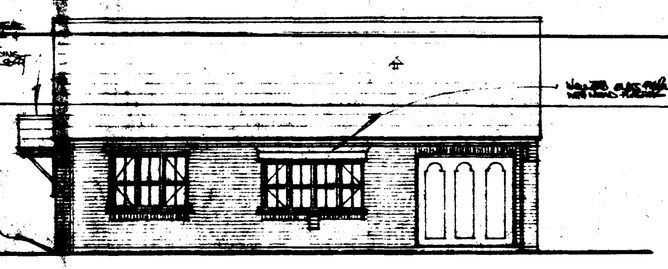


SIDE ELEVATION

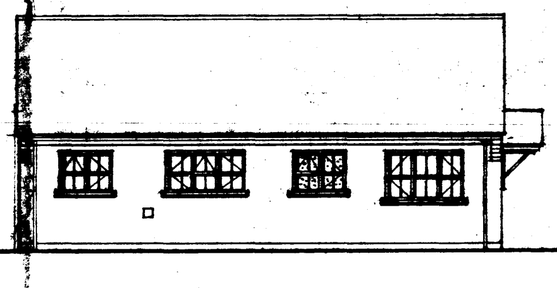
DESIGN No 255



ROOF PLAN



FRONT ELEVATION



REAR ELEVATION

CONSTRUCTIONAL DETAILS

WALLS.

ROOF.

FLOORS.

DAMP-PROOFING.

JOINERY.

HEATING.

WASTES.

DRAINS.

I. Os.

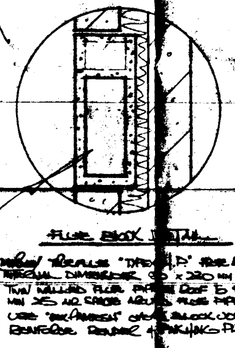
SOAKAWAYS.

DRIVEWAY. 50(6-CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

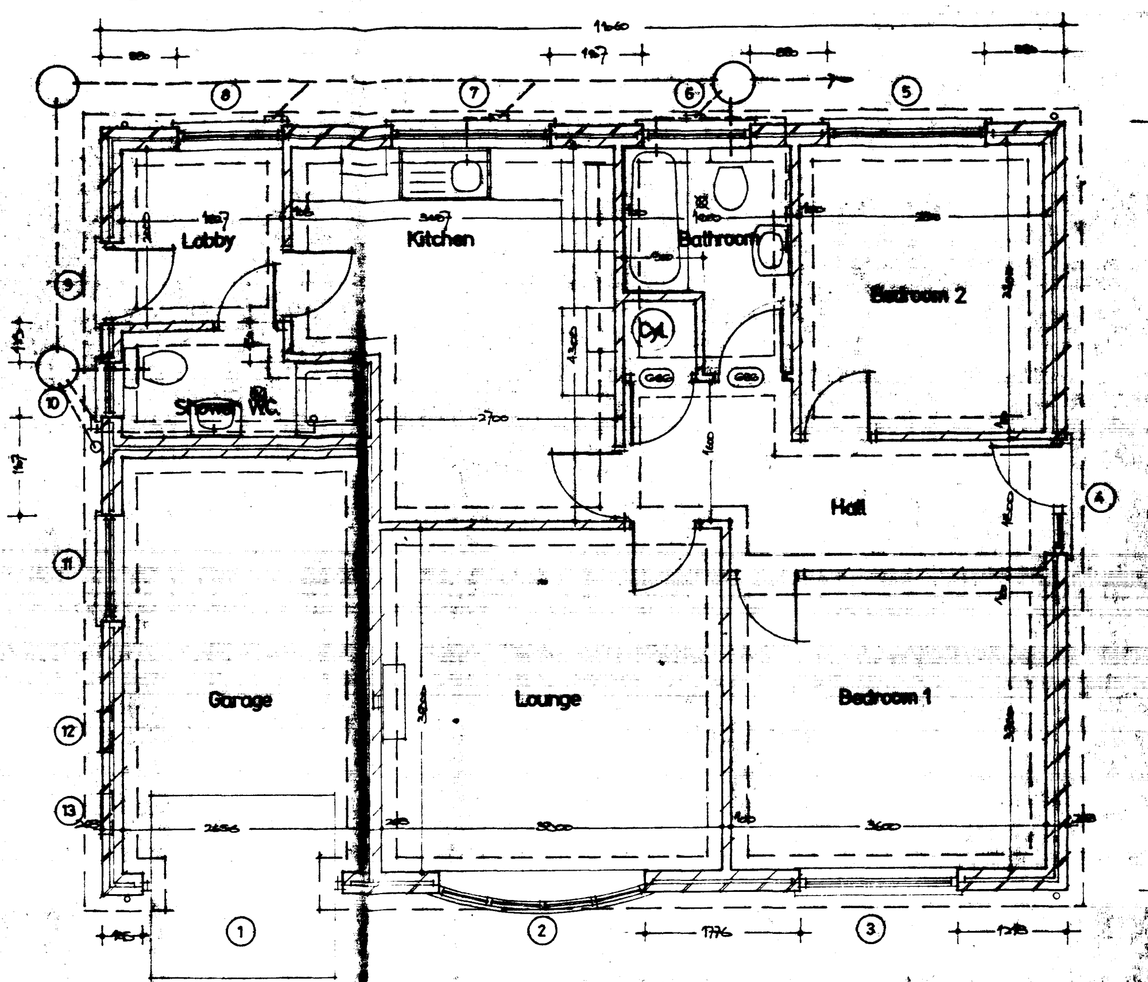
FOOTPATHS. 150 CONCRETE PAVING SLABS SET ON MIX BASE

MECH. VENT. RAPID VENTILATION (EXTRACTOR FANS TO BE PROVIDED IN KITCHEN AND BATHROOM CAPABLE OF GIVING 15 AIR CHANGES PER HOUR FOR A PERIOD OF 20 MINUTES AFTER SWITCHING OFF) ADEQUATE PERMANENT VENTILATION TO BE PROVIDED

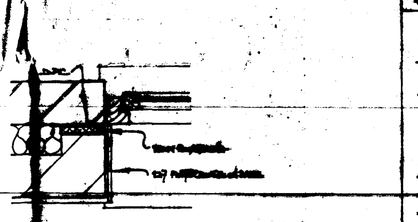
TAKE DATUM: KITCHEN CWF 5.40 BATHROOM CWF 3.60 SHOWER ROOM CWF 3.40



FLUE BLOCK DETAIL



FLOOR PLAN (254)



JAMB DETAIL

No.	Quantity	255	254	Lintol	Lintol Ref
1	102 Facing	—	—	21	3/102
2	215 Facing	—	—	LA 3	"
3	215 Fac.	—	—	LA 2	2/102
4	440 Fac.	440	440	LA 1	1/102
5	440 Fac.	—	440	LA 2	2/102
6	440 Fac.	440	—	LA 2	2/102
7	215 Fac.	—	—	LA 2	2/102
8	215 Fac.	440	440	LA 2	2/102
9	440 Fac.	—	—	LA 1	1/102
10	215 Fac.	—	—	LA 1	1/102
11	—	—	—	NIL	7/6
12	—	—	—	NIL	7/6

SHADED CAVITY TO BE CLOSED WITH 215 FACING BRICKS (NOT PERFORATED) AND MORTAR (MIX 1:3 CEMENT/SAND) TO MATCH EXISTING BRICKWORK

ALL LINTOLS MENTIONED TO BE MANUFACTURED BY APEX (UNLESS OTHERWISE STATED)

SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1992
REF 1011/92

ALL DIMENSIONS IN MILLIMETRES

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT
ESSEX TYPE BUNGALOW.
HOLLAND PARK SPALDING.
PLOT (DN 255)
No 14.

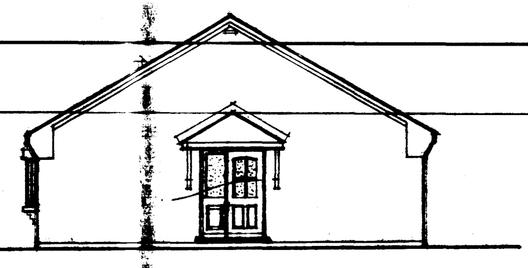
DRAWINGS:

SCALES: 1:50 + 1:100

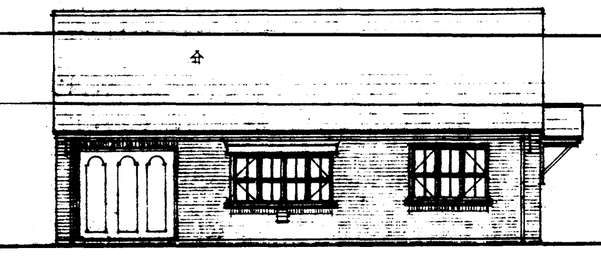
DATE: Nov '92

DESIGN/PLAN No: 255/254

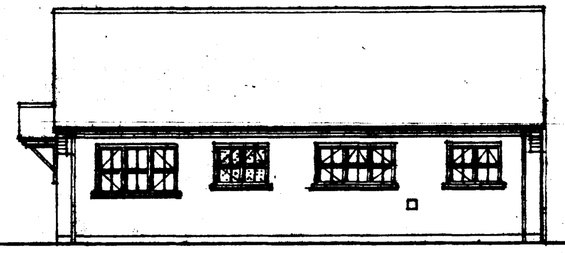
DRAWN:



SIDE ELEVATION

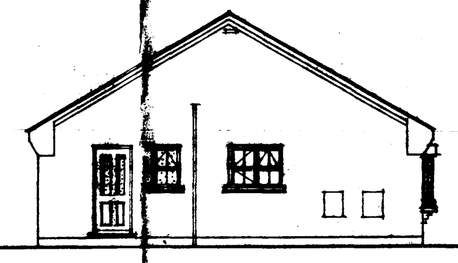


FRONT ELEVATION


REAR ELEVATION

DESIGN No 254

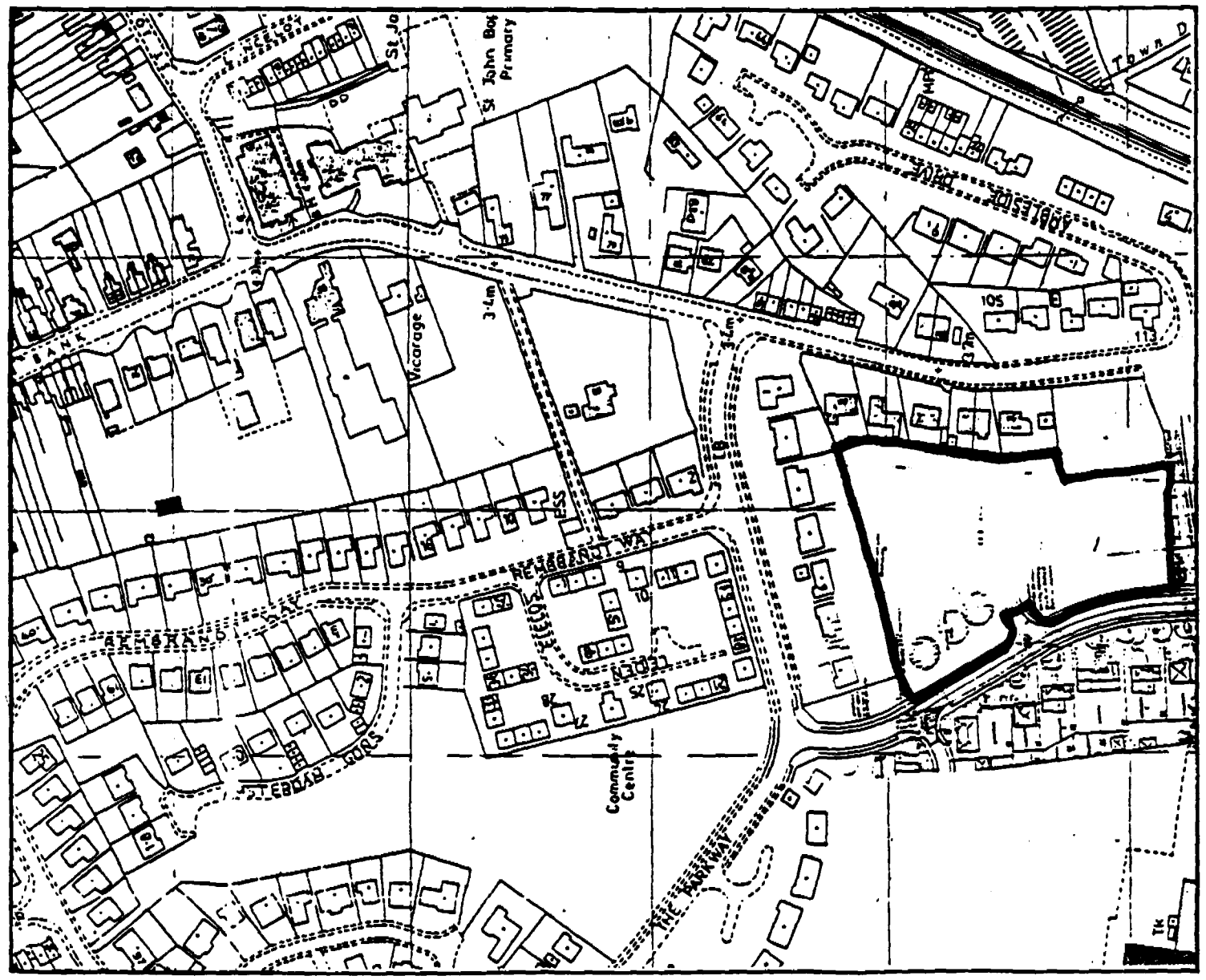


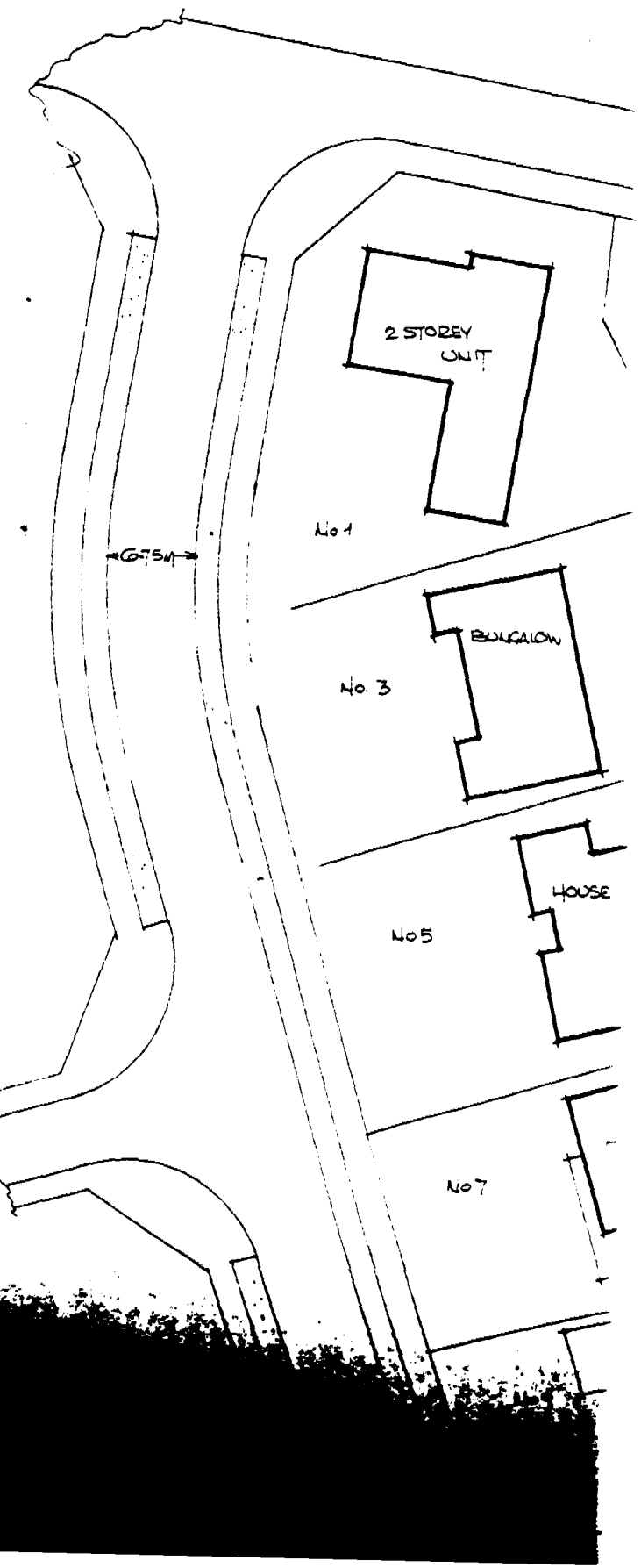
SIDE ELEVATION



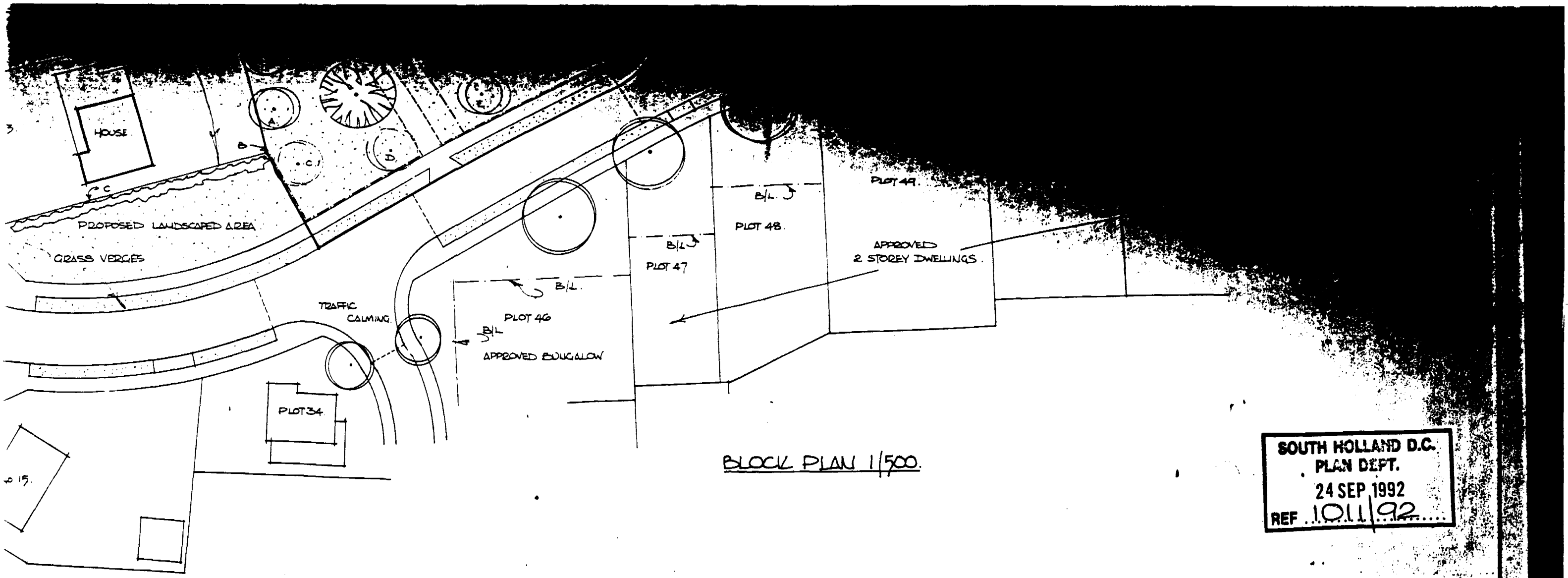
FOR DETAILS OF FACING BRICK & ROOF TILE REFER TO SITE PLAN
CONSTRUCTIONAL DETAILS
WALLS
ROOF
FOUNDS.
FLOORS
CEILINGS
JOINERY
HEATING
WASTES
DRAINS
I.Cs.
SOAKAWAYS
DRIVEWAY
FOOTPATHS
MECH VENT
FAN DETAILS: KITCHEN C/F 240 BATHROOM C/F 240 SHOWER ROOM C/F 240
SMOKE ALARMS: PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT1 & TO APPROVED DOCUMENT B1
GLAZING: ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE TOUGHENED GLASS TO BS 6206 1981
Bedroom 2
Bathroom
Kitchen
Lobby
Hall
Bedroom 1
Lounge
Garage
Shower W.C.
FLOOR PLAN (255)
FLOOR PLAN (254)
SECTION
ROOF PLAN
FLUE BLOCK DETAIL
JAMB DETAIL
SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION
DESIGN No 255
DESIGN No 254
AMENDED PLAN
Ref. Al
SOUTH HOLLAND
P. L. ELY (CONTRACTORS)
BUILDERS &
HIGH ROAD
ESSEX TYPE BUNGALOW
Revised Elevational Features
H16/1011/92

LOCATION PLAN 1/2500.





KNEE RAIL FENCES 450mm HIGH.



BLOCK PLAN 1/500.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1992
REF 1011/92

THE DESIGNER ACKNOWLEDGES THE PLANS & SURVEYS KINDLY PROVIDED BY MESSRS. BROADGATE BUILDERS (SPALDING) LTD.

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT OFF THE PARKWAY, HOLLAND PARK, SPALDING, LINCS.

DRAWINGS: BLOCK & LOCATION PLANS.

SCALES: VARIOUS.

DATE: APRIL 1992.

DESIGN/PLAN No:

DRAWN: P.L.ELY

COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS [illegible]

NEW TREES TO BE STALDARDS & SECURED TO TREATED STAKES WITH 2.16 TREE TIES.

A PAPERBARK MAPLE ACER GRISEUM
B SWEDISH WHITEBEAM SORBUS ARIA.
C FLOWERING RED HAWTHORN CRATAEGUS OXYCALTHA
D SILVER BIRCH: BETULA ALBA
E WHITE BIRCH BETULA PENDULA VERRUCOSA
F WILD CHERRY PRUNUS AVIUM

STANDARD COMBINATIONS FOR EXTERNAL MATERIALS

COMBINATION	GENERAL WALLING BRICKS	BRICKWORK FEATURES	SMOOTH MARLEY MELTON ROOF TILES
A	BELTON CAVENDISH PURPLE MULTI	TUSCAN RED MULTI	OLD ENGLISH DARK RED.
B	BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN	OLD ENGLISH DARK RED.
C	BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI	BROWN
D	BELTON CAVENDISH ANTIQUE BROWN	TUSCAN RED MULTI	MOSBOROUGH RED

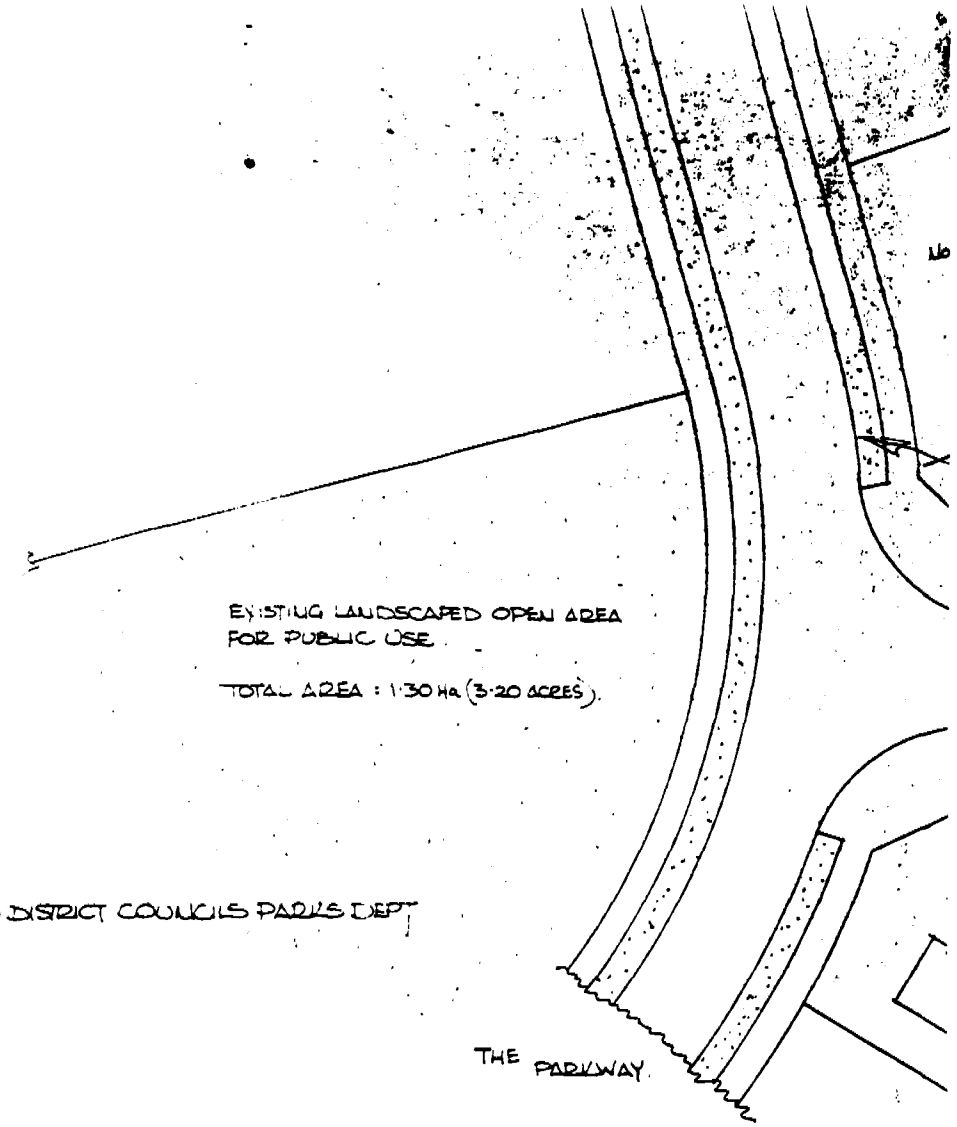
ALL FACEWORK BELOW D.P.C. IN BAGGERIDGE TUSCAN RED MULTI

ROADS FOOTPATHS, STREET LIGHTING & SURFACE WATER DRAINAGE TO THE APPROVAL OF LINCOLNSHIRE COUNTY COUNCIL

FOUL SEWERS TO THE APPROVAL OF ANGLIAN WATER

ALL OPEN SPACES OR INCIDENTAL GRASS AREAS AS MAY BE DETAILED FOR PUBLIC USE TO THE APPROVAL OF SOUTH HOLLAND DISTRICT COUNCILS PARKS DEPT

R.M.C. BRINDLE BLOCK PAVIOURS.



OUTLINE PLANNING PERMISSION REF: H16/1147/91. "RESIDENTIAL DEVELOPMENT". 24/2/92.

N.

HAWTHORN BANK.

BUNGALOWS.

No.84.

No.86

No.88.

No.90.

No.92.

No.94.

LAND WITH OUTLINE CONSENT FOR DWELLINGS.

MATURE LEYLANDII HEDGES 2·4M HIGH

1·5M HIGH

A

B

C

D

E

1

2

3

4

5

6

7

8

9

10

11

12

13

14

HOUSE

HOUSE

EXISTING 1·5M HIGH TIMBER FENCES A–B–C

FENCES REDUCE TO 1·0M HIGH

NEW LOCAL DISTRIBUTOR ROAD 6·75M WIDE