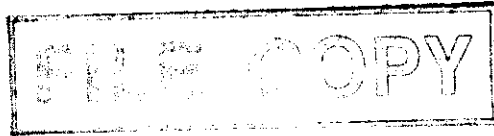


APPLICATION NO. :

H.16/1302/9.1

CONTENTS PAGE (30 PAGES and OVER)

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Town and Country Planning Act 1990

Planning Permission

Reference: H16/1302/91

Received: 23-AUG-91 Type: FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Residential development Phase 7 Plots 11-51,
detached house & bungalows (registered as H16/0769/91)

Location : Phase 7 Holland Park
Horseshoe Road 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 A visibility splay is required on the internal layout as shown on the attached drawing number H16/0769/91/1.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 3 The proposed traffic calming measures shall be subject to detailed approval and appropriate signing.

Reason: In the interests of road safety.

- 4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

- 5 Before any development is commenced the approval of the Local Planning

Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 6 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

- 7 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.

- 8 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.

- 9 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 10 Before any development is commenced, details of the construction of the proposed acoustic fence around the southern boundary of the site shall be submitted to and agreed with the Local Planning Authority, and the fence shall be erected in accordance with the agreed details before any of the dwellings whose plots abut the fence are occupied.

Reason: In the interests of safeguarding the amenities of future householders.

- 11 Before any development is commenced the applicants shall submit to and

agree with the Local Planning Authority revised landscaping details for the proposed central area of public open space, to include sufficient shrub and tree planting so as to deter the playing of ball games. Such revised scheme as may be agreed shall be implemented and maintained in conjunction with the remaining landscaping on the site.

Reason: To safeguard the residential amenities of future residents and in the interests of the visual amenity of the locality.



Director of Planning and Building Control Services
24-JAN-92 H16/1302/91

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.

PLANNING APPLICATION

For office use only

Application No. H16/0769/91

Date Registered 23 AUG 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No. 0406 380532 (ALAN FINCH)

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

PHASE 7 HOLLAND PARK, HORSESHOE ROAD, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT PHASE 7 PLOTS 11-51 (41 PLOTS)
DETACHED HOUSES & BUNGALOWS

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £3772... If you consider no fee is payable
include a written explanation instead.

Signed Alan J. Finch

Date 5.8.91

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 worksor This is an **outline** application

☒ ☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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:

41 (FORTY-ONE)

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

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

PLEASE REFER
TO INDIVIDUAL
HOUSE TYPE PLANS

sq. metres

metres

metres

metres

TO BE SUBMITTED

" "

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

HORTICULTURAL

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?

MINIMUM of GARAGE + PARKING SPACE
PER DWELLING

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

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:

TO SOAKAWAYS

S.W. SEWER

No

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):

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

Continue on separate sheet if necessary. PLEASE REFER TO ACCOMPANYING CORRESPONDENCE

0769
DJR

9 10 91

**Last Committee
before terminal date:**



TERMINAL DATE : 18 10 91

LOCATION : Phase 7, Holland Park, Horseshoe Road, Spalding

TYPE : Full	Inside IBD : Y	No of dwellings	41
	Inside LP area : Y	Site area	0.00
	Grid ref : 523600 321800	Floorspace	0

Last application : 0669/91 B Reg :

Ack : 3 September 1991

CONSULTATIONS

**LIST OF
BACKGROUND PAPERS**
(If reported to committee)

EXEMPT *

RECONSULTATIONS

Parish Council
Ward Member
County Highways

Dept. of Transport
A.D.A.S.
Consultant
Environmental Health

[illegible][illegible]

Publicity:

Residents:
Advertisement

3/10	17/10			

Planning Office

Any notes from officer's site inspection

Applicant:

Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding
Lincolnshire

A C Pickering

ACP/SJS H16/0669/91

9 August 1991

Dear Sirs

Residential development - Phase 7, Holland Park - Application H16/0669/91

I refer to your application submitted on 19 July 1991 in respect of the above development, and you will recall your subsequent discussion with this office regarding your desire to have our operations suspended pending a possible revision to the scheme.

As you know, the authority has a legal duty to deal with applications within a certain time frame, and the department must proceed to determine a valid application, as this was, unless it is completely withdrawn by the applicant.

I have been advised by the Council's Treasurer's Department, however, that you have cancelled the cheque submitted with the application, prior to it being cleared by the banks. This I find to be an unprecedented and extraordinary move by a major developer with whom the department has regular contact. The fee of £3,036 is a substantial sum which became due to the Council the moment the application was submitted and you remain liable to pay that amount, even if the application is withdrawn. The authority is bound by the fee regulations, as you know, and these must be administered in a way which is, and is seen to be, consistent and fair both to the applicant and the community charge payer. The authority may not, therefore, have an alternative but to pursue the recovery of the sum due.

Before referring this matter back to the Council's Treasurer, I would therefore invite you to resubmit a further cheque to cover the debt. Should this course not be accepted I may have no alternative but to defer processing your applications until cheques have been cleared, or alternatively to decline all future payments by cheque from your company. I would not wish to implement such a policy, but your actions have interfered with the trust which I thought had become established and which is necessary for a satisfactory working relationship in both our interests.

Yours faithfully

Cont/...

After that, I will try to offer constructive advice on the procedural options open to you for your applications for the site, bearing in mind the fact that a substantial fee will then already have been paid, I acknowledge the receipt today of a revised application and cheque which you will appreciate I can do little with until the position is clarified.

I trust you will give this matter the serious consideration it deserves, and I look forward to hearing from you immediately.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'A C Pickering', with a horizontal line extending from the end of the signature.

A C Pickering
Principal Administrative Officer

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Principal Planning Officer

TO: Principal Development
Control Officer
FAO Mr D J Roberts

OUR REF: JC/LAB/H16/0769/91

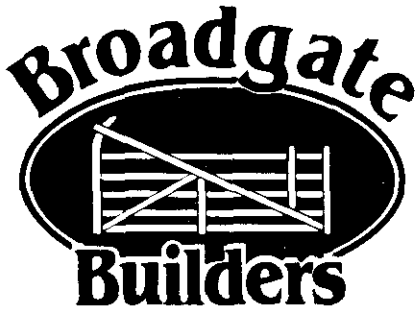
YOUR REF:

DATE: 8 October 1991

SUBJECT: Open Space On Residential Estates.

None of the open space shown on application H16/0769/91 is suitable for adoption under the Council's adopted policies.

J Curnock
Principal Planning Officer - Local Plans



Our Ref: AJF/hmr

Broadgate Builders (Spalding) Limited

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

Telephone: (0406) 380532

Fax: (0406) 380014

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

6th August 1991

Dear Sir,

Re: Residential Development Plot 11 - 51 Phase 7
Holland Park, Spalding

I submit a full planning application for the above development on land forming part of our Holland Park estate. This is a revised scheme to that submitted recently for plots 11 - 43 Phase 7.

You will be aware from our recent application that consultations have been carried out with the Planning Department, Environmental Health and the P.A. Moerman Group who are tenants on land adjacent to this application site. I would refer you to the letter dated 19th July 1991 that accompanied the original scheme.

Following discussions with Mr. D. Roberts and Mr C. Briggs of Highways we now include the local distribution road in our application. This local distributor road is to be tree-lined with open space provision to the east incorporating existing mature trees as shown on the site layout provided.

The revised layout provides footpath link through the phase without the extensive road pattern that was previously proposed. I feel that this provision accompanied by open space is an enhancement to the scheme.

The consultations with Environmental Health and our adjacent tenants are still totally relevant to this submission and I trust that this will assist you in processing the application to a favourable decision in the near future.

Yours faithfully,
BROADGATE HOMES

ALAN. J. FINCH



Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542



Broadgates

Ref:

W
o
o
l
l
o
w
g
a
t
e
s

- 10
- 11 hinesgate
- 12 Aldersgate
- 13 Willowgate 4
- 14 Tulipgate
- 15 hinesgate
- 16 Willowgate
- 17 Ashgate
- 18 Kempsgate 4
- 19 Applegate
- 20 Ashgate

- 21 Kempsgate 4
- 22 Willowgate 4
- 23 Aldersgate
- 24 Ashgate
- 25 Tulipgate
- 26 hinesgate
- 27 Aldersgate
- 28 Ashgate
- 29 Tulipgate
- 30 Rosegate
- 31 hinesgate
- 32 Ashgate
- 33 Aldersgate
- 34 Kempsgate 4
- 35 " 4
- 36 Aldersgate
- 37 Willowgate 1
- 38 hinesgate
- 39 Applegate 2
- 40 Aldersgate

41

-
- 42 Willowgate 1
 - 43 Aldersgate
 - 44 Ashgate (mentioned on plan)
 - 45 Willowgate 4
 - 46 Birchgate
 - 47 Aldersgate
 - 48 Applegate 2
 - 49 Oakgate
 - 50 Applegate 2
 - 51 Aldersgate



DRAWING NO H16/0769/91/1



S.H.D.C. PLANNING DEPT. RECEIVED 20 JAN 1992		SOUTH HOLLAND DISTRICT COUNCIL F.R. No.
Attention of DPO (NRM) DOPO SS JC ACP	M.E.M.O R A N D U M	
Action by	Acknowledge YES/NO	
Discuss with	by	
Copy to	date	

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES

DATE : 17.1.92

OUR REF : PJM/JMC/P/A/4

TO : DIRECTOR OF PLANNING SERVICES

YOUR REF : DJR/JJ
H16/769/91

Residential Development, Phase 7,
Holland Park, Spalding

In response to your memo of 19th December, 1991 and subsequent discussions regarding the suitability of the public open space and linking footpath for future adoption by this Council.

The area in question (see attached plan) is considered to be in accordance with the Council Policy for the Provision and Adoption of Open Spaces. The area conforms to Policy 5 para 1.1, and subject to it conforming to paras 1.3. and 1.4 the soft landscaped areas in question could be conveyed to this Authority. The public footpath ideally should become the responsibility of the County Council Highway Authority.

Comments relating to this particular open space are as follows :

- (a) all perimeter fencing must be conveyed to adjoining private owners;
- (b) the landscaping of the site should include shrub and tree planting to deter the playing of ball games for which this location is not suited;
- (c) the maintenance of the area will remain the developer's responsibility for the first two years establishment period.

In addition to future conveyance to this Authority, the site will require a commuted sum for maintenance to be paid by the developer. This commuted sum is estimated at approximately £2,400 in respect of this particular location. This estimation is based on the presumption that the site is approximately 700 sq.m. which would comprise 70% grass, 15% shrubs and 15% ground cover shrubs and it is based on the 1991 levels of commuted sum, which may be subject to later revision. It is important that the developer be aware at an early stage of this probable financial commitment.

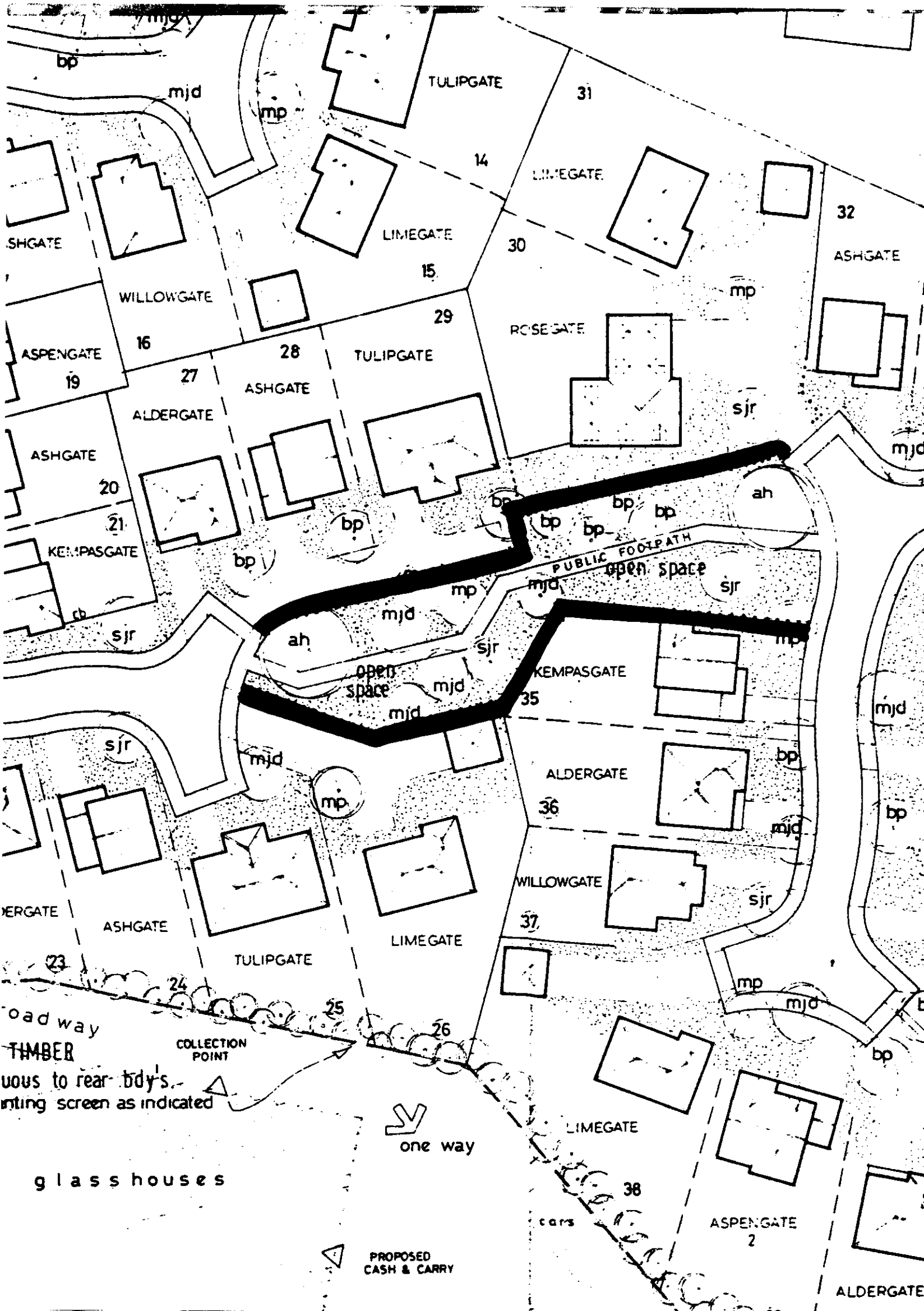
*dis med put
with telan 20/1/92
draw attention to
sum mentioned!*

- 2 -

Subject to the above I recommend the proposed open space to the Planning Department.

E. G. Moore

ES Director of Environmental Services



road way
TIMBER
uous to rear bdy's
nting screen as indicated

glass houses

one way

PROPOSED
CASH & CARRY

cars

2

ALDERGATE

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161



APPLICATION NO : H16/0769/91

DATE RECEIVED : 23 8 91

APPLICANT : Broadgate Homes AGENT :
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

DESCRIPTION : Residential Development Phase 7 Plots 11-51
(41 Plots), Detached houses and bungalows

LOCATION : Phase 7, Holland Park, Horseshoe Road, Spalding

Type : Full Grid Ref : 523600 321800 Ward T

Dear Sir or Madam

PLANNING APPLICATION

I have received an application for planning permission to carry out a proposal which you may be interested in. The details of the application are shown above.

If you wish to see the application and plan(s) they are available at the Planning Department during the following hours:

Monday to Thursday 8.30 am - 5.15 pm.
Friday 8.30 am - 4.45 pm.

If you have any observations about the proposal, they should be sent to me within 14 days of the date of this letter, quoting the above application number.

Please note that any comments received may be available for public inspection after the decision on the application has been taken. I regret therefore that I cannot guarantee confidentiality.

Yours faithfully

District Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer

TO: Principal Development
Control Officer
FAO Mr D J Roberts

OUR REF: JC/LAB/H16/0769/91

YOUR REF:

DATE: 8 October 1991

SUBJECT: Open Space On Residential Estates.

None of the open space shown on application H16/0769/91 is suitable for adoption under the Council's adopted policies.



J Curnock
Principal Planning Officer - Local Plans

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: D Roberts
Planning and Building
Control Services

To: P J Moore
Playing Fields, Parks and
Cemetaries Superintendant

Our Ref: DJR/JJ H16/769/91

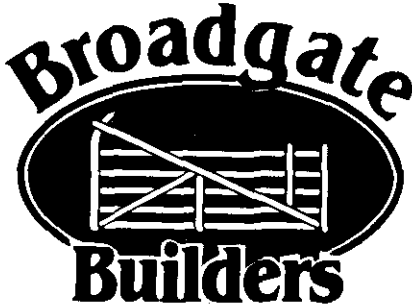
Your Ref:

Date: 19th December 1991

RESIDENTIAL DEVELOPMENT, PHASE 7, HOLLAND PARK, SPALDING FOR
BROADGATE BUILDERS.

Further to our previous conversation regarding the central amenity areas and footpath for the above development. I would be pleased if you could confirm at your earliest convenience whether or not the central amenity areas will be suitable for adoption and maintenance by your Section. I am being pressed by the applicant for a determination of the application.


D Roberts
Senior Planning Assistant



Broadgate Builders (Spalding) Limited

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

Our Ref: AJF/hmr

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

17th December 1991

For the attention of Mr D. Roberts

Dear Sir,

Re: H16/769/91 Plots 11 - 51 Phase 7
Holland Park, Spalding

Thank you for your letter dated 26th November 1991. Following subsequent discussions I now submit the required additional information with regard to landscaping proposals.

Subject to the landscaping now being acceptable the remaining obstacle to our obtaining of Planning Permission is the suitability of the open space for adoption.

I have telephoned the relevant department on this matter to be informed that a decision has still to be made. I find the time taken to determine this particular item very disappointing and would ask that you please do all that you can to obtain a reponse from your colleagues in the near future, in order that the development may proceed.

Yours faithfully,

Alan J. Finch

ALAN J. FINCH



*Spoke to wiles + P. Moore
19/12 - to chase this
up + confirmed with app
that they will write in to: another footway lighting*



Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542



HEALTH 035

adjacent site under the control
of applicant - proposed relocation
within a year to pinchbeck site

Agreed one way system for
roadway -

2m Acoustic screening to boundary

No objections in principle

Per I. Chapman - 16/10/01

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557022

SH/910070

Our ref

H16/769/91

Your ref

07-OCT-91

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : PHASE 7, HOLLAND PARK, HORSESHOE ROAD, SPALDING
Applicant: BROADGATE HOMES

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

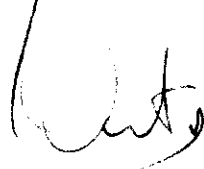
Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The existing water distribution system is unable to supply the proposed development and off-site works would need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

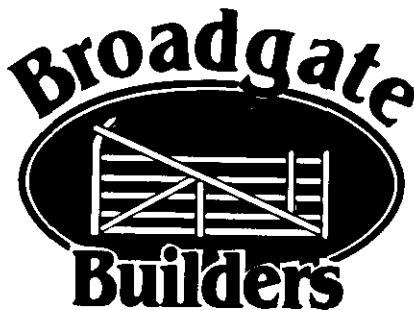
Yours faithfully,



Les Outram
Principal Engineer
(Development Liaison)

DR

S.H.D.C. PLANNING DEPT.	
PROCESSED	
- 9 OCT 1991	
Attention of CPO / M CPO / BS MC / ACP Authorised by Proposed with Copy to	YES/NO YES/NO YES/NO



Broadgate Builders (Spalding) Limited

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

Telephone: (0406) 380532

Fax: (0406) 380014

Our Ref: AJF/hmr

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

21st January 1992

For the attention of Mr D.J. Roberts

Dear Sir,

Re: H16/0769/91, Plots 11-51 Phase 7 Holland Park, Spalding

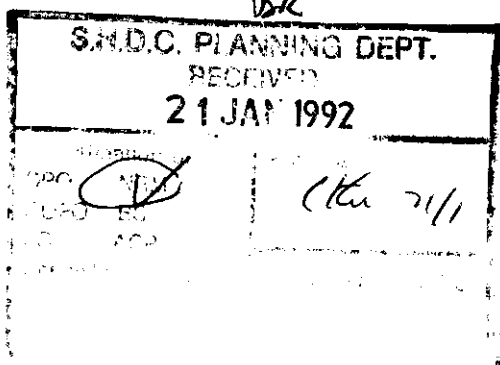
At a meeting in the Council Offices on 19th December the subject of street lighting on the above proposed development was raised.

I am willing to confirm our intention to provide appropriate lighting to the pedestrian link on this development subject, of course, to the link being adopted.

Yours faithfully,

Alan J. Finch

ALAN J. FINCH



Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542



PLANNING COMMITTEE - 29th October, 1991

848. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0729/91 Mr & Mrs R Tongue	Conservation area consent for demolition of "The Residence" for rebuilding, 1 Welland Road, Spalding.

(Pending a site inspection to enable members to assess the impact of the proposed development on this part of the Spalding conservation area.)

H16/0769/91 Broadgate Homes	Residential development - Phase 7 - Plots 11-51 (41 Plots) - detached houses and bungalows at Holland Park, Horseshoe Road, Spalding.
--------------------------------	---

((a) Pending a site inspection to enable members to assess the suitability of the proposed development; and (b) for detailed consideration and determination by the Plans Sub-Committee.)

H18/0835/91 Mr A J & Mrs M Judd	O.A. Bungalow off East Bank, Sutton Bridge.
------------------------------------	---

(Pending a site inspection to enable members to assess (i) the suitability of the development in view of the existing characteristics of the site and its proposed location in relation to the existing adjoining property and (ii) if there is any possibility of setting a precedent for further similar proposals.)

(d) Applications Approved Subject to Planning Obligation

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0054/90 John D Lynch	Existing dwelling to be used as offices at Mercia Lodge, 65 Pinchbeck Road, Spalding.

(To ensure (a) that the existing dwelling is not used for any purpose other than for (i) office purposes as authorised under Class B1(a) of the Town and Country Planning (Use Classes) Order 1987, as amended, and (ii) office purposes for financial and professional services except for those financial and professional services which rely principally on passing trade; and (b) that the grounds will be maintained on the basis of plan AS/3 received on 3rd January, 1991.)

(Councillor S.W. Hoyes declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H16/1302/91

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Residential development
Phase 7 Plots 11-51,
detached house & bungalows
(registered as H16/0769/91)

Location: Phase 7
Holland Park
Horseshoe Road
Spalding, Lincs

Type: FULL

Date received: 23-AUG-91

Terminal date: 18-OCT-91

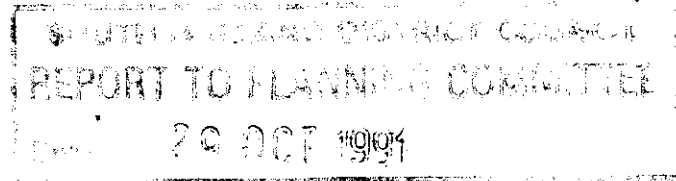
PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

APPLICATION REFERENCE: H16/0769/91

DATE RECEIVED: 23.8.91

APPLICANT: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding
Lincolnshire

AGENT:



TYPE: Full

DESCRIPTION: Residential development - Phase 7 - Plots 11-51 (41 Plots) - detached houses and bungalows

LOCATION: Phase 7, Holland Park, Horseshoe Road, Spalding

County Highways: Request conditions.

Environmental Health Department: No objections in principle given that 2 metre high acoustic screen will be provided to boundary. Adjacent site is under the control of the applicant and is proposed to be relocated within the next year.

PREVIOUS DECISIONS

H16/0905/90 - Residential development - Permission granted.

PLANNING ISSUES

- 1 The proposal is for the erection of 41 detached dwellings at a density of approximately 7 dwellings per acre as part of the continuation of the applicant's larger Holland Park development.
- 2 The site is situated inside the development boundary and partially covered by previous outline permission.
- 3 The site adjoins an existing cash and carry and Nursery Complex to the south, but the Environmental Health Department are satisfied from the details shown and information available that there will be no serious environmental implication for future householders.
- 4 The proposed layout incorporates a landscaped open space with footpath linking the heads of two cul-de-sacs. This is considered to be in accordance with Policy 3 of recently adopted Open Space Policy which states that:
"In considering proposals for residential estate development, the District Council will adopt particular landscaped features which form an integral element of the overall design of the housing scheme and which make a positive contribution to the general amenity of that scheme and which comply to the Council's adoption criteria".
It also accords with Policy 5 "Design Criteria" which asks for play or sitting out areas to be related to the footway system and be divorced from trafficked roads.
- 5 Although I am concerned that the road system is a standard engineers solution, ignoring the flexibility given by the County Highways Guide which is aimed at amenity and pedestrian safety, nevertheless given the established and progressive pattern of the development in that part of town, it is probably on balance, an acceptable approach.

CONCLUSIONS

- 1 I am satisfied that the development proposed is acceptable for this location in terms of density; layout and amenity considerations.
- 2 The question of whether the central area of open space and footpath link is suitable for adoption under the new policy is still in need of resolution. In this respect, however, it is recognised that the estate as a whole is served by a large central area of open space and in view of this the small area of incidental open space now proposed for this phase may not be essential.
- 3 My recommendation, therefore, is that I be authorised to grant permission upon resolution of this matter. Additional landscaping details, ie, planting heights of trees and species for a proposed screen to the southern boundary are also required.

PLANNING OFFICER'S RECOMMENDATION -

- A That the District Planning Officer be authorised to grant permission subject to satisfactorily resolving the question of the proposed open space area with the Parks Superintendent and on receipt of additional landscape details subject to the following conditions:

- 1 TL 1
- 2 A visibility splay is required on the internal layout as shown on the attached drawing number H16/0769/91/1. SC1
- 3 The proposed traffic calming measures shall be subject to detailed approval and appropriate signing. SC8
- 4 C2 - (estate road details) ... to be approved.
- 5 C3 - (surface water run-off).
- 6 B22 - (access and turning space to accord with application).
- 7 C2(a) - (road construction).
- 8 SC27 - (implementation of planting).
- 9 SC12 - (materials).
- 10 Before any development is commenced, details of the construction of the proposed acoustic fence around the southern boundary of the site shall be submitted to and agreed with the Local Planning Authority, and the fence shall be erected in accordance with the agreed details before any of the dwellings shows plots about the fence are occupied. SC6

11 SCD .
Reasons

- 1 B4.
- 2 B1.
- 3 C2.
- 4 C3.
- 5 B21.
- 6 C2(a).
- 7 Standard.
- 8 Standard.
- 9 In the interests of safeguarding the amenities of future householders.

p.a. moerman
G R O U P



P.A. MOERMAN LIMITED
Headquarters, Horseshoe Road
Spalding, Lincolnshire PE11 3YJ
Tel 0775: 766268 Fax 0775: 760811
SALES & MARKETING
Direct Lines
Tel 0775: 766862
Fax 0775: 711436

Your Ref: HRP/E10

16 July 1991

For the Attention of Mr H Price

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

Dear Mr Price

Ref: Further Residential Development Holland Park, Spalding.

Thank you for the revised plan related to the Horseshoe site and access road.

We are pleased to confirm this fulfils our needs and are in agreement with your proposals.

We confirm that the Cash and Carry will be light traffic and only open five days per week with normal trading hours.

We confirm that we are re-locating at our Pinchbeck site and at least half of the glass house block known as Hawthorn Nursery will be moved by July '92 and the remainder within the year. Current lorries and covered vans operate normal working hours with the odd collection some Sunday mornings, there are no night collections.

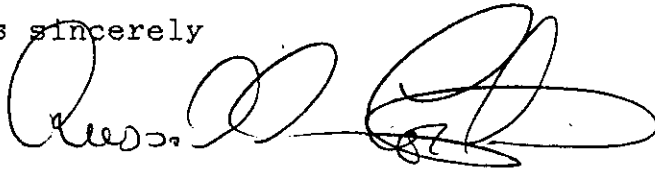
We confirm there are no machines or heavy fans operating in this glass house block at night.

contd/.

We welcome the screen fence adjacent to your proposed one way system which we will put into operation at your request and understand you will erect notice boards to this effect.

We look forward to your further co-operation and understanding of our business needs.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Russell Cooke', with a large, stylized flourish extending to the right.

Russell Cooke
Director

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) A visibility splay is requested on the internal layout as shown on the attached drawing No H16/0769/91/1
- (2) The proposed traffic calming measures shall be subject to detailed approval and appropriate signing
- (3) C2 — — — to be approved
- (4) C3
- (5) B22.
- (6) C2(a)

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

- (1) B4
- (2) B1
- (3) C2
- (4) C3
- (5) B21
- (6) C2(a)

Dfo Authr → 11/11/91 comments

22/1/92

Repeat 9 no cards from agenda.

+ Land 10. - Before any development is commenced the applicants shall submit to and agree with the CIA revised landscaping details for the proposed central area of public green space, to include sufficient shrub and tree planting so as to deter the playing of ball games. ~~etc.~~ Such revised scheme as may be agreed shall be implemented and maintained in conjunction with the remaining landscaping on the site. (P. to safeguard the ^{wellbeing} amenity of ~~neighbourhood~~ ^{future} residents and in the interests of the overall amenity of the locality).

521 ~~revised~~

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: Sonit HOLLAND District Council

Application Reference 1416/0769/91

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	6	2	1	8.

2. Address or location

PHASE 7 HOLLAND PARK, HORWICH RD, SPALDING

3. Name, classification and number of road

UC

4. Date application referred

5-9-91

5. State whether outline, detailed application etc.

FULL

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

RESIDENTIAL DEVELOPMENT - 41 PLOTS.

- 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: 9-9-91.

Signed:

Emmerson
Director of Highways and Planning

PLANNING AMENDMENT

For office use only

Application No.

H16/0769/91

Date registered

17.12.91

Case Officer

DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING UNCS.
Tel. No (0406) 380532

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

PHASE 7 PLOTS 11-51 HOLLAND PARK, SPALDING, UNCS.

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

H16/0769/91

Building Regulation reference relating to same development.

N/A.

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.

☐

or

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

B.

☒

YES

Has a similar amendment been submitted under Building Regulations?

Yes/No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

A. J. Finch

Date

17.12.91

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

RESIDENTIAL DEVELOPMENT
PLOTS 11-51

AS ABOVE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

PLANTING HTS. OF TREES INDICATED
SPECIES OF SCREEN PLANTING TO SOUTH
BOUNDARY

State drawing no's of the current submission

91011/002 REV. A.

State Officer dealing with the application, if known.

MR. D. ROBERTS.

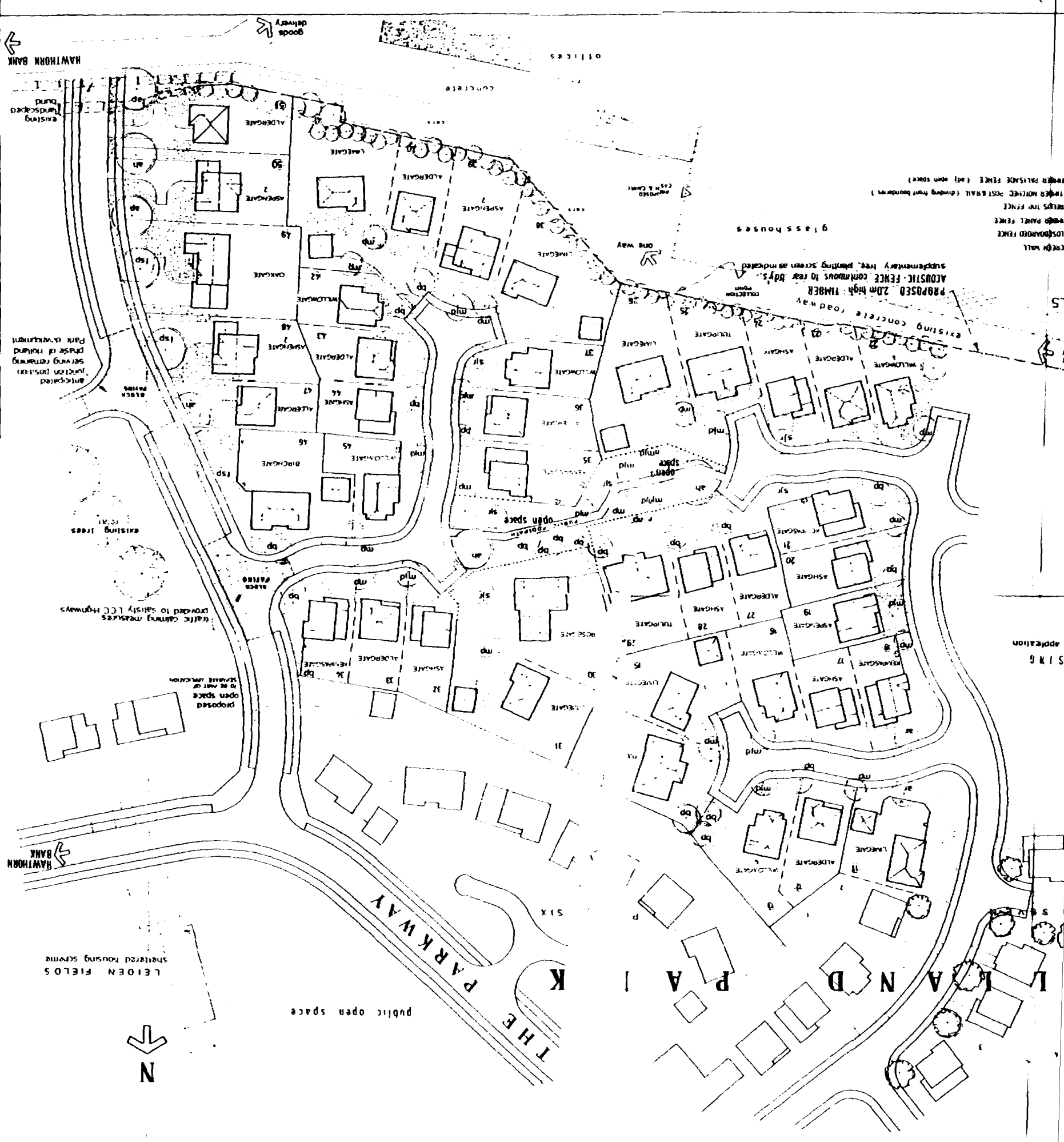
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

NONE.

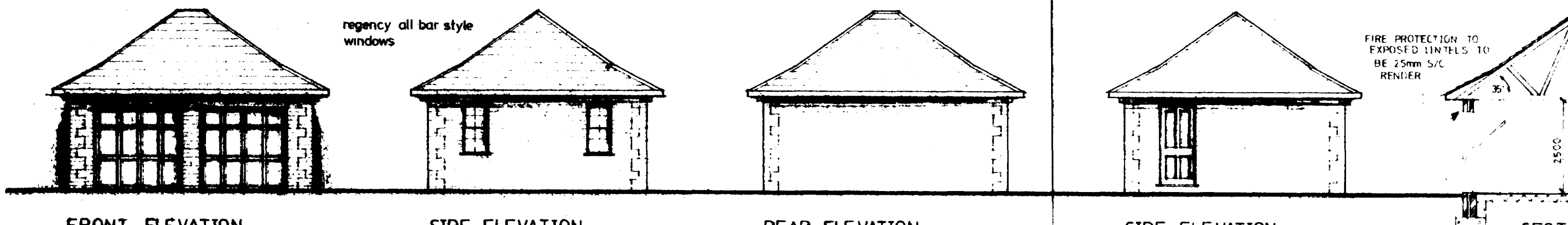
Broadgate Builders (Spalding) Limited
Broadgate House, Weston Road, Spalding, Lincolnshire
Telephone No. 104081 280532



USE
FOR
FILE
IN
NEW
CLERK



NOTES



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

SECTION

WALLS, DRAW D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.
 PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.
 PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.
 D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.N.
 LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED WEDGECORE 25MM SAND BLINDING, 100KG POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSIDE TO C15 MIX LAID TO PAIP FINISH.

EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPOSE: 100MM FACING BRICK (TO BS 3921 : 1974 FOR CLAY BRICK, BS 167 : 1976 FOR CALCIUM SILICATE BRICK).
 60MM CLEAR CAVITY.
 100MM BLOCKWORK INNER LEAF.
 PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1995 INSTALLED AT 900MM C/C MAX. HORIZ. VERTICALLY. TIES AT 450MM C/C MAX. VERTICALLY AT 150MM MIN. TO ALL OPENINGS.
 CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

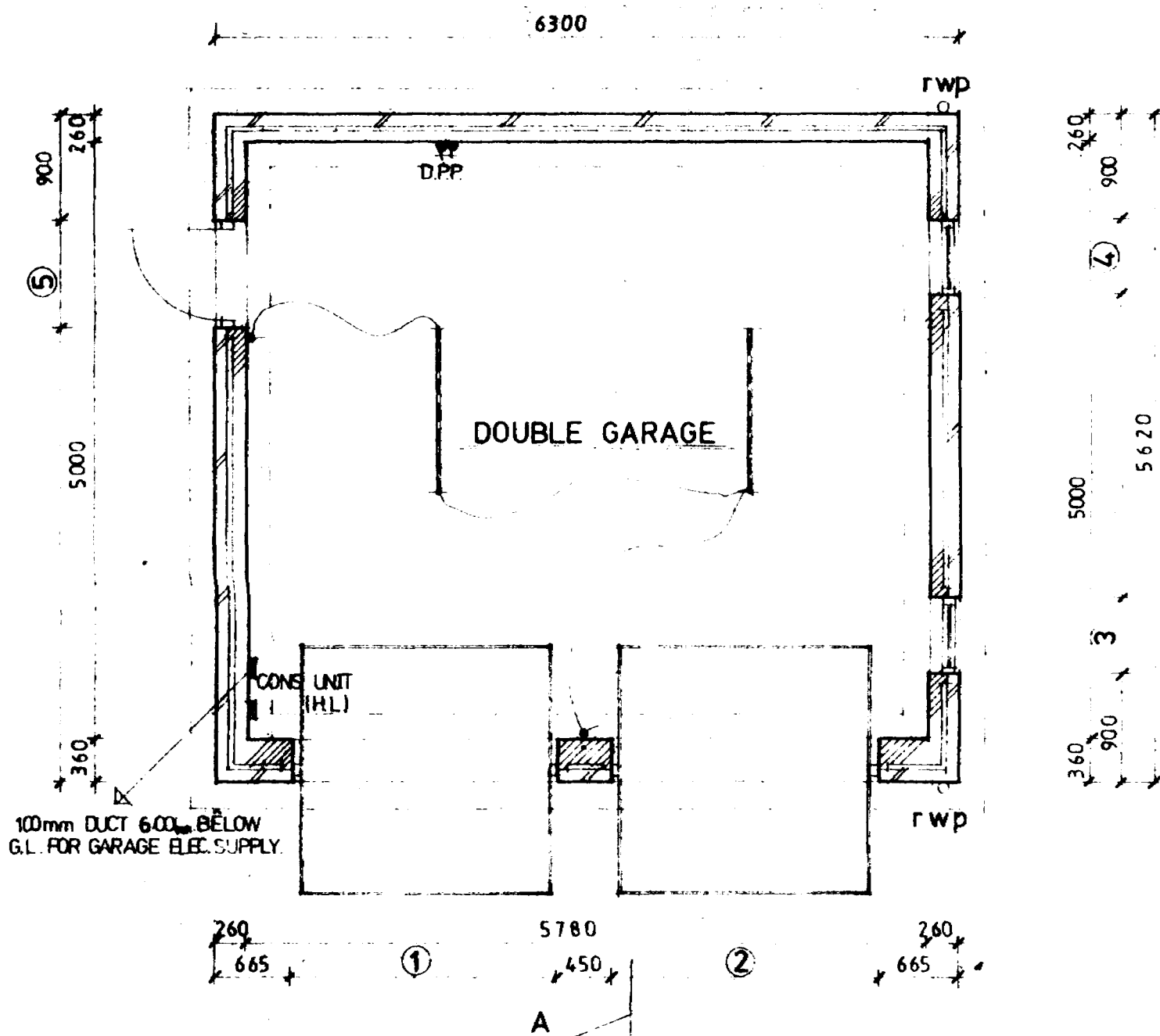
ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REF. TO ROOF PLAN.
 CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
 INSTALLATION TO BE TO BS 5268 PART 3 : 1985 WITH TILES LAID TO 750MM MIN. LEAD LAP.
 38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDEFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.
 TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWOAPLATE LTD IN ACCORDANCE WITH BS 5268 PART 3 : 1985.
 TRUSSES TO BE INSTALLED AT 400MM C/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.
 100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 X 50MM GALVANISED STEEL STRAPS.
 PROVIDE 30 X 50MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH ROCCINGS AND PACK H.L.T. 30MM THICK AND H.L.T. 1/4 DEPTH OF ROOF TRUSS MEMBER RESTRAINED.
 ROOF BRACING IS TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS INDICATED ON ROOF PLAN.
 38 X 100MM RIDGE NODE BINDER, 50 X 100MM CEILING BINDERS, 38 X 100MM 45° DIAGONAL BRACING SECTIONS.
 38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM PLY SOFFIT.
 ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.

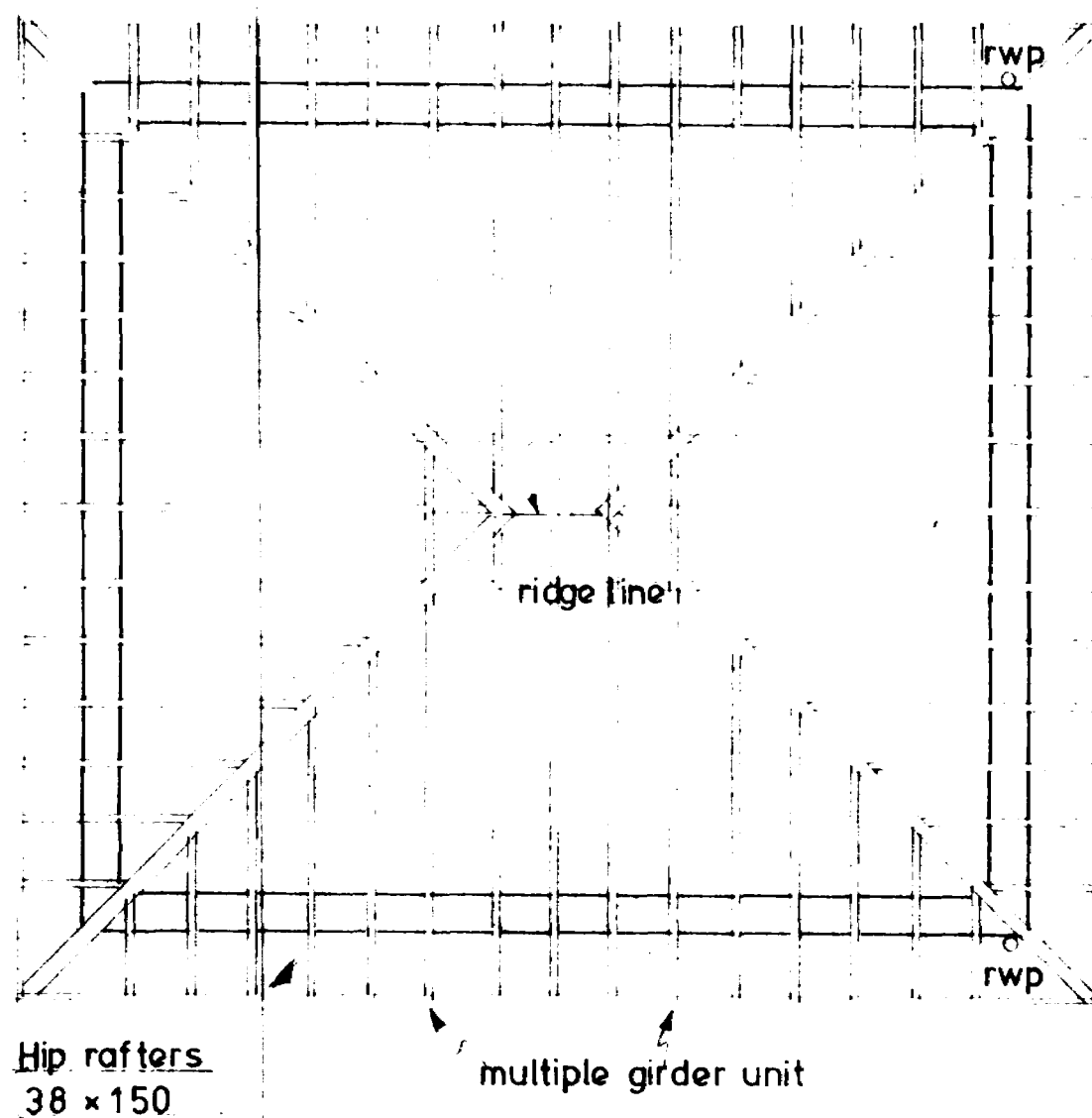
FOUNDATIONS

PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 700 X 225MM DEEP TO 260MM WALLS, 450 X 225MM DEEP TO 100MM LOADEARING WALLS.
 ALL CONCRETE TO BE C15P MIX.
 FOUNDATIONS TAKEN DOWN TO A SUITABLE LOADEARING SUBSTRATA AT MIN. DEPTH 450MM. IF SPECIFIED SUBSTRATA IS ENCOUNTERED FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF 1.0M BELOW FINISHED GROUND LEVEL.
DR DRAINAGE - SURFACE WATER
 100MM G/GFE U.P.V.C. GUTTERS TO DISCHARGE INTO 100MM DOWNPIPES.
 100MM GROUND PIPEWORK TO BE 100MM U.P.V.C. FLEXIBLY JOINTED WITH 100MM MIN. ITS GUTTER BLEED AND SURROUND. PIPES TO BE LAID TO 1:70 FALL TO 100MM SOAKAWAYS AT 100MM MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPLICABLE.

GROUND FLOOR LAYOUT

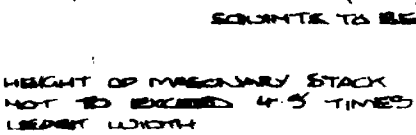


ROOF LAYOUT



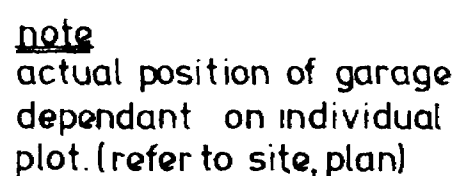
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

DUMMY POT.



FOR DETAILS OF ENTRANCE SURROUND & CANOPY
REFER TO DETAIL SHEET

STONE SILL'S



PROVIDE 6mm MINERAL WOOL TO EXPOSED
SURFACES OF LINTERS.
AND PROVIDE 12.7mm PRECAST EMBROIDERY
TO CEILING.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM

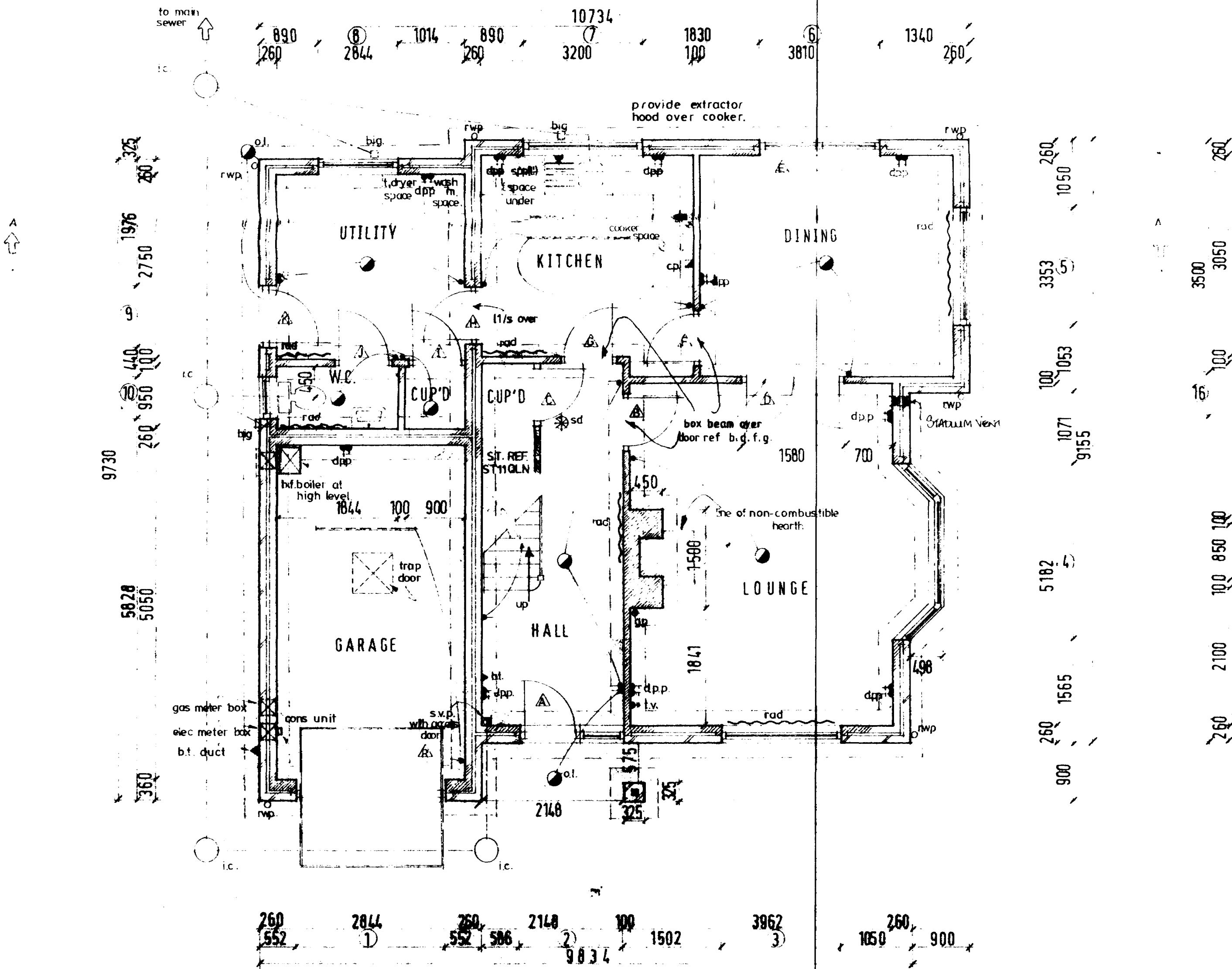
Architectural drawing of a house elevation. A chimney is shown on the roof with a height dimension of 600mm indicated by a vertical line and arrows.

This is a black and white architectural elevation drawing of a two-story house. The house features a gabled roof with a chimney on the left side. The front facade has a central entrance with a small porch supported by columns. There are two windows on the second floor and two windows on the first floor. The drawing is a simple line sketch, showing the basic structure and proportions of the building.

REAR ELEVATION

30 gallon indirect copper cylinder complete with
3kw immersion heater + insulation jacket.

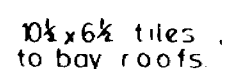
patio doors to contain night vents with
c.s.a. 10,000mm².



GROUND FLOOR PLAN

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION

provide code 4 lead flashing
and cavity tray at roof/ wall abutments



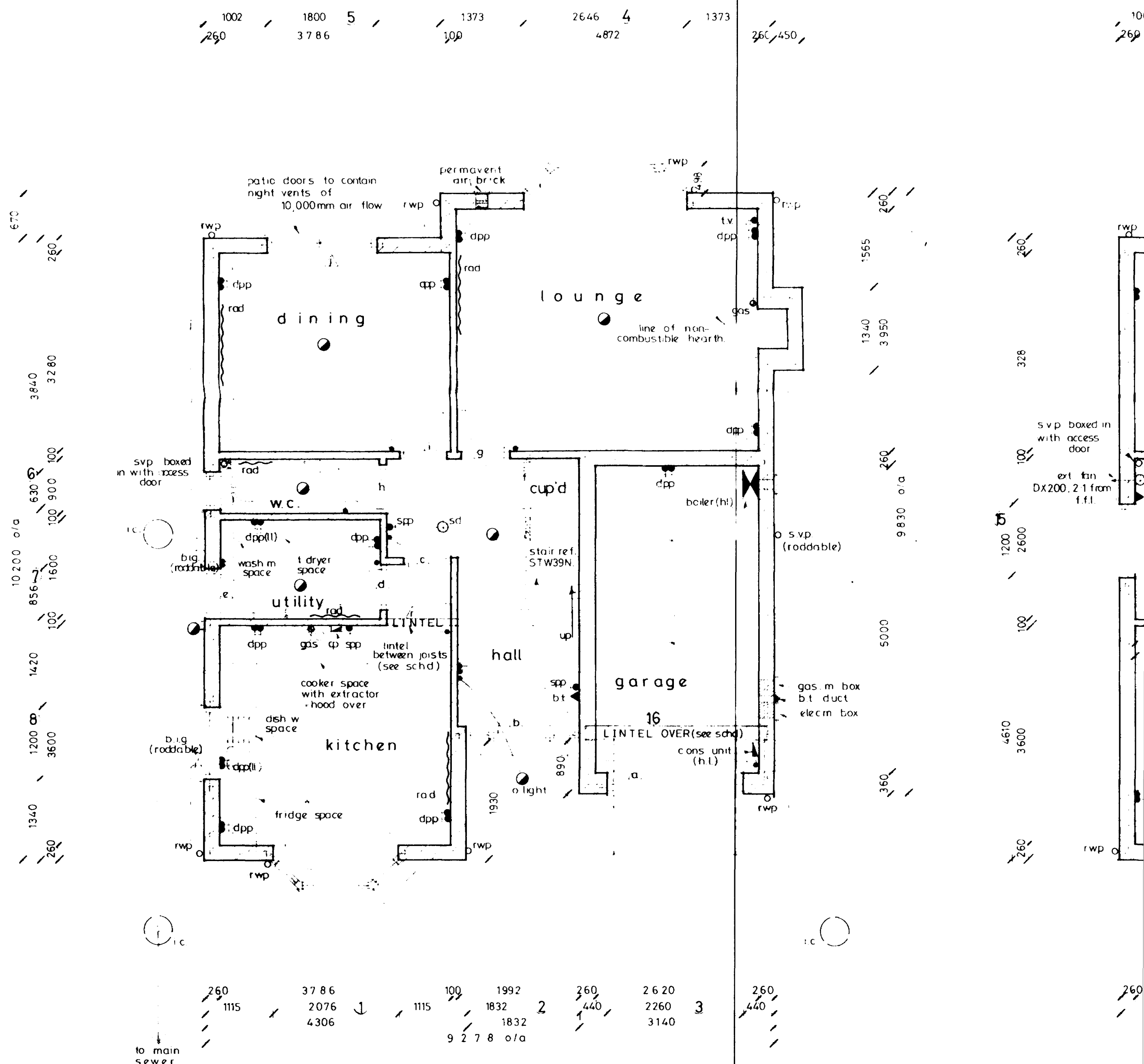
meter boxes

provide code 4 stepped lead flashing
to bay roofs

front elevation

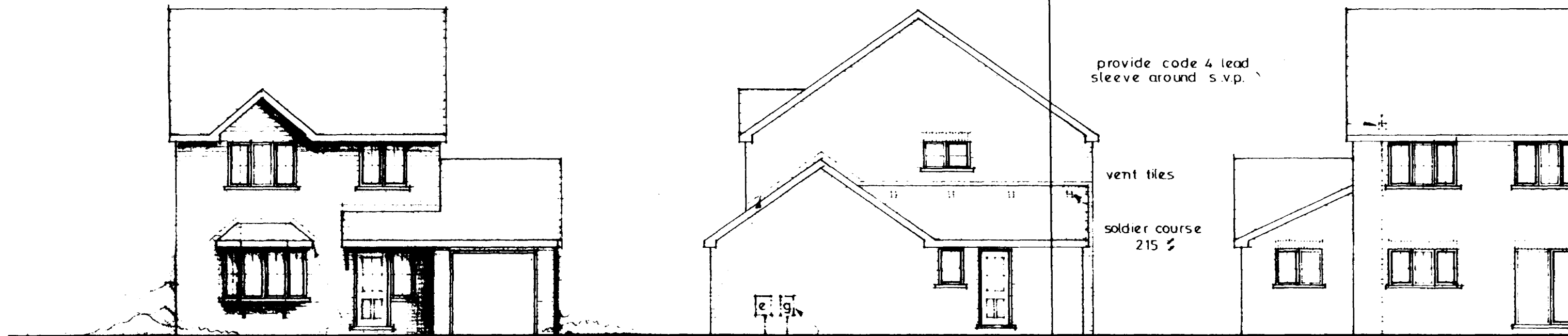
side elevation

rear eleva



g r o u n d f l o o r p l a n

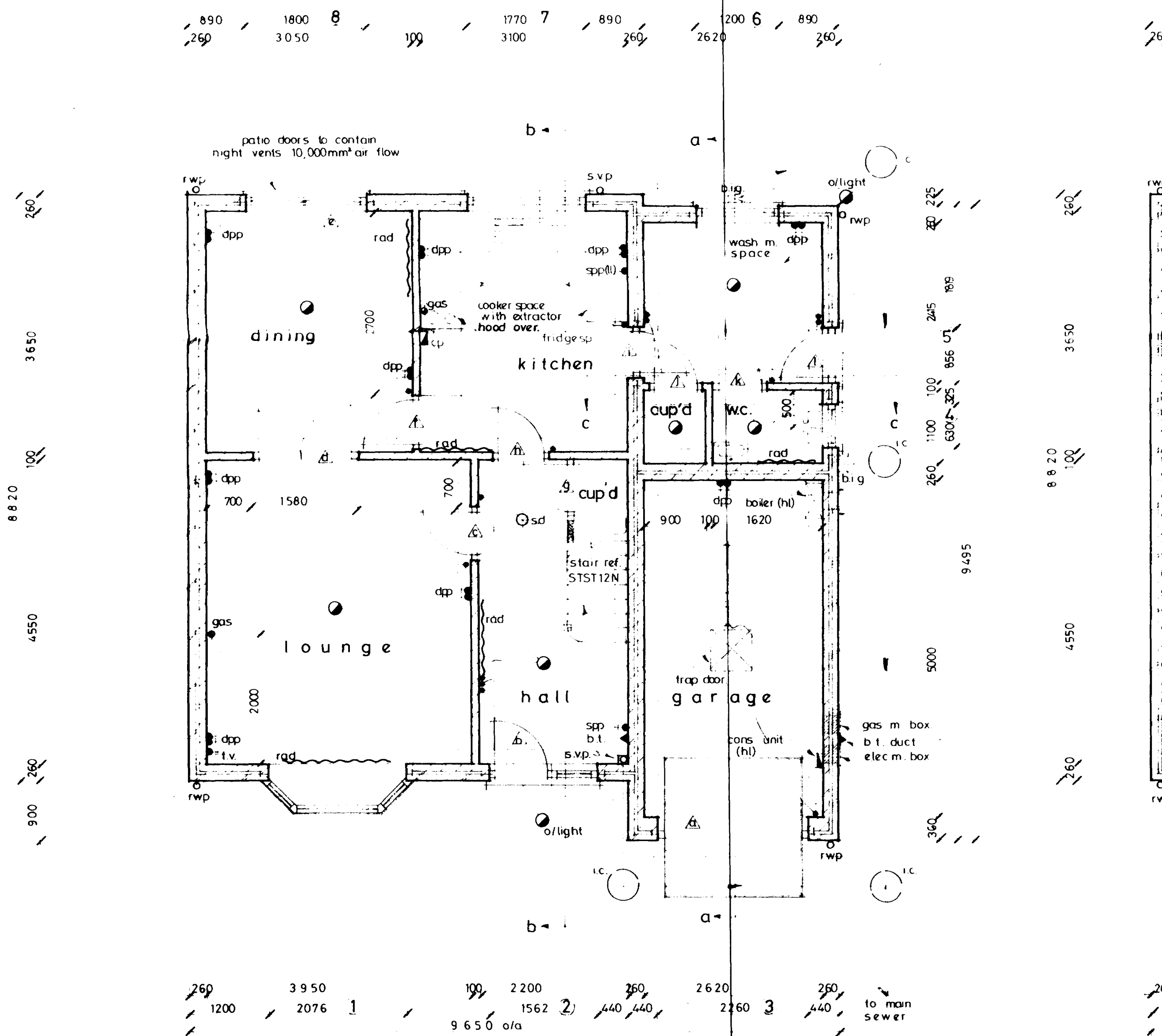
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM



front elevation

side elevation

rear elevation

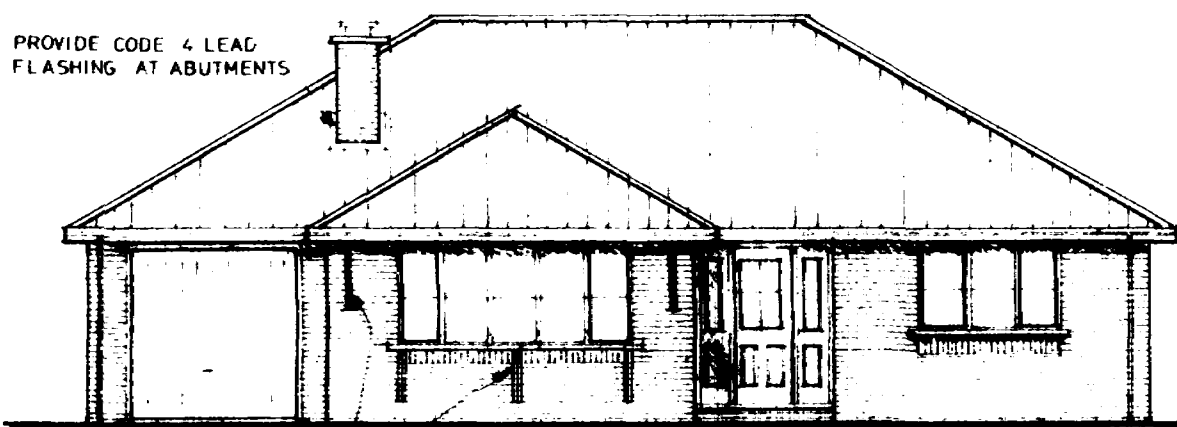


ground floor plan

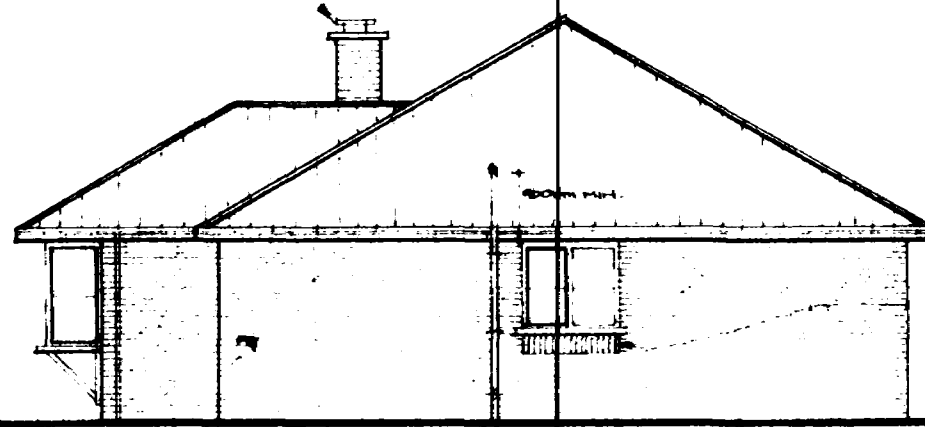
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM

chimney to be:
3 ROWS CORBELLED BRICK WORK
TOP ROW ENGINEERING BRICKS.

PROVIDE CODE 4 LEAD
FLASHING AT ABUTMENTS



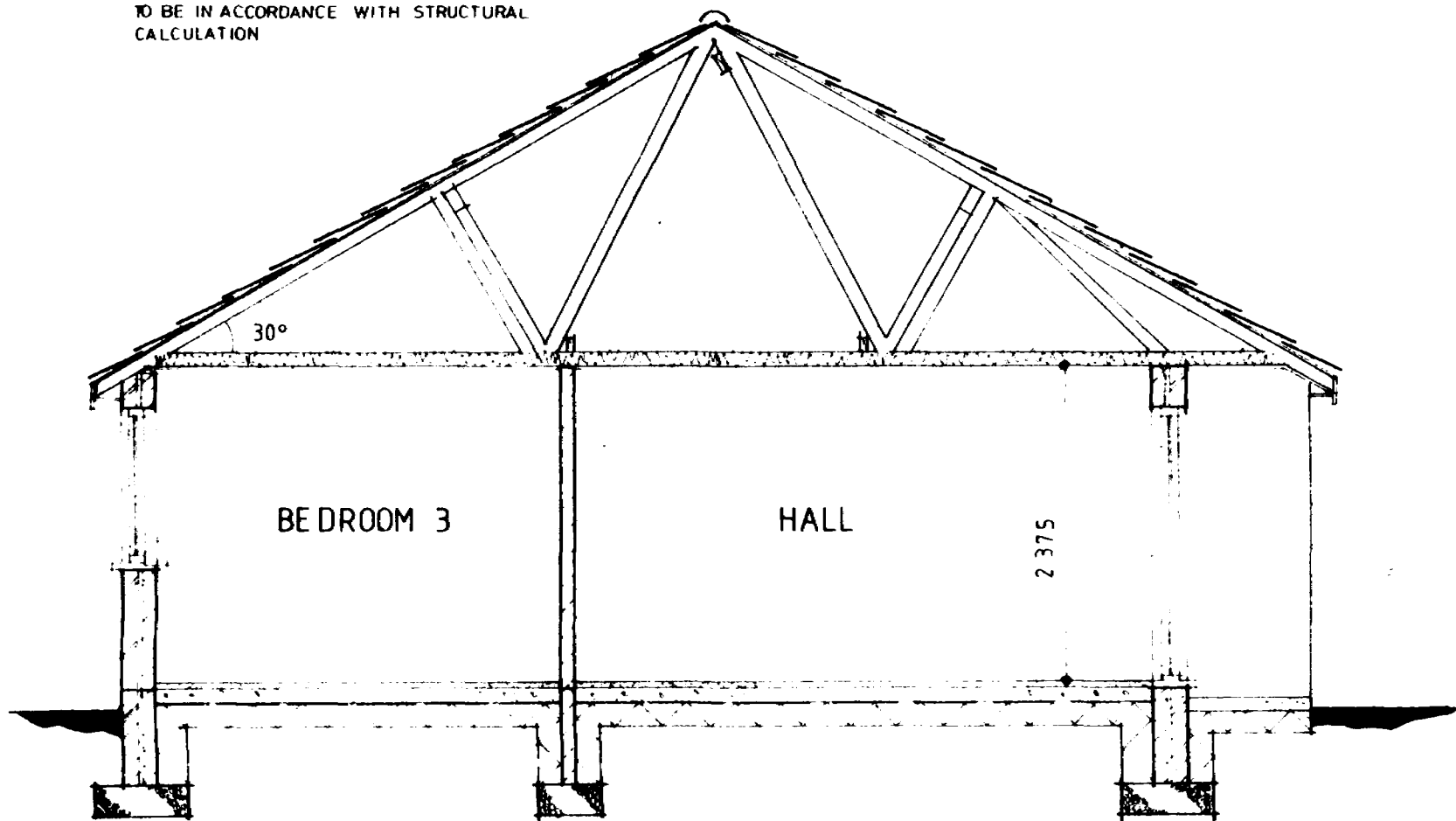
FRONT ELEVATION



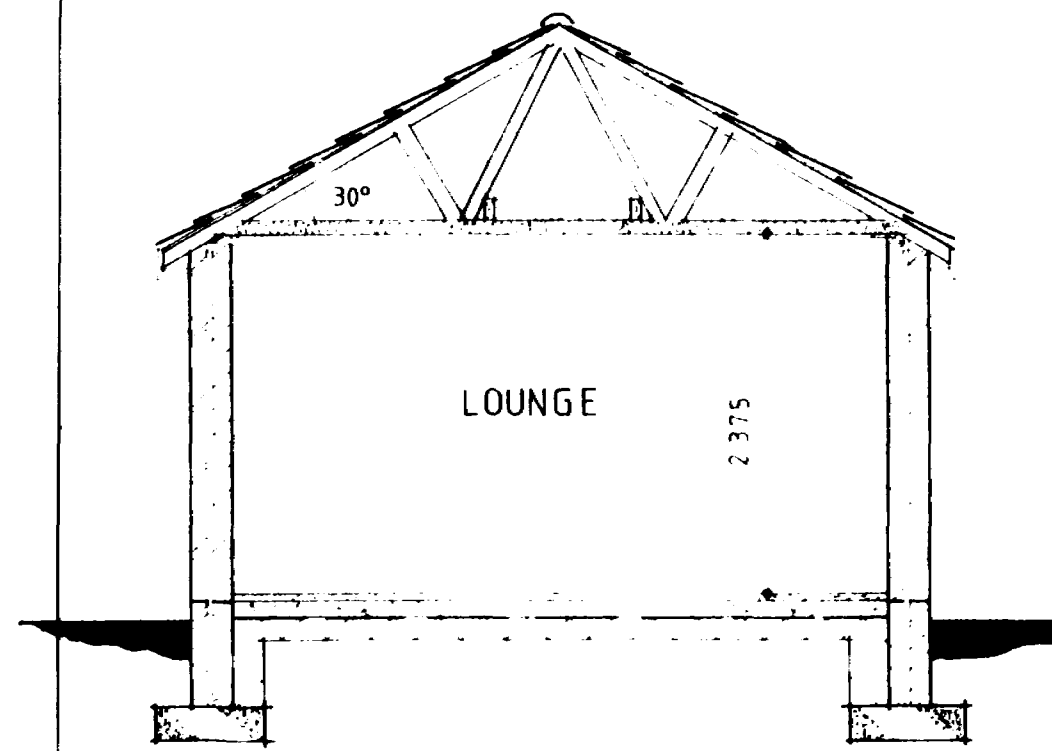
SIDE ELEVATION

225mm SOLDIERS BELOW
CILL PROJECT 15mm

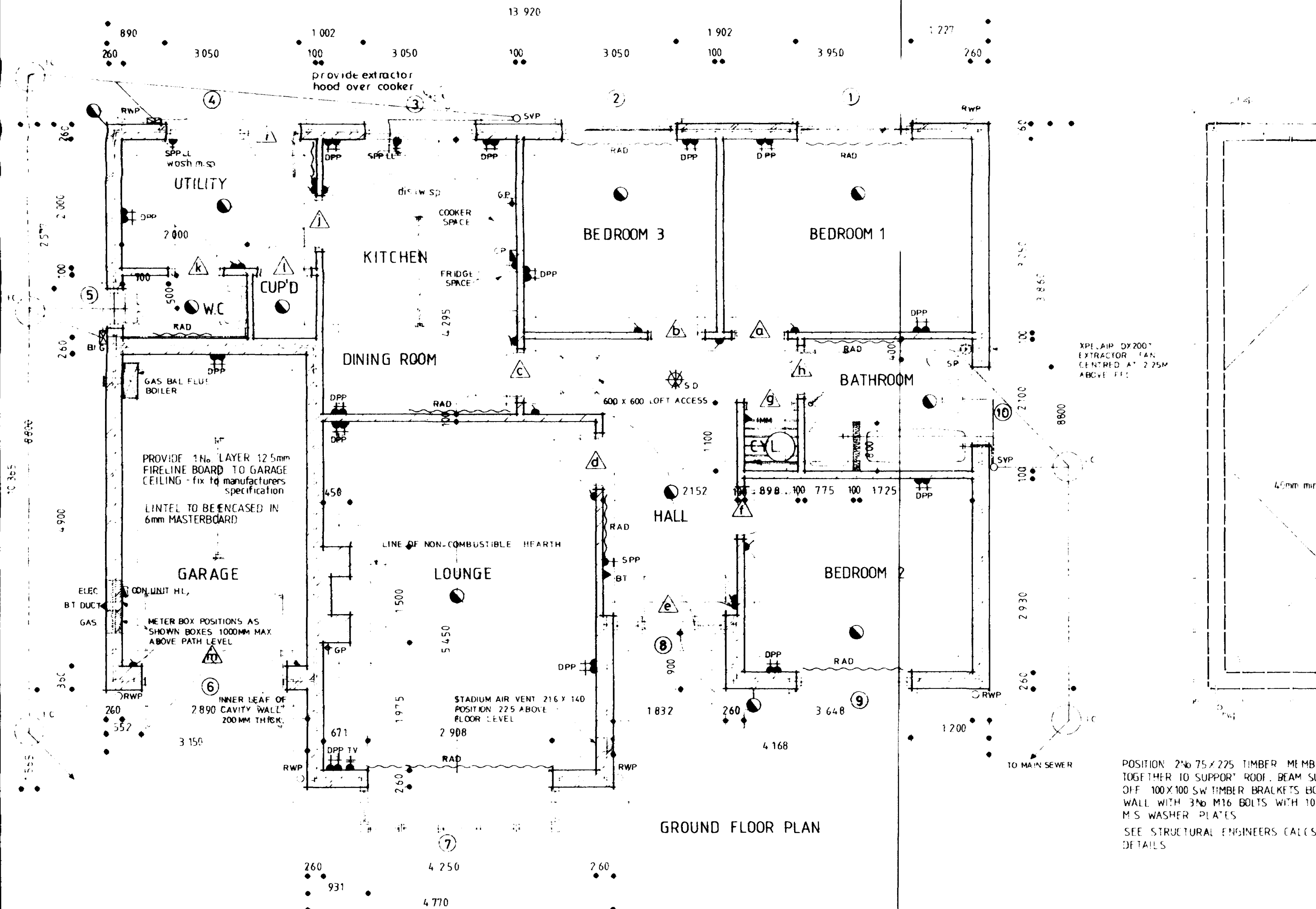
GALLOW BRACKETS TO ROOF AND WINDOW
TO BE IN ACCORDANCE WITH STRUCTURAL
CALCULATION



SECTION A-A

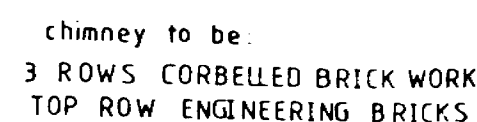


SECTION B-B



GROUND FLOOR PLAN

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION



INTERNAL RENDERING TO BE IN
ACCORDANCE WITH BS 5262:1976

VAR, EL MODERNO, SMOOTH GRAY, 111.9"

PROVIDE CODE 4 LEAD SEE LE
APPROVED S&P

MAGNUS A. LÖNN
REINER LÖNN

5234-5235

600mm ABUTMENT RIDGE

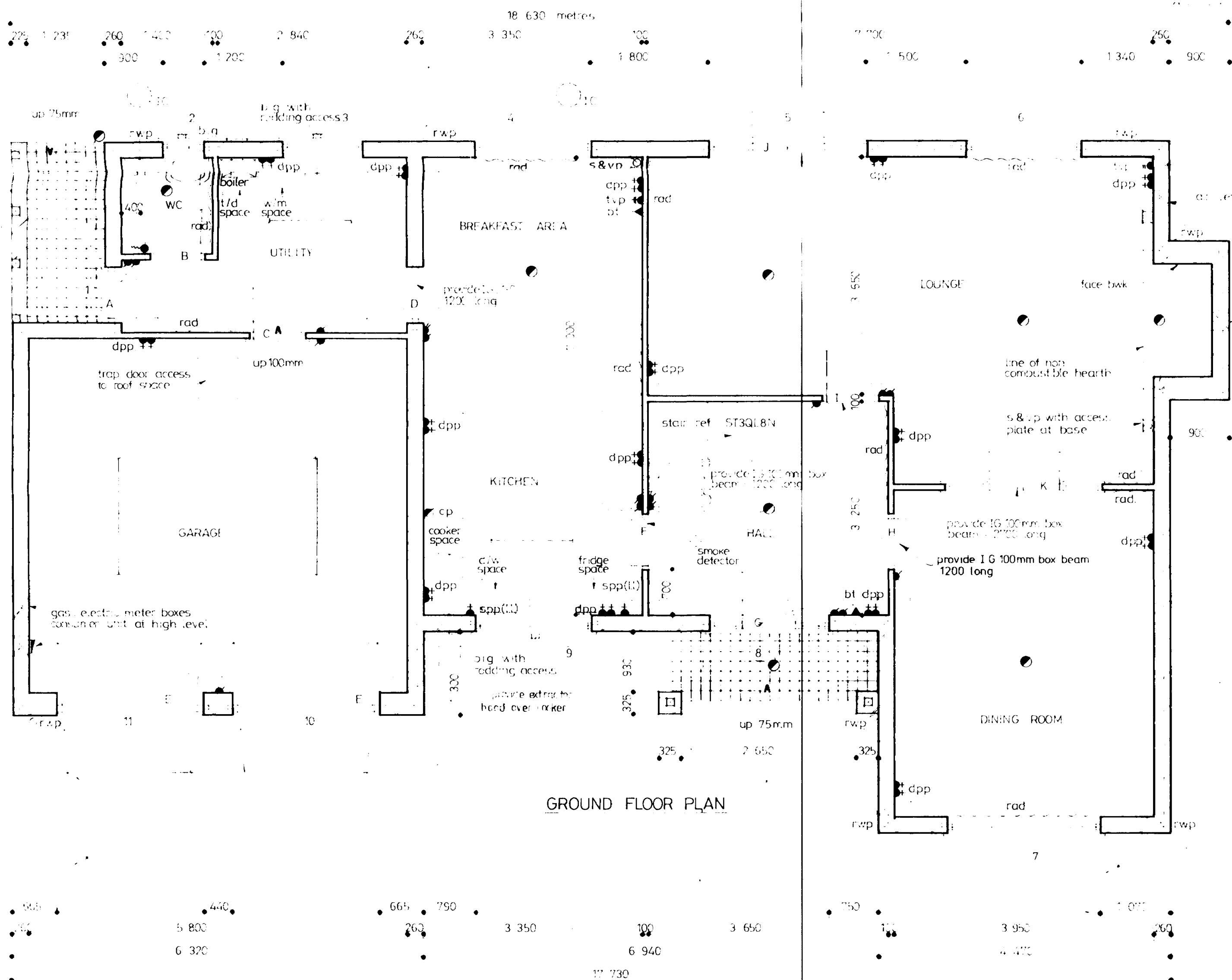
FRONT ELEVATION

SIDE ELEVATION

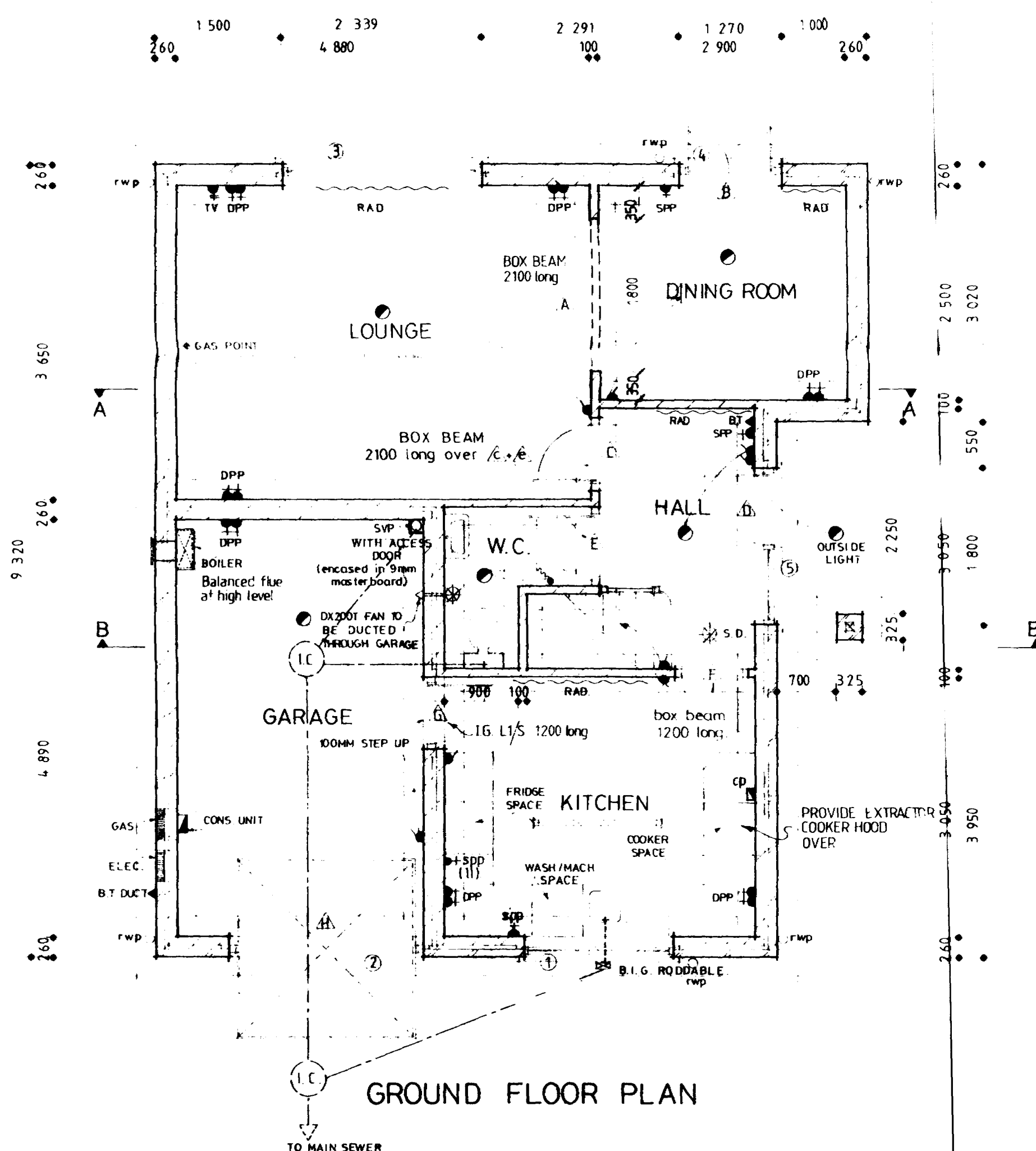
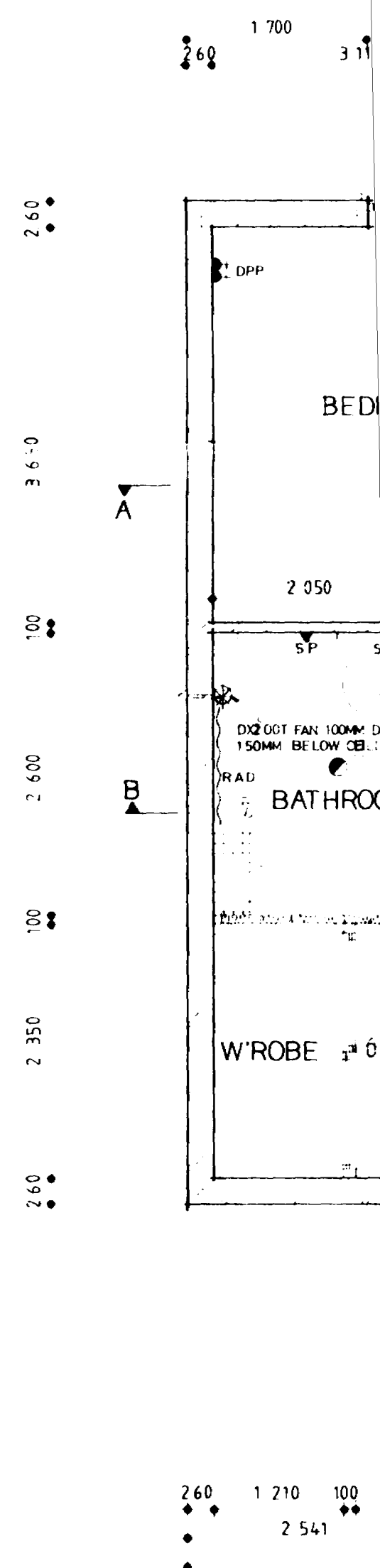
1. The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the American Telephone and Telegraph Company, for the year ending December 31, 1910:

[illegible][illegible]

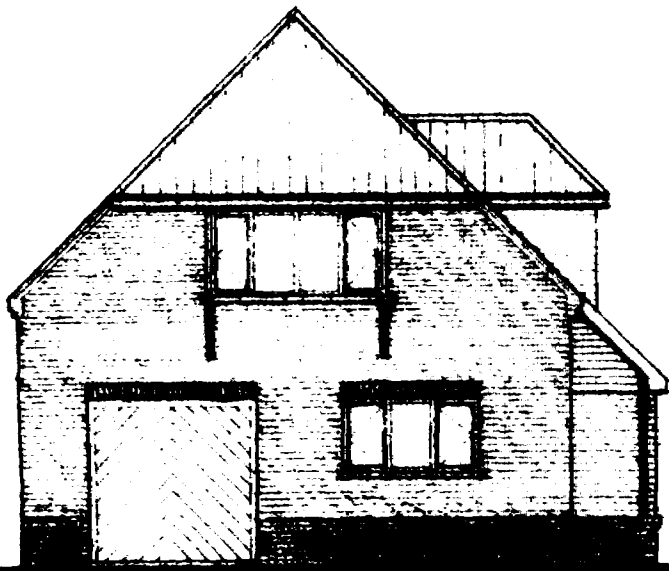
VENTILATION
AIR ROOMS
FRESH AIR
AIR ROOMS
ROOMS OF A
WOODWORK
FURNITURE
EXTRACTING
TRUCKS OF
PAPER AND
OTHER
CLOTHES



TO MAIN SEWER



THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION

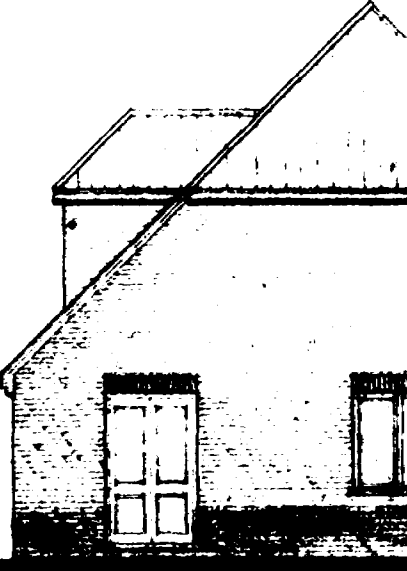


Front Elevation

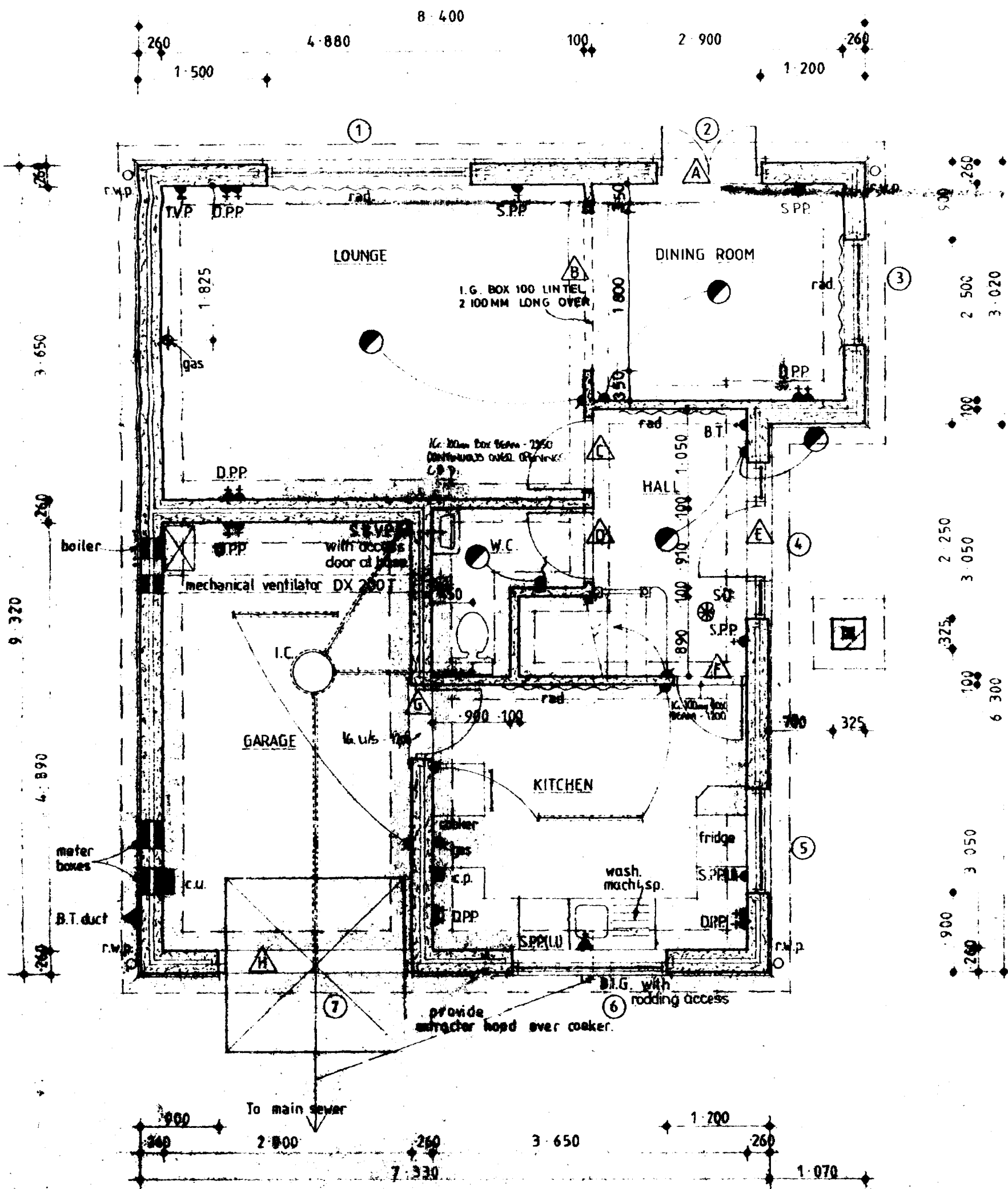


Side Elevation

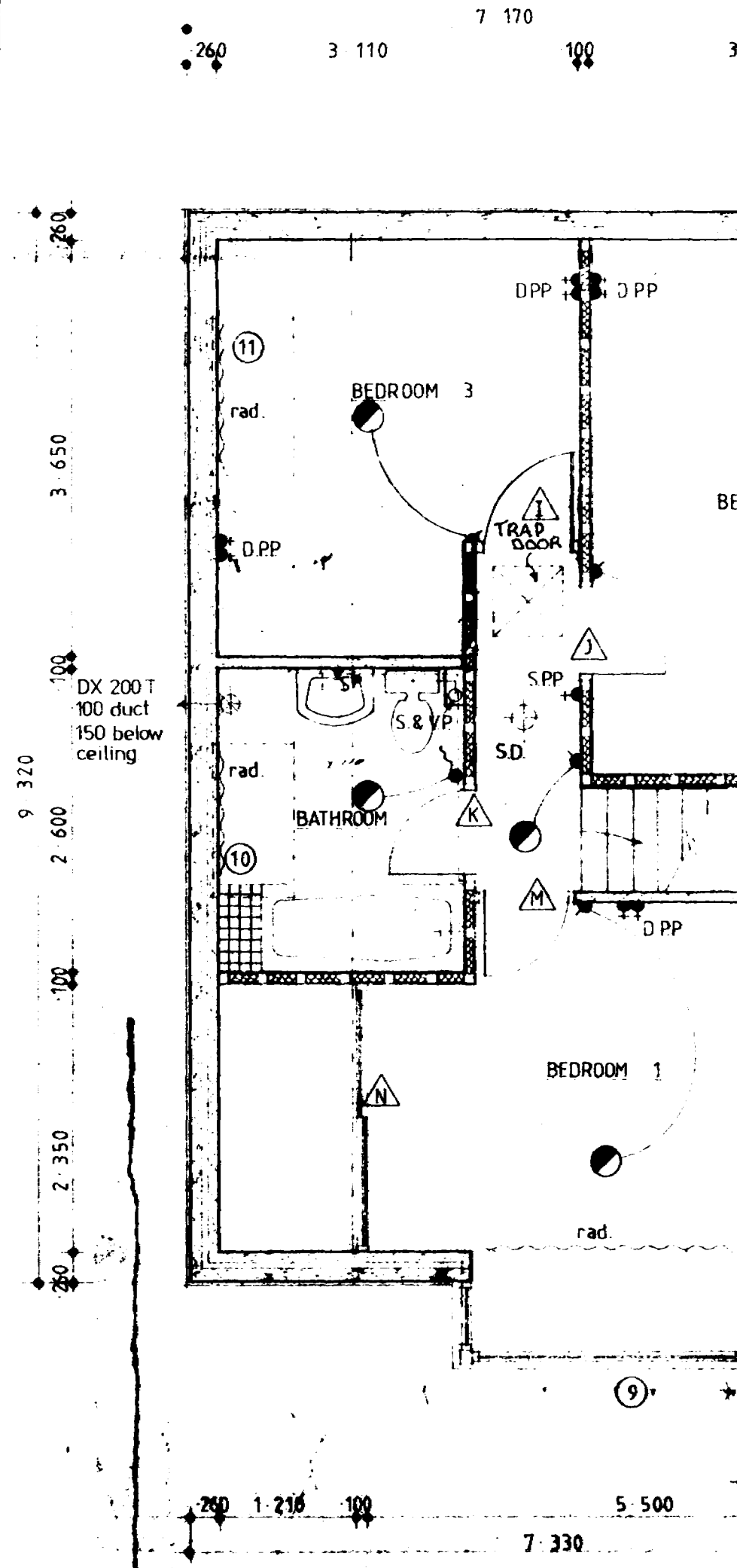
TILE HANGING TO FACE A CHIMNEY OF DORMER WINDOW
BOTH OPENING SASHES TO PROVIDE SUFFICIENT VENTILATION TO BEDROOM 2



Rear Elevation



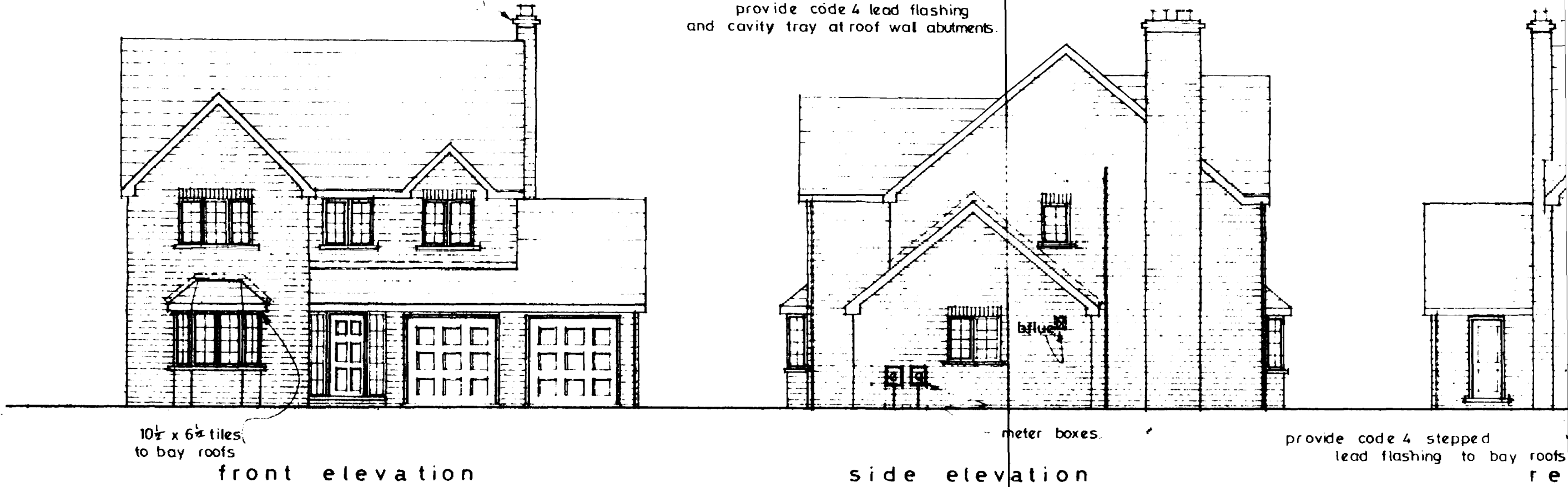
Ground Floor Plan



First Floor Plan

chimney to be 3 rows corbelled brickwork,
top row engineering bricks.

provide code 4 lead flashing
and cavity tray at roof wall abutments.



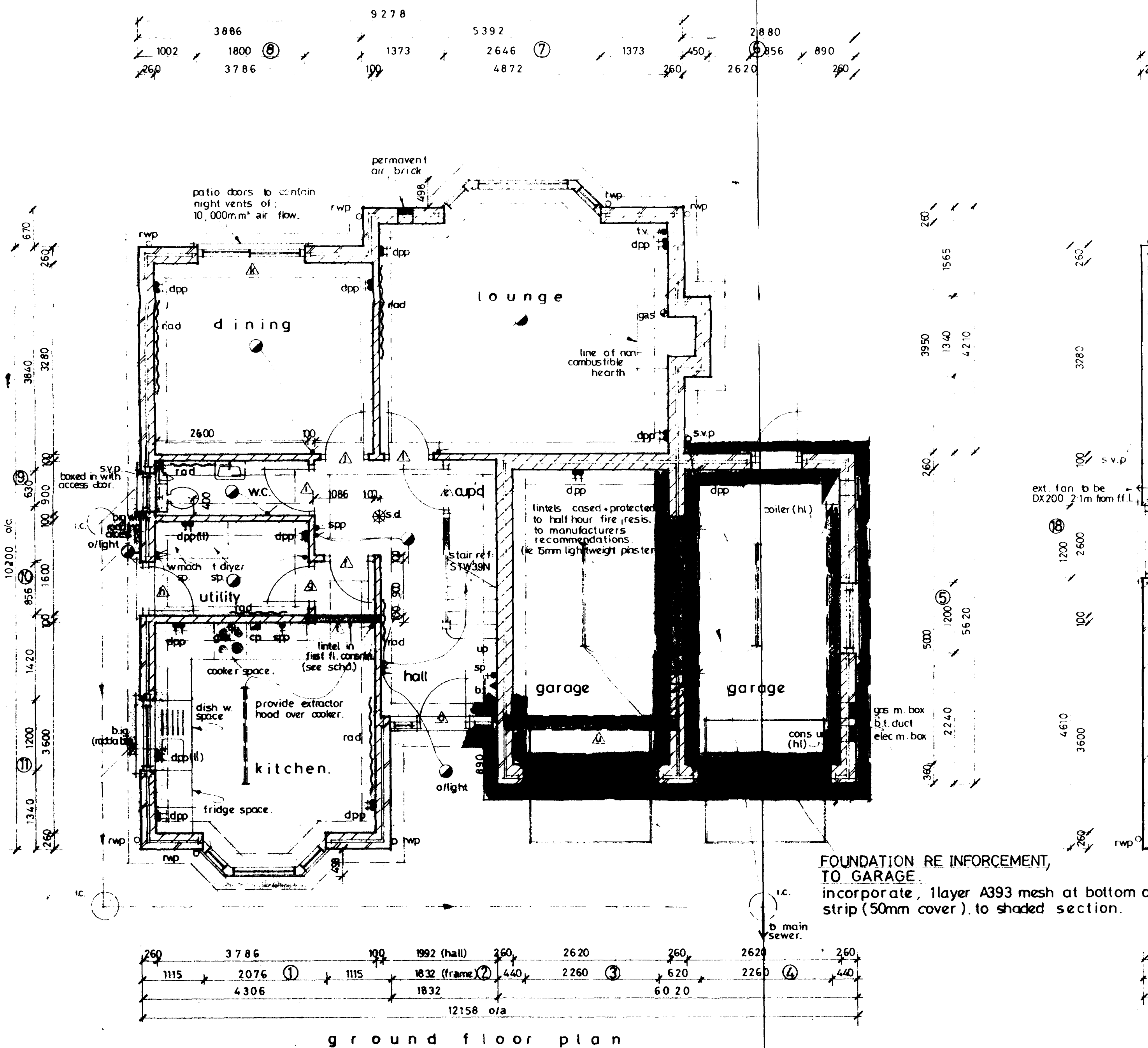
10 1/2 x 6 1/2 tiles
to bay roofs

meter boxes

provide code 4 stepped
lead flashing to bay roofs

front elevation

side elevation



THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION

chimney to be:
3 ROWS CORBELLED BRICK WORK
TOP ROW ENGINEERING BRICKS.

REDBANK POTS PART No 27, 750mm HIGH

windows to be
boulton & paul
regency all bar style

AT ROOF/WALL ABUTMENTS
PROVIDE STEPPED CAVITY
TRAY WITH LEAD FLASHING

PROVIDE CODE 4 LEAD SLEEVE
AROUND S & V P

STONE CILLS

STONE QUOINS

WINDOWS TO BE
RECESSED 75mm.

STONE WINDOW
HEADS

FRONT ELEVATION

LEAD ROOF TO FRONT ENTRANCE CANOPY

SIDE ELEVATION

REAR ELEVATION

AIR VENT TO LOUNGE

PROVIDE STADIUM AIR VENT 216mm x 140mm WITH INSECT MESH, POSITIONED 225mm ABOVE
FINISHED FLOOR LEVEL.

TRAP DOOR

600mm x 600mm TRAP DOOR ACCESS TO ROOF SPACE SEE FIRST FLOOR PLAN FOR
POSITION.

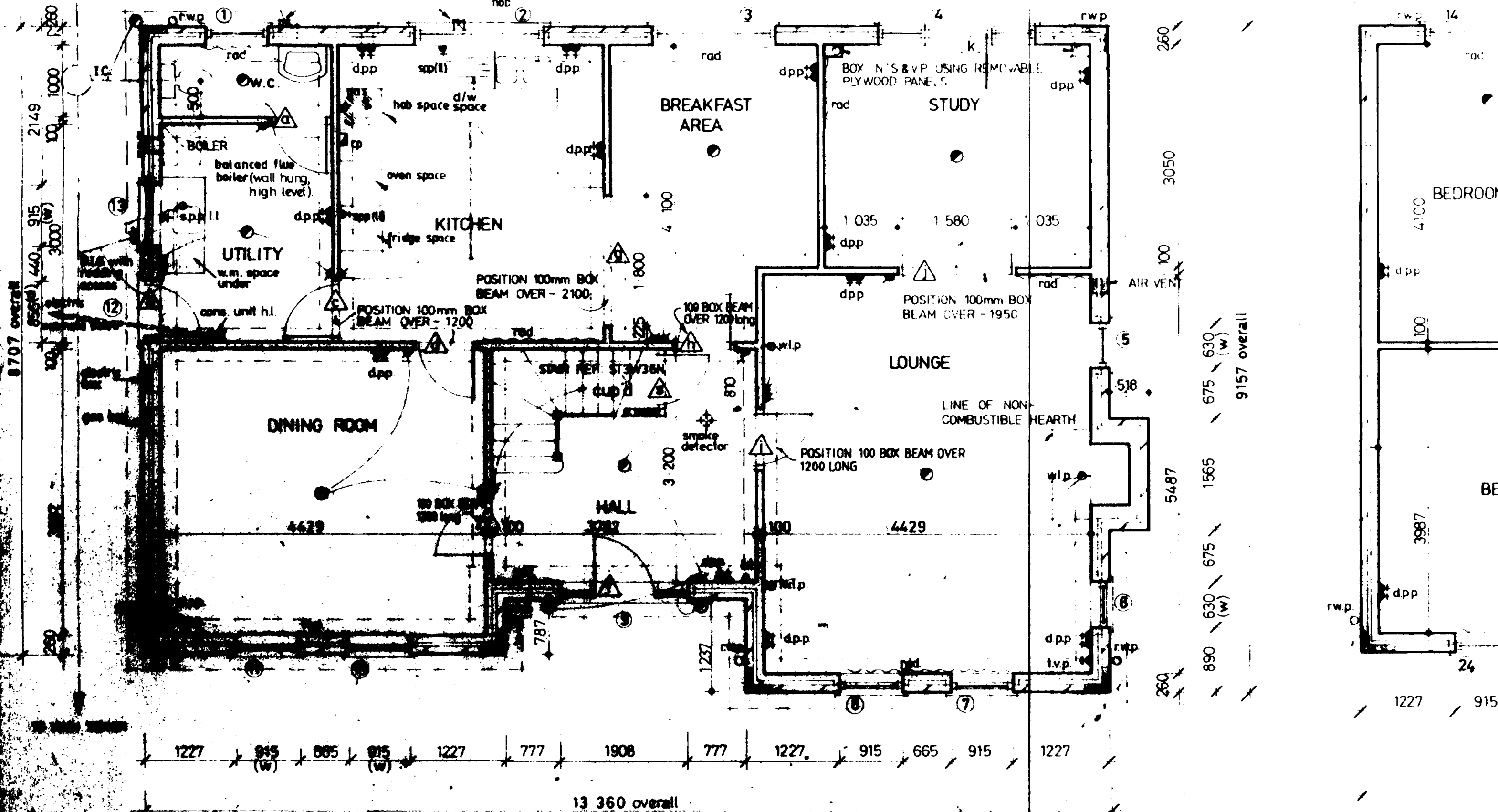
CYLINDER

450mm DIA (30 GALLON) INDIRECT COPPER CYLINDER COMPLETE WITH 3kw IMMERSION
HEATER AND INSULATION JACKET

13 360

890	915 (w)	2029	1770 (w)	1340	1770 (w)	1452	2192 (d+w)	1002	890	1770 (w)
260	2400	100	3650	100	2840	100	3650	260	260	3050

BIG with rodding access provide extractor
hood over hob



GROUND FLOOR PLAN

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT

SCALLOPED LEAD COVER
FLASHING TO TOP ROW
OF DORMER CHEEK TILES

FRONT ELEVATION

METER BOXES

POSITION GAS AND ELECTRIC METER BOXES AS SHOWN BOXES TO BE 500mm min. - 1000 mm max ABOVE PATH LEVEL CONSUMER UNIT AT HIGH LEVEL

CYLINDER

450 mm DIA INDIRECT COPPER CYLINDER
COMPLETE WITH 3 kw IMMERSION HEATER AND
INSULATION JACKET

PERMEABLE

150 x 225 LOUVRED PERMANENT, TO LOUNGE,
POSITIONED 225 mm ABOVE FINISHED FLOOR
LEVEL

BOILER

WALL MOUNTED GAS BALANCE FLUE BOILER.
DURABLE GUARD OVER SUTLIT

TRAP DOOR

600 x 500 TRAP DOOR ACCESS TO ROOF
SPACE (SEE FIRST FLOOR PLAN.)

INTERNAL LINTEL SCHEDULE

d	IG	internal type	1200
g	IG	100mm box lintel	1200
n	IG	internal type	1200
i	IG	100mm box lintel	1950
j	IG	100mm box lintel	1200
r	"	"	"
s	"	"	"
t	"	"	IG
l	IG	100mm box lintel cont.	2100

50mm dia waste
pipe to basin

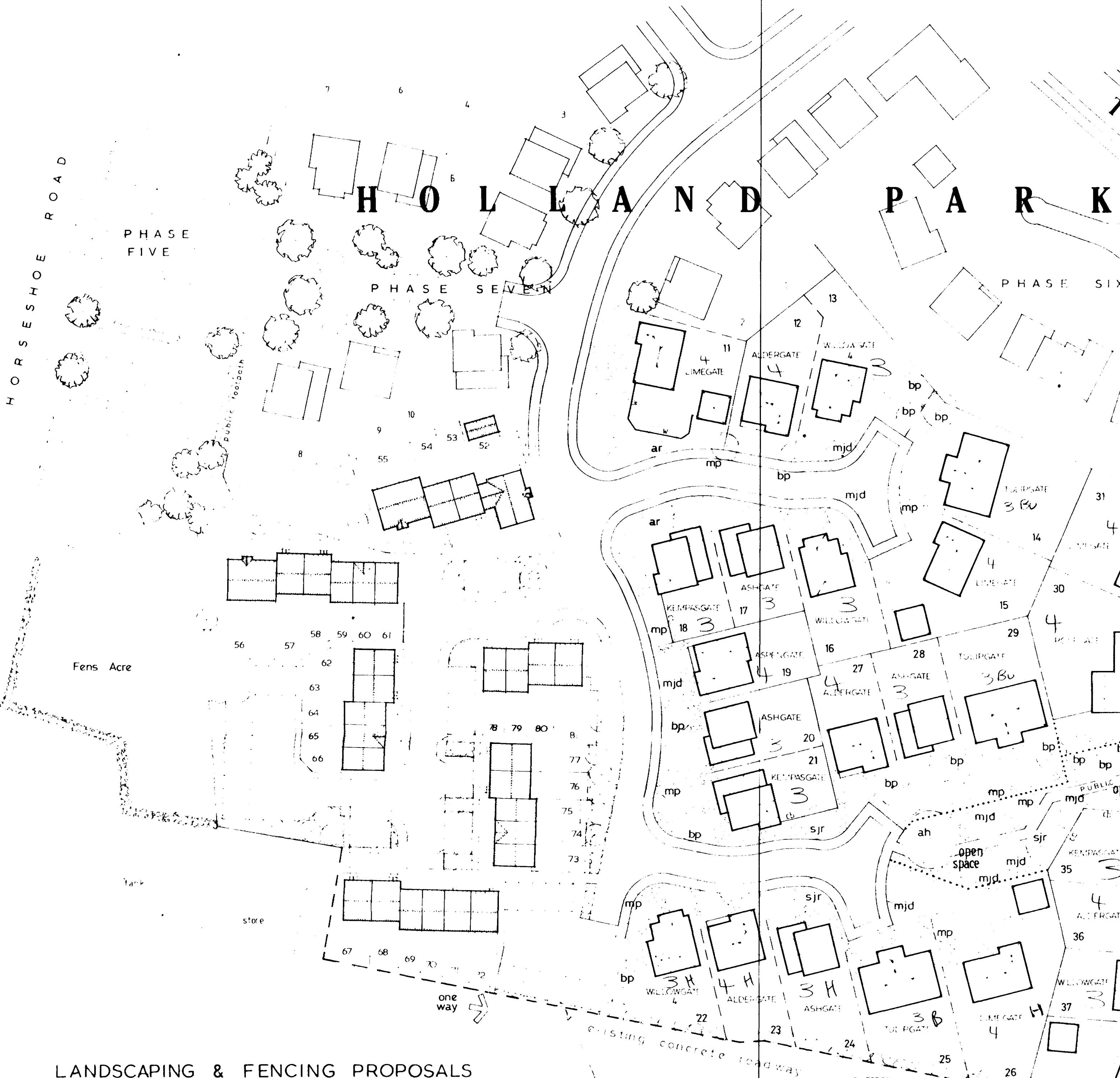
w / robe

2400

bedrock

GROUND FLOOR PLAN

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LANDSCAPING & FENCING PROPOSALS

TREE PLANTING

AH
AP
AR
BP
FSP
MJD
MP
SJR

FENCE TYPES

w
cb
1.8m high SCREEN WALL
1.8m high CLOSEBATCHED FENCE
1.8m high TIMBER PANEL FENCE
1.8m high TRELLIS FOR FENCE
0.45m high TIMBER NOTCHED FENCE (dividing front boundaries)
0.9m high TIMBER PALISADE FENCE (adj. open space)

front gardens to be seeded / turfed
individual drives to be washed / gravel
street lighting to be to LCC standards

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

SCREEN PLANTING REAR OF PLOTS 22-26 38-41, 51
CHAMADOCYPARIS LAWSONIANA 'AUCUM' (lawson cypress)
planting ht. 1.5-1.8m @ 900g
planting strip to be 10m from fence line

PROPOSED 2.0m high TIMBER
ACOUSTIC FENCE continuous to rear bdy's.
supplementary tree planting screen as indicated

glass houses

PROPOSED CASH & CARRY

offices

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