FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0179/92 Received:11-FEB-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access
Location : Land off Broadgate Road Sutton St Edmunds 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 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 accesses and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 Before any of the dwellings are occupied the footpath shown on the submitted plans shall be constructed in accordance with details to be approved.

Reason: To provide safe and adequate passage for the residents and visitors to this site.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans (reference H19/0179/92), received by the Local Planning Authority on 23 April 1992.

Director of Planning and Building Control Services
06-MAY-92 H19/0179/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H19/0179/92 Received:11-FEB-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access
Location : Land off Broadgate Road Sutton St Edmunds
Spalding Lincs

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

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

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

2 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 accesses and turning facility shall be provided on site in accordance with the plan accompanying the application.

B21 X 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 Before any of the dwellings are occupied the footpath shown on the submitted plans shall be constructed in accordance with details to be approved.

Reason: To provide safe and adequate passage for the residents and visitors to this site.

Notes to Applicant: - (reference nº H19/0179/92)

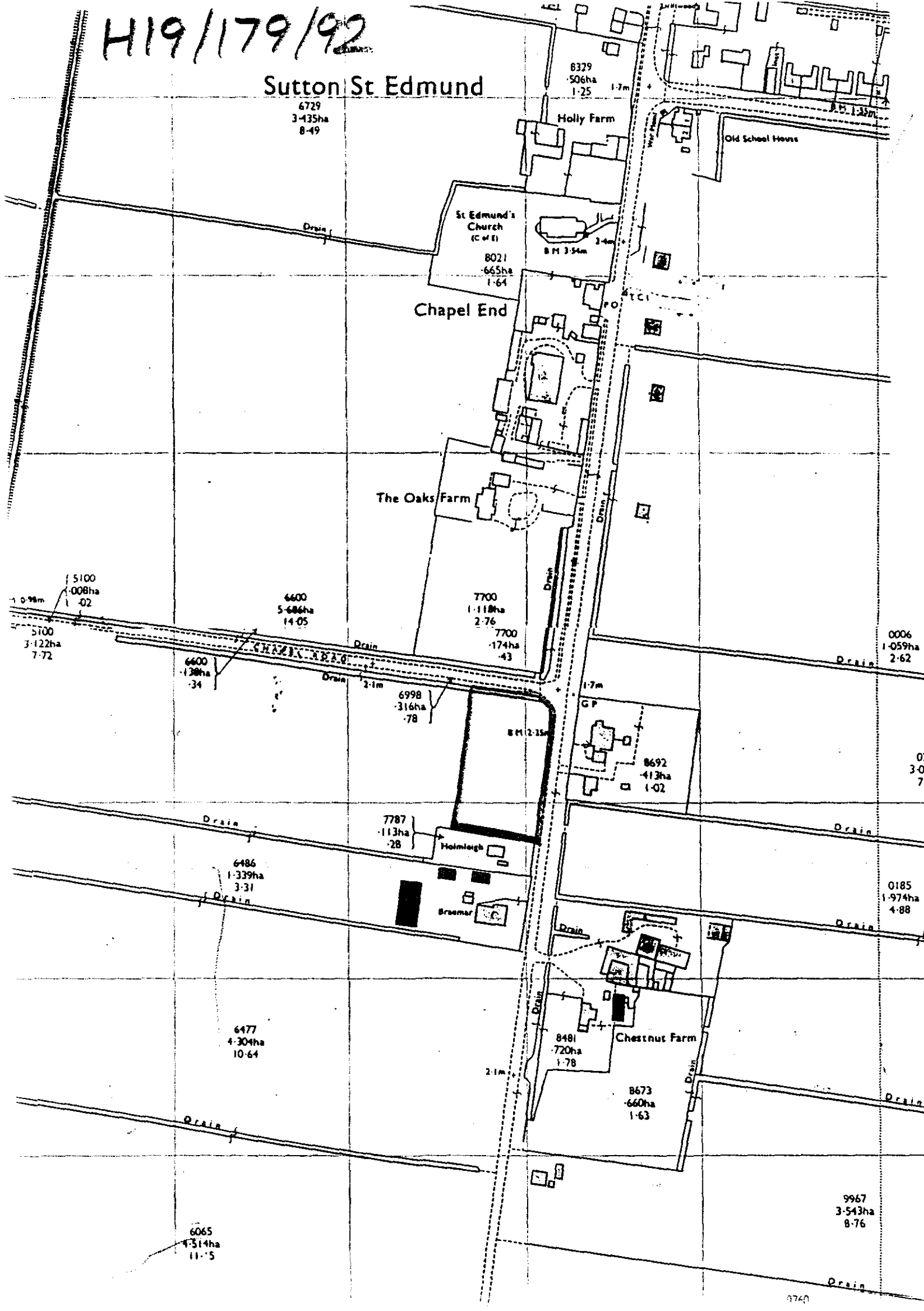
This permission is granted in accordance with the application submitted as revised by the amended plans (~~drawing number FD148/1a~~ received by the Local Planning Authority on ~~2 April 1992~~ 23 April 1992.

Authorised to issue:

10-APR-92 H19/0179/92

AD..SAH 21/4....DC..MM 21/4 8/5

H19/179/92


Sutton St Edmund
6729
3·435ha
8·49
8329
·506ha
1·25
Holly Farm
Old School House
St Edmund's Church (C of E)
8021
·665ha
1·64
Chapel End
The Oaks Farm
5100
·008ha
1·02
5100
3·122ha
7·72
6600
5·686ha
14·05
7700
1·118ha
2·76
7700
·174ha
·43
6600
·138ha
·34
6998
·316ha
·78
8692
·413ha
1·02
7787
·113ha
·28
Holmleigh
Braemar
6486
1·339ha
3·31
6477
4·304ha
10·64
8481
·720ha
1·78
Chestnut Farm
8673
·660ha
1·63
9967
3·543ha
8·76
6065
4·514ha
11·15
0006
1·059ha
2·62
0185
1·974ha
4·88
Drain
CHAIN ROAD
GP
BM 2·15m
BM 3·54m

PLANNING APPLICATION

For office use only

Application No. H19/0179/92.

Date Registered 11 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
LINCS.

Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS PE12 8LH
Tel. No. 0406 26118
(Personal contact name) J. CRUNKHORN.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF BROADGATE ROAD, SUTTON ST EDMONDS. ~~JAMES~~,
SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED 5No DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS.

Please complete

Signed.. [signature] ..... Date. 10.2.92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £550.00. If you consider no fee is payable include a written explanation instead.
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. H19/0179/91
B. Please state which reserved matters are dealt with in this application. 1-5 INCLUSIVE.
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: 5 No

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

B. Please state size of any new structure:- (a) max. height: SEE ENCLOSED DRAWING metres
(b) max. length: metres
(c) max. width: metres

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

D. Please state type and colour of roofing materials. SEE SITE PLAN

E. Has a survey of the site been undertaken? State Yes or No ✓

5. GENERAL INFORMATION Please complete each section

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

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? GARAGES / PARKING.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one 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 PRIVATE DYKE.

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.	NO	→ Date: Consultee(s):
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).

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 10-2-92

Certificate B *The applicant has given the required notice to everyone else who were owners of any part* of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 10-2-92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 550.

Receipt Issued ..... No. 2653

Date First Received 1.12.1992

REGISTRATION

REFERENCE H19/0179/92

Cross-Ref R/KH/73

Date 12/2/92.

VALIDATION Date 13/2/92

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

Site area ..... No. of dwellings 5 Floorspace .....

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:

Certificate ☐ Accuracy ☐

Site plans ☐ Incomplete form ☐

Description ☐

S65 Advert required ☐ Expiry date .....

Fees:

Nil fee – previous app ☐ Ref .....

– type ☐

Discounted fee ☐ Reason .....

Correct fee £ 550 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 14.12.92

Index Sheets 385 OS Nos ..... Grid Ref E 530750 N 189750

Ward Lin Parish Sutton

TR Rural ☐ CA ☐

TR Bypass ☐ LB ☐ Grade

Inside IBD Yes Inside LP Area No Level crossing ☐ TPO ☐

Footpath ☐ Other:

Linked to site.....Ref..327..... Linked to property.....Ref.....

Planning Records: 2-4-89

Earlier apps

B Reg Records:

Already submitted Ref.....

Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries **Site Features** Currently agricultural land
Quite a prominent site on corner, H.
to south. Shrubs/hedges along
Dominant Residential opposite.

Inspected by: RM G
date: 4/3-

Residents notified on site visit:
Mays Nest, Broadgate - Post.
226 Broadgate "
237 " "
The oaks, Broadgate "

Case Officer Conclusions (Issues)

Amended plans received 27/4 considered acceptable. Will not notably affect amenity of neighbours

Case Officer Recommendation (summary)
(Details overleaf)

Reference
Recommended approval

Confirmed by
Case Officer

Yes ____ No ____

Yes ____ No ____

Any objections received? No
If yes, is any objection material? Yes / No
Yes

Yes ____ No ____

Reasons:

Yes ____ Signed by Senior Officer ____ No ____
Signed ____

Reasons:

If NO or ABOVE:

Yes ____ No ____

AND ONE OF ABOVE

Signed ____

Signed ____
Dated ____
SP ____
Post/Tel ____

Delegation
Confirmed by
Senior Officer
____

Recommendation/decision required ____ Approved/Confirmed ____

Conditions/Reasons DMG 9/4-

DPO authorised

Consent

1 SC27 - (implementation of planting).
2 B22 - (access and turning space to accord with application) ... accesses ...
3 Before any of the dwellings are occupied the footpath shown on the submitted plans shall be constructed in accordance with details to be approved.

Reasons

1 Standard.
2 B21.
3 To provide safe and adequate passage for the residents and visitors to this site.

NOTE
1 SN1 - ~~(amended plans)~~. dwg N° FD148/1a Rec'd by LPA on 2 April 1992.

[redacted]

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMG 17/2 DL 19/2

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

to print approval in the usual location - particularly to view?

MM 27/2

BRIA 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

COMM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0179/92 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Fleetland Design
0406 26118

Description: Erection of 5 dwellings with garages including vehicular access

Location: Land off Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Valid date: 11-FEB-92
Target dates:
To case officer 16-FEB-92
Inspected by 21-FEB-92
Extra contacts 26-FEB-92
Report if not clear by 17-MAR-92

Terminal date: 07-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E	17-FEB-92	02-MAR-92
Cllr Mrs E O Hall-Pa 0945 700 829	17-FEB-92	02-MAR-92
Owner/Occupier 226 Broadgate	05-MAR-92	19-MAR-92
Owner/Occupier Mary's Nest, Broadgate	05-MAR-92	19-MAR-92
Owner/Occupier The Oaks, Broadgate	05-MAR-92	19-MAR-92
Owner/Occupier 237 Broadgate	05-MAR-92	19-MAR-92

L C C — Obs Attached Jcob 20/2/92.

SITE DETAILS

Grid ref: 536780 312920
OS Sheets: 365 Parcel:

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0179/92 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Fleetland Design
0406 26118

Description: Erection of 5 dwellings with garages including vehicular access

Location: Land off Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Valid date: 11-FEB-92
Target dates:
To case officer 16-FEB-92
Inspected by 21-FEB-92
Extra contacts 26-FEB-92
Report if not clear by 17-MAR-92

Terminal date: 07-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 5 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E	17-FEB-92	02-MAR-92
Cllr Mrs E O Hall-Pa 0945 700 829	17-FEB-92	02-MAR-92

L.C.C. – obs attached fr os 20/2/92

SITE DETAILS

Grid ref: 536780 312920
OS Sheets: 365 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/9/0079/92.

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		
	3	6	7	1	2	9

2. Address or location
BROADGATE, SUTTON ST EDMUNDS

3. Name, classification and number of road
III

4. Date application referred 20 - 2 - 92

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

6. Description of proposed development/change of use including access details
ERECTION OF 5 DWELLINGS

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: 20/2/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22 – – accesses

(2) Before any of the dwellings are occupied the footway as shown on the submitted plans shall be constructed along the site frontage to Broadgate in accordance with details to be approved (as per the 106 Agreement)

Delete as appropriate

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

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

(1) B21

(2) To provide a safe and adequate passage for the residents and visitors to the site

The hedge line appears to be on the W/W boundary

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

222. PLANNING APPLICATIONS (Continued)

(d) **Application 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 covenanting (i) to apply to the Lincolnshire County Council within one month of the date of this planning permission for a prohibition of driving order in respect of that section of Fen End Lane within the applicant's ownership; (ii) to enter into an Agreement with Lincolnshire County Council under Section 278 of the Highways Act 1980 to provide a ghost island right turn lane on the A1073 road in accordance with Department of Transport advice note TA 20/84 at the same time as the Department of Transport move the access to the site on the A1073 road northwards as part of the A16 Spalding Bypass proposals; (iii) as soon as the order mentioned in (i) above has been made to provide a turning head to the Lincolnshire County Council's specification at the southern end of Fen End Lane in a position to be agreed with the Council; (iv) within 3 months of the date of this planning permission to apply for planning permission for frontage residential development on the remaining open frontage on the eastern side of Fen End Lane; (v) the development shall be carried out strictly in accordance with the planning permission; and (vi) the site shall be operated strictly in accordance with the details and designated areas shown on a plan to be annexed to the Agreement:-

Plan No. and Applicant	Proposal
H16/0851/91 Mr R Turner	Change three stores to chilled warehouses, extend store two, loading block, two portacabins, access improvements at Brooks Farm, Barrier Bank, Cowbit.

(Subject to "1 a.m." in the second line of condition 3 being amended to read "7 a.m.".)

(Councillors T. Barker and M.C. White declared indirect interests in the above application, and left the meeting during consideration thereof.)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant	Proposal
H08/0039/92 Mr T Sharpe	Dwelling on land to rear of existing butchers shop and 41 High Street, Gosberton.

(Planning permission to be granted in the event that a reduction in the roof height is not possible.)

H20/0149/92 Mr & Mrs A Wallis	Chalet style dwelling and garage, including vehicular access at plot 1, Jarvis Gate, Sutton St James.
DG H19/0179/92 Kings Quality Homes	Five dwellings with garages including vehicular access on land off Broadgate Road, Sutton St Edmunds.

(Subject to confirmation that the details included within the certificate of ownership on the application form are correct.)

APPLICATION REFERENCE: H19/0179/92 DATE RECEIVED: 11 February 1992

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Erection of five dwellings with garages including vehicular access

LOCATION: Land off: Broadgate Road, Sutton St Edmunds, Spalding

Parish Council: The hedge to the plot frontages infringes the highway boundary. We feel plot 5 should be open plan so as to maintain visibility at road junction.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Planning Policy Guidance Note 3, 1988 - "Land for Housing".
Planning Policy Guidance Note 7, 1992 - "The Countryside and the Rural Economy".

PREVIOUS DECISIONS
H19/0292/89 - Outline - Erection of five dwellings - Land at Broadgate Road, Sutton St Edmunds - Permitted.
Section 52 agreement entered into for the provision of a 1.5 metre public footpath along the whole of the sites frontage.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposed development will be in character with the rural locality.
2 The site is currently agricultural land and has a frontage of 80 metres and depth of 47 metres approximately. It is in a prominent position within Sutton St Edmunds, situate on the junction of Broadgate Road with Chapel Road.
3 Residential development is located immediately to the south, opposite and also further to the north, but is somewhat scattered in the immediate locality.

CONCLUSIONS
1 Outline consent has already been granted for five dwellings upon this site (H19/0292/89), including the provision of a frontage footpath.
2 It is my opinion that the scheme is acceptable on the whole. The plot widths are varied, as are the dwelling types and also the external materials. The scheme includes no paired accesses.
3 Pursuant to the above, however, it is my opinion that the scheme could be improved by the setting back of the footpath to assist in preserving the rural character. Also, the hedging along the boundaries should preferably be hawthorn and not privet which in my view has a more urban than rural character.
4 In respect of the Parish Council's comments, the County Highways Authority have stated that the hedge line appears to be on the highway boundary. It could be set further back if so desired, but the County Highways Authority already consider that visibility is acceptable.

RECOMMENDATION -
That the Director of Planning and Building Control Services be authorised to grant permission, subject to:
A The receipt of amended plans showing the footpath set back from the highway and the substitution of the privet hedging shown by hawthorn.
B The following conditions:
1 SC27 - (implementation of planting).
2 B22 - (access and turning space to accord with application) ... accesses ...
3 Before any of the dwellings are occupied the footpath shown on the submitted plans shall be constructed in accordance with details to be approved.

Reasons

1 Standard.
2 B21.
3 To provide safe and adequate passage for the residents and visitors to this site.

NOTE
1 SN1 - (amended plans).

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: H19/0179/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access
Location: Land off Broadgate Road Sutton St Edmunds Spalding Lincs

Type: FULL

07-MAY-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

W Boston
'Holmleigh'
Broadgate Road
Sutton Saint Edmund
Spalding Lincs PE12 OLT

Mr P Hayes
Chapel End School House
Broadgate Road
Sutton St Edmund
Spalding
Lincs
PE12 OLT.

Chapel End School
Broadgate Road
Sutton St. Edmund
Spalding
Lincs.
PE12 0LT
Phone 0945 700163

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1992 DG
Acknowledge YES/NO
By SF
Date 18/3

Brian Smith Director of Planning
South Holland District Council
Priory Rd. Spalding.

16 March 1992

OBJECTION

c.c. Tess Hall-Patch.
Chairman Planning Committee.

Dear Sir.

re Application no. H19/0179/92.

Following my inspection at your office of the above application I make the following observations and objections:-

1. This application would appear to be invalid and probably returned to the applicant who should make a new and correct submission. The applicant has completed Certificate A stating that they are the owners of the land. I was informed on Friday 13 March 1992 that they are in fact, not the owners, also notice was not served on the owners.

2. It is questionable if the site as stated is in fact vacant building land and not agricultural land, it is at present planted with crops.

3. I believe notice should also be served on Linc's County Council as owners of land along Broadgate Road (verge).

4. The density of five houses is not in keeping with the local and adjoining environment, which are houses on large plots with space around them. The proposed dwellings are spaced apart by 2m. more akin to urban housing than rural.

5. I enclose a copy of your own document (IDB) with relevent statements highlighted refering to the Post office/shop forming a major consideration in releasing this land for development. This has now closed negating this thinking.

6. I accept that this land is obvious development land, however I look towards the planning officers to safeguard the local environment in which we live, Developers more often than not would not wish to live alongside their end results. Three dwellings on this site is a more acceptable level of development, designed with the style of the adjoining houses as an example. The local buildings are mostly Victorian with good size plots.

Bearing in mind the comments in item 1. of this letter I anticipate that the applicant will make another submission being the required 21 day notice and a further period of consultation will start.

Yours faithfully Peter Hawse

South Holland District Council

REVIEW OF T

DE

THE STRATEGY FOR DEVELOPMENT

South Holland District Council is continually reviewing its planning policies for the development of the many smaller villages in the District. There are more than 40 of these smaller villages, each with its own characteristics and community, and particular development needs.

The overall strategy for new development in the District rightly concentrates new development in the towns and larger villages. These are the centres of employment, education, services and facilities where the majority of the population live. This strategy also protects the smaller villages from over-development, safeguards the environment of the open countryside and minimises the loss of high grade agricultural land.

THE SMALLER VILLAGES

It is vitally important that the smaller villages should continue to develop sufficiently to meet the housing needs of the local community and those who wish to live close to local places of work. The Council is aiming to identify sufficient opportunities for housing development to meet the needs of each village in the next five years or so, and to ensure that the scale and location of this development will be in keeping with the size and character of each village. At the same time the Council is mindfull of each settlemments longer term development needs.

While carrying out each review the District Council will invite the local community to express its views about the development of their village and will take these into account before making its final decision. Consultations will take place with Parish Councils, Statutory Undertakers, Drainage Boards and other relevant bodies.

When each completed review is published it will provide local people and those with interests in development to know with certainty the District Council's planning policies for those areas which may be developed, any particular requirements for that development and those areas in which no development is envisaged. This will also enable other authorities responsible for providing facilities and services to be certain about the Council's aims and planning policies for each village and to plan their investments and activities accordingly.

CONSULTATION DO

Please send your comments in writin
Planning Officer, Chatterton Tower,
to arrive no later than Wednesday 1

E PLANNING POLICIES FOR THE SMALLER VILLAGES

ELOPMENT IN SUTTON ST EDMUND

DEVELOPMENT IN SUTTON ST EDMUND

Sutton St Edmund is a small attractive village of 53 dwellings with an estimated population of about 140. There is a shop and Post Office serving the village and the wider rural area, in addition to community facilities like the Church and Village Hall. Some limited new residential development may help to sustain the community by maintaining these local services, as well as helping to consolidate the appearance of the village.

* Sutton St Edmund is quite small and if its appealing character is to be retained the amount of new development should not be out of character with the existing village size. This, however, must be balanced against the local housing need and the desire that people may have to move into the area. It is estimated that the extra land made available will cater for between 25 and 35 new dwellings over the next 5 years if development opportunities are fully utilsised. It should be noted that this will be a maximum range since land made available for housing is in many cases not ultimately developed.

* The boundary extensions have been drawn with a view to consolidate the appearance of the village in the near and more distant future. The extension to the north (no.1 on the map) will balance the housing at this end of the village. To the south of Cross Road (no.2) estate development will emphasize the central part of the village. The boundary extension to the south (no.3) will help to incorporate the shop and Post Office into the main body of the village as well as providing the opportunity for development along Chapel Road in the more distant future.

* Within the new boundary of development the District Council will encourage a range of housing types of attractive design. There will be a strong presumption in favour of retaining existing features, particularly trees, and landscaping is considered essential to maintain and enhance the character of the village.

* Except for the areas identified for intended estate development, only frontage development will be permitted.

DEVELOPMENT IN LATER YEARS

The proposed boundary discussed here is intended to cater for development pressure likely to be experienced over the next five years or so but there is clearly a need to consider the settlement's longer term prospects. The areas envisaged as being able to sustain possible future development are indicated on the map by the heavy arrows.

ıENT
:o Mr Brian Smith, the District
infrey Avenue, Spalding. PE11 1DB
ı July 1988.

Rel: 0015 7C065T.

'Welleigh',
Tre[illegible]d,
[illegible],
[illegible],
Lincolnshire.
LN2 C[illegible].

[illegible] rch 11th, 1992.

OBJECTION

[illegible].D.[illegible]ey,
South Holland District Council,
[illegible],
Lincolnshire. [illegible] CT [illegible].

Dear Sir,

I am in receipt of your letter of 7 rel 5th [illegible] planning application no: H10/0170/92. In this I would like to make the following comments.

I am well aware that this particular piece of land is the last in the village complex on this side of the road towards the south-west end of the village, but there [illegible] buildings on it to bring [illegible] this area to the [illegible] development at the moment.

There will then be much [illegible] that really, not only will [illegible] be lost completely, but it will be [illegible] to any [illegible] unit.

The point of which I am not too keen of the [illegible] I will [illegible] entrance to [illegible] will [illegible] [illegible].

Yours faithfully,

[illegible]

[illegible].

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

Your Ref:

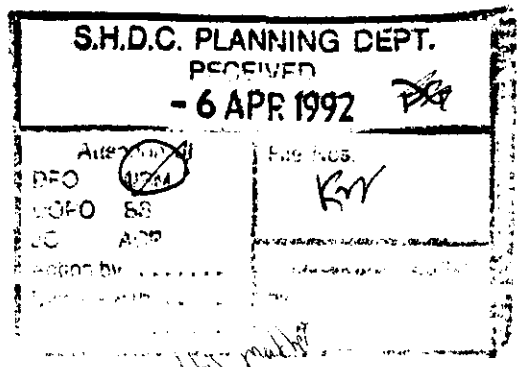
Our Ref: JHK/TJ.

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

4th April, 1992.

For the attention of Mr. K. Woods,

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.



7/4 Letter mailed
Kw Discussed with NRM. Letter confirmed that we can now issue the decision notice.
DG.

Dear Mr. Woods,

Re:- Planning Application H19/0179/92, Broadgate Road, Sutton St. Edmunds.

Thank you for your letter of 3rd April.

We agreed to purchase the land in question from Messrs Coates and expected completion to take place during the first week of February.

We then instructed Mr. J. Crunkhorn of Messrs Fleetland Design to prepare plans for us and to submit them on our behalf.

As completion was about to take place a problem arose with the area of verge owned by Lincolnshire County Council and our Solicitors Messrs Peter Frost and Co and Messrs Coates Solicitors did not complete as arranged.

Unfortunately I did forget to mention this to Mr. Crunkhorn and he obviously acted in good faith assuming the deal had gone through.

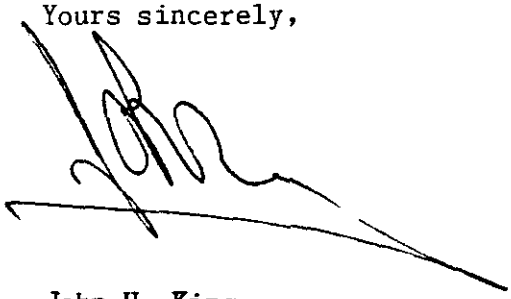
We are now the owners of the land and no benefit was gained by anyone involved in this oversight.

I trust that the Planning Permission can now be issued and we can return to business.

Continued ...

With best wishes.

Yours sincerely,



John H. King,
Director,
Kings Quality Homes.

C.C. Mrs Hall-Patch.
C.C. Mr P. Frost.

BRI...N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0179/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access

Location: Land off Broadgate Road Sutton St Edmunds
Spalding Lincs

Type: FULL

Date received: 11-FEB-92

17-FEB-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 03-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St Edmund PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: THE HEDGE TO THE PLOT FRONTAGES INFRINGES THE HIGHWAY BOUNDARY. WE FEEL PLOT 5 SHOULD BE OPEN PLAN SO AS TO MAINTAIN VISIBILITY AT ROAD JUNCTION

Signed: D. Hannigan

5/3/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 MAR 1992 DG

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

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1992 DG

NRA
National Rivers Authority
Anglian Region

2 March 1992

Our ref.GT/92/1/SH/0074

Dear Sir

PLANNING APPLICATION NO. H19/0179/92
PROPOSAL FOR THE ERECTION OF 5 DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS AT LAND OFF BROADGATE ROAD, SUTTON ST EDMUNDS, BY KINGS QUALITY HOMES.

With regard to the above-mentioned application received on 26 February 1992. I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

/contd

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/92/1/SH/0074

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Fleetland Design
Myrtle House
Fleet Hargate
Spalding PE12 8LH

VJC

S.H.D.C. PLANNING DEPT.
- 3 MAR 1992 DS

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

24 February 1992

Our ref.GT/92/1/SH/0067

Dear Sir

PLANNING APPLICATION NO. H19/0179/92
PROPOSAL FOR THE ERECTION OF 5 DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS AT LAND OFF BROADGATE ROAD, SUTTON ST EDMUNDS, SPALDING, BY KINGS QUALITY HOMES.

With regard to the above-mentioned application received on 11 February 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e Each dwelling should be served by a separate septic tank and soakaway system

/contd

ROGER HYDE
Regional General Manager

Aquc House
Harvey Stree'
Lincoln
LN1 1TF
Tel· 0522 513100
Fax· 0522 512927

NRA

Our ref.GT/92/1/SH/0067

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

NOTE

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

cc Fleetland Design
Myrtle House
Fleet Hargate
Spalding PE12 8LH

VJC

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

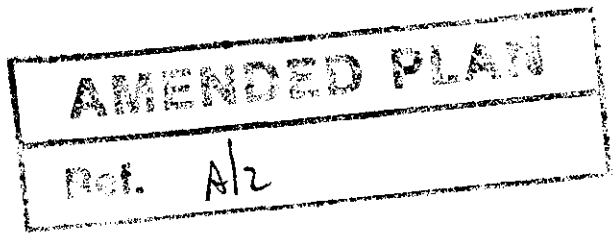
Your Ref:

Our Ref: JHK/TJ.

7th September, 1992.

For the attention of Mr. Gedney,

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.



Dear Mr. Gedney,

Please find enclosed secondary submission for land off Broadgate, Sutton St. Edmunds.

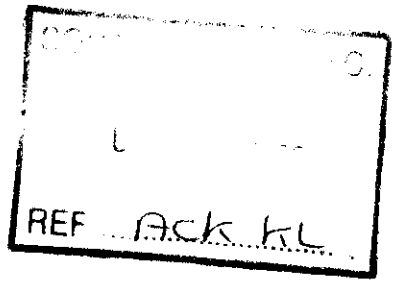
With best wishes.

Yours sincerely,

p.

John H. King,
Director,
Kings Quality Homes.

Enclosures.



Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

J Blacklock

JE/SJS H19/0179/92

3 September 1992

Dear Sirs

Residential Development - Land off Broadgate Road, Sutton St Edmunds

I refer to the meeting of your Mr Ashley King and Mr Howard King with my officers, Mr J Blacklock and Mr D Gedney in respect of the above.

I write to confirm the following:

(a) A planning application will be submitted for the culverting of the dyke adjacent to the dwelling on Plot 5.

(b) Written notification will be given to this Authority by yourselves when the footpath along the frontage of the site has been constructed and, in addition, when the approved landscaping scheme has been implemented. In the latter regard, I understand it is your intention to undertake the planting this forthcoming Autumn.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

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: H19/0179/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access

Location: Land off Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Amendment: Privet hedge in lieu of hawthorn hedge, and field maple in lieu of whitebeam

07-JAN-94

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

Mr & Mrs D C H Matthewman
243 Broadgate
Sutton St Edmunds
Spalding Lincs

MR. D. P. KIARAS
245 BROADGATE
SUTTON ST EDMUND
NR SPALDING
LINCS

SOUTH HOLLAND D.C.
PLAN. DEPT
05 JAN 1994
REF .....

Re 2 OCT
31.12.93

Dear Sir,

Please find enclosed planning amendment as requested your ref ACP/SAH/2574/93 dated 23/12/93

Yours faithfully
D'Kearns.

PLANNING AMENDMENT

For office use only

Application No.

Date Registered

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR MRS D C H MATTHEWMAN
243 BROADGATE
SUTTON ST EDMUND

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

243 BROADGATE, SUTTON ST EDMUND

Please complete

EARLIER APPLICATION No.

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

H19/0179/92

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.

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

ERECTION OF 5 DWELLINGS

State details of amendments proposed

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

Privet hedge in lieu of hawthorn hedge, and ~~original tree species~~ Field Maple in lieu of Whitebeam

State drawing no's of the current submission

—

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

NO

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

—

Mr. & Mrs. D. Matthewman
Broadgate
Sutton St. Edmund
nr Spalding
Lincs PE12 OLT

2-1-1994

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JAN 1994 DG
Attention of: DPO NRM, DGPO BS, JC ACP
Action by .....
Discuss with .....
Reply .....
File Nos.
Acknowledge YES/NO
by
date 5/1/94

Dear Mr. Godfrey,

Subject: Planning Application H19/1112/93

We refer to Mr. Midlen's letter of the 21st December regarding to a change in the hedging & trees to our property.

May we confirm that we will

(a) Replace the hawthorn along the side boundary with "PRIVET" &
(b) Replace the Whitebeam with "Field Maple".

It is understood that following further correspondence from your Mr. Pickering dated 23 December that these alterations should be completed by the beginning of May 1994.

Yours sincerely

D. MATTHEWMAN

S. Matthewman

S. MATTHEWMAN

APPLICATIONS

(No. 237)

H19/1098/93

- Non-development notice (file copy only)
- Letter to applicant
- New amendment record (details as planning application form)

  Description of amendment:

  "Three evergreen bushes in lieu of hawthorn hedge"

- Amendment acceptance notice (Copy to Pc)
- Refund of fee
- Letter to objector

(No. 243)

H19/1112/93

✓ - Non-development notice (file copy only)
✓ - Letter to applicant
- New amendment record (details as planning application form)

  Description of amendment:

  "Privet hedge in lieu of hawthorn hedge and ~~revised tree species~~" Field Maple in lieu of Whitebeam

- Amendment acceptance notice (WAIT for details from applicant) (Copy to Pc)
- Refund of fee

(No. 245)

✓ - Letter to applicant
- New amendment record (when received)

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: H19/0179/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access

Location: Land off Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Amendment: Three evergreen bushes in lieu of hawthorn hedge

07-JAN-94

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

M F Wyatt
239 Broadgate
Sutton St Edmunds
Spalding Lincs

APPLICATIONS

(No. 237)

H19/1098/93

✓ - Non-development notice (file copy only)
✓ - Letter to applicant
- New amendment record (details as planning application form)

  Description of amendment:

  "Three evergreen bushes in lieu of hawthorn hedge"

- Amendment acceptance notice (copy to PC)
- Refund of fee
- Letter to objector

(No. 243)

H19/1112/93

- Non-development notice (file copy only)
- Letter to applicant
- New amendment record (details as planning application form)

  Description of amendment:

  "Privet hedge in lieu of hawthorn hedge and revised tree species"

- Amendment acceptance notice (WAIT for details from applicant) (copy to PC)
- Refund of fee

(No. 245)

- Letter to applicant
- New amendment record (when received)

PLANNING AMENDMENT

For office use only

Application No.

Date Registered

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M. F. WYATT
239 BROADGATE
SUTTON ST EDMUND

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

239 BROADGATE, SUTTON ST EDMUND

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H19/0179/92
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.

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**	ERECTION OF 5 DWELLINGS
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Three evergreen bushes in lieu of hawthorn hedge
State drawing no's of the current submission	—
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	—

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: H19/0179/92/A2 Date Received: 08 09 92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description of Original Development: Erection of 5 dwellinhs with garages including vehicular access

Location: Land off Broadgate Road, Sutton St Edmund

Amendment Submitted: Proposed filling of private dyke adjacent Plot 5 and running parallel with Chapel Road, plus repositioning of trees in north west corner

Drawing Number(s): 148/1b

14 September 1992

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 B Smith

Director of Planning and Building Control Services

amd.2

SECONDARY SUBMISSION

1 FORM and 2 PLANS REQUIRED

For office use only

Application No. H19/0179/92/AL

Date registered 23 SEP 1992 DG

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH

Tel. No. (0406) 23388

NAME AND ADDRESS OF AGENT

(if form completed by agent)

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE

Tel. No. (0406) 26118 (Contact J. CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF BROADGATE ROAD, SUTTON ST. EDMUNDS

Please complete

EARLIER APPLICATION No.

H19/0179/92

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

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date 7/9/82

Please complete **one only** of the following sections:

(Seperate forms must be used for Planning and Building Regulations)

1. AMENDMENTS TO PREVIOUS BUILDING REGULATION SUBMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

State officer dealing with application, if known

Do the changes include any variations to the elevation of a proposed building? State Yes or No

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

Please tick **one** box only

Amendment is proposed where approval already granted or ☐

Amendment is to a proposal currently being considered ☐

OFFICE USE ONLY Date.....

New B Reg submission needed ☐

Drawings acceptable as amendment to previous approval ☐

Drawings acceptable as amendment to current file ☐

8/9/92

2. AMENDMENTS TO PREVIOUS PLANNING PERMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

5 DWELLINGS WITH GARAGES INCL. VEH ACCESS

State details of amendments proposed

PROPOSED FILLING OF PRIVATE DYKE ADJACENT PLOT 5 AND RUNNING PARALLEL WITH CHAPEL RD

State drawing no's of the current submission

148/16 Plan reproduced & new in NW corner

Please tick **one** box only

Amendment is proposed where permission already granted ☑

or

Amendment is to a proposal currently being considered ☐

OFFICE USE ONLY Dates ...JG... 11/9...

New planning application needed	☐	☐
Drawings acceptable as amendment to previous permission	☐	☑
Drawings acceptable as amendment to current file	☐	☐

Amend description agreed with J. Crankshaw 9/9 & telephone conversation JG.

Admin

Please amend description to that shown.

3. APPROVAL REQ ... R PLANNING PERMISSION

Either: The application is ☐

If so, state whic

(Note: for approval not use this form. A forms)

or: The application is ☐

If so, describe w

State drawing no's relating to the current submission

State condition no. under which the application is required

OFFICE USE ONLY

Consultations needed:

Sent	Expiry	Received

No Objection JG 10/9/92.

Details acceptable: Signed ..... Date ....

Councillor Mrs. E. O. Hall-Patch,
Garsington,
177 Broadgate,
Sutton St. Edmund,
Spalding,
PE12 OLR

Mr. D. Gedney

DMG/JH
H19/0179/92/A1

29th July 1992

Dear Councillor Mrs. Hall-Patch,

RE: PLANNING APPLICATION H19/0179/92 - ERECTION OF FIVE DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS, LAND OFF BROADGATE ROAD, SUTTON ST. EDMUND
KINGS QUALITY HOMES.
AMENDMENT TO MATERIALS.

Further to your recent enquiry in respect of the above, I can now confirm that the applicants have applied for an amendment to the approved materials.

A copy of their schedule is therefore enclosed and if you wish to raise any comments in respect thereof, I would be most grateful if you could do so within the next five days.

Yours sincerely,

N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

Enc

PLANNING AMENDMENT

For office use only
Application No. H19/0179/92/A1
Date registered 13 JUL 1992
Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
HOLBEACH
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 646 (Contact) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Broadgate Road, Sutton St Edmunds, Spalding, Lincolnshire

Please complete

EARLIER APPLICATION No.

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

H19/0179/92

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 10 July 1992

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of 5 dwellings with garages including vehicular access.

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)

Building material amendments

Please refer to attached brick and tile schedule.

State drawing no's of the current submission

None, not applicable

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

Siting, design, access and landscape

No alteration to plot numbers

3. 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 [ ]

OFFICE USE ONLY

ela 14/7.

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....
Liaison with Building Building Control	Outside parameters	☑ KL	Confirmed .....
	Referred to case officer	.....	Officer ..... GB.
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New application requested	.....	
	Indexed	..... KL	

		Preliminary	Final
Dates		.....	..... 26/8/92
A. Post-decision	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	Indexed		.....
B. Current	Same char/desc. Admin. confirmation	☐	☐
	No publicity/residents	☐	☐
	Records edited		.....
	New application needed	☐	☐
	Indexed		.....
	Fee paying resubmission (Admin. confirmation)		Fee/Non-fee

Case Officer:

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details accepted, if different:

Notes:

Affect on plots/fees:

J Blacklock

JB/SAH H19/0179/92

21 July 1992

Mr J H King
Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs PE12 7AX

Dear Mr King

Sutton St Edmunds Development

Thank you for your letter dated 20 July 1992 in connection.

Mr Midlen is currently on holiday for two weeks and therefore bearing in mind your comments, I think it would be advisable to await his return before arranging the meeting which you have in mind. I will ensure he is apprised of your letter on his return.

Yours sincerely

N R Midlen
Principal Planning Officer (Development Control)

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/TJ.

20th July, 1992.

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1992 DG

Attention of
DPO NPM
DOPO BS
JC ACP
Action by ... DPO
Discuss with
Copy to.....

File Nos.

Acknowledge YES/NO
by
date

For the attention of Mr. N. Midlen,

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

Dear Mr. Midlen,

Re:- Sutton St. Edmunds Development.

Thank you for your recent letter regarding the above site, unfortunately I was on holiday when these properties were commenced.

However, the reason the brick colours may show a slight variation is because the Butterley Bricks Works at Blaby near Leicester have closed down and the bricks used in their place are the nearest that we could find as substitutes.

As you are aware over the last twelve months our properties have shown a marked improvement in appearance mainly due to the input of Mr. Robert Doughty and I do feel that it would be advantageous for us to meet as a team to discuss the future in terms of requirements, appearance, and supplying local needs so that we can all move ahead together.

I will ask Mr. Doughty to arrange a meeting, possibly at our offices when and if you have time and we can visit various sites and plots that we own and then decide the best way forward.

I know that this is new to this area but at the end of day we all wish to see pleasing developments which will blend in with the local Villages as opposed to the mass produced identical houses which have been built in the past.

I know that you have a very difficult position in pleasing everyone but I can assure you that all our interests are same.

P.T.O.

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: H19/0179/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs PE12 8LH

Description: Erection of 5 dwellings with garages including vehicular access

Location: Land off Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Amendment: Remove hawthorn from front of property. Replace with Pyracantha to front boundary, and side boundary, etc.

07-JAN-94

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.

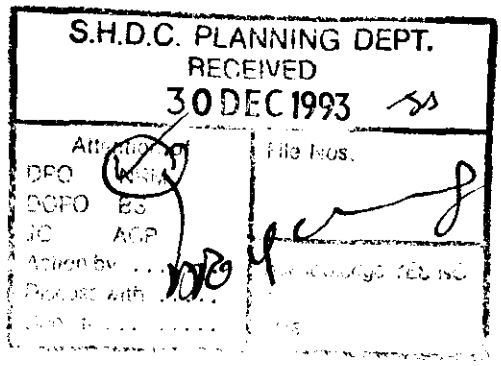
Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

Mr D P Kearns
245 Broadgate
Sutton St Edmunds
Spalding Lincs PE12 0CT

Mr. D KEARNES
245 BROADGATE
SUTTON St EDMUND
SPALDING
LINCS. PE12 0LT



23 December, 1993

Dear Sir,

I understand that agreement has been reached between the Planning Department and my neighbours at No.243, No.241 and No.239 Broadgate with regard to the changes to the landscaping to the front of the properties.

I had not submitted a Planning Application, mainly because I had no wish to pay £60.00 for such a small amendment, but I have altered the landscaping as I am sure you are aware. Is it safe for me to assume that the agreement to accept the altered landscaping will also apply to me as well? Also is the enforcement notice to restore the landscaping to the original plan now cancelled?

I am concerned that the Plan you have does not show the correct Plot sizes for the rear gardens where no landscaping is required. My neighbours and myself all have the same amended Plan showing the amended plot sizes, these Plans are also attached to our Deeds, I therefore think they are correct and yours should have been superseded at some time.

I am glad that the matter has been resolved satisfactorily and common sense has prevailed, I look forward to receiving your reply,

Yours Respectfully,

D Kearns

Mr. DENNIS KEARNES

S.H.D.C. PLANNING DEPT.
RECEIVED
2 ENOV 1993 KW

D. P. KEARNS
245 BROADGATE
SUTTON ST EDMUND

23.11.93

Ref KW/DK/E19/2574/93

1098/93

Dear Sir,

I thank you for your letter dated 11th Nov which was received 16/11/93

I will try and comply with your request, however now that we have had conditions for planning etc and my wife being in Kings Lynn hospital having it went when I am not working perhaps you would make allow for this.

Yours faithfully
D Kearns.

A C Pickering

ACP/SAH E19/2574/93

Mr D P Kearns
245 Broadgate
Sutton St Edmund
Spalding
Lincs

23 December 1993

Dear Mr Kearns

Landscaping, 245 Broadgate, Sutton St Edmund

Further to our letter of 11 November, and your reply of 23 November agreeing to reinstate the original planting, I am pleased to say that as a result of applications made by your neighbours (who wished to retain the planting in its current form) we have reassessed the changes made to the landscaping.

If you wish to retain the planting you have carried out, we would have no objection, and would just ask that you submit details of it on the enclosed amendment form. You will then receive a letter confirming its acceptance.

I should add that we will of course make a final inspection after May next year, when the landscaping scheme is required to be completed.

If there is any outstanding planting which is the responsibility of the developers you may wish to remind Kings Quality Homes of that obligation.

Yours sincerely

A C Pickering
Principal Administrative Officer

Enc.

PLANNING AMENDMENT

For office use only

Application No. H19/0179/92

Date Registered 05 JAN 1994

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DENNIS PETER KEARNS
245 BROADGATE
SUTTON ST EDMUND
NR SPALDING
LINCS PE12 0CT

Tel. No. 0945 700897

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

245 BROADGATE
SUTTON ST EDMUND
NR SPALDING PE12 0CT

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H19/0179/92

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.

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 D Kearns Date 31.12.93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF FIVE DWELLINGS

State details of amendments proposed

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

REMOVAL OF ALL HAWTHORN FRONT FRONT OF PROPERTY REPLACING WITH PYRACANTHA TO FRONT BOUNDARY, ~~ASH~~ PYRACANTHA AND VARIOUS SHRUBS TO SIDE BOUNDARY SITWICK Nos 245 & 247

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

NO

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

—

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☒

Clarification/Details required:

Appears valid ☑ AC

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? (Immaterial)/Needs new app

Confirmed: ..... (per NRM)

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

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: H19/0179/92/A1 Date Received: 13 July 1992

Applicant:	Kings Quality Homes Holbeach Manor Fleet Road Holbeach Spalding Lincolnshire PE12 7AX	Agent:	Robert Doughty 32 High Street Helpringham Sleaford Lincolnshire NG34 0RA

Description of Original Development: Erection of five dwellings with garages including vehicular access

Location: Land off Broadgate Road, Sutton St Edmunds

Amendment Submitted: Building material amendments to brick and tiles

3 September 1992

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

B Smith

Director of Planning and Building Control Services

amd.2

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 148/49 JRB SKH

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

12 August 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Gill Smith

Dear Sir

KINGS QUALITY HOMES
ERECTION OF FIVE DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS: LAND OFF BROADGATE, SUTTON ST. EDMUNDS.

Further to our conversations of the 11th August 1992 please find below a revised Brick and Tile Schedule for the above site. As discussed the bricks for plots three and five will be supplied as a sample to your offices by Kings Quality Homes.

Plot	Bricks
1	Butterley Blaby Sandringham Red.
2	Butterley Blaby Elizabeth Red.
3	Butterley Blaby: to be supplied by Kings Quality Homes.
4	Desford Old English Brindle Red.
5	Butterley Blaby: to be supplied by Kings Quality Homes.

Plot	Tiles
1	Sandtoft coloured through Grey Double Roman.
2	Sandtoft Rustic Double Roman.
3	Sandtoft coloured through Grey Double Roman.
4	Sandtoft Terracotta Red Double Roman.
5	Sandtoft Rustic Double Roman.

I hope the amended schedule proves useful and could you please let me know the outcome of your site visit. If you were to require any further clarification please do not hesitate to contact us.

Yours faithfully

James R Blakey.

DC
GS. marked 13/8/92
REF approves OK

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

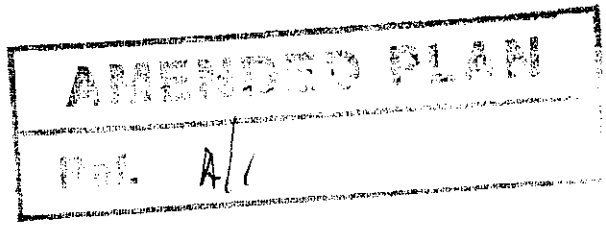
Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference H19 0179 92

Our Reference 148 49 JRB AKD

10 July 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE



For the attention of Mr N Midlen

Dear Sir

KINGS QUALITY HOMES
ERECTION OF 5 DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS: LAND OFF BROADGATE, SUTTON ST EDMUNDS

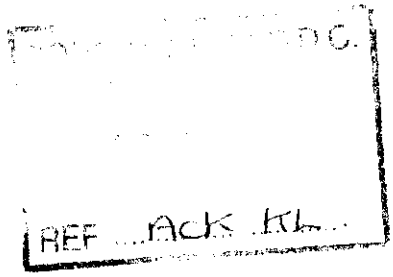
Please find enclosed copies of the planning amendment for the above site.

The amendment relates to changes in the Brick and Tile Schedule, planning permission reference H19/0179/92.

If you were to require further information please do not hesitate to contact us.

Yours faithfully

James R Blakey



GS/JJ
H19/0179/92

3rd July 1992

H19/0179/92 - KINGS QUALITY HOMES, ERECTION OF 5 DWELLINGS WITH GARAGES INCLUDING VEHICULAR ACCESS - LAND OFF BROADGATE ROAD, SUTTON ST EDMUNDS.

On the 1st July 1992 the above site was inspected by Gill Smith (Planning) and Mark Shipp (Building Inpsector), following a complaint by Cllr. Mrs Hall-Patch through Mr Brian Stuckey.

The plans appear to have been built in accordance with the approved plans in that the bungalows and houses are in their correct places. Materials were inspected and the materials which were approved on 6th May 1992, have not been used.

The external materials are as follows:-

PLOT NO.	APPROVED 6TH MAY 1992	ON SITE
Plot 1	Bricks - Butterley Blaby Red	Appear satisfactory
	Tiles - Marley Mendip State Grey	Sandtoft Double Roman Grey (packet on site).
Plot 2	Bricks - Butterley Blaby Tudor Purple	More like Butterley Capel Dark Red.
	Tiles - Marley Mendip Old English Dark Red	Sandtoft Double Roman colour appears ok.
Plot 3	Bricks - Butterley Blaby Elizabethan Multi stock	Appear ok.
	Tiles - Marley Double Roman Smooth Brown	Not up to level yet.
Plot 4	Bricks - Butterley Blaby Tudor Purple	More like Capel Dark Red.
	Tiles - Marley Mendip Old English Dark Red	Red/Orange tile double Roman (packet on site).
Plot 5	Bricks - Butterley Blaby Red	Bricks appear ok.
	Tiles - Marley Mendip State Grey	Not up to level yet.

G Smith (Technical Assistant)

Plot No	House Type.	Bricks As Approved Plan.	Actual Bricks.	Tiles as Approved Plan.	Actual Tiles.
1	Kensington D.	Butterley Blaby Red.	Appear to be Blaby Red.	Marley Mendip Slate Grey.	Sandtoft Double Roman Grey.
2.	Highgrove	Butterley Blaby Tudor Purple.	Appear to be Capel dark Red or similar.	Marley Mendip old English Dark Red.	Double Roman old English Dark Red.
3.	Holtham	Butterley Blaby Eliz. Multi Stock.	Appear to be Blaby Eliz. Multi Stock.	Marley Double Roman Smooth Brown	No tiles on site A.H.
4.	Thames.	Butterley Blaby Tudor Purple.	Appear to be Capel dark Red or similar.	Marley Mendip old English Dark Red.	Sandtoft Double Roman orange/Red.
5.	Buckingham	Butterley Blaby Red.	Appear to be Blaby Red.	Marley Mendip Slate Grey.	No tiles ~~A.H.~~ on site

"NOT FOR PUBLICATION BY VIRTUE OF PARA 12 OF PART 1 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972"

AGENDA ITEM NO: 30

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 29TH AUGUST 1990

BY: THE DISTRICT PLANNING OFFICER

1.0 SUBJECT: UNAUTHORISED DEVELOPMENT: NON-COMPLIANCE OF CONDITIONS AND START OF DEVELOPMENTS WITHOUT SUBMISSION OF AMENDMENTS.

PURPOSE: **To advise Members of the situation regarding non-compliance of conditions of planning permission and also the start of development without the submission of amendments.**

1.1 Frequently, it is being discovered that developers are commencing development before either complying with conditions (such as the type of material to be used) or receiving consent for amendments. It is usually too late to have any reservations, therefore, unless the Authority is prepared to require the demolition of the development in question.

1.2 A substantial number of the breaches appear to be by a particular firm and it would begin to appear that they do not pay total regard to the needs to comply with planning permissions. Also, in several cases, the breaches are only discovered after work has reached such a stage that enforcement becomes exceedingly difficult and impractical.

1.3 The latest of such cases are outlined below:-

(i) H06/1606/89 - erection of 12 dwellinghouses, land south of Main Road, Gedney Drove End.

Construction is well underway and the applicants have now applied for the following amendments to the external finishes:

Plot 1 - brick and render instead of brick finish.
Plot 3 - brick and render instead of brick finish.
Plot 5 - brick and render instead of render with brick quoins.
Plot 6 - brick and render instead of brick.
Plot 9 - brick and render instead of brick.
Plot 10 - brick and render instead of render with brick quoins.
Plot 11 - render with brick quoins instead of bricks and render.

The applicant has stated that he considers that the results still remain satisfactory visually and that in fact the consistency in finish adds a certain harmony. For variety, they propose to colour the rendered panels as follows:-

Plots 1, 3 and 9 - yellow ochre.
Plots 2, 5 and 8 - buttermilk.
Plots 4 and 11 - sandstone.
Plot 6 - portland grey.
Plots 7 and 10 - magnolia.

(ii) H09/1301/89 - erection of 2 houses, 9 bungalows and 7 flats, complete with associated roads/landscape. land rear of 46 Boston Road, Holbeach.

(a) The development has not been sited strictly in accordance with the approved plans. The deviation is marginal in the majority of cases, and is caused by various factors such as the discovery of an old gasometre on the line of entrance road etc. Also, more ground has been gained at the eastern end of the site because the drains have been piped in and the dykes levelled off.

The grouping of the buildings is still in tact, but the cumulative effect of the discrepancies is that the siting of plot 18 differs materially to that approved.

It should also be noted that the developers in question have now stated that some of the problems have been caused by practices adopted in relation to the setting out and that these will be altered in the future.

(b) Condition No. 2 of the above planning permission states that "Before the development hereby permitted is commenced, details of the type and colour of the material to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority."
Such details have only just been submitted although the development is underway. The materials proposed are Ibstock, Laybrook, Wessex, light multi-stock brick, Anglia plus Old English Dark Red roofing tile, with Marley Light Red cladding tiles. The appropriate render panels are to be colour washed in County Cream.

The applicants consider that the materials are of good quality and harmonious with the locality and I agree with them on this occasion. They have also stated that, following recent experiences, they have devised a fail-safe system whereby errors of this nature will no longer be able to take place.

(c) For the above development tile cladding was originally specified for certain buildings interspersed with feature tile cladding. The applicants have now informed me that the feature tiles have an unrealistic delivery time and have therefore asked that the feature tiles be omitted from the overall tile cladding proposal. It is my opinion that this is an acceptable variation.

(iii) H13/0701/89 - erection of 2 dwellinghouses, Fengate, Moulton Chapel.

Condition No. 3 of the above planning permission (approved on appeal) stipulates that the details of materials shall be submitted to and approved by the Local Planning Authority prior to development being commenced. Details have only just been submitted, however, and the materials proposed are Ibstock, Laybrook, Wessex, Light Multi-stock bricks and Redland Grovebury concrete pantiles (Farmhouse Red).

(iv) H15/0137/89 - erection of dwelling, Sarah Gate, Quadring.

In 1989 planning permission was given for the erection of a single house and garage. The permission contained conditions requiring details of materials together with the landscape scheme to be

submitted before development commenced.

Early this year my Department received a letter from the developers advising that the materials proposed were Ibstock, Berkely Golden bricks and Marley Old English Dark Red Tiles, and they hoped to submit a landscaping scheme very shortly.

Normally, golden bricks are not encouraged in the open countryside. However, on an inspection of the site, it was discovered that the building was already erected up to eaves level. It was, therefore, already too late to have any reservations over the facing bricks, unless the Authority was prepared to require the demolition of the building.

1.4 I have been giving some thought, therefore, as to how developers in general, and this firm in particular, can be persuaded to comply with the terms of the planning conditions. It is recognised that they have stated that they are proposing to adopt a different procedure and also devise a fail-safe system whereby errors of this nature will no longer be able to take place.

1.5 Notwithstanding the suggestions made by the developers, however, I hereby put forward some possible options in respect of the above:-

Where it appears that a developer is deliberately ignoring planning conditions, complying with them too late or submitting amendments too late for the Authority to exercise its responsibility:-

(a) The Planning Officer be authorised to take automatic enforcement and Stop Notice action, unless, in his opinion, such action cannot subsequently be justified on appeal (the Planning Officer and the District Secretary have delegated authority to take enforcement and Stop Notice action, but have been loathed to do so in view of the controversy that enforcement action has in the past generated amongst Members).

(b) That new applications be required to be submitted for all amendments by developers who regularly ignore planning conditions, etc.

1.6 The intention behind these suggested measures is, inter alia, to make the failure to comply with planning conditions etc. more inconvenient to the developer and to create sufficient delay to encourage those developers to comply with planning permissions in the future.

1.7 <u>PLANNING OFFICER'S RECOMMENDATION</u>

(a) In respect of the applications outlined above, the following action be taken:-

(1) H06/1606/89 (variation in elevations) - that the amendments be accepted.

(2) H09/1301/89 -
(a) (discrepancies over siting) - that the amendments be accepted apart from Plot 18 where a new planning application will be required.

(b) (condition compliance (materials)) - grant permission.

(c) (amendments to hanging tiles) - that the amendments be accepted.

(3) H13 0701 89 (condition compliance (materials)) - grant permission.

(4) H13 0117 89 (condition compliance (materials)) - that the applicants be advised that the Local Planning Authority consider the golden bricks not to be totally appropriate in the open countryside, but that no further action be taken in this instance.

(b) In respect of the suggested measures outlined in the report:-

that the Committee considers the adoption of the above policy.

Background Papers:- Application files.

Local Government (Access to Information) Act 1985
The person to whom reference should be made concerning inspection of the background papers is the District Planning Officer, Chatterton Tower, Winfrey Avenue, Spalding, Lincs.
Telephone (0775) 761161

PLANNING COMMITTEE - 29th August, 1990

711. UNAUTHORISED DEVELOPMENT: NON COMPLIANCE OF CONDITIONS AND START OF DEVELOPMENTS WITHOUT SUBMISSION OF AMENDMENTS

The Planning Officer submitted a report outlining the problems currently being experienced in view of developers commencing development prior to either complying with conditions or receiving consent for amendments, and submitted a number of proposals which might improve the situation in future. In particular, the Planning Officer reported a number of current contraventions where conditions had not been complied with, or applications for amendments to previously approved plans had not been submitted.

RESOLVED:

a) In respect of the applications referred to in the Planning Officer's report, the following action be taken:-

i) The amendments relating to planning permission H06/1606/89 be approved.

ii) In respect of planning permission H09/1301/89

- The amendments to siting be approved with the exception of plot 18 where a new planning application will be required.

- The details submitted relating to the type and colour of material to be used for external walls and roofs be approved.

- The amendments to the tile cladding be approved.

iii) In respect of planning permission H13/0701/89 details of the materials to be used be approved.

iv) In respect of planning permission H15/0137/89 the applicants be advised that the local planning authority consider the golden bricks to be not totally appropriate in the open countryside but that no further action will be taken in this instance.

b) Where it appears that a developer is deliberately ignoring planning conditions, complying with them too late or submitting amendments too late for the authority to exercise its responsibility:-

i) The Planning Officer be authorised to instruct the District Secretary to take Enforcement and Stop Notice action unless in his opinion such action could not subsequently be justified on appeal.

ii) New applications be required to be submitted for all amendments by developers who regularly ignore planning conditions etc.

711. UNAUTHORISED DEVELOPMENT: NON COMPLIANCE OF CONDITIONS AND START OF DEVELOPMENTS WITHOUT SUBMISSION OF AMENDMENTS (Continued)

iii) The Planning Officer be instructed to write to the established builders, developers and estate agents emphasising the Council's concern at such contraventions and their expectation that due notice would be taken and reflected by their current endeavours to comply with the terms of any planning provision.

(End of Minutes)

PLANNING AMENDMENT

For office use only

Application No. H19/0179/92

Date registered 23 APR 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
SPALDING
LINCS

Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS

Tel. No (0406) 26118 (Contact) J. CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF BROADGATE RD, SUTTON ST EDMUNDS

Please complete

EARLIER APPLICATION No.

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

H19/0179/92

Building Regulation reference relating to same development.

NOT APPLIED FOR YET

2. Please tick **one** box only

Amendment is proposed where permission already granted — A. ✓

If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered — B.

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 22/4/92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT 5 No DWELLINGS WITH GARAGES

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)

(a) PROPOSED HOLKHAM DWELLING TO PLOT 3 IN LIEU OF THAMES PREVIOUSLY APPROVED ✓

(b) PROPOSED ALTERATIONS TO BUCKINGHAM DWELLING TYPE PREVIOUSLY APPROVED ON PLOT 5

SEE LETTER DATED 22/4/92 FROM AGENT

State drawing no's of the current submission

State Officer dealing with the application, if known.

D. M. GEDNEY.

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

PLOTS 1, 2, 4 REMAIN AS APPROVED

OFFICE USE ONLY

To D.C. 019.23/4

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... HL ...	
		HL	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: .....

Date: .....

S.H.D.C.
PRIORY RD.
SPALDING.

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS.

Date: 22/4/92.

Dear Sirs.

Re: Residential Development: 5N° plots off Broadgate Road Sutton St Edmunds for Kings Quality Homes.

In respect of the above please find enclosed 2N° copies of drgs n°d 'Holkham, Buckingham and revised site plan, also revision form duly completed.
We wish to amend the Thames dwelling type previously approved on Plot 3 for a Holkham dwelling type and the Buckingham dwelling type we wish to amend to a revised Buckingham on Plot 5.
The amendments that we propose are basically the same dwellings in layout but with the inclusion of an en-suite w.c. to Master bedrooms. The proposed new Buckingham layout has been reduced in width by 300mm to that approved. The Holkham', although basically the same layout as the approved 'Thames' sees a change to the front elevation. Both proposed dwellings see a small protrusion to the rear with a gable end which is felt will look more attractive from a view from Chapel Road.

Should you have any queries please do not hesitate to contact me.

Yours faithfully.

T. CRUNKHORN.

SOUTH ... D.C.
REF 179/92

PLANNING AMENDMENT

For office use only

Application No.

Date registered

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
SPALDING LINCS

Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS

Tel. No (0406) 26118 (Contact) T. CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF BROADGATE RD. SUTTON ST EDMUNDS

Please complete

EARLIER APPLICATION No.

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

H19/0179/92

Building Regulation reference relating to same development.

NOT YET APPLIED FOR

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 YES

AMENDMENTS REQUESTED

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 28/MARCH/1992

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED 5 No DWELLINGS WITH GARAGES & VEHICULAR ACCESSES

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)

FRONTAGE HEDGE SHOWN AS HAWTHORN — ALSO TO REAR BOUNDARY.
GRASS VERGE SHOWN BETWEEN FOOTPATH AND HIGHWAY

State drawing no's of the current submission

FO 1481/1A

State Officer dealing with the application, if known.

MR GEDNEY

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

N/A.

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		.....	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

Signed: .....

Date: .....

ROOF WATER DRAINAGE : SOAKAWAYS

FOUL WATER DRAINAGE : SEPTIC TANKS

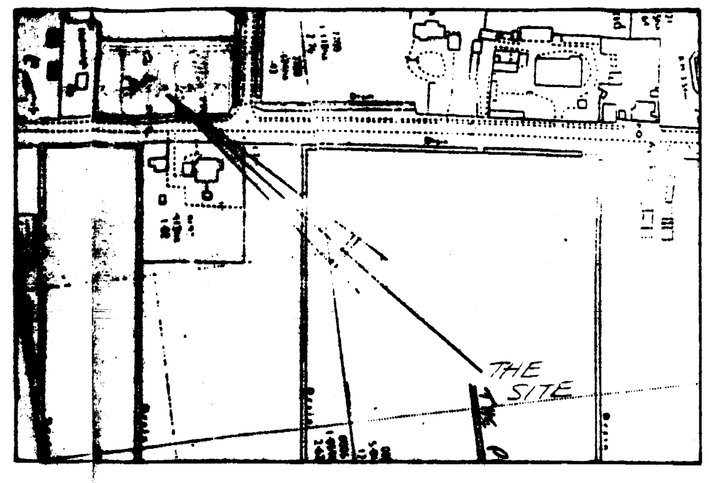
LANDSCAPING

m a	mountain ash
s b	silver birch
w	whitebeam
h	holly
m	field maple.

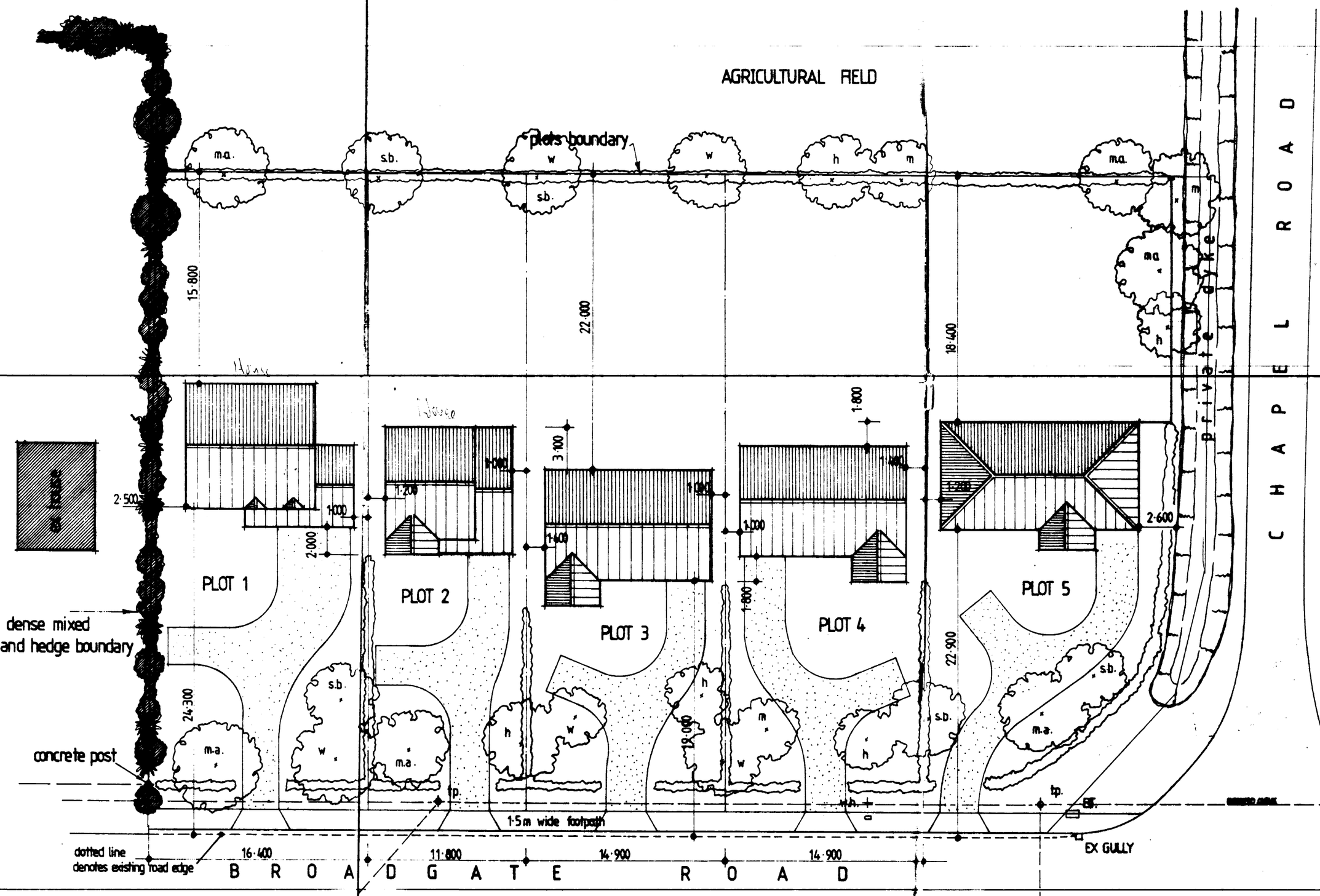
all trees to be adequately staked and tied min height on planting to be 2 metres

privet hedge

VEHICULAR ACCESS :
TO LOCAL AUTHORITY REQUIREMENTS MIN VISIBILITY AT ACCESS 2·5 METRES
PROVIDE TURNING AREA TO L.A. REQUIREMENTS
DRIVEWAYS : WASHED GRAVEL FINISH .



LOCATION PLAN 1:2500



SITE/BLOCK PLAN 1:200

DWELLING TYPES

PLOT 1	KENSINGTON D	4 BED HOUSE
PLOT 2	HIGHGROVE	3 BED HOUSE
PLOT 3	THAMES	3 BED BUNGALOW
PLOT 4	THAMES	3 BED BUNGALOW
PLOT 5	BUCKINGHAM	3 BED BUNGALOW

EXTERNAL MATERIALS

PLOTS 1, 5.	BRICKS :	BUTTERLEY BLABY RED
	TILES :	MARLEY MENDIP SLATE GREY
PLOTS 2.4	BRICKS :	BUTTERLEY BLABY TUDOR PURPLE
	TILES :	MARLEY MENDIP OLD ENGLISH DARK RED
PLOT 3	BRICKS :	BUTTERLEY BLABY ELIZABETHAN MULTI STOCK
	TILES :	MARLEY DOUBLE ROMAN SMOOTH BROWN

SOUTH ... D.C.
PL ... T.
11 FEB 1992
REF. H19/0179/92

KINGS QUALITY HOMES

Fleetland Design
Architectural
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS
PE12 8LH
01406 26178
ARCHITECTURAL & DESIGN CONSULTANTS

RESIDENTIAL DEVELOPMENT
5 NO: DWELLINGS WITH GARAGES,
LAND OFF BROADGATE ROAD
SUTTON ST. EDMUNDS.

SCALES : 1:200; 1:2500	DRG NO: FD 148/1
DATE : JAN 1991	DRAWN : J. CRUNKHORN

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRG NO D: [illegible]

ROOF WATER DRAINAGE : SOAKAWAYS

FOUL WATER DRAINAGE : SEPTIC TANKS

LANDSCAPING

m a — MOUNTAIN ASH

s b — SILVER BIRCH

w — WHITEBEAM

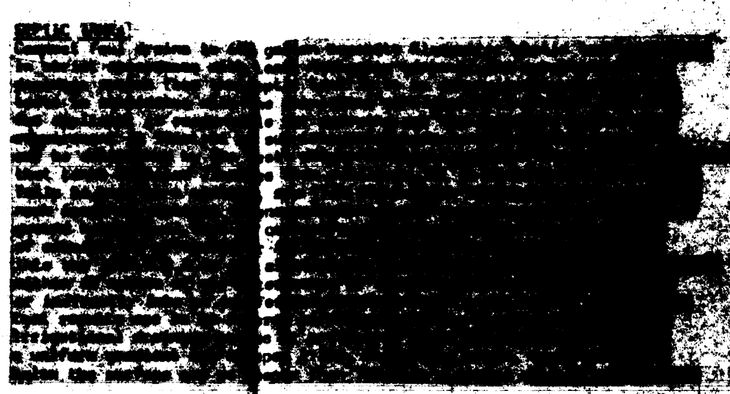
h — HOLLY

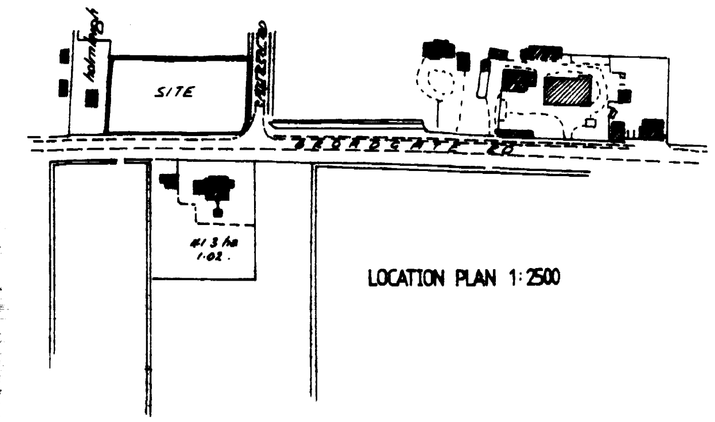
m — FIELD MAPLE

all trees to be adequately staked and tied min hight on planting 2·0m

HAWTHORN HEDGE

SECONDARY CONSTRUCTION:
75 x 9 mm coated gravel on 150mm thick hardcore sub-base. 50mm thick concrete edging kerb bedded in haunch of in situ concrete.
VEHICULAR ACCESS:
to Local Authority approved, min. width of carriageway to be 2.7m.





LOCATION PLAN 1:2500

DWELLING TYPES

PLOT 1	KENSINGTON D	4 BED HOUSE
PLOT 2	HIGHGROVE	3 BED HOUSE
PLOT 4	THAMES	3 BED BUNGALOW
PLOT 5	BUCKINGHAM	3 BED BUNGALOW
PLOT 3	HOLKHAM	3 BED BUNGALOW

EXTERNAL MATERIALS

PLOTS 1, 5 — BRICKS — BUTTERLEY BLABY RED

TILES — MARLEY MENDIP SLATE GREY

PLOTS 2, 4 — BRICKS — BUTTERLEY BLABY TUDOR PURPLE

TILES — MARLEY MENDIP OLD ENGLISH DARK RED

PLOT 3 — BRICKS - BUTT BLABY ELIZABETHAN MULTI STOCK

TILES - MARLEY DOUBLE ROMAN SMOOTH BROWN

✳ FOUNDATIONS:

PLOT 1: Reinforced concrete strip foundations:

PROVIDE 550 x 225mm deep footings to 100mm walls.
700 x 225mm deep strip foundations to cavity walls.
All strip foundations to be founded 1·3m below ground level and all are to be reinforced with A 393 mesh top and bottom with 40 mm concrete cover all round.

PLOTS: 2,3,4 & 5 Reinforced concrete raft foundations:

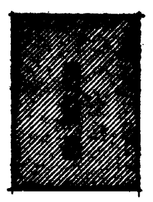
SEE SOILS INVESTIGATION REPORT DATED MARCH 1992 BY HOLYOAKE AND ASSOCIATES STRUCTURAL ENGINEERS.

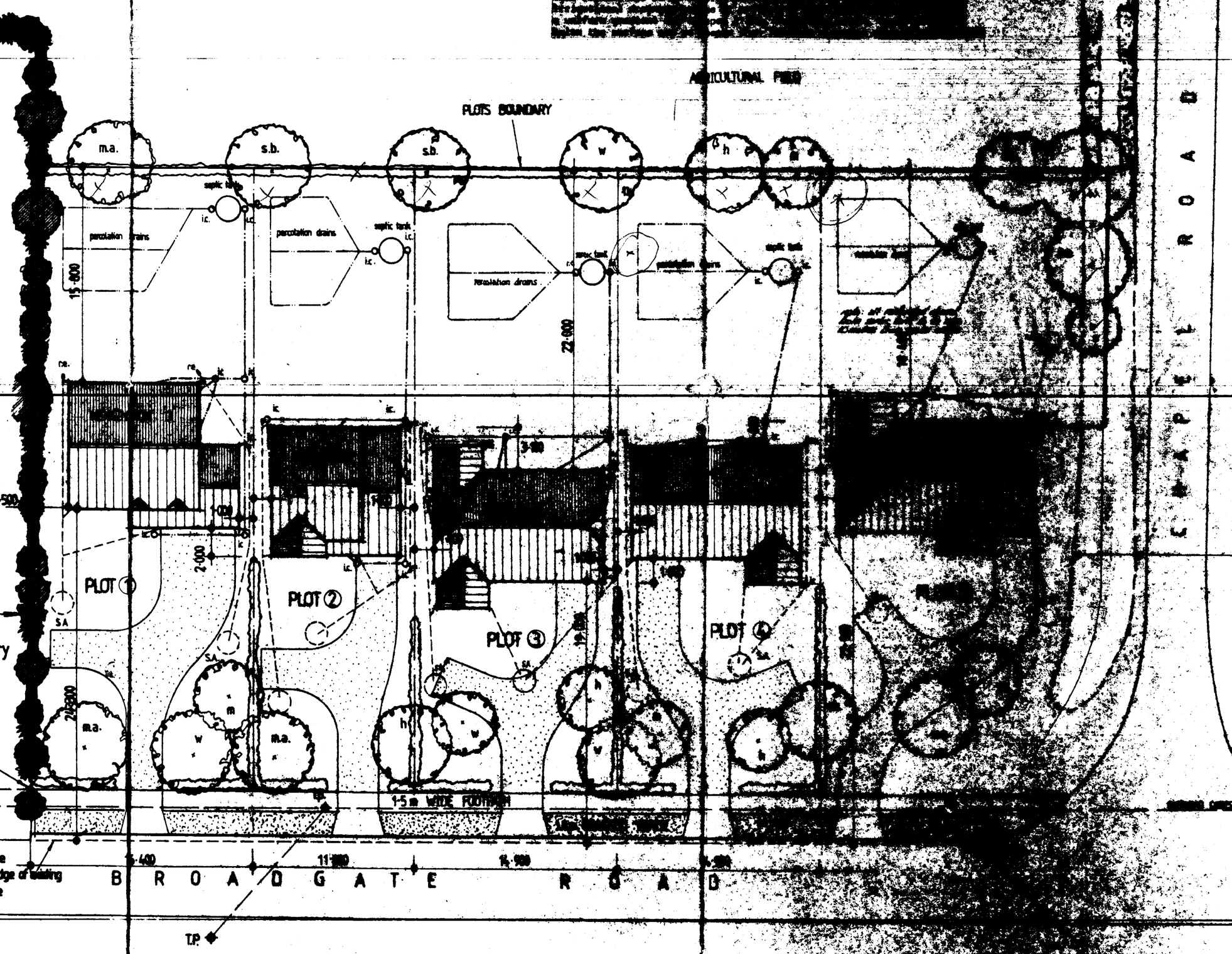
PLOTS 1,2,4

FOR STRUCTURAL CALCULATIONS AND R.C. RAFT FOUNDATION DESIGNS FOR PLOTS 2 & 4 SEE CALC. SHEETS NO'D: 147 / 91 / GCH. SHEETS NO'D 1 - 16 INCL. & DRG'S NO'D: 147 / 91 / 01A & 147 / 91 / 02 dated March 1992 by Holtyoake and Associates.

PLOTS 3 & 5

FOR STRUCTURAL CALCULATIONS & R.C. RAFT FOUNDATION DESIGNS SEE CALC. SHEETS N°D: 147/91/GCH SHEETS 1-21 INCL. DATED APRIL 92 & DRG'S N°D 147/91/03 & 147/91/04 BY HOLLYOAKE AND ASSOCIATES DATED APRIL 92





SURFACE WATER DRAINAGE TO BE PROVIDED BY PIPED AND FILLED TRENCH INCLUDING ALL NECESSARY WORKS IN ACCORDANCE WITH L.C. HIGHWAYS AND LOCAL I.D.B. REQUIREMENTS AND APPROVAL

EX DYKE

grass verge

EX FOOTPATH

AMENDED PLAN

F.I. AH

KINGS QUALITY HOMES

FLEETLAND DESIGN

(0406) 26118

MYRTLE HOUSE FLEET HARGATE SPALDING LINCS

project
RESIDENTIAL DEVELOPMENT
5 NO DWELLINGS WITH GARAGES
LAND OFF BROADGATE ROAD
SUTTON ST. EDMUNDS

SOUTH HOLLAND D.C.
REF. 1.79/92

scale 1:200, 1:2500	drg no FD 148/1 a & b
date JAN 1992	drawn J CRUNKHORN

3. MARCH 1992 - J.I.C. FRONTAGE GRASS VERGE INCLUDED TO FRONTAGE - HAWTHORN HEDGE TO FRONTAGE
6 - Note adjacent plot 5 L/Hed

SITE PLAN 1:200

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS: KENSINGTON D, HIGHGROVE, THAMES 2, BUCKINGHAM, HOLKHAM TYPES B & [illegible]

ROOF WATER DRAINAGE : SOAKAWAYS

FOUL WATER DRAINAGE : SEPTIC TANKS

LANDSCAPING

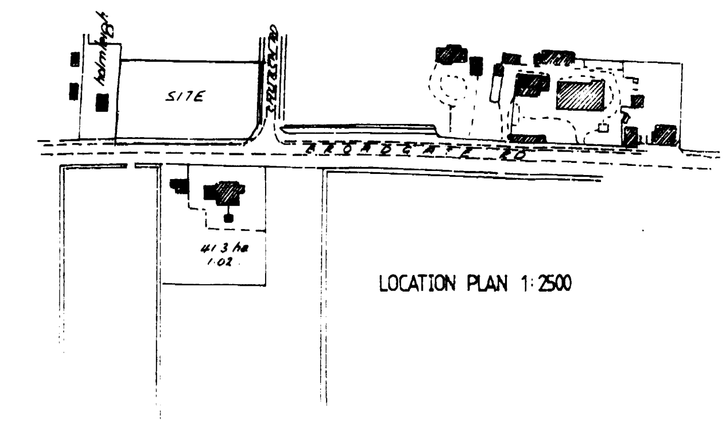
m a	—	MOUNTAIN ASH
s b	—	SILVER BIRCH
w	—	WHITEBEAM
h	—	HOLLY
m	—	FIELD MAPLE

all trees to be adequately staked and tied min hight on planting 2·0m

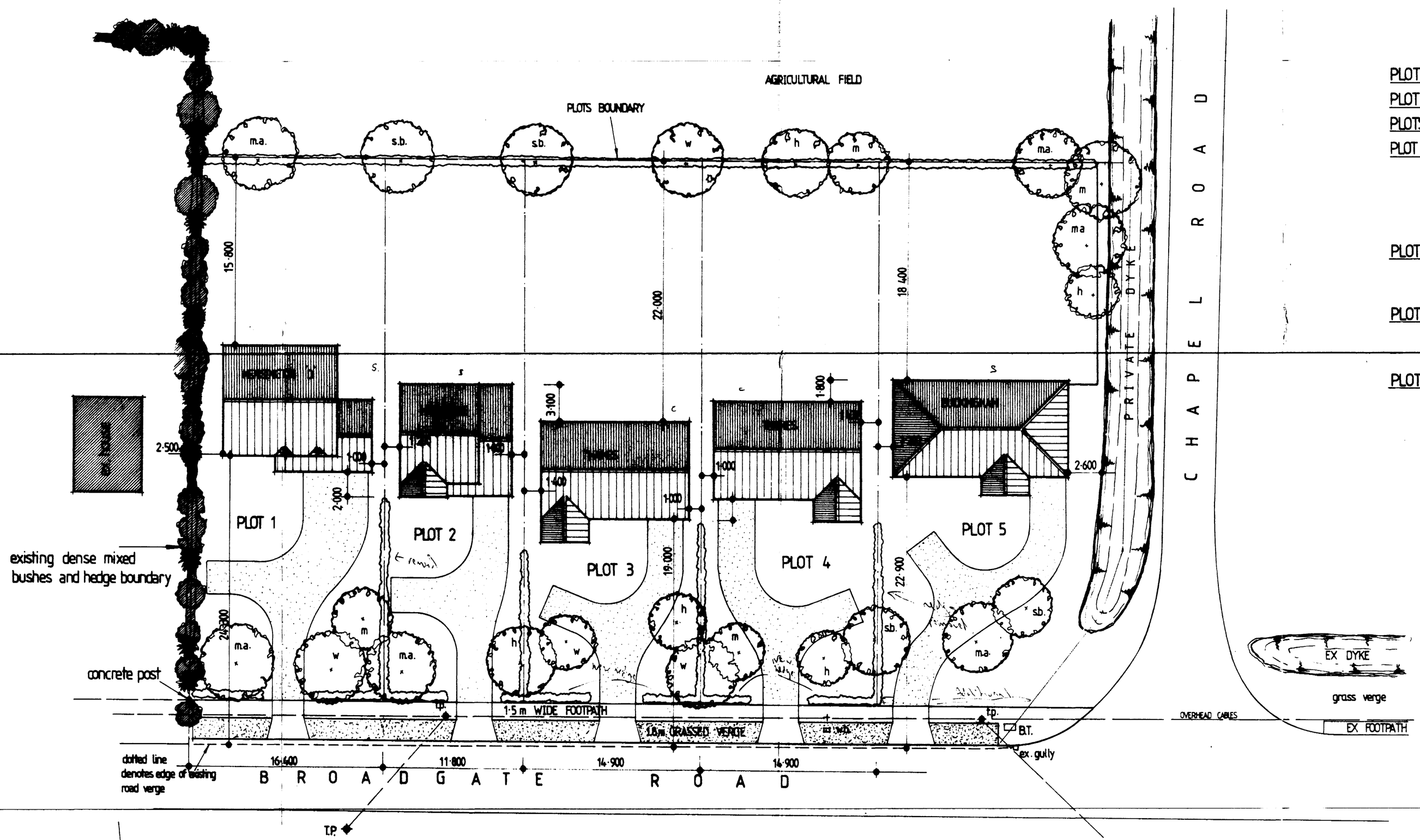
HAWTHORN HEDGE

PRELIMINARY CONSTRUCTION:
75(3") down) washed gravel on 100mm consolidated hardcore base. 50x100mm concrete edging kerbs bedded & haunched in weak mix concrete.

MINIMUM ACCESS:
To local authority approval, min. width of single access to be 2.5m.



LOCATION PLAN 1:2500



SITE PLAN 1:200

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS: KENSINGTON D, HIGHGROVE, THAMES AND BUCKINGHAM DWELLING TYPES

DWELLING TYPES

PLOT 1	KENSINGTON D	4 BED HOUSE
PLOT 2	HIGHGROVE	3 BED HOUSE
PLOTS 3 & 4	THAMES	3 BED BUNGALOW
PLOT 5	BUCKINGHAM	3 BED BUNGALOW

EXTERNAL MATERIALS

PLOTS 1, 5	BRICKS	BUTTERLEY BLABY RED
	TILES	MARLEY MENDIP SLATE GREY
PLOTS 2, 4	BRICKS	BUTTERLEY BLABY TUDOR PURPLE
	TILES	MARLEY MENDIP OLD ENGLISH DARK RED
PLOT 3	BRICKS	BLITT BLABY ELIZABETHAN MULTI STOCK
	TILES	MARLEY DOUBLE ROMAN SMOOTH BROWN

SOUTH ... AND D.C.
REF 179/92

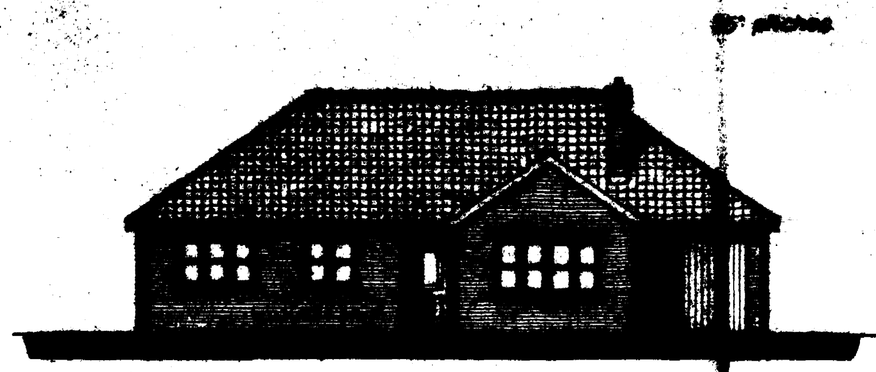
KINGS QUALITY HOMES

FLEETLAND DESIGN
(0406) 26118
MYRTLE HOUSE FLEET HARGATE SPALDING LINCS

project
RESIDENTIAL DEVELOPMENT
5 NO DWELLINGS WITH GARAGES
LAND OFF BROADGATE ROAD
SUTTON ST. EDMUNDS

scale	drg no
1:200, 1:2500	FD 148/1 a
date	drawn
JAN 1992	J CRUNKHORN

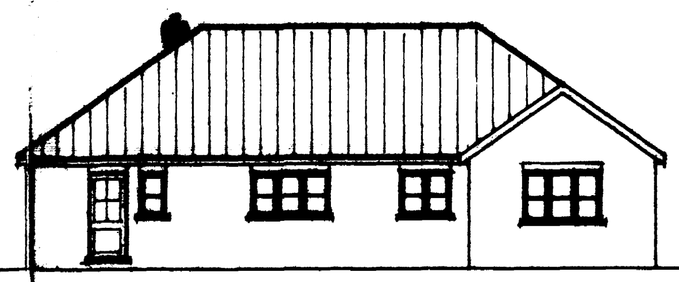
2 MARCH 1992 - V.I.C. FRONTAGE GRASS VERGE INCLUDED TO FRONTAGE - HAWTHORN HEDGE TO FRONTAGE.



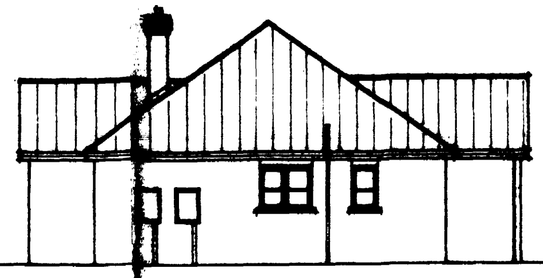
FRONT ELEVATION



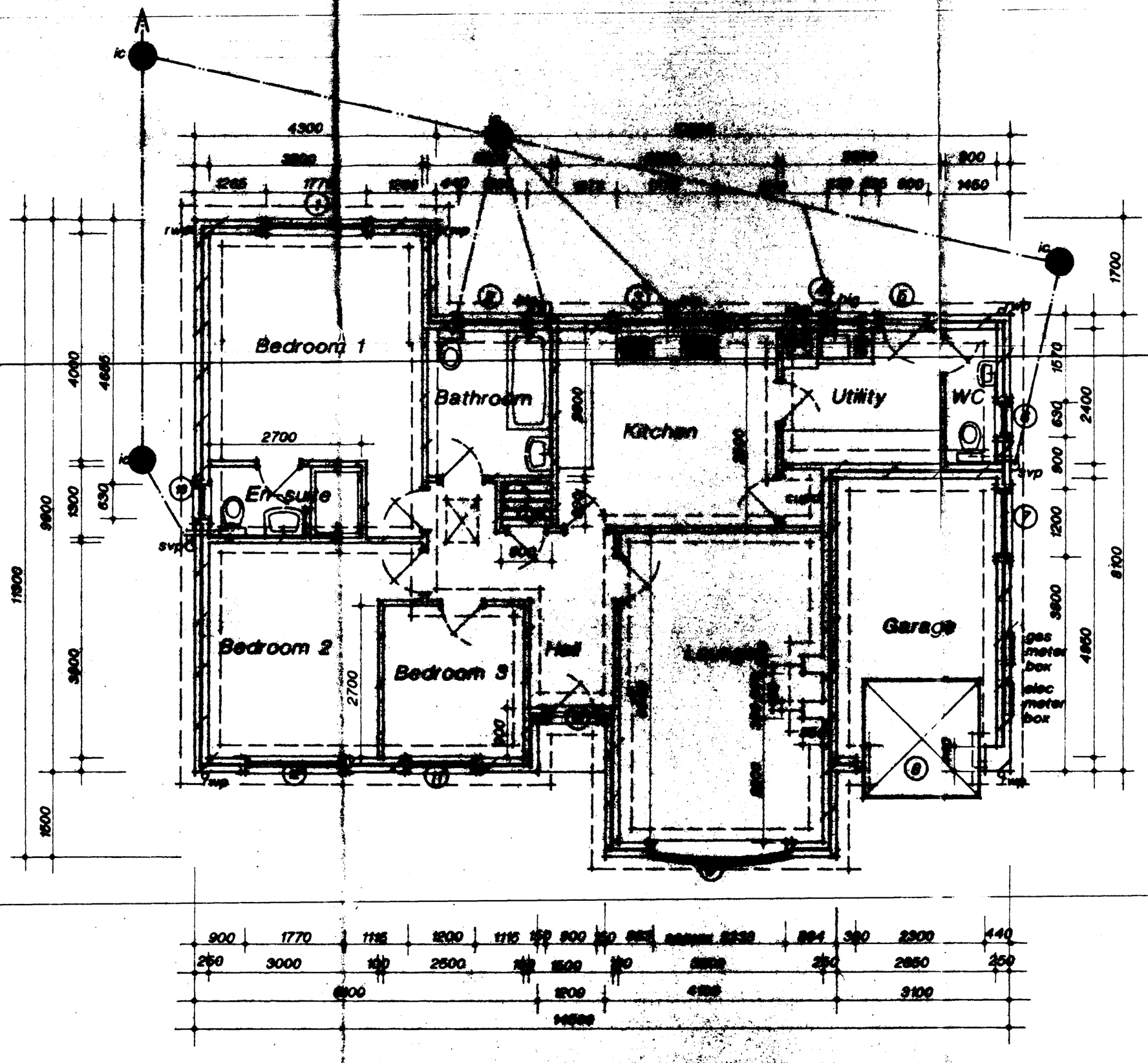
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



This Drawing is to be read in conjunction with Drawing no.s BUCKINGHAM 2

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

01406 23733

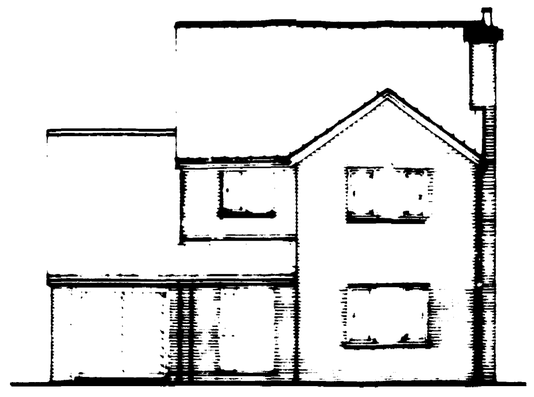
STANDARD DWELLING
TYPE- BUCKINGHAM

KINGS QUALITY HOMES

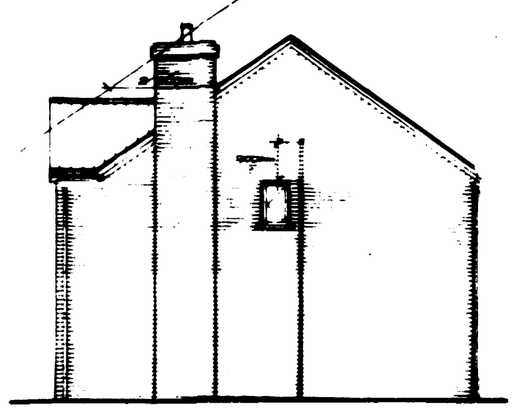
Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

A- updated for building regs Apr 92

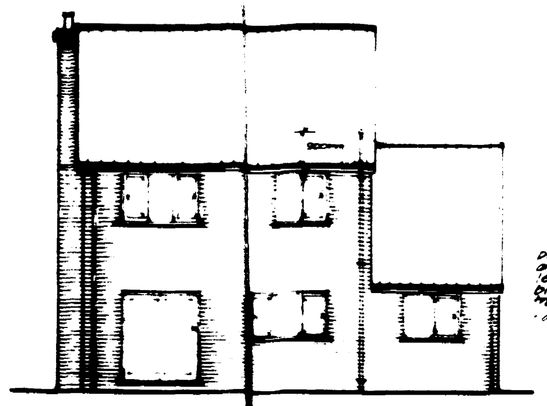
Architectural, Planning & Building Design Consultants



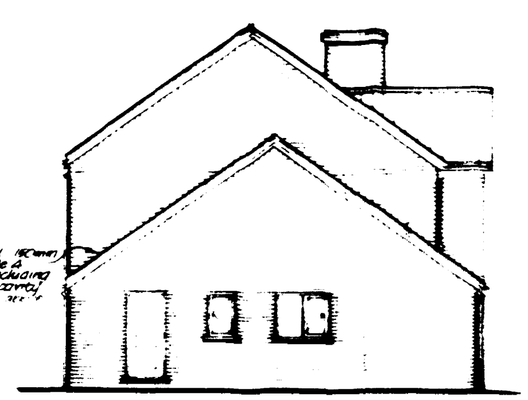
FRONT ELEVATION



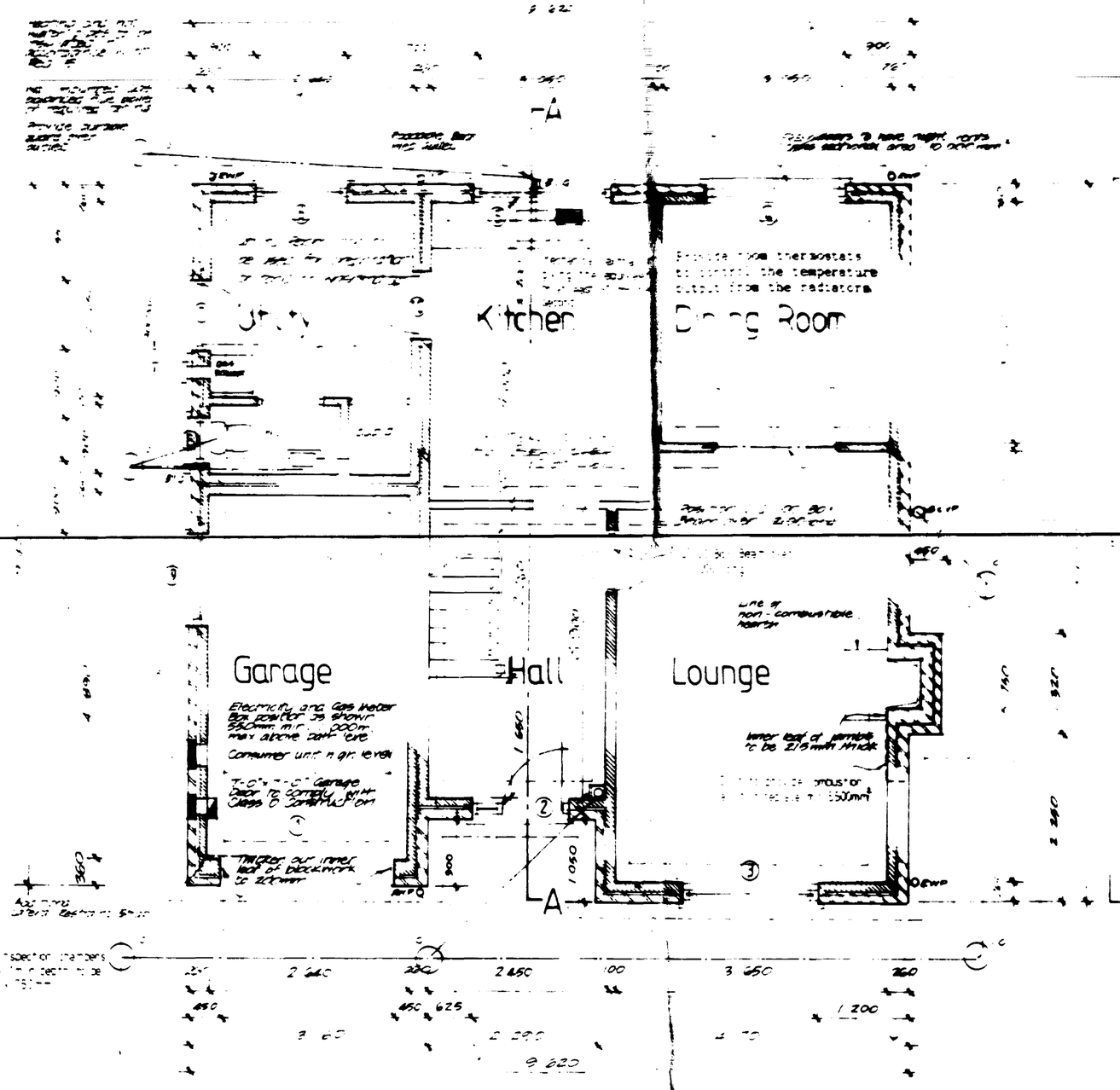
SIDE ELEVATION



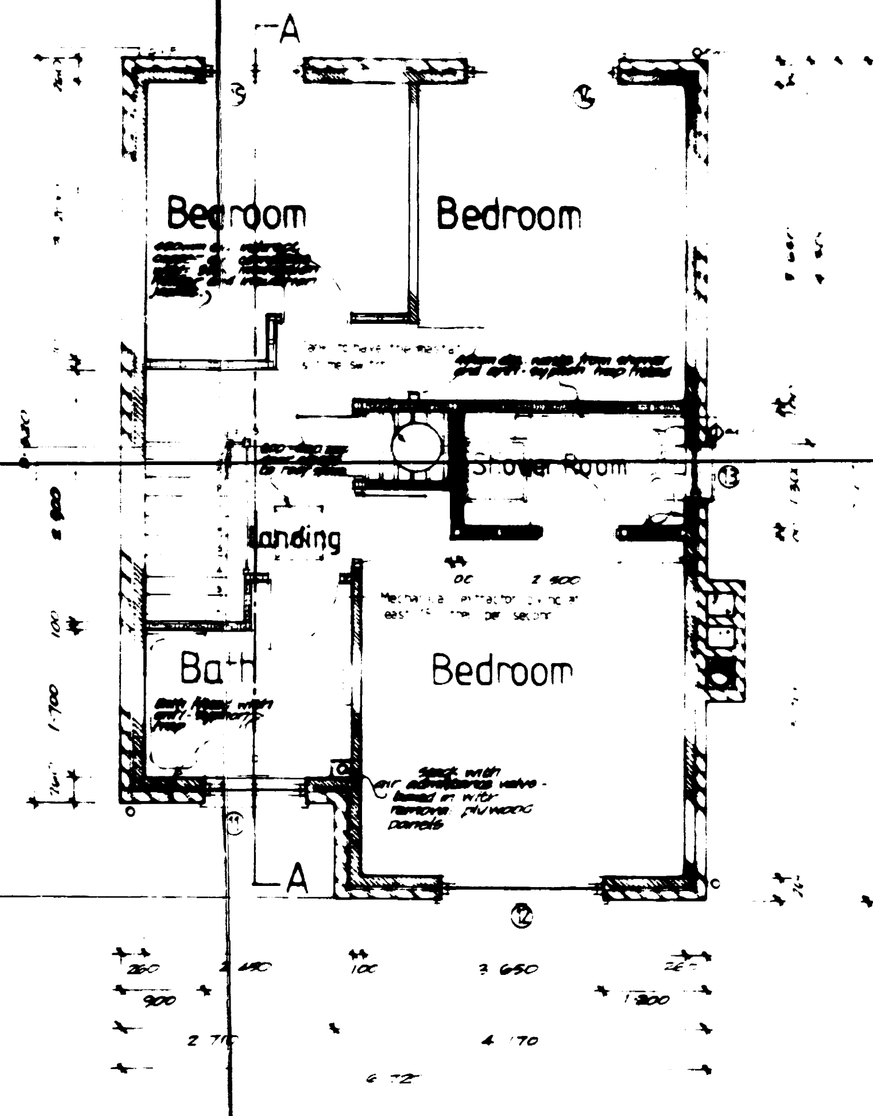
REAR ELEVATION



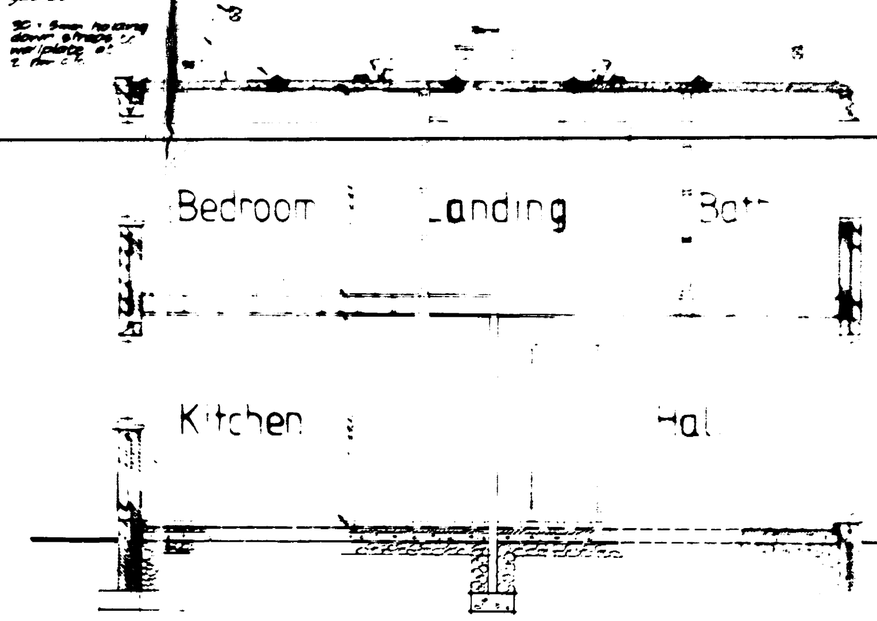
SIDE ELEVATION



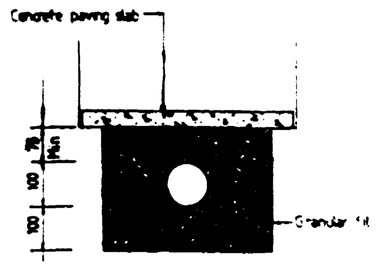
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A



Protection to drains with less than 600mm cover or passing beneath drives : 1:10

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1992
REF. H19/0211/92...

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD HOLBEACH
LINCOLNSHIRE PE12 7AX

DRAWING DESCRIPTION
PLANS, SECTION & ELEVATIONS.

DATE DECEMBER 1989	DRAWN PWS
DRAWING NO. H3/G/6B	SCALES 1:100 1:50
PLANNING	BUILDING REGS
CHECKED BY	ISSUED

REVISIONS	NOTES	DATE
A	BEDROOM WALLING MOVED & KITCHEN WALLING.	9/91


KINGS QUALITY HOMES

NOTES
MIN. DWELLING TO BOUNDARY DISTANCE = 1.000m (side boundary)

Concrete blockwork to ... B.S. 6073 generally

Brickwork below D.P.C. ... designation (i) B.S. 36... generally

Sheet ... of ...


Front Elevation
Side Elevation
Rear Elevation
Side Elevation
Lintel, window & Door Schedule
L1/S
L1/HD
L1/HD
L1/S
Box 100
Box 100
PB120/9L23/90B79
CB48/113C/113C/
113C/113C
UP70708
212C
210C
310CC
NOTE
STRUCTURAL CALCULATIONS
ROOF 30°
Concrete interlocking tiles with 75mm headlap on 38 x 25mm tanalised battens on reinforced sarking felt type 1F to BS 747 on trussed rafter roof to BS 5268: Part 3: 1985 (see roof plan). Full bracing to AMD 5931 is shown but check with the local authority if standard bracing is permissible.
Reducing trussed rafters supported on 25 x 175mm layboards laid over trussed rafters to main roofs. 30 x 5mm galvanised mild steel lateral restraint straps to gables fixed at rafter and ceiling joist level at a maximum of 1.8m centres. Straps to be fixed to a minimum of three truss members with end turned down the outside face of the inner leaf a minimum of 150mm at a full block position to external walls. Noggins between trusses in line with lateral restraint straps. 50 x 100mm wallplates bedded in cement mortar with 30 x 5mm galvanized mild steel holding down straps laid over plate, turned down 450mm and built in 75mm.
FINISHES
12.5 plasterboard and skim or Artex to internal ceilings. 12mm sand and cement render scratchcoat with
Garage ceiling to be 12mm Supalux.
18 x 50mm architraves, 18 x 100mm skirtings and 25 x 50mm curtain rails.
25 x 200mm window boards to all rooms except bathroom which is ceramic tiles. Upstand and splashbacks to sinks, bath, WHB's, WC's and showers.
Paint or Sadoline to all wrot timber surfaces.
PLUMBING AND HEATING
Cold water supply to sinks, bath, WHB's, showers, WC's and storage cisterns in roofspace. 56 gallon insulated cold feed tank in roofspace and 28 gallon indirect cylinder tank with factory applied insulation in cupboard provided. Tank fitted with 3 KW immersion heater. Hot water supply to sink, bath and WHB.
Provide insulation to all pipes within the roof space.
Ideal Standard range pedestal wash hand basin, closet suite and bath. 40mm wastes to sinks and bath and 32mm to WHB's, all with 75mm deep seal traps.
OPEN FIRE
Solid fuel to meet requirements of part J1, J2, & J3 of the building regulations 1990. Open fire to be fitted with a grate capable of burning smokeless fuel. Hearth to be constructed of concrete a minimum thickness of 125mm and extending 500mm from the face of the wall and laterally 150mm past the corner of of the jambs. Minimum 225mm flue liner to BS 1181/1971 (1977) sockets placed upermost. No structural timber to be within 40mm of the chimney. Two course engineering brick DPC to chimney at chimney/roof abutment, code 4 lead flashing with min 150mm upstand.
DRAINAGE - Foul Water
100mm Hepseleve bedded and surrounded in pea gravel. Drains laid to a minimum gradient of
chambers built in 215mm class B engineering brickwork laid to gas and water band on a 150mm concrete base. Chambers 450 x 600mm internally with medium duty cover and frame. Hepsleve vertical back inlet gullies to take sinks, WHB's, bath and shower waste pipes. WC's to discharge direct to the inspection chamber. All drains within close proximity to trees to be surrounded in concrete.
DRAINAGE - Surface Water
Downpipes to discharge into Hepsleve bends fitted with adaptor then to 100mm Hepsleve drains bedded and surrounded in pea gravel laid to a minimum fall of 1 in 80 discharging into a soakaway sited at least 5.0m. from the nearest building. Soakaways to be rubble filled and have a minimum capacity of 1m³. Actual capacity to be determined by a percolation test and agreed with the area building control officer on site.
WINDOWS AND DOORS
Windows by Boulton and Paul: all double glazed. Casement, references as plan. Trickle ventilators giving a minimum 4000mm² background
ROOF SPACE
1 x 700 trap door access space trimmed around in with truss manufacturers
ventilation to kitchen minimum airflow of 60 second.
ventilation to bathroom giving a minimum airflow per second. This pair circuit to permit 15 to provide rapid
TOTAL 172.96
Bed 2
Bed 3
Bed 1
Section A-A
Floor Plan
Kitchen/Diner
Bath
Hall
Lounge
Garage
Utility
provide access to shower trap
cill to be insulated
Provide room thermostats to control the output from the radiators
air entry opening to have a total free area of 50% of throat opening area
Duct to provide combustion air to fireplace min 550mm²
Gas and electricity meter boxes in positions shown 1 meter above path
Garage door to comply with class 0 construction
Provide thermostat and time switch to hot water tank
Storage cylinder in ventilated atmosphere
40mm waste to shower
No floor insulation in this room
Rafter corner bracing
Rafter horizontal bracing
Ceiling joist horizontal bracing
Lateral restraint straps at max 1.80 m centres
30 x 5mm galvanised holding down straps at max 1.80 m centres
Foundations to be taken down to a depth below the invert level of the drains
For drainage layout refer to site layout plan
11 FEB 1992
REF. H19/0179/92
Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street Helpringham Sleaford
Telephone Sleaford (0529) 21 646
Project
KINGS QUALITY HOME
Drawing
Working Drawing

JOINERY & LINTEL SCHEDULE

No.	reference	lintel	end brg
1	C110C/FNS-2XG	L1/HD	150
2	C310CC	L1/S	—
3	C210C	L1/HD	—
4	C312CC	L1/S	—
5	C110C	—	—
6	C212C	—	—
7	C312CC	—	—
8	FER120- LINDSEY	L1/HD	—
9	SPRFR/C113C/C213 DIRECT GLAZED (SPECIAL IF NECESSARY) /C113C (OPP)	—	—
10	UP N OVER GARAGE DOOR 2134x2134 HENDERSON BERGEN OR SIMILAR APPROVED	—	—
11	C210C	L1/S	—
12	C110C	—	—

**

All specified joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 bearing brg.
To all cavities and closed cavities provide bit. felt d.p.c.s. both horizontally and vertically.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

ROOF CONSTRUCTION:
Concrete interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Swinaplate link type trusses @ 600 ctrs @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable ladders fixed only to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.m. anchor & lateral restraint straps at a max. of 1200m c.c. At lateral strap positions provide noggins and 38 x 50 noggins to trusses.
PROVIDE K.V.G. DOST TYPE TRUSSES OVER BOTH DORMER ROOFING AT GOOSE at 40° PITCH.

ROOF VENTILATION
To roof soffits use 'Nene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION
Provide 150 of Gyplas 1000 by Gyproc Insulation Ltd.

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round guttere and 65 Ø downpipes.
25 x 175 p.v.c. fascia and bargeboards.

CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skin or Artex finish.
NOTE: To garage ceiling provide 12.7mm Fireline board. 2 no LAYERS LAYED WITH STAGGERED JOINTS.

BAY ROOF CONSTRUCTION:
4 lbs lead flashing on 50 mm Purldeck insulation boards by Marley Coolag Ltd. on 50 to 0 firring pieces securely spiked to 50 x 100 SC3 grade timber roof joists @ 400 ctrs. 12.7 mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Roof to go under main eaves, dress lead flashing into brickwork 100 mm up.

WALLING:

250 cavity walls to consist of:
100 face bwk see site plan for details)
50 cavity. filled with Ecomax dry cavity wall insulation. All work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of ~~HEMELITE~~ solid insulation blockwork. BY THERMAC.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

All exposed lintels to Garage to have sand/cement rendered finish.

At roof/wall butments provide 4lbs lead flashing and dress up wall 150mm. + bit. felt d.p.c. cavity tray.

KITCHEN VENTILATION
Provide [illegible]
by approved [illegible]
of 220 cu.m. per [illegible]
Alternative method [illegible]
by Sil-a-vent Ltd [illegible]
timer to extract [illegible]
Both systems to [illegible]
DUCT TO SUITABLE AIR BRICK OR RIDGE VENT SEE MANUFACTURER INSTRUCTIONS

BATHROOMS
Provide Maxifan [illegible] Ltd or [illegible]
by approved manufacturer [illegible] extract vent fan of 100 sq. m.h. capacity [illegible] see or similar (approx 10 [illegible] sec) [illegible] on/off interval operation. DUCT AS ABOVE.

HOT WATER STORAGE
Provide system approved by British Board of Agrement and install by [illegible] P.A. approved [illegible] System to be vented [illegible] insulated in accordance with B.S. 5615 1985, Part 3 to thermostatic control.

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1000 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay 'Supersleve' flexible jointed to fall as shown in 50 pea gravel. Under buildings drains encased in 150 pea gravel with lintel over at wall abutments.
NOTE: Surround pipes at wall abutments with compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon cowl.
S & V P to be fitted with access plate at base. 40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye accesses points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways located 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipe on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 30mm projection from cover. Covers to be Grade [illegible] heavy duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

FOOTPATHS:
Provide 5cm wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

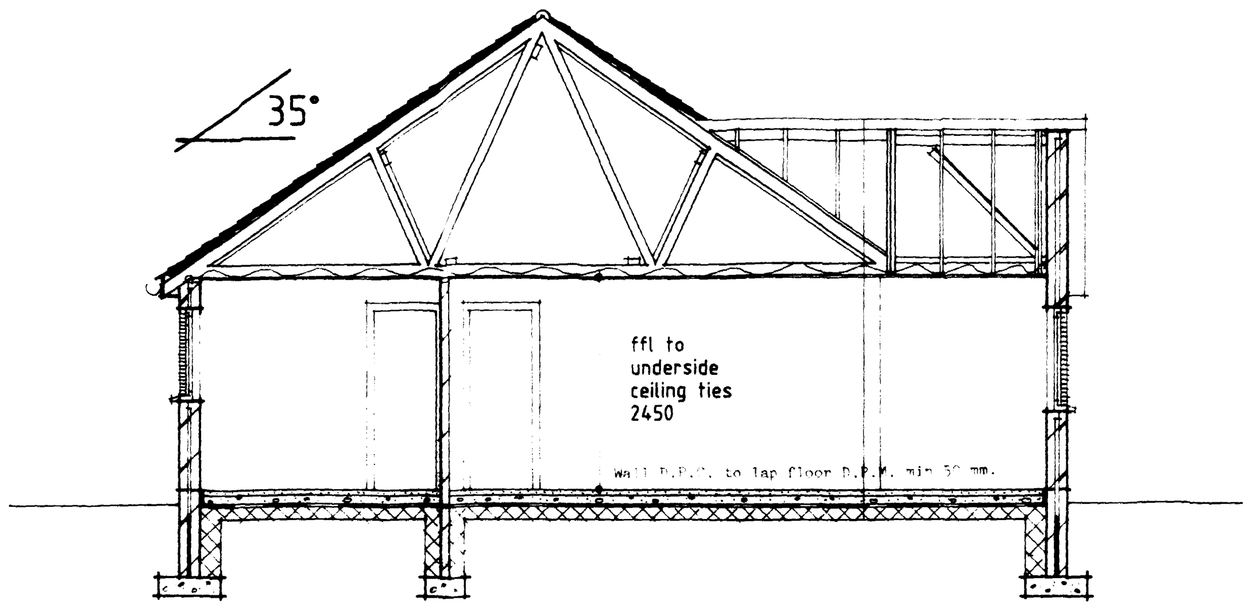
HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

OPEN FIRE
[illegible]

SOLID FUEL APPLIANCE
[illegible]

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.2m above external to base.

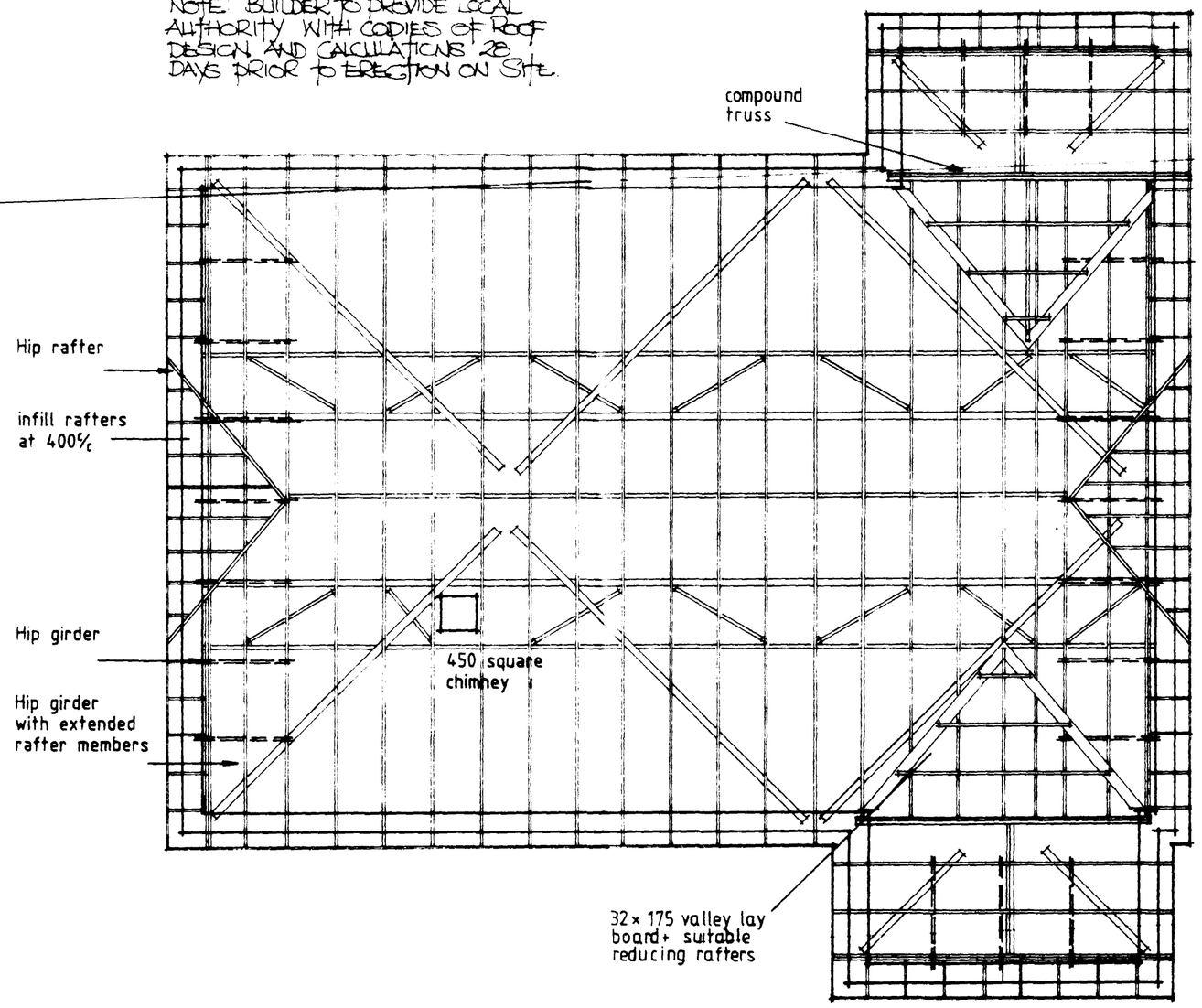
BOILER:
Provide [illegible] type [illegible] of approximate rating to UTILITY sited [illegible] Read [illegible] above [illegible] with [illegible]



SECTION A——A

**
NOTE: BUILDER TO PROVIDE LOCAL AUTHORITY WITH COPIES OF ROOF DESIGN AND CALCULATIONS 28 DAYS PRIOR TO ERECTION ON SITE.

*1
NOTE: THE OPENABLE AREA OF WINDOWS TO EACH ROOM WILL BE NOT LESS THAN 1/20TH OF FLOOR AREA OF THAT ROOM.



ROOF TRUSS LAYOUT PLAN

This Drawing is to be read in conjunction with Drawing no.s HOLKHAM

Notes and Revisions

Do not scale from this drawing

Figured dimensions only to be taken from this drawing. All dimensions to be checked on site by the Builder before any work is put in hand or any materials ordered. Any discrepancies to be reported to the Architect before proceeding with the work.

Copyright reserved

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS PE12 7BB
01406 423343

STANDARD DWELLING
TYPE- HOLKHAM 2

MR. H. PIGGINS

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JUN 1992
Attention of DPO NRM TOPO BS JC AOP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO by date

Scales- 1:50
Date- Apr 92
Drawn- jpw

A - BR ALTS - MAY 92

Architectural, Planning & Building Design Consultants



Double up joists as shown on floor joist plan @ head of stairs acting as trimmer. Timber handrail to stairs to be 900 above pitch line (measured vertically). Timber balustrade 900 above first floor level. Ensure min 2.00m headroom measured vertically above pitch line. No spacing in any balustrade or stairs to be greater than 99mm.

FOUL WATER DRAINAGE:
Foul water drains to be 100mm dia.vitrified clay or pvc pipes flexibly jointed bedded on 50mm pea gravel Under building drains to be encased in 150mm pea gravel with lintel over pipes @ wall abutments.100mm dia.pvc soil & vent pipe to extend 900mm above window & door heads & to terminate in balloon finial. 40mm dia. pvc waste pipes from all appliences unless otherwise shown on plan complete with 75mm deep sealed traps & redding eye access points @ every direction change.
ALL ABOVE GROUND DRAINS TO BS 5572
ALL BELOW GROUND DRAINS TO BS 8301
All gullys to be back inlet type with roddable access
Foul drains to have min falls 1 in 70, max falls 1 in 40

DAMP PROOF COURSES:
100mm hyload pitch polymer d.p.c. a minimum 150mm above ground/footpath level to both skins of cavity walls and all internal walls.
Provide d.p.c. cavity trays above all 'exposed' lintels in ext. cavity walls. Stepped cavity tray d.p.c. and code 4 lead flashing with a min. 150mm upstand to all roof / wall abutments.

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm tanalised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in all cases. Felt on Twinaplate 'fink' type pre-fabricated roof trusses @ max. 600mm ctrs & @ 35° pitches. Trusses braced in accordance with BS 5268 part III:1985
25x100mm ceiling & longitudinal binders @ truss node points.
25x100mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to truss rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by trusses & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs.
Note: @ lateral strap positions provide 38x50mm noggings inbetween trusses.
Close cavity above eaves & provide bit. felt d.p.c.
Water tank in roof space supported in accordance with BS 5268, on 12mm ext. quality plywood platform on 50x38mm bearers on 50x125mm bearers on 50x38mm bearers on at least 3no ceiling joist members.

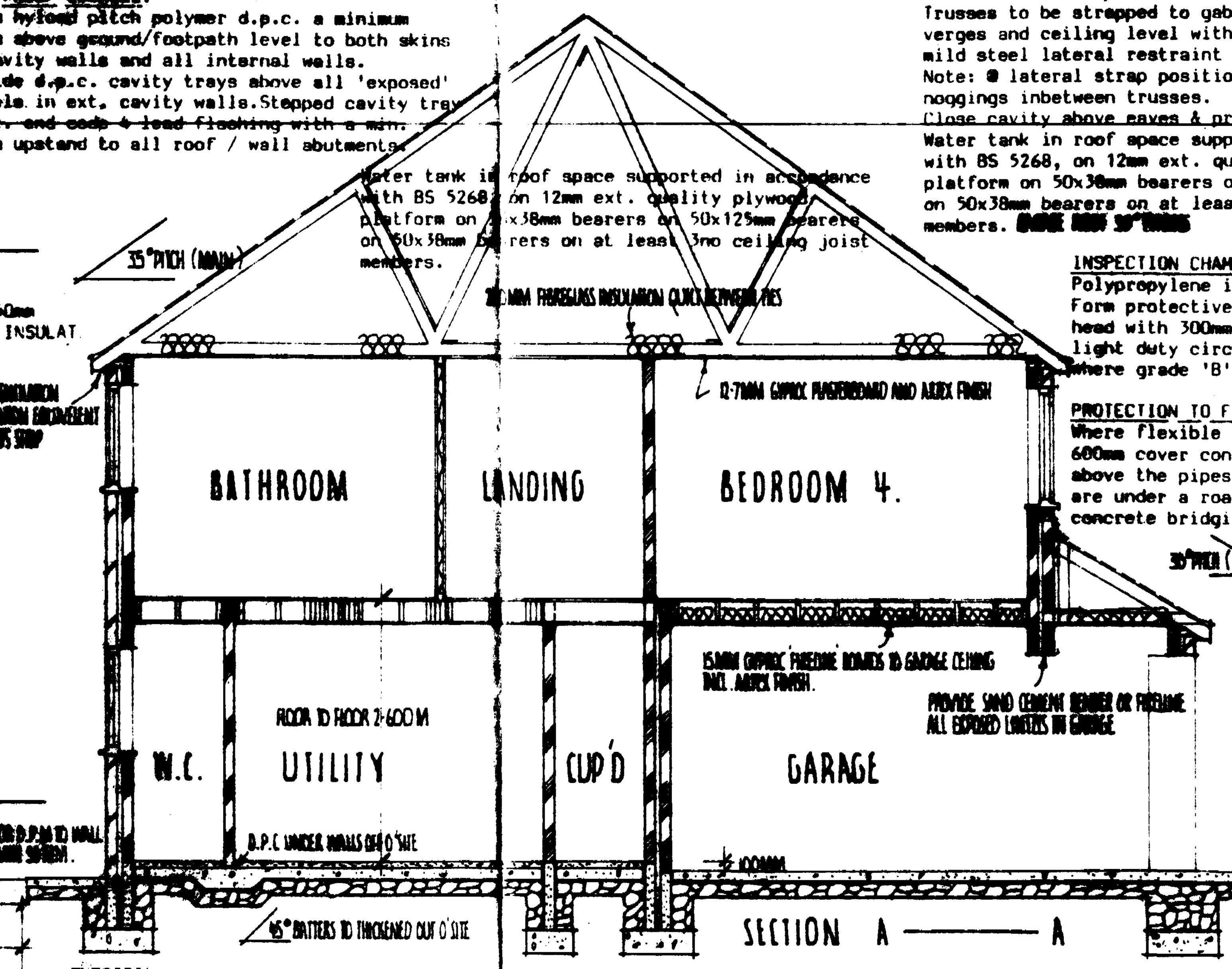
FOUNDATIONS:
Excavate for foundations 700mm wide &750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site. Lay C20P concrete 1:2;4 by volume a min. of 225mm thick. Foundations to 100mm walls to be 450mm wide. Deepen foundation concrete under chimney to 300mm min. Thicken out o'site to 450mmx225mm with 45° batters under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened out o'site.

WALLING:
265mm cavity walls to consist:
100mm external skin facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5N/mm sq. blockwork
Provide 65mm Dritherm to cavity
Cavity skins to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BS1243:1978
Ties spaced 300mm @ reveals.
Inner 100mm walls to be Hemlite blockwork.

INT. WALL FINISH:
12mm sand cement render scratchcoat with 4mm neat plaster finish to all int. masonry surfaces (except garage)

FOOTPATHS.
Provide 800mm wide concrete footpath around perimeter of dwelling as shown. 75mm concrete on 100mm well consolidated hardcore base Footpaths to have 25mm fall away from dwelling.

ACCESS TO ROOFSPACE.
Provide as shown on plan dotted 550mm x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.



INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 100mm concrete. Form protective 225mm thick concrete collar around i.c. head with 300mm projection from cover. Cover to be grade 'c' light duty circular covers unless i.c.'s are in driveways where grade 'B' covers should be used.

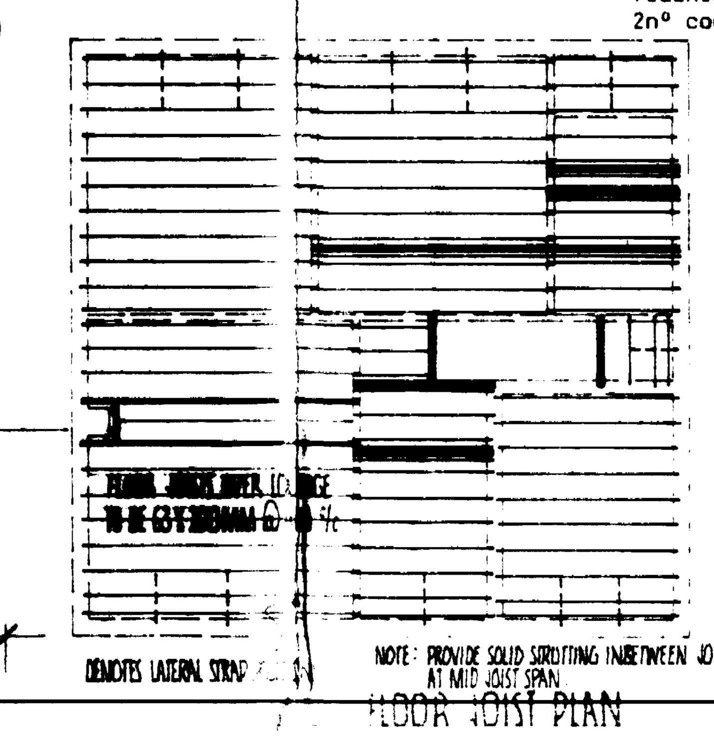
PROTECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be used as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be 125mm thick (above o'site) & project as shown min. on plan. Flue liners to BS1181:1971 (sockets up) Build into brick jambs of open fire 2n° metal anchorage points. To provide combustion air to open fire instal Permali ventilator @ low level (type 10R) in external wall complete with vermin guard & internal grille.

FLUE CONSTRUCTION:
225x225mm clay flue liners to BS 1181:1971 Min 100mm brick surround. Chimney to terminate as shown on plan in concrete capping or corbelled bwk plus clay pot. Provide code 4 lead flashing @ roof intersection incl. secret gutter including 2n° courses engineering brickwork as dpc.

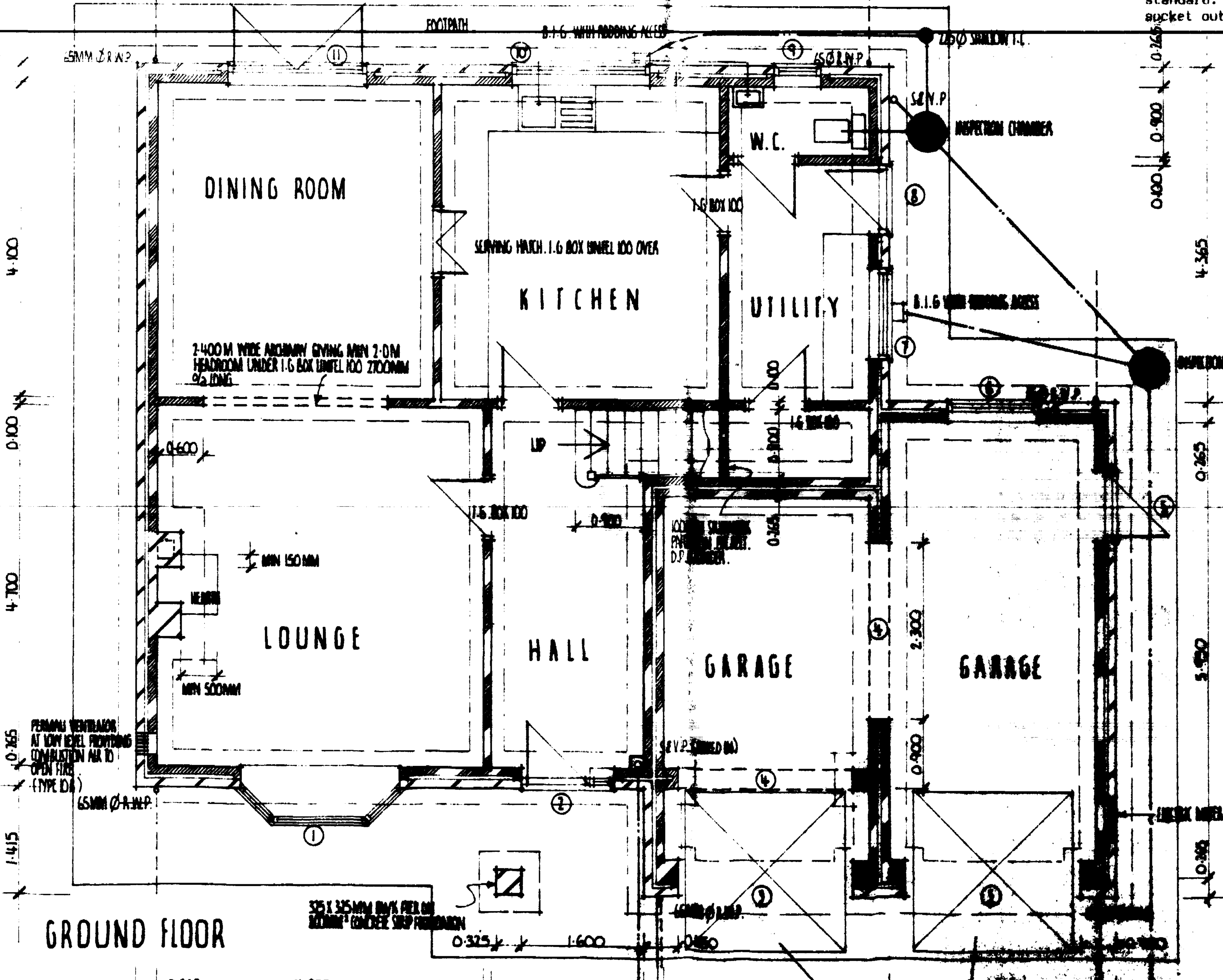
ELECTRIC.
Socket outlets and light points to IEE regulations and N.H.B.C. standard. Combined cooker and socket outlet.

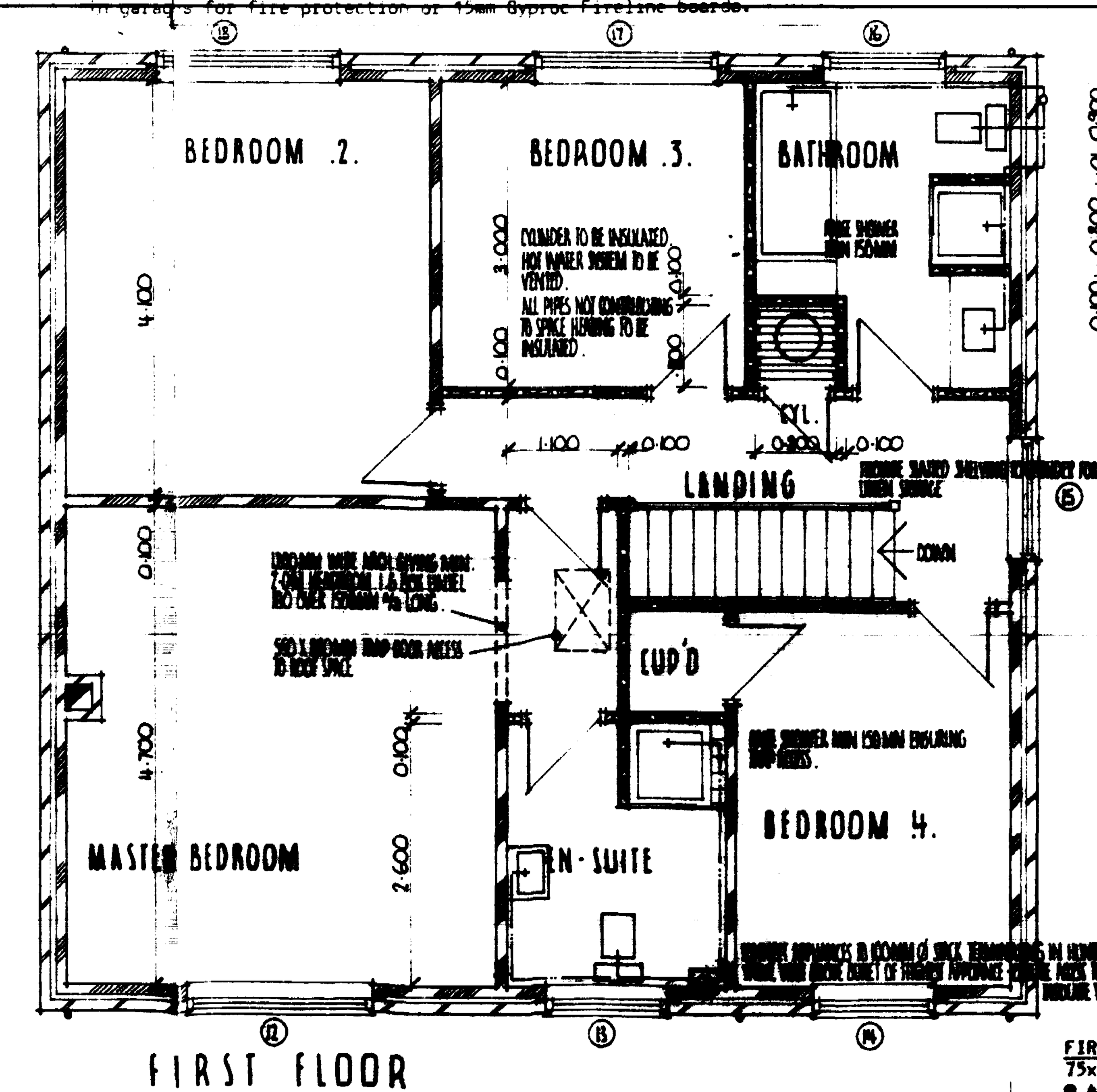
NOTE: Provide sand/cement render to underside of all exposed lintels in garage for fire protection or 12.5mm Gyproc Fireline boards.

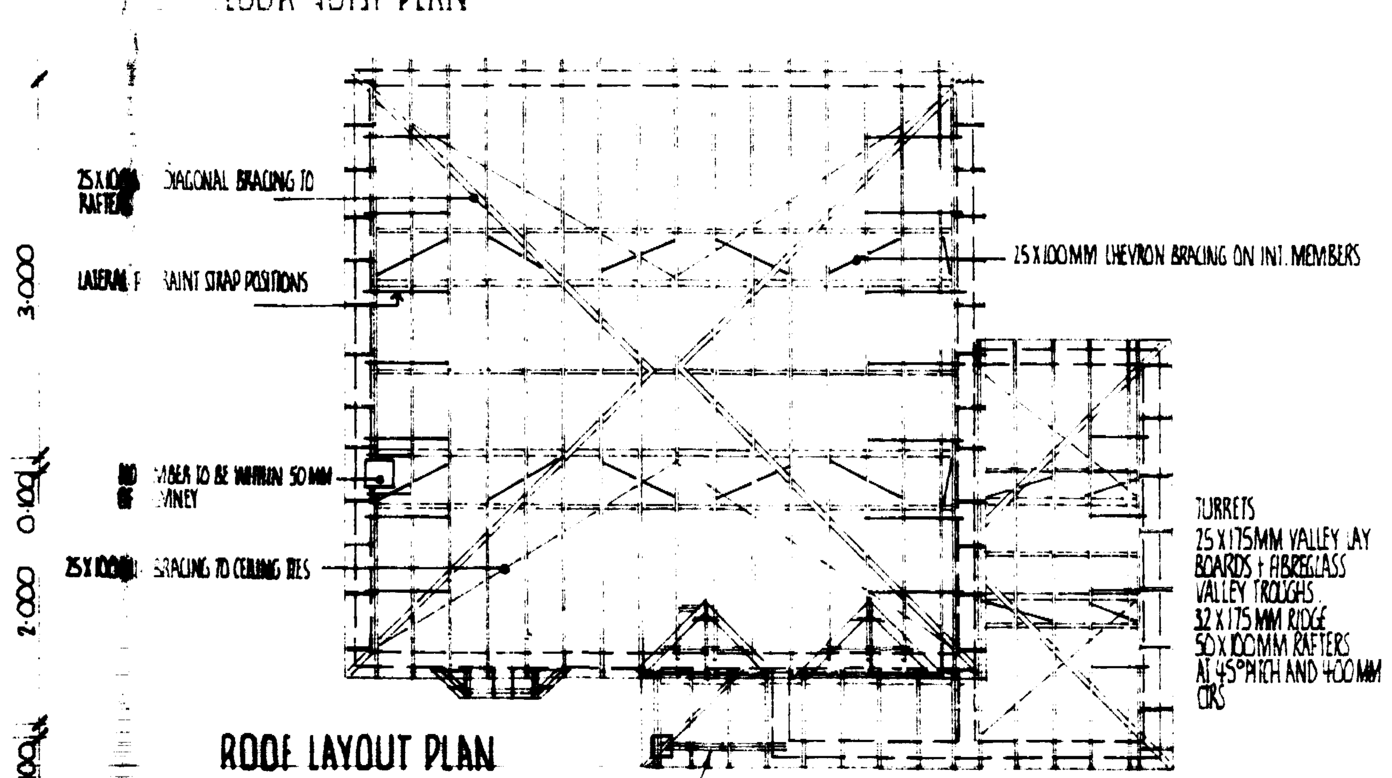


N°	JOINERY REFERENCE (JOHN CARR)	LINTEL:	END BRG:	% LENGTH
1	SPRFR/C113C/C213C/C113C (OPP.CAT.)	I.G LI/S	150MM	2550MM
2	FER120/807 X 2000MM DOOR	I.G LI/S	150MM	1500MM
3	2N° 2.134 X 2.134 UP N OVER GARAGE DOORS	I.G LI/S	150MM	2700MM
4	2N° INT. OPENINGS	I.G LI/S	150MM	2700MM
5	FXS/807 X 2000MM LEDGED BRACED FRAMED DOOR	I.G LI/S	150MM	1200MM
6	C210C	I.G LI/S	150MM	1500MM
7	C210C	I.G LI/S	150MM	1500MM
8	FNS/ 807 X 2000MM DOOR	I.G LI/S	150MM	1200MM
9	C110C (OBSCURED GLASS)	I.G LI/S	150MM	900MM
10	C310CC	I.G LI/S	150MM	2100MM
11	KEMBLE 18 (1800MM WIDE)	I.G LI/S	150MM	2100MM
12	C312CC	I.G LI/S	150MM	2100MM
13	C112C (OBSCURED GLASS)	I.G LI/S	150MM	1500MM
14	C212C (OPP. CAT.)	I.G LI/S	150MM	1500MM
15	C213C	I.G LI/S	150MM	1500MM
16	C110C (OBSCURED GLASS)	I.G LI/S	150MM	1500MM
17	C312CC	I.G LI/S	150MM	2100MM
18	C312CC	I.G LI/S	150MM	2100MM

Table: JOINERY AND LINTEL SCHEDULE:







SPLAY BAY ROOF CONSTRUCTION:
PLAIN TILES (COLOUR TO MATCH MAIN ROOF) ON 25X38MM S.W. TREATED BATTENS ON UNDERFELT TO B.S. 747 (TYPE 1F) LAPPED 150MM IN ALL DIRECTIONS. ON SITE MADE ROOF FROM 50X75MM RAFTERS AND JACK RAFTERS AT 400MM CRS AND AT 45°PITCH. RAFTERS NOTCHED OVER 75X100MM WINDOW HEAD PLATE AND 50X100MM POLE PLATE SECURELY PLUGGED TO WALL. 50X75MM CEILING JOISTS AT 400MM C/C ALL TIMBER SC3 GRADE. INSULATE BETWEEN CEILING TIES AND ALSO BAY SILL. BAY WINDOW SUPPORTED ON 2N° GALLOWS TYPE BRACKETS BELOW SILL SECURELY PLUGGED TO WALL AT BRACKET POSITION. DOUBLE UP CAVITY WALL TIES. PROVIDE VENTILATED SOFFIT.

FIRST FLOOR CONSTRUCTION:
19mm flooring grade Weyroc decking on 50x200mm SC3 floor joists @ 400mm ctrs. Joists to be built into masonry loadbearing walls as shown on plan 100mm galvanised mild steel lateral restraint straps @ 1.2m ctrs to floor joists running parallel to walls. Provide 38x100mm noggings inbetween floor joists @ strap positions. Provide solid strutting inbetween joists at mid joist span. JOISTS OVER 4.5M TO BE 63X200MM AT 400MM CRS

FIRST FLOOR STUDWORK WALLING
75x50mm head & sole plates, 75x50mm vertical studs @ 400mm ctrs &12.5mm Gyproc plasterboard & skim to both sides. Provide fibreglass insulation between studs. Stud walls running parallel to joist direction to be built off doubled up joists-in addition to normal joist spacing. Where stud walls run @ 90° to joist direction provide 50x100mm sole plates.

JOINERY:
All specified joinery is by messrs Boulton & Paul. Windows to have double glazed sealed units unless stated. Windows to have factory fitted 'trickle ventilators' giving a minimum 4000mm.sq. background ventilation. Vents to windows in bedrooms, kitchen & lounge only. NOTE: Provide Thermabate cavity closers to all door & window jambs and cills.

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a min. 150mm deep & reduce levels further if found necessary in agreement with local on site Building Control officer. Lay 150mm clean limestone hardcore, 75mm to dust and well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 Gauge) polythene damp proof membrane over blinded hardcore with joints lapped where necessary and turned up ... all foundation walls and lapped ... level min 50mm. Lay 100mm thick ... concrete slab C20P or 1:2:4 by volume. ... sand/cement screed (1:3) finish. ... To be as for domestic floor ... screed finish and float finish

MECHANICAL VENTILATION:
Kitchen: provide mechanical ventilation capable of extracting at a rate not less than 60 litres/second or incorporated within a cooker hood and extracting at a rate not less than 30 litres/second. Bathrooms: provide mechanical extract ventilation capable of extracting not less 15 litres/second, ducted to external air.

METER BOXES:
Electric meter and gas meter box if required to be positioned in accessible external wall position min 550mm max 1.00m above footpath

CEILINGS
Domestic: 12.7mm Gyproc plasterboard ceiling and artex or skim finish.
Garage: 1no' layer 15mm Gyproc 'Fireline' boards and artex finish.

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard L1 lintels to openings in ext. walls and I.G. Internal and ... lintels to internal openings as schedule.

ROOF INSULATION.
Provide 200mm fibreglass insulation quilt between ceiling ties ensuring min 50mm air space between roof

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1992
H19/0179/92

Design
ARCHITECTURAL & DESIGN CONSULTANTS

Kensington 'D'

SCALE: 1:50 1:100
DATE: NOVEMBER 1991
DRAWN: J. DUNKHORN

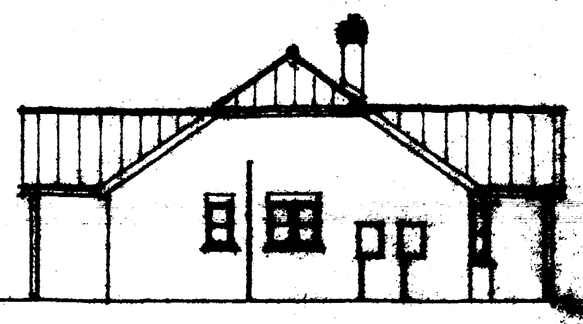
ASHWOOD HOMES

HOLBEACH MANOR FLEET ROAD HOLBEACH SPALDING TEL (0406) 23388

main pitch 30°
others 40°



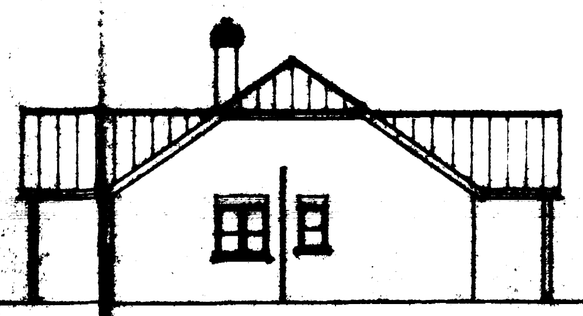
FRONT ELEVATION



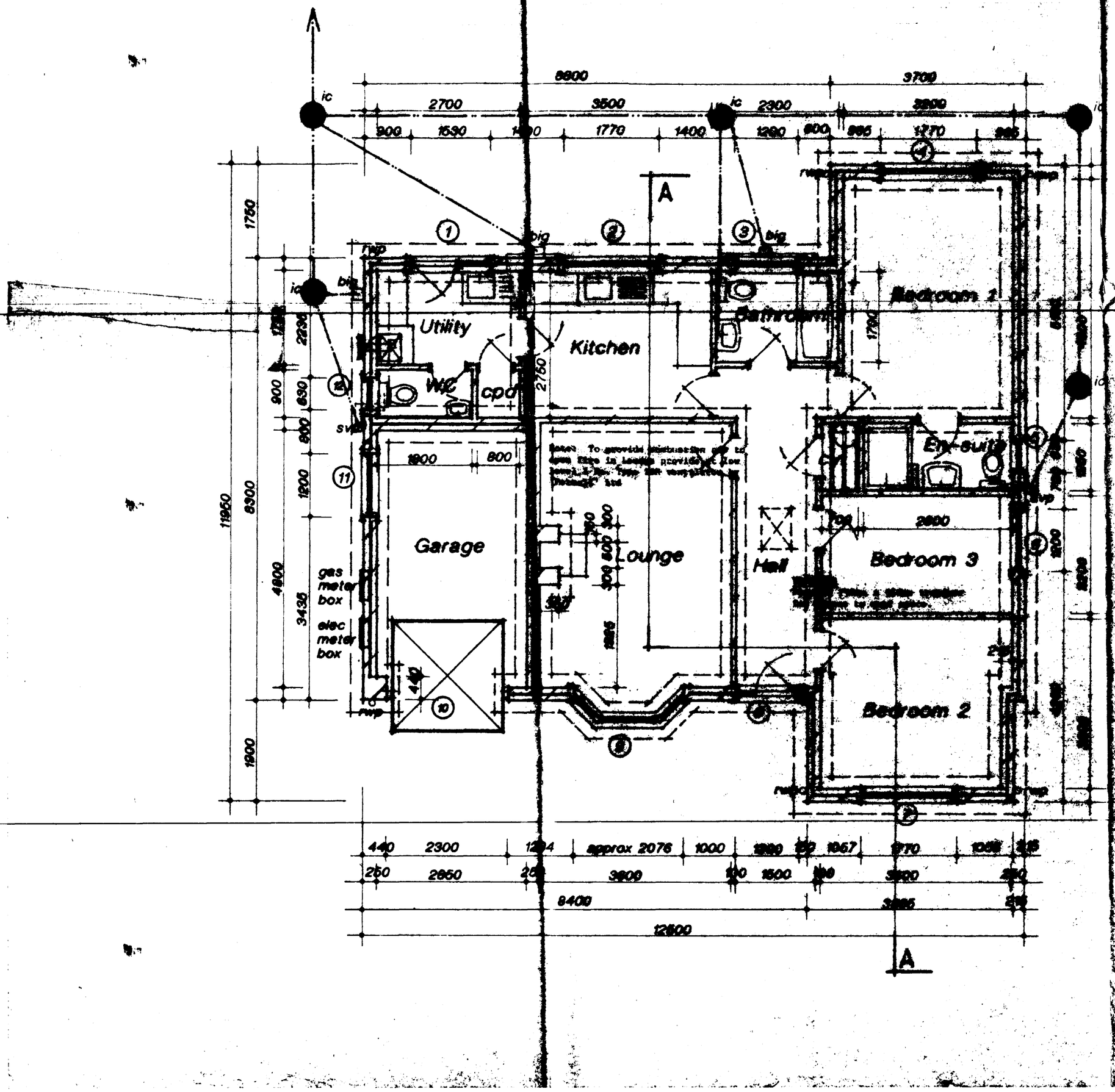
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Notes and Reminders

Do not scale from this drawing.

This drawing is copyright & may not be altered, amended, adapted or used for any purpose other than that stated on it, except without written permission from Status Design.

The building contractor is to check all dimensions on site before any work is put in hand or any materials ordered.

All window sizes on side drawing are based upon typical sizes available at the time of drawing. It is responsibility of the building contractor to ensure adequate natural ventilation & daylighting is provided. Any changes may be necessary.

Please keep this drawing in with a submission drawing.

STATUS DESIGN

4 FRANCES STREET, HOLBEACH, LINCS. PE12 7BB

STANDARD DWELLING
TYPE- HOLKHAM

MR. H. PIGGINS

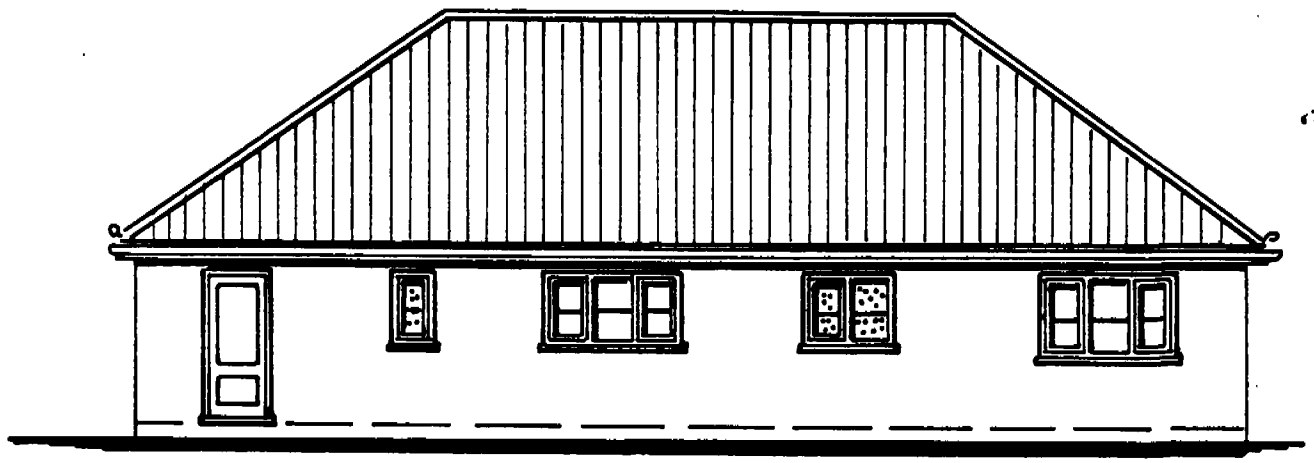
S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JUN 1992

Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW
A- updated for building regs Apr 92

Attention of		File Nos.
DPO	NRM	
DDPO	BS	
SPC	ACP	
Action by		Acknowledge YES/NO
Discuss with		by
Copy to		

This Drawing is to be read in conjunction with Drawing no.s HOLKHAM 2

Architectural, Planning & Building Design Consultants



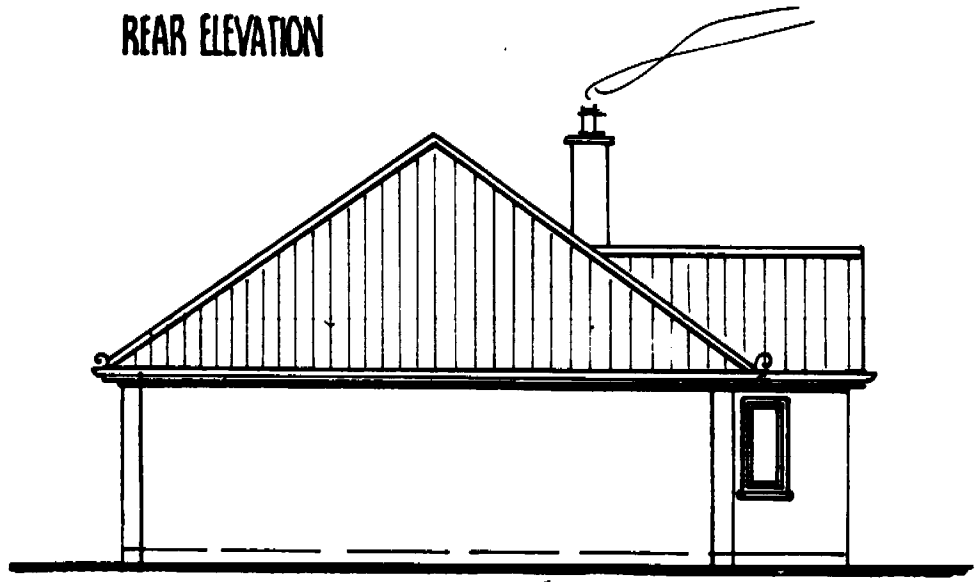
REAR ELEVATION

35° PITCH

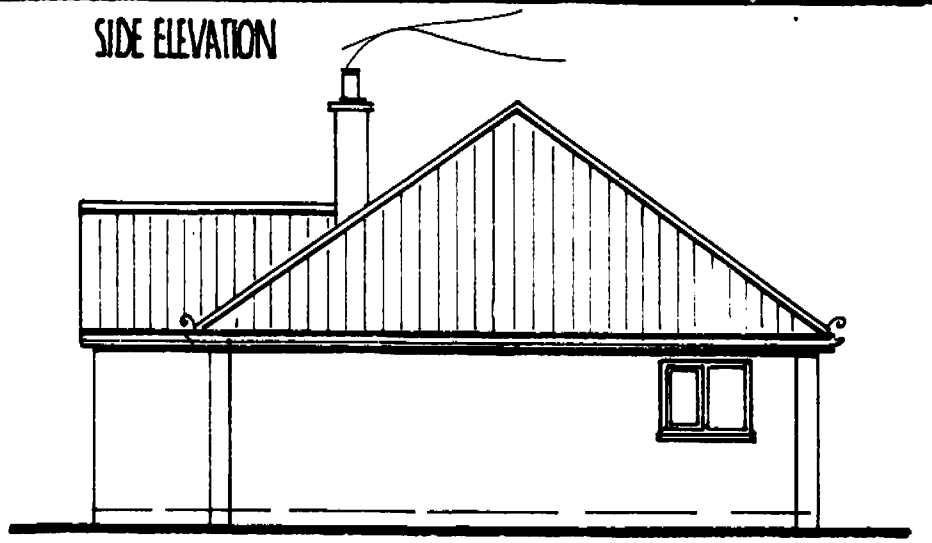


FRONT ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1992
REF. H/9/0179/92



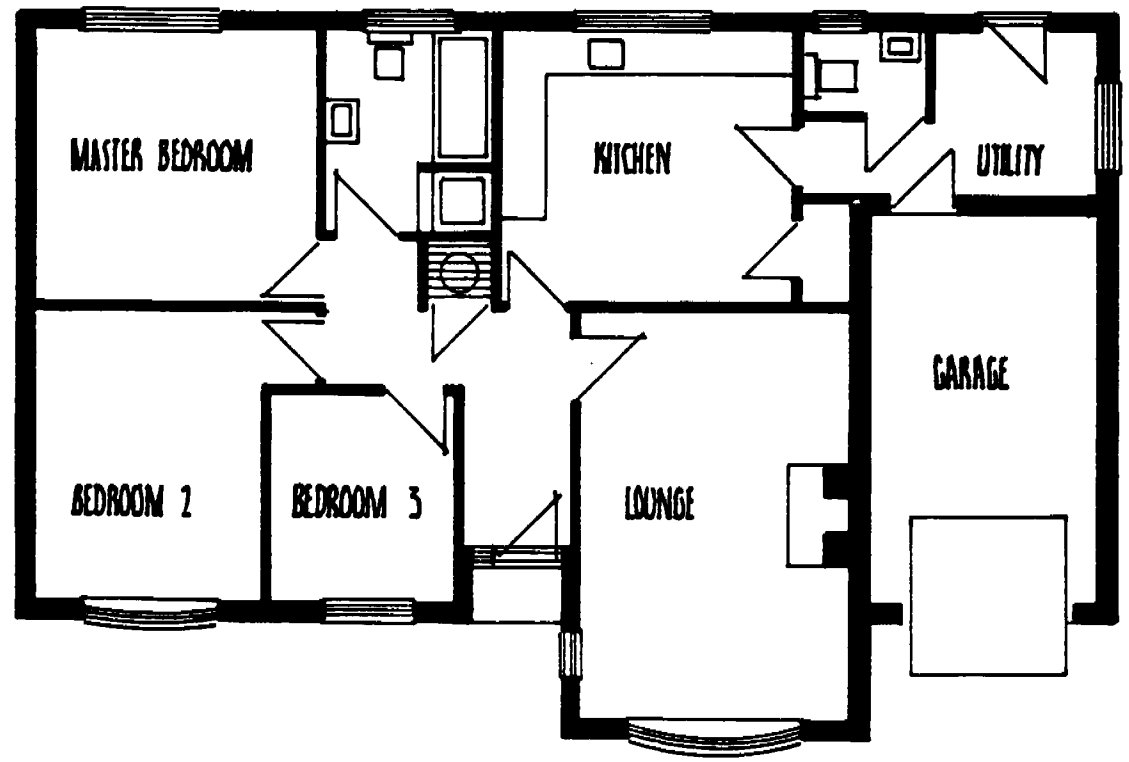
SIDE ELEVATION



SIDE ELEVATION :

14·825 m/m

8·130



MASTER BEDROOM	3·15 X 3·65	(12'-4" X 12'-0")
BEDROOM 2	3·05 X 3·85	(10'-0" X 12'-8")
BEDROOM 3	2·45 X 2·75	(8'-0" X 9'-0")
KITCHEN	3·55 X 3·95	(12'-0" X 13'-0")
GARAGE	3·050 X 5·2	(10'-0" X 17'-2")
LOUNGE	3·650 X 5·4	(12'-0" X 16'-10")

THE BUKINGHAM

3 BEDROOMED BUNGALOW

SCALES 1: 100