SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0204/94 Received:24-FEB-94 Type:FULL

Name: Mr K Saunders
Broadway
306 Broadgate
Weston Hills
Spalding Lincs PE12 6DA

Agent: Mr K Saunders
Broadway
306 Broadgate
Weston Hills
Spalding Lincs PE12 6DA

Description: Erection of extension

Location : Broadway, 306 Broadgate Weston Hills
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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

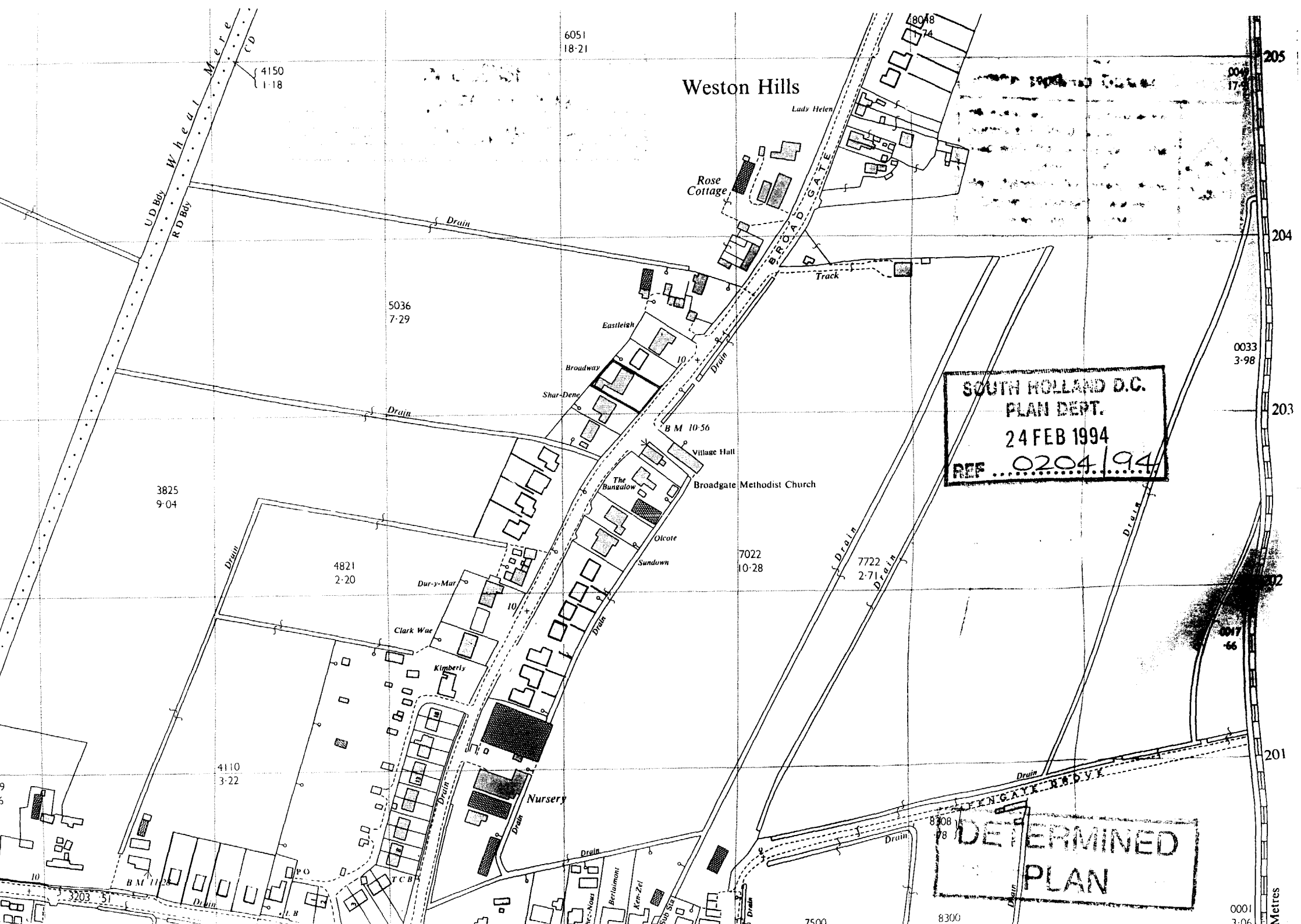
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
31-MAR-94 H22/0204/94

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)



SOUTH HOLLAND D.C.
PLAN DEPT.
24 FEB 1994
REF 0204/94

DETERMINED
PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0204/94

Date Registered 24 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR KEVIN SAUNDERS
BROADWAY, 306 BROADGATE
WESTON HILLS
SPALDING PE12 6DA

Tel. No. 01406 350506 (home) 0775 719789 (work)

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

N/A

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BROADWAY
306 BROADGATE, WESTON HILLS SPALDING PE12 6DA.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DOMESTIC BUILDING EXTENSION

Please complete

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

Signed..... Date 21/2/94 ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ] ⬇

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] ⬇

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

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

(i) New Dwellings	☐	If so, how many:
(ii) Other new building(s)	☐	
(iii) Alterations or extension	✓	
(iv) Change of use	☐	

4. A. Please state site area (in all cases)	0·1 hectares
B. If building works are proposed, please state extra floor space to be created:	21 1 sq. metres
C. Please state size of any new structure:- (a) max. height:	4·5 metres
(b) max. length:	5 95 metres
(c) max. width:	4·0 metres
D. Please state type and colour of materials for facing external walls:	AS EXISTING
E. Please state type and colour of roofing materials.	AS EXISTING
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:
Will there be—
Individual access(es) ☐
New estate road ☐

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — A. SOAKAWAY

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

C. Please state whether a land drain will be affected — C. NO

D. Foul sewerage will be disposed of to: — D. N/A

Mains sewer N/A Cesspool N/A Septic tank N/A

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ 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.

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant / ~~Agent~~) Date 21/2/94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / ~~Agent~~) Date 21/2/94

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H22/0204/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: David Godley

Senior Officer Confirmed ..... Date 21/3/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Existing bungalow buff brick with concrete tile roof.
Boundaries : Bungalows to each side.
Site Features : Hedgerow on part of northern boundary. 2m high.

Inspected by DMG
Date 7/3

Site Notice posted by
Date
Expiry DMG 7/3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 29/3.

Acceptable in terms of appearance/design
Neighbours not materially affected in my opinion.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

(Approve (or equiv)) Refuse (or adverse)

Signed DMG Date 3.9.13

~~Notes:~~

~~Disabled~~
~~Prev conditions~~
~~Amended plans -~~
~~Dwg no:~~
~~Received:~~

CONDITIONS/~~REASONS:~~

1. TL1
2. SC80 (Householder matching Materials)
3. Reason: Standard

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70 .

Receipt No P3941

Date first Rec'd 24 [illegible] 1994

Registration

Reference H22/0204/94

Cross-Ref R

Date 25/2

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of Extension

Invalid
- Site plans
- Certificate
- Fee
- Fee (not free)
- Inaccurate
- Incomplete
- Unclear

Fees
- Correct fee £ 70 .
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 340 OS Plots
Grid ref 537650 303310

Ward X Parish WESTON

Inside IBD YES Inside LP area NO

Constraints:

- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres

Hazards –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref

Linked to property Ref 0282746

- Dist Bound
- Other:

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3941
Date received : 24-FEB-94

Received from

Mr & Mrs K Saunders

Address

Broadway
306 Broadgate
Weston Hills
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

Signed.....K....Lowe...
(Authorised Collector)

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

H22/0204/94

FULL

Applicant: Mr K Saunders
Tel: 0775 710789/0406 380506

Agent: Mr K Saunders
0775 710789/0406 380506

Description: Erection of extension

Location: Broadway, 306 Broadgate
Weston Hills
Spalding
Lincs

Valid date:	24-FEB-94	Terminal date:	21-APR-94
Target dates:		Target Committee:	19-APR-94
To case officer	03-MAR-94	Report deadline:	05-APR-94
Inspected by	10-MAR-94	Agreed TD Ext:	
Extra contacts	17-MAR-94	Case Officer:	
Report if not clear by	31-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 21.1 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~08~~ 07-MAR-94	~~29~~ 28-MAR-94
Clerk to Weston PC	0406 370669	02-MAR-94	16-MAR-94
Cllr T Barker	0406 380787	02-MAR-94	09-MAR-94

L.C.C. - No Objections KAS 16/3/94

H22/204/94

Cllr Barker has no comment to make.

DMG 8/3.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H22/0204/94 Received:24-FEB-94 Type:FULL

Name: Mr K Saunders
Broadway
306 Broadgate
Weston Hills
Spalding Lincs PE12 6DA

Agent: Mr K Saunders
Broadway
306 Broadgate
Weston Hills
Spalding Lincs PE12 6DA

Description: Erection of extension

Location : Broadway, 306 Broadgate Weston Hills
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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

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Reason: In the interests of visual amenity.

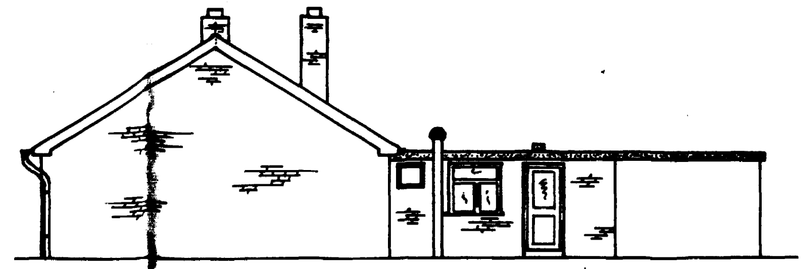
30-MAR-94 AD check. AF 30/3

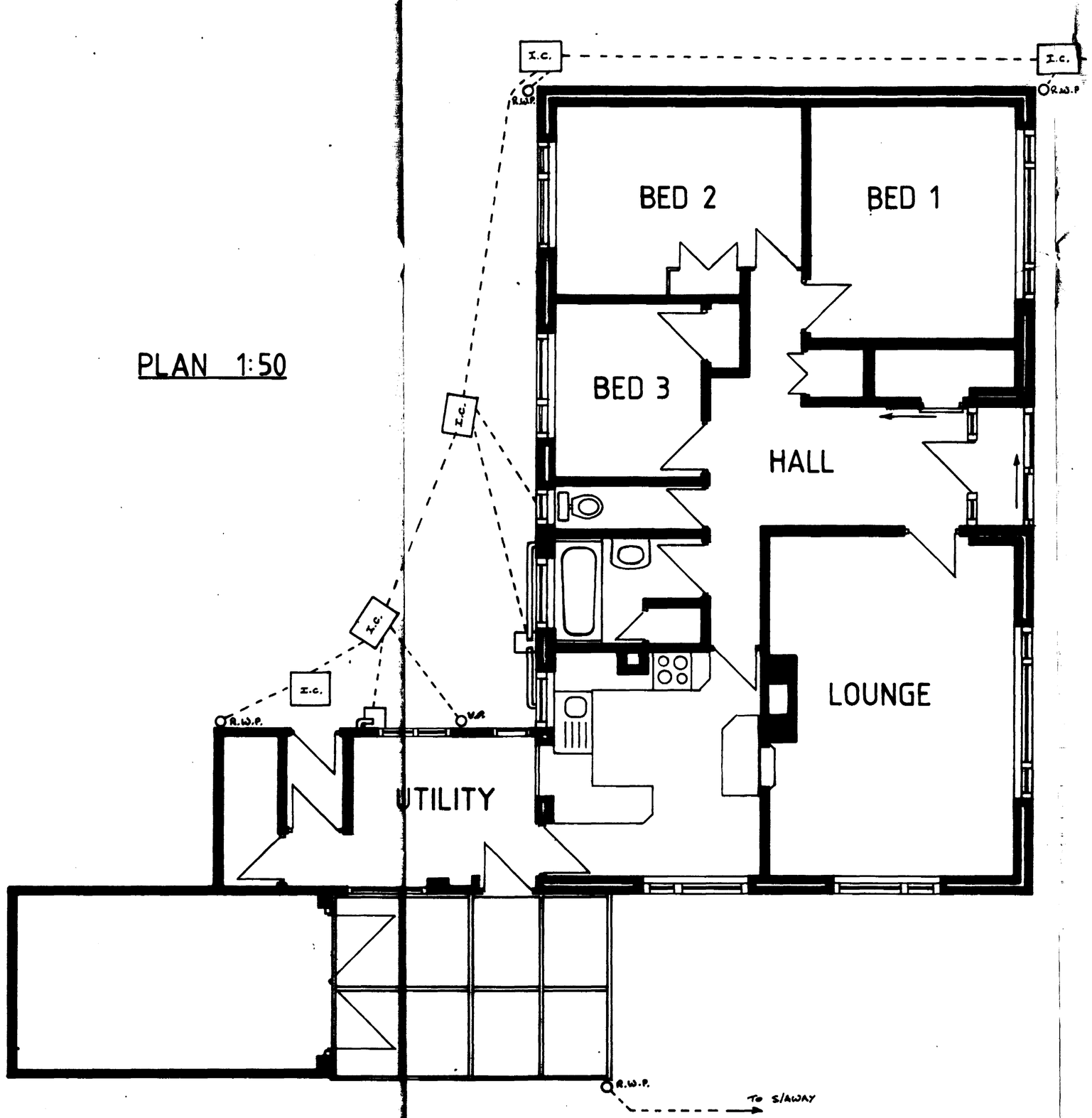
Authorised to issue (inc Delegation)..DE 30/3...

ELEVATIONS 1:100

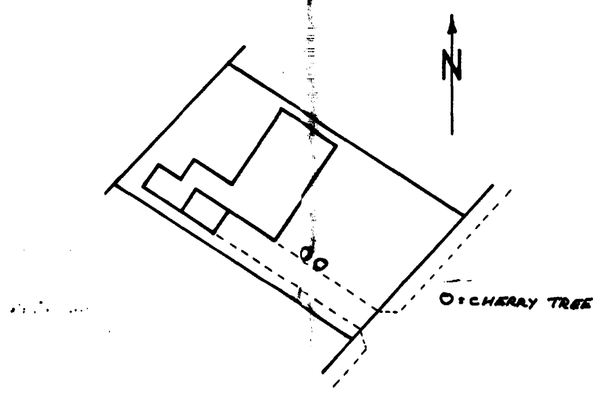








PLAN 1:50



BLOCK PLAN 1:500

EXISTING
PLANS & ELEVATIONS OF:

`BROADWAY´
306 BROADGATE
WESTON HILLS

DRAWN: 6.2.94

BY: K. SAUNDERS

SHEET: 1 OF 2

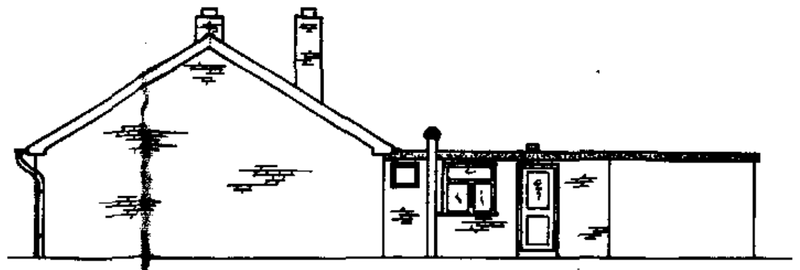
SOUTH HOLLAND D.C.
PLAN DEPT.
24 FEB 1994
REF ... 0204/94

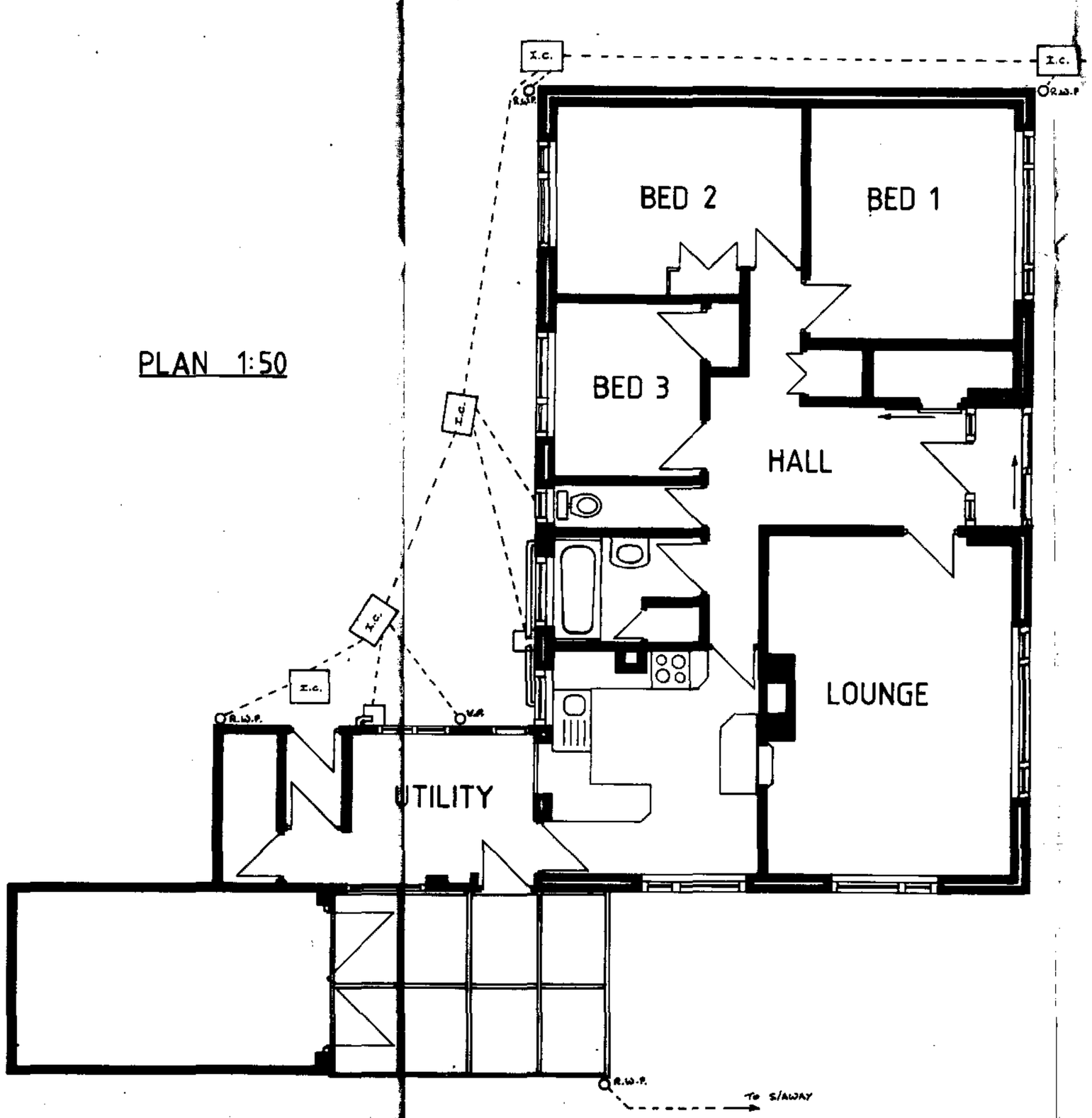
DETERMINED
PLAN

ELEVATIONS 1:100

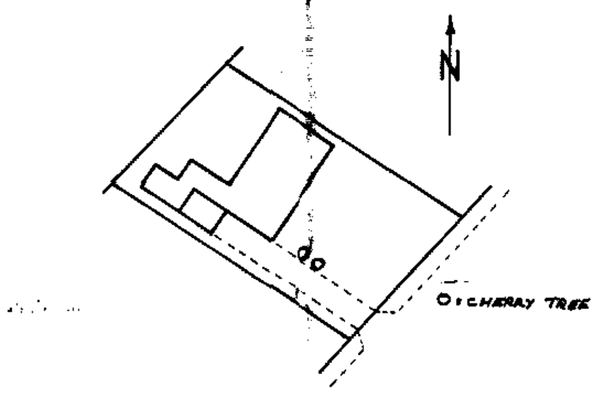








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'BROADWAY'
306 BROADGATE
WESTON HILLS

DRAWN: 6.2.94

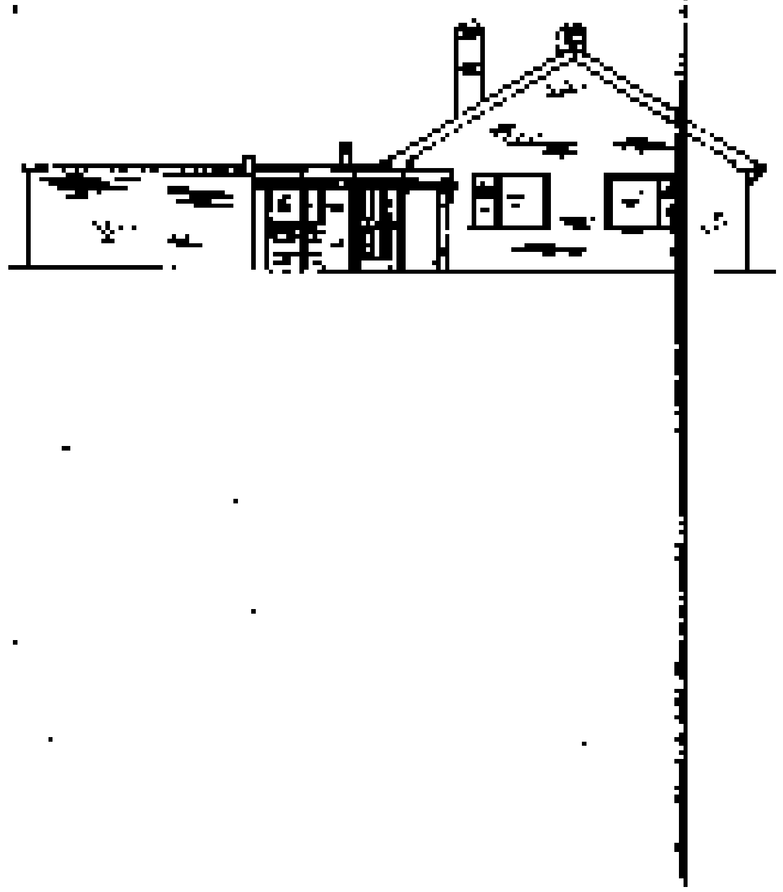
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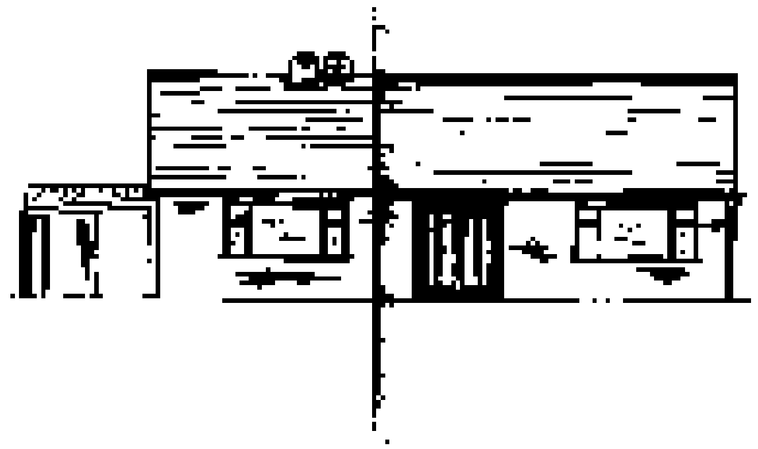
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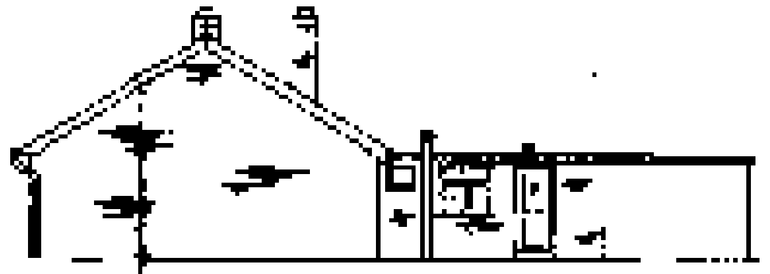
SOUTH HOLLAND D.C.
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24 FEB 1994
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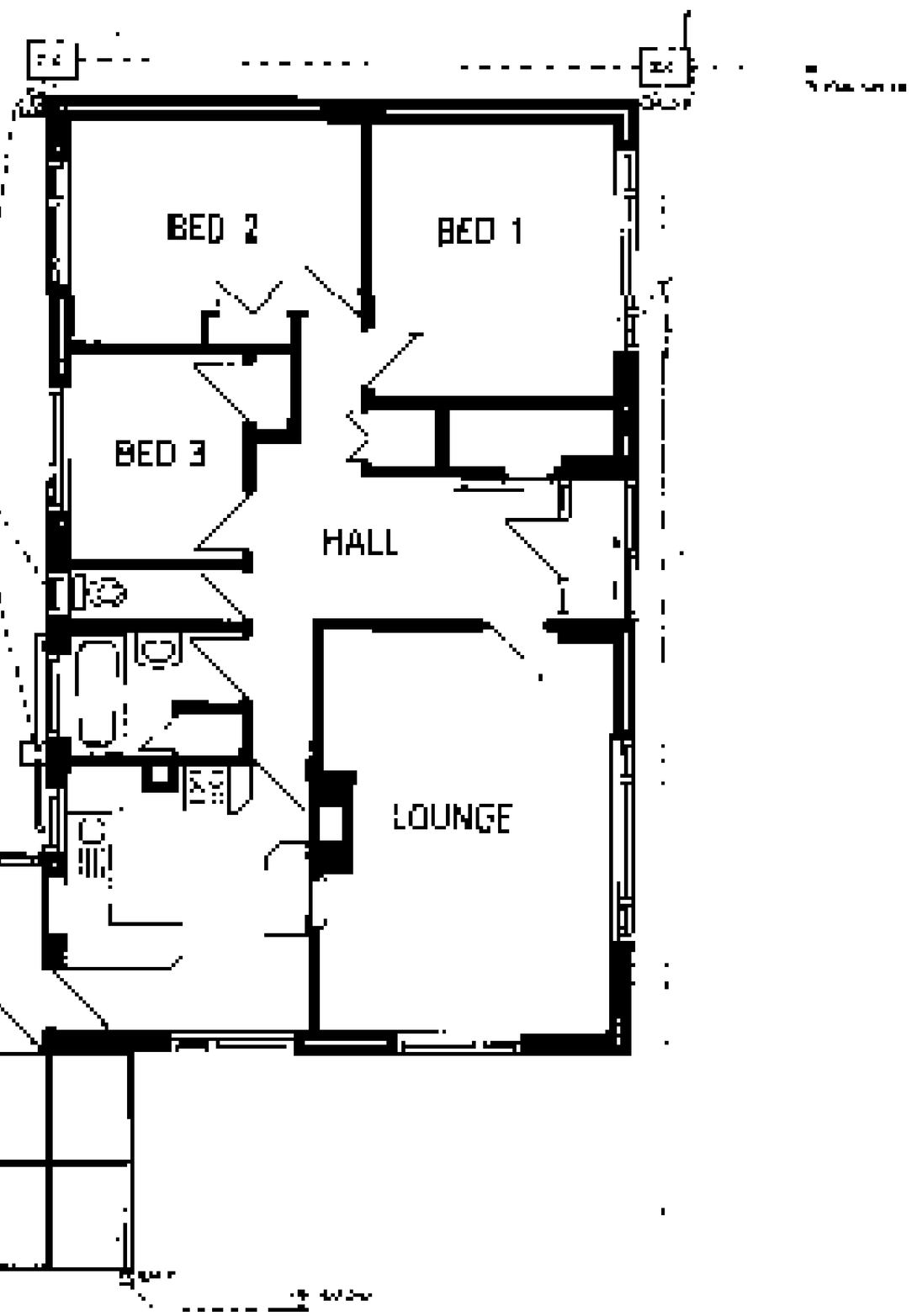
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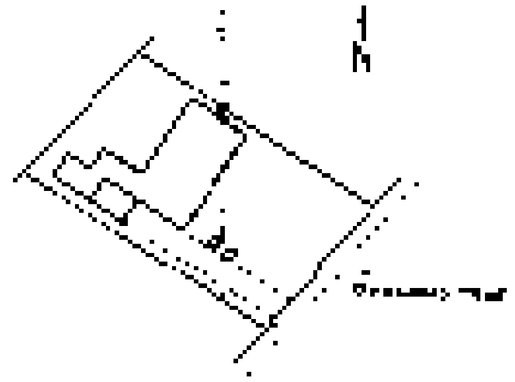








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306 BROADGATE
WESTON HILLS

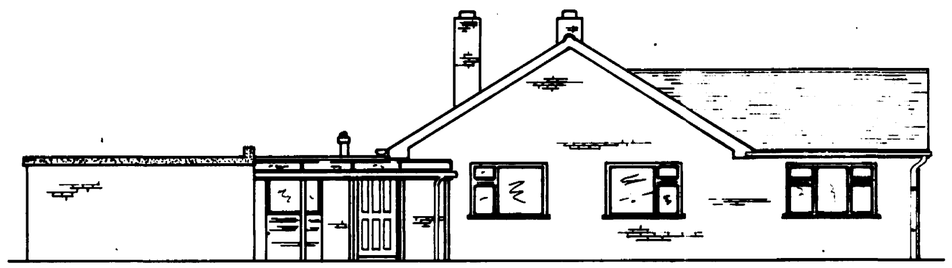
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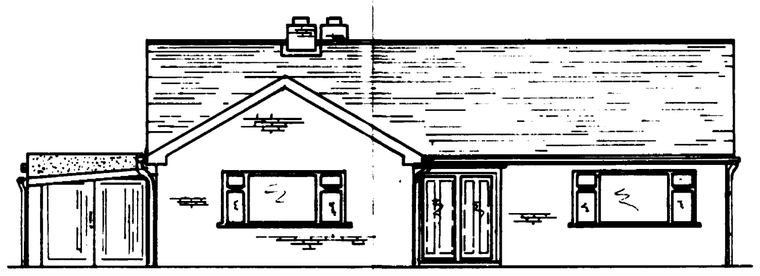
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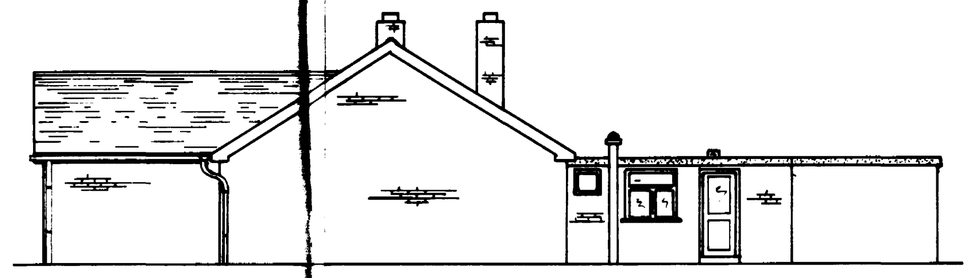
SHEET 1 OF 2

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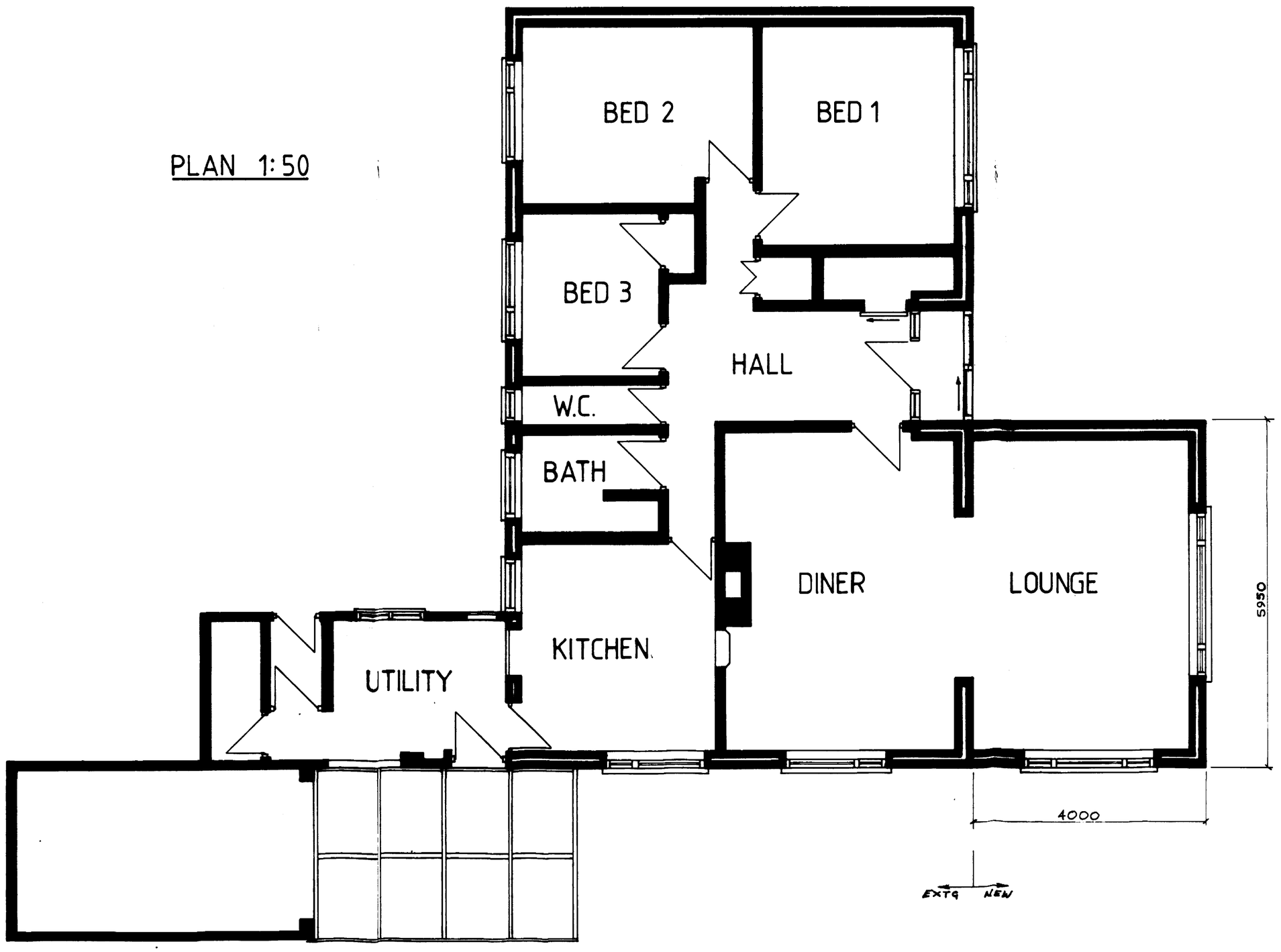
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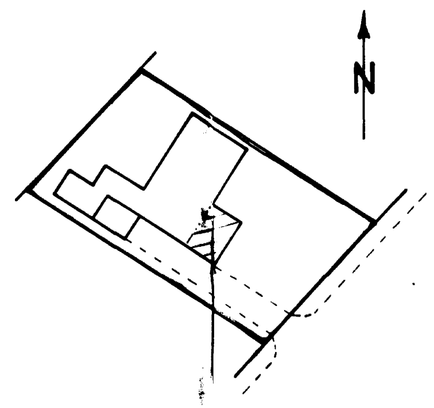






PLAN 1:50





BLOCK PLAN 1:500

PROPOSED ALTERATIONS TO:

'BROADWAY'
306 BROADGATE
WESTON HILLS

DRAWN: 6.2.94.

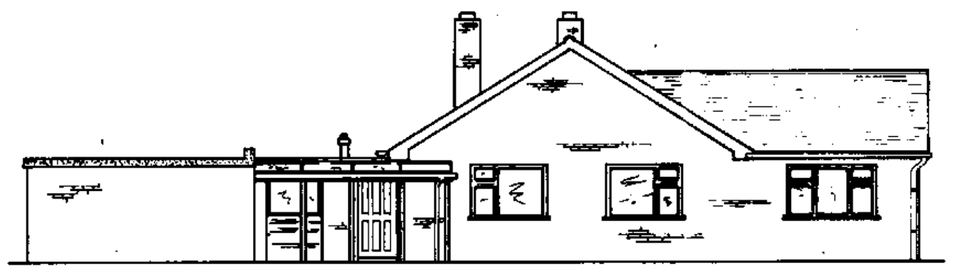
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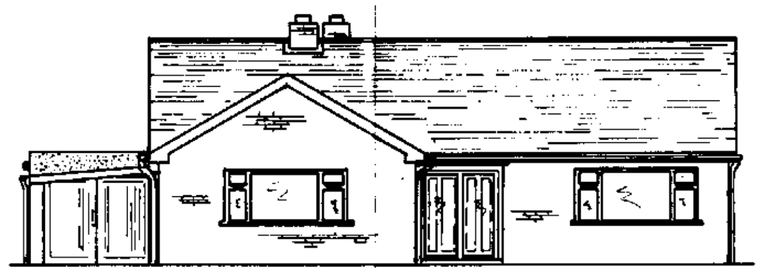
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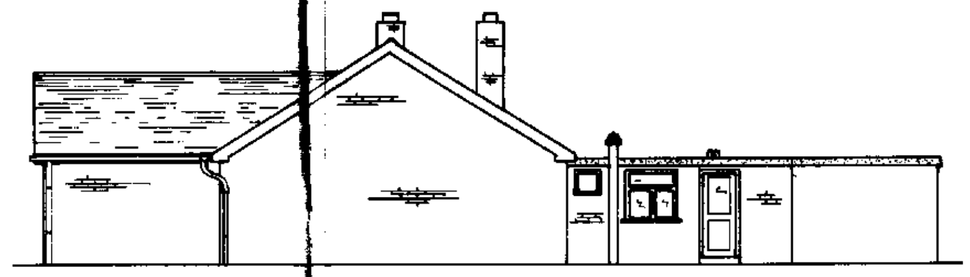
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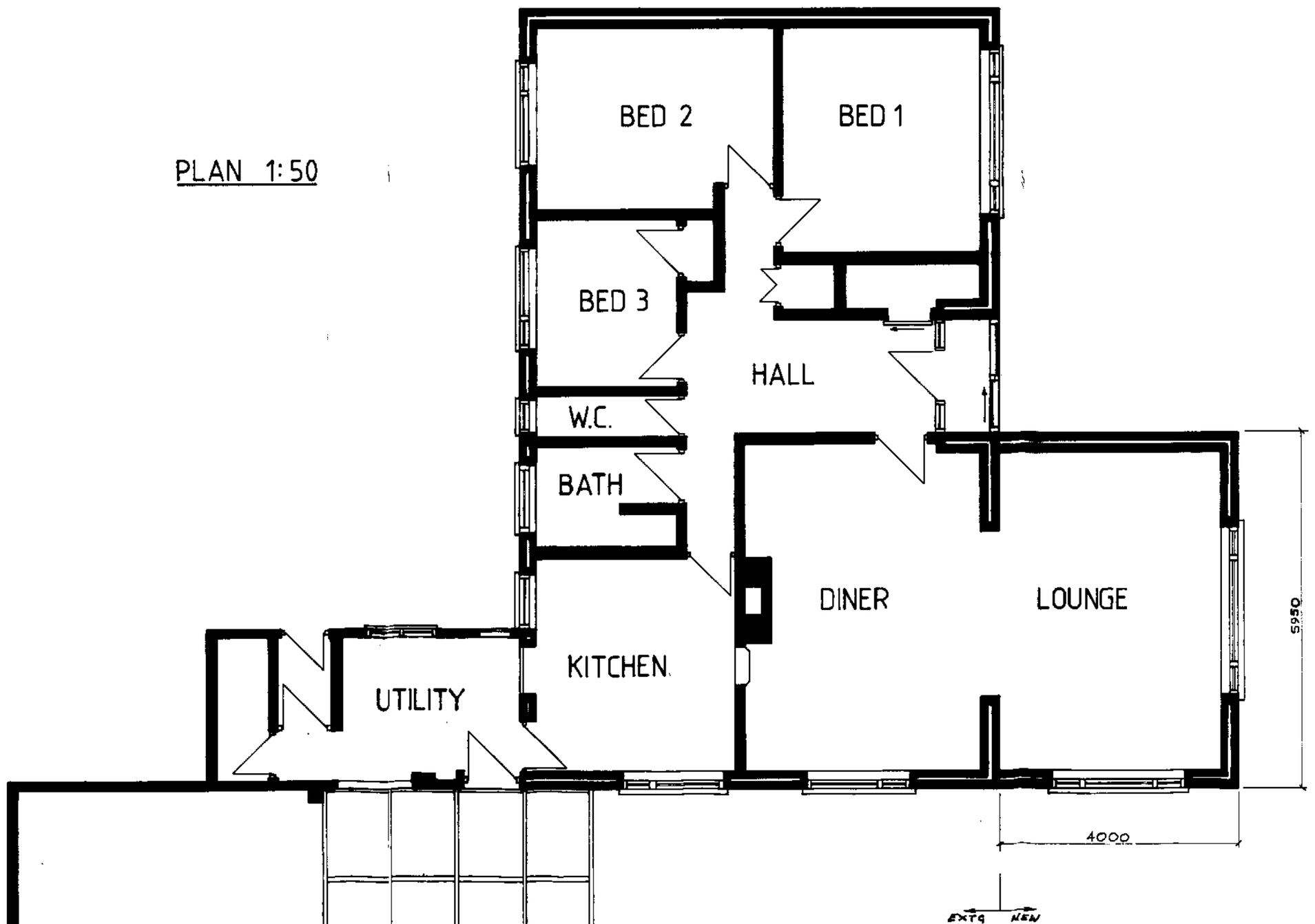
ELEVATIONS 1:100

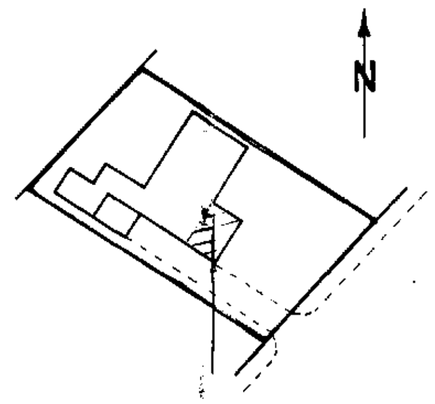






PLAN 1:50





BLOCK PLAN 1:500

PROPOSED ALTERATIONS TO:

'BROADWAY'
306 BROADGATE
WESTON HILLS

DRAWN: 6.2.94.

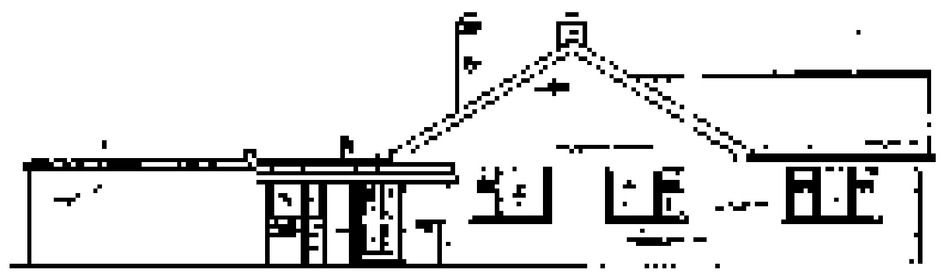
BY: K.SAUNDERS

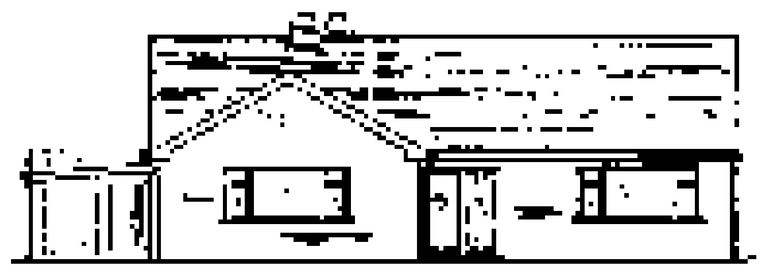
SHEET: 2 OF 2

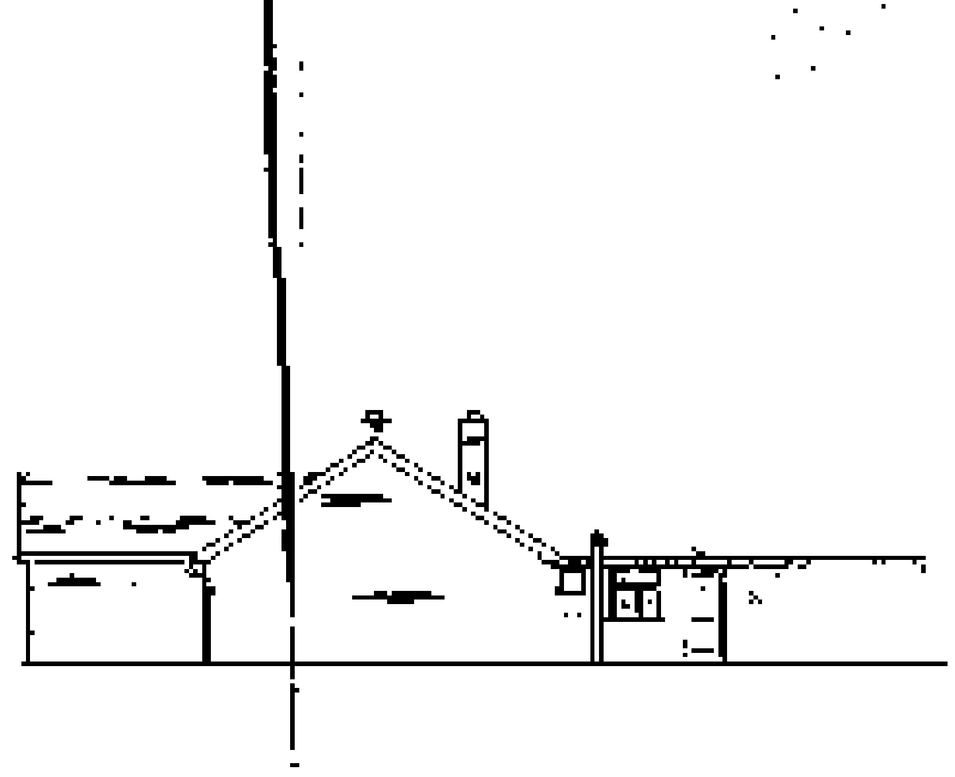
SOUTH HOLLAND D.C.
PLAN DEPT.
24 FEB 1994
REF ...0204/94.

DETERMINED
PLAN

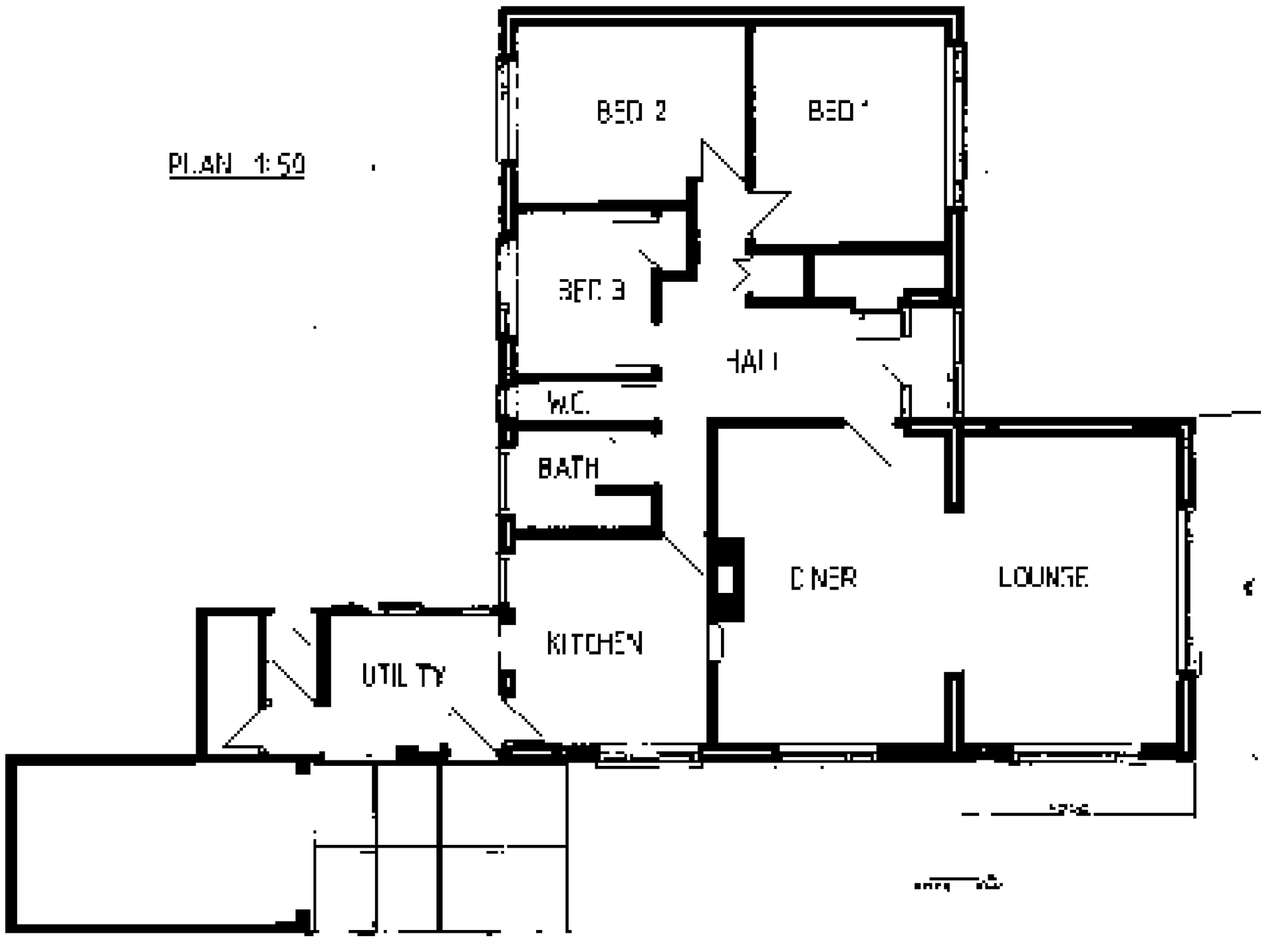
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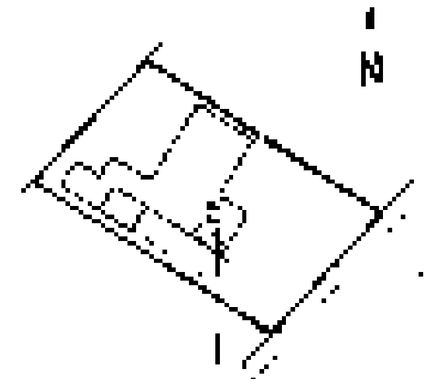






PLAN 1:50





BLOCK PLAN 1:500

PROPOSED ALTERATIONS TO:

BROADWAY
306 BROADGATE
WESTON HILLS

DRAWN: 6.2.94.

BY: K.SAUNDERS

SHEET: 2 OF 2

DETERMINED PLAN