SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0347/93 Received:19-APR-93 Type:FULL

Name: Mr J T Elsey
525 Broadgate
Weston Hills
Spalding
Lincs, PE12 6DB

Agent: Mr J T Elsey
525 Broadgate
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Proposed garage and storage area incorporating WC

Location : 525 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.

Director of Planning and Building Control Services
11-JUN-93 H22/0347/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22 | 0347 | 93

Date Registered 15 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. J. T. ELSEY
525 BROADGATE,
WESTON HILLS,
SPALDING, LINCS. PE12 6DB

Tel. No. 0406 380660

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED GARAGE AND STORAGE AREA INCORPORATING W.C.

Please complete

I attach
* Four copies of all plans
* an ownership certificate *(see back page)*
* a fee of 160 If you consider no fee is payable include a written explanation instead.

Signed J. T. Elsey Date 19-4-1993 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)	✓	ONE
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: 54 sq. metres

B. Please state size of any new structure:- (a) max. height: 4 metres
(b) max. length: 8.5 metres
(c) max. width: 7.2 metres

C. Please state type and colour of materials for facing external walls: RENDERED WITH WHITE WEATHERSHIELD FINISH - FRONT ELEVATION COTSWOLD MASONRY

D. Please state type and colour of roofing materials. (ALL ABOVE FINISHES TO MATCH EXISTING DWELLING.)

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

5. GENERAL INFORMATION Please complete each section

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

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 SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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 J J Ebey (Applicant / ~~Agent~~) Date 19th April 1993

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 J J Ebey (Applicant / ~~Agent~~) Date 19th April 1993

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

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

APPLICATION ASSESSMENT

Spoke to app. because on holiday Mon to Wed I've had probs contact by phone would prefer it processed normally get probs re tiles & not know if will be able to be low enough to be P.d. Told him I will get note of & 3 week to expire. Hopefully still get decision before 8-6-93 PM

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 30-4

Site Notice posted by DR
Date
Expiry 14/5

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Very tall lengthening to side boundary to rear of house, new drive between house & boundary. not very visible from road

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed P.M. Date 10-6

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

ections

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

PM 23-4 Just over 4m height on plan, but states height = 4m on form. – P.d.7

	Publicity:		Consultations:	
Departure	.....	P 2/3/4	County	.....
Setting of LB	.....		E. Heritage	.....
Public Right of Way	.....		Societies	.....
Discretionary	.....			

If any doubt process as typ.

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ..... PM Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P2594

Date first Rec'd 19 APR 1993

Registration

Reference H22/0347/93

Cross-Ref R

Date 20/4/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £ 60.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 222 OS Plots
Grid ref 528350 321450.

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 –
Dist Bound
Other:

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

Linked to site Ref

Linked to property Ref ~~033033~~ 033374

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

H22/0347/93

FULL

Applicant: Mr J T Elsey
Tel: 0406 380660

Agent: Mr J T Elsey
0406 380660

Description: Proposed garage and storage area incorporating WC

Location: 525 Broadgate
Weston Hills
Spalding
Lincs

Valid date: 19-APR-93
Target dates:
To case officer 26-APR-93
Inspected by 03-MAY-93
Extra contacts 10-MAY-93
Report if not clear by 24-MAY-93

Terminal date: 14-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 54 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~30-APR-93~~ 14 May	~~21-MAY-93~~ 4 June
Clerk to Weston PC	0406 370669	26-APR-93	10-MAY-93
Cllr T Barker	0406 380787	26-APR-93	03-MAY-93

L.C.C — No objections JC 26/4/93

N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0347/93

Applicant: Mr J T Elsey
525 Broadgate
Weston Hills
Spalding
Lincs, PE12 6DB

Agent: Mr J T Elsey
525 Broadgate
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Proposed garage and storage area incorporating WC

Location: 525 Broadgate Weston Hills
Spalding Lincs

Type: FULL

Date received: 19-APR-93

26-APR-93

Dear Cllr T Barker

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 03-MAY-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr T Barker
48 Backgate
Cowbit
Spalding Lincs
PE12 6AP

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

Signed:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
P. ..g & 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 : P2554
Date received : 19-APR-93

Received from

J T & J M Elsey

Address

525 Broadgate
Weston Hills
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

FILE COPY

PROPOSED GARAGE & STORAGE AREA

AT

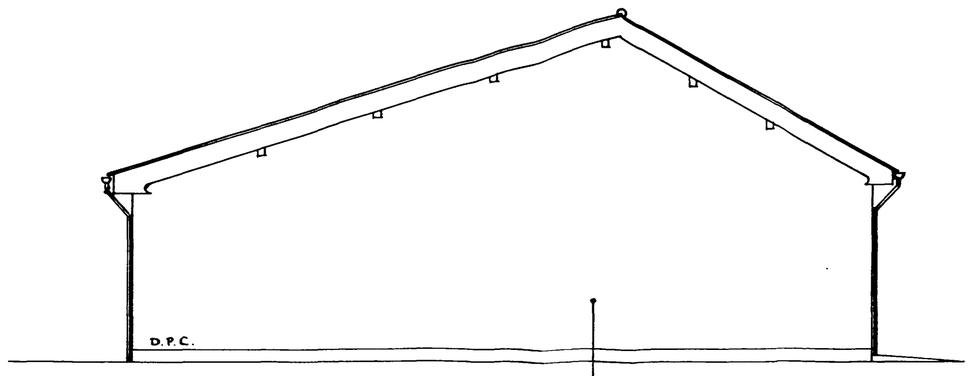
BROADGATE, WESTON HILLS

FOR

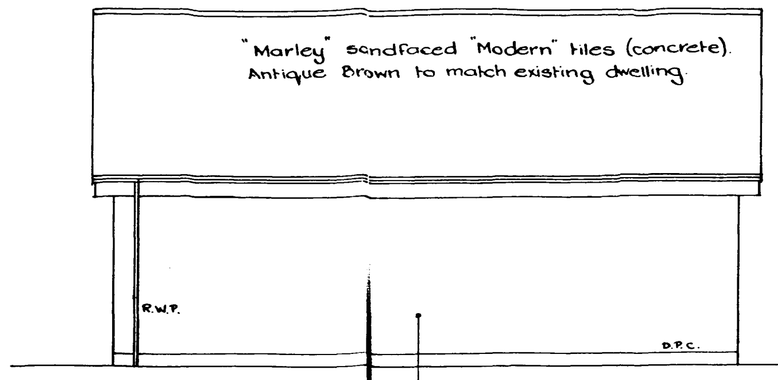
MR. & MRS. J.T. ELSEY

SOUTH... 12 FEB 1993

0347/93

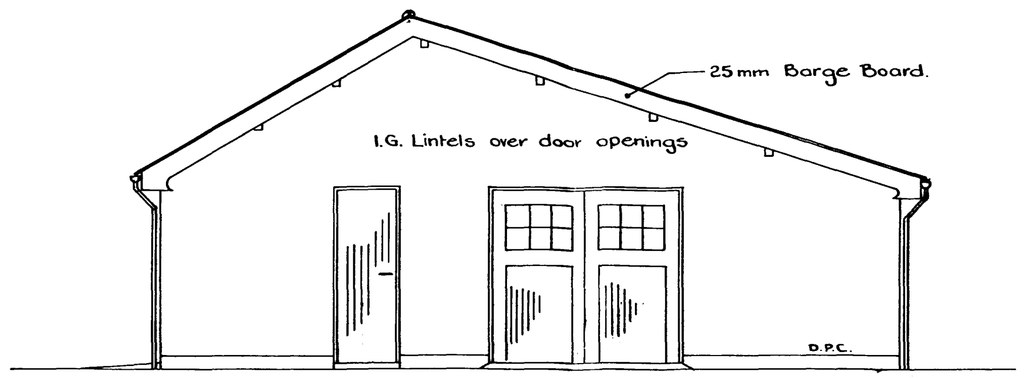


NORTH ELEVATION

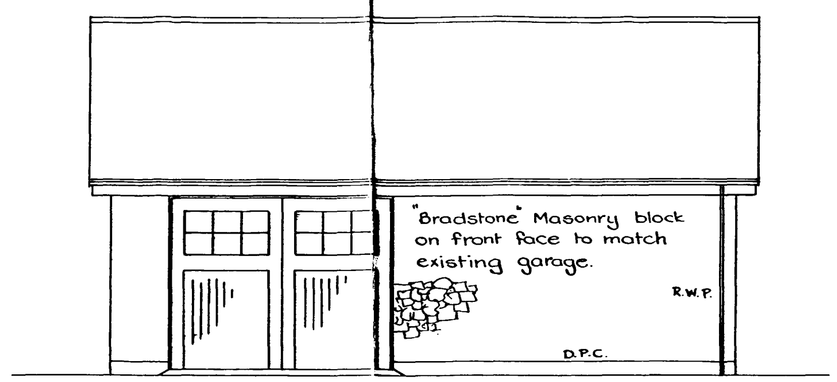


Walls to be cement rendered and finished with white "Weathershield" (To match existing dwelling).

EAST ELEVATION



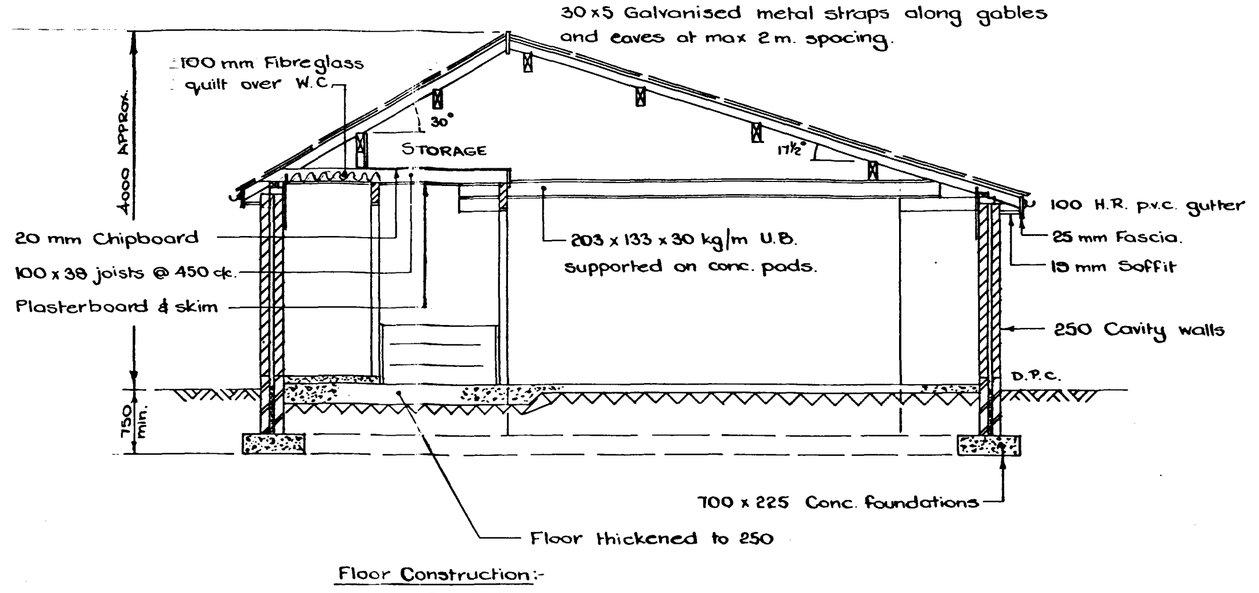
SOUTH ELEVATION



WEST ELEVATION

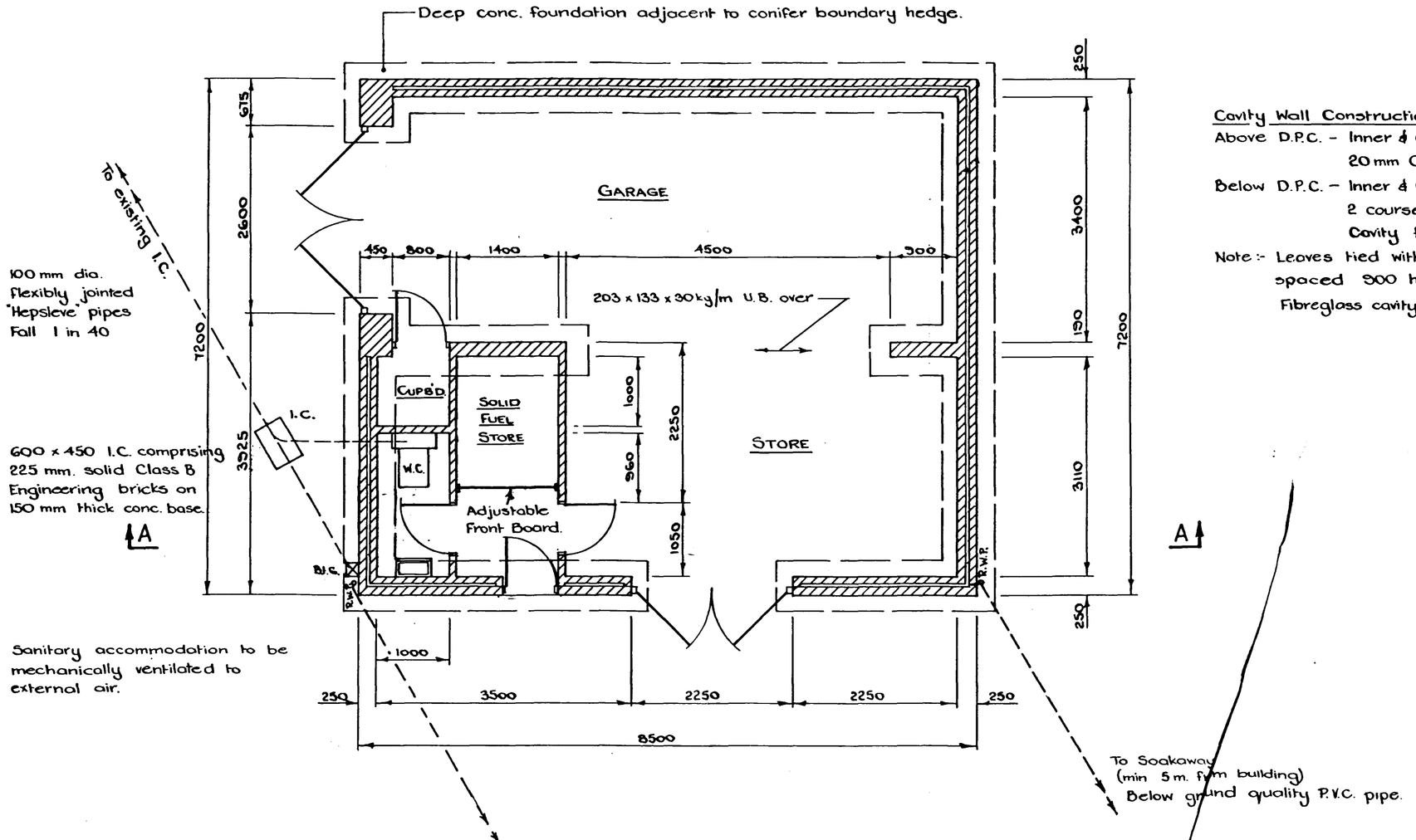
Note :- Rendering not to extend below D.P.C. level
2 Courses blue brick below D.P.C. level to match existing dwelling.

Roof Construction:-
100 x 38 Rafters @ 450 c/c.
225 x 75 Purlins
100 x 75 Wall Plates
38 x 25 Tile Battens
30 x 5 Galvanised metal straps along gables and eaves at max 2 m. spacing.



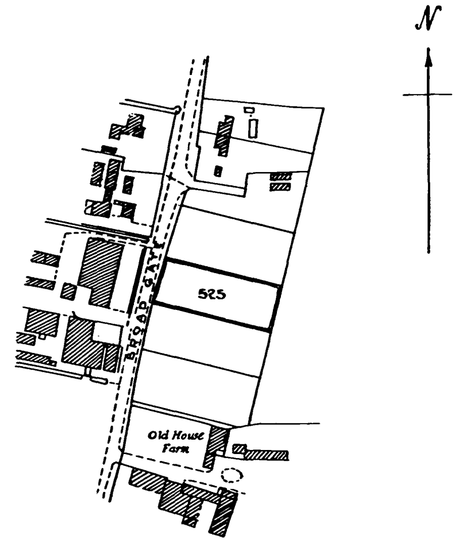
Floor Construction:-
100 mm Concrete
1000 gauge polythene D.P.M.
150 mm consolidated limestone.

SECTION A-A



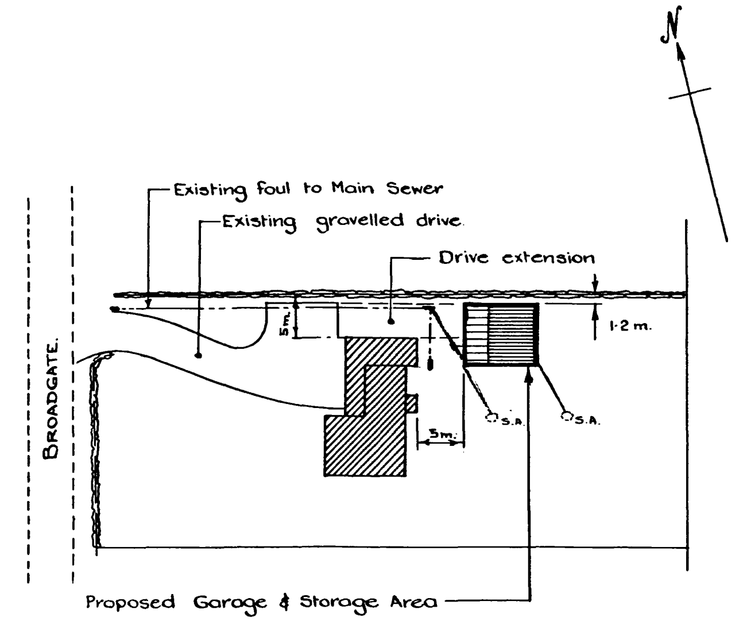
Cavity Wall Construction :-
Above D.P.C. – Inner & Outer leaves "Hemelite" (7 N/mm²) 100 mm solid.
20 mm Cement Render
Below D.P.C. – Inner & Outer leaves Class 'A' concrete with 2 courses blue brick below D.P.C/render stop level.
Cavity filled with conc to 150 mm below D.P.C.
Note :- Leaves tied with galvanised wall ties spaced 900 horizontal, 450 vertical.
Fibreglass cavity infill around W.C.

SCALE 1:50 EXCEPT WHERE NOTED OTHERWISE.



Part O.S. TF 2821

LOCATION PLAN



SITE PLAN

Scale:- 1:500