

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/1292/92

Received: 18-DEC-92 Type: OUTLINE

Name: Broadgate Builders
(Spalding) Ltd
Broadgate House
519 Broadgate, Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
519 Broadgate, Weston Hills
Spalding Lincs

Description: Residential development

Location : Broadgate House & Site Broadgate
Weston Hills Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction. Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 Visibility splays of 2.4 x 120 metres shall be provided at the proposed access onto Broadgate before any residential development is commenced.

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

- 4 Before the permitted access is commenced to be used the existing commercial access between the site and Broadgate shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of the Class III Road.

- 5 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will

also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

- (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

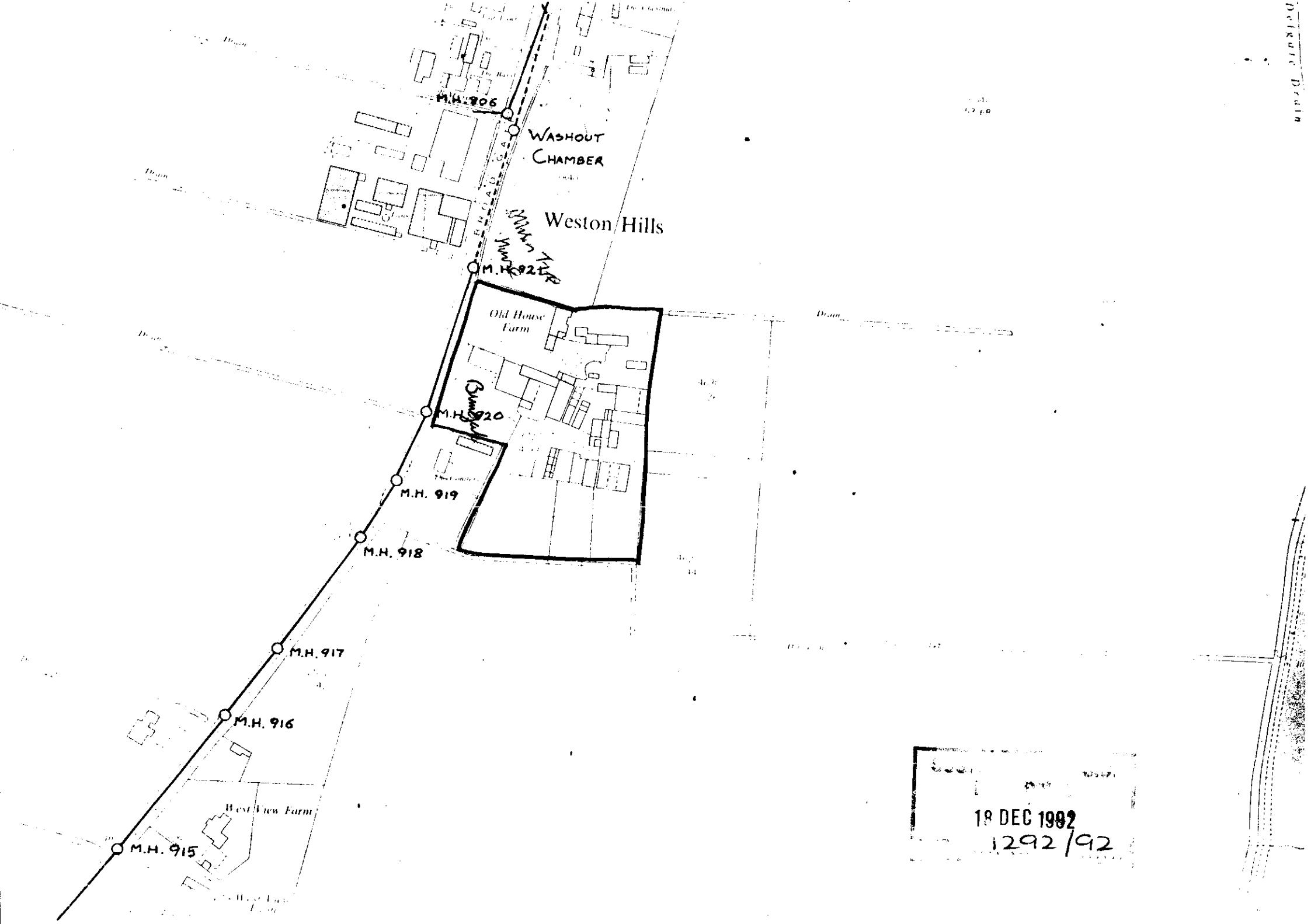
- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 40 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

Condition 3 will require the access to be located at the southern end of the site.

Director of Planning and Building Control Services
11-FEB-93 H22/1292/92

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.



M.H. 906

WASHOUT
CHAMBER

Weston Hills

M.H. 921

Old House
Farm

M.H. 920

M.H. 919

M.H. 918

M.H. 917

M.H. 916

M.H. 915

West View Farm

18 DEC 1992

1292/92

H22 | 1292 | 92

18 DEC 1992

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many:

Not known
at present

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

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

sq. metres
metres
metres
metres

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

D. Please state type and colour of roofing materials.

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

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Offices, Builders Yard
and Paddock

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: Broadgate
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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

to existing water courses
to highway drain
No

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

No
No
No
No
No

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐☐

Date:

Consultee(s)

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 H. Price (Applicant / Agent) Date 17/12/92

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.

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 H. Price (Applicant / Agent) Date 17/12/92

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC RECORD SHEET

APPLICATION REF. _____

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting Design Ext app Access Landscape

Reg 4

Scale drawing _____

Highway S/W _____

Agric appraisal _____

Other _____

Precise details,
for non-standard
direction:

Senior Officer authorised: _____

Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed: _____

Further direction:

Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant Name: _____

Other: _____

Order No. _____

Case Officer

Recorded on board:

Notes for Case Officer

Find at what's proposed for Cllr
Barker. PM 6-1-92. Rang A.F. no plans. will
spoke to H. Price + phone back
Boundaries

Site Inspection

Accuracy

Neighbours

Site features

Other

Inspected by PM
Date 8-1

Phoned A.F. to check call
of 6-1-93. Have no
plans.

~~What happened~~ The canifers + S21
~~before~~ Broadgate
western hills
spalding

Notice posted by PM
Date 8-1-

Resident Notices required

Sent

Delivered

Case Officer Conclusions

Covers large area than previously.

Bolton (notes) well screened, assessed hedging

1. Longish bees on postcard. Boundary with house to south 2 1/2 m. Longish
hedge plus 3-4 individual longish bees, none off boundary

RECOMMENDATION

Boundaries to paddock open

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz

DELEGATED

Case Officer PM

Senior Officer 12.10.12

Case Officer Recommendation

Approve Refuse

Signed PM S-2

Change to Committee recorded

1) Sc 1

Conditions/Reasons
(continue overleaf)

2) Irrevocability of 2.4 x 120m shall be
provided at the proposed access into Broadgate before any residential
development is commenced Reason B4

3) B20 ... existing communal access ... Broadgate
Reason B8 ... Class III Road

4) C1 Reason C1

5) C2a Reason C2a

6) C4 ... 40m Reason C4

Notes to applicant

Disabled
Outstanding RM
Amended plans

Condition "2" will require the access to be located at the
Southern End of the site.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1760.

Receipt Issued P2043

Date first Rec'd 18 DEC 1992

Registration

Reference H22/1292/92

Cross-Ref N/A

Date 21/12

Validation

TYPE OUTLINE

Earliest permission

Site area 1.54

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 1760

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting	Design	Ext app	Access	Landscaping

Index sheets

200

OS No's

Grid ref 525310

321270

Ward

X

Parish

WESTON

TR Rural

TR Bypass

Level Cross

Footpath

CA

LB

TPO

Inside IBD

YES

Inside LP area

NO

Linked to site

Ref

1024

Linked to property

Ref

Planning Records:

Earlier apps

732/82 ~

1195/87 ~

265/80 ~

351/82 ~

135/85 ~

1032/85 ~

90/80 ~

B Reg Records:

Already submitted - Ref

Request

Requested

conversion
to fees

116/85 ~

869/87 ~

342/80 ~

FILE COPY

Mrs B M Allsopp,
Clerk to Weston Parish Council,
33 Small Drove,
Weston,
Spalding,
Lincs.
PE12 6HS.

Mr J Blacklock

SAW/NRM/JJ
H22/1292/92

3 March 1997

Dear Mrs Allsopp,

**RE-DEVELOPMENT OF BROADGATE BUILDERS PREMISES, BROADGATE,
WESTON HILLS, SPALDING.**

Thank you for your letter dated 18th February 1997 which was received on 19th February 1997.

With regard to your query, outline planning permission was first granted for the re-development of Broadgate's premises at Weston Hills on the 5th October 1988 (planning ref: H22/1032/88). At that time, the residents of The Conifers and 521 Broadgate were individually notified of the application but no response was received from them nor from the Parish Council. The application was reported to the Planning Committee on the 14th September 1988, and approved subject to conditions. This application was not implemented, and expired on the 5th October 1991.

On the 18th December 1992 a further outline application for residential development was submitted (ref: H22/1292/92). This application was advertised in the press on the 8th January 1993 and the residents of The Conifers and 521 Broadgate individually notified on the 12th January. No responses were received, nor did the Parish Council make representations and outline planning permission, subject again to conditions, was granted under the delegation procedure on the 11th February 1993.

I hope the above answers your query, but if not please contact me further.

Yours sincerely

N Midlen
Development Control Manager

WESTON PARISH COUNCIL

MRS B M ALLSOPP
CLERK OF THE COUNCIL
TEL: 01406 370669

33 SMALL DROVE
WESTON SPALDING
LINCS PE12 6HS

Mr N Midlen
Housing & Planning Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

18 February 1997

ACTION

Action of : ... DCM
Discuss with : ... DCM
Copy to :
File Ref :
Comments :

SHDC

13 FEB 1997
Housing & Planning
Received

Dear Mr Midlen

YOUR REF: SAW/NRM/JJ 112/1292/92
RE-DEVELOPMENT OF BROADGATE BUILDER PREMISES,
BROADGATE, WESTON HILLS, SPALDING

You wrote to Councillor Tom Barker on 4 November regarding the above matter.
The Parish Council will be most grateful to receive the same details in writing.

Mr M Johnson, 505 Broadgate, Weston Hills (who previously lived at The Conifers)
has written to the Parish Council in response to a leaflet which was circulated prior to
the recent Parish Poll. Some of the details of his letter are as follows:-

*"You also quote in 1988 & 1992 I was notified of Broadgates outline
application. I enquired at Planning dept. They could not tell me
anything about 1988, but said they sent me notification in 1992,
which I never received so I was unable to respond."*

Mr Johnson concluded his letter by stating *"We hope we may not be caused to take
this same action in the future."* (Referring to calling for a Parish Poll) Although the
Parish Poll showed that the majority of the electorate have confidence in the Parish
Councils handling of planning applications, Mr Johnson does not seem prepared to let
the matter rest.

The Parish Council would like to have confirmation of the facts from you before
responding to Mr Johnson.

Yours sincerely



Brenda M Allsopp

Cllr. T. Barker,
48 Backgate,
Cowbit,
Spalding,
Lincs.
PE12 6AP.

Mr N Midlen

SAW/NRM/JJ
H22/1292/92

4 November 1996

Dear Councillor Barker,

**RE-DEVELOPMENT OF BROADGATE BUILDERS PREMISES, BROADGATE,
WESTON HILLS, SPALDING.**

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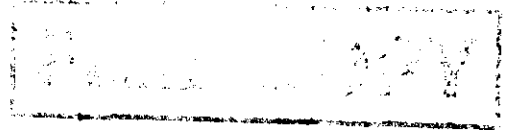
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I hope the above answers your query, but if not please contact me further.

Yours sincerely

N Midlen
Development Control Manager





Mr M Johnson,
505 Broadgate,
Weston Hills,
Spalding,
Lincs.

Mr J Blacklock

SAW/NRM/JJ
H12/1292/92

29 January 1997

Dear Sir,

RESIDENTIAL DEVELOPMENT - BROADGATE HOUSE AND SITE, WESTON HILLS.

Thank you for your letter dated 24th January 1997 in connection with the above.

I would advise you that outline planning pemrission H122/1292/92 was granted on 11th February 1993 in respect of the above.

The application was advertised as a departure from the Structure Plan and a site notice posted on the site on 8th Januay 1993.

The owner/occupiers of no 521 Broadgate and 'The Conifers' were notified individually of the application.

I trust this information will be of assistance.

Yours faithfully

N Midlen
Development Control Manager

John
please return

1292/92

D/L/M

SHDC

27 JAN 1997

505 Broadgate
Sexton Hills.
24. 1. 97

Dear Madam,

I called at planning department
21.1.97 for some information which the
lady and gent were unable to provide
me with.

It was suggested I write to you.
The information I would be most grateful
for is regarding Broadgate Builders
outline planning application for land at
rear of my premises.

I would very much like to know
if and when notification was sent
to me as I have no knowledge
of this.

Yours truly
Mr. M. Johnson.

6 February 1996-

Advised Simon Liguori that
submitted informal layout was
too dense and therefore
unacceptable in this oral exam.
Also advised that 2.4m x 120 m
visibility spray required.

Advised he would be best advised
to review outline.

John Liguori

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/1292/92

Received:18-DEC-92 Type:OUTLINE

Name: Broadgate Builders
(Spalding) Ltd
Broadgate House
519 Broadgate, Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
519 Broadgate, Weston Hills
Spalding Lincs

Description: Residential development

Location : Broadgate House & Site Broadgate
Weston Hills Spalding Lincs

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

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 - (a) the expiration of five years from the date of this permission,
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Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

- attractiveness of the environment;
- (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

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

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Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of the Class III Road.

- 5 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will

also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

- (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 40 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

Condition ³~~2~~ will require the access to be located at the southern end of the site.

05-FEB-93

AD check... *AS* 10/2

Authorised to issue (inc Delegation)... *h/2*

BRIAN SMITH C 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



Application no: H22/1292/92

Type: OUTLINE

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Residential development

Location: Broadgate House & Site
Broadgate
Weston Hills
Spalding Lincs

Valid date:	18-DEC-92	Terminal date:	12-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	25-DEC-92	Report deadline:	12-JAN-93
Inspected by	28-DEC-92		
Extra contacts	01-JAN-93	Case Officer:	
Report if not clear by	22-JAN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1.54 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Weston PC 0406 370669	31-DEC-92	14-JAN-93
Cllr T Barker 0406 380787	31-DEC-92	14-JAN-93
Owner/Occupier, The Conifers, Broadgate	12-JAN-93	2-FEB-93
Owner/Occupier, 521 Broadgate	12-JAN-93	2-FEB-93
Site/Press Advert MAJ	08-JAN-93	29-JAN-93

LCC *Chris Atkinson* 21/1/93
plan taken 14/1/93

SITE DETAILS

Grid ref: 528370 321270
OS Sheets: 222

Parcel:

BRIAN SMITH D 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



Application no: H22/1292/92

Type: OUTLINE

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Residential development

Location: Broadgate House & Site
Broadgate
Weston Hills
Spalding Lincs

Valid date: 18-DEC-92

Terminal date: 12-FEB-93

Target dates:

Target Committee: 26-JAN-93

To case officer 25-DEC-92

Report deadline: 12-JAN-93

Inspected by 28-DEC-92

Extra contacts 01-JAN-93

Case Officer:

Report if not clear by 22-JAN-93

P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1.54 HA

Category: Newbuild

Listed building:

Other Constraints:

Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Weston PC	0406 370669	31-DEC-92	14-JAN-93
Cllr T Barker	0406 380787	31-DEC-92	14-JAN-93
Site/Press Advert MAJ		08-JAN-93	29-JAN-93

L.C.C. plan taken CB. 7/1/93

SITE DETAILS

Grid ref: 528370 321270

OS Sheets: 222

Parcel:



Anglian Water
Services Limited

(14)

S.H.D.C. PLANNING DEPT. RECEIVED - 2 FEB 1993	
Attention of DPO NCM PO BS CP CHATTERTON TOWER with by date	File Nos. Acknowledge YES/NO by date

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

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/930002
Your ref H22/1292/92

29-JAN-93

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : BROADGATE HOUSE, BROADGATE, WESTON HILLS, SPALDING
Applicant: BROADGATE BUILDERS (SPALDING) LIMITED

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

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

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

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Acting Customer Services Manager



Councillor T Barker
48 Backgate
Cowbit
Spalding
Lincoln
PE12 6AP

Mr P J Udy
PJU/LAB
H22/1292/92

27 January 1993

Dear Councillor Barker

Residential Development At Broadgate House and Site, Broadgate,
Weston Hills, Spalding - For Broadgate Builders.

I write further to your telephone conversation with my
Planning Assistant, Mr Udy.

I have been advised by the applicant that there are no firm
plans on how the site may be developed and the purpose of this
planning application is to renew an earlier planning permission
which is referenced H22/1032/88.

It would appear however that this new planning application
covers a slightly larger area than the original, but
nonetheless the site is still within the Interim Boundary of
Development for the Weston Hills Austendyke area (copy of plan
enclosed).

I trust this clarifies the situation and I would be grateful if
I could have any comments you have on the proposal within 7
days of the date of this letter.

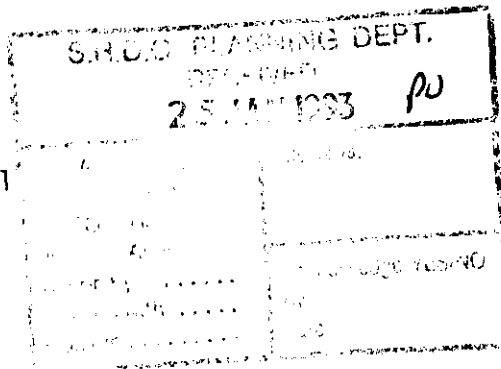
Yours sincerely

Requires 3-2-92

1.6
N R Midlen
Principal Planning Officer
Development Control

dec 8/2011

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



*National Rivers Authority
Anglian Region*

20 January 1993

Our Ref: GT/93/1/SH/0012/EB

Dear Sir

**PLANNING APPLICATION NO H22/1292/92
PROPOSED RESIDENTIAL DEVELOPMENT BY BROADGATE BUILDERS (SPALDING) LTD
BROADGATE HOUSE, 519 BROADGATE, WESTON HILLS, WESTON.**

With regard to the above-mentioned application received on 11 January 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

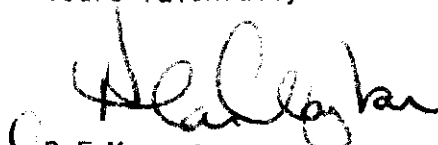
All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

All surface water from roads and hardstanding areas should discharge to a piped positive system incorporating trapped road type gullies.

This site is within the South Holland Internal Drainage Board's area. The IDB's byelaws apply.

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.

Yours faithfully


R F Morgan
Planning Engineer

cc Broadgate Builders (Spalding Ltd)
Broadgate House
519 Broadgate
Weston Hills
Nr Spalding, Lincs

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 3TF
Tel: (0522) 513100
Telex: (0522) 512927

~~Mr~~ Hammond
 Write of Appeal
 See 0-26

K

90/80	Breach of G.P. Storage Building	<u>Withdrawn</u>
265/80	Alt + Ext ⁿ to dwelling.	<u>Granted.</u>
542/80	C.O.U. to Building Contractors Yard + Breach of G.P. building	<u>Granted</u>
381/82	Lifting of ag. land	<u>Granted.</u>
732/82	one Plot.	<u>Granted</u>
135/85	Ext ⁿ to bungalow	<u>Granted.</u>
1195/87	C.O.U. bungalow to offices	<u>Granted.</u>
869/87	C.O.U. House to offices	<u>Granted</u>
116/88	Alt + Ext ⁿ to convert House to offices	<u>Granted.</u>
1032/88	Res Development.	<u>Granted.</u>

[Handwritten signature]

2513
11-92

5816
5-56

2600
2-84
2600
4-27

6100
10-92

6100
9-09

Blenheim House

Weston Hills

Hasland

4102
-40

Chivall

Merriden

Poultry Houses

A

Greystone

Garage

Drain

East View

Moss Side

Austendyke Methodist Ch.

B.M. 10-54

T.C.B.

M.P.

The Bell (P.H.)

3077
2-08

Drain

3271
-92

Shrine

Barn

Endrow

Grass

Drain

Straw

Refus Tip

The Chestnuts

Fair Lawn

The Barn

B.M. 10-11

Willahel

4077

21-50

Breck House

5879
1-76

Austen Dike

6046
53-68

ly reviewing its planning smaller villages in the smaller villages, each with and particular development

in the District rightly and larger villages. These services and facilities for his strategy also protects ment and safeguards the e importance of high grade

villages should continue to needs of the local community places of work. The Council ies for housing development next five years or so, and opment will be in keeping ge. At the same time the ger term development needs.

Council invited the local development to know with policies for those areas r requirements for that development is envisaged. responsible for providing ut the Council's aims and plan their investments and

ished it will provide local ment to know with certainty r those areas which may be that development and those d. This will also enable facilities and services to

DEVELOPMENT IN WESTON HILLS - AUSTENDYKE

The Interim Boundary of Development (IBD) for Weston Hills - Austendyke is shown overleaf.

Area A: Identified on the plan is excluded from within the boundary, but there is potential for residential redevelopment should the existing haulage business wish to relocate.

At the southern end of the village along Broadgate there are two areas which are evidently suitable for small estate developments.

Apart from these two areas identified as appropriate for depth development, the new IBD has been drawn to provide a notional depth of about 30 metres signifying frontage development only. Existing rear curtilages have been encompassed in some cases but the principle of frontage remains.

Despite a general presumption in favour of development proposals within the IBD, it is emphasised that individual proposals for housing development should be of a scale in character sympathetic to the size and appearance of the particular village and that such proposals for development will be assessed in relation to their impact on the nature, scale and density of existing development in the village. Additionally it should not be assumed that planning permission will always be granted on a frontage plot, since some areas need to remain undeveloped because of the importance of the site to the village character and environment.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Humbo District Council

Application
Reference

1422/1292/92

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal			vertical		
	2	8	3	2	1

2. Address or location

BROADGATE House, Broadgate Western Hills

3. Name, classification and number of road

III

4. Date application referred

7-1-93

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT

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: 21-1-93

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) Visibility splay of 2.4m x 120m shall be provided at the proposed access onto Broadgate before any residential development is commenced

(2) B20 — — — — — existing commercial access — — —
Broadgate

(3) C1

(4) C2a

(5) C4 — — — — — 40m

Delete as appropriate

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

(1) B4

(2) B8 — — — — — Class T4 Road

(3) C1

(4) C2a

(5) C4

Note: Condition 1 will require the access to be located at the southern end of the site

Deeping House,
Welland Terrace,
Spalding, Lincs PE11 2TD

2:00WVN 4775

Applications are invited from traders to be included on the select list of tenderers to supply the following services to the Contract Services Organisation, 1st April 1993 - 31st March 1994.

1. Supply of petrol
 - a) Holbeach Area
 - b) Spalding Area
2. Hire of Waste Skips
3. Purchase of Scrap Metals

Please apply in writing to:

SOUTH HOLLAND DISTRICT COUNCIL



Contracts
Services, Fleet
Street, Holbeach,
Spalding, Lincs
PE12 7AH

The closing date for
applications is 26th
January 1993.

64863 0WVN

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H22/1292/92

Broadgate Builders OUTLINE
Residential developments
Broadgate House & Site,
Broadgate, Weston Hills,
Spalding, Lincs

H23/1293/92

S. W. & P. HOYES OUTLINE
Use of the land for residential
development
Mill Lane, Whaplode, Spalding,
Lincs

The following proposals do not accord with the provisions of the relevant Development Plan.

H15/1310/92

Mr D. A. Casswell SEC 63 Continuation
Retention of dwelling without
complying with agricultural
habitation condition
The Hollows, Watergate Road,
Quadrant Eadyke, Spalding,
Lincs

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H14/1285/92

David Parker Homes Ltd FULL
Erect 18 houses and 16 flats with
access road
Land off Rose Lane, Pinchbeck,
Spalding, Lincs

H16/1225/92

Ayscough Hall School Ltd LISTED BUILDING
Removal of external timber wc
and redundant chimney stacks
and internal alterations
Welland Hall, London Road,
Spalding, Lincs

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.



B. Smith
Director of
Planning and
Building Control
Services

January 8, 1993.

74881 0WVN

Section, Wellbar House, Gallowgate, Newcastle upon Tyne NE1 4TD before the 22nd day of January, 1993, and should state the title of the Order and the grounds of objection.

DESCRIPTION OF THE LAND

- (a) Land to be purchased compulsorily containing 44,986 square metres.
- (b) Land over which rights are to be acquired compulsorily containing 20,605 square metres; and
- (c) Land to be purchased compulsorily to mitigate adverse effects containing 5,040 square metres.

All situate between the A16 Spalding-Gosberton Road and the site of the old railway in the Parish of Surfleet in the District of South Holland in the County of Lincoln.

Dated December 14, 1992.

Dr J. EMMERSON
Director of Highways and Planning,
County Offices, Lincoln.

6486WVN 4367

NOTICE OF ADMINISTRATION ORDER COMBIFLORA - IN ADMINISTRATION

Registered number: 1002682.
Nature of business: Import and Sale of Plants and Bulbs.

Trade classification: 22 (Other retail).
Administration order made December 16, 1992.

**L. ROBERT BAILEY &
STEPHEN J. TAYLOR,**
Joint Administrators.

(Office Holder Nos 6496 and 7821).

648192

187/6075G8-1

LINCOLNSHIRE COUNTY COUNCIL ROAD TRAFFIC REGULATION ACT 1984 TEMPORARY CLOSURE TO TRAFFIC PINCHBECK - TYDD ROAD

NOTICE IS HEREBY GIVEN that owing to the culvert works the Lincolnshire County Council intends to make an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on Tydd Road, Pinchbeck West (Grid Ref: TF 2179 2356) commencing on January 18, 1993 for a period of about six weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for traffic is via Mill Green Road, Fengate Road and vice-versa.

J. EMMERSON,
Director of Highways and Planning,
Lincolnshire County Council.

51 0WVN 6551

187/6075G8-1

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT SIR JOHN GLEED SCHOOL, HALMER GARDENS, SPALDING

I GIVE NOTICE that Lincolnshire County Council is applying for planning permission to install a floodlighting system and erect a fence to an all-weather pitch and to construct a new car park.

Members of the public may inspect copies of the application and of the plans and other documents submitted with it at the Department of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of the South Holland District Council, Priory Road, Spalding, at all reasonable hours until January 29, 1993.

Anyone who wishes to make representations about this application should write to the Director of Highways and Planning, City Hall, Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning,
January 8, 1993.

51 0WVN 4878

187/6075G8-1

Wisbech 0945 474997
903627

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PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Broadgate Builders
is applying to the Council for planning permission for the following:

Reference No: H22/1292/92

Description: Residential development

Location: Broadgate House & Site
Broadgate
Weston Hills
Spalding Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 29-JAN-93

Any observations should be sent to me by 29-JAN-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-JAN-93



S O U T H



H O L L A N D
DISTRICT COUNCIL



Broadgate Builders (Spalding) Limited

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

Telephone: (0406) 380532

Fax: (0406) 380014

Our Ref: HRP/OPP

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

17th December 1992

Dear Sir,

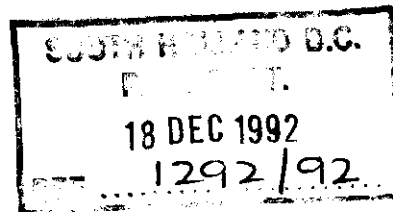
Re: Proposed Residential Development at
Broadgate House, Broadgate, Weston Hills

I have enclosed herewith an Outline Planning Application for the above site.

Should you require any additional information do not hesitate to contact me.

Yours faithfully,

HOWARD PRICE



4

