

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0550/93

Received: 14-JUN-93 Type: RESERVED MATTERS

Earlier Permission: H23/1366/91

Name: Mr M Cox
10 Birch Grove
Spalding
Lincs
PE11 2HL

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom bungalow and garage

Location : Broadgate Whaplode Drove
Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached plan (drawing number MC.1A, received 5 July 1993).

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

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing numbers MC.1A and MC.2B), received by the Local Planning Authority on the 5 July 1993.

For the avoidance of doubt the approved roofing materials is Sandtoft Brown double pantiles.

Director of Planning and Building Control Services
20-AUG-93 H23/0550/93

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.

PLANNING APPLICATION

For office use only

Application No. **H23/0550/93**

Date Registered

14 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MIKE COX,
16 BIRCH GROVE,
SPALDING,
Lincs.

Tel. No.

RE 11 244.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT,
4 CHAPEL GARDENS,
WHARFLODE,
SPALDING,
Lincs.

Tel. No. 0406 490800
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BROADGATE, WHARFLODE DRIVE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM BUNGALOW & GARAGE.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of ... £120

If you consider no fee is payable

include a written explanation instead.

Previous application No:

Signed...

Date...

11.6.93

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

☒ →
☐ →

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

Please state Site Area

(Hectares)

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

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☐

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.☒ →

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

423/1366/91

1, 2 & 4.

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:

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

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

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

N/A.

sq. metres

5.

metres

18.33.

metres

8.98.

metres

BUTTERLEY - OLD ENGLISH RUSTIC.

SANDHILL - GOLD ROLL - BROWN.

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

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

If so, name of road:

Will there be —

Individual access(es)

New estate road

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

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

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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

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.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P2817

Date first Rec'd 14 JUN 1993

Registration

Reference H23/0550/93

Cross-Ref R

Date 15 JUN 93

Validation

TYPE Rm

Site area
No of dwellings 1
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 £ 120

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 362 OS Plots
Grid ref 531470312980

Ward H Parish WHAPLODE

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 593

Linked to property

Ref

Planning Records:
Earlier apps

1366/91

B Reg Records:

Already submitted - Ref:

Request needed

Requested

DI INSTRUCTION SHEET

APPLICATION REF: H23/0550/9E

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land
✓	✓	✓	✓	✓

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:

Additional Consultation/Publicity Required

DMG 18/1

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess G ENV Specify:

Conservation LB Demolish G* DEM
Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific
Other PLA Specify:
Specify:

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

Case Officer ~~DMG~~ DMG
Senior Officer Confirmed

Date: 11/11/11

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :

Neighbours : currently agricultural land, New bungalow

Boundaries : to north 1.8m fence along boundary.

Site Features : Footpath - Further land to south.

Inspected by DMG

Date 23/6

Site Notice posted by DMG

Date

Expiry 23/6

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

"Ayot", Broadgate

Case Officer Conclusions DMG 23/7

Site has outline consent for dwelling (Ref 1366/01)
Proposed dwelling considered acceptable in balance.
Satisfactory from highway point of view.
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

DELEGATED DECISION

Case Officer Recommendation

Approve
(or equiv)

Refuse
(or equiv)

Signed DMG Date 23/7

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

~~Notes~~
~~Disabled~~
~~Prev conditions~~
~~Amended plans~~
~~Design~~
~~Received~~

Conditions/~~Notes~~ (not to be used)

① B23 - (amended diag of MC-1A
rec'd 5/7/93)

Reason B23 -

Notes

① SW1 - diag N's MC-1A and MC-2B rec'd by
the LPA on 5/7/93

② For the avoidance of doubt the approved roofing material
is Sandhilt brown double pan tiles

IAN 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



H23/0550/93

RESERVED MATTERS

Applicant: Mr M Cox
Tel:

Agent: G R Merchant
0406 490800

Description: 3 bedroom bungalow and
garage

Location: Broadgate
Whaplode Drove
Spalding

Valid date:	14-JUN-93	Terminal date:	09-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	21-JUN-93	Report deadline:	21-JUL-93
Inspected by	28-JUN-93		
Extra contacts	05-JUL-93	Case Officer:	
Report if not clear by	19-JUL-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier "Ayot", Broadgate	25-JUN-93	16-JUL-93
Site/Press Advert MIN	23 ~~25~~ -JUN-93	14 ~~16~~ -JUL-93
Clerk to Whaplode PC 0406 26739	18-JUN-93	02-JUL-93
Cllr N P Judge MBE 0406 330300	18-JUN-93	25-JUN-93

SITE RECORD

Grid ref: 531770 312980
OS Sheet: 362

Parcel:

L.C.C. - Docs Attached for S 57113

AN 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



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Report deadline: 21-JUL-93

Case Officer:

~~J BLACKLOCK~~

DMG

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H23/0550/93

RESERVED MATTERS

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0406 490800

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Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	²³ ~~25~~ -JUN-93	¹⁴ ~~18~~ -JUL-93
Clerk to Whaplode PC 0406 26739	18-JUN-93	02-JUL-93
Cllr N P Judge MBE 0406 330300	18-JUN-93	25-JUN-93

SITE RECORD

Grid ref: 531770 312980
OS Sheet: 362 Parcel:

LCC See H/H/3.5 dated 17/6/93

TYPE: Reserved Matters

DESCRIPTION: Three-bedroomed bungalow and garage

LOCATION: Broadgate, Whaplode Drove

APPLICANT: Mr M Cox

AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

RECOMMENDATION

Grant Permission, subject to conditions.

COMMENTS

- 1 Within IBD. Site southernmost two plots granted, Planning permission ~~granted~~ (H23/1366/91).
- 2 Proposed bungalow considered acceptable on balance. 1.5 metres and 2.5 metres from northern and southern boundaries respectively.
- 3 Recently constructed bungalow to north and 1.8 metre high close boarded fence on common boundary between the two.

REPRESENTATIONS

Parish Council:

Agree with plans of bungalow, but are very concerned about the actual siting of septic tank as very close to public footpath and driveway.

County Highways:

Request conditions.

SCHEDULE OF CONDITIONS

- 1 B23 - (access and turning space to accord with attached plan) ... amended drawing MC1A received by the Local Planning Authority on the 5 July 1993.
Reason: B21.

NOTES

- 1 SN1 - (amended plans) ... drawing numbers MC1A and MC2B received by the Local Planning Authority on the 5 July 1993.
 - 2 For the avoidance of doubt the approved roofing material is Sandtoft Brown pantiles.
-

Discussed with DPBCS
who considered it not not go to
committee.
DAG 13/8

22 12/8

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

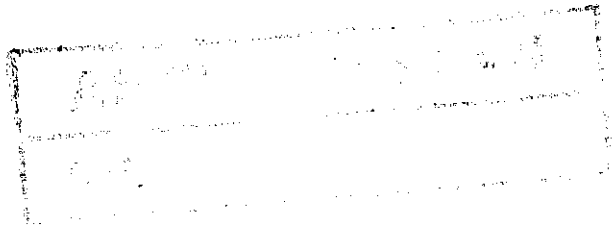


4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: DMG/LAB H23/0550/93
Our ref : GRM/JJM/MC

1st July, 1993.

S.H.D.C.
Planning Dept.,
Priory Road,
Spalding,
Lincs.



Dear Sir,

PLANNING APPLICATION H23/0550/93 - THREE BEDROOM BUNGALOW AND GARAGE, BROADGATE, WHAPLODE DROVE.

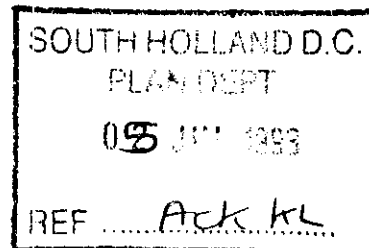
Further to your letter of 29th June with respect to the above, please find enclosed amended plans as requested.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

J. Merchant.

p.p. G.R. Merchant.



DGT

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Humn District CouncilApplication
ReferenceH2310550/93.

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. Address or location

BROAD GATE, WHARFODE DRIVE

3. Name, classification and number of road

T11

4. Date application referred

17-6-93

5. State whether outline, detailed application etc.

Full R.M.

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

BUNGALOW & GARAGE

- 7.

Delete as
appropriate

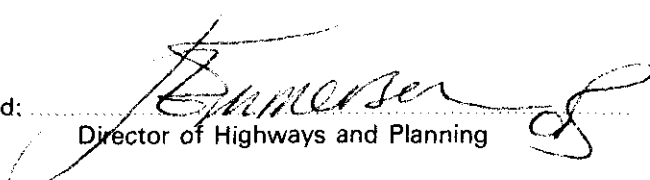
Notice is hereby given under the provisions of article 15 of the Town and
Country Planning General Development Order, 1988, that the County Council
as local highway authority:—

- a. ~~Does not wish to restrict the grant of permission.~~
- b. ☒ Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.
- c. ~~Requests that the local planning authority refuse the application (reason
overleaf).~~
- d. ~~Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.~~

Date:

8-7-93

Signed:


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) B23 -----
rec'd 5/7/93)

(amended drawing No MC.1.A

Delete as
appropriate

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

(1) B21

G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Mr D M Gedney

DMG/LAB
H23/0550/93

29 June 1993

Dear Sir

Planning Application H23/0550/93 - Three Bedroom Bungalow
and Garage, Broadgate, Whaplode Drove.

I refer to the above planning application recently submitted by yourself on behalf of Mr M Cox.

Firstly, the County Highways Authority consider that the turning space will not work adequately as submitted. I therefore enclose what they consider to be a satisfactory arrangement for your comments.

Also, it is considered that the bungalow in its present form does not comply with the Council's "Design Guidelines" to a satisfactory degree. This could possibly be alleviated to a certain extent by the substitution of the fascia/bargeboard with oversailing brickwork.

Additionally, it is considered that the Sandtoft Bold Roll Brown tiles are not vernacular and that a pantile profile would be more appropriate (e.g. the Goxhill Double or Shire pantile).

I look forward to your response in respect of the above matters within the next ten days, plus amended plans if you are agreeable.

Yours faithfully


N R Midlen
Principal Planning Officer
Development Control

Enc

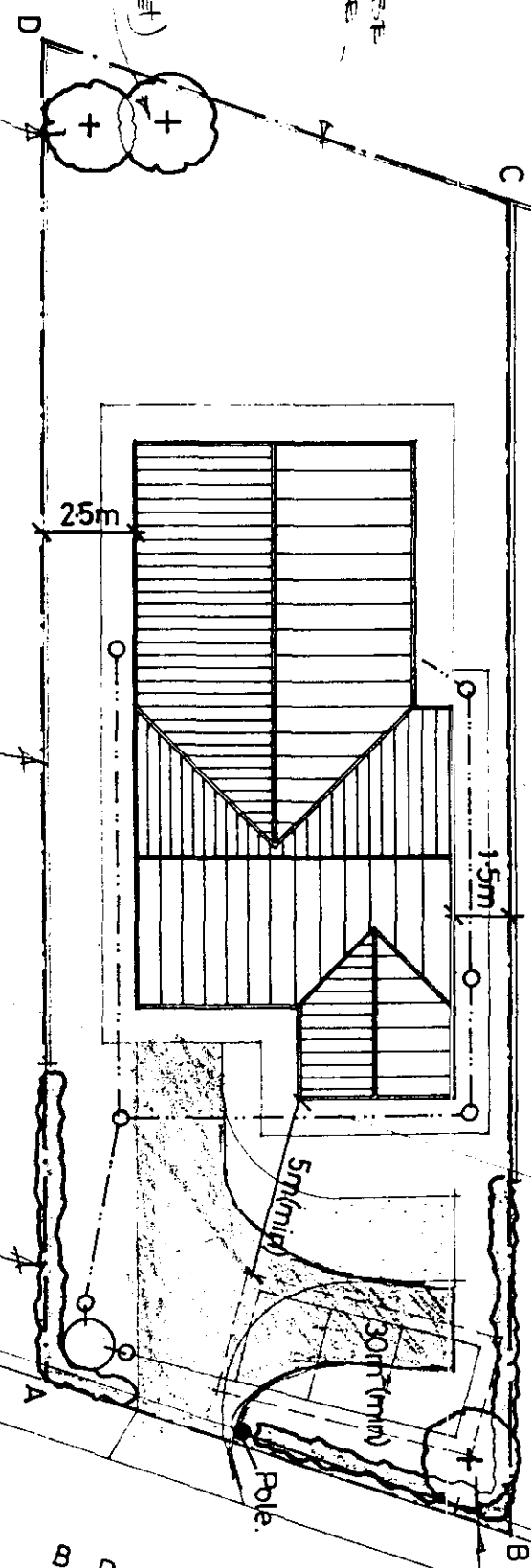
1200 HIGHT CLOSE
BOARDED FENCE

30 Hawthorn.
Eucalyptus (Faint Scarlet)
ANEMONE

WHITEBERRY.
(SORBUS ARIA LATERIFLORA)
STANDARD

1800 HIGHT CLOSE
BOARDED FENCE

GREEN BERRY (HEDGE)
(FAGUS SYLVATICA)
c. 3000/c



BROADGATE

SOUTH HOLLAND Internal Drainage Board

DPO

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-D/550/93/FES

Your Ref.

Date 1 July, 1993

Dear Sir,

RESERVED MATTERS PLANNING APPLICATION - MR. M. COX
DWELLING AT BROADGATE WHAPLODE DROVE

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and clients attention.

No Board's or private watercourses adjoin the site which inspection reveals to be lower than the fronting highway. Surface water from the carriageway which drains via kerb offlets may affect the site.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

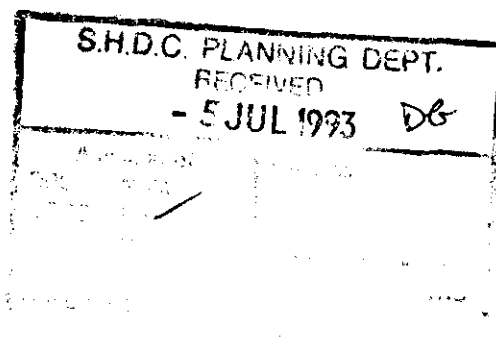
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,



PP ENGINEER TO THE BOARD

G.R. Merchant Esq
4 Chapel Gardens
Whaplode
Spalding
Lincs



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
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Application no: H23/0550/93

Applicant: Mr M Cox
10 Birch Grove
Spalding
Lincs
PE11 2HL

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom bungalow and garage

Location: Broadgate Whaplode Drove
Spalding

Type: RESERVED MATTERS

Date received: 14-JUN-93

18-JUN-93

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 02-JUL-93. 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 J BLACKLOCK

Yours faithfully

B SMITH

Director of Planning and Building Control Services

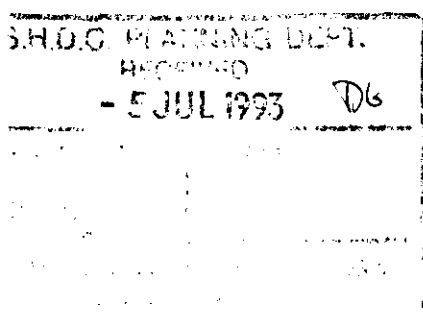
Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

We agree with plans of bungalow but are very concerned about the actual siting of septic tank as very close to public foot path and driveway.

S. M. Merchant



DEPARTMENT OF HIGHWAYS AND PLANNING

To: J. Blacklock SHDC

Planning
Reference H23/0550/93

The following are my observations upon the enquiry
under the reference quoted above:—

Bromsgrove, Witaploods Drain

In order for this proposal to be acceptable the
highway works requires amending as shown on the
attached plan.

Date

17-6-93

Signed

[Signature]
Director of Highways and Planning

BRIAN MITH 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2817
Date received : 14-JUN-93

Received from

C J Boland

Address

Broadgate
Whaplode Drove
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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

