FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0676/93 Received:29-JUL-93 Type:CONDITION COMPLIANCE

Earlier Permission: H23/0003/93

Name: Mr & Mrs A Biggadike
Holme Lea
Millgate
Whaplode
Spalding, Lincs

Agent: A D Hicks
The Pines
Church End
Gedney
Spalding, Lincs

Description: Bricks (Butterley no. 3/135 Kirton Old English Harvest Multi Rustic). Tiles (Sandtoft Double Roman Pantile (Rustic))
Location : Millgate Whaplode
Spalding Lincs

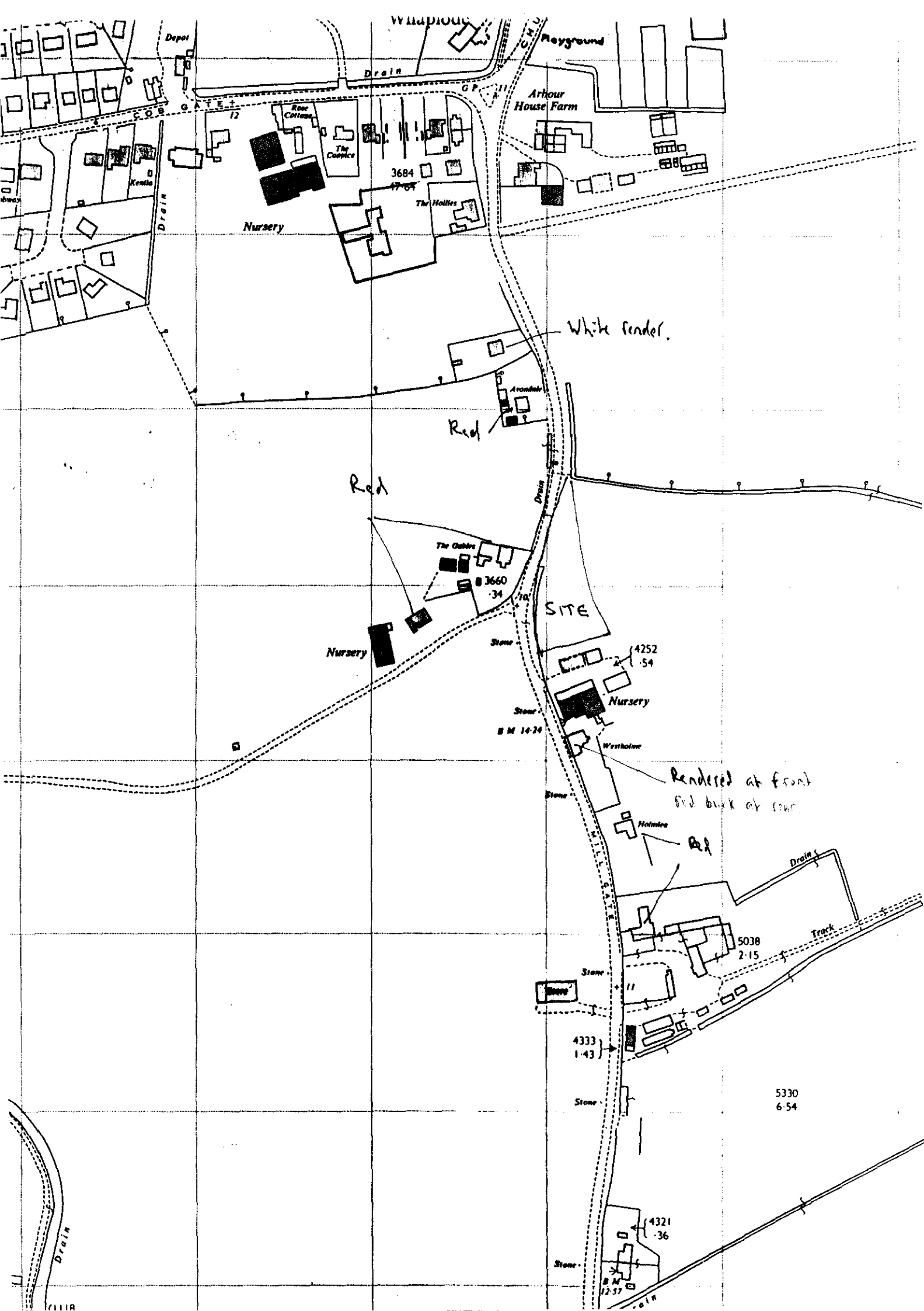
South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Planning and Building Control Services
10-SEP-93 H23/0676/93

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)


Depot
Drain
Playground
Arbour House Farm
COB GATE
Rose Cottage
The Copsice
3684
The Hollies
Nursery
Drain
Kenilla
White render.
Red
Red
Drain
The Gables
3660
·34
SITE
Nursery
Stone
4252
·54
Nursery
Stone
B M 14·24
Westholme
Rendered at front
Stone
Holmlea
Red
Drain
5038
2·15
Track
Stone
Stone
11
4333
1·43
Stone
5330
6·54
4321
·36
Stone
B M
12·37
Drain

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H23 | 0676 | 93

Date registered 16 JUL 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr + Mrs A Biggadike
Holme Lea
Mill Gate
Tel. No. Whaplode, Spalding

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

A D Hicks
The Pines
Church End
Tel. No. (Contact) Gedney

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Mill Gate, Whaplode

OFFICE COPY

Please complete

EARLIER APPLICATION No.

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

H23/0003/93

Please complete

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

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

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ☑

State which details are submitted

(External materials)
Bricks + Tiles
Terracotta Roof Tile
169 Golden multiruf (if not
135 old English Harvest multi Rustic
(sample available)

State drawing no's relating to the current submission

State condition no. under which this application is required

6

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Some work commenced on site.
Neighbours :
Boundaries : Outside LBD in open countryside.
Site Features : Majority of neighbouring properties of rendered brick.

Inspected by DMG
Date 9/8.

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 ... Date.....9/9.

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H23/0676/93

Directions

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: PLEASE STATE NAME OF MANUFACTURER OF ROOF TILE AND BRICK

Direction authorised by Senior Officer..... Date..... 20/7

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

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

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	Specify:
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 JAB

Senior Officer Confirmed ..... Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 16 JUL 1993

Registration

Reference H23/0676/93

Cross-Ref

Date 19/7/93

Validation

TYPE C. COMP

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 £ NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 187
Grid ref 532400 323600

Ward
Parish

Inside IBD
Inside LP area

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 1496 ☐
Dist Bound

Linked to property Ref ☐
Other:

Planning Records:
Earlier apps

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

APPLICATION REFERENCE: H23-0676-93 DATE RECEIVED: 29-JUL-93

TYPE: Condition Compliance

DESCRIPTION: External materials submitted - bricks and tiles (Condition 6 of H23/0003/93)

LOCATION: Millgate, Whaplode.

APPLICANT: Mr & Mrs A Biggadike AGENT: A D Hicks

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

A. That the site and its surroundings be inspected by the Sub Committee.

B *Refuse Permission.*

1 *In the opinion of the Local Planning Authority neither of the proposed bricks ~~are common~~ (by reason of their colour) are considered appropriate to the rural locality, particularly bearing in mind that the majority of other dwellings in the immediate vicinity are constructed in a more traditional reddish brown brick.*

COMMENTS

1 Applicants have offered choice of two bricks; namely, Butterley Desford Golden ~~Multi Buff~~ or Butterley Kirton Old English Harvest Multi Rustic. The proposed roofing material is Sandtoft Double Roman Pantiles (Rustic).

2 The proposed brick in respect of the original application (H23/0257/91) was Kempston Oxborough Red ~~facing brick~~. ~~In respect of~~ Within application H23/0003/93 it was indicated that "red facing bricks with buff soldier courses" would be used. Although the Kirton Old English Harvest Multi Rustic is of a slightly darker tone and the Golden ~~Multi Buff~~, neither are considered to be a red brick and are in my opinion out of character with the locality*. The site is in an open countryside location and the majority of existing properties in the locality are constructed in traditional reddish brown brick.

* BEING ESSENTIALLY OF A BUFF COLOUR

3 For the avoidance of doubt one of the applicants is a Member of South Holland District Council.

4. IN AN EFFORT TO RESOLVE MATTERS, THE SUGGESTION WAS PUT TO THE APPLICANTS THAT THEY MIGHT WISH TO CONTACT BRICK COMPANIES TO ~~ASCERTAIN~~ ASCERTAIN, WHETHER OR NOT RED BRICKS WOULD BE AVAILABLE AS 'SECONDS', IE. BRICKS AVAILABLE FOR IMMEDIATE DELIVERY AND AT A REDUCED PRICE — BUT, TO DATE, IT IS NOT KNOWN WHETHER ~~THIS~~ THIS OPTION HAS BEEN PURSUED.

3/9/93

BRIAN SMITH Dip TP MRTPI
:ctor 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

H23/0676/93

CONDITION COMPLIANCE

Applicant: Mr & Mrs A Biggadike Agent: A D Hicks
Tel:

Description: External materials submitted - bricks and tiles (Condition 6 of H23/0003/93)

Location: Millgate
Whaplode
Spalding
Lincs

Valid date: 29-JUL-93 Terminal date: 23-SEP-93
Target dates: Target Committee: 14-SEP-93
To case officer 05-AUG-93 Report deadline: 31-AUG-93
Inspected by 12-AUG-93
Extra contacts 19-AUG-93 Case Officer:
Report if not clear by 02-SEP-93 ~~D M GEDNEY~~ S. Blackbeck

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
C.C.C - No Obs	18/8/93	

SITE RECORD

Grid ref: 532400 323600
OS Sheet: 187 Parcel:

3rd September '93 : File Note.

H23/0003/93 - Coulston Confluence

(1) Inspected application site (from road) and approaches to & from. I am satisfied that there is a predominance of reddish bricks in those properties (including the applicants' existing dwelling) immediately on both approaches to the site.

(2). I believe applicant's choice of the colour of materials used for the two dwellings abutting Church grounds is valid. I note the architect's description of the materials in his additional letter* on the file i.e. H23/0984/91 especially the "Bellachilish" slates (* Either he counts shooting (and he does often more!) or we simply failed to appreciate the materials at the site - can see no evidence of reference to samples. - hopefully this will tell.

(3) Notwithstanding (2)* above a more reddish brick is still the appropriate choice.

* Materials subsequently changed (1) real slate hanging deleted. (2) Sandtoft "County" clay pantiles for roof.

Mr. A.J. Biggadike Millgate, Whaplode

H23/0926/86 : Received 3/10/86 Determined 29/12/86
Erection of farm dwelling – outline
Refused – planning policy.

H23/0033/87 : Received 16/01/87 Determined 4/03/87
Erection of one dwelling – outline
Refused – planning policy.

H23/1315/90 : Received 6/12/90 Determined 2/01/91
Erection of bungalow – full
Withdrawn

H23/0257/91 : Received 3/05/91 Determined 4/07/91
Erection of bungalow – full
Granted.

H23/0003/93 : Received 05/01/93 Determined 5/01/93
Erection of bungalow – full
Granted.

H23/0676/93 — Timetable.

16/7/93 (F) — Application received — case officer JAB

21/7/93 (W) — Written request for further info. JAB

29/7/93 (Th) — Further information received

2/8/93 (M) — Application accepted DTG (JAB on holiday)

9/8/93 (M) — Inspection by DTG see note and annotated map.

— Report to 25/8/93 Cttee prepared

12/8/93 (Th) — Report passed by DJR (JAB on holiday) to B Smith, draft recommendation required.

16/8/93 (M) — letter from B Smith to applicant

19/8/93 (Th) — Applicant phones RJS.

Councillor A. J. Biggadike,
Holmlea,
Millgate,
Whaplode,
Spalding,
PE12 6RT

R.J.SMITH

RJS/JH
H23/676/93

24 Aug 1993

Dear Councillor Biggadike,

RE: PROPOSED EXTERNAL MATERIALS FOR NEW BUNGALOW

I refer to your telephone call to me on 19th August 1993, following which I asked Mr. Blacklock to telephone you to discuss alternative colours of bricks which would enable us to make a favourable recommendation to the Planning Committee. I understand that this is receiving your consideration, and that you will let me know your conclusions before the meeting of the Planning Committee on 14th September, to which your application will be reported.

Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES.

c.c. Cllr. B. Alcock.

Mr. A. D. Hicks,
The Pines,
Church End,
Gedney,
Spalding,
PE12 OBU

R. J. Smith

RJS/JH
H23/676/93

24 Aug 1993

Dear Sir,

RE: PROPOSED EXTERNAL MATERIALS FOR NEW BUNGALOW

:: I enclose for your information, two letters in relation to the above application, which have been sent direct to Councillor A. J. Biggadike, the applicant, and which are self-explanatory.

Yours faithfully,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES

FILE NOTE

APPLICATION H23/676/93

Councillor Biggadike phoned RJS on the morning of Thursday 19th August 1993 in response to Brian Smith's letter dated 16th August.

Councillor Biggadike first enquired whether or not there was policy in relation to the use of particular materials, and I responded that no such policy existed because the selection of appropriate materials needed to be considered in the circumstances of each particular case.

Councillor Biggadike stated that he would, with reluctance, accept a permission in relation to the alternative brick included in his application which he described as being "a dark red brick". He was concerned not to be put to additional cost as a result of the Council's decision on materials, and he asked if we as officers would be satisfied with the second choice of brick referred to in his application.

Being unfamiliar with the details of the case, I agreed to look into the acceptability of the second choice brick and that Councillor Biggadike would be contacted again later in the day.

I investigated the second choice brick with John Blacklock who is looking after the application during David Gedney's absence on holiday. In my judgement, the second choice brick is a darker buff colour than the preferred brick, but did not match Councillor Biggadike's description of it as being a "dark red brick".

During my discussion with John Blacklock, we were joined by Brian Smith, when it was agreed that it would be preferable to seek the applicant's agreement to using a brick with redder qualities than either of the ones proposed. John Blacklock advised that if cost is a consideration for the applicant, he is aware of sources of 'seconds' which might meet all requirements.

It was agreed that John Blacklock would talk to Councillor Biggadike, and that whatever the outcome of this further negotiation, the application would be reported to Committee on 14th September.

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES.

20.8.93.

20/8/93. Councillor Alcock telephoned RJS asking to be briefed on 23/8/93 when he will be in office for routine Committee briefing, reason being that he had received telephone call from Councillor Biggadike.

23/8/93 Councillor Alcock asked RJS to research what decisions will take place before submission of this application and overall timetable of events in relation to all applications relating to this site.

19/8/93.

Telecon with Councillor Biggadyke

Explained to Councillor Biggadyke that:-

(a) Old English Harvest Multi Rustic brick (No 135 - Butterley) was buff/brown brick and not a red brick.

(b) Red brick preferred.

Councillor Biggadyke said he understood the said brick to be a red brick.

Suggested that he might like to consider telephoning LBC local representative or Morley Brick representative to enquire about availability of 'seconds' by way of red bricks. Explained that 'seconds' could be substantially below normal cost of the particular brick.

Mr Biggadyke indicated he might enquire of the LBC local representative.

J Holroyd

Councillor A. Biggadike,
Holmlea,
Millgate,
Whaplode,
SPALDING,
Lincs.
PE12 6RT

B.Smith

DPBCS/JH
H23/0676/93

16 Aug 1993

Dear Councillor Biggadike,

RE: CONDITION AND COMPLIANCE: EXTERNAL MATERIALS FOR A NEW BUNGALOW.

I am aware that you have already had discussions with Mr. Blacklock and Mr. Gedney of the Department over the proposed choice of colours for your new bungalow. However, notwithstanding your personal choice for the materials proposed, I can understand the officers' point of view having regard to the several existing properties round and about your proposed site, which are constructed in the more traditional reddish-brown brick.

Consequently, I am writing to advise you that I shall be referring your application to the Planning Committee on 14th September next for determination, and that I can see no alternative but to recommend that permission be refused. However, I shall also recommend that the site be inspected by the Plans Sub Committee before the application is determined.

In the meantime, should you feel that the matter can be satisfactorily resolved through discussion, then please do not hesitate to contact me, or in my absence, my Deputy, Roger Smith.

Yours sincerely,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

* 23/9/93 I understand that DG received phone call from Councillor Biggadike early in life of application, when Cllr. B inquired about our likely response, DG advised that the brick appeared unsuitable and that it would be a committee matter. 23/9

Director of Planning & Building
Control Services.
Planning & Building Control Dept.
Council Offices,
Priory Road,
Spalding,
Lincs
PE12 2xE.

'The Pines'
Church End,
Gedney,
Spalding,
Lincs.
PE12 0BU.

28/7/93.

SOUTH HOLLAND D.C.
PLAN DEPT
29 JUL 1993
REF 0676/93

Dear Sir,

Re:- Proposed bungalow with garage at Millgate Whaplode for Mr & Mrs A. Biggadike Ref. H23/0003/93.

Further to your recent correspondence regarding external materials, my client wishes to use the following:

Brickwork:- Butterley Desford Golden Multi Ruff.

Roof tiles:- Sandtoft double Roman pantile in Rustic.

I trust the above is satisfactory & look forward to receiving your comments in the near future.

I also enclose one copy of your letter dated 21/7/93. as requested.

Yours faithfully

A.D. Hicks.

A.D. Hicks.

RIAN 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 D.C.
PLAN DEPT
29 JUL 1993
REF .....Valid.....

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0676/93

Applicant: Mr & Mrs A Biggadike
Holme Lea
Millgate
Whaplode
Spalding, Lincs

Agent: A D Hicks
The Pines
Church End
Gedney
Spalding, Lincs

Description: External materials submitted - bricks and tiles (Condition 6 of H23/0003/93)

Location: Millgate
Whaplode
Spalding
Lincs

Type: CONDITION COMPLIANCE

Date received: 16-JUL-93

21-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

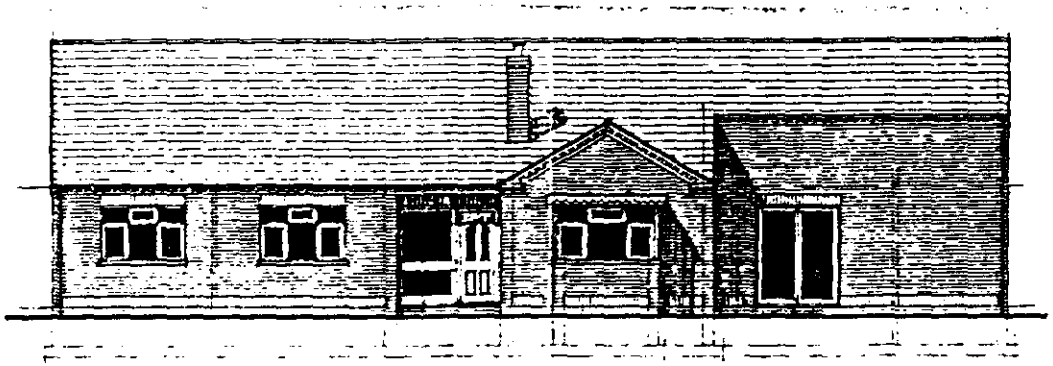
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please state name of manufacturer of roof tile.

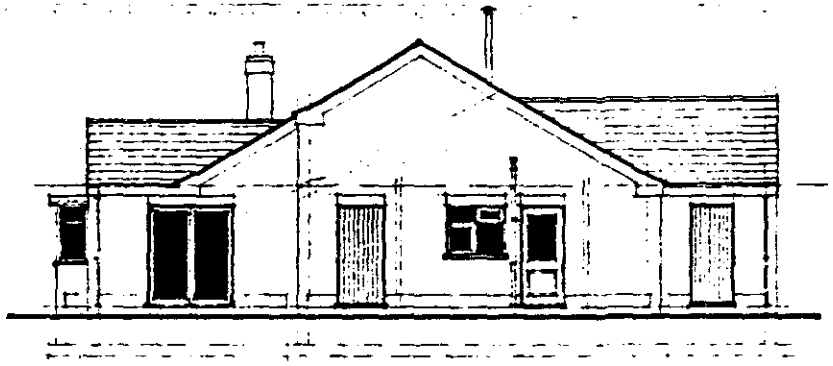
Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

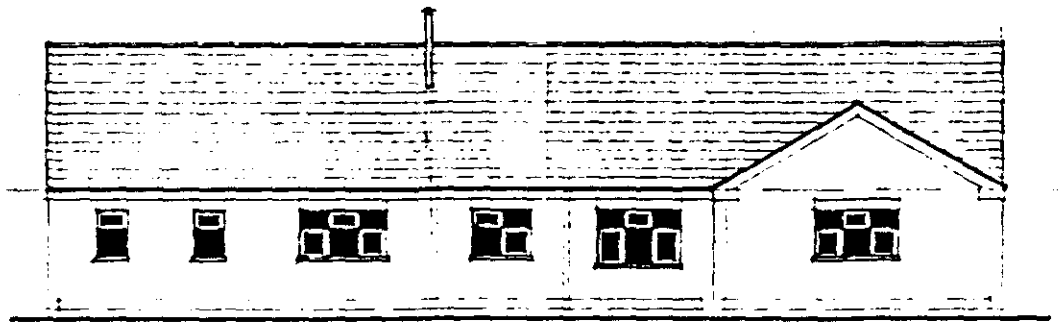
Principal Planning Officer



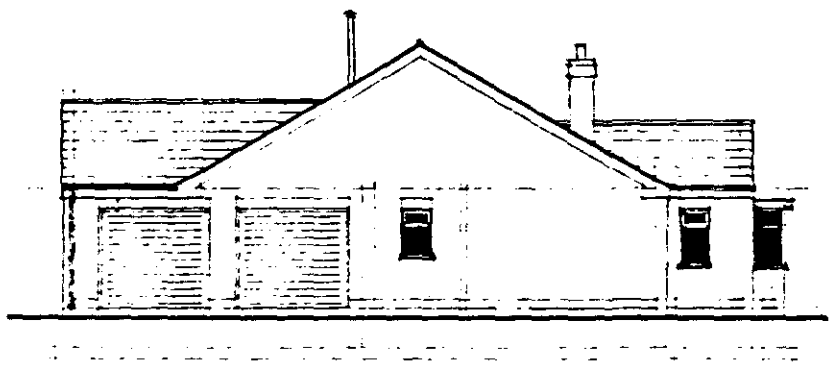
West Elevation



South Elevation.



East Elevation



North Elevation

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted slope: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
260 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300