

APPROVAL OF RESERVED MATTERS

APPLICATION NO: H16/0243/85

11 5

DATE RECEIVED: 13/03/85

APPLICANT: P L Ely (Contractors) Ltd AGENT:
High Road
Whaplode
Nr SPALDING
Lines

TYPE: RM

GRID REF: 523370 319330

DESCRIPTION: Erection of 23 no. houses with garages

LOCATION: Main Road Site, Spalding Common

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below:

- 1 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed not later than three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

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

IMPORTANT NOTE

This permission refers only to that required by the Town and Country Planning Acts.

If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

Cont/

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 61161

H16/0243/85

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.

- 3 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interest of the amenities of the area.

- 4 The layout of the site and access arrangements shall be constructed as shown on the deposited plan, drawing number H16/243/85, dated 13th March, 1985.

Reason: To ensure that the layout of the site, access and turning arrangements are in the interests of trunk road safety.

- 5 A continuous form of barrier wall or fence, 1.05 metres in height above the level of the adjacent trunk road carriageway, shall be erected along the entire frontage of the site to the trunk road, except at the point of access and to the rear of the 45 degree splays on each side of the estate road junction with the trunk road, prior to the occupation of the dwellings at the site.

Reason: To obviate the formation of any unauthorised accesses.

- 6 The new estate road shall be constructed, have a metalled surface, and be made available for use prior to the commencement of any building works on the dwellings at the site.

Reason: To ensure the estate road is available for use before the start of building operations at the site.

NOTE TO APPLICANTS

Your attention is drawn to conditions nos. 2 (a)(4) - 2 (b) & 5 on outline permission reference H16/658/81.

B. Smith

District Planning Officer
4th June, 1985

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL REQUIRED BY CONDITION OF PLANNING PERMISSION

APPLICATION REFERENCE: H16/0658/87/C1

DATE RECEIVED: 09 10 87

APPLICANT: P L Ely (Cont) Ltd
High Road
Whaplode
SPALDING
Lincs

AGENT:

DESCRIPTION OF ORIGINAL DEVELOPMENT : Residential development

LOCATION: On site of 71-82 Spalding Common, Spalding

DETAILS SUBMITTED : Landscaping of site together with boundary wall along the frontage.

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details for the purpose of the conditions imposed on the grant of planning permission, subject to any condition(s) set out below.



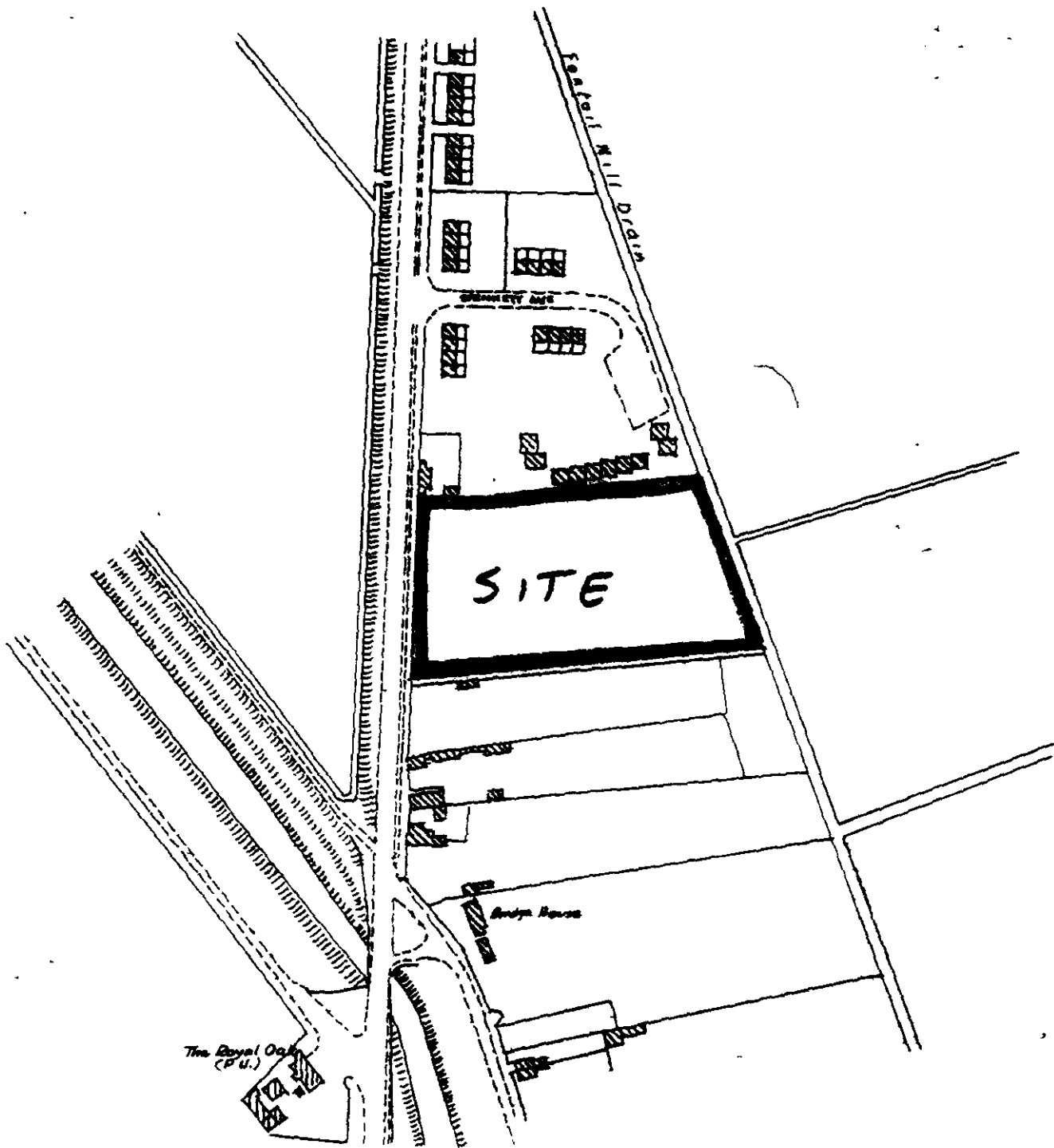
District Planning Officer
20th October 1987

*This approval refers only to that required under the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.*

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE SPALDING 81181

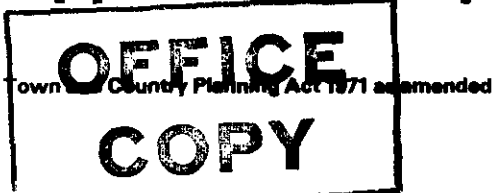


LOCATION PLAN

SCALE 1:2500

416/243/85

D. L. ELY (CONTRACTORS) LTD.

Application for permission to develop land etc.

Four completed copies of this form and plans should be sent to the District Council

Application no.	H16/243/85	For official use only
Date received	13/3 13 MAR 1985	
Grid reference	523370	319330.

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name P. L. ELY (CONTRACTORS) LTD
 Address HIGH ROAD, WHAPLODE,
SPALDING, Lincs.
 Tel. No. Holbeach 340483.

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name
 Address
 Tel No.

2. Particulars of proposal for which permission or approval is sought

- (a) Full address or location of the land to which this application relates (and site area if known)

*main Road site
Spalding Common*

- (b) Applicant's interest, e.g. owner, tenant, prospective purchaser

Owned

- (c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

*erection of 23 ho. houses
with garages*

- (d) State whether applicant owns or controls any adjoining land and, if so, give its location

no

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: —

- (a) Outline planning permission

State Yes or No

no

- (b) Full planning permission

no

- (c) Approval of reserved matters following the grant of outline permission

yes

- (d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted

no

If yes, tick those items below which you wish to be considered as part of this application

- | | |
|-----------------------|-------------------|
| 1 siting | 4 means of access |
| 2 design | 5 landscaping |
| 3 external appearance | |

If yes, state the date and number of outline permission
 Date
 Number

If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants")

Date
 Number
 The condition

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed

*On behalf of

(insert applicants name if signed by an agent)

Date

**Delete whichever is not applicable*

Note An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant was an owner (s) of any part of the land to which the *application

relates at the beginning of the period of 20 days before the date of the accompanying *application

- * 2. None of the land to which the *application relates constitutes or forms part of an agricultural holding:
or

- I have
* 2. *The applicant has given the requisite notice to every person other than *myself who 20 days before
The appellant has himself

the date of the *application was a tenant of any agricultural holding any part of which was comprised in
appeal

the land to which the *application relates, viz: —
appeal

Name of Tenant (s)

Address

Date of Service of Notice

**Delete whichever is not applicable*

- (a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

- (e) If you are the sole agricultural tenant enter "None"

Signed

*On behalf of

(insert applicants name if signed by an agent)

Date

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

4. Particulars of Present and Previous Use of Buildings or Land

- (a) State
- (i) Present use of buildings/land
- (ii) If vacant, the last previous use including the date when the use was discontinued

Housing site

5. Additional Information

- (a) State whether the proposal involves: —

State
Yes or No

- (i) Construction of a new access to a highway
- vehicular
- pedestrian
- (ii) Alteration, including change of use, of an existing access to a highway
- vehicular
- pedestrian
- (iii) The crossing of a ditch or other water course

Yes

Yes

No

No

No

- (b) State whether the proposal involves: —

- (i) New building(s)
- If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats

Yes

23 no. houses

- (ii) Alteration or extension

No

- (iii) Change of use

No

- (c) Size of any new structure: —

- (a) height
- (b) length
- (c) width

Various see detail drawings

- (d) Type and colour of materials for facing external walls

- (e) Type and colour of roofing materials

Various see block plan

- (f) What provision exists or is proposed for garaging and/or parking vehicles within the site?

Garage & Drives

- (g) Is the application for industrial, office, warehousing, storage or shopping purposes?

No

If yes, complete Part 2 of this form

- (h) Is the application in connection with agriculture?

No

If yes, give brief details on page 4

- (i) Does the proposal affect a listed building?

No

- (j) Does the proposed development involve the felling of any trees?

No

If yes, indicate their positions on plan

- (k) (i) How will surface water be disposed of?
(ii) How will foul sewage be dealt with?

lookways
Public Sewer

Continue on page 4
if necessary

- (l) Does the proposal affect a land drain?

No

If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

House details
Garage details
Layout plan

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

SECONDARY SUBMISSION

1 FORM and 2 PLANS REQUIRED

For office use only

Application No H16/0658/81/C1

Date registered 9.10.87.

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P.L.E.Y. (Contractors) Ltd.
High Road, Wychaponds Nr Spalding

Tel No 401600 340483

NAME AND ADDRESS OF AGENT

(If form completed by agent)

e No

(Contact

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land Between 41/82 Spalding Common, Spalding

Please complete

EARLIER APPLICATION No.

H16/0658/81.

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

Please complete

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

Signed

For P.L.E.Y. (Contractors) Ltd

Director

Date

5/10/87.

Please complete **one only** of the following

(Separate forms must be used for Planning and Building Regulations)

1. AMENDMENTS TO PREVIOUS BUILDING REGULATION SUBMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

State officer dealing with application, if known

Do the changes include any variations to the elevation of
a proposed building?

State Yes or No

☐

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

Please tick **one** box only

Amendment is proposed where
approval already granted

☐

or

Amendment is to a proposal
currently being considered

☐

OFFICE USE ONLY

Date

New B Reg submission needed

☐

Drawings acceptable as amend-
ment to previous approval

☐

Drawings acceptable as amend-
ment to current file

☐

SECONDARY SUBMISSION

1 FORM and 2 PLANS REQUIRED

For office use only

Application No H16/0243/85/1
Date registered 9.10.87
and reference

1 Please complete in block letters

NAME AND ADDRESS OF APPLICANT

F. L. ELY (Contractors) Ltd
HIGH ROAD WHARF DO
OF SPALDING

Tel No 340483

NAME AND ADDRESS OF AGENT

(form completed by agent)

No

(Contact

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land Between 41/82 Spalding Common Nr Spalding.

Please complete

EARLIER APPLICATION No.

H16/243/85

H16/658/87

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

Please complete

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

F. L. ELY (Contractors) Ltd

Signed

Director

Date

5/10/87

Please complete **one only** of the following with relevant

(Separate forms must be used for Planning and Building Regulations)

1. AMENDMENTS TO PREVIOUS BUILDING REGULATION SUBMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

State officer dealing with application, if known

Do the changes include any variations to the elevation of
a proposed building?

State Yes or No

☐

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

Please tick **one** box only

Amendment is proposed where
approval already granted

☐

or

Amendment is to a proposal
currently being considered

☐

OFFICE USE ONLY

Date

New B Reg submission needed

☐

Drawings acceptable as amend-
ment to previous approval

☐

Drawings acceptable as amend-
ment to current file

☐

2. AMENDMENTS TO PREVIOUS PLANNING PERMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

State details of amendments proposed

State drawing no's of the current submission

Please tick **one** box only

Amendment is proposed where
permission already granted

or

Amendment is to a proposal
currently being considered

OFFICE USE ONLY Dates

New planning application needed

Drawings acceptable as amend-
ment to previous permission

Drawings acceptable as amend-
ment to current file

3. APPROVAL REQUIRED BY CONDITION OF EARLIER PLANNING PERMISSION

Either: The application is for approval of details required by a condition

If so, state which details are submitted

(Note: for approval of reserved matters you should
not use this form. Ask for Planning Application
forms)

Landscaping of Site together
with Boundary wall along
the Frontage
Condition 5 & 5 on outline. Consent
2.4.111)

or The application is for approval to action restricted by a condition

If so, describe what is proposed

State drawing no's relating to the current submission

State condition no. under which the application is required

OFFICE USE ONLY

Consultations needed

Sent

Expiry

Received

Details acceptable.

Signed

SS Connell

Date 12/08/11

2. AMENDMENTS TO PREVIOUS PLANNING PERMISSION

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

R: Consent Residential Development 243/85

State details of amendments proposed

Drawings: 2 drawings, Back garden
to be used for additional dwelling
unit. Assigns to B Regs
and Standards.

State drawing no's of the current submission

Please tick **one** box only

Amendment is proposed where
permission already granted
or

Amendment is to a proposal
currently being considered

☒☐

OFFICE USE ONLY

Dates

24/10

21/10

New planning application needed

☒☐

Drawings acceptable as amend-
ment to previous permission

☐☐

Drawings acceptable as amend-
ment to current file

☐☐

3. APPROVAL REQUIRED BY CONDITION OF EARLIER PLANNING PERMISSION

Either The application is for approval of details required by a condition

☐

If so, state which details are submitted
(Note for approval of reserved matters you should
not use this form. Ask for Planning Application
forms)

or: The application is for approval to action restricted by a condition

☐

If so, describe what is proposed

State drawing no's relating to the current submission

State condition no under which the application is required

OFFICE USE ONLY

Consultations needed

Sent

Expiry

Received

Details acceptable

Signed

Date

7.5.85

APPLICATION NO: H16/0243/85

11 S

DATE RECEIVED: 13/03/85

APPLICANT: P L Ely (Contractors) Ltd AGENT:
High Road
Whaplode
Nr SPALDING
Lincs

TYPE: RM

GRID REF: 523370 319330

DESCRIPTION: Erection of 23 no. houses with garages

LOCATION: Main Road Site, Spalding Common

REPRESENTATIONSPREVIOUS DECISIONS

H16/658/81 - Deemed permission - Residential development on site of 71-82 Spalding Common

PLANNING ISSUES

1. Application is for Reserved Matters approval of an earlier deemed outline permission next to the S.H.D.C.'s old aged persons bungalows. Plans specify 23 semi-detached and detached houses arranged off a central access road.
2. Proposal complies with the earlier outline conditions and makes provision for a play area which was required as a condition of the sale of the site by the District Council.
3. The proposed development is considered to be appropriate for this location.
4. The Department of Transport's final response is awaited and will be reported to Committee, if available. The Department of Transport indicate that they have no objections.

PLANNING OFFICER'S RECOMMENDATION -

That upon receipt of the Department of Transport's response, the District Planning Officer be authorised to issue permission, subject to the following conditions and any other conditions required by the Department of Transport.

1. C 2 (Estate road implementation)
2. C 2 (a) (" " ")
3. SC 22 (fencing scheme)

Reasons

1-3 - Standard

NOTES TO APPLICANTS

Your attention is drawn to conditions no's 2 (a)(4) - 2 (b) & 5 on outline permission reference H16/658/81.

FORM OF NOTIFICATION BY THE

SECRETARY OF STATE FOR TRANSPORT RELATING TO AN APPLICATION FOR PERMISSION FOR

TR 110

Development affecting Trunk and Special Roads

To the District Planning Officer
South Holland District
Council

Council's Reference ... H16/0243/85
• RC (R&T) Reference. EMRT F233193

With reference to the notification of an application on Form TR 108 dated
relating to the following proposed development

1 a National Grid Reference of a central point on site

Horizontal				Vertical		
TF	52	33	70	31	93	30

b Address or location 71-82 Main Road Spalding

2 Name and classification number of road A16 Norman Cross-Grimsby Trunk Road

3 Applicant's or agent's name and address

P L Ely (Contractors) Ltd
High Road
Whaplode
Nr Spalding, Lincs

4 Date of receipt of application 13/3/85

5 Particulars of development and/or change of
use as shown on plan number H16/243/85
dated 13/3/85

D.C. PLANNING DEPT RECEIVED 29 MAY 1985	
Erection of 23 NRM houses with garages ALP Am	File No. Acknowledge YES/NO by date

Erection of 23 Number houses
with garages

- delete any
which do
not apply
- I Building operation
 - II Engineering operation
(which includes a means
of access)
 - ~~III Mining operation~~
 - ~~IV Other operations~~
 - ~~V Material to be used on the~~
 - ~~VI Other operations~~
 - ~~VII Other operations~~

6 State whether outline or detailed application Detailed

Notice is hereby given under Article 10 of the Town and Country Planning General Development Order 1977 (SI No.289) that the Secretary of State for Transport

~~does not wish to restrict the extent of permission~~
~~directs that any permission to be given shall include the~~

c directs that any permission which the Planning Authority may give shall include the
conditions shown overleaf

Signed by authority of the Secretary of State

Date 23 May 19 85


An Area Engineer

East Midlands Region

Department of Transport

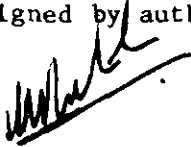
Department of Transport
East Midlands Regional Office
Cranbrook House
Cranbrook Street
Nottingham NG1 1EY

To be attached to consents to development which include the construction or improvement of an access on to a Trunk Road.

HIGHWAYS ACT 1980

1. I have to draw your attention to the Highways Act 1980 which, inter alia, relates to the proper construction of vehicle crossings over kerbed footways or verges. Section 184 of the said Act provides generally that highway authorities may construct such crossings and recover the cost from the owner or occupier of the premises in question.
2. Where land is to be developed in accordance with a planning permission granted under the Town and Country Planning Act 1971, the highway authority may, in applying the provisions of Section 184:-
 - i. improve or otherwise alter an existing made-up crossing where the development makes this necessary,
 - ii. incorporate acceleration and deceleration splays into the design of the crossing, and
 - iii. authorise the developer to undertake works as specified by that authority.
3. The Lincolnshire County Council acts as Agent for the Secretary of State for Transport who is the Highway Authority in this case and it will be for the Director of Highways and Planning to undertake improvement of the crossing at the position shown on the plan which accompanied your application and then only in accordance with any conditions which may be attached to the permission. Alternatively, should an offer be accepted from you to execute the works to the satisfaction of the Highway Authority and in accordance with any conditions attached to the permission before the development is complete, the Director of Highways and Planning will specify by notice what those works should entail. An agreement between yourself and the Lincolnshire County Council (who are the Agent Authority) must be made before any development commences.

Signed by authority of the Secretary of State



M RICHARDSON
An Area Engineer
East Midland Region
Department of Transport

CONDITIONS to be attached to any permission the Council may give: -

- i For outline applications items to be reserved for approval of details in consultation with the *Regional Controller (Roads & Transportation). East Midlands Region
Department of Transport

ii For detailed applications (only where no outline application has been submitted)

1. The layout of the site and access arrangements shall be constructed as shown on the deposited plan drawing number H16/243/85 dated 13 March 1985.
2. A continuous form of barrier wall or fence 1.05 metres in height above the level of the adjacent trunk road carriageway shall be erected along the entire frontage of the site to the trunk road except at the point of access and to the rear of the 45 degree splays on each side of the estate road junction with the trunk road, prior to the occupation of the dwellings at the site.
3. The new estate road shall be constructed, have a metalled surface, and be made available for use prior to the commencement of any building works on the dwellings at the site.

REASONS for the direction at b or c overleaf --

1. To ensure that the layout of the site, access and turning arrangements are in the interests of trunk road safety.
2. To obviate the formation of any unauthorised accesses.
3. To ensure the estate road is available for use before the start of building operations at the site.



Telephone Holbeach 370483

P. L. ELY (CONTRACTORS) LTD

BUILDERS & ESTATE DEVELOPERS
Regd Office HIGH ROAD, WHAPLODE

SPALDING, Lincs.

PE12 6TG

Directors
P. L. ELY
B. H. ELY

Registered in England
No. 683576

Your Ref H16/243/85
~~H16/638/81~~
(Mr. Cornwall)

Our Ref. RKE/JB/SC-Planning

6th October, 1987

Dear Sirs,

Re: Main Road, Spalding Common.

We enclose herewith separate secondary submissions for the above as requested by Mr. Cornwall.

Please only deal with the landscaping once the alternative submission is found acceptable so that the landscaping will then be relevant to the amended site layout.

The proposals for the amended layout are simply to give more flexibility on a first time site ie detached single garages are now proposed on six plots. These could be omitted to save first time buyers £2,500 to £3,000 on their mortgage if necessary, this we feel is an important market need.

The enclosed designs have been up-dated since the original approval to meet current Building Regulations.

We take this opportunity to propose amended brick types also, because as you know London Bricks are presently difficult to obtain (ie 18 weeks delivery!)

There is one additional dwelling which we feel uses the available Land on the site to a better degree hence making the site more cost effective from both our points of view and prospective purchasers.

This type of amendment has been permitted before by your Authority and hence we trust that you will be able to accept our enclosures rather than seeking another fee.

Please contact Richard with any details you wish to discuss if necessary.

Yours faithfully,
for P.L. Ely (Contractors) Ltd.,

[Handwritten signature]

S.H.D.C. PLANNING DEPT. RECEIVED 07 OCT 1987	
Attention of NRM BS ACP	File Nos.
by..... with..... to.....	Acknowledge YES/NO by date

The District Planning Officer,
South Holland District Council,
Winfrey Avenue, Spalding.



Telephone Holbeach 370483

P. L. ELY (CONTRACTORS) LTD

BUILDERS & ESTATE DEVELOPERS

Regd Office

HIGH ROAD, WHAPLODE

SPALDING, Lincs.

PE12 6TG

Directors

P. L. ELY

B. H. ELY

Registered in England

No. 683576

Your Ref H16/243/85
H16/658/81
(Mr. Cornwall)

Our Ref. RKE/JB/SC-Planning

6th October, 1987.

Dear Sirs,

Re: Main Road, Spalding Common.

We enclose herewith separate secondary submissions for the above as requested by Mr. Cornwall.

Please only deal with the landscaping once the alternative submission is found acceptable so that the landscaping will then be relevant to the amended site layout.

The proposals for the amended layout are simply to give more flexibility on a first time site ie detached single garages are now proposed on six plots. These could be omitted to save first time buyers £2,500 to £3,000 on their mortgage if necessary, this we feel is an important market need.

The enclosed designs have been up-dated since the original approval to meet current Building Regulations.

We take this opportunity to propose amended brick types also, because as you know London Bricks are presently difficult to obtain (ie 18 weeks delivery!)

There is one additional dwelling which we feel uses the available Land on the site to a better degree hence making the site more cost effective from both our points of view and the prospective purchasers.

This type of amendment has been permitted before by your Authority and hence we trust that you will be able to accept our enclosures rather than seeking another fee.

Please contact Richard with any details you wish to discuss if necessary.

Yours faithfully,
for P.L. Ely (Contractors) Ltd.,

P.L. Ely
Director

S.H.D.C. PLANNING DEPT. RECEIVED 07 OCT 1987	
Attention of NRM BS ACP hy..... web..... to	File Nos. Acknowledge YES/NO by date

The District Planning Officer,
South Holland District Council,
Winfrey Avenue, Spalding.



Telephone Holbeach 370483

P. L. ELY (CONTRACTORS) LTD

BUILDERS & ESTATE DEVELOPERS

Directors
P. L. ELY
B. H. ELY

Your Ref. H16/0243/85

Regd Office

HIGH ROAD, WHAPLODE

DISTRICT PLANNING DEPT. SPALDING, Lincs

PE12 6TG

15 APR 1985

Our Ref

RKE/JL/SC.

Registered in England
No. 683576

12th April, 1985.

Dear Sirs,
Copy to

Planning Application - Spalding Common - 23 Houses.

Further to our recent telephone conversation with Mr. Lamming of County Highways re the above.

We enclose herewith two copies of our layout showing the approximate eventual route of the surface water pipe to take highway water only.

We have informed the Welland & Deepings Internal Drainage Board of this proposed outfall and in a reply dated 28th March they state, "The surface water from the roads may be taken to the Fantail Drain via an approved Outfall Structure."

Mr. Lamming has pointed out that these details strictly speaking should be shown on the plan so that they also receive Approval of Reserved Matters with the dwellings, if such is forthcoming. However in line with your advice given to us some time ago, we prefer not to show this and items such as domestic footpaths, soakaways etc until an approval is forthcoming hence keeping the layout relatively clear for the Committee Members to consider.

We have successfully obtained approval for the L.C.C. for such details at a later stage on various sites in the past.

We trust that the above is satisfactory and remain,

Yours faithfully,
for P.L. Ely (Contractors) Ltd.,


DIRECTOR

Mr. P.L. Ely.

District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincolnshire.

By Hand.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER

COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, Lincs. PE11 1DE. Tel. SPALDING 61161

FEE FOR PLANNING APPLICATIONS

This sheet is designed to help you calculate the amount of fee likely to be required with your application for planning permission. In certain cases, no fee is needed and if this is the case the Planning Office will return it. A scale of fees is set out overleaf. This is a simplified list and the Planning Office reserve the right to correct the fee after checking the details of the application. (Full details of the fees are set out in the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) Regulations 1983, obtainable from H.M.S.O.)

THIS SHEET MUST BE COMPLETED TO SHOW HOW THE SUBMITTED FEE HAS BEEN CALCULATED

State which category overleaf you
have used to calculate the fee
(No. 1-14)

2

Give further information where relevant:

Outline applications
(Categories 1, 5, 10, 11)



Site area?

New dwellings (detailed
proposals, including
conversion scheme)
(Categories 2, 3)



No. of dwellings?

23

Detailed applications
(non-residential)
(Categories 6, 7)



Floor space created?

Fee enclosed: £1081.00
For P & H (workshops) etc

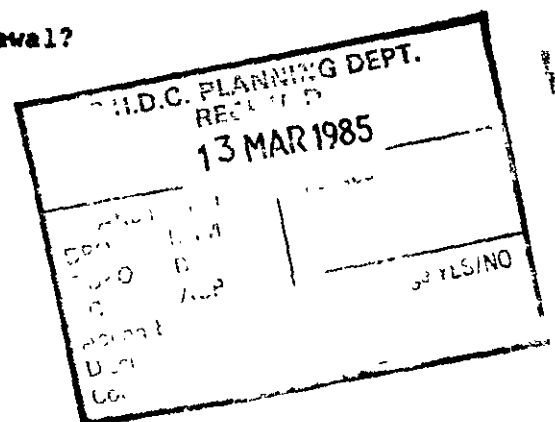
Signed:  *Director*

Are you claiming that no fee is needed?

- (a) for resubmission following a refusal or withdrawal?
- (b) for resubmission of a modified scheme
- (c) for agricultural buildings under 465m²
- (d) for alterations for the disabled
- (e) other:

Are you claiming that a reduced fee is payable?

- (a) for a resubmission submitted within 28 days
- (b) for subsequent reserved matter submissions
- (c) for alternative proposals submitted simultaneously
- (d) for local council or playing field organisations



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

Form No. H/A/3B

To *SA*

District Council

Application
Reference

H16/243/85

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

a National Grid Reference of a
central point on site

horizontal			vertical		
	2	3	3	1	9

b. Address or location

MAIN RA SPACANA COMMON.

c. Name, classification and number of road

A16

OL H16/658/81

d Date application referred

28/3

e State whether outline, detailed application etc

RM

f Description of proposed development/ change of use
including access details

23 Houses & car park

g

Delete as
appropriate

1 Notice is hereby given under the provisions of article 12 of the Town and Country Planning General Development Order, 1977, that the County Council as local highway authority —

a Does not wish to restrict the grant of permission

b Directs that permission is refused (reason overleaf)

c Directs that any permission given by the local planning authority shall include the conditions shown overleaf

2 a The County Council as local highway authority requests that any permission given by the local planning authority shall include the conditions shown overleaf

b The County Council as local highway authority requests that the local planning authority refuse the application (reason overleaf)

3 The County Council as local highway authority requests the local planning authority to complete Form T R. 108 para 10b as shown overleaf

Date

18/4/85

Signed

J. Emerson
Director of Highways and Planning

General Notes: (a) Floorspace is calculated by external measurement, and is rounded up to the next multiple of 75 sq m.
 (b) Site area is rounded up to the next multiple of 0.1 hectare.
 (c) If the development is within more than one category, the highest fee is the one payable.

<u>Type of development</u>	<u>Fee payable</u>
1. Residential development (outline).	£47 for each 0.1 hectare of site area, up to maximum £1175.
2. Erection of dwellings (detailed).	£47 for each dwelling, up to maximum £2350.
3. Changes of use to create additional dwellings.	£47 for each new dwelling created up to maximum £2350.
4. Alterations or extensions to dwellings, the erection of garages or garden sheds, or the erection of walls or fences.	£24 (£47 if the application relates to more than one dwelling).
5. Erection of other buildings (outline).	£47 for each 0.1 hectare of site area, up to maximum £2350.
6. Erection of buildings (detailed). Agricultural buildings under 465m ² new floorspace. Agricultural buildings over 465m ² new floorspace.	£0 £280 for glasshouses. For other agric. buildings, £47 for each 75m ² over 465m ² , up to maximum £2350.
7. Erection of other buildings (detailed).	£24 for new floorspace up to 40m ² . £47 for new floorspace between 40m ² and 75m ² . £47 for each 75m ² thereafter up to maximum £2350.
8. Changes of use.	£47
9. Car parks, accesses, in connection with existing use.	£24
10. Plant or machinery (eg tanks, radio masts, conveyors).	£47 for each 0.1 hectare of site area up to maximum £2350.
11. Engineering or other operations (eg vehicular access, construction of embankments).	£47 for each 0.1 hectares of site area up to maximum £240.
12. Retention of building or continuation of use of land without complying with condition of previous permission, including renewal of temporary permission.	£47
13. Advertisements for business premises.	£12
14. Other advertisements.	£47

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) C2 - ~~5~~

(2) C2 a

Delete as
appropriate

}

- I REASONS FOR 1 or 2 overleaf
- II COMMENTS FOR FORM T R 108 para 10b

(1) C2

(2) C2 a

Reference.....H16/243/85.....
Type R. Matter Rec'd 13.03.85
Disc reference.....85111.....

Liaison
BC ref.....
BC app needed ☒

Initials/Da.

Requested.....
2/11/85

VALIDATION:

Submission:

Documents incomplete ☐
Sect 26 required ☐

Invalid Ref

COMPLETE

Technical:

Site area H 1.06hec
Floorspace M

Permitted development: ☐

Financial:

Submitted fee: £ 1081

Correct fee: £ 1081

Refund needed: £

Non-fee earning - Type

Previous app ☐
Other ☐

Requested.....

Requested.....

Confirmed.....

Calculated.....

Confirmed.....

Confirmed.....

Confirmed.....

Fee record.....

INFORMATION:

Constraints

IDB.....W&D.....
Councillors.....S.....

Local Plan area ☒

Inside/Outside IDB

TR ☒ (108 zone ☒
CA ☐
LB ☐
TPO ☐
Other:

Previous applications

8/80. ✓
658/81. ✓
702/81.

Other relevant apps

335/79 } adj. Plots.
950/79 }

Sheet 257.

Plotted 19.3.85 JB.
WP Input.....

DETERMINATION:

DPO ☐

COMM ☒

Non-standard admin

Publicity: CA / LBC / LB Setting /
Departure / General 71/73

Residents: See map ☐

Addresses overleaf ☐

Extra consultations:

☒ DTP routine
☐ DTP Art 15
☐ MAFF routine
☐ Env Health
☐ Con Arch, viz

Others:

Applicant: Art 5(1) ☐ Art 5(2) ☐
Details required -

Case Officer

.....DSO.....

DC check.....

Non-standard

Advert.....

TR108.....

Art 5.....

FILE SHEET

2-3
DJR

Special Requirements

Terminal Date

Last Committee before
terminal Date

7-5-85.

CONSULTATIONS

RECONSULTATIONS

Requested	Sent	Expiry	Received	OBJ
Parish Council				
Ward Member	21/3	28/3		
County Highways	16/4	T/F	see ATT I. off	
Dept of Transport	9/3	14/4	Directs Condition	
Ministry of Agriculture				
Consultant Architect				
Drainage Board				
Water Authority				
Environmental Health				

Sent	Exp.	Rec'd

Publicity:

Residents.

Advertisement

Applicant.

Check
column 2

FOR DC USE

Initials, Date

Residents to be consulted:

Initial Comments:

Policy View:

SITE INSPECTION

DR. NOTE I HAVE REQUESTED INFO RE
DEFEAT OF HW-SW (BY PHONE 4/4/65)

27/3.....

Site Assessment:

Site Notice.....
Residents.....

Now leave 1st

next to 1st development Bangalore 1st to

Bldg - (no structure ...)

2 old cottages on 21 pnts not yet built

Full No of pnts - in the location

infra screening needed

Extra consults needed ☐

Policy implications ☐

Section 32 identified ☐

CHECK on site ☐

Permitted development ☐

Confirmed.....

RECOMMENDATION (DPO Applications):

Drafted.....

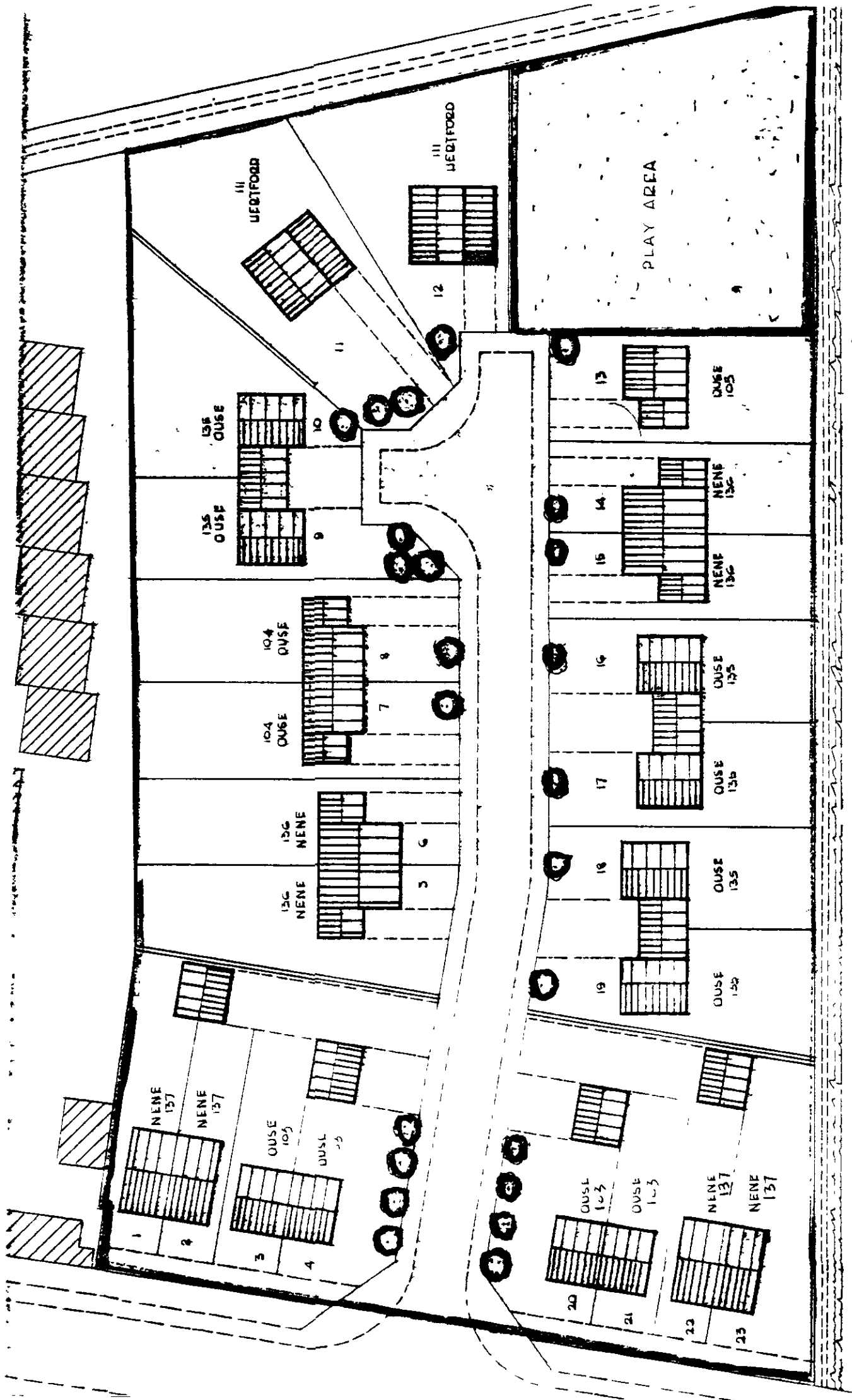
SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER

COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

B. Smith



A16/243/85

SCALE 1:500

BLOCK PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
3 MAP 1001