

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



FILE COPY

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H04/0923/01

Received: 30-JUL-01

Type: COUNTY COUNCIL Reg 3

Name: Lincolnshire County Council
Highways & Planning Directorate
City Hall
Lincoln
LN1 1DN

Agent: Lincolnshire County Council
Highways & Planning Directorate
City Hall
Lincoln
LN1 1

Description: 2 classroom single storey extension

Location : The Thomas Cowley High School School Lane
Donington Spalding Lincs

*Ask Peter about
condition 2.*

South Holland District Council has considered the proposal and has no objections, subject to any recommended conditions set out below:

- 1 The materials and detailing of the proposed classroom shall match the classroom recently constructed to the north west. (Authorised under Lincolnshire County Council reference H04/1112/99).

Reason: In the interests of the character of Donington Conservation Area.

- 2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 The approved scheme of landscaping and/or screening 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. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161

Fax: (01775) 710772



The determined plans are:-

Dwg no. ZZY057-SK1 received 30 July 2001.

Director of Housing and Planning Services

24 AUG 2001

H04/0923/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc
DRAFT PERMISSION

Reference H04/0923/01

Received: 30-JUL-01

Type: COUNTY COUNCIL Reg 3

Name: Lincolnshire County Council
Highways & Planning Directorate
City Hall
Lincoln
LN1 1DN

Agent: Lincolnshire County Council
Highways & Planning Directorate
City Hall
Lincoln
LN1 1DN

Description: 2 classroom single storey extension

Location : The Thomas Cowley High School School Lane
Donington Spalding Lincs

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

- 1 The materials and detailing of the proposed classroom shall match the classroom recently constructed to the north west. (Authorised under Lincolnshire County Council reference H04/1112/99).

Reason: In the interests of the character of Donington Conservation Area.

- 2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 The approved scheme of landscaping and/or screening 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. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

The determined plans are:-

Dwg no. ZZY057-SK1 received 30 July 2001.

Director of Housing and Planning Services
23 AUG 2001

H04/0923/01

SM 25/8

PA1 23/8

23 23/8

Lincolnshire County Council

Planning Permission

Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

Date of Proposal 12 July 2001

Application No H04/0923/01
LCC Ref No H4/0923/01/CC

Part 1 Planning Permission

1. On 3 September 2001 the Lincolnshire County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, to carry out the following development namely, to erect 2 classroom single storey extension at the Thomas Cowley High School, School Lane. Donington
2. Take notice that Planning Permission is hereby granted by Lincolnshire County Council to carry out the above development in accordance with the application and plans submitted subject to the following conditions.

Part 2 Conditions

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. The development shall be undertaken strictly in accordance with the details shown on drawing ZZY057 01 Revision a. received by the County Planning Authority on 15 August 2001.
3. Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Director of Highways and Planning.
4. The scheme of landscaping and/or screening approved under Condition 3 shall be carried out in its entirety within a period of two years beginning with the date on which development is commenced. The trees, shrubs or bushes shall be adequately maintained for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.
5. No development or groundworks shall take place within the application site until a scheme of works for an archaeological watching brief has been submitted and approved in writing by the Director of Highways and Planning. Access shall be afforded to the staff of the nominated archaeological body in order to carry out the watching brief, to consist of observation, recording, recovery of artefactual evidence, appropriate post-excavation works and the production of a report. Fourteen days notice in writing shall be given to the Director of Highways and Planning prior to the commencement of works.

The reasons for the conditions are:-

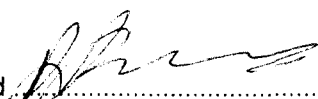
1. Required to be imposed by virtue of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure the development is undertaken to a design and in materials matching the classroom to the north west constructed pursuant to planning permission H04/1112/99, in the interests of the character of Donington Conservation Area.
3. In the interests of visual amenity.
4. In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.
5. In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on site.

The following development plan/emerging development plan policies and proposals are relevant to the decision to grant this planning permission:

Lincolnshire Structure Plan : Policies Proposed for Adoption (2000) - Policy 31

NB: Attention is drawn to:-

- (i) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970; and
- (ii) Design Note 18 "Access for Disabled People to Educational Buildings", published in 1984 on behalf of the Secretary of State for the Environment, or any prescribed document replacing that note.
- (iii) The letter from the Black Sluice Internal Drainage Board dated 21 August 2001 under reference SMH/SH/P.SH attached to this decision notice.

Signed 
Head of Planning and Conservation
Lincolnshire County Council

Date 4th September 2001.

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1992). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.
2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

BLACK SLUICE INTERNAL DRAINAGE BOARD

S M Hemmings, Bsc. C.Eng, MICE, MIWEM
Engineer and Chief Executive

72 Carlton Road
BOSTON, Lincs, PE21 8PB

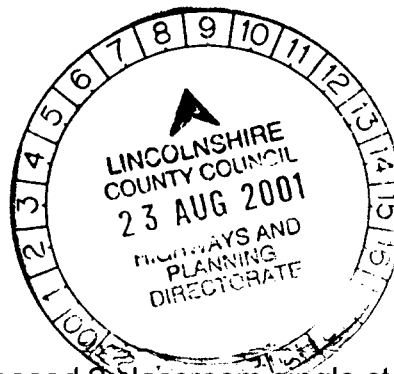
Tel: 01205 361061
Fax: 01205 360657

Our Ref: SMH/SH/P.SH

Your Ref:

Date: 21 August 2001

Lincolnshire County Council
Highways & Planning Directorate
City Hall
LINCOLN
LN1 1DN



Dear Sirs

Planning Application No H04/0923/01 – Proposed 2 classroom single storey extension at The Thomas Cowley High School, Donington for Lincolnshire County Council

The above planning application has been passed to the Board for comments.

If the surface water is discharged into the Board's drainage system the Developer will be required to pay the Board a development contribution. Details of these charges are shown on the enclosed sheet.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. M. Hemmings'.

Chief Executive

Encs

BLACK SLUICE INTERNAL DRAINAGE BOARD

S M Hemmings, Bsc. C.Eng, MICE, MIWEM
Engineer and Chief Executive

72 Carlton Road
BOSTON, Lincs, PE21 8PB

Tel: 01205 361061
Fax: 01205 360657

CONTRIBUTIONS FROM DEVELOPERS

Under the above Drainage Board's Bye-Laws, consent to discharge any surface water into any watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following:-

1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £175 per dwelling.
2. All other development contributions will be calculated at the rate of £5,000.00 per impervious acre.
3. All contributions will have VAT added, and these may be subject to review by the Board.
4. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners to carry out such necessary work the Board may be prepared to carry out such work using their powers under the Land Drainage Act 1991, with the costs being recovered from the developer.
5. Contributions will be calculated and required by the Board upon commencement of the development.

1st April 2001

BLACK SLUICE INTERNAL DRAINAGE BOARD

S M Hemmings, Bsc. C.Eng, MICE, MIWEM
Engineer and Chief Executive

72 Carlton Road
BOSTON, Lincs, PE21 8PB

Tel: 01205 361061

Fax: 01205 360657

BOARD'S STANDARD REQUIREMENTS

Under Section 28 of the Land Drainage Act, 1991 and Bye-Laws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements must be complied with:-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. The width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Bye-Laws.
2. The installation of services, (ie electricity, water, foul sewer, gas and telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.
3. The approval of the District Council where appropriate, the Highways Authority, the Board and the adjoining riparian owners will be required for work involving the piping, filling in or bridging of privately owned dykes or ditches.
4. The Board's approval is required for the discharge of any surface water treated effluent into any watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.
6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Bye-Laws. Copies of the Act and Bye-Laws are available for inspection at the Board's office.