

APPLICATION NO. : 404 / 1167 / 91

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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H04/1167/91

Received: 28-NOV-91 Type: OUTLINE

Name: Mr M S L Rollinson
Mrs J Patrick, Mr A Burton,
Mr M R Barnsdale,
Mr P Thorley, Mr E R Clay,
c/o Messrs Poddingtons

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development

Location : Town Dam Lane Donington
Spalding Lincs

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

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

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

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

surfaces, and any other features intended to enhance the attractiveness of the environment;

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

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

- 3 The estate road access provided from Town Dam Lane shall incorporate visibility splays of 4.5 metres x 70 metres.

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

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location

of underground services published by the Institute of Civil Engineers in 1963.

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

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

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

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

- 6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

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

- 8 Connection shall be made to Maple Way as shown on the amended drawing dated 4 August 1992.

Reason: To reduce the length of cul-de-sac on this site.

- 9 The final development shall incorporate an area of public open space in accordance with the sketch layout plan accompanying this application.

Reason: In the interests of the amenities of the locality and future application.

Notes to Applicant:

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The site is crossed by a public footpath. The applicants are advised that the line of this should be preserved as far as practicable in the final layout. Depending on the final form of the development, it may also be necessary for application to be made to divert the footpath.

Although the Local Planning Authority have had regard to the sketch plans accompanying the application, the applicants are advised that this permission is granted in outline only. It should not be inferred that the development shown on the sketch plan will be appropriate or acceptable to the Local Planning Authority. The final plans should take into account the characteristics of the locality in terms of numbers and density. The applicants are advised also that the design and construction of the dwellings nearest to the adjoining commercial premises should be such as to minimise the impact of those premises on the residential amenity of the dwellings.

Permission will be required for the alteration to the existing public footpath.

Director of Planning and Building Control Services
24-SEP-92 H04/1167/91

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. H04/1167/91.

Date Registered 28 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. M.S.L. ROLLINSON
MRS. J. PATRICK
MR. A.J.J. BURTON
MR. M.R. BARNSDALE
MR. P. THORLEY
MR. E.R. CLAY, C/O MESSRS. PODDINGTONS.
Tel. No.

(Address on file)

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS. PE11 2AA.
Tel. No. 761856
(Personal contact name) M. R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TOWN DAM LANE, DONINGTON, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT.

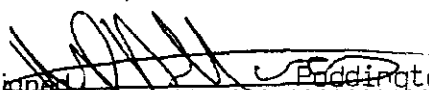
Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £2,300.00...

If you consider no fee is payable
include a written explanation instead.

Signed  Poddingtons.

Date 26th November 1991.

Previous application No:

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 works

or This is an **outline** application

(✓)

☐

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

☒

Please state Site Area 2.464 (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

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:

N/A OUTLINE ONLY.

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:

sq. metres

(b) max. length:

metres

(c) max. width:

metres

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

metres

D. Please state type and colour of roofing materials.

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

☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

ARABLE AND GARDEN

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road☐

or

B. There will be a new or altered access to a public road

☒

If so, name of road TOWN DAM LANE

Will there be –
Individual access(es)
New estate road☒

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

N/A OUTLINE ONLY

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

SOAKAWAYS

TO EXISTING DYKE

YES

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

☐ NO

→ If so, please give details in Part 6

☐ NO☐ YES☐ NO

→ If so, please complete Part 7

☐ NO☐ NODate:
Consultee(s):☐ NO

Application No.:

☐ NO**6. ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. SEE ATTACHED STATEMENT.

PODDINGTONS

43 Double Street,
Spalding,
Lincs. PE11 2AA.
Tel: Spalding (0775) 761856
& 768296
Fax: (0775) 710218

architectural design consultants

Our ref.

Your ref.

Date: 26th November 1991.

PROPOSED RESIDENTIAL DEVELOPMENT AT TOWN DAM LANE, DONINGTON -
MESSRS. ROLLINSON, PATRICK, BURTON, BARNSDALE, THORLEY & CLAY.

The Site

The application land is situated between Town Dam Lane to the South, and High Street to the North. To the West is Maple Way, a private estate, and Flinders Road, a small cul-de-sac of Council built houses, some of which are privately owned.

To the East there are some Council houses fronting Town Dam Lane and also Highfield Road with private development.

There is also a transport/warehouse depot to the East, at the Northern end of the site.

There are substantial buildings between the depot and the proposal site, also a conifer screen.

An existing public footpath passes through the site, from Town Dam Lane to High Street.

Continued/...

26th November 1991.

The Proposal

Parts of the site already have planning permission i.e. H04/1259/89, accessed from Maple Way, and H04/0695/89, 4 no. plots off Town Dam Lane.

The total area of the development as proposed is 6.09 acres (2.464 hectares) served by a cul-de-sac estate road from Town Dam Lane, with a smaller cul-de-sac, and a private drive serving 3 no. dwellings.

The scheme shown on the application plan is purely a suggested layout to indicate the potential and suitability of the site, and it is appreciated that landscaping and planting would require careful consideration.

The suggested scheme retains the existing public footpath in it's present form and utilises it as a feature of the landscaped recreation areas.

The application site is within the area of Donington identified by the S.H.D.C. in 1983 as being suitable for development.

Services

Electricity and water are available to the site, and a new gas supply is to be provided in Donington in the near future.

According to information obtained from the S.H.D.C., foul drainage can be accommodated in the main sewer in Town Dam Lane, and storm water can be discharged into the drain on the Eastern side of the site.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE
SECTIONS.

Use the notice at the bottom of the page only
when necessary.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

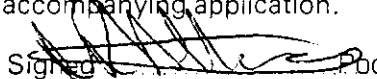
This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  Poddingtons (Applicant/Agent) Date 26th November 1991.

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner:

State Date notice served:

Signed (Applicant/Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed  Poddingtons (Applicant/Agent) Date 26th November 1991.

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:

State Date notice served:

Signed (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed Date

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 2300
 Receipt Issued No. P316
 Date First Received 28 NOV 1991..

REGISTRATION

REFERENCE H04/1167/91.....
 Cross-Ref N/A.....
 Date 29/11/91

VALIDATION

Date 2/11/91

Type OUTLINE Earliest permission date (Cert B)
 Site area 2.461.. No. of dwellings Floorspace
 New build/site enlargement/redevelopment/change of use/extension/alteration
 Earlier permission ref

BM:- Siting Design Ext app Access Lands

Previous
 Current

Description

Technical:

Certificate
 Site plans
 Description

Accuracy
 Incomplete form

S65 Advert required

--

Expiry date

Fees:

Nil fee - previous app
 - type
 Discounted fee

Ref

Reason

Correct fee £ 2300 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 3.1.92

Index Sheets 9... OS Nos Grid Ref 520970 335450

Ward CA... Parish ... DONNINGTON

TR Rural

CA

LB

TPO

Other:

Grade

Inside IBD 4.65 Inside LP Area NO
 TR Bypass
 Level crossing
 Footpath

Linked to site.....Ref....150. Linked to property.....Ref.....

Planning Records:

Earlier apps

695/89
 291/73
 593/73

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H04/1167/91

Type: OUTLINE

Applicant: Mr M S L Rollinson
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed residential
development

Location: Town Dam Lane
Donington
Spalding
Lincs

Valid date: 28-NOV-91

Terminal date: 23-JAN-92

Target dates:

Target Committee: 21-JAN-92

To case officer 03-DEC-91 5/12

Report deadline: 07-JAN-92

Inspected by 08-DEC-91

Extra contacts 13-DEC-91

Case Officer:

Report if not clear by 02-JAN-92

M A CAUGHEY

D. I. Robert (16/1/92)

DEVELOPMENT/CONSTRAINTS

Size: 2.46 HA

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Clerk to Donington P

05-DEC-91

19-DEC-91

Cllr Mrs R Hunt MBE 0775 820291

05-DEC-91

19-DEC-91

Cllr M S L Rollinson

05-DEC-91

19-DEC-91

Approved.
Taken to Comm. 1

L.C.C. plan submitted 12/12/91
on BS Attached Feb 2/1/92.

17-JAN-92

31-JAN-92

17-JAN-92

31-JAN-92

17-JAN-92

31-JAN-92

17-JAN-92

31-JAN-92

SITE DETAILS

Grid ref: 520970 335450

OS Sheets: 9

Parcel:

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4
(or equiv)

Scale drawing Highway S/W Agric appraisal

Precise details, for non-standard requirements:

Please consult E.H. 12/12

CONSULTATION/PUBLICITY RI

Publicity : General
Departure
Setting of

Consults : Dept of Tra
: Env Health
Conservation

Case Officer

*I presume that
one of the applicants
is Councillor Robinson.*

Consultant :

Other :

II
I, II*
CA*

*Positivity, but
this must not
effort must not
12/12*

10/12

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council
Ward Members
Residents
Advertise
Other

New valid date

Re-Registered
Ack/Reception/Filesheet
Consultation

Town and Country Planning Act etc

DRAFT DECISION

Reference: H04/1167/91

Received:28-NOV-91 Type:OUTLINE

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43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development

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Spalding Lincs

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

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

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

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Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

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Reason: In the interests of the amenities of the locality and future application.

to Applicant:

Notes to Applicant:

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Permission will be required for the alteration to the existing public footpath.

Authorised to issue:

18-SEP-92 H04/1167/91

AD... *M*DC.....

2/9

APPLICATION REFERENCE: H04/1167/91 DATE RECEIVED: 28 11 92

APPLICANT: Mr M S L Rollinson
Mrs J Patrick, Mr A
Burton, Mr M R
Barnsdale, Mr P
Thorley, Mr E R Clay
c/o Messrs
Poddingtons

AGENT: Messrs Poddingtons
43 Double Street

~~SOUTH HOLLAND Lincs DIST COUNCIL~~
~~REPORT TO PLANNING COMMITTEE~~

Date 15 SEP 1992

TYPE: Outline

DESCRIPTION: Proposed residential development

LOCATION: Town Dam Lane, Donington

Parish Council: Seems a natural infill development. Recommend approval.

Ward Member: Mr Rollinson is a member of the Planning Committee and is involved in the application. I think it is advisable to put the proposals before the Committee on these grounds.

County Highways: Request conditions.

Anglian Water: No objection in principle but water mains cover the site and no part of any building shall be erected within 5 metres of this.

Lincs Fieldpaths Association: Providing any public right of way is safeguarded we should not object. By safeguard we mean preserved on a public right of way and not to be placed on the footway of a new estate road. A Department of the Environment Circular stresses that this must be avoided wherever it is possible to do so.

Environmental Services: Highlight concerns in respect of potential noise and odour complaints from activities of the Fruitwork Marketing Depot immediately to the east of the site. They import fresh produce and operate forklifts and refrigerated transport within the open yard. Foreign vehicles may arrive on-site during unsociable hours. Future intensification could give rise to problems. Would not wish to support any development so close to an undertaking of this nature. However this is a large area and should you consider that an alternative scheme, ie, with amenity areas surrounding the depot may be appropriate then I would advise a BS.4142:1990 noise assessment.

Public Objections: From 25 Highfield Road (summarised).
- Development would lead to loss of view: and devaluation. Understood site was "green belt".

- Other partially completed developments in the village: no need for additional development.
- Road junction close to playing field would cause serious traffic hazard.
- More consideration should be given to preserving character of village and not cramming houses into every available space.

PLANNING POLICIES /DOE ADVICE

Site situated inside IBD.

Public footpath crosses the site.

PLANNING ISSUES

- 1 The determining issue is whether or not the principle of development of the land for residential purposes would be an appropriate form of development having regard to the established character of adjoining developments and the proposed access arrangements to serve the development.

CONCLUSIONS

- 1 The application site which totals 2.46 hectares (6 acres) is situated wholly within the IBD and it is reasonable to conclude that given land the development of adjoining land including the established pattern of roads that it was envisaged that ultimately residential development would take place.
- 2 The indicative drawing submitted with the application seeks to establish a number of important principles for any future development, ie,
 - An extensive area of public open space close to the commercial site to provide a buffer zone.
 - Single storey dwellings and additional screening to provide further protection to residents.
 - The existing line of the public footpath largely undisturbed. In view of the shape of the site however it is inevitable that for part of its length the footpath will adjoin the estate road.
 - Highway connection with Maple Way to the site as required by highways.
- 3 The sketch layout also indicates that 40 dwellings are envisaged at this stage, providing an overall density of approximately 6.5 dwellings per acre. Whilst that density compares favourably with adjoining developments in Maple Way and Highfield Road to the east and west of the site, nevertheless the shape of the site and its relationship to other land may be a greater constraint on the ultimate scheme if an appropriate and intrinsic character of development is to be achieved.
- 4 Following discussions with the Environmental Services Department and County Highways amended sketch layout plans have been submitted showing how the site could be developed having regard to the concern expressed over the proximity of the site to the adjacent commercial undertaking and to give effect to highway requirements.
- 5 It is considered that the applicants have demonstrated that a development of this site can be undertaken having regard not only to the objection from an adjoining resident, but also to the physical and environmental constraints and the requirements of Environmental Services and County Highways.

Note For the avoidance of doubt one of the applicants is a District Councillor and a Member of the Planning Committee.

RECOMMENDATION - Grant Permission.

- 1 TL2 21 SC1 - (Estate Details).
32 The estate road access provided from Town Dam Lane shall incorporate visibility splays of 4.5 metres x 70 metres.
43 C1 - (Estate Development - Highway Requirements).
54 C2a - (Road Construction).
65 C3 - (Surface Water Run-Off).
76 C4 - (Construction Of Estate Road Junction).
87 Connection shall be made to Maple Way as shown on the amended drawing dated 4 August 1992.
98 The final development shall incorporate an area of public open space in accordance with the sketch layout plan accompanying this application.

Reasons

- 21 Standard.
32 B4.
43 C1.
54 C2a.
65 C3.
76 C4.
87 To reduce the length of cul-de-sac on this site.
98 In the interests of the amenities of the locality and future residents.

Notes

- 104 The site is crossed a public footpath. The applicants are advised that the line of this should be preserved as for a practicable in the final layout. Depending on the final form of the development, it may also be necessary for application to be made to divert the footpath.
112 Although the Local Planning Authority have had regard to the sketch plans accompanying the application the applicants are advised that this permission is granted in outline only and does not authorise the development in the form shown on the sketch plans.
123 Permission will be required for the alteration to the existing public footpath.
-

Copy to: District Planning Officer
South Holland District Council
Council Offices, Priory Road
SPALDING



Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

Your Ref: 7AP/LJA
My Ref: CB/DEVT2/VAH

12 June 1992

~~Poddingtons
43 Double Street
SPALDING
Lincs PE11 2AA~~

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 JUN 1992 <i>DC</i>	
Attenborough	File Nos.
DPO <i>NRM</i>	
DOPO <i>ES</i>	
JC <i>ACP</i>	
Action by	Acknowledge YEG/NO
Discussed with	by
Copy to	date

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mr C Briggs

Telephone

Lincoln (0522) 553127

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT TOWN DAM LANE, DONINGTON
REF: H04/1167/91

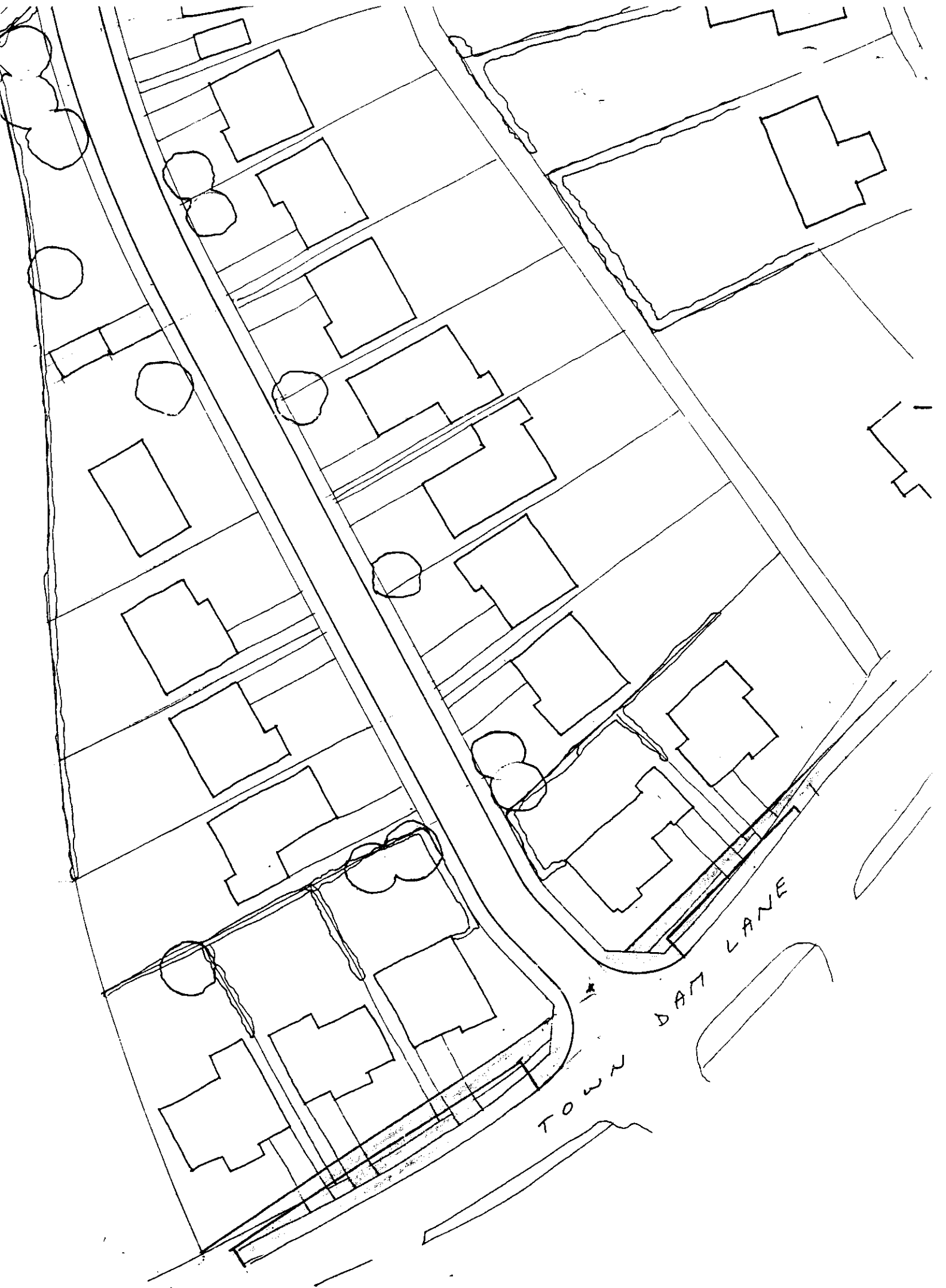
I refer to your letter and proposed layout of 2 June 1992 and would make the following points:

1. I would inform you that for this level of development visibility splays as shown on the attached plan are required at the proposed junction.
2. Parking provision shall be provided on the basis of 2 spaces per dwelling.
3. Visibility splays are required for the private drives as shown on the attached plan.
4. The length of road exceeds the maximum length permitted in my current specification. I would therefore require a secondary access point which should be via Maple Way.

If you wish to discuss these points my assistant, Mr Briggs, will be prepared to meet yourselves along with the District Planning Officer.

Yours faithfully

Director of Highways and Planning



Lincolnshire Fieldpaths Association

For the Preservation of Rights of Way in Lincolnshire and South Humberside

Chairman

Joint Secretary

Treasurer

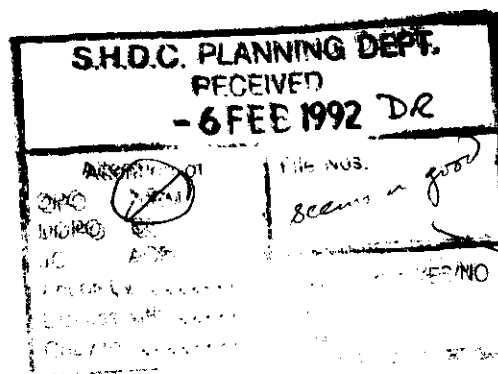
MAJOR BRETT COLLIER (RETD.)
HON. JOINT SECRETARY
LINCOLNSHIRE FIELDPATH
ASSOCIATION
CHLORIS HOUSE
208 NETTLEHAM ROAD
LINCOLN LN2 4DH
Tel: Lincoln 521315

3rd February, 1992

The Director of Planning and Building
Control Services,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire PE 11 2 XE.

Dear Mr. Smith,

PLANNING APPLICATION



Thank you for your letter HO 4 / 1167 / 91 dated 17th January, 1992 regarding a planning application at Town Dam Lane, Donington. A sketch map would have been useful.

Our local contact now reports that providing any public right of way is safeguarded we should not object to this application. By 'safeguarded' we mean preserved as a public right of way and NOT to be placed on the footway of a new estate road. A DoE Circular stresses that this must be avoided wherever it is possible to do so.

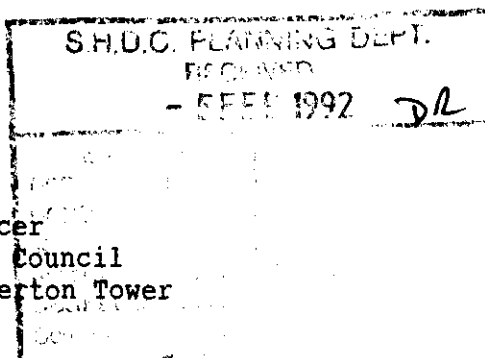
Yours sincerely,

Brett Collier

(Major H.B. Collier) retd.



Anglian Water
Services Limited



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

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/920004
Your ref H04/1167/91

03-FEB-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : TOWN DAM LANE, DONINGTON, SPALDING, Lincs
Applicant: ROLLINSON, PATRICK, BURTON, BARNSDALE, THORLEY, CLAY

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

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

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

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H04/1167/91

Applicant: Mr M S L Rollinson
Mrs J Patrick, Mr A Burton,
Mr M R Barnsdale,
Mr P Thorley, Mr E R Clay,
c/o Messrs Poddingtons

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development

Location: Town Dam Lane Donington
Spalding Lincs

Type: OUTLINE

17-JAN-92

Dear Sir/Madam,

PLANNING APPLICATION

I have received an application for planning permission which you may be interested in. The details of the application are shown above.

If you wish to see the application and plans they are available at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm Friday). If you have any observations about the proposal, they should be sent to me by 31-JAN-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is M A CAUGHEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Owner/Occupier
Donington
Spalding
Lincolnshire

copies sent :-
PTO.

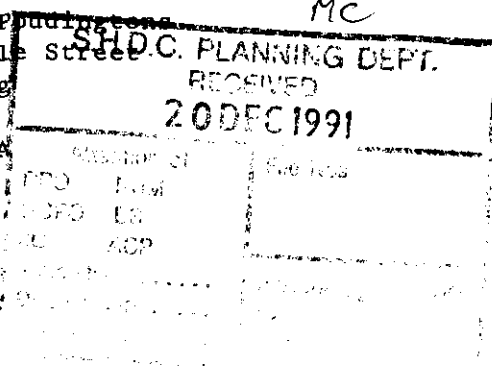
Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H04/1167/91

Applicant: Mr M S L Rollinson
Mrs J Patrick, Mr A Burton,
Mr M R Barnsdale,
Mr P Thorley, Mr E R Clay,
c/o Messrs Poddingtons

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA



Description: Proposed residential development

Location: Town Dam Lane Donington
Spalding Lincs

Type: OUTLINE

Date received: 28-NOV-91

05-DEC-91

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 20-DEC-91. 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 M A CAUGHEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Seems a natural in fill development.
Recommend Approval.

Signed:

72 CARLTON ROAD, BOSTON, Lincs. PE21 8PA

TEL. 0205 361061
FAX. 0205 360657

DATE 19 December 1991

Dear Sirs

Yours faithfully

S. M. Hogg

Engineer to the Board

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991

APPROVED
M M
ES
AC ACP

Action by
End use with
Classified
Acknowledged Y/N
By
Date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 16.12.91

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING
CONTROL

YOUR REF:

Planning Application H04/1167/91
Residential development, Town Dam Lane, Donington

I write with reference to the above outline proposal and would wish to highlight my concern in respect of potential noise and odour complaints from the activities of the Fruitworld Marketing depot immediately to the east of the site. The Company import fresh produce and operate forklifts and refrigerated transporters within the open yard. Foreign vehicles may arrive on-site during unsociable hours.

Experience has shown within other similar sites that whilst it may be possible to protect the internal noise climate of adjacent dwellings by appropriate construction, design and screening, any future intensification or diversification of activities could give rise to problems.

In the circumstances I would not wish to support any such development so close to an undertaking of this nature.

However, this is a large area of land and should you consider that an alternative scheme i.e., with amenity areas surrounding the depot, may be appropriate then I would advise that a BS 4142 : 1990 noise assessment will be required in order to appraise the scheme.

I trust this information is of assistance to you.

Shapman
As Director of Environmental Services

MC

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 DEC 1991	
Attended by	File No.
DPO ☒ NSM	
DOPO BS	
JC ACP	
Author by	Drawn by
Checked by	
.....	

discussed with S/C. 17/1/92
He advised that noise assessment
would not be necessary providing
applicant was prepared to leave
part of the site undeveloped.
Revised this with regard.

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H04/1167/91

Applicant: Mr M S L Rollinson
Mrs J Patrick, Mr A Burton,
Mr M R Barnsdale,
Mr P Thorley, Mr E R Clay,
c/o Messrs Poddingtons

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development

Location: Town Dam Lane Donington
Spalding Lincs

Type: OUTLINE

Date received: 28-NOV-91

05-DEC-91

Dear Cllr Mrs R Hunt MBE

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is M A CAUGHEY

As applications can be determined under delegated powers in many cases,
please let me know by 15-DEC-91 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Cllr Mrs R Hunt MBE
Red Roof
Mill Lane, Donington
Spalding, Lincs
PE11 4TL

I request that this application be
considered by Planning Committee,
because

*Mr M. Rollinson is a member
of the Planning Committee & is
in a position to consider the application - I think it
is advisable to put the proposal before
the Committee on these grounds -*

Signed:

MC

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPT.	
RECEIVED	
- 9 DEC 1991	
File No.	
Knowledge YES/NO	

B. N. 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



Application no: H04/1167/91

Applicant: Mr M S L Rollinson
Mrs J Patrick, Mr A Burton,
Mr M R Barnsdale,
Mr P Thorley, Mr E R Clay,
c/o Messrs Poddingtons

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development

Location: Town Dam Lane Donington
Spalding Lincs

Type: OUTLINE

30-SEP-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mr R & Mrs L S Felts
25 Highfield Road
Donington
Spalding
Lincs. PE11 4TS

25 Highfield Road,
Donington,
Spalding,
Lincs.
PE11 4TS

B. Smith, Esq.,
Director of Planning and Building Control
Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

Your Ref: HO4/1167/91

30th January, 1992.

Dear Mr. Smith,

PROPOSED RESIDENTIAL DEVELOPMENT -
TOWN DAM LANE, DONINGTON

I would like to register my objections to the above which are detailed as follows:-

1. When I purchased my property I understood that this land as listed as a green belt area thus making privacy and an open view part of the attraction and any such development of this land could ultimately devalue my property.
2. I consider that granting this application would be verging on the ridiculous as there are at least two other partially completed developments in the village going to ruin.
3. In my view having a road junction in such close proximity to the Playing Field would cause a serious hazard to any children trying to cross the road.
4. As a lifelong resident of Donington I feel that more consideration should be made to preserving the character of Donington and not cramming houses into every available space.

I trust that my opinions will be seriously considered.

Yours sincerely,

R. S. Felts *L. S. Felts*

Mr. R. and Mrs. L. S. Felts

File
Notes

1167191

DR #CR
to discuss
known amendments
of House changes
left not
prefer
plans will be
expedited.
Meeting 30/3/92.
Capitol.
including
negotiations

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

Mr D Roberts

DJR/JJ H04/1167/91

TAP/LJA

30th June 1992

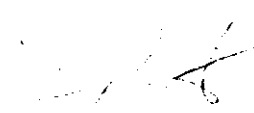
Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT, TOWN DAM LANE, DONINGTON FOR
MESSRS ROLLINSON, PATRICK, BURTON, BARNSDALE, THORLEY AND CLAY.

Thank you for your letter and plans dated 2nd June 1992. In view of the comments of the Highway Authority, and the further advice I have received from my Council's Environmental Services Department. I would suggest that we meet further to discuss the situation.

I would be grateful therefore if you could telephone, when we are both back from holiday, during the week commencing 13th July to make arrangements.

Yours faithfully


N Midlen
Principal Planning Officer
Development Control

Cllr. M. S. L. Rollinson,
Deeping Dale,
9 Bicker Road,
Donington,
Spalding,
Lincs.
PE11 4XP.

Mr D Roberts

DJR/JJ H4/1169/91

17th June 1992

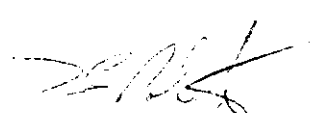
Dear Councillor Rollinson,

PROPOSED RESIDENTIAL DEVELOPMENT TOWN DAM LANE, DONINGTON FEN.

Further to our recent discussions over the progress of the above application. I enclose for your information, a copy of a letter recently received from your Agents. The amended plans referred to are concerned with demonstrating that any layout takes into account the effects of the existence of adjoining commercial premises. The plans are subject to further consultations but I would envisage taking the application to one of the August Committee's.

I trust this is satisfactory.

Yours sincerely


N Midlen
Principal Planning Officer
Development Control

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 2nd June, 1992.

Mr. D. Roberts,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT AT TOWN DAM LANE, DONINGTON,
FOR: MESSRS. ROLLINSON, PATRICK, BURTON, BARNSDALE, THORLEY
& CLAY.

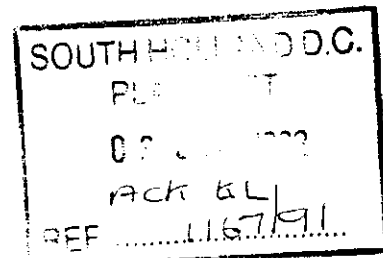
APPLICATION REFERENCE: HO4/1167/91.

I refer to your letter dated 23rd January 1992, and our
subsequent meeting on the 6th April.

I enclose herewith an amended plan and would appreciate
your comments. If you wish to meet me regarding this perhaps
you would contact my office at your convenience.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.



Enc. drwg. no. RMB/2406/3.

c.c. Mr. C. Briggs, Highways Dept., Lincoln.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

PODDINGTONS

43 Double Street,
Spalding,
Lincs. PE11 2AA.
Tel: Spalding (0775) 761856
& 768296
Fax: (0775) 710218

architectural design consultants

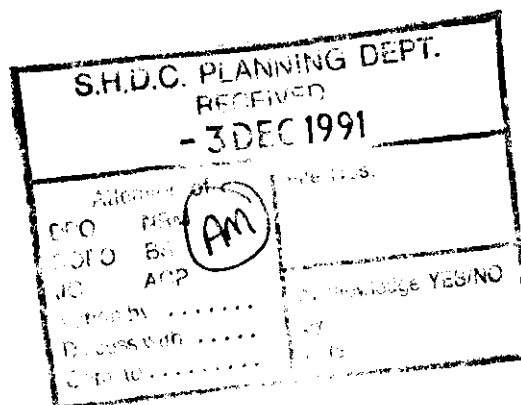
Our ref HJW/LJA

Your ref.

Date: 2nd December 1991.

For the attn. of Mrs. A. Maxwell

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.



Dear Sirs,

PROPOSED RESIDENTIAL DEVELOPMENT AT TOWN DAM LANE, DONINGTON,
SPALDING, Lincs, FOR: MESSRS. M.S.L. ROLLINSON, J. PATRICK,
A.J.J. BURTON, M.R. BARNSDALE, P. THORLEY & E.R. CLAY.

Further to our telephone conversation of today's date, we show
below the addresses of the above applicants, as requested.

Mr. M.S.L. Rollinson & Mrs. J. Patrick, 9 Bicker Road, Donington.

Mr. A.J.J. Burton, 51 High Street, Gosberton.

Mr. M.R. Barnsdale, 'Southview', Goxhill Avenue, Donington.

Mr. P. Thorley, 23 Flinders Road, Donington.

Mr. E.R. Clay, 4 Goxhill Avenue, Donington.

Yours faithfully,
Poddingtons,

H. J. WILSON (MRS).

PLANNING COMMITTEE - 15th September 1992

660. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H04/1167/91 Mr M S L Rollinson, Mrs J Patrick, Mr A Burton, Mr M R Barnsdale, Mr P Thorley, Mr E R Clay, Messrs Poddingtons	O.A. Residential development at Town Dam Lane, Donington.

(It was also agreed that an additional note be attached to the permission stating that any development must take into account the density and characteristics of the area in which the site is situated.)

(Councillor M.S.L. Rollinson declared an interest in this application and left the Council Chamber during consideration thereof.)

H16/0280/92 Mr N Thorold	6' fence next to highway at 74 Bourne Road, Spalding.
H14/0689/92 R G Atkinson	Bungalow and garage on site adjacent to 78 Church Street, Pinchbeck.

(It was reported that the letter of objection to the above proposals had been withdrawn.)

H09/0792/92 S G Biggin	O.A. Residential development comprising of 24 units plus office accommodation (renewal of H09/0694/89) at Ex Mattimore House Site, Fleet Street, Holbeach.
H05/0830/92 Mr & Mrs V Zammitt	Change of use from residential to residential and the breeding and kennelling of dogs at Rhinestone Cottage, Foxes Low Road, Holbeach.

(Subject to the deletion of recommended conditions 1 and 5 and to the imposition of an additional condition prohibiting the boarding of dogs on the site.)

H23/0217/92 Mrs B Bolton	Outbuilding to be used for retail saddlery and horse feed premises at The Bungalow, Cobgate, Whaplode.
H11/0804/92 Executors of the Late Mr R I Wing	O.A. Two detached dwellings adjoining Grasmere, Lime Walk, Long Sutton.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0566/92 W J Mumford & Son Ltd	O.A. Fourteen 1-bed apartments including details of siting design and means of access at 4 Woolram Wygate, Spalding.

Messrs Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

Mr D Roberts

DJR/JJ H04/1167/91

23rd January 1992

Dear Sir,

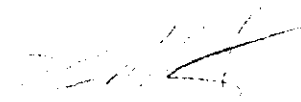
PROPOSED RESIDENTIAL DEVELOPMENT, TOWN DAM LANE, DONINGTON FOR
MR M S L ROLLINSON AND OTHERS.

I have received the comments of the District Council's Environmental Services Department on the above application. They are concerned over the proximity of part of the site to the premises of Fruitworld Marketing, and advise that there is potential for noise and odour complaints. Under these circumstances the Environmental Services Department would not wish to support any development so close to the commercial premises and recommend that a noise assessment (under BS 4142:1990) be carried out.

I have discussed this matter with the Health Departments Officers who further advise that such an assessment may not be necessary if part of the site is left undeveloped and given over to amenity use. This matter requires determining prior to any report being prepared for my Planning Committee and I would request therefore that you contact Mr Roberts of my Department to arrange a meeting to discuss how the potential problem could be overcome.

I look forward to hearing from you in the near future.

Yours faithfully


N Midlen
Principal Planning

Ch. Rollinson

P. 820215
- not 931-306269

Consult with

Ramblen ✓

17/1/92

+ Fieldpath ✓

17/1/92

DE 17/1.

[Handwritten initials]

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H04/1167/91

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	0	9	3	54

2. Address or location

Town Dam Lane, Donington

3. Name, classification and number of road

UC

4. Date application referred

12-12-91

5. State whether outline, detailed application etc.

OL

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

RESIDENTIAL DEVELOPMENT.

- 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:

13/12/91

Signed:

Director of Highways and Planning

Emmerson

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) ~~Any~~ ^{The} estate road access provided from Town Dam Lane shall incorporate visibility splays of 4.5m x 70m

(2) C1

(3) C2(a)

(4) C3

(5) C4

(6) Connection shall be made to Maple Way

(7) as shown on the amended drawing dated 6 August 1997.

Delete as appropriate

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

(1) B4

(2) C1

(3) C2(a)

(4) C3

(5) C4

(6) To reduce the length of Cul de Sac on this site

~~R Note~~

Further Permission will be required for the alteration to the existing public footpath

PI ANNING AMENDMENT

For office use only

Application No.

1104/1167/91

Date registered

03 JUN 1992

Case Officer

DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A.

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. 3/6/15 ✓

Validation

Adequate detail
Acknowledged☐

Confirmed

..... K.L.

K.L.

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
CheckCase
Officer**Case Officer: Check List**

BC liaison — see above

Technical consults
needed?☐

viz

sent

Site inspection
needed?☐

Site notes:

A.
Post
DecisionImmaterial/acceptable
as amendment☐☐

New application needed

☐☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
ApplicationSame char/desc.
(refer to Admin.)

YES NO

YES NO

Publicity/residents required

NO YES

NO YES

Too significant

NO YES

NO YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

Signed:

Date:

PLANNING AMENDMENT

For office use only

Application No.

H04/1167/91

Date registered

04 SEP 1992

Case Officer

Dr

Salient points highlighted

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS. ROLLINSON, PATRICK, BURTON,
BARNSDALE, THORLEY & CLAY,
C/O MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856

(Contact) M.R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TOWN DAM LANE, DONINGTON.

Please complete

EARLIER APPLICATION No.

H04/1167/91

This application cannot be considered
unless the relevant reference is stated

Building Regulation reference relating to
same development.

N/A

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans

A.

☐

or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested
by the Council

B.

☒

YES

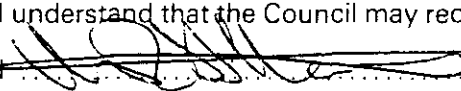
Has a similar amendment been submitted under Building Regulations?

☒ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed



Poddingtons.....

Date 4th September 1992.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

PROPOSED RESIDENTIAL DEVELOPMENT.

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying
plans)

AMEND ESTATE LAYOUT AS REQUESTED.

State drawing no's of the current submission

MRH/2406/7

State Officer dealing with the application, if
known.

MR. D. ROBERTS

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

OFFICE USE ONLY

To D.C.

Validation

Adequate detail
Acknowledged☐

Confirmed

..... KCL
KCLLiaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
CheckCase
Officer**Case Officer: Check List**

BC liaison — see above

Technical consults
needed?☐

viz

sent

Site inspection
needed?☐

Site notes:

A.
Post
DecisionImmaterial/acceptable
as amendment☐☐

New application needed

☐☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
ApplicationSame char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

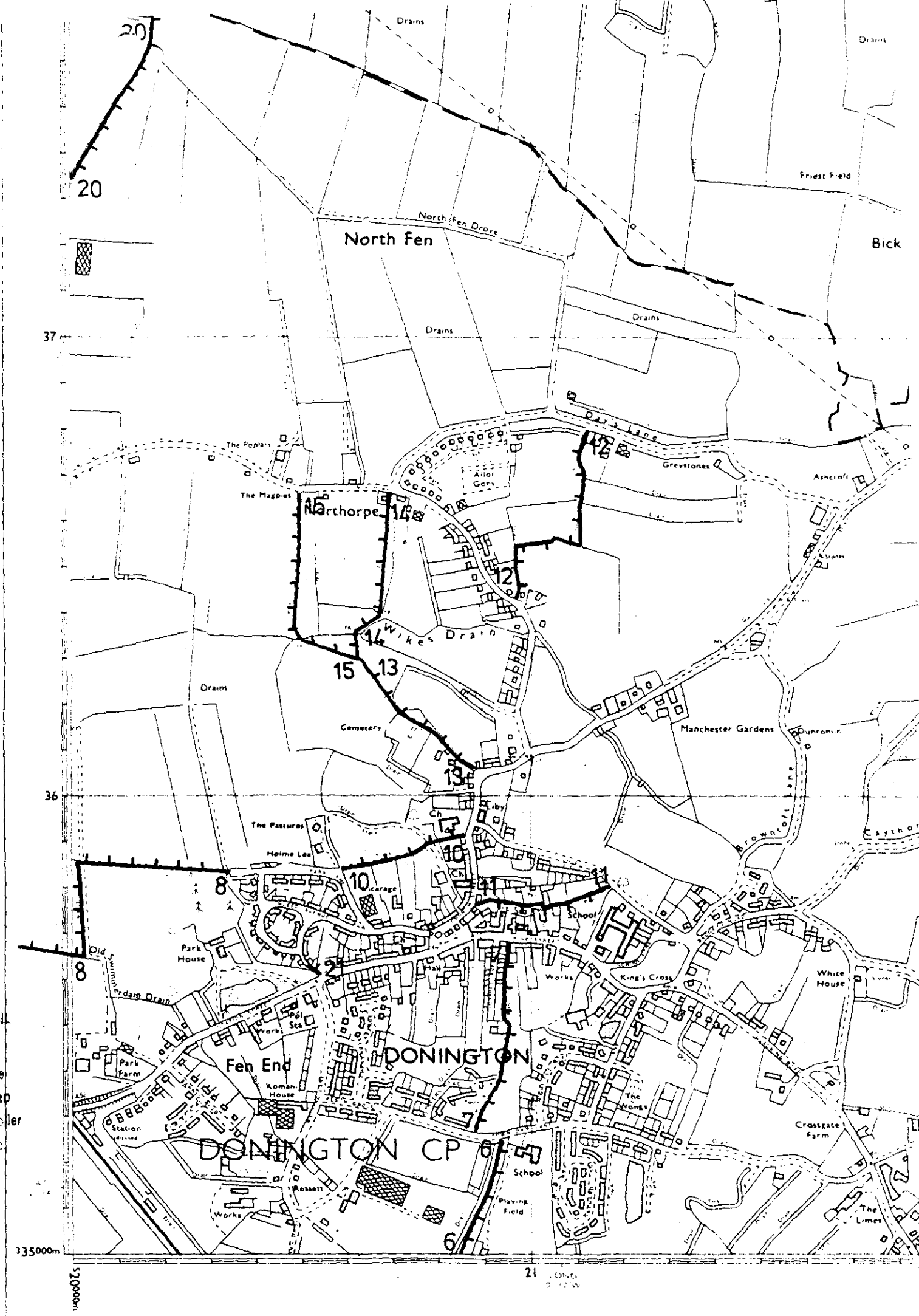
Details accepted, if different:

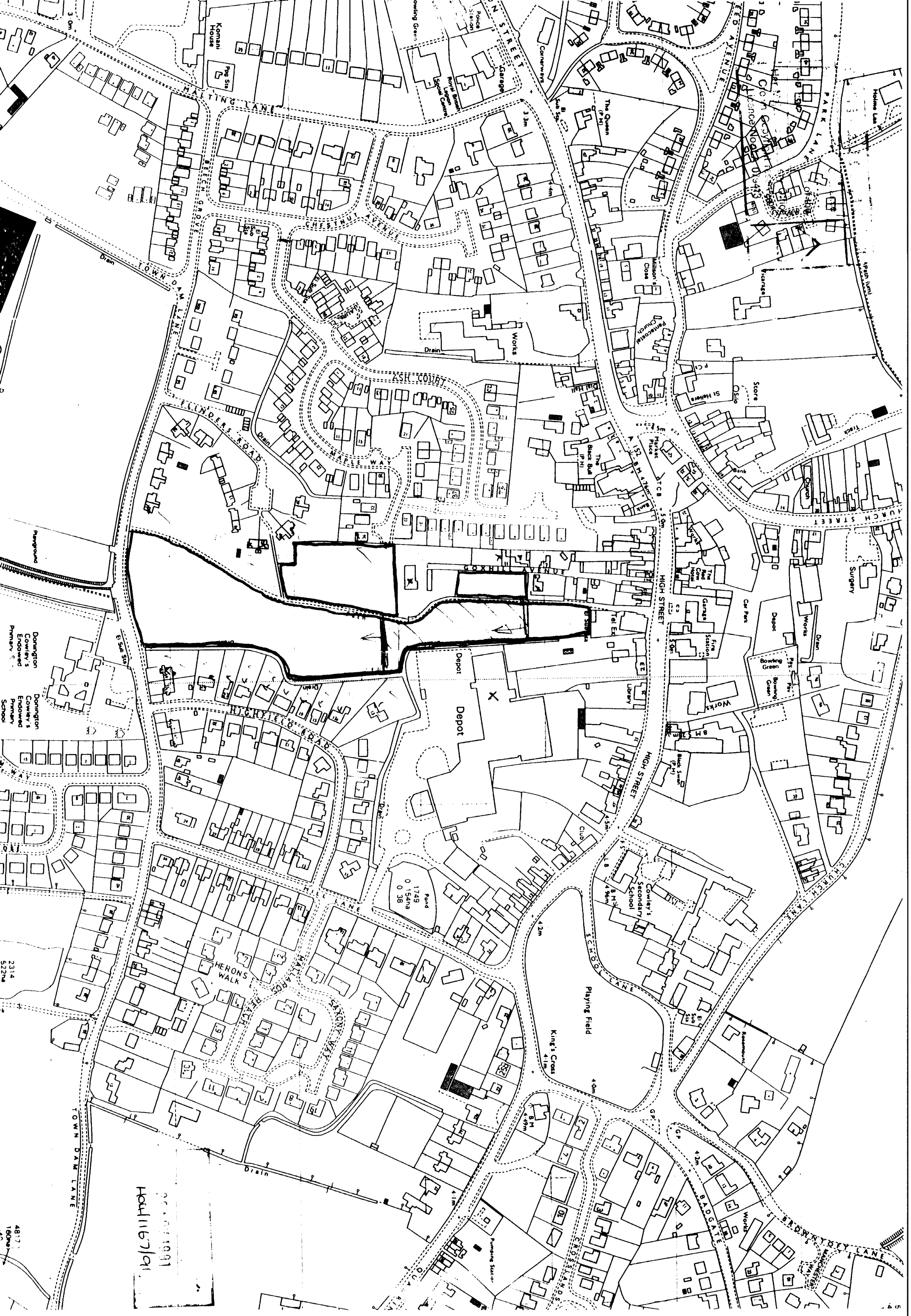
Notes:

1 copy to reception

Signed:

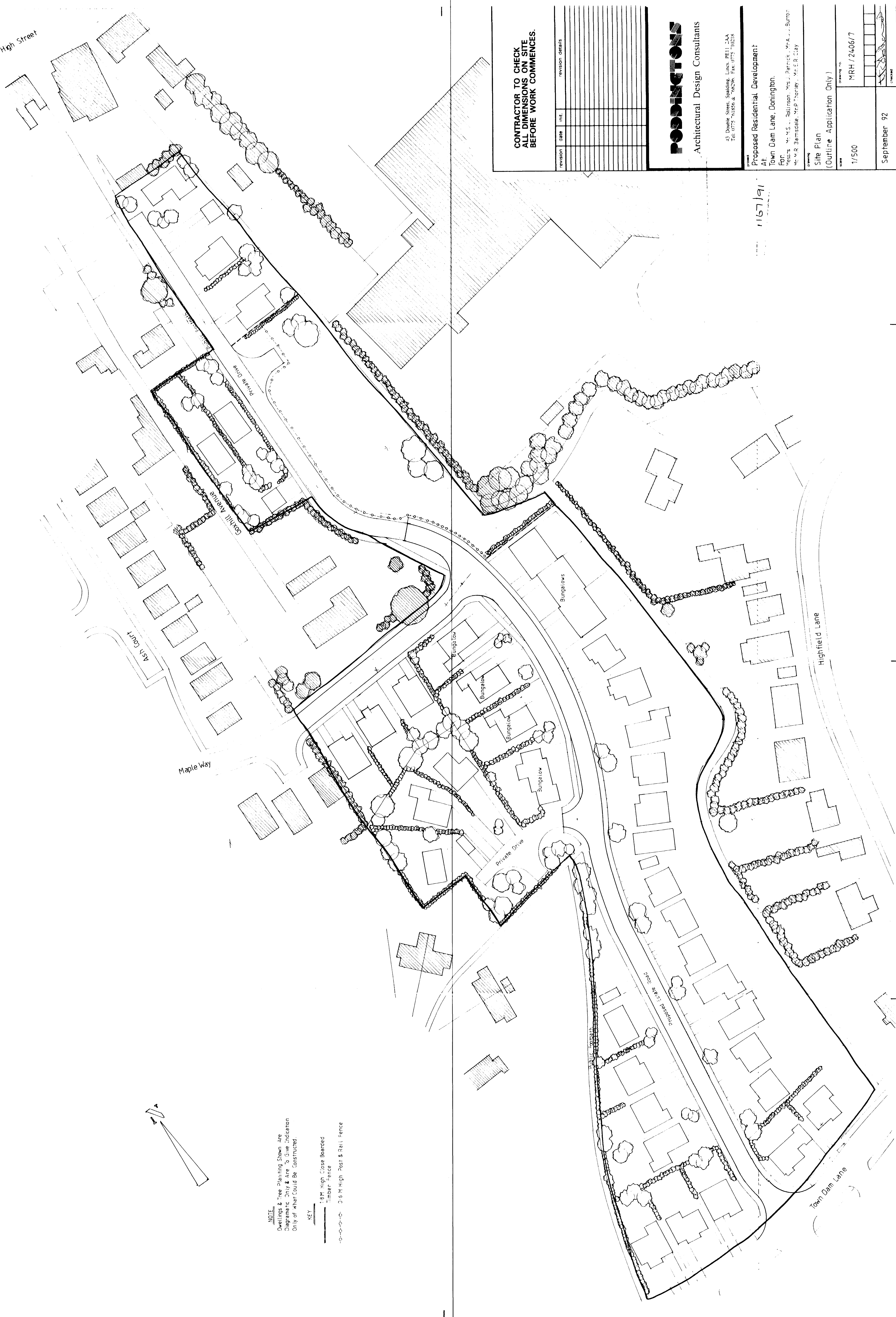
Date:







High Street



NOTE
Dwellings & Tree Planting Shown Are Diagrammatic Only & Are To Give Indication Only of What Could Be Constructed.

KEY

1.8 M High Close Boarded
Timber Fence

0.6 M High Post & Rail Fence

**CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.**

[illegible]

PODDINGTON
Architectural Design Consultants

43 Double Street, Spalding, Lincs, PE11 2AA
Tel: 0775 61856 & 68296, Fax: 0775 70218

proiect
Proposed Residential Development
At:
Town Dam Lane, Donington.
For:
Messrs Mr M S L Adkinson, Mrs J Patrick, Mr A J
Mr M R Bamsdale, Mr P Thorley, Mr E R Clay

<div style="display: flex; justify-content: space-between;"> <div> <p>STAMPING</p> <p>Site Plan</p> <p>(Outline Application Only)</p> </div> <div> <p>STAMPING NO.</p> <p>MRH / 240617</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p>SHEET</p> <p>1/500</p> </div> <div> <p>DATE</p> <p>September 92</p> </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> <p>STAMPING NO.</p> <p>MRH / 240617</p> </div> <div> <p>DATE</p> <p>September 92</p> </div> </div>

1167/91.

HIGH STREET

ASH COURT

MAPLE WAY

GOXHILL AVENUE

PROPOSED PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PLAY AREA

DESIGNED DRAINAGE

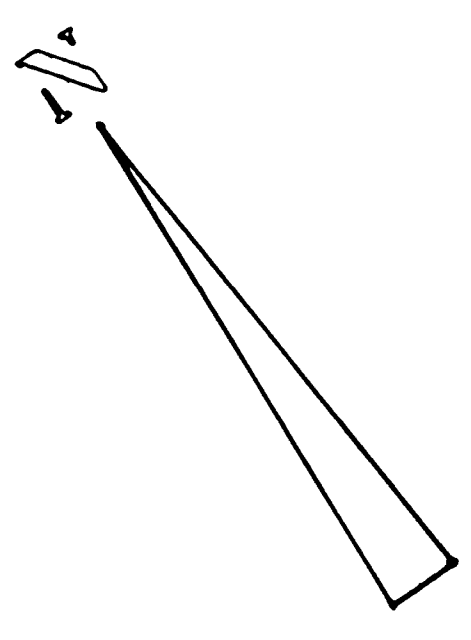
PLAY AREA

PROPOSED ESTATE ROAD

PUBLIC FOOTPATH

TOWN DAM LANE

HIGHFIELD LANE



NOTES: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 1000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 2000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 3000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 4000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 5000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 6000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 7000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 8000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 9000mm ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF 10000mm ARE TO FACE UNLESS OTHERWISE STATED.

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.

revision	date	by	description
1	20.03.91	J.P.	initial design
2	20.03.91	J.P.	final design
3	20.03.91	J.P.	final design
4	20.03.91	J.P.	final design
5	20.03.91	J.P.	final design
6	20.03.91	J.P.	final design
7	20.03.91	J.P.	final design
8	20.03.91	J.P.	final design
9	20.03.91	J.P.	final design
10	20.03.91	J.P.	final design
11	20.03.91	J.P.	final design
12	20.03.91	J.P.	final design
13	20.03.91	J.P.	final design
14	20.03.91	J.P.	final design
15	20.03.91	J.P.	final design
16	20.03.91	J.P.	final design
17	20.03.91	J.P.	final design
18	20.03.91	J.P.	final design
19	20.03.91	J.P.	final design
20	20.03.91	J.P.	final design

PODDINGTON
architectural design consultants

PROPOSED RESIDENTIAL DEVELOPMENT
AT
TOWN DAM LANE, DONINGTON
FOR
MESSRS MR M.S.L. ROLLINSON, MRS J. PATRICK,
MR ALJ. BURTON, MR H.R. BARNSDALE, MR P. THORLEY,
MR E. EGLEY

SITE PLAN
(NOTE OUTLINE APPLICATION ONLY)

1/500

MARCH 91

U.C.
20.03.91
H0411167(91)...

W.S. 4500
Contour level 2.48 m
Spot level 0.18 m