

BRIAN S. ... 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



H06/0157/95

PERMISSION RENEWAL

Applicant: Mr J R Scrimshaw
Tel:

Agent: Grounds & Co
01354 693266

Description: Residential development
(renewal of application
H06/1178/91)

Location: Land fronting Churchgate and
Stonegate
Gedney
Spalding Lincs

Valid date:	22-FEB-95	Terminal date:	19-APR-95
Target dates:		Target Committee:	29-MAR-95
To case officer	01-MAR-95	Report deadline:	15-MAR-95
Inspected by	08-MAR-95	Agreed TD Ext:	
Extra contacts	15-MAR-95	Case Officer:	
Report if not clear by	29-MAR-95	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MAJ	27-MAR-95	28-MAR-95
Heritage Lincolnshir	24-FEB-95	10-MAR-95
County Monuments Off	24-FEB-95	10-MAR-95
Clerk to Gedney PC 0775 710451	24-FEB-95	10-MAR-95
South Holland IDB 0406 24933	24-FEB-95	10-MAR-95
Cllr B Fines 0406 8 374	24-FEB-95	03-MAR-95
National Rivers Auth 0522 513100	24-FEB-95	24-MAR-95

SITE RECORD

Grid ref: 540660 324100
OS Sheet: 172 Parcel:

LCC - Obs Attached to 4/3/95

Description: Residential development

~~(Registered as 405/1905/89)~~

Location : Church Gate & Stone Gate, Gedney
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 develop-
ment 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 no development to which they relate shall be
carried out until these matters have been approved, viz:
- (1) 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;
 - (2) The siting and design of any vehicular access to a road;
 - (3) An overall scheme for the landscaping of the whole of the site,
including details of positions, heights on planting and species of
trees and shrubs.

Reason: The application was submitted in outline only.

- 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.

BRIAN SMITH Dip. TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Pao →

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

- SC69 4 The developer shall (i) give a minimum of two weeks notice in writing of commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of archaeological interest.

- SCA 5 Before the dwellings are commenced the necessary road widening, footway, street lighting and drainage works shall be designed in accordance with details to be approved and constructed to the satisfaction of the Local Planning Authority.

Reason: To ensure adequate access, both vehicular and pedestrian, and drainage is provided in the interests of the safety and convenience of the residents of this road.

- SCB 6 Before any dwelling is occupied, a vehicular access shall be provided for the safe access and exit of vehicles to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure vehicles can enter and leave this site in safety.

SCC ⑦ NO DEVELOPMENT SHALL OCCUR UNTIL A SECTION 278 AGREEMENT (HIGHWAY ACT 1980) HAS BEEN CONCLUDED WITH THE LINCOLNSHIRE COUNTY COUNCIL.

SNA The applicant is advised that in submitting full details of the residential development the Local Planning Authority will be seeking a scheme which reflects the rural character of the area and does not attempt to overdevelop the site. The applicant is, therefore, strongly advised to contact the Local Authority prior to formulating the scheme to discuss details which would be acceptable to the Authority.

REASON IN THE INTERESTS OF HIGHWAY SAFETY AND TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT

~~Attention is drawn to the Section 278 Agreement between the applicant and the Lincolnshire County Council.~~

Director of Planning and Building Control Services
 22/04/92 H0671176/92

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.



Auctioneers, Estate Agents & Valuers

Partners: Frederick J. Grounds, FSA, FAAV
Geoffrey Brinton, ACl, FRAA

Associate: Shirley Pollard, BA, ARICS, FAAV

Partners: Nicholas Grounds, BA (Cantab), ARICS

Consultant: David G. Mould, FRICS

Assistants: Guy Lythe, MRAC
Robert Harrison, BSc.

GROUND'S AND COMPANY

2 & 4 Market Hill, Chatteris,
Cambridgeshire, PE16 6BA

Telephone: (01354) 693266

Fax: (01354) 692279

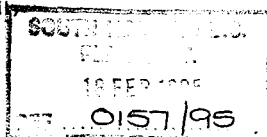
Also at March and Wisbech

GB/3752

Area members of
National Homes Network



Planning Department,
South Holland District Council
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE



15th February, 1995

Dear Sirs,

Re: Mr. J. Scrimshaw application in respect of land fronting
Churchgate and Stonegate, Gedney, Spalding, Lincs.

Please find enclosed four copies of the planning application form and four copies of the plan to a scale 1/2500, showing the application site edged in pink, and our clients' cheque for the sum of £70 in respect of the planning application fee.

This is an application to renew the existing outline planning consent, granted by your Authority on 27th March, 1992, under your reference H06/1178/91.

The original planning approval was in conjunction with a Section 278 Highways Agreement entered into between our Client, Mr. J. Scrimshaw and the Lincolnshire County Council, dated 2nd March, 1992, to carry out necessary works to upgrade Stonegate, along the frontage of the application site. We assume that it will not be necessary to enter into a new Agreement, and that the existing Agreement will be sufficient with a reference to that Agreement in your planning decision notice.

We look forward to hearing from you when you have had an opportunity of considering the application, if there are any matters you wish to clarify, please do not hesitate to contact us.

Yours faithfully,


Grounds & Co.

DC INSTRUCTION SHEET

APPLICATION REF: HOG/0157/95

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation: after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐

None
identified
initially

RECONSULTS
(revalidated)

All

☐

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

B Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

☐ G ENV (See separate sheet)

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

TRUST FOR LMS ARCHAEOLGY

.....

.....

Order No:

Specify:

Hazards

Other PLA

HSC Group

Specific

..... G* HAZ

.....

.....

Specify:

Specify:

Press
PC
WM
Residents

Case Officer: JOHN BRACCIOSA

Senior Officer Confirmed A.....

Date: 20/2/95

Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed Date 12/6/95

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

FEAR OPEN DRAINAGES LAMPS
DRAINAGE DRAINAGE DRAINAGE DRAINAGE

Inspected by *K*

Date *16/3/95*

Site Notice posted by *GS*

Date *21/3/95*

Expiry

21/3/95

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date

Conversation with

Conclusion

Case Officer Conclusions

P.O. Box 46
Spalding
Lincs. PE11 1DB

Telephone (LOCAL RATE) 0345 145 145
Facsimile 0522 557992

Our ref

SH/950047
Your ref

H06/0157/95

22nd March 1995

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential development
Location : Land fronting Churchgate & Stonegate, Gedney
Applicant: Mr R J Scrimshaw, C/O Grounds & Co

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.

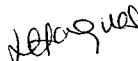
The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The foul drainage from this development can be accommodated in the existing public sewer in Stonegate/Churchgate. There are no surface water sewerage facilities in the vicinity and surface water will not in any circumstances be permitted to discharge to the foul sewer.

An alternative method of surface water disposal should therefore be considered. The use of soakaways at this site should be proven adequate in accordance with BS6297:1 983.

If any further information is required concerning the above please contact Lucille Hagues in our Site Services Team on Lincoln (01522) 557000.

Yours faithfully,


David Potter
Site Services Manager

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H06/0157/95

Applicant: Mr J R Scrimshaw
Ivy House Farm
Gedney
Spalding
Lincs PE12 ONW

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development (renewal of application
H06/1178/91)

Location: Land fronting Churchgate and Stonegate
Gedney Spalding Lincs

Type: PERMISSION RENEWAL

Date received: 22-FEB-95

24-FEB-95

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 10-MAR-95. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:

[Signature]
Chairman of Gedney Parish Council

Our Ref: GT/95/1/SH/0078

Contact: Gill Thornalley

9 March 1995

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



*National Rivers Authority
Anglian Region*

Dear Sir

PLANNING APPLICATION NO. H06/0157/95

PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: CHURCHGATE & STONEGATE, GEDNEY
APPLICANT: MR J R SCRIMSHAW

I refer to your consultation received on 28 February 1995.

The Authority requests that any approval includes the following formal conditions:-

CONDITION: No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. Such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

CONDITION: Foul drainage from the proposed development shall be discharged to the main foul sewer.

REASON: To prevent pollution of the water environment.

Advice to Planning Authority

The South Holland Internal Drainage Board were consulted and their response letter is enclosed.

/contd...

RON LINFIELD Area Manager (Northern)
GRAINGER DAVIES Regional General Manager

Aqua House, Harvey Street, Lincoln, LN1 1TF.
Tel: (01522) 513100 Telefax: (01522) 512927



A copy of this letter has been sent to the agent.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

cc. Grounds & Co, 2 & 4, Market Hill, Chatteris, Cambs PE16 6BA (Agent)

South Holland IDB, Marsh Reeves, Foxes Lowe Road, Holbeach, Spalding, Lincs
PE12 7PA

DES



SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 424933
Fax: (0406) 426501

Our Ref. RS/PAK/157/95/FES Your Ref. HO6/0157/95 Date 6 March 1995
J Blacklock

Dear Mr Smith,

PERMISSION RENEWAL - J R SCRIMSHAW ESQ **RESIDENTIAL DEVELOPMENT - CHURCHGATE AND STONEGATE, GEDNEY.**

I have the following observations to make in response to your consultation received on the 27 February 1995 regarding planning application No. HO6/0157/95.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained roadside dyke thence a highway drainage pipeline and a further length of roadside dyke to my Board's Kitling Lane East Drain situated some 250 metres to the South.

The above described route has been upgraded by the Highway Authority to alleviate long standing highway drainage problems in the vicinity of the Stonegate/Churchgate junction.

My Board expressed concern some 6 years ago regarding this development site at which time I believe a planning condition required the developer to undertake improvements to secure site drainage.

The work now completed by the Highway Authority exceeds the parameters of the scheme agreed in principal by all parties in 1989 and I can therefore confirm that my Board would not wish to object to the renewal of the planning permission.

I note a foul sewer connection is to be provided and that surface water disposal will be via discharge to the existing drain that is to be piped and filled. I shall of course require appropriate details in due course but would draw the applicants attention to the following standard advice.

The Highway Authority's consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details. Furthermore, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

- 2 -

Our Ref: RS/PAK/157/95/FES
Your Re: HO6/0157/95 J BLACKLOCK

6 March 1995

increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

In the eventuality that soakaway drainage systems for the disposal of storm water are contemplated, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

I am sending a copy of this letter to the applicants agent and also the National Rivers Authority in response to their consultation.

Yours sincerely,



ENGINEER TO THE BOARD

B. Smith Esq M.R.T.P.I.,
Director of Planning and Building Control
Planning and Building Control Department
South Holland District Council
Priory Road
Spalding
Lincs

Copy to: Grounds and Co
National Rivers Authority



LINCOLNSHIRE

Patron: Captain Sir Henry Neville K.C.V.O.

Lord Lieutenant
of Lincolnshire

8/2/95.

We have no comments to make on
this application

Heritage Trust of Lincolnshire • The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61499 • Fax. (0529) 61001 • Charity No: 1001463 • Company No: 2554738 (England)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H06/0157/95

Applicant: Mr J R Scrimshaw
Ivy House Farm
Gedney
Spalding
Lincs PE12 ONW

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development (renewal of application
H06/1178/91)

Location: Land fronting Churchgate and Stonegate
Gedney Spalding Lincs

Type: PERMISSION RENEWAL

24-FEB-95

Dear Sir/Madam,

CONSULTATION ON PLANNING APPLICATION

I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

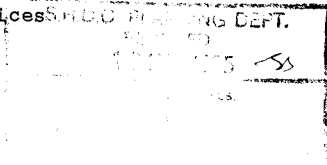
Your comments should be sent to me by 10-MAR-95 quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH

Director of Planning and Building Control Services

Heritage Lincolnshire
The Old School
Cameron Street
Heckington
Sleaford Lincs NG34 9RW



PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr J R Scrimshaw
is applying to the Council for planning permission for the following:

Reference No: H06/0157/95

Description: Residential development
(renewal of application
H06/1178/91)

Location: Land fronting Churchgate and
Stonegate
Gedney
Spalding Lincs

Members of the Public may inspect copies of the application, plans and any
other documents submitted with it at the Department of Planning and
Building Control Services, Council Offices, Priory Road, Spalding, during
normal office hours until 28-MAR-95

Any observations should be sent to me by 28-MAR-95 quoting the above
reference number.

B Smith

Director of Planning and Building Control Services

07-MAR-95

ADM RECORD SHEET

Initial

Submitted Fee £ 70.00

Receipt No P5477

Date first Rec'd 20/12/91

Registration

Reference

H06/0157/95

Cross-Ref

Date 20/2

Validation

TYPE RES

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Residential development (renewal of H06/0157/95)

Invalid

Site plans
Certificate

☐
☐

Fee

Fee (not free)

☐
☐

Inaccurate
Incomplete
Unclear

☐
☐
☐

Fees

Correct fee £ 80

Nil fee

☐
☐

Previous app - ref:

Type of app

Discounted

Reason:

Additional £ 10

Refund £

Receipt No P5477 Date

Voucher No

Date

Information

Index sheet 172 OS Plots

Grid ref 540660 324100

Ward E

Parish GREDINGEN

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Linked to site

Ref 2/24

Dist Bound

Linked to property

Ref

Other:

Hazards -

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Planning Records:

Earlier apps

1178/91

1427/88

94/73

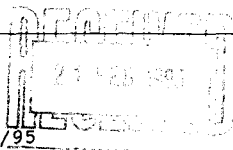
B Reg Records:

Already submitted - Ref:

Request needed

Requested

BRIA MITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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Application no: H06/0157/95

Applicant: Mr J R Scrimshaw
Ivy House Farm
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Lincs PE12 ONW

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development
(renewal of application
H06/1178/91)

Location: Land fronting Churchgate and
Stonegate
Gedney
Spalding Lincs

Valid

Type: PERMISSION RENEWAL

Date received: 16-FEB-95

20-FEB-95

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Additional fee of £10.00 is needed (revised fee scales as per attached fee sheet).

Also, please confirm address of applicant.

Please return the additional copy of this letter with your reply. If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed. If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K LOWE
Principal Administrative Officer

WVACID

Additional ELO for needed (needed
for scales

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: Santa Helena District Council

Application
Reference

HCC/0157/95

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal

vertical

--	--	--	--	--	--	--

2. Address or location

Church Gate / Stonegate Gurnsey

3. Name, classification and number of road

II

4. Date application referred

9-3-95

5. State whether outline, detailed application etc.

Renewal

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

Residential Development
Renewal of HCC/1128/94

- 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:—

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

NB/ Please Do Not issue TP until
9.278 A is signed

Date:

9-3-95

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:— Subject to 5278 A as previous app'n

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

(i) Before the dwellings are commenced the necessary road
width, footway, street lighting & drainage works shall be
designed in accordance with details to be approved & constructed
(ii) B21 access to the satisfaction of the L.P.A.

Delete as
appropriate

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

(i) To provide adequate access, both vehicular and
pedestrian & drainage is provided in the interest of the
safety and convenience of the residents on this road.
(ii) B21

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 424933
Fax: (0406) 426501

Our Ref. RS/PAK/157/95/FES

Your Ref. HO6/0157/95
J Blacklock

Date 6 March 1995

Dear Mr Smith,

PERMISSION RENEWAL - J R SCRIMSHAW ESQ RESIDENTIAL DEVELOPMENT - CHURCHGATE AND STONEGATE, GEDNEY.

I have the following observations to make in response to your consultation received on the 27 February 1995 regarding planning application No. HO6/0157/95.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained roadside dyke thence a highway drainage pipeline and a further length of roadside dyke to my Board's Kitling Lane East Drain situated some 250 metres to the South.

The above described route has been upgraded by the Highway Authority to alleviate long standing highway drainage problems in the vicinity of the Stonegate/Churchgate junction.

My Board expressed concern some 6 years ago regarding this development site at which time I believe a planning condition required the developer to undertake improvements to secure site drainage.

The work now completed by the Highway Authority exceeds the parameters of the scheme agreed in principal by all parties in 1989 and I can therefore confirm that my Board would not wish to object to the renewal of the planning permission.

I note a foul sewer connection is to be provided and that surface water disposal will be via discharge to the existing drain that is to be piped and filled. I shall of course require appropriate details in due course but would draw the applicants attention to the following standard advice.

The Highway Authority's consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details. Furthermore, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

The applicant is advised that it is my Board's policy to seek a contribution where

Our Ref: RS/PAK/157/95/FES
Your Re: HO6/0157/95 J BLACKLOCK

6 March 1995

increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

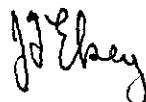
<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

In the eventuality that soakaway drainage systems for the disposal of storm water are contemplated, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

I am sending a copy of this letter to the applicants agent and also the National Rivers Authority in response to their consultation.

Yours sincerely,



ENGINEER TO THE BOARD

B. Smith Esq M.R.T.P.I.,
Director of Planning and Building Control
Planning and Building Control Department
South Holland District Council
Priory Road
Spalding
Lincs

Copy to: Grounds and Co
National Rivers Authority

BRIAN SMITH Dip TP MRTM
 Director of Planning & Building Control Services
 Planning & Building Control Department
 Council Offices,
 Priory Road, Spalding,
 Lincolnshire PE11 7XF
 Telephone: (0775) 761161
 Fax: (0775) 710772



Application no: H06/0157/95

Applicant: Mr J R Scrimshaw
 Ivy House Farm
 Gedney
 Spalding
 Lincs PE12 ONW

Agent: Grounds & Co
 2 & 4 Market Hill
 Chatteris
 Cambs
 PE16 6BA

Description: Residential development (renewal of application H06/1176/91)

Location: Land fronting Churchgate and Stonegate
 Gedney Spalding Lincs

Type: PERMISSION RENEWAL

Date received: 22-FEB-95

Dear Sir/Madam

24-FEB-95

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 10-MAR-95. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Gedney PC
 522 Broadgate
 Weston Hills
 Spalding Lincs
 PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:

[Signature]
 Chairman of Gedney Parish Council

H.O.C. PLANNING DEPT	
RECEIVED	
19 MAR 1995	
Mr. Smith	Mr. Jones
Mr. Brown	Mr. White
Mr. Green	Mr. Black
Mr. Grey	Mr. Gold
Mr. Silver	Mr. Copper
Mr. Lead	Mr. Zinc
Mr. Tin	Mr. Nickel
Mr. Cobalt	Mr. Iron
Mr. Manganese	Mr. Magnesium
Mr. Calcium	Mr. Sodium
Mr. Potassium	Mr. Barium
Mr. Strontium	Mr. Yttrium
Mr. Zirconium	Mr. Niobium
Mr. Molybdenum	Mr. Technetium
Mr. Ruthenium	Mr. Rhodium
Mr. Palladium	Mr. Silver
Mr. Cadmium	Mr. Indium
Mr. Tin	Mr. Antimony
Mr. Arsenic	Mr. Selenium
Mr. Tellurium	Mr. Bismuth
Mr. Polonium	Mr. Astatine
Mr. Radon	Mr. Francium
Mr. Radium	Mr. Actinium
Mr. Thorium	Mr. Protactinium
Mr. Uranium	Mr. Neptunium
Mr. Plutonium	Mr. Americium
Mr. Curium	Mr. Berkelium
Mr. Californium	Mr. Einsteinium
Mr. Fermium	Mr. Mendelevium
Mr. Nobelium	Mr. Lawrencium
Mr. Rutherfordium	Mr. Dubnium
Mr. Seaborgium	Mr. Bohrium
Mr. Hassium	Mr. Meitnerium
Mr. Darmstadtium	Mr. Roentgenium
Mr. Copernicium	Mr. Dubnium
Mr. Tennessine	Mr. Oganesson



Auctioneers, Estate Agents & Valuers

Partners: Frederick J. Grounds, FSA, FAAV
Geoffrey Brinton, ACII, FNAEA

Associate: Shirley Pollard, BA, ARICS, FAAV
Partners: Nicholas Grounds, BA (Cantab), ARICS

Consultant: David G. Mould, FRICS

Assistants: Guy Lythe, MRAC
Robert Harrison, BSc.

GROUND'S AND COMPANY

2 & 4 Market Hill, Chatteris,
Cambridgeshire. PE16 6BA

Telephone: (01354) 693266

Fax: (01354) 692279

Also at March and Wisbech

GB/3752

Area members of
National Homes Network



Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

0157/95

15th February, 1995

Dear Sirs,

Re: Mr. J. Scrimshaw application in respect of land fronting
Churchgate and Stonegate, Gedney, Spalding, Lincs.

Please find enclosed four copies of the planning application form and four copies of the plan to a scale 1/2500, showing the application site edged in pink, and our clients' cheque for the sum of £70 in respect of the planning application fee.

This is an application to renew the existing outline planning consent, granted by your Authority on 27th March, 1992, under your reference H06/1178/91.

The original planning approval was in conjunction with a Section 278 Highways Agreement entered into between our Client, Mr. J. Scrimshaw and the Lincolnshire County Council, dated 2nd March, 1992, to carry out necessary works to upgrade Stonegate, along the frontage of the application site. We assume that it will not be necessary to enter into a new Agreement, and that the existing Agreement will be sufficient with a reference to that Agreement in your planning decision notice.

We look forward to hearing from you when you have had an opportunity of considering the application, if there are any matters you wish to clarify, please do not hesitate to contact us.

Yours faithfully,

Grounds & Co.



Auctioneers, Estate Agents & Valuers

Partners: Frederick J. Grounds, FSA, FAAV

Geoffrey Brinton, ACF, FNAEA

Associate: Shirley Pollard, BA, ARICS, FAAV

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Council Offices,
Priory Road,
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Lincs.
PE11 2XE

Area members of
National Homes Network



24th February, 1995

Dear Sirs,

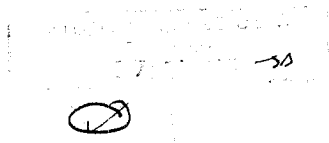
We refer to your note of 20th February, in connection with Planning Application number H06/0157/95, and would confirm having sent back to you previously a copy of your note, together with the additional £10 planning fee.

We omitted to refer to the point on your note requiring confirmation of the address of the applicant. You have in fact shown the applicant's address correctly on your note to us, with the exception that the post code is incorrect. Mr. Scrimshaw's full address is Ivy House Farm, Gedney, Spalding, Lincs. PE12 ODE. We do not, however, wish the full address to be shown on the application form or the details prepared by you, to avoid Mr. Scrimshaw being inundated with unnecessary literature from builders and building suppliers.

We would be pleased to receive the receipt from you for the planning fee, and your acknowledgement that the planning application is in order.

Yours faithfully,

Grounds & Co.





Auctioneers, Estate Agents & Valuers

Partners: Frederick J. Grounds, FSVA, FAAV
Geoffrey Brinton, ACII, FNAEA

Associate: Shirley Pollard, BA, ARICS, FAAV
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24th February, 1995

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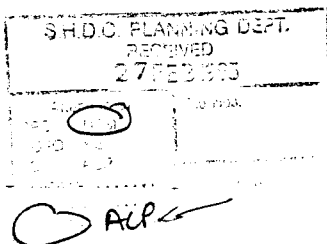
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Grounds & Co.



BRI 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P5477
Date received : 16-FEB-95

Received from

Ivy House Farm

Address

2 & 4 Market Hill
Chatteris
Cambs

Fee paid	£	70.00
VAT	£	0.00

Total received £ 70.00

Cash/Cheque : Cheque

Signed..... *SANDICKS*
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P5502
Date received : 22-FEB-95

Received from

Grounds & Co.

Address

2 & 4 Market Hill
Chatteris
Cams

Fee paid	£	10.00
VAT	£	0.00

Total received £ 10.00

Cash/Cheque : Cheque

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

