SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H06/0340/94 Received:06-APR-94 Type:CONDITION COMPLIANCE

Earlier Permission: H06/0167/94

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Hedge details to plot frontage submitted (Condition 4 of H06/0167/94)
Location : Old A17 Fleet Hargate
Spalding Lincs

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

Director of Planning and Building Control Services
21-APR-94 H06/0340/94

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

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

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

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H06/0340/94

Date registered 06 APR 1994

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 424343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Old A17, Fleet Hargate, Spalding, Lincs

OFFICE COPY

Please complete

EARLIER APPLICATION No.

H06/0167/94

This application cannot be considered unless the relevant reference is stated

Please complete

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

Signed ..... Date 5th April 1994

Please complete the section below.

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

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

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

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

State which details are submitted

Hedge details to plot frontage

State drawing no's relating to the current submission

KQH111/1
4

State condition no. under which this application is required

INSTRUCTION SHEET

APPLICATION: H06/0340/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

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

Press
PC
WM
Residents

WP Note –
G Group available
G* Group essential (longer expiry)

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Case Officer : DAVID SIDNEY

Senior Officer Confirmed ..... Date 13/6/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Site previously inspected.
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions MF 14/4

Submitted scheme satisfactory.

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 DMF. Date 12/4

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

None.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 06 APR 1994

Registration

Reference H96/0340/94

Cross-Ref

Date 7/4

Validation

TYPE C. COMP

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 171 OS Plots
Grid ref 539003 245870

Ward Parish

Inside IBD Inside LP area

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 421 ☐
Dist Bound

Linked to property Ref ☐
Other:

Planning Records:
Earlier apps 167/94

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0340/94 Received:06-APR-94 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Hedge details to plot frontage submitted (Condition 4 of H06/0167/94)
Location : Old A17 Fleet Hargate
Spalding Lincs

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

18-APR-94 AD check....AL.19/4...

Authorised to issue (inc Delegation).....20/4...

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

SOUTH HOLLAND DISTRICT COUNCIL

H06/0340/94

CONDITION COMPLIANCE

Applicant: Ashwood Homes
Tel:

Agent: Status Design
0406 424343 B Gilham

Description: Hedge details to plot frontage submitted (Condition 4 of H06/0167/94)

Location: Old A17
Fleet Hargate
Spalding
Lincs

Valid date:	06-APR-94	Terminal date:	01-JUN-94
Target dates:		Target Committee:	11-MAY-94
To case officer	13-APR-94	Report deadline:	27-APR-94
Inspected by	20-APR-94	Agreed TD Ext:	
Extra contacts	27-APR-94	Case Officer:	
Report if not clear by	11-MAY-94	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

Sent Expiry

L.C.C - No objections to CB 20/4/94

DESIGN **Status**

ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 5th April 1994

Our Ref: KQH111/BG/AEW

Your Ref: H06/0168/94

SOUTH HOLLAND D.C.
PLAN DEPT.
06 APR 1994
0340/94

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

Re: PROPOSED BUNGALOW AT OLD A17 FLEET HARGATE FOR ASHWOOD HOMES

Enclosed herewith a Condition Compliance application relating to Condition no. 4 of Planning Permission Reference H06/0167/94.

Items enclosed:-

1. 4 No. copies duly completed Condition Compliance form.
2. 4 No. copies drawing no. KQH111/1.

Yours faithfully

B. Gilham F.F.B.

Enc.

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0167/94 Received:15-FEB-94 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Bungalow with detached garage and vehicular access

Location : Old A17, Fleet Hargate Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of five years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

4 Before development is commenced (including details of an indigenous hedge position, species and height of planting) ~~of an indigenous frontage hedge~~ shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all

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SOUTH HOLLAND DISTRICT COUNCIL

losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

sgd B SMITH
Director of Planning and Building Control Services

31-MAR-94 H06/0167/94

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

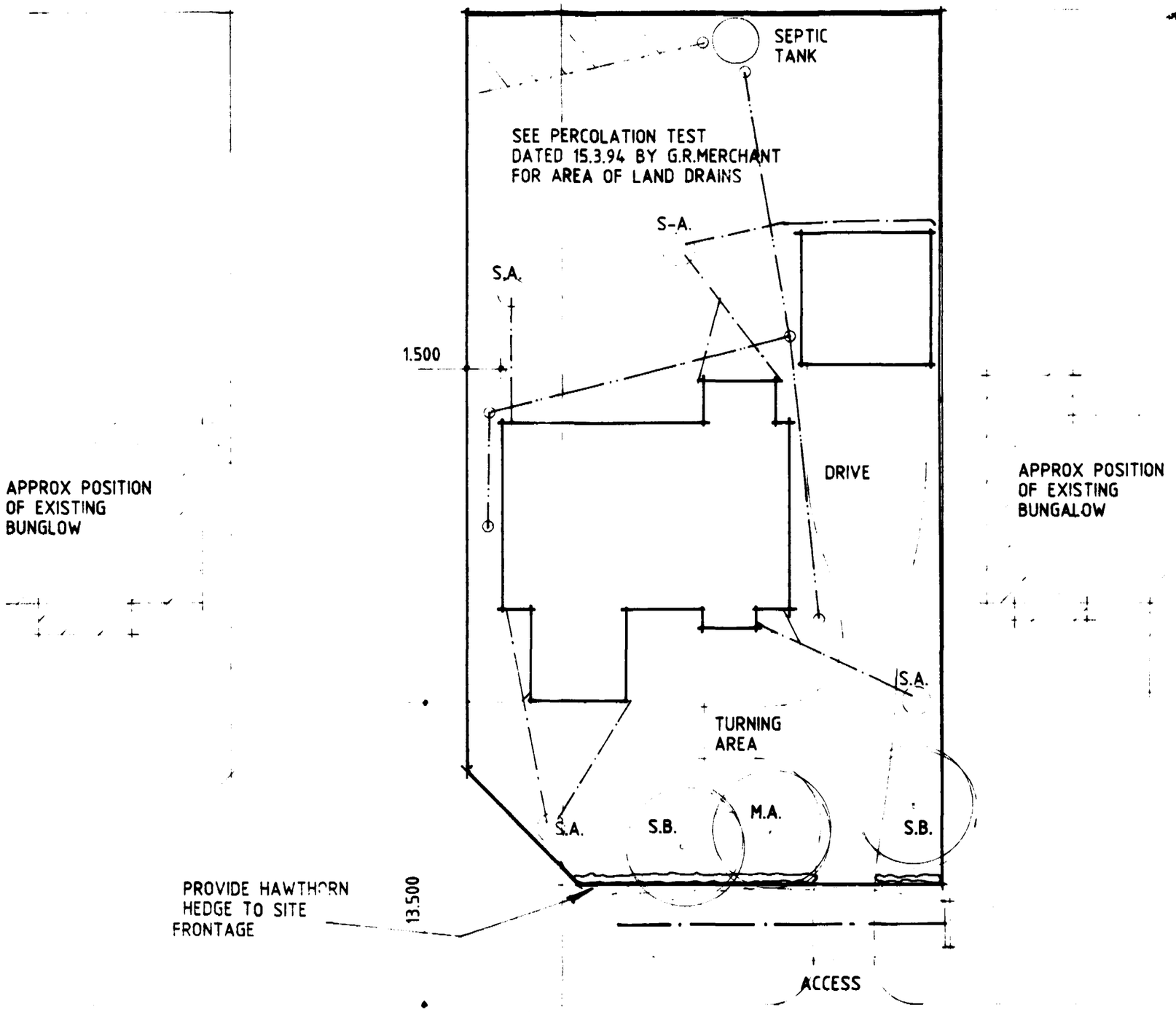
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

EXTERNAL MATERIALS

BUTTERLEY, SHERWOOD RED MIXTURE FACING BRICKS

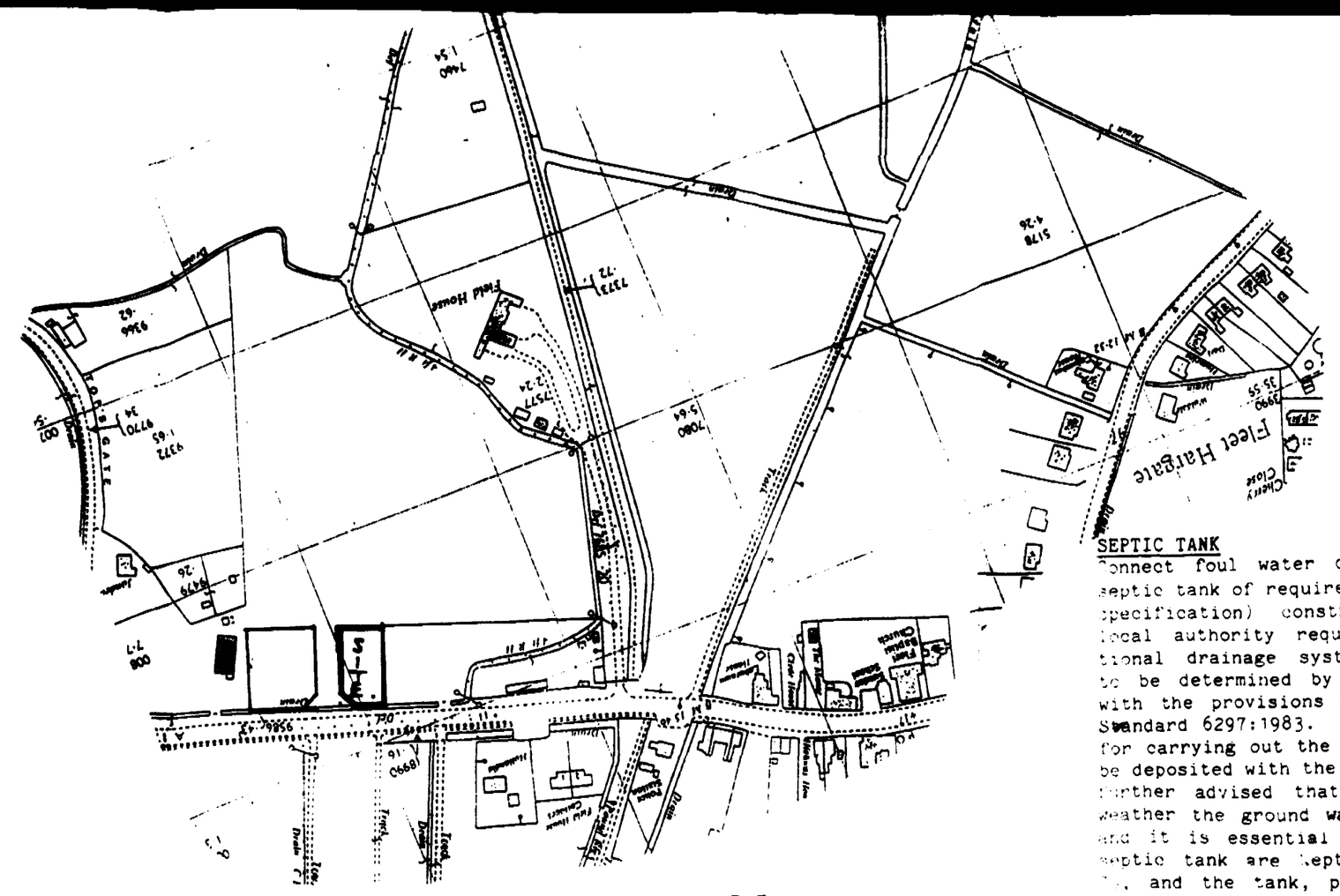
SANDTOFT, RUSTIC, DOUBLE PANTILE, CONC. INT. ROOFTILES



OLD A17

SITE PLAN

DETERMINED PLAN



LOCATION PLAN

DWELLING

TO BE HENDON MK .2. & GARAGE .BH..

DRIVE

75 [19 DOWN] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE.
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

TURNING

FORM TURNING AREA AS SHOW ALL TO L.A. REQUIREMENTS

ACCESS

MIN. WIDTH OF ACCESS TO BE 2.5m & CONSTRUCTED ALL TO L.A. REQUIREMENTS

LANDSCAPING

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

S.B. - SILVER BIRCH
M.A. - MOUNTAIN ASH

DYKE

DYKE TO SITE FRONTAGE TO BE PIPED WITH PIPES OF SAME TYPE & DIA. AS ADJ. SITES & FALL TO BE APPROPRIATE WITH ADJ. SITES.

THIS DRG TO BE READ IN CONJUNCTION WITH HENDON MK .2. & GARAGE .BH.
PLUS PERCOLATION TEST BY G.R.MERCHANT DATED 15.3.94

SEPTIC TANK

Connect foul water drains to 'Klargester' type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 14.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the mimimum, say 1 in [illegible], and the tank, particularly the bottle type is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any ditch, pond or watercoarse or within 50 metres of any well or borehole.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

SOUTH HOLLAND D.C.
PLAN DEPT.
06 APR 1994
REF. 03.40/94

PROPOSED BUNGALOW AT OLD A17, FLEET HARGATE FOR

ASHWOOD HOMES

DETERMINED PLAN

1:200 1:2500 KQH111/1

FEB-94 B.GILHAM.

A - PERCLATION TEST ADDED
B - HEEDGE ADDED

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702

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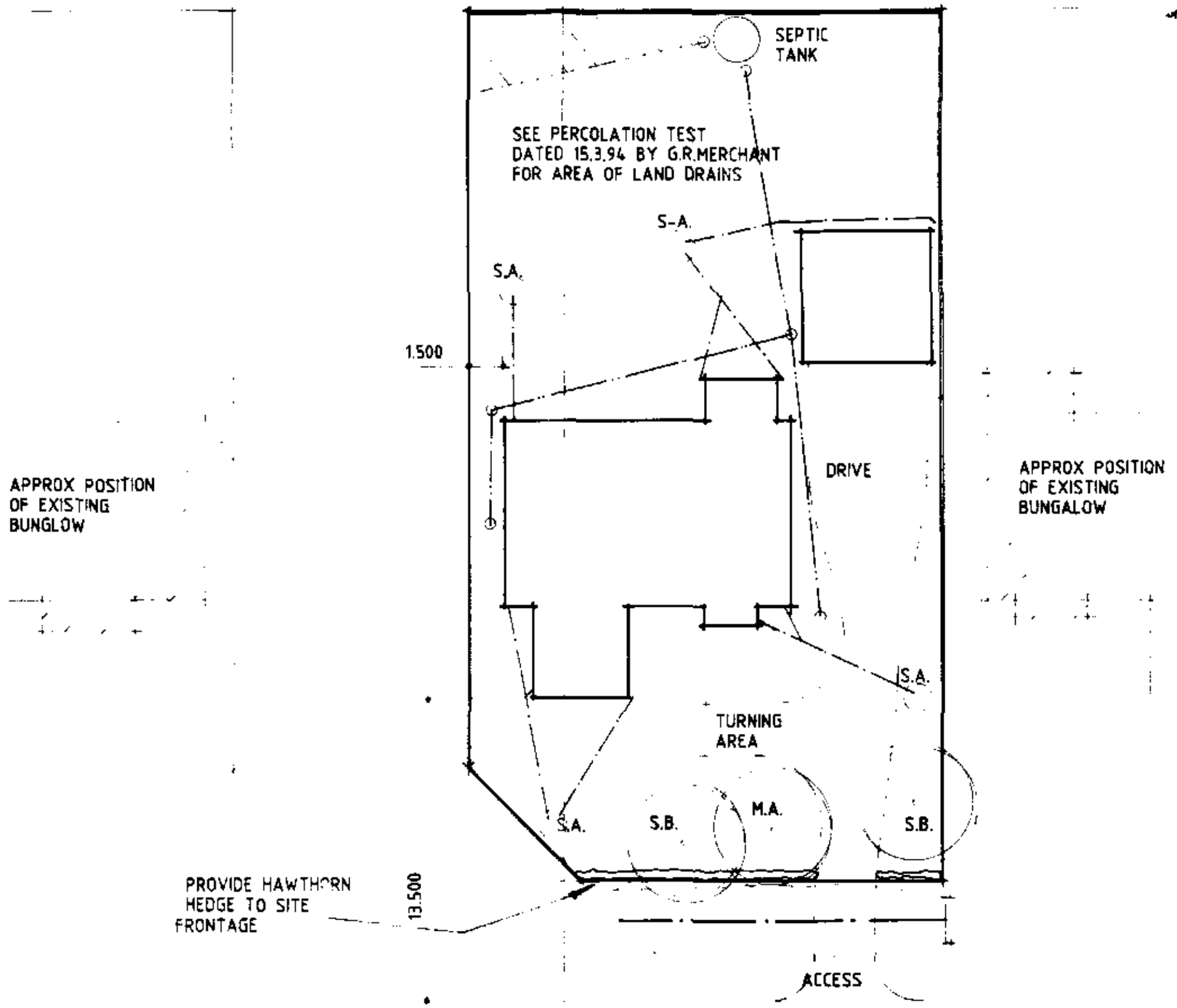
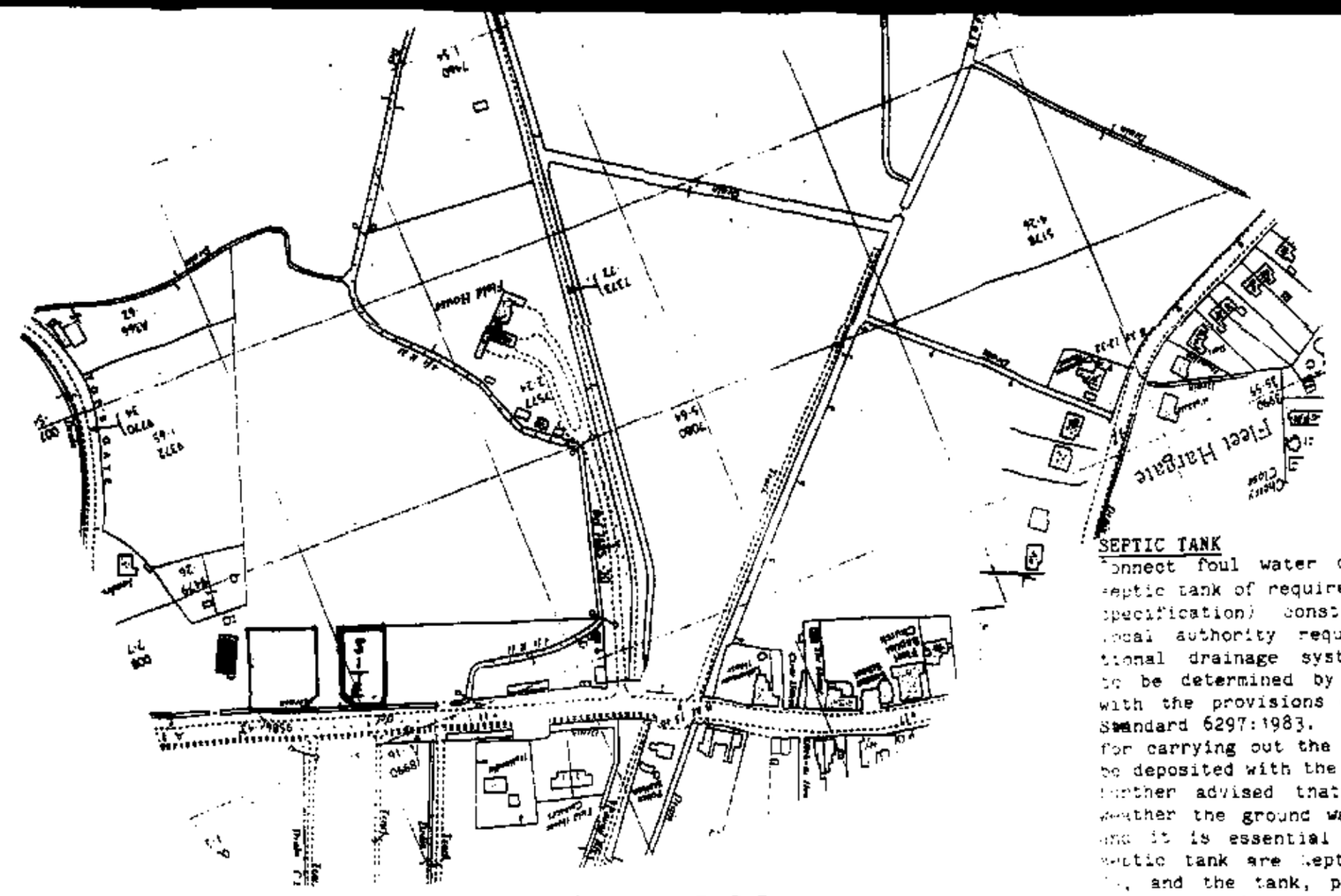


OLD A17

SITE PLAN

DETERMINED PLAN



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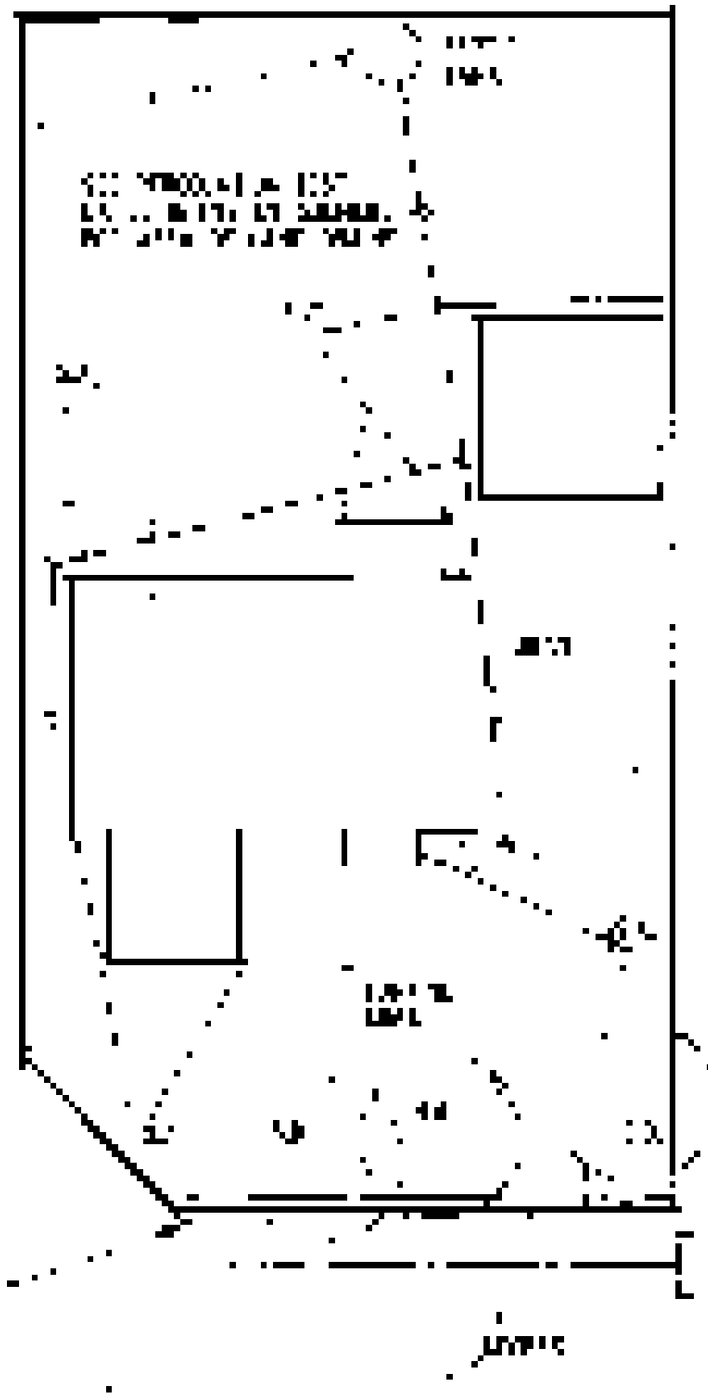

OLD A13

SITE PLAN

DETERMINED PLAN

DESIGN

Status

PROPOSED BUNGALOW AT OLD A13, FLEET HARGATE FOR

ASHWOOD HOMES

DETERMINED PLAN

FEB-94

THIS DRG TO BE READ IN CONJUNCTION WITH HEADON HS & S EARAGE LEN