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H06/0532/92.

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—

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0532/92

Received: 20-MAY-92 Type: OUTLINE

Name: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Agent: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Description: Residential development (Renewal of Outline
application H06/0779/89)

Location : Holmlea Gedney Drove End
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 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) Landscaping 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.

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

- 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** There shall be no means of vehicular or pedestrian access to the permitted building from Post Office Lane.

Reason: Post Office Lane is inadequate in width and construction to facilitate further residential development.

Notes to Applicant:

The applicants are reminded that some of the trees upon the site are the subject of a Tree Preservation Order and that the layout should fully take their existence into consideration. The boundary hedges should also be retained together with as many of the non-preserved fruit trees as possible.

Director of Planning and Building Control Services
18-AUG-92 H06/0532/92

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.

CE



CROWN COPYRIGHT
RESERVED.

[illegible]

SOUTH HAVEN, CT 06488
PLANNED
27 MAY 1992
REF. Hip/0871/92

PLANNING APPLICATION

For office use only

Application No. 406/0532/92

Date Registered 13 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ALBANY DEVELOPMENTS.
8 ST. MARTS HOUSE
ST. MARTS ROAD.
MARKET HARBOROUGH. LEICS
Tel. No. 0858 - 463136

Confirmed that address used
LE16 7DS.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Homelea Gedney Drive End, Spalding

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential development (renewal of outline planning permission 406/0579/89)

Please complete

I attach

* Four copies of all plans

*an ownership certificate (see back page)

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

Signed..... Date..... 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

(✓)

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

or This is an **outline** application

Please state Site Area

(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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
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

AC Jones

(Applicant/Agent)

Date

8/5/92

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

AC Jones

(Applicant/Agent)

Date

8/5/92

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

① TL2

Grant Permission.

- 1 SC8 - (Details).
- 2 SC27 - (Implementation of Planting).
- 3 C1 - (Estate Road Details).
- 4 C2a - (Road Construction).
- 5 C3 - (Surface Water Run-off).
- 6 B2 - (Access Restricted)...vehicle and pedestrian...Post Office Lane.

Reasons

- 1 Standard.
- 2 Standard.
- 3 C1.
- 4 C2a.
- 5 C3.
- 6 Post Office Lane is inadequate in width and construction to facilitate further residential development.

Note

- 8 ① The applicants are reminded that some of the trees upon the site are the subject of a Tree Preservation order and that the layout should fully take ~~the~~ ^{into} their existence into consideration. The boundary hedges should also be retained ~~together~~ ^{together} with as many of the non-preserved fruit trees as possible.

Notes to applicant

Disabled access

Outstanding RM

Amended plans viz

Other

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: DMG
date: 3/6

Cultivating trees upon site. Hedging along boundaries mainly back to back. Existing gateway of land to rear. Rejected to site + r/w + further work. Hatched along fence. Would have to be demolished.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against material objection

Yes

Any objection received?	No ☐
If yes, is any obj. material?	No ☐
☒ Yes	No ☐

No

[Reason:

Other circumstances needing Committee decision

Yes

☒ Flagged by Senior Officer	No
Signed	

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.

No

☒ Nil fees (not first Submission)	Yes
☒ Other info. viz:	
Signed	

Yes

ANY ONE OF ABOVE

Committee report

Sub-Committee:
SV recommended
Est/Ind. recommended.....

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

owner/occupier, B1359

Consults : Dept of Transport
Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major CA

Consultant : Name

Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory

Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 770
 Receipt Issued No.
 Date First Received 13 MAY 1992

REGISTRATION

REFERENCE H06/0532/92
 Cross-Ref N/A
 Date 14/5/92

VALIDATION

Date 13/5/92

Type OUTLINE Earliest permission date (Cert B)
 Site area 0.74 No. of dwellings Floorspace
 (New build/site enlargement/redevelopment/change of use/extension/alteration)
 Earlier permission ref

RM:- Sitting 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 £ 880

Additional £ 110

Receipt no. P.1176

Refund

£

Issued

CONSTRAINTS

Date 21.5

Index Sheets 910 OS Nos

Grid Ref 546230 109160

Ward E Parish QUEENKEY

TR Rural

CA

TR Bypass

LB

Level crossing

TPD

Footpath

Other:

Grade

Linked to site.....Ref. 547 Linked to property.....Ref.

Planning Records:
Earlier apps

3 Reg Records:

Already submitted Ref.....
Requested

779/89
1545/88

Inputs completed.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H06/0532/92

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		
	4	6	2	2	9	1

2. Address or location

HAMILTON, GRONEY DRIVE END.

3. Name, classification and number of road

A

4. Date application referred

28-5-92

5. State whether outline, detailed application etc.

OL.

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

RESIDENTIAL DEVELOPMENT
(RENEWAL OF OL. PP H06/0779/89)

- 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:

28-5-92

Signed:

Emmerson
Director of Highways and Planning

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) C1

(2) C2(a)

(3) C3

(4) B2 - - - Vehicle + pedestrian - - -
Post Office Lane.

Delete as appropriate

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

(1) C1

(2) C2(a)

(3) C3

(4) Post Office Lane is inadequate in width and construction to facilitate further residential development.

PLANNING COMMITTEE - 5th August, 1992

587. PLANNING APPLICATIONS (Continued)

(a) Applications Granted

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0284/92 Spalding Pentecostal Church	Change of use to place of religious worship at 12 Haverfield Road, Spalding.
H16/0346/92 Longhurst Housing Association Ltd	Construction of four 1 bedroom bungalows and four 2 bedroom bungalows on site Off Atton Avenue, Spalding.

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicant the siting of the properties for disabled people to ensure that they are situated nearest to the car park.)

26 H06/0532/92 O.A. Residential development at Holmlea,
Albany Developments Gedney Drove End.

(the word "enclose" in recommendation B was amended to read "endorse")

H11/0557/92 Miss P Worts	Change of use from offices to self contained flat at The Old Granary, Bull Lane, Long Sutton.
H09/0643/92 Mr & Mrs M Seaman	Extension to house at Creewood House, Creewood Close, Holbeach.
H16/0623/92 Mr B T Hilton	Taxi service base station at 111 Albion Street, Spalding.
H16/0631/92 Flowerscene	Change of use from retail and display to dried and artificial flower assembly - distribute including associated offices, etc at Home Improva, Stumps Lane, Spalding.
H08/0644/92 Mr & Mrs T H S Clarke	Retention of dwelling without complying with agricultural occupancy condition (Condition 2 of SR157/70) at Lansdown House, Chaintoft Lane, Gosberton.
H16/0711/92 Mr L Brooks	O.A. Dwelling (renewal of outline planning permission H16/0845/89) at 1a Hereward Road, Spalding.

(The Director of Planning and Building Control Services confirmed that this property will be connected to the main sewerage system.)

H09/0562/92 O.A. Residential development at Cranmore Lane,
Mr P Cunningham Holbeach.

(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:-

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0532/92

Received: 20-MAY-92 Type: OUTLINE

Name: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Agent: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Description: Residential development (Renewal of Outline
application H06/0779/89)

Location : Holmlea Gedney Drove End
Spalding Lincs

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

- 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 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) Landscaping 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.

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

- 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** There shall be no means of vehicular or pedestrian access to the permitted building from Post Office Lane.

Reason: Post Office Lane is inadequate in width and construction to facilitate further residential development.

Notes to Applicant:

The applicants are reminded that some of the trees upon the site are the subject of a Tree Preservation Order and that the layout should fully take their existence into consideration. The boundary hedges should also be retained together with as many of the non-preserved fruit trees as possible.

Authorised to issue:

18-AUG-92

H06/0532/92

AD...*N*.....DC..*AB*.....
18/8

APPLICATION REFERENCE: H06/0532/92 DATE RECEIVED: 13 05 92

APPLICANT: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

TYPE: Outline

DESCRIPTION: Residential Development

LOCATION: Holmlea, Gedney Drove End

Parish Council: No response.

Ward Member: Request that considered by Planning Committee.

County Highways: Request conditions.

PLANNING POLICIES /DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS

H06/1845/88 - Outline - Residential Development - Refused.
H06/0779/89 - Outline - Residential Development - Permitted, 24 July 1989.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether circumstances have changed to such an extent since the original grant of outline permission as to justify an alternative decision.
- 2 The site has an area of approximately 0.74 hectares (1.8 acres) and is currently land associated with Holmlea.
- 3 A large number of trees are located upon the site. These are predominantly fruit trees but include some others such as Horse-chestnut, Sycamore, Rowan, etc.
- 4 The existing dwelling (Holmlea) would have to be demolished to provide access to the site.

CONCLUSIONS

- 1 Circumstances have not changed significantly since the approval of H06/0779/89 and consequently no objections are raised.
- 2 It is considered that some of the trees are considered worthy of a Tree Preservation Order and this matter has been put in hand.
- 3 The application is being reported at the request of the Ward Member and to advise the Committee over the situation re the trees on site.

RECOMMENDATION -

- A Grant Permission.
- 1 SC8 - (Details).
 - 2 SC27 - (Implementation of Planting).
 - 3 C1 - (Estate Road Details).
 - 4 C2a - (Road Construction).
 - 5 C3 - (Surface Water Run-off).

- 6 B2 - (Access Restricted)...vehicle and pedestrian...Post Office Lane.

Reasons

- 1 Standard.
- 2 Standard.
- 3 C1.
- 4 C2a.
- 5 C3.
- 6 Post Office Lane is inadequate in width and construction to facilitate further residential development.

Note

The applicants are reminded that some of the trees upon the site are the subject of a Tree Preservation Order, and the final development should have regard to this. The applicant is advised that boundary hedges should also be retained together with as many of the non-preserved fruit trees as possible.

- B To ^{endorse} ~~enclose~~ the actions taken in respect of the Tree Preservation Order.
-

BRIAN  H 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



Can

Application no: H06/0532/92

Type: OUTLINE

Applicant: Albany Developments
Tel: 0276 691647

Agent: Albany Developments
0276 691647

Description: Residential development
(Renewal of Outline
application H06/0779/89)

Location: Holmlea
Gedney Drove End
Spalding
Lincs

Valid date: 20-MAY-92

Terminal date: 15-JUL-92

Target dates:

Target Committee: 24-JUN-92

To case officer 25-MAY-92

Report deadline: 10-JUN-92

Inspected by 30-MAY-92

Extra contacts 04-JUN-92

Case Officer:

Report if not clear by 24-JUN-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .74 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Sent Expiry

Clerk to Gedney PC 0775 710451 22-MAY-92 05-JUN-92

Cllr B Fines 0406 8 374 22-MAY-92 05-JUN-92

L.C.C. - Obs Attached to CB, 22/5/92
Owner/Occ. B1359, GDE. (Hand delivered) 4-JUN-92 18-JUN-92

SITE DETAILS

Grid ref: 546230 329160
OS Sheets: 90

Parcel:

BRIAN SMITH L P 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 : P1149
Date received : 14-MAY-92

Received from

Albany Developments

Address

8 St Marys House
St Marys Road
Market Harborough
LEICS LE16 7QS

Fee paid	£	770.00
VAT	£	0.00

Total received £ 770.00

Cash/Cheque : CHEQUE

Signed.....
(Authorised Collector)



Anglian Water
Services Limited

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
10 JUL 1992 DG	
Attention of	File Nos.
DPO NRM	
DPO SS	
DPO ACP	
Action By	Acknowledge YES/NO
Discuss with	by
Copy to	date

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/920062

Your ref H6/0532/92

08-JUL-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : HOMELEA, GEDNEY DROVE END, SPALDING, Lincs
Applicant: ALBANY DEVELOPMENTS

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 foul drainage from this development can be accommodated in the existing public sewer, which is 200 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

The applicant may requisition Anglian Water Services Ltd. under Section 98 of the Water Industry Act 1991 for foul and surface water sewers to facilitate drainage of the site.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

Cont..

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford 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.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'Les Outram', written over a horizontal line.

Les Outram
Principal Engineer
(Development Liaison)

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 JUN 1992 DG	
Attention of Council NAME DO MO BS AC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date



*National Rivers Authority
Anglian Region*

11 June 1992

Our Ref: GT/92/1/SH/0154/EB

Dear Sir

**PLANNING APPLICATION NO H06/532/92
FOR PROPOSED RESIDENTIAL DEVELOPMENT
BY ALBANY DEVELOPMENTS AT HOLMLEA,
GEDNEY DROVE END, SPALDING**

With regard to the above-mentioned application received on 4 June 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

For your information, we enclose a copy of a letter dated 22 May 1992, received from South Holland Internal Drainage Board, who were also consulted about the application.

Yours faithfully

**R F Morgan
Planning Engineer**

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-K/532/92/JAM

Your Ref.

Date 22 May, 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT **HOMELEA, GEDNEY DROVE END**

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above development that I believe replaces your recently withdrawn application reference No. H06/0089/92. The brief details have been inspected and based upon past information regarding the proposal I have the following observations for your consideration that should of course be brought to the attention of prospective purchasers.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Gedney Drove End Drain pipeline situated some 20 metres to the West.

I believe it is your intention to discharge roof water run-off to soakaways and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that road water run-off will be outfallen to an existing system.

Full details of the route and quantity of run-off for the surface water disposal will be required in due course and my assistant Mr. Staines will be pleased to meet your representative on site for discussion if required.

I would however draw your attention to the following general advice.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater 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. The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

- 2 -

Your Ref: RS/PA-K/532/92/JAM

22 May, 1992

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

Upon receipt of full details my Board will be recommended to grant approval for an outfall to their system via an approved structure.

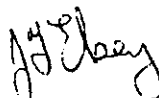
With regard to foul water disposal, although not under my Board's jurisdiction, I do not consider the installation of septic tank drainage systems would be prudent in this instance. I believe an on-site treatment plant is envisaged which will of course require the consent of the N.R.A. to whom a copy of this letter is being forwarded.

Should the project include the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

Albany Developments,
Dolphin House,
Albany Park,
Camberley,
Surrey.
GU15 2PL

ENGINEER TO THE BOARD

c.c. N.R.A.

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 JUN 1992 DG	
Attention of	For Files
ALDO PO	
ACR	
Author By	
Date	



*National Rivers Authority
Anglian Region*

11 June 1992

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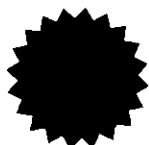
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R F Morgan
Planning Engineer

ROGER HYDE
Regional General Manager

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SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-K/532/92/JAM

Your Ref.

Date 22 May, 1992

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- 2 -

Your Ref: RS/PA-K/532/92/JAM

22 May, 1992

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£25,000 to	£100,000	12.5%
over	£100,000	10%

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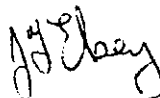
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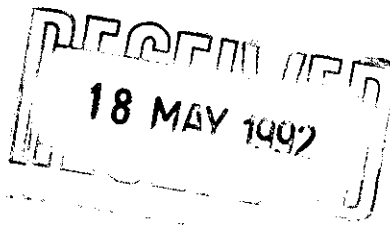
Yours faithfully,

Albany Developments,
Dolphin House,
Albany Park,
Camberley,
Surrey.
GU15 2PL

ENGINEER TO THE BOARD

c.c. N.R.A.

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

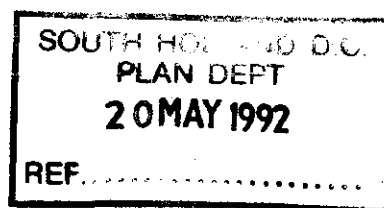


Application no: H06/0532/92

Applicant: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Agent: Albany Developments
Dolphin House
Albany Park
Camberley
Surrey GU15 2PL

Description: Residential development



Location: Holmlea
Gedney Drove End
Spalding
Lincs

Type: OUTLINE

Date received: 13-MAY-92

14-MAY-92

Dear Sir/Madam

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

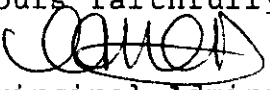
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ A further fee of £110 is required as the site area is 0.74 hectares, and the fee is calculated on the basis of £110 per 0.1 hectares or part thereof.

Please return the extra 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 Maxwell quoting the above reference.

Yours faithfully

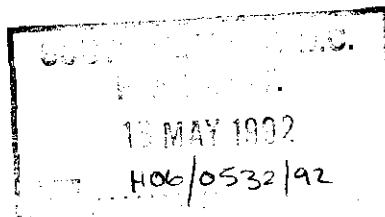

Principal Administrative Officer

13 MAY 1992

1106/0532/92



Dolphin House, Albany Park
Camberley, Surrey GU15 2PL
Telephone: (0276) 691647
Fax: (0276) 683781



AGJ/sk

11th May, 1992

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

Dear Sirs,

re: LAND AT HOMELEA, GEDNEY DROVE END, SPALDING, LINCS
REF: H06/0779/89 - ALBANY DEVELOPMENTS

Outline planning permission was granted in July, 1989 for residential development reference above, on land indicated on the enclosed plan. Albany Developments wish this planning permission to be renewed. Can you please confirm that this is acceptable and that no further measures need to be undertaken.

I look forward to hearing from you.

no plan as yet

Yours faithfully,


ANDREW G. JONES, B.A. (Hons) M.Phil. MRTPI
Land Director

Enc.

