SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H06/0859/92 Received:11-AUG-92 Type:CONDITION COMPLIANCE

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach, Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Fencing details submitted (Condition No.5 H06/0442/92)

Location : Kingsgate Black Lion End
Gedney Spalding

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-AUG-92 H06/0859/92

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.

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. H06/0859/92

Date registered 11 AUG 1992

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 052921 646 (Contact) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Kingsgate, Black Lion End, Gedney, Nr. Spalding, Lincolnshire.

OFFICE COPY

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H06/0442/92

Please complete

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

Signed ..... Date 7 August 1992

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

Fencing details
Cond 5 H06/0442/92

State drawing no's relating to the current submission

State condition no. under which this application is required

Condition No. 5

OFFICE USE ONLY

Checking Officer:

	Yes	No
Application Acceptable	☐	☐
Consult Required	☐	☐

Enclosures Required .....

Notes:

ADMIN

Date Consult Sent

.....

Signature ..... Date .....

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☑	☐

Details Accepted if different from Box 2:

Signature ..... Date .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer David Gerney **Recorded on board:**

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 11 1 AUG 1992

Registration

Reference H06/0859/92

Cross-Ref

Date 12/8

Validation

TYPE C. COMP

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 172

OS No's

Grid ref 541200 324500

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site ✓

Ref 472

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0859/92 Received:11-AUG-92 Type:CONDITION COMPLIANCE

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach, Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Fencing details submitted (Condition No.5 H06/0442/92)

Location : Kingsgate Black Lion End
Gedney Spalding

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

Authorised to issue:

19-AUG-92 H06/0859/92

AD...19/8.....DC...20/8

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

Application no: H06/0859/92 Type: CONDITION COMPLIANCE

Applicant: Kings Quality Homes Agent: Robert Doughty
Tel: 0529 21646

Description: Fencing details submitted
(Condition No. 5 H06/0442/92)

Location: Kingsgate
Black Lion End
Gedney
Spalding

Valid date:	11-AUG-92	Terminal date:	06-OCT-92
Target dates:		Target Committee:	15-SEP-92
To case officer	16-AUG-92	Report deadline:	01-SEP-92
Inspected by	21-AUG-92		
Extra contacts	26-AUG-92	Case Officer:	
Report if not clear by 15-SEP-92		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry



SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0442/92 Received:09-APR-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (6 bungalows & 21 houses)

Location : Kingsgate Black Lion End
Gedney 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 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.

3 The hedging along the boundaries of the site shown on the plan accompanying the application (including the existing) shall be allowed to grow to a height of at least 1.5 metres. In the event of it being removed it shall be replaced within six months by the same type of hedging. Such replanting shall be maintained by the owner/owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The new hedging shall be allowed to reach the height previously specified.

Reason: In the interests of the visual amenities of the locality.

4 Similar hedging to that shown for Plots 9-10, 13-16 and 22-25 shall be planted along the front boundaries of Plots 4-8, 17, 18, 21, 26 and 27, and the gap in the side boundary hedge to Plot 18 shall be planted to

match the adjoining hedge.

Reason: In the interests of amenity and for the avoidance of doubt.

5 A fence 1.8 metres hight, the details of which shall be submitted to and approved by the Local Planning Authority, shall be erected on the northern half of the western boundary of the site before the buildings hereby permitted are brought into use.

Reason: In the interests of the amenities of the locality.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on Plots 1 and 2 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

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

8 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.

9 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.

10 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

11 Revised details of the materials to be used on all walls and roofs shall be submitted to and approved by the Local Planning Authority.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To ensure that the appearance of the development harmonises with the existing village character.

12 Details of the finishes for the footpath, kerbs and highway shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reason: To ensure that the development harmonises with the existing village character.

13 No access, other than the approved estate road either vehicular or pedestrian, shall be formed onto Kingsgate.

Reason: To preserve the rural appearance of this country lane.

14 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

15 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.

16 The applicant shall submit to and agree with the Local Planning Authority a scheme to provide street lighting and such scheme as may be approved shall be implemented before any of the dwellings are occupied.

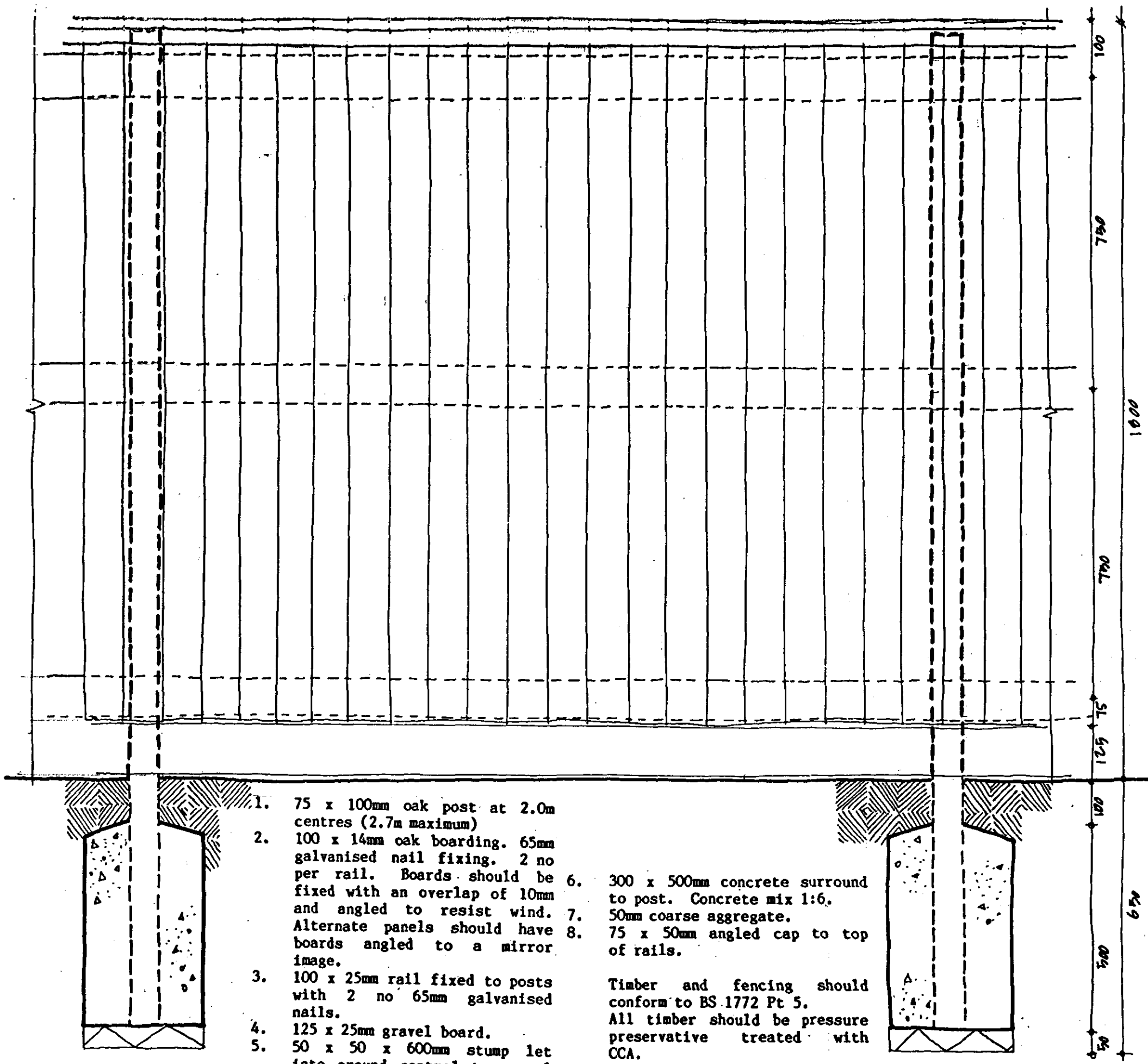
Reason: In the interests of the amenities of the future occupants of the proposed dwellings.

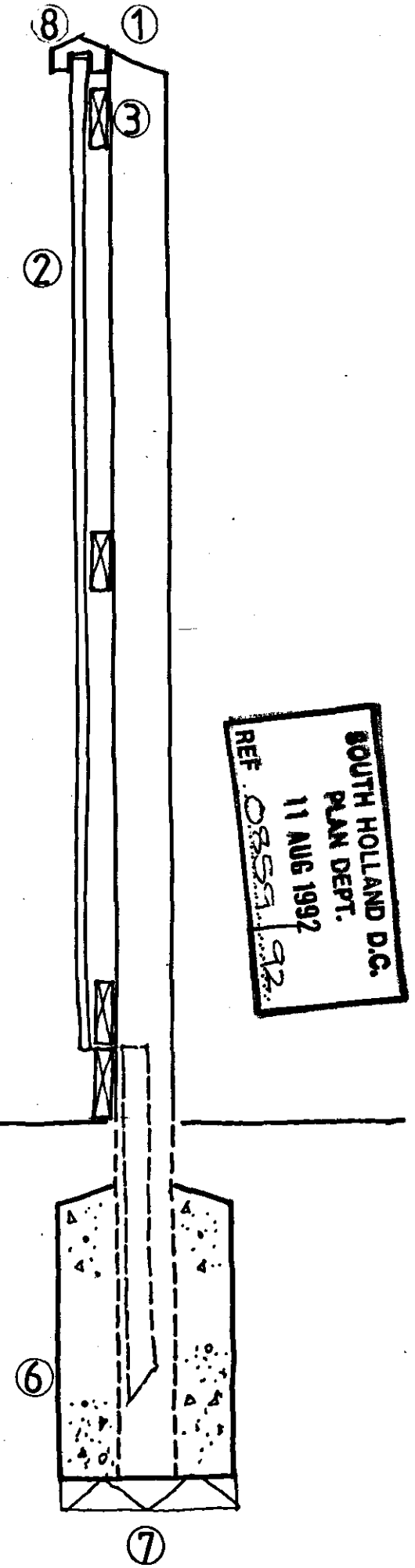
Director of Planning and Building Control Services
29-JUL-92 H06/0442/92

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.

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)





SOUTH HOLLAND D.C.
PLAN DEPT.
11 AUG 1992
REF. 0853/92

1. 75 x 100mm oak post at 2.0m centres (2.7m maximum)
2. 100 x 14mm oak boarding. 65mm galvanised nail fixing. 2 no per rail. Boards should be fixed with an overlap of 10mm and angled to resist wind. Alternate panels should have boards angled to a mirror image.
3. 100 x 25mm rail fixed to posts with 2 no 65mm galvanised nails.
4. 125 x 25mm gravel board.
5. 50 x 50 x 600mm stump let into ground central to gravel board and nailed.
6. 300 x 500mm concrete surround to post. Concrete mix 1:6.
7. 50mm coarse aggregate.
8. 75 x 50mm angled cap to top of rails.

Timber and fencing should conform to BS 1772 Pt 5.
All timber should be pressure preservative treated with CCA.
All fixings should be galvanised.

ROBERT DOUGHTY Chartered Town Planner & Landscape Architect
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA.