SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0875/92

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

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

Description: Development - Compliance with Condition 15

Location: Kingsgate
Gedney
Spalding

Type: CONDITION COMPLIANCE

Date received: 13-AUG-92

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

25-AUG-92

SOUTH HOLLAND DISTRICT COUNCIL

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25-AUG-92

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. H06/0875/92

Date registered 13 AUG 1992

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KOH
Holbeach Manor
Holbeach
Spalding LINCS

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

R. Doughty
32 High Street
Peterborough
Soke of PE1 1UN

Tel. No. 0529 21 646 (Contact) R. Doughty

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Kingsgate, Cedney, Spalding, LINCS

Please complete

EARLIER APPLICATION No.

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

H6/442/92.

Please complete

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

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

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

DEVELOPMENT - COMPLIANCE TO CONDITION 15

State drawing no's relating to the current submission —

State condition no. under which this application is required Condition No. 15

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 GEDNEY **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 13 AUG 1992

Registration

Reference H06/0875/92

Cross-Ref

Date 14-AUG-92

Validation

TYPE C. COMP.

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

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 177

OS No's

Grid ref

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 730

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: H06/0875/92 Received:13-AUG-92 Type:CONDITION COMPLIANCE

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

Agent: R Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Development - Compliance with Condition 15

Location : Kingsgate Gedney
Spalding

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

Authorised to issue:

24-AUG-92 H06/0875/92 AD.....DC.....

Not GND cond -
No details to be approved.

Enter as non-det.

Confirm to R Doughty by letter.

BRIAN SMITH Dip TP MRTPI
Director of Planning & ng 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: H06/0875/92 Type: CONDITION COMPLIANCE

Applicant: Kings Quality Homes Agent: R Doughty
Tel: 0529 21 646

Description: Development - Compliance with Condition 15

Location: Kingsgate
Gedney
Spalding

Valid date: 13-AUG-92 Terminal date: 08-OCT-92
Target dates: Target Committee: 07-OCT-92
To case officer 18-AUG-92 Report deadline: 23-SEP-92
Inspected by 23-AUG-92
Extra contacts 28-AUG-92 Case Officer:
Report if not clear by 17-SEP-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE DETAILS

Grid ref: 523880 321800
OS Sheets: 219 Parcel:

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

D M Gedney

DMG/S.C 806/0875 /2

26 August 1992

Dear Sir

Planning Application H06/0875/92 - Compliance with Condition 15 of planning permission H06/0442/92 - Residential development (6 bungalows and 21 houses) - Kingsgate, Black Lion End, Gedney

I refer to the above planning application submitted by yourself.

It is considered that the proposed arrangements cannot be [illegible] as [illegible] and I therefore require a [illegible] Notice.

However, in view of the [illegible] of your letter of August [illegible] Archaeology of this Heritage Lincolnshire Unit to date [illegible] that a branching excavation under [illegible] of [illegible] on Friday 11 August 1992. In accordance [illegible] providing all [illegible] have concluded before building work [illegible] to strip that to [illegible] agreements made.

[illegible]

Yours faithfully

[illegible]

D M Gedney
Principal Planning Officer
(Development Control)

Enclosure

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

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.

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.

Ref 0/1

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

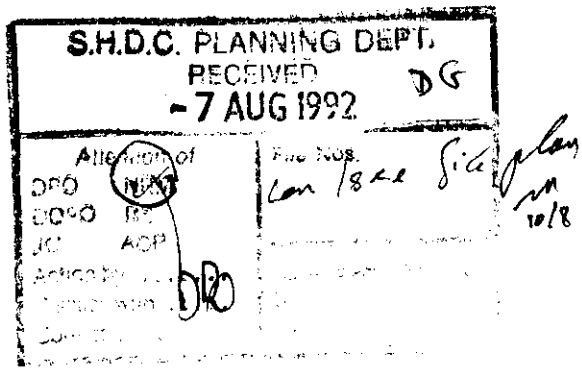
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference NRM/JJ H6/442/92

Our Reference 148/43 RD SKH

6 August 1992



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

KINGS QUALITY HOMES
DEVELOPMENT AT KINGSGATE, GEDNEY.

I am writing following the advice received in your letter of 8 July and have to inform you that we have rather started without you, for on reading afresh the Conditions attached to our approval for this site I note Condition 15 concerns itself with giving notice to archaeologists nominated by you.

As a matter of fact, archaeologists from Heritage Lincolnshire are now on site conducting their survey and they have, at the time of writing, found the 13th century chapel, and a trenching excavation under their direction starts on Monday 11th August.

Obviously we have overtaken events here, for whilst the decision to approve the development was taken on 24th June 1992, the decision note did not reach us until 30th July. Nevertheless, we are of the opinion that we have done nothing contrary to Condition 15 insofar as the archaeologists employed are those suggested in your letter and we are affording them every facility they want. We therefore feel we have complied with this Condition in that all excavations for archaeological purposes will have been concluded before building work commences on site.

We should be pleased to learn in a letter from you that you approve of our alternative route to satisfy Condition 15.

Yours faithfully

Robert Doughty

S/ I have already confirmed by letter I had sent for