COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H06/1099/92 Received:16-OCT-92 Type:CONDITION COMPLIANCE

Earlier Permission: H06/0442/92

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

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

Description: Kerb details (Condition 12 of application H06/0442/92)

Location : Kingsgate Gedney Black Lion
Gedney 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:

Notes to Applicant:

Your attention is drawn to the fact that the County Council's Director of Highways and Planning has not signified his agreement to the details submitted with this application.

Accordingly, you are advised that if you wish to secure the adoption of the roads and footpaths serving the development as Public Highways, agreement on acceptable details will have to be reached with the County Council.

Should those details be eventually agreed with the County Council, then recourse should be had to this Authority to establish their conformity with the terms of this approval and planning permission H06/0442/92.

Director of Planning and Building Control Services
11-NOV-92 H06/1099/92

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. H06/1099/92
Date registered 16 OCT 1992
Grid reference

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
KINGS QUALITY HOMES. etc.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
ROBERT DOUGHTY. etc.

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
Kingsgate, Gedney Black Lion, Gedney, Spalding, Lincs.

Please complete
EARLIER APPLICATION No.
This application cannot be considered unless the relevant reference is stated

H06/0442/02.

OFFICE COPY

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

Signed ..... Date 15 Oct. '92

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

Kerb details.
2 Not acceptable for adoption
JCB 2/11/92.

State drawing no's relating to the current submission: 148/43/SD10

State condition no. under which this application is required: Condition No 12

OFFICE USE ONLY

Checking Officer:

	Yes	No
Application Acceptable	☐	☐
Consult Required	☐	☐
Enclosures Required		

ADMIN

Date Consult Sent

.....

Notes:

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

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☑	☐

Details Accepted if different from Box 2:

Signature ..... Date 3/11/92

PLEASE ADD FOLLOWING NOTE ON THE APPROVAL:—

YOUR ATTENTION IS DRAWN TO THE FACT THAT THE COUNTY SURVEYOR HAS NOT SIGNIFIED HIS AGREEMENT TO THE DETAILS SUBMITTED WITH THIS APPLICATION.

ACCORDINGLY, YOU ARE ADVISED THAT IF YOU WISH TO SECURE THE ADOPTION OF THE ROADS AND FOOTPATHS SERVING THE DEVELOPMENT AS PUBLIC HIGHWAYS AGREEMENT ON ACCEPTABLE DETAILS WILL HAVE TO BE REACHED WITH THE COUNTY SURVEYOR.

SHOULD THOSE DETAILS BE EVENTUALLY AGREED WITH THE COUNTY SURVEYOR, THEN RECOURSE SHOULD BE HAD TO THIS AUTHORITY TO ESTABLISH THEIR CONFORMITY WITH THE TERMS OF THIS APPROVAL AND PLANNING PERMISSION H06/0442/92.

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

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 JOHN BLACKLOCK **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL.

Receipt Issued

Date first Rec'd 16 OCT 1992

Registration

Reference H06/1099/92

Cross-Ref

Date 19/10

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 172

OS No's

Grid ref 541170 324920

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 859

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Mrs J Bennett
The Clerk to Gedney Parish Council
522 Broadgate
Weston Hills
Spalding
Lincs

Mr J Blacklock

JB/JP/H16/0442/92.
H06/1099/92/
H06/1060/92

14 January, 1993

Dear Madam

Residential Development - Kingsgate, Black Lion, Gedney, Spalding

I write to advise that this Authority has agreed suitable materials with the developer, Messrs Kings Quality Homes, in respect of the surfacing and kerbing of the access road servicing the developer. Copies of the approvals relating to compliance with the conditions imposed on the original permission ref: H06/0442/92 are enclosed.

Essentially, the approvals provide for an asphalt road surface with a rolled in top dressing of gravel. The kerbing would be charcoal/brown in colour and would be composed of pre-cast concrete.

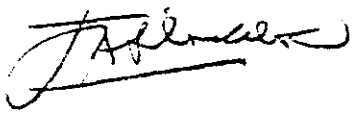
You will note that the approvals are endorsed to the effect that the Director of Highways and Planning (Lincolnshire County Council) does not accept the materials which have been approved and this has an obvious bearing upon the issue of the future adoption of the road by the Director of Highways & Planning.

From the planning point of view, this Authority considers it imperative this form of surfacing should be used as it is in keeping with the rural area: the Director of Highways and Planning stipulation that paviors be used in accordance with its standard specification would result in a much more urban appearance with respect to the road.

/Cont. .

Accordingly, this Authority would welcome an expression of your Council's support in this Authority's approaches to the Director of Planning & Highways (Lincolnshire County Council) to secure the surfacing which both the developer and this Authority consider is appropriate.

Yours faithfully



pp N R MIDLEN
Principal Planning Officer (Development Control)

Mr R Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Mr J Blacklock

JB/JP/H06/0442/92,
H06/1099/92,
H06/1060/92

14 January, 1993

Dear Sir

Residential Development - Kingsgate, Black Lion End, Gedney, Spalding

With reference to the above, and in accordance with the resolution of the Planning Committee of 1 December, 1992, I write to advise you chis Authority considers the construction of the dwellings may commence. However, this statement is made on the basis that the kerb line of the road has been correctly positioned.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/1099/92 Received: 16-OCT-92 Type: CONDITION COMPLIANCE

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

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

Description: Kerb details (Condition 12 of application H06/0442/92)

Location : Kingsgate Gedney Black Lion
Gedney Spalding Lincs

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

Notes to Applicant:

Your attention is drawn to the fact that the ~~County Surveyor~~ County Council's Director of Highways and Planning has not signified his agreement to the details submitted with this application.

Accordingly, you are advised that if you wish to secure the adoption of the roads and footpaths serving the development as Public Highways, agreement on acceptable details will have to be reached with the County ~~Surveyor~~ Council

Should those details be eventually agreed with the County ~~Surveyor~~ Council, then recourse should be had to this Authority to establish their conformity with the terms of this approval and planning permission H06/0442/92.

Authorised to issue:

06-NOV-92 H06/1099/92 AD. ..... DC. .....

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 V.A.T. Reg. No. 364 7780 17

URGENT FAX MESSAGE

TO: Director of Planning

FROM: Robert Doughty.

DATE: 23 - 10 - 92.

NUMBER: 710 772

NO. OF PAGES (to follow): I

23-OCT-92 FRI 16:11 052921358 P.01

S.H.D.C. PLANNING DEPT.
RECEIVED
23 OCT 1992 SS

Do we have formal ... a submission on the details of the ordinated?

M
26/10

23/10. Conversation with Chris Briggs

Chris to Attend on Monday
About C.S. Stance

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

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

Your Reference

Our Reference 148 43 RD AKD

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

23 October 1992

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

Dear Mrs Smith

KINGS QUALITY HOMES
KINGSGATE, GEDNEY DEVELOPMENT

We have now received verbal approval from the County Surveyor, including his maintenance surveyor, for the bullnose Countryside Kerb detailed in our Condition Compliance submitted recently.

We can see no reason now why you should have to withhold the approval note to this compliance any longer and shall be pleased to receive the same by return.

Yours sincerely

Robert Doughty

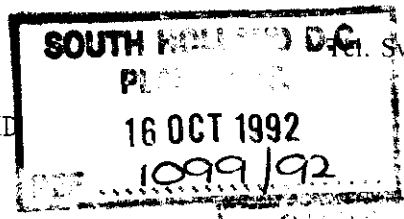
Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

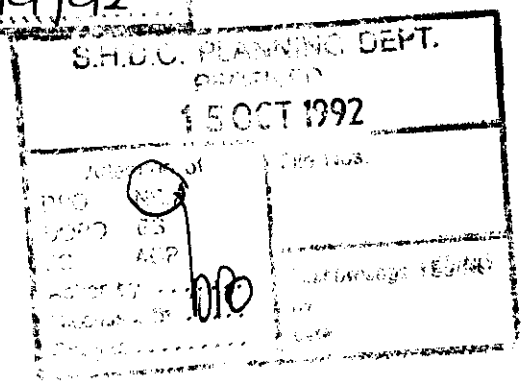
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

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

Your Reference H06/0442/92

Our Reference 148 42 RD AKD





15 October 1992

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

Dear Mr Smith

KINGS QUALITY HOMES
CONDITION COMPLIANCE RELATING TO ROAD FINISHES, KINGSGATE, GEDNEY

Further to our recent meeting in your office you will have noted that we have now sent you all outstanding Condition Compliances relating to the above development and we await your approval.

With regard to the matter of road detailing we hope you are able to bear with us a little longer for we are at a most delicate part of the negotiations with County on kerb edging. In anticipation of consent eventually, a Condition Compliance is enclosed showing the latest E.C.C. double bull-nosed conservation kerb, the material for which you have already indicated your approval. The consent needs to come from the County Council of course; already LincLab has passed the kerb on construction grounds; Roger Latcham in the Highways Development Section has indicated acceptance subject to seeing the product or the trade literature and this is being delivered to him on Friday this week. It has been indicated to me that the County may take the material on trial at Kingsgate, but you will appreciate that it is so new (the kerb) that this will be its first usage in the country.

Of course, all this started out not because my clients want to incur your Committee's wrath by keeping them waiting for information, but because it was originally suggested by your Mr Midlen that a road of rural character be investigated. At the same time it has been essential a) to get County approval in order to have the road taken over, and b) commence development in order to maintain our clients' continuity of work.

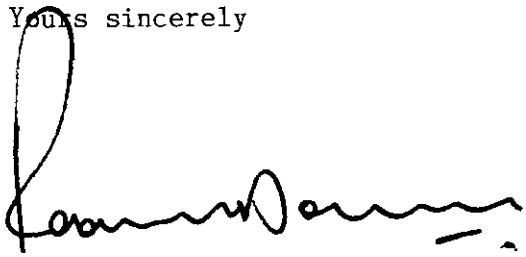
I personally feel I have kept in close contact with you and your staff on the progress of this road and, despite other problems you may have felt you have had in respect of my clients, breaking new ground on this matter, as well as the handling of the archaeological dig on this site, has been handled more with the Local Planning Authority's interests in mind that their own. To reinforce my point

on consultation, I have kept Mr Midlen informed on the difficult progress of the deliberations. He went on a lengthy holiday and I then kept Mr. Blacklock in the picture although I had the impression he wasn't aware of the past efforts in this respect. Throughout, of course, the matter has been brought up in telephone and other conversations between you and I.

The situation now rests on whether or not the County's Maintenance Engineer will accept the material: I understand the main objection is likely to be on the grounds that the kerb differs from others and therefore a nuisance to replace, should the need arise. At the same time I also understand the Depots will not retain a stock of the kerbs even if they were given them! Incidentally, we have even gone to the lengths of employing a traffic engineer to make our negotiations with County, so you know how serious we have been and you may therefore assess the effort we have put into this project.

If this delay in coming up with a Condition Compliance application to regularise the situation leads you to think about enforcement action, I would urge you to think again. This work has gone ahead in the spirit of total co-operation with a genuine desire to please your Committee - all paid for by Kings. Enforcement action could sour relations well and truly and ruin a lot of work and goodwill. I urge you to approve the Condition Compliances and forget enforcement.

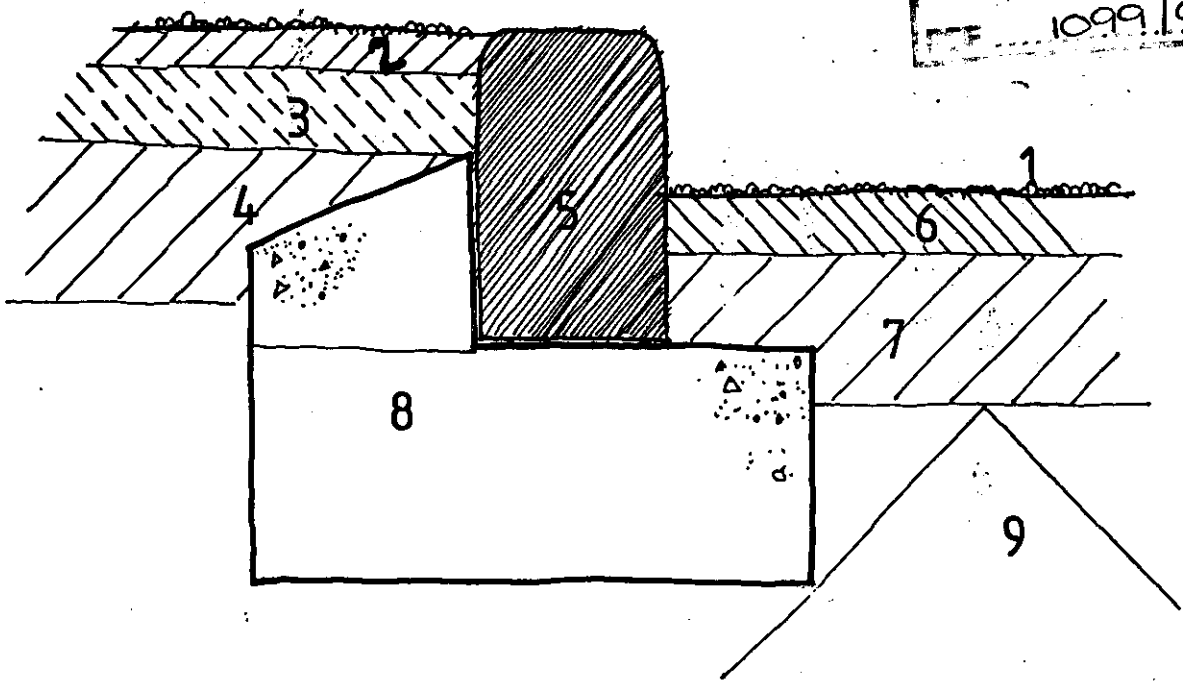
Yours sincerely



Robert Doughty

ROBERT DOUGHTY CHARTERED TOWN PLANNER AND LANDSCAPE ARCHITECT
32 HIGH STREET, HELPRINGHAM, SLEAFORD, LINCS. NG34 0RA.
Telephone Swaton (0529 21) 646/7.

SOUTH KESTEVEN D.C.
PLANNING DEPT.
16 OCT 1992
REF. 1099/92



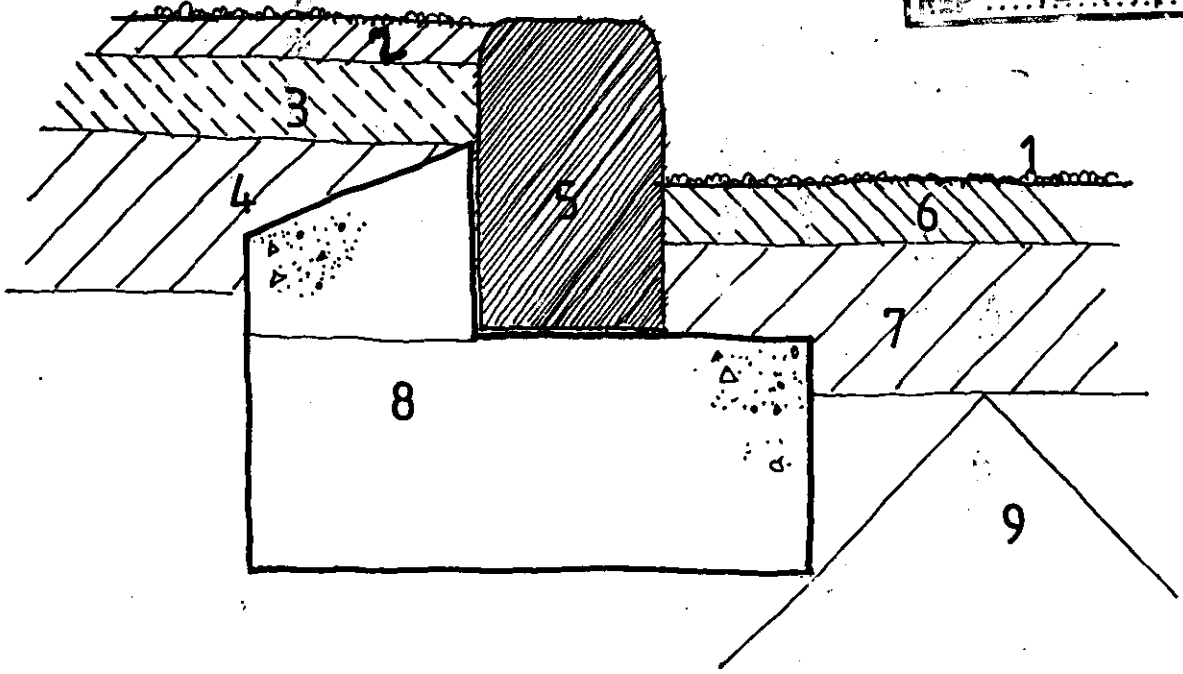
1. 6mm Redland Besthorpe Gravel rolled into hot sprayed Ayton Asphalt K170 Cationic Emulsion.
2. 25mm of 6 nom dense bit-mac basecourse.
3. 50mm of 20 nom dense bit-mac basecourse.
4. 100mm of Type 1 aggregate sub-base.
5. 440 x 100 x 140mm ECC Quarries Precast Concrete Double Bullnose Countryside Kerb.
6. 40mm Tarmac wearing course.
7. 100mm Tarmac basecourse.
8. C15P concrete 150 x 375mm base and haunch.
9. 450mm of Type 1 aggregate sub-base.

DRAWING. DOUBLE BULLNOSE COUNTRYSIDE KERB	PROJECT. KINGSGATE, GEDNEY
DRAWING NO. 148/43/SD10	SCALE. 1:5

ROBERT DOUGHTY CHARTERED TOWN PLANNER AND LANDSCAPE ARCHITECT
32 HIGH STREET, HELPRINGHAM, SLEAF
Telephone Swaton (0529 21) 646/7.

H06/1099/92.
ANY COMMENTS.

SOUTH
FLE
16 OCT 1992
REF ....1099/92....

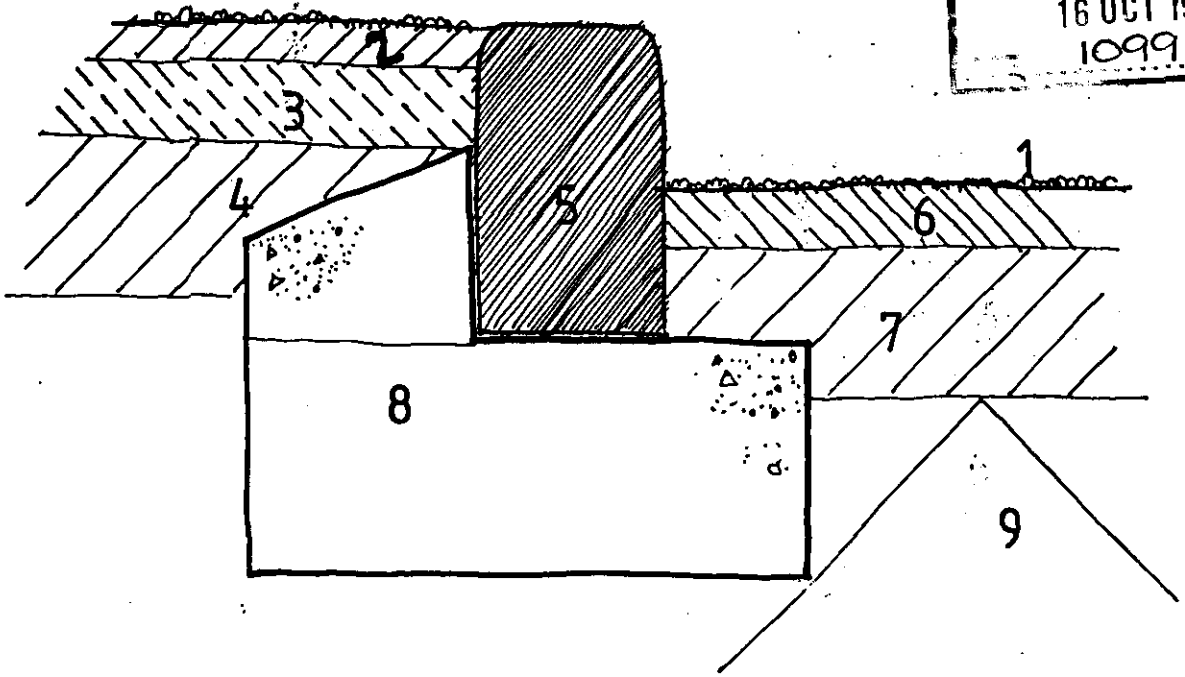


1. 6mm Redland Besthorpe Gravel rolled into hot sprayed Ayton Asphalt K170 Cationic Emulsion.
2. 25mm of 6 nom dense bit-mac basecourse.
3. 50mm of 20 nom dense bit-mac basecourse.
4. 100mm of Type 1 aggregate sub-base.
5. 440 x 100 x 140mm ECC Quarries Precast Concrete Double Bullnose Countryside Kerb.
6. 40mm Tarmac wearing course.
7. 100mm Tarmac basecourse.
8. C15P concrete 150 x 375mm base and haunch.
9. 450mm of Type 1 aggregate sub-base.

DRAWING. DOUBLE BULLNOSE COUNTRYSIDE KERB	PROJECT. KINGSGATE, GEDNEY
DRAWING NO. 148/43/SD10	SCALE. 1:5

ROBERT DOUGHTY CHARTERED TOWN PLANNER AND LANDSCAPE ARCHITECT
32 HIGH STREET, HELPRINGHAM, SLEAFORD, LINCS. NG34 0RA.
Telephone Swaton (0529 21) 646/7.

SOUTH HOLLAND D.C.
PLANS DEPT.
16 OCT 1992
1099/92



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2. 25mm of 6 nom dense bit-mac basecourse.
3. 50mm of 20 nom dense bit-mac basecourse.
4. 100mm of Type 1 aggregate sub-base.
5. 440 x 100 x 140mm ECC Quarries Precast Concrete Double Bullnose Countryside Kerb.
6. 40mm Tarmac wearing course.
7. 100mm Tarmac basecourse.
8. C15P concrete 150 x 375mm base and haunch.
9. 450mm of Type 1 aggregate sub-base.

DRAWING. DOUBLE BULLNOSE COUNTRYSIDE KERB	PROJECT. KINGSGATE, GEDNEY
DRAWING NO. 148/43/SD10	SCALE. 1:5