APPLICATION NO. : H06/1141/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/1141/93 Received:13-DEC-93 Type:OUTLINE

Name: Mr W Webb
Kitling House
Stonegate
Gedney, Spalding
Lincs, PE12 0BY

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development

Location : Land fronting Stonegate Gedney
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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before any dwelling is occupied, a vehicular access shall be provided for the safe access and exit of vehicles to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure vehicles can enter and leave the site in safety.

The applicant is advised that the development upon the site should be frontage only. It should reflect the rural character of the area and should not attempt to overdevelop the site. Also, the road widening scheme should be sensitive to the existing character of the village.

The landscaping scheme should include the provision of frontage hedging of native species and also a landscape belt along the rear boundary.

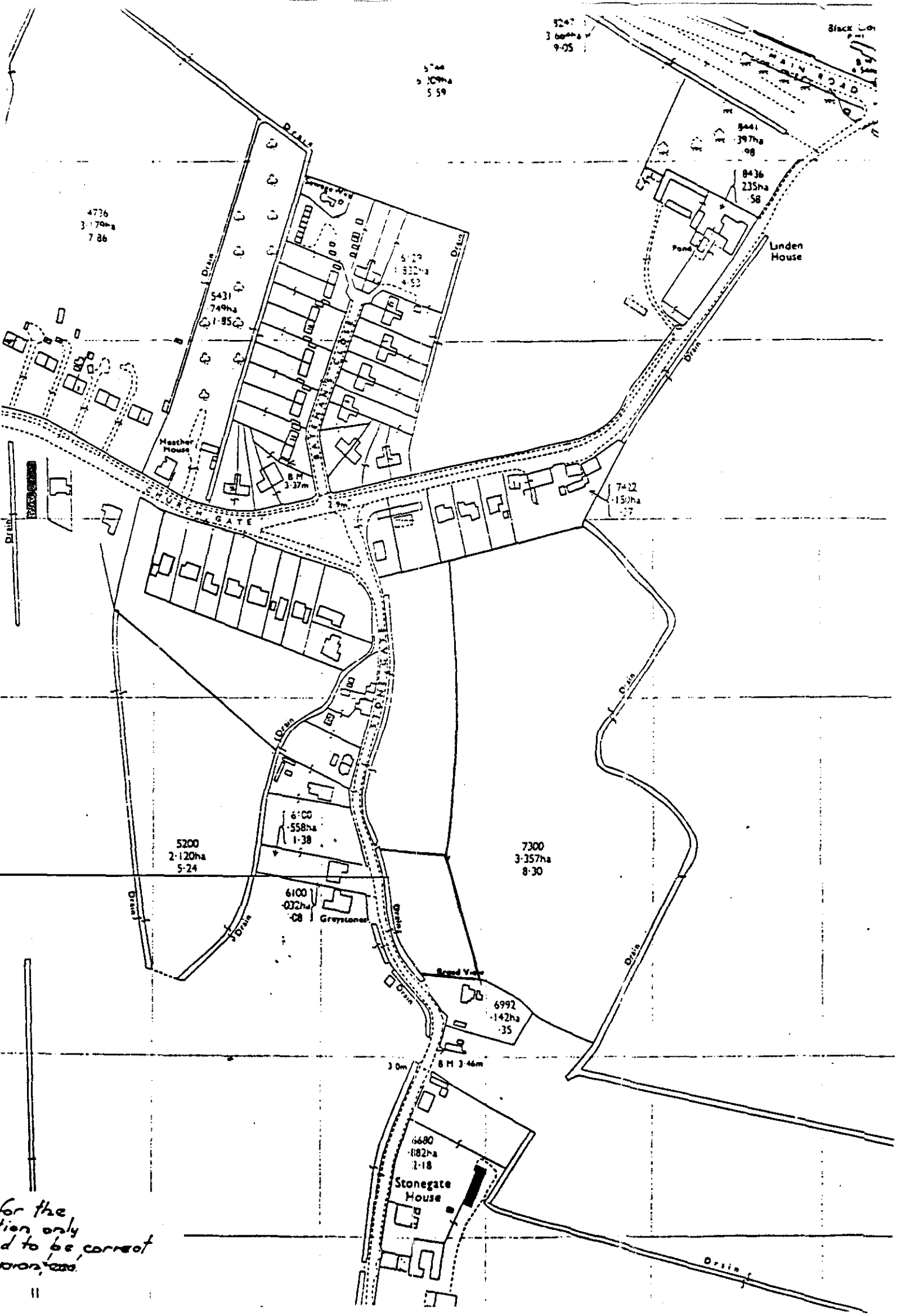
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
12-JUL-94 H06/1141/93

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)



for the
tion only
d to be correct
ron, etc.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/1141/93

Date Registered 30 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. W. Webb

~~c/o Grounds & Co., Chatteris~~
Kitwig House
Stonegate
Gedney

Tel. No.

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

Grounds & Co.,
2 & 4 Market Hill,
Chatteris, Cambs. PE16 6BA

Tel. No. 0354.693266
(Personal contact name) G. Brinton

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land fronting Stonegate, Gedney, Nr. Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Outline planning consent is sought for the residential development of the land.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £360 If you consider no fee is payable include a written explanation instead.

Signed Grounds & Co Date 25th November 1993 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 Certificates**

or This is an **outline** application [✓]

Please state Site Area 0.29 (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 pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: Up to six dwellings (see letter dated 10/12)
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.29 hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	To be dealt with as reserved matters. metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	yes

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

Agricultural land.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road	no	
or		
B. There will be a new or altered access to a public road	yes ➡	If so, name of road: Stonegate Will there be— Individual access(es) yes New estate road no
C. What provision will be made for garages or parking within the site?	Off road parking and garaging to each property.	

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	To soakaways
B. For estate developments, please state how highway surface water will be disposed of	Not applicable
C. Please state whether a land drain will be affected	no

D. Foul sewerage will be disposed of to:
Mains sewer: no Cesspool: no Septic tank: yes

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	no	➡ If so, **please give details in Part 6**
The proposal affects a listed building	no	
The proposal affects a public right of way	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	no	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	no	➡ Date: Consultee(s)
Is this application related to a previous submission?	no	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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 and occupier

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.** (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 ..... of Grounds & Co (~~Applicant~~ / Agent) Date 25.11.93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

X or

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 25th Nov 93.

X

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

DC INSTRUCTION SHEET

APPLICATION REF: H06/1141/93

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: 1/500 SCALE PLANS SHOWING LOCATION OF PROPOSED DWELLINGS AND MEANS OF ACCESS (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date...7/12

Revalidation after Direction

Information satisfactory Signed..... Date...14/12

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

Extra Consultations:

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

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 :

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Presently agricultural land.
Boundaries : Open to east. Drain along frontage.
Site Features : Home to south
Residential dwellings opposite.
Road narrowish.

Inspected by DME
Date 22/12

Site Notice posted by DME
Date 22/12
Expiry

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
—	

Telephone/Visitor Record

Date	Conversation with	Conclusion
12/1	Mr Brinton	Mr Brinton confirmed that frontage drain is part owned between Mr Webb and County Highways. Also confirmed that application was for "residential dev" with the number of plots "reserved".

Case Officer Conclusions

REC MMENDATION/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 .... Date...

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

TL2

1 SC8 (Details).
2 SC27 (Implementation of planting).
3 Before any dwelling is occupied, a vehicular access shall be provided for the safe access and exit of vehicles to the reasonable satisfaction of the Local Planning Authority.
Reason: To ensure vehicles can enter and leave the site in safety.

Notes

1 The applicant is advised that the development upon the site should be frontage only. It should reflect the rural character of the area and should not attempt to overdevelop the site. Also, the road widening scheme should be sensitive to the existing character of the village.
2 The landscaping scheme should include the provision of frontage hedging of native species and also a landscape belt along the rear boundary.
3 SN9 (planning obligation).

Condition monitoring:

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

Determined plans indicated

Departure approval confirmed

Flag for on-site review

ADMI. RECORD SHEET

Initial

Submitted Fee £ 360

Receipt No P3580

Date first Rec'd 30 NOV 1993

Registration

Reference H06/1141/93

Cross-Ref

Date 1/12

Validation

TYPE OUTLINE

Site area 0·29 hct
No of dwellings
Floorspace

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

Description to be recorded: Residential Development

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 360
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 172 OS Plots
Grid ref 5[illegible]3 [illegible]170

Ward [illegible] Parish CARDNEY

Inside IBD YES Inside LP area NO

Linked to site Ref 1859

Linked to property Ref

Constraints:

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

Hazards –
Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/1141/93 Received:13-DEC-93 Type:OUTLINE

Name: Mr W Webb
Kitling House
Stonegate
Gedney, Spalding
Lincs, PE12 0BY

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development

Location : Land fronting Stonegate Gedney Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 dwelling is occupied, a vehicular access shall be provided for the safe access and exit of vehicles to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure vehicles can enter and leave the site in safety.

The applicant is advised that the development upon the site should be frontage only. It should reflect the rural character of the area and should not attempt to overdevelop the site. Also, the road widening scheme should be sensitive to the existing character of the village.

The landscaping scheme should include the provision of frontage hedging of native species and also a landscape belt along the rear boundary.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

07-MAR-94

AD check....

Authorised to issue (inc Delegation).....

45	H /1074/93 National Westminster Bank	DMG	Refused as recommended. Reference to be added to refusal dealing with legal requirement to protect or enhance conservation areas
46	H02/1104/93 Crowland Signmakers	DJR	Grant as recommended. Add note reminding applicant of light industrial condition.
48	H14/1105/94 Mr E Fragale	PJU	Refused as recommended. DPBCS Auth to deal with subsequent application to use garage building for take away provided no additional material planning objections.
51	H16/1133/93 British Rail Property Board	DJR	Refused as recommended. Also refute in the strongest possible terms any suggestion that we might be contemplating any discussion with regards to the demolition of Stepping Stone Bridge.
54	H11/1138/93 W Delahoy	DJR	Grant as recommended.
56	H06/1141/93 Mr W Webb	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Amend recommendation "A" as follows: Line 4: Delete: "from Churchgate up to and including" Insert: "across"
58	H23/1145/93 Mrs J S Vere	DMG	Deferred for site visit. Draft suitable refusal reasons required.
61	H16/1152/93 Guardian Assurance	NRM	DPBCS Auth as recommended.
64	H09/1168/93 Northern Foods Dairy Group	JB	Grant as recommended.

26th Jan 94

Signed: .....

N Midlen
Principal Planning Officer

42. PLANNING APPLICATIONS (Continued)

(f) Applications approved subject to Planning Obligations (Continued)

(To ensure that the occupation of the adjoining dwelling is tied to the operation of the business, and to restrict the use of the development to holiday accommodation.)

H18/0978/93 Sutton Bridge Golf Club	Clubhouse at New Road, Sutton Bridge.

(To ensure (i) that a suitable scheme of landscaping is carried out, and an amenity woodland belt provided prior to the completion of the development, and (ii) that the existing clubhouse and car park are removed prior to the development being brought into use.)

(Subject also to an additional condition relating to the use of appropriate materials for the surface of the access road.)

H02/1073/93 Mr P Leo	Use for manufacture of concrete products, storage and sales and new workshop at Carrington Drove, Crowland.

(To ensure that (i) the site is not used for general retail sales purposes, (ii) the site is operated strictly in accordance with the terms of the planning application, as supplemented by letters from the applicant dated 29th December 1993 and 6th January 1994, and (iii) the planning permission is personal to the applicant.)

(Councillor B Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor T Bray took the Chair during consideration of the application.)

H06/1141/93 Mr W Webb	O.A.	Residential development fronting Stonegate, Gedney.

(To ensure that the development is not commenced until highway improvements have been carried out along the frontage of the application site in accordance with the terms of an Agreement to be entered into by the applicants and the Lincolnshire County Council under the provisions of Section 278 of the Highways Act 1980.)

(It was reported that four late letters of objection had been received.)

(g) Listed Building Consent

The Director of Planning and Building Control Services be authorised to grant Listed Building Consent in respect of the undermentioned application in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H16/1152/93 Guardian Assurance Plc	Stabilising front parapet, dry rot remedial works and demolition of glazed canopy to covered walkway at The White Hart, Market Place, Spalding.

BRIAN SMITH Dip TP MRTPI
Director of ...ing & 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

H06/1141/93

OUTLINE

Applicant: Mr W Webb
Tel:

Agent: Grounds & Co
0354 693266

Description: Residential development

Location: Land fronting Stonegate
Gedney
Spalding
Lincs

Valid date: 13-DEC-93
Target dates:
To case officer 20-DEC-93
Inspected by 27-DEC-93
Extra contacts 03-JAN-94
Report if not clear by 17-JAN-94

Terminal date: 07-FEB-94
Target Committee: 25-JAN-94
Report deadline: 11-JAN-94
Agreed TD Ext:
Case Officer:
~~J BLACKLOCK~~ D Gedney

DEVELOPMENT/CONSTRAINTS

Size: .29 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~24~~ 22-DEC-93	~~14~~ 12-JAN-94
Clerk to Gedney PC	0775 710451	16-DEC-93	30-DEC-93
Cllr B Fines	0406 8 374	16-DEC-93	23-DEC-93

SITE RECORD

Grid ref: 540650 323970
OS Sheet: 172 191 Parcel:

LCC - Obs Attached Jo S 22/12/93

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: H06/1141/93

Applicant: Mr W Webb
Kitling House
Stonegate
Gedney, Spalding
Lincs, PE12 0BY

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development

Location: Land fronting Stonegate Gedney
Spalding Lincs

Type: OUTLINE

14-JUL-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1)
Mr J Vick
Greystones
Stonegate
Gedney
Spalding, Lincs. PE12 0BY

(2) Mr & Mrs Harrison
Cartref
Stonegate

(3) Mr I East
Stonegate

(4) Mr & Mrs Kent
Broadview
Stonegate.

APPLICATION REFERENCE: H06/1141/93 DATE RECEIVED: 13-DEC-93

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Fronting: Stonegate, Gedney

APPLICANT: Mr W Webb AGENT: Grounds & Co

REASON FOR COMMITTEE CONSIDERATION

County Highways Authority objection.

Date 25 JAN 94

RECOMMENDATION

That the Director of Planning & Building Control Services be authorised to grant permission subject to:-

A. The applicant agreeing to enter into a Section 106 Planning Obligation requiring that no development upon the site is commenced until highway improvements have been carried out from Churchgate up to and including the frontage of the site, in accordance with details to be submitted to and approved by the Local Planning Authority.

B. Conditions.

COMMENTS

1 Majority of site within Interim Boundary of Development (narrow strip at rear outside). No objections in principle to frontage development.

2 The site immediately to the north presently has Outline planning permission for residential development (H06/1178/91). This was granted subject to the applicant (Mr J R Scrimshaw) entering into a Section 278 Agreement for improvements to the highway along the site's frontage.

3 Stonegate presently too narrow to accommodate additional development. In order to overcome this, the whole length of the highway would have to be widened to a certain extent from Churchgate up to and including the frontage of the site. County Highways have stated that there is no certainty that this would ever be done to the north; however, this could be overcome if the applicant agreed to enter into a Section 106 Planning Obligation for the widening of the whole length, to the satisfaction of the Local Planning Authority.

REPRESENTATIONS

Parish Council: Support application providing new Section

278 Agreement enforced in respect of piping of dyke, widening of road and provision of footpath.

County Highways: Request refusal.

Applicant: Summarised:
- Indicative plan indicates how the site could be laid out with six 40ft frontage plots. However, any eventual purchaser may have alternative views and may feel that a lesser number of properties are appropriate.
- Improvements to Stonegate will be continued along frontage of application site and dyke piped in the same way as the land to the north.

SCHEDULE OF CONDITIONS

1 SC8 (Details).

2 SC27 (Implementation of planting).

3 Before any dwelling is occupied, a vehicular access shall be provided for the safe access and exit of vehicles to the reasonable satisfaction of the Local Planning Authority. Reason: To ensure vehicles can enter and leave the site in safety.

Notes

1 The applicant is advised that the development upon the site should be frontage only. It should reflect the rural character of the area and should not attempt to overdevelop the site. Also, the road widening scheme should be sensitive to the existing character of the village.

2 The landscaping scheme should include the provision of frontage hedging of native species and also a landscape belt along the rear boundary.

3 SN9 (planning obligation).

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1994
Attention of
DPO NPM
DCPO EJ
HO ACP
Action by
Dealing with
File Nos
25/1 dlee
Acknowledge YES/NO
by
5/2/1

Mr. J. J. Tick.
"Greystones" Stonegate.
Gedney.
Spalding.
Lincs. PE12 0BY

Ref. Planning application
H06 1141/93

OBJECTION

Dear Sir

Having studied the a/m application for erecting three pairs of semi detached dwellings on the east side of Stonegate, I note the application is different from the previous application H06 1205/89 submitted by the same family.

The plans show the dwellings will be on a frontage of 75 metres, which is density greater than those dwellings on the west side. The dwellings will not work architecturally and will not fit in with the existing dwellings. If these new dwellings are erected they should respond to local traditions of the rural

character will be lost.

There appears to be a creeping plague of red brick housing on the fringes of rural communities, giving the impression that planners do not want change but standardisation by the styles of volume house builders.

In any case can the planners tell me why we need more housing in this area of Gedney, I look forward to receiving your reasons?

Stonegate is a country lane, very narrow, and in some places is only 12'ft wide and has blind corners, and to give planning permission to build before improving the lane, is very bad planning practice. I know the SHC has no money for roads, so it will be left to the developer, who will widen the lane, and thus it will be devoid of any local character, and there still will not be any footpath! perhaps the highway and transport dept will bear this in mind.

Application states the dyke on the east side of Stonegate is to be filled and filled. Due to the nature

and lie in the land, the dyke now is a reservoir for the new drainage in Church gate and Church end, and the water level does not drop until a certain level is reached, also I have noticed that since these new drains were installed, the dyke in rear of my property has a much higher level of water, so much so, that at one time I thought my garden would be flooded. The drains on the west side of Stonegate for all the good they are, might not as well be there, as they do not take any water away.

Will the developer ~~upgrade~~ or tax payer have to bear the brunt of upgrading the street lighting, the inconvenience of having my water supplies, power supplies, & sewage outlet disrupted, will you let me know?

My previous letter to S.H.D.C concerning application H06/1205/89 will reinforce my comments to this new application. I am amazed that the planning dept should adopt such negative

outline planning consent. The Council for the preservation of rural England would be aghast to see prime agricultural land turned over to housing development, which is not required.

I ask SHDC to think again, but if they allow it, you may rest assured that I shall be applying to SHDC planning dept for reviewing my community charge to a lower band.

Yours truly

G. F. Vick.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 NOV 1991

OBJECTION

I'd never to the previous letters
18-10-35 27-2-37 - 29-9-37
sent to the S.M.O. [illegible]
re - appointment [illegible]
for medical [illegible]
Mongols Colony in the room of
I remember by Miss [illegible]
Points mentioned in that
letter are relevant to the new
appointment.

Mr E. C. + M.R. [illegible]
Kent.

Stonegate,
Gedney,
Spalding,
Lincs.

South Holland District Council,
Planning Department,
Priory Road,
Spalding.

OBJECTION

Ref.H06-1141-93 Planning application by Mr.Webb for Stonegate,Gedney.

Dear Sirs,

As a resident of many years in Stonegate,Gedney I strongly object and am amazed that this proposal be applied for in Stonegate. These are estate type plans designed to get as many properties as possible on the smallest piece of land.
Semi - detached box size dwellings will not blend in with existing properties in Stonegate.

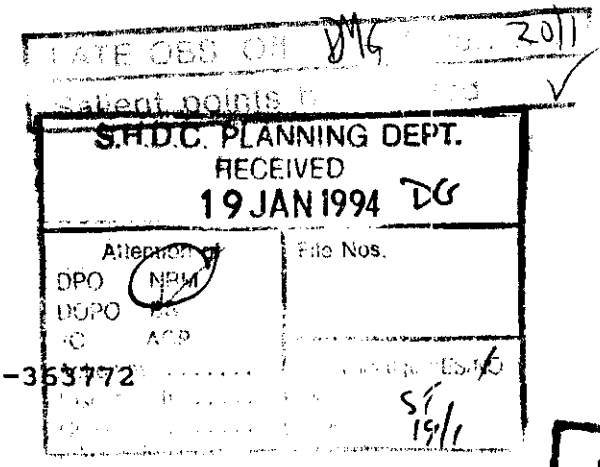
If Stonegate is to be developed lets do first things first and make Stonegate Road wider and safer not only for vehicles but pedestrians alike and then build properties that will enhance the road and Village alike.

Planners were informed of the 3met.and 4met. access points to Stonegate when the application in the name of Scrimshaw was submitted ref.NO.H06-1205-89

I hope careful consideration and common sense will prevail before yet another village is destroyed .

Yours Faithfully
I.W. East.
Mr.I.W.East.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1994
Attention of
DPO
SOPO
JC
Action by
Passed with
25/1 dhee
ST
20/1



"Cartref"
Stonegate
Gedney,
Lincs.

Tel: 0406-363772

19 January 1994

OBJECTION

Dear Sir,

Planning Application H06-1141-93

My wife and I reside in Stonegate, opposite the site of the above application, and we should be obliged if you would consider the folowing points regarding the site.

(1) The road is particularly narrow and it is not possible for two oncoming vehicles to pass each other without one pulling onto the verge. Whilst we are aware that the application is to fill the dyke and widen the road, this will not solve the overall problem and indeed could exacerbate it by creating a bottle neck at either end of the proposed development, where the road would return to its existing width, particularly with additional vehicles of the residents and their visitors on the development site using the road.

(2) The road is particularly winding and, at present, because it is narrow speeds are kept lower than they would be if the road was widenened along certain parts. Any alterations resulting in an increase in vehicle speed would become a safety hazard to children in the existing neighbourhood, including ours.

Even if the road were to be widened this would involve the piping and filling of the existing dyke - which we understand is now linked to the village surface water drainage scheme, carried out in recent months to reduce flooding on the village roads and house frontages. However, to pipe the dyke would inevitably reduce the capacity of water that the dyke currently deals with. The development site is higher than the existing road and the dwellings opposite. Therefore a reduction in the capacity of the dyke by piping could result in flooding of the road and the frontages of the existing dwellings, which is not a satisfactory prospect.

We also note that the proposal is for three pairs of linked dwellings, but we consider such density is excessive in relation to the existing density in the neighbourhood, and would be incompatible with the character of the neighbourhood.

continued...

19 January 1994

The dwellings opposite the application site are all individually designed bungalows and therefore no houses should be allowed on the application site as they would overlook the existing dwellings, not only in the practical sense but also from the aesthetic point of view.

We should be obliged if you would take account of the points we have raised when considering the application.

Yours faithfully,

P E Harrison

Mr and Mrs P.E. Harrison

The Planning Officer,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/PK/PL.761

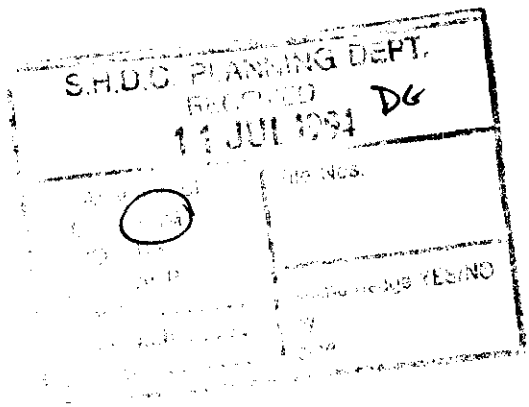
YOUR REF: GS/JJ/H6/141/93

DATE: 8th July, 1994

SUBJECT: PLANNING APPLICATION NO. H06/1141/93
RESIDENTIAL DEVELOPMENT AT STONEGATE, GEDNEY (WEBB)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

WILLIAM SCRIMSHAW WEBB

re

residential development at Stonegate, Gedney.

I hereby certify that this is a true copy of the planning obligation relating to residential development at Stonegate, Gedney.

R. Gobe

.....

Director of Administration

GROUNDS
Established 1792

Auctioneers Valuers Estate Agents

Partners: Frederick J. Grounds, FSVA
Geoffrey Brinton, ACII, FNAEA
Associate Partner: Shirley Pollard, BA, ARICS
Consultant: David G. Mould, FRICS

GROUNDS AND COMPANY
2 & 4 Market Hill,
Chatteris, Cambs.
PE16 6BA
Telephone: (0354) 693266
Fax: (0354) 692279
Also at March and Wisbech.

JMB/LST/PL
GB/3752

S. HOLLAND D.C. ADMINISTRATION DEPT.
RECEIVED
- 3 MAR 1994
PASSED TO | FILE No. | INITIALS

Area members of
National Homes Network

Director of Administration,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

2nd March, 1994

Dear Sirs,

Re: Planning application no. H06/1141/93 - Residential development at Stonegate, Gedney (Webb)

We thank you for your letter of 28th February, and would advise you that copies of the letter and the enclosures have been passed to our Client, Mr. William Webb, and his solicitors, Messrs. Maples & Son, and you will shortly be hearing from his solicitors with the replies to the questions raised by you in your letter.

We would, however, point out that in our letter of 2nd February, to Mr. Gedney of the Planning and Building Control Department, we did confirm that whilst our Client would be prepared to enter into a Section 106 Planning Agreement we would need to see, in draft form, the exact terms of the proposed planning permission. You will appreciate that we are not happy with our Client having to enter into a planning agreement, which in itself is an agreement to enter into a further agreement with the Highway Authority, whilst we are unaware of the exact terms and conditions of the proposed planning approval.

Would you therefore be kind enough to ask your Planning & Building Control Department to issue a copy of the planning document in draft form so that this can be considered by our Clients, their solicitors, and ourselves.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1994 DG

Yours faithfully,

Grounds & Co.

c.c. Mr. William Webb
Mr. R.W Lewis, Messrs. Maples & Son, solicitors.

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: RWL/JT

Your Ref: DMG/JJ H16/1141/93

Date: 8th February, 1994

Dear Sirs,

re: W. Webb
Planning Application H16/1141/93
Residential Development Stonegate Gedney

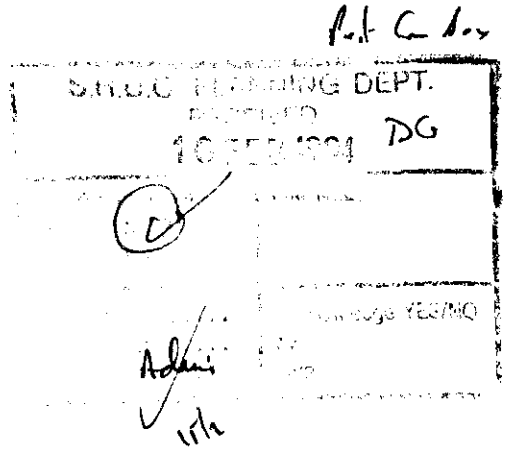
We understand from Messrs. Grounds & Co. that a Section 106 Agreement is required in connection with the above and would advise you that we are instructed by the applicant in this matter.

Perhaps you would let us have a draft for approval in due course.

Yours faithfully,

Maples & Son

Planning Department,
South Holland District Council,
Council offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE



This firm is regulated by the Law Society in the conduct of investment business

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H6/1141/93

Your Ref:

Date: 07 Feb 1994

RESIDENTIAL DEVELOPMENT, STONEGATE, GEDNEY.
H6/1141/93 - MR W WEBB.

Further to my earlier memorandum sent on 1st February 1994 I enclose a copy of the letter confirming that the applicant is willing to enter into the Agreement.

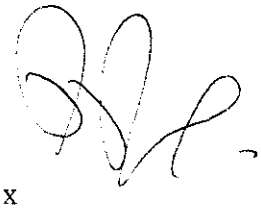
G Smith
Technical Assistant

Enc.

H06/1141/93

Mr Webb rang on 7th February 1994. He had noticed on correspondence from his Agent that his application number had been quoted as H16 instead of H06 he asked me to check this and confirm it with his Agents.

I checked that the number should be H06, which it should be and I rang and told Grounds and Co and they said they would alter their records.



J Jex
07 Feb 1994

GROUNDS
Established 1792

Auctioneers Valuers Estate Agents

Partners: Frederick J. Grounds, FSVA
Geoffrey Brinton, ACII, FNAEA
Associate Partner: Shirley Pollard, BA, ARICS
Consultant: David G. Mould, FRICS

GROUNDS AND COMPANY
2 & 4 Market Hill,
Chatteris, Cambs.
PE16 6BA
Telephone: (0354) 693266
Fax: (0354) 692279
Also at March and Wisbech.

S.H.D.C. DG

Area members of National Homes Network

DMG/JJ H16/1141/93
GB/3752

D. Gedney, Esq.,
Planning & Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

2nd February, 1994

Without Prejudice

Dear Sir,

Re: H/16/1141/93 - Mr. W. Webb
Residential development, Stonegate, Gedney

We thank you for your letter of 1st February, received this morning and are pleased to learn that the Planning Committee resolved to grant Planning Permission on 25th January, 1994.

We write to confirm that, in principle, our Client has no objection to entering into a Section 106 Planning Agreement, relating to the making up of the frontage of the site and we would therefore be grateful if you could ask your Legal Department to prepare the necessary draft agreement.

We will, of course, also need to see a draft of the proposed planning permission, to consider this at the same time as the wording on the Section 106 Agreement, and it would therefore be helpful if you could produce a copy of the planning permission, in draft form, as soon as possible.

Yours faithfully,

G. Brinton
Grounds & Co.

P.S. Would you please note that our Client's solicitors are Messrs. Maples & Son (for the attention of Mr. Richard W. Lewis) of 23 New Road, Spalding, Lincs. PE11 1DH

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H6/1141/93

Your Ref:

Date: 01 Feb 1994

H6/1141/93 - MR W WEBB
RESIDENTIAL DEVELOPMENT, STONEGATE, GEDNEY.

The above was considered at the Planning Committee of 25th January 1994, where it was resolved that the planning permission be authorised subject to the applicant first entering into a Section 106 Planning Obligation.

This is to ensure that no development upon the site is commenced until highway improvements have been carried out across the frontage of the site, in accordance with details to be submitted to and approved by the Local Planning Authority.

In order that you may prepare the necessary documentation please find enclosed:-

a) Six 1:2500 site location plans indicating the curtilage of the site edged red, and six 1:500 block plan.

b) Copy of the planning application form.

Confirmation that the applicant is willing to enter into such an agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

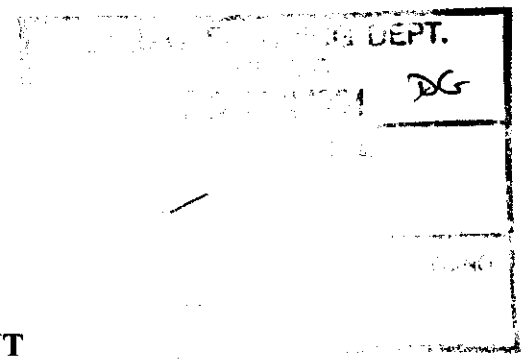
Our Ref: GT/94/1/SH/0008

21 January 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

PLANNING APPLICATION NO. HO6/1141/93
PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: STONEGATE, GEDNEY
APPLICANT: MR W WEBB

I refer to your consultation received on 10 January 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

CONDITION: All fuel or oil storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

Advice to Applicant

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Each dwelling should be served by a separate septic tank and soakaway system.

An alternative method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

A copy of this letter has been sent to the agent.

Yours faithfully

R F MORGAN
Planning Manager

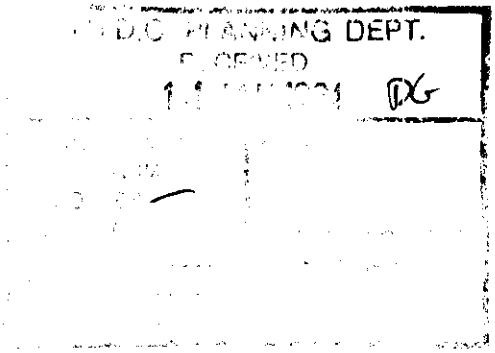
cc. Grounds & Co, 2 & 4 Market Hill, Chatteris, Cambs PE16 6BA
DES

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



Our ref SH/930141
Your ref H06/1141/93

12 January 1994

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

Dear Sir,

Proposal : Residential Development
Location : Land fronting Stonegate, Gedney, Spalding, Lincs
Applicant: Mr Webb

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.

There are no surface water sewerage facilities in the vicinity of the proposed development.

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 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.

There is a public sewer crossing the site of the proposed development.

cont'd

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

12 January 1994

Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION	REASON
No building shall be erected within 3 metres of centreline of the public sewer crossing the site.	To protect existing services

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

P Laws

Philip Laws
Customer Services Manager

GROUNDS
Established 1792

**Auctioneers
Valuers
Estate Agents**

Partners: Frederick J. Grounds, FSVA
Geoffrey Brinton, ACII, FNAEA
Associate Partner: Shirley Pollard, BA, ARICS
Consultant: David G. Mould, FRICS

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Fax: (0354) 692279
Also at March and Wisbech.

Area members of
National Homes Network

GB/3752

DG

For the attention of:
Mr. D. Gedney,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

13th January, 1994

Dear Sirs,

Re: Planning application - Mr. William Webb and land fronting Stonegate, Gedney

I refer to my telephone conversation with Mr. David Gedney on Wednesday, 12th January, and write to confirm, as requested, the two points raised by Mr. Gedney as follows:

1. Our Clients own half of the dyke fronting the site and the balance of the dyke and the highway verge are in the ownership of the County Council, and we therefore confirm that there is no land between highway land and our Clients' land.

2. The indicative layout drawing we sent was merely sent at the request of Mr. Blacklock, who felt that the Committee would wish to see how the frontage could be developed. At this stage we are not concerned with numbers of properties, and merely wish to establish the principle of residential development along that section of the frontage which is included within the Village Development Boundary. We would, therefore, be entirely happy with a grant of outline planning consent for residential development with no number of units specified.

We trust this covers the two points raised, if there are any further matters you need to clarify, please do not hesitate to contact us.

Yours faithfully,

Grounds & Co.

14/1/93
S.H.D.C. PLANNING DEPT.
RECEIVED
14 JAN 1994 DG
Attention of
DPO NJM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

THIS DEED is made the 8th day of JULY One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and WILLIAM SCRIMSHAW WEBB of Kitling House Stonegate Gedney in the County of Lincoln (hereinafter called the "Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application by its agents dated the twenty fifth day of November One thousand nine hundred and ninety three applied to the Council for planning permission for residential development on the Land in accordance with the plans and particulars supplied therewith under planning reference H06/1141/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at Stonegate Gedney shown edged red on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

The Owner hereby covenants not to commence the Development until highway improvements have been carried out along the frontage of the Land in accordance with the terms of an Agreement to be entered into with the Lincolnshire County Council as the local highways authority under the provisions of section 278 of the Highways Act 1980

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of

Chairman of the Council

Director of Administration



SIGNED AS A DEED by the said WILLIAM SCRIMSHAW WEBB in the presence of:-

Witness

Address

Occupation

FARMER.

LINCOL. SHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0114/93

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		

2. Address or location

Sinnegate Crowny

3. Name, classification and number of road

OL

4. Date application referred 9 - 12 - 93

5. State whether outline, detailed application etc.

OL

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

Residential Dev

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: 10 - 12 - 93 Signed: [signature]
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

✻ Note, The proposed widening does not remove the carriageway narrow the length of Stonegate from Church Gate to the site. In order to overcome this objection the applicant will need to enter a S278 A to widen the whole length of Stonegate from Church Gate to the site This length is already subject to an Agreement but there is no certainty it will ever be done!

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The carriageway fronting this site is only 3.9m wide. This width is inadequate for two vehicles to pass in safety (as detailed in D.B 32). Vehicles when meeting would have to make long reversing manoeuvres, to the detriment of highway safety.

The proposal, if permitted, would generate extra traffic along this road exacerbating the highway safety problems refered to.

✻ See note above.

Note:— use continuation sheet(s) as necessary.

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: H06/1141/93

Applicant: Mr W Webb
Kitling House
Stonegate
Gedney, Spalding
Lincs, PE12 0BY

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development

Location: Land fronting Stonegate Gedney Spalding Lincs

Type: OUTLINE

Date received: 13-DEC-93

16-DEC-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 30-DEC-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 JAN 1994 DG

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

FOR PARISH COUNCIL USE ONLY

Comments: Provided new Section 278 agreement enforceable in respect of piping of dyke, widening road and provision of footpath, we support this application.

Signed: [signature]
Chairman / Gedney Parish Council

Is rear boundary

landscaping

important here?

17/12

BRIA. .MITH 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: H06/1141/93

Applicant: Mr W Webb
Kitling House
Stonegate
Gedney, Spalding
Lincs, PE12 0BY

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

SOUTH HOLLAND D.C.
PLAN DEPT
15 DEC 1993
REF ..... Valid

Description: Residential development

Location: Land fronting Stonegate
Gedney
Spalding
Lincs

Type: OUTLINE

Date received: 30-NOV-93

08-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Four 1:500 scale plans showing location of proposed dwellings and means of access.

If you have been seen a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

GROUNDS
Established 1792

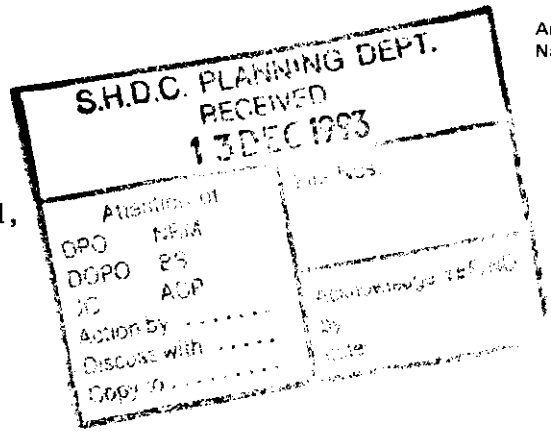
**Auctioneers
Valuers
Estate Agents**

Partners: Frederick J. Grounds, FSVA
Geoffrey Brinton, ACII, FNAEA
Associate Partner: Shirley Pollard, BA, ARICS
Consultant: David G. Mould, FRICS

GROUNDS AND COMPANY
2 & 4 Market Hill,
Chatteris, Cambs.
PE16 6BA
Telephone: (0354) 693266
Fax: (0354) 692279
Also at March and Wisbech.

GB/3752

Area members of
National Homes Network



For the attention of:
Mr. J. Blacklock,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

10th December, 1993

Dear Sirs,

Re: Application numbered H06/114/1/93
Mr. W. Webb and landing fronting Stonegate, Gedney, Nr. Spalding.

We refer to your letter of 8th December, received this morning and to the subsequent telephone conversation between your Mr. Blacklock and Mr. Brinton from our firm. We are somewhat surprised that you require the plan showing the proposed dwellings and means of access, as it is a simple outline Planning application at this stage, to establish the principle of residential development on the land, and in our original letter to you of 25th November, submitting the application papers we did indicate that we would be happy to be guided to you as to exactly how the development should occur.

We are, nevertheless, enclosing, as requested by you, four copies of drawing numbered C3752/A which shows the application site to a scale of 1/500 and in indicative form only how the site could be laid out with six 40ft frontage plots developed with housing and garages. We must stress that this plan for indicative purposes only, it is almost certain that any eventual purchaser of the site will have alternative views as to how the site is to be developed and indeed may feel that a lesser number of properties are appropriate.

We have also shown on the plan a small portion of the land to the north, which already has the benefit of an outline planning consent for residential development, and the extent of the Section 278 Highway Agreement in connection with that parcel of land.

It naturally follows that the improvements to be made to Stonegate will be continued along the frontage of our Clients' application site and the existing areas shown coloured blue on the plan which are the open dyke, will be piped in the same way as the land to the north and the areas coloured green, which are at present the highway verge will also be taken into the highway scheme, so that the area of Stonegate along the frontage of the application site and the land to the north will be improved in the manner required by your Highways Department.

contd...

J. Blacklock, Esq.

We hope this will be adequate for your purposes, if there are any matters you wish to clarify, please do not hesitate to contact us.

Yours faithfully,



Grounds & Co.

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: H06/1141/93

Applicant: Mr W Webb
Kitling House
Stonegate
Gedney, Spalding
Lincs, PE12 0BY

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development

Location: Land fronting Stonegate
Gedney
Spalding
Lincs

Type: OUTLINE

Date received: 30-NOV-93

SOUTH HOLLAND D.C.
PLAN DEPT 08-DEC-93
13 DEC 1993
REF .....

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Four 1:500 scale plans showing location of proposed dwellings and means of access.

If you have been seen a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal ~~Planning~~ Officer

BRIAN .TH 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: H06/1141/93

Applicant: Mr W Webb
c/o Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs PE16 6BA

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

SOUTH HOLLAND D.C.
PLAN DEPT
03 DEC 1993
REF Valid

Description: Residential development

Location: Land fronting Stonegate
Gedney
Spalding
Lincs

Type: OUTLINE

Date received: 30-NOV-93

01-DEC-93

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:

Please complete Part 3 of Ownership Certificate.

Please supply address of applicant.

Please return the additional 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 Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

GROUNDS
Established 1792

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Partners: Frederick J. Grounds, FSVA
Geoffrey Brinton, ACII, FNAEA
Associate Partner: Shirley Pollard, BA, ARICS
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Chatteris, Cambs.
PE16 6BA
Telephone: (0354) 693266
Fax: (0354) 692279
Also at March and Wisbech.

GB/GB/3752

Area members of
National Homes Network

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

2nd December, 1993

Dear Sirs,

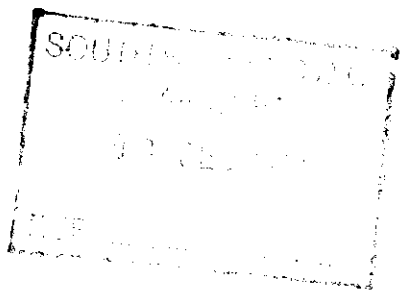
Re: Planning application H06/1141/93

We refer to your letter of 1st December, and now return one copy of the letter as requested, together with a copy of the planning application form, with part 1 of certificate number 3 duly signed.

We would also advise you that Mr. Webb's address is Kitling House, Stonegate, Gedney, Kincs. PE12 OBY.

Yours faithfully,

Grounds & Co.



GROUNDS
Established 1792

**Auctioneers
Valuers
Estate Agents**

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Geoffrey Brinton, ACII, FNAEA
Associate Partner: Shirley Pollard, BA, ARICS
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GB/CG/3752

Area members of
National Homes Network

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

25th November, 1993

Dear Sirs,

Re: Land fronting Stonegate, Gedney, Lincs.

Please find enclosed four copies of the completed application form, with the ownership certificate, the plans, and our Clients' cheque for the planning application fee of £360.

The frontage of the site to Stonegate is some 240ft and we have, therefore, on the application form shown development with up to six residential properties with a 40ft frontage each, we are, however, happy to be guided by you and if you feel that a smaller number of properties is appropriate, we are happy for you to decide the application accordingly.

If there is any further information you require at this stage, please do not hesitate to contact us, otherwise we look forward to hearing from you in due course.

Yours faithfully,

Grounds & Co

Grounds & Co.

SOUTH ... D.C.
PLAN ... F.
30 NOV 1993
REF ....1141/93....

BRIAN ...TH 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3580
Date received : 30-NOV-93

Received from

William S Webb

Address

Stonegate
Gedney
Spalding

Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

Director of Planning & Building Control, South Holland D.C. Priory Road, Spalding

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: GB/3752
My Ref : CB/PLAN 11/278/JP

Grounds & Co
2 & 4 Market Hill
Chatteris
Cambridgeshire
PE16 6BA

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

1 August 1994

Dear Sirs

LAND FRONTING STONEGATE, GEDNEY - MR W WEBB - H06/1141/93

Thank you for your letter of 27 July 1994.

I would inform you that I require the new Section 278 Agreement to match the one that exists between this Authority and Mr Scrimshaw i.e. the road widened to 5 metre width a 1.8 metre wide footway.

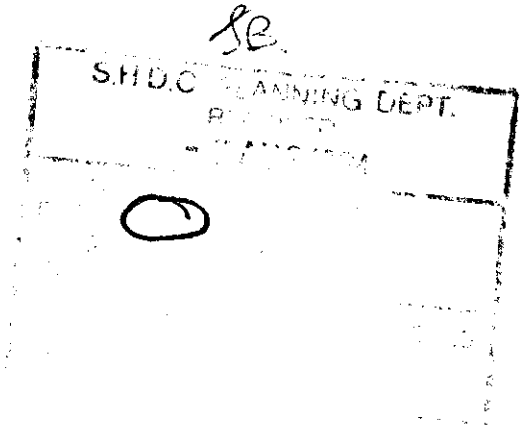
I would suggest any hedging be sited behind the footway.

I have already written to Maples and Son stating the details necessary to commence the Section 278 Agreement.

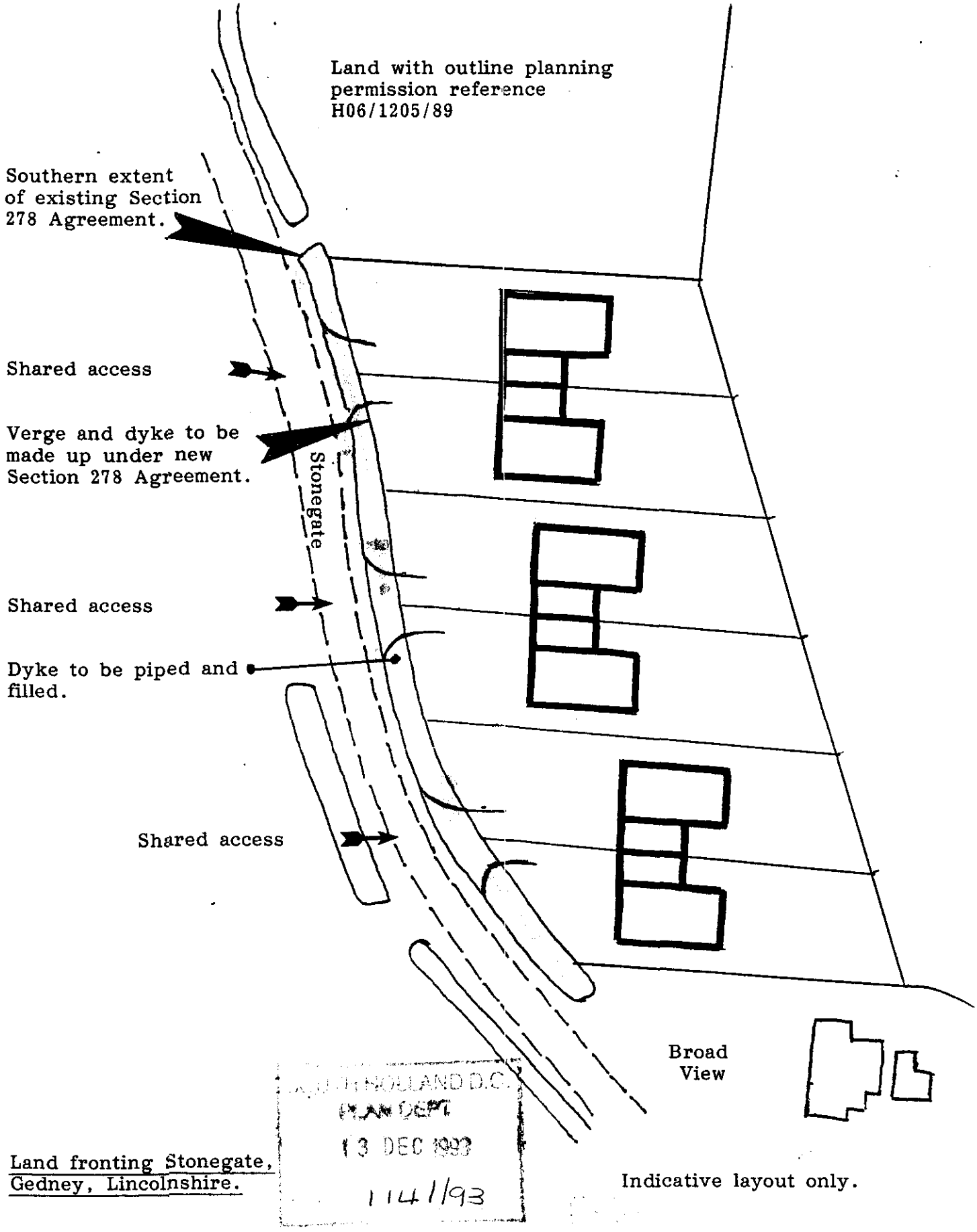
Yours faithfully

C Briggs

Director of Highways and Planning



20494.d51



SOUTH HOLLAND D.C.
PLAN DEPT
13 DEC 1993
1141/93

Land fronting Stonegate, Gedney, Lincolnshire.

Indicative layout only.

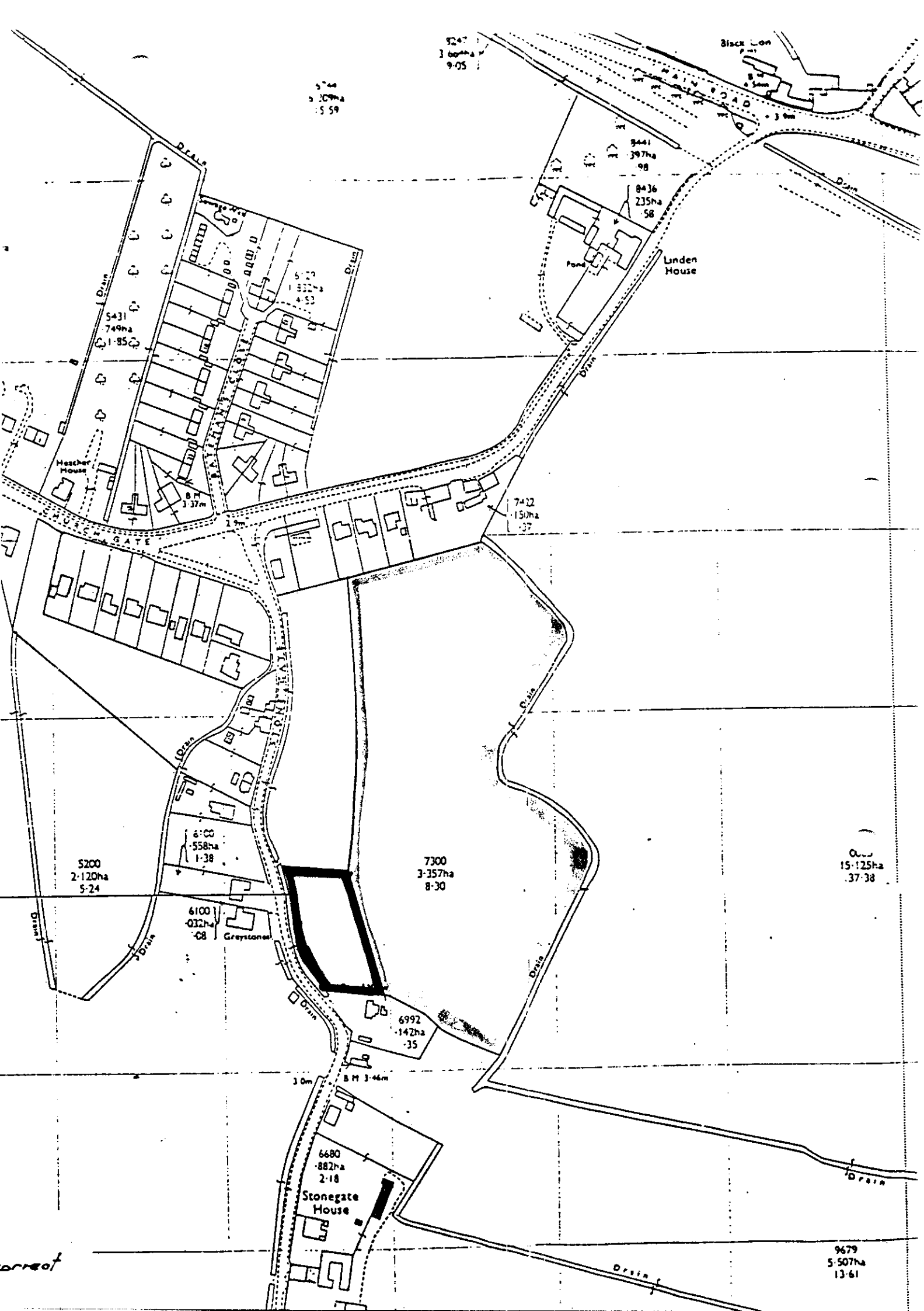
GROUNDS
Auctioneers Valuers Estate Agents
F J Grounds FSVA
G. Brinton ACII FNAEA
GROUNDS AND COMPANY
4 Market Hill, Chatteris, Cambs. PE16 6BA
Telephone (03543) 3265
Fax: (03543) 2279
Also at March and Wisbech

Drg. No. C3752/2

Scale 1/500

N

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Black Lion
Linden House
Pond
Heacher House
CHURCH GATE
Greystones
Stonegate House
5431
7·49ha
1·85
5200
2·120ha
5·24
7300
3·357ha
8·30
6992
·142ha
·35
6680
·882ha
2·18
9679
5·507ha
13·61
Drain