

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0685/93

Received: 21-JUL-93 Type: PERMISSION RENEWAL

Name: Mr & Mrs E Cave
Sycamore Farm
Gedney Hill
Spalding
Lincs

Agent: Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock
Northants NN14 3ER

Description: Erection of 7 houses, garages and external works, including siting/layout and means of access

Location : Land adjacent Sycamore Farm Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 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 Visibility splays of 4.5 metres and 120 metres shall be provided at the junction of this estate and such splays shall be kept clear at all times.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 5 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 7 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 8 The proposed layout shall include 1.8 metre service margins around the carriageway where footways have been omitted.

Reason: To provide space for the provision of public utilities apparatus.

This permission is granted in accordance with amended layout plans received 17 August 1990 and the elevation plans received 22 March 1990.

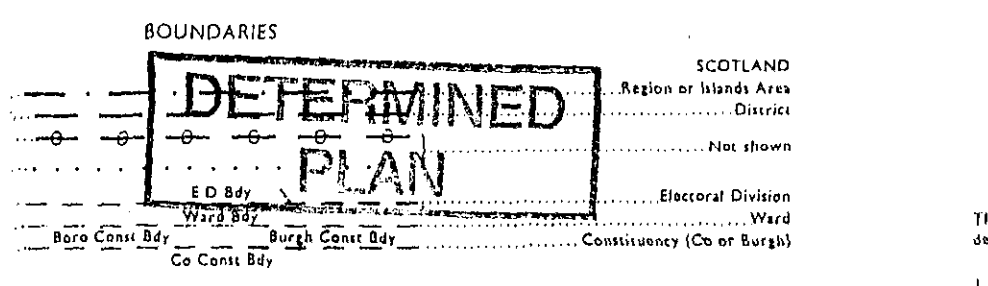
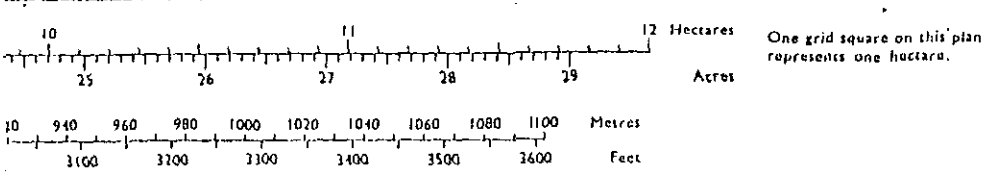
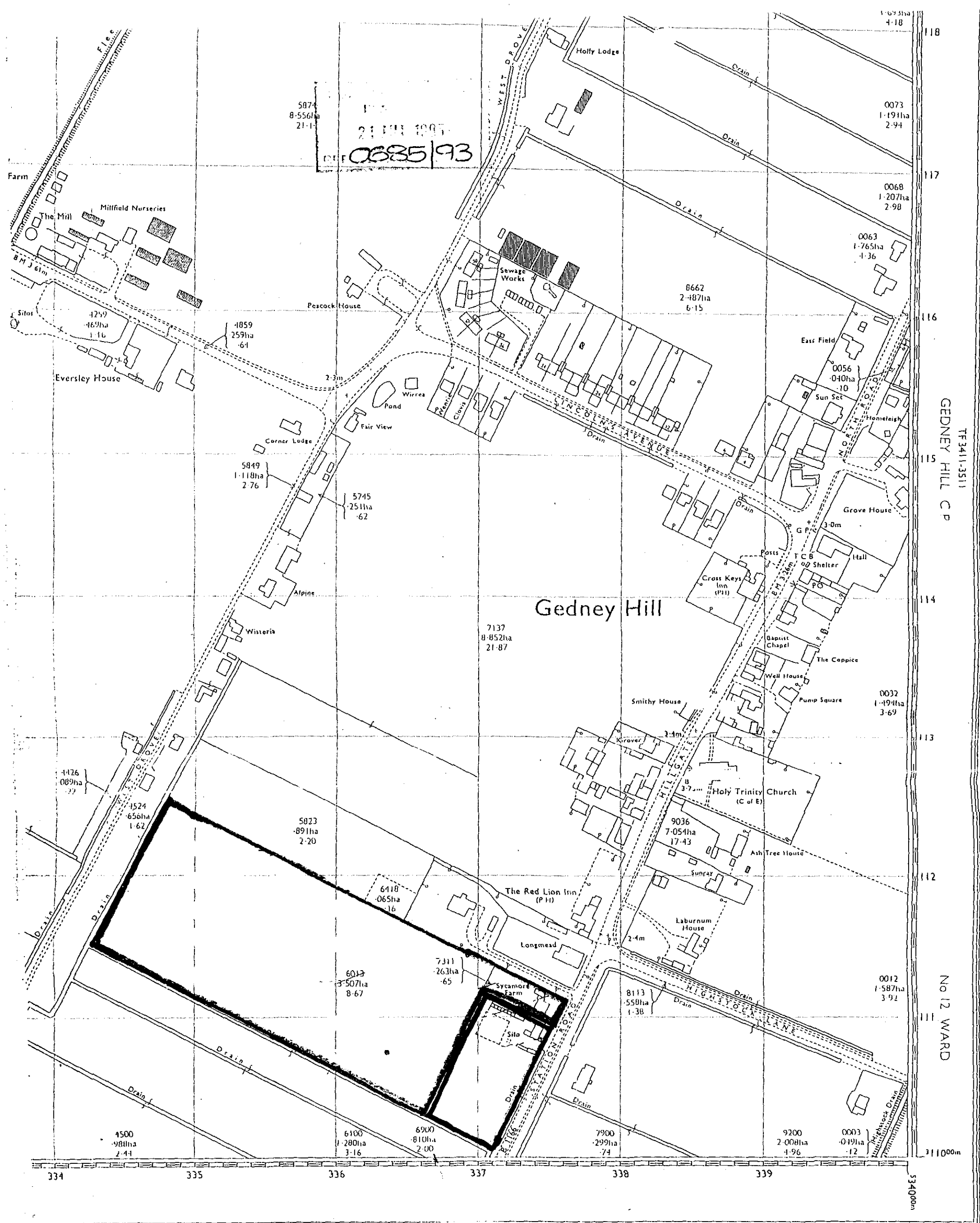
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The applicant is advised that some of the trees on/near to the site are the subject of a Tree Preservation Order and that consent will be required from the District Council for any works carried out to them.

Director of Planning and Building Control Services
15-FEB-94 H07/0685/93

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.

SYCAMORE FARM - GEDNEY HILL 1:2500 SITE LOCATION PLAN.



shown by the first appropriate symbol above, e.g. Baro Const & ED Bdy boundary is deemed to be the District boundary.

Made and published by the Director General of the Ordnance Survey, Southampton.

AREAS
Area measurement is to plan edge only.
The number and area, in hectares (ha) and acres, is shown within each parcel of land.

EXAMPLE: 4267 parcel number
1-809ha area in hectares
4-47 area in acres

When identifying a parcel it is important to specify the number of the plan on which it falls.
Enclosures or features joined for measurement of area
Limit of area within which individual parcels are not shown

To convert hectares to acres multiply by 2-471 05
To convert acres to hectares multiply by 0-404 69

NATIONAL GRID REFERENCE
The grid lines form part of the National Grid and are at 100 metre intervals. To give a unique reference defining the position of a point to within 10 metres proceed as follows:-

EXAMPLE from sheet TQ 0529
1. Take the two letters preceding the sheet number TQ 058
2. Take the west edge of the grid square in which the point lies and 747 1

PLANNING APPLICATION

For office use only

Application No. **H07/0685/93**

Date Registered

21 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr + Mrs E Cave
Sycamore Farm
Gedney Hill.
Spalding Lincs
Tel. No. 0406 330445

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Wythe Holland Partnership
Wallis's Mill
Old Dry Lane
Brigstock, Northants NN14 3ER
Tel. No. 0536 373662
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land adjacent Sycamore Farm, Gedney Hill

**OFFICE
COPY**

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of 7 houses, garages and external works. (Renewal of planning permission H07/0331/90).

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

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

Signed.....

Date.....

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

(✓)

☐


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

or This is an **outline** application
☐
Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.
☐


A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.
☐


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.
☐


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

Use the notice at the bottom of the page only
when necessary.

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office.

Certificate A

No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed John Mythe (Applicant/Agent) Date 19.07.93

Certificate B

The applicant has given the requisite notice to all persons ~~other than~~ the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

State Name and address of owner:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

3. If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant).

Certificate 1

None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed John Mythe (Applicant/Agent) Date 19.07.93

Certificate 2

The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates.

State Name and address of tenant:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : currently a farmyard + pasture. Fencing down
Neighbours :
Boundaries : chestnut tree in SE corner. Fenced back to North. Farm
Site Features : further to S. Pasture to rear.

Inspected by DMG
Date 4/8

Site Notice posted by DMG
Date
Expiry 4/8

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions DMG 11/2.

No material change in planning circumstances since
grant of previous permission (H07/331/90).
Applicants have re-submitted into S106 Planning obligation.

"Greenfield" Station Rd
DONE
6/8

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve
(or equiv)

Refuse
(or equiv)

Signed DMG Date 11/2

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

☒ Disabled
☒ Prev conditions
☒ Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

PTO.

(1) TL 2

(2) SC 8. Reason standard.

(3) SC 27 — " —

(4) Visibility splays of 4.5 metres and 120 metres shall be provided at the junction of this estate and such splays shall be kept clear at all times.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

(5) C1 Reason C1.

(6) C2(a) Reason C2(a).

(7) C3 Reason C3.

(8) The proposed layout will require 1.8 metre service margins around the carriageway where footways have been omitted.

Reason: To provide space for the provision of public utilities apparatus.

NOTES

- 9 1 This permission is granted in accordance with amended layout plans received 17 August 1990 and the elevation plans received 22 March 1990.
- 10 2 Your attention is drawn to the existence of a Section 100 Agreement regulating the development hereby permitted.
- 11 3 The applicant is advised that some of the trees on/ near to the site are the subject of a tree preservation order and that consent will be required from the District Council for any works carried out to them.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 .

Receipt No P2999

Date first Rec'd 21 JUL 1993

Registration

Reference H07/0685/93

Cross-Ref

Date 22-JUL-93

Validation

TYPE REN

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee
Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £60 .

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 374 OS Plots
Grid ref 522700 311070

Ward W Parish Gedney Hill

Inside IBD Yes Inside LP area No
(Rent age only)

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards -

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site

Ref 1508

Linked to property

Ref

Dist Bound

Other:

Planning Records:

Earlier apps 0331/70

B Reg Records:

Already submitted - Ref:
Request needed
Requested

Stephen Knipe & Co
1a Abbey Road
Bourne
Lincolnshire
PE10 9EE

A C Pickering

ACP/SJS/H07/0685/93

25 November 1996

Dear Sir/Madam

Sycamore Farm, Gedney Hill

With reference to your letter of 19 November 1996, I confirm that an application for renewal must, as an absolute minimum, contain a letter quoting the previous application reference, an ownership certificate etc, and a fee of £80.

Ideally, in order to help process the application, a normal submission including site location plans is of assistance, and I enclose relevant forms. If you choose to apply by letter, the back of the application can be used to supply the ownership certificate etc.

Yours faithfully



A C Pickering
Support Services Manager



Stephen Knipe & Co.

Chartered Surveyors, Valuers, Auctioneers
Agricultural Business Consultants

1a Abbey Road, Bourne, Lincolnshire, PE10 9EE.
Telephone (01778) 421900 Fax (01778) 425645



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



Our Ref: DLGJ/JEP
Your Ref: HO7/0685/93
Date: 19 November 1996

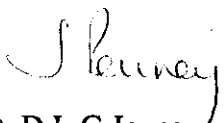
Dear Sir

Sycamore Farm, Gedney Hill

We have been asked to write to you in connection with the above planning consent by our clients, the owners.

Our clients are currently trying to dispose of the land but are conscious that the consent is due to expire shortly. They would like to renew the planning consent and the purpose of this letter is to enquire as to whether it would be possible to do this by a simple exchange of letters or whether you will require a more formal application.

Yours faithfully


PP D L G Joyce
STEPHEN KNIPE & CO

BA J 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



H07/0685/93

PERMISSION RENEWAL

Applicant: Mr & Mrs E Cave
Tel: 0406 330445

Agent: Wythe Holland Partnership
0536 373662

Description: Erection of 7 houses, garages
& external works, including
siting/layout & means of
access-renewal of H07/0331/90

Location: Land adjacent Sycamore Farm
Gedney Hill
Spalding
Lincs

Valid date:	21-JUL-93	Terminal date:	15-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	28-JUL-93	Report deadline:	31-AUG-93
Inspected by	04-AUG-93		
Extra contacts	11-AUG-93	Case Officer:	
Report if not clear by	25-AUG-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 7 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, Greenfields, Station Rd	06-AUG-93	27-AUG-93
Site/Press Advert MIN	04-AUG-93	25-AUG-93
Clerk to Gedney Hill 0775 724941	30-JUL-93	13-AUG-93
Cllr Mrs E O Hall-Pa 0945 700 829	30-JUL-93	06-AUG-93

SITE RECORD

Grid ref: 533700 311070
OS Sheet: 374

Parcel:

100 - Ops Attached jrc

BR J 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



H07/0685/93

PERMISSION RENEWAL

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Tel: 0406 330445

Agent: Wythe Holland Partnership
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Description: Erection of 7 houses, garages
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Size: 7 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	⁰⁴ ~~06~~ -AUG-93	²⁵ ~~27~~ -AUG-93
Clerk to Gedney Hill 0775 724941	30-JUL-93	13-AUG-93
Cllr Mrs E O Hall-Pa 0945 700 829	30-JUL-93	06-AUG-93

SITE RECORD

Grid ref: 533700 311070
OS Sheet: 374 Parcel:

LCC - Dms Attached JCB 5/8/93

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning &
Building Control Services

OUR REF: PBP/KS/PL.713

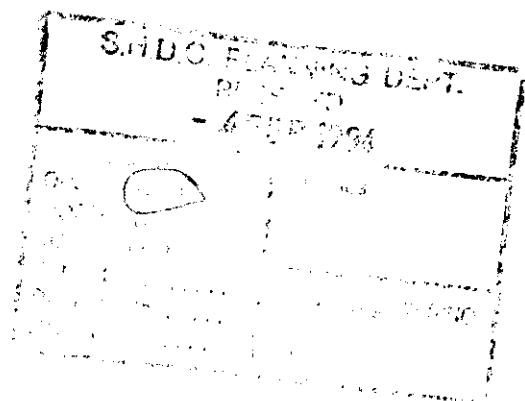
YOUR REF: GS/JJ
H07/0685/93

DATE: 4th February, 1994

SUBJECT: PLANNING APPLICATION NO. H07/0685/93
DEVELOPMENT AT SYCAMORE FARM, GEDNEY HILL

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



THIS DEED is made the Fourth day of February
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 EMRYS WADD CAVE of Sycamore Farm Gedney Hill in the County of
Lincoln (hereinafter called "the Developer") of the other part and supplemental to a Deed (hereinafter
called "the principal deed") dated the eighth day of November one thousand nine hundred and ninety
between the Council and the Developer

NOW THIS DEED WITNESSETH as follows:

- (1) The following Recital shall be substituted for Recital (3) in the principal Deed
"The Developer has by a written application dated the nineteenth day of July one thousand nine
hundred and ninety three applied for planning permission for the erection of seven houses garages and
external works on the land in accordance with the plans and particulars supplied therewith under
planning reference H07/0685/93 (hereinafter called "the development")
- (2) The Council and the Developer hereby covenant with each other that they will respectively perform
and observe the covenants and stipulations contained in the principal Deed as amended by Clause 1
hereof as if the same had been repeated herein in full

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

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

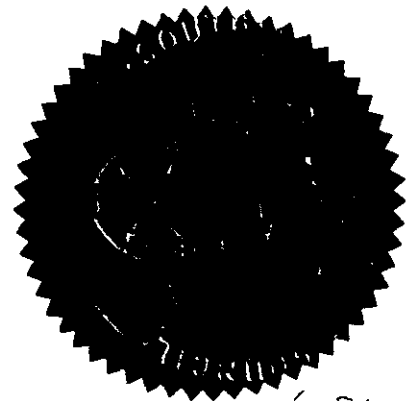
)
)
)

Amun Gwala

Chairman of the Council

R. C. C.

Director of Administration



6084

SIGNED SEALED AND DELIVERED
by the said EMRYS WADD CAVE
in the presence of:-

} *Emrys W. Cave*

Witness

Simon O. Smith

Address

*Sycamore Grange
Gedney Hill, Spalding*

Occupation

Farmer

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/12 H07/0685/93

Your Ref:

Date: 15 Oct 1993

H07/0685/93 - MR AND MRS E CAVE
ERECTION OF 7 HOUSES, GARAGES AND EXTERNAL WORKS, INCLUDING
SITING/LAYOUT AND MEANS OF ACCESS.
RENEWAL OF H07/0331/90.

LAND ADJACENT SYCAMORE FARM, GEDNEY HILL.

Further to my earlier memo dated 21st September 1993, I enclose a copy of the letter confirming that the applicants are willing to enter into the Section 106 Agreement.

G Smith

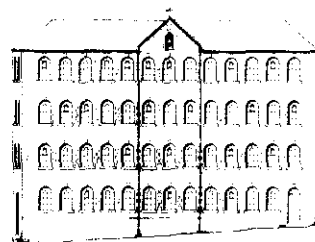
G Smith
Technical Assistant

WYTHE HOLLAND PARTNERSHIP

CHARTERED ARCHITECTS PLANNERS AND LANDSCAPE CONSULTANTS

JRW/PH/298

11 October 1993



WALLIS'S MILL
OLD DRY LANE
BRIGSTOCK
NORTHANTS NN14 3ER

TEL (0536) 373662
FAX (0536) 373645

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For the attention of Mr N Midlen

Dear Sirs

H07/0685/93 - Mr & Mrs E Cave
Erection of 7 houses, garages and external works, including
siting/layout and mean of access (Removal of H07/0331/90)/

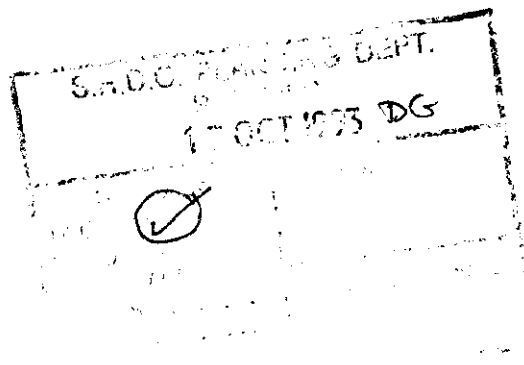
Land adjacent Sycamore Farm, Gedney Hill

In response to your letter to me of 28 September 1993, I enclose an undertaking by the applicant agreeing to enter into a further Section 106 Agreement. I trust you can now process the application.

Yours faithfully

John Wythe
Wythe Holland Partnership

enc:



JOHN WYTHE AA DIPL RIBA
DAVID HOLLAND DIP ARCH RIBA

Managing Director
Director

Emrys W. Cave.

Sycamore Farm,
Gedney Hill,
Spalding,
Lincolnshire,
PE12 ONP

Telephone: Holbeach (0406) 330445.

Mr. Brian Smith, Dip TP MRTPI,
Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

Your Ref:
DMG/JJ HO7/0685/93

7th October, 1993.

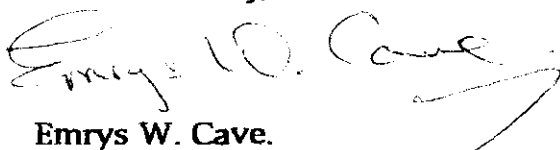
Dear Sir,

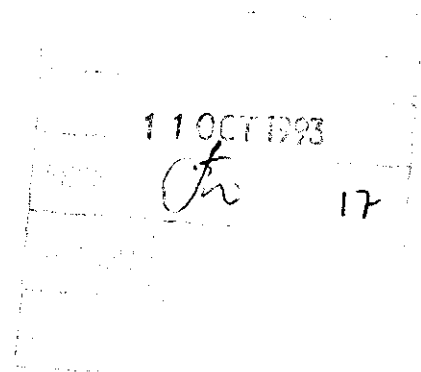
HO7/0685/93 - Mr. & Mrs. E. Cave.

Erection of 7 houses, garages and external works,
including siting/layout and means of access (removal of HO7/0331/90).
LAND ADJACENT SYCAMORE FARM, GEDNEY HILL

Further to your letter to our consultants, Messrs. Wythe Holland Partnership, of 28th September, 1993, we are pleased to confirm that we agree to enter into the Section 106 Agreement as required in previous planning permission; Planning Obligation ref: HO7/0331/90, granted 13th November, 1990.

Yours faithfully,


Emrys W. Cave.



by the Bolland Partnership,
Old Dry Lane,
Kilguslock,
Northamptonshire,
NN14 3JN.

Mr. D. Gedney

0MG/13 H07/0685/93

28 Sep 1993

Dear Sir,

H07/0685/93 - MR AND MRS. E. CAVE
ERECTION OF 7 HOUSES, GARAGES AND EXTERNAL WORKS, INCLUDING
SITING/LAYOUT AND MEANS OF ACCESS (REMOVAL OF H07/0331/90).

LAND ADJACENT SYCAMORE FARM, GEDNEY HILL.

The above planning application, H07/0685/93, will be dealt with under delegated powers. This is a renewal of a previous Section 106 Planning Obligation ref: H07/0321/90, granted on 13th November 1990.

Confirmation that your Client is willing to enter into the Agreement, should be forwarded in writing that the development shall be carried out strictly in accordance with the plans B and C.

I therefore look forward to hearing from you.

Yours faithfully

A. Middleton
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: C. Smith
Planning and Building
Control Services

To: J. Berridge
Administration Dept.

Our Ref: GS/JJ H07/0685/93

Your Ref:

Date: 21 Sep 1993

H07/0685/93 - MR AND MRS E CAVE
ERECTION OF 7 HOUSES, GARAGES AND EXTERNAL WORKS, INCLUDING
SITING/LAYOUT AND MEANS OF ACCESS - RENEWAL OF H07/0331/90.

LAND ADJACENT SYCAMORE FARM, GEDNEY HILL, SPALDING.

The above planning application will be dealt with under Delegated powers (P7/0685/93). a renewal of H07/0331/90 a previous Section 106 Agreement issued on 13th November 1990.

In the event of planning permission being granted for the development the developers hereby covenant with the Council that the development shall be carried out strictly in accordance with the approved plan copies of which are attached as Plan B and Plan C.

In order that you may prepare the necessary documentation, please find enclosed, the following information:

1. A copy of the planning application form.
2. Four 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red.
3. Four copies of a Plan B and C.

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

C. Smith

C. Smith
Planning Technician

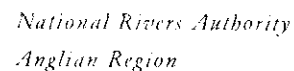
R.C.

Date: 24 August 1993

S.H.D.C. PLANNING DEPT.
 PROCEED
 26 AUG 1993

Att: ☐ DDD ☐ DDD ☐ DD ☐	NMA ☒ GS ☐ ACP ☐
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Raymond

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

DP0

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

S.H.D.C. PLANNING DEPT.
RECEIVED

10 AUG 1993

DG

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-E/685/93/JAM

Your Ref.

Date 9 August 1993

Dear Sirs,

RENEWAL OF OUTLINE PLANNING APPLICATION - MR. & MRS. E. CAVE
RESIDENTIAL DEVELOPMENT ADJACENT TO SYCAMORE FARM, GEDNEY HILL

The South Holland District Council's Director of Planning has informed me that you have submitted the above application on behalf of your clients. You will recall that we exchanged correspondence regarding the original application reference H07/331/90 in April 1990 and for the avoidance of doubt, I reiterate my Board's comments that should be brought to the attention of your clients and also prospective purchasers.

The watercourse along the sites Southern boundary is my Board's Bridgefords Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to the applicants attention. I am pleased to confirm that whilst the dwellings, tree planting etc. conform with my Board's requirements a simple agreement will be necessary for the erection of fences upon the 9 metre clearance strip.

Subject to N.R.A.'s approval, my Board will not raise any objection to the discharge of treated effluent provided the N.R.A.'s consent standards are achieved.

Consent for the outfall which must be constructed flush to the batter of the watercourse or recessed, with the batter below the outfall suitably protected against erosion will be granted by Licence if adoptable by a public authority or annual acknowledgement if it is to remain in private ownership. This of course also applies in respect of the discharge of road and possibly roof water to the Board's watercourse. Moreover, whilst I do not foresee objection in principle to increased storm water run-off being discharged to the Board's system I shall require more information relating to impermeable areas together with site and outfall levels related to O.D. Newlyn. In view of the fact that the current application is in outline only I presume you will not prepare such details at this time, but for your guidance, the anticipated maximum water level in my Board's watercourse is 0.00 O.D.N.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £7,040 per acre of new impermeable surface and £138 per dwelling drained via a direct storm water outfall and subject to engineering and administration fees, as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref: RS/PA-E/685/93/JAM

Your Ref:

9 August 1993

The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

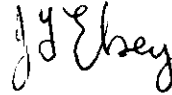
MINIMUM CHARGE £35

My inspection of the site showed it to be substantially lower than the fronting highway and steps should be therefore taken to prevent embarrassment by road water run-off following the intended piping of the private roadside dyke. Prior to this work being undertaken the approval and specification of the South Holland District Council's Property Services Department must be obtained.

In order to minimise the effects of embarrassment from highway surface water run-off and also from the higher farm land to the West, it may be prudent to consider raising the site to a more compatible level, bearing in mind of course the need to ensure such operations do not embarrass adjoining property.

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

Yours faithfully,



ENGINEER TO THE BOARD

Wythe Holland Partnership,
Wallis's Mill,
Old Dry Lane,
Brigstock,
Northants. NN14 3ER

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Ayrshire District Council

Application
Reference

H07/0685/93

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

Land Adj to SYCAMORE FARM, STATION RD
GEORNEY HILL

3. Name, classification and number of road

II

4. Date application referred

5-8-93

5. State whether outline, detailed application etc.

Outline Renewal

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

Renewal of P.P for 7 Horses inc Means
of Access

(Previous PP H07/0331/90)

7. 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:—

Delete as
appropriate

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:

5/8/93.

Signed:

Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) Visibility splays of 4.5m x 120m shall be provided at the junction of this estate prior to the commencement of the buildings

(2) C1

(3) C2(a)

(4) C3

(5) The proposed layout will require 1.8m wide service margins around the carageway where footways have been omitted

Delete as appropriate

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

(1) B4.

(2) C1

(3) C2(a)

(4) C3

(5) ~~The proposed layout will require 1.8m service margins around the~~

(5) to provide space for the provision of public utilities apparatus.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pl; ; & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

FILE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2999
Date received : 21-JUL-93

Received from

E W Cave

Address

Wallis Mill
Old Dry Lane
Brigstock
Northants

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

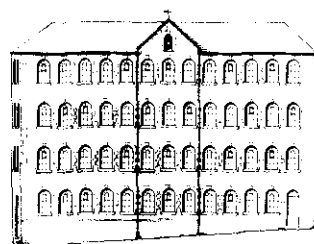
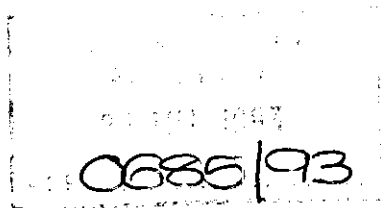
Signed.....*K. Lowe*.....
(Authorised Collector)

WYTHE HOLLAND PARTNERSHIP

CHARTERED ARCHITECTS PLANNERS AND LANDSCAPE CONSULTANTS

JRW/PH/298

19 July 1993



WALLIS'S MILL
OLD DRY LANE
BRIGSTOCK
NORTHANTS NN14 3ER

TEL (0536) 373662
FAX (0536) 373645

South Holland District Council
Planning Department
Priory Road
SPALDING
Lincolnshire

Dear Sirs

Planning Permission: H07/0331/90
Sycamore Farm, Gedney Hill

I wish to apply for renewal of the above planning permission.

A Section 106 Agreement relating to this permission was signed 8 November 1990.

I enclose the fee of £60.00, Certificate 'A', and a site location plan.

Yours faithfully

John Wythe
Wythe Holland Partnership

enc:

JOHN WYTHE AA DIPL RIBA
DAVID HOLLAND DIP ARCH RIBA

Managing Director
Director

Office copy.

**DETERMINED
PLAN**

WEST ELEVATION - VIEWED FROM STATION ROAD D.A.A.G.

SOLUTION ELEVATION : E. P & G -

WEST ELEVATION - LONG SECTION THRU' COURTYARDS C.D. E & F

WORTH	ELEVATION	G.F 4 E
1	100	100
2	200	200
3	300	300
4	400	400
5	500	500
6	600	600
7	700	700
8	800	800
9	900	900
10	1000	1000

E.W.C

PLAN C

22/3/90

LAND AT SYCAMORE FARM
GEDNEY HILL S.H.A.C.

ELEVATIONS

2.3

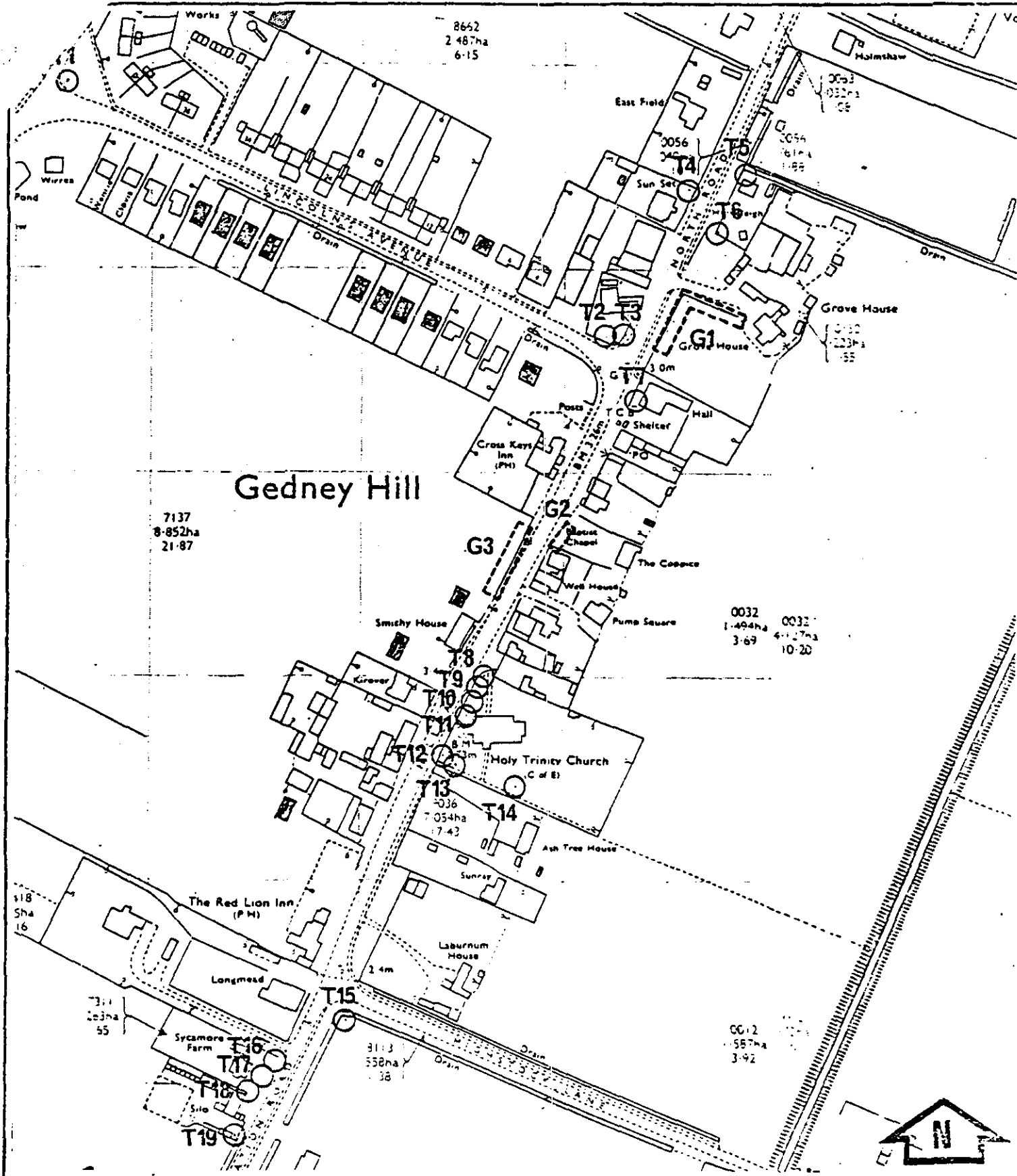
Wythe Holland Partnership

Chartered Architects. Planning and Landscape Consultants
Waterside Ltd, Old Dry Lane, Englewood, Harington-on-Tyne, Northumberland
Tel: 0191 263 3333 Fax: 0191 263 3333

Page	Time	Room	Drinking tea
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Structure-Drawing
 Station 2
 01166

SOUTH HOLLAND DISTRICT COUNCIL



(GEDNEY HILL) TREE PRESERVATION ORDER No. 1. 1984

PLAN No	
SCALE	1:2500
DATE	JUNE '84
BASE	TF3211-3311

B. SMITH M.B.I.P.I.
District Planning Officer

FIRST SCHEDULETrees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Lime	North-eastern side of junction of Lincolns Avenue and West Drove, Gedney Hill
T2	Sycamore	) North-eastern side of junction of Lincolns Avenue and North Road, Gedney Hill, in the grounds of Hillgate House
T3	Sycamore	
T4	Horse-chestnut	Front garden of 'Sun Set', North Road, Gedney Hill
T5	Ash	) Western frontage of 'Homeleigh', North Road, Gedney Hill
T6	Ash	
T7	Sycamore	Front of the Gedney Hill and District Memorial Hall, Hillgate, Gedney Hill
T8	Sycamore	) Western frontage of the Holy Trinity Church, Hillgate, Gedney Hill
T9	Lime	
T10	Horse-chestnut	)
T11	Lime	
T12	Lime	
T13	Sycamore	) Southern boundary of the Holy Trinity Church, Hillgate, Gedney Hill
T14	Cedar	
T15	Lime	South-western side of junction of Highstock Lane and Station Road, Gedney Hill
T16	Sycamore	) Eastern frontage of Sycamore Farm, Station Road, Gedney Hill
T17	Sycamore	
T18	Oak	
T19	Sycamore	

Trees Specified by References to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
G1	Group consisting of 8 horse-chestnut and 2 lime trees	In the grounds of Grove House, North Road, Gedney Hill along the western frontage of the premises and the southern side of the access road thereto
G2	Group consisting of 7 birch trees	In front of The Coppice on the eastern side of Hillgate, Gedney Hill
G3	Group consisting of 8 horse-chestnut trees	On Hillgate frontage of O.S. Field No. 7137 Gedney Hill between the Cross Keys Inn and Smithy House