SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0266/92 Received:30-JUN-92 Type:SEC 73 MODIFICATION

Name: National & Provincial Building Society - Solicitors
Provincial House
Bradford
West Yorkshire, BD1 1NL

Agent: National&Provincial Building Society - Solicitors
Provincial House
Bradford
West Yorkshire, BD1 1NL

Description: Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development
Location : Gosberton Hall Site High Street
Gosberton Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 17 December, 1992.

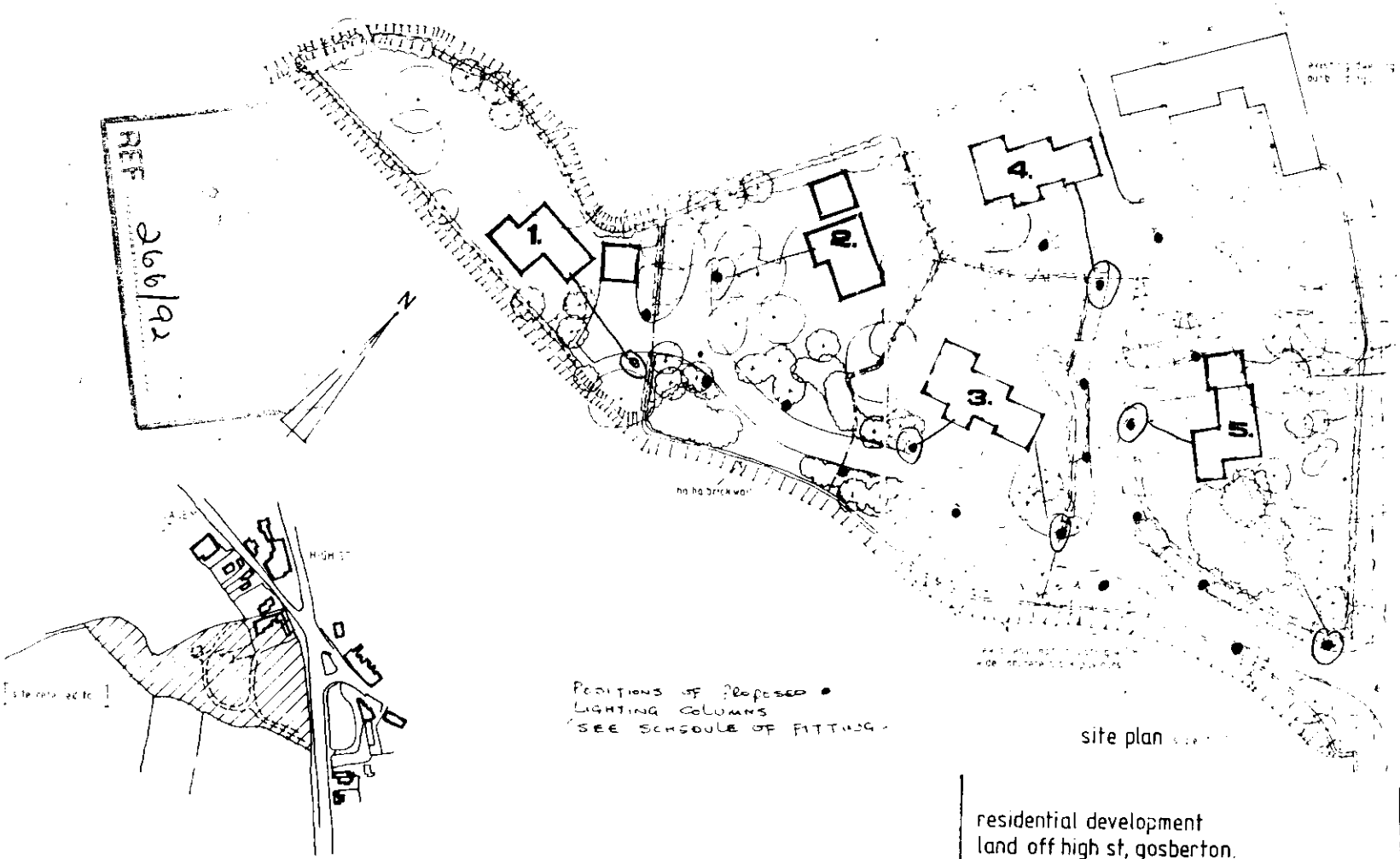
The Local Planning Authority also suggest that the lighting is controlled by a photo-electric switch.

Director of Planning and Building Control Services
05-FEB-93 H08/0266/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

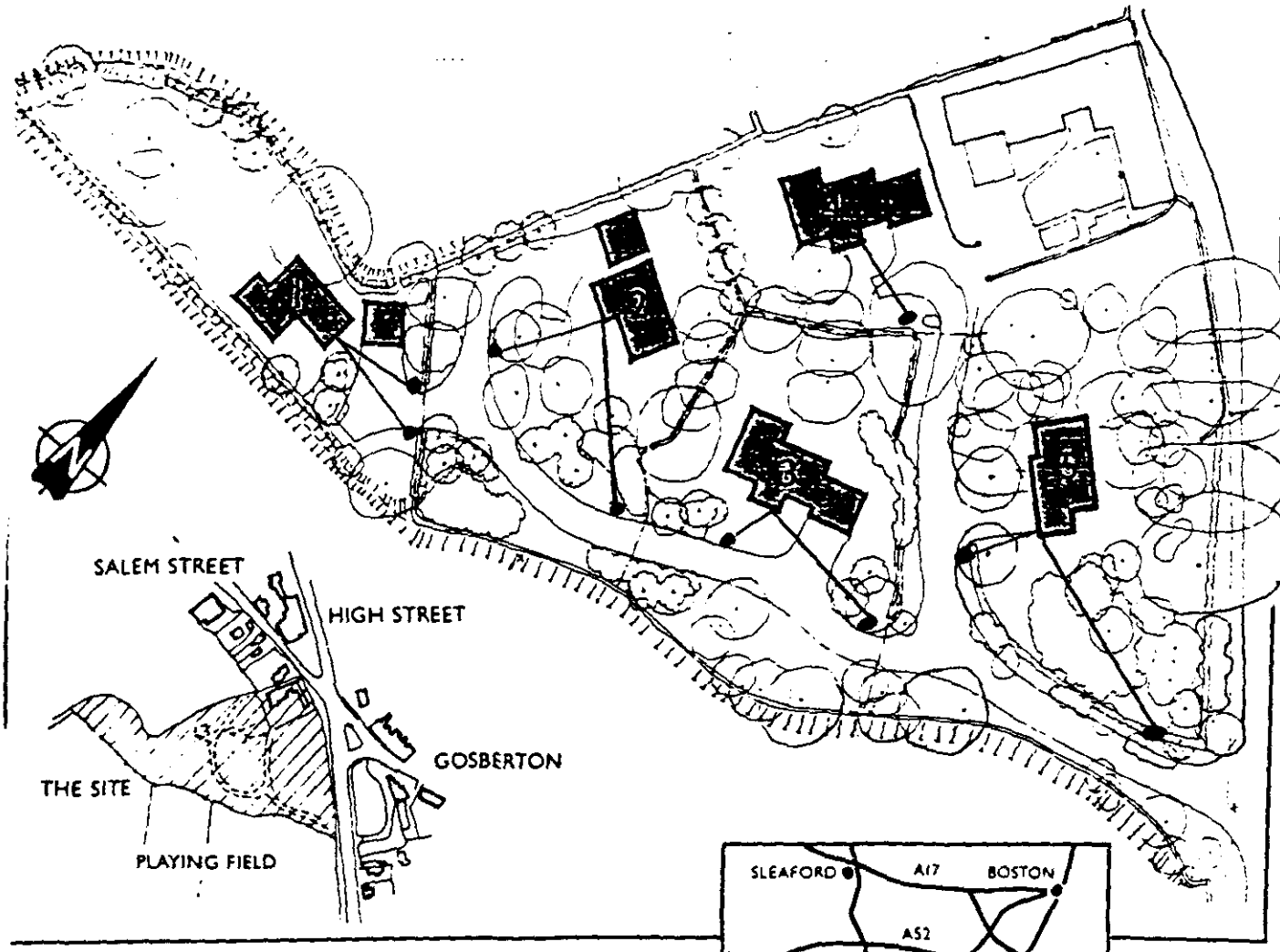


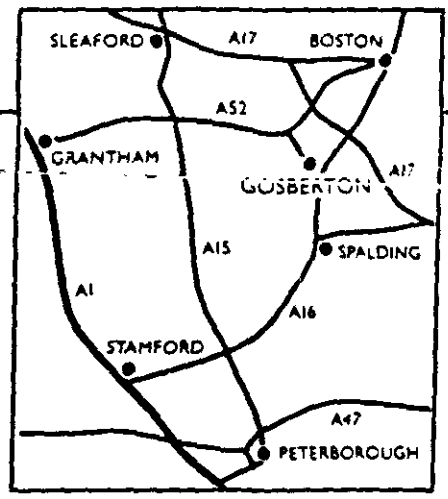
location plan

site plan

residential development
land off high st, gosberton.
for r and r properties development co.

21-Jan-1991





Distances (miles)
Boston – 12
Spalding – 6
Grantham – 25
Peterborough – 26

SOUTH
PI
17 DE 1992
128192

PLANNING APPLICATION

For office use only

Application No. H08/0266/92

Date Registered 27 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

NATIONAL AND PROVINCIAL BUILDING SOCIETY
LEGAL SERVICES DEPARTMENT
PROVINCIAL HOUSE
BRADFORD
BD1 1NL

Tel. No. 0274 733444 x 2610

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Hall Drive off High Street Gosberton Lincolnshire.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Modification of condition - delete completely or modify number of street lights
(Planning permission reference H08/0977/86)

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. D. M. Dennett Date.....

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 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**	H08/0977/86 6 Delete completely or modify number of lights to be installed.

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No ☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Residential

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 ☑

or

B. There will be a new or altered access to a public road ☐ → If so, name of road:
Will there be —
Individual access(es) ☐
New estate road ☐

C. What provision will be made for garages or parking within the site?

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → 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. ☐ → Date: Consultee(s):

Is this application related to a previous submission ☑ → Application No.: H08/0977/86

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. To delete clause 6 of the Outline Planning Permission dated 14 October 1987 or alternatively to reduce substantially the number of lamp posts to be installed. (See attached sheet)

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Mortgagee in possession from the registered proprietor

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

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.

State Name and address of owner: (see attached schedule

State Date notice served: 10.5.92

Signed D. M'Dermott ..... (Applicant/Agent) Date 20.5.92 .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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 any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

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

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.

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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 within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..N/L..

Receipt Issued ..... No. .....

Date First Received 92

REGISTRATION

REFERENCE H08/0266/92

Cross-Ref ...../.....

Date 4/3/92

VALIDATION Date 4/3/92

Type SEC 73 Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S&S Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ N/L Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 28-5-92

Index Sheets 47 OS Nos ..... Grid Ref 524060 131550

Part F Parish Gosberton

Inside IDB Yes Inside LB Area NO

TR Zone1 ☐ C1 Yes
TR Bypass ☐ C3 —
Level crossing ☐ IDB Yes
Footpath ☐ Other

Grade

Linked to site ..... Ref 549 Linked to property ..... Ref .....

Planning Records: H08/977/86 (outline)
Earlier apps H08/868/89 (R.M)
H08/46/91
H08/378/92.

S Reg Records:
Already submitted Ref .....
Requested .....

Inputs completed .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJG Rang BRE No record of ducts, private drain
date: 16-6 PU 29-6-92. Quick look thro BReg files
nothing re kerb runs. all about individual dwellings

Case Officer Conclusions (issues) Plans like ours show drain runs
road already in, no obvious sign of where kerbs should be
on ground obvious need for one. Were building cntrctr
involved ?

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No
- Yes / No .... [Reason:

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED Pm 3-6 Unatme Extra S27 notices for? DR 5/6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date ..... Re-Registered .....
Ack/Reception .....

The applicant is mortgagee in possession of the above site and seeks to sell the units on the above site as expeditiously as possible to minimise the loss to it in repossessing the said site.

The applicant submits that the lighting scheme as shown on the attached copy plan (there is no other available) is inappropriate for the following reasons:-

1) It is a private driveway serving only the development and Nos 30 & 32 High Street and not required to be constructed to adoption standards.

2) The number of lamps is excessive in all the circumstances.

3) The lamps will be wired to individual plot owners who will use their own discretion to light them or not so that there is no guarantee that any lamp will be lit during darkness hours, if at all.

4) There appears to be no legal procedure available to ensure that.

   a) lamps are lit

   b) lamps and circuits are maintained, repaired and replaced

5) The private drive was installed and completed prior to the applicant taking possession; to install the lighting system as required would incur costs to dig up and install the lighting and to make good the damage to the drive thus incurred.

SCHEDULE

PLOT OWNERS ON THE SITE AT HALL DRIVE, OFF HIGH STREET, GOSBERTON, LINCOLNSHIRE

Plot 1 - Maxine Dawn Richardson c/o Calthrops Solicitors, 11 Market Place, Spalding, Lincolnshire. PE11 1SP.

Plot 2 - The applicant.

Plot 3 - Tom Bennett and Iris Hilda Bennett.

Plot 4 - The applicant.

Plot 5 - Gavin Allmand and Emma Clarke Turner

S215NB1/AC

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0266/92 Received:30-JUN-92 Type:SEC 73 MODIFICATION

Name: National & Provincial Building Society - Solicitors
Provincial House
Bradford
West Yorkshire, BD1 1NL

Agent: National&Provincial Building Society - Solicitors
Provincial House
Bradford
West Yorkshire, BD1 1NL

Description: Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development
Location : Gosberton Hall Site High Street
Gosberton Spalding, Lincs

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

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 17 December, 1992.

The Local Planning Authority also suggest that the lighting is controlled by a photo-electric switch.

28-JAN-93 AD check....28/1....

Authorised to issue (inc Delegation).....24/1

BRIAN 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: H08/0266/92 Type: SEC 73 MODIFICATION

Applicant: National & Provincial Building Agent: National&Provincial Buildin
Tel: 0274 733444 0274 733444

Description: Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development
Location: Gosberton Hall Site
High Street
Gosberton
Spalding, Lincs

Valid date: 27-MAY-92 Terminal date: 22-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 01-JUN-92 2-6 Report deadline: 30-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92 Case Officer:
Report if not clear by 01-JUL-92 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	02-JUN-92	16-JUN-92
Cllr W D Skells 0775 840415	02-JUN-92	16-JUN-92
Site/Press Advert CSA	05-JUN-92	26-JUN-92

L.C.C – No obs Jc 4/6/92.

SITE DETAILS

Grid ref: 524060 331550
OS Sheets: 47 Parcel:

H08/266/92. Grant Permission.

As per the request of 26-1-93 Plus a further note.

The L.P.A. also suggest that the lighting is controlled by a photo-electric Switch.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 26th January, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. T. Barker	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. C.F. Fisher	Mr. D.A. Tennant
Mr. N.I. Capes	Mr. J. Goodley	Mr. T.G.M. Tyler
Mr. B. Chappell	Mr. N.P. Judge, MBE	Mr. R.C. West
Mr. J. Clark	Mr A.E. Naylor	Mr. M.C. White
Mr. B.J. Davies	Mr. B.A. Paul	

The Director of Finance, the Director of Housing and Property Services, the Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor M.D. Booth, and the Press.

An Apology for absence was received from Councillor Mrs. E.O. Hall-Patch.

54. MINUTES

The Minutes of the meeting held on 5th January, 1993 were signed by the Chairman as a correct record.

55. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H08/0266/92 National & Provincial Building Society	Modification of Condition 6 (lighting scheme) of H08/0977/86 - residential development at Gosberton Hall Site, High Street, Gosberton.

(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.)

H04/0754/92 G C Weston	Change of use to single storey dwelling at 18A Market Place, Donington.

26th JANUARY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H08/0266/92	PU	Granted as recommended. Add Note: Suggest lighting is controlled by photo-electic switch.
2	H04/0754/92	PU	Granted as recommended.
3	H23/0785/92	JB	Granted as recommended (Parish objection was reported). Sensitivity of colours for paviors to be considered when details submitted for Cond Comp No 7.
6	H12/0881/91	DG	Refused as recommended. Letter advising the cttee will not enforce against his or his dependants continued occupation (Check Minute on this)
10	H16/0664/92	PU	Non-Determined. Applicant has moved.
11	H15/1079/92	PU	Granted as recommended.
13	H16/1084/92	DR	Deferred for Site Visit.
15	H06/1085/92	JB	Refused as recommended.
16	H09/1127/92	JB	Deferred for Site Visit.
18	H09/1145/92	DG	Deferred for Site Visit.
20	H11/1146/92 H11/1147/92	JB	Deferred. Investigate car parking facilities against details on previously granted application. MUST GO TO 17th FEBRUARY COMMITTEE with addendum showing minutes of 26th Jan cttee and that outcome of investigation will be reported verbally (unless investigation completed in time for report week).
22	H05/1158/92	JB	Granted as recommended.
25	H05/1123/92	DG	Granted as recommended.
26	H16/1166/92	PU	Granted as recommended.
27	H05/1171/92	JB	Granted as recommended.
29	H12/1173/92	DG	DPBCS Authorised as recommended.
31	H23/1184/92	JB	Granted as recommended. Sensitivity needed on colour of paviors.
35	H03/1186/92	DR	Granted as recommended.
36	H14/1195/92 H14/1196/92	DR	Request extension of time as recommended.
37	H06/1207/92	JB	Approved as recommended.

39	H14/1213/92	DR	Deferred for Site Visit.
41	H14/1214/92	DR	Deferred for Site Visit.
42	H16/1221/92	PU	DPBCS Authorised as recommended.
43	H23/1242/92	DG	Deferred for Site Visit. Investigate applicants reason for application.
44	H15/1243/92 H15/1244/92	DR	Granted as recommended.
46	H16/1247/92	PU	Refused as recommended.
48	H08/1248/92	DR	Refused as recommended.
50	H18/1250/92	DG	Refused as recommended. Advise applicant that when issue of car repair business is resolved it may be appropriate to re-apply. No proposal to enforce against mobile home at present
52	H06/1251/92	DG	Refused as recommended.
53	H16/1258/92	DR	DPBCS Authorised as recommended.
55	H16/1261/92	DR	Refused as recommended. Enforcement authorised.
57	H17/1265/92	DR	Section 106 Agreement as recommended.
59	H16/1275/92	DR	Granted as recommended.
60	H14/1278/92	PU	Granted as recommended. Plus condition re fence specification should be as specified by Env Health in 1171/92.
61	H14/1279/92	PU	Deferred for Site Visit.
62	H14/1285/92	DR	Deferred for Sub-Committee as recommended.
63	H16/1297/92	DR	Objection as recommended
64	H16/1153/92 H16/1154/92	DR	Grant in Principle as recommended.
67	H16/1027/92	DR	Refused. DPBCS has drawn up reason.

28th Jan 93

Signed _____
Principal Planning Officer

APPLICATION REFERENCE: H08/0266/92 DATE RECEIVED: 27-MAY-92

TYPE: Section 73 Modification

DESCRIPTION: Modification of Condition 6 (lighting scheme) of H08/0977/86 - residential development

LOCATION: Gosberton Hall Site, High Street, Gosberton.

APPLICANT: National & Provincial Building Society AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

RECOMMENDATION

Grant Permission.

REPORT

1 This planning application was considered by the Planning Committee on 14 July 1992 when it was resolved to defer the application to enable negotiations on an amended lighting scheme.

2 During negotiations a letter has been received from 25 Rutland Gardens. Comments are briefly summarised:-

- Two lights per plot is reasonable.
- One metre standards not acceptable because insufficient amount of light.
- Susceptible to vandalism, responsibility of householder to replace broken fittings.
- Approval should only be given to high level columns.

3 Proposed now 10 low level columns instead of 21 standard footway lights.

4 The revised details are considered to be acceptable. Lights specification claims vandal resistance, while high level column could be screened by trees.

SCHEDULE OF CONDITIONS

Note

1 SN1 - (Amended Plans)...letter and plans received 17 December 1992.

H06/0266/92

17 DEC 1992

Solicitors to National & Provincial Building Society

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

WHEN TELEPHONING PLEASE ASK FOR: Naomi Banham
OUR REFERENCE: 2610
YOUR REFERENCE: Legal Services/ S16DNB8/AC
PJU/LAB
H06/0266/92

16, December 1992

Dear Sirs

RE: MODIFICATION OF CONDITION 6 (LIGHTING SCHEME) OF H08/0977/86 - RESIDENTIAL DEVELOPMENT

Thank you for your letter of the 11th December.

Coincidentally, we have now received the information you require from our client and it is enclosed herewith: The revised plan and four copies of the description of the bollard lamp to be installed on the site.

We trust this information is sufficient for your purposes and look forward to hearing from you with confirmation that the revised scheme can proceed.

Yours faithfully

Solicitors to National and
Provincial Building Society

P J Udy

PJU/SAH H08/0226/92

S260NB7/AC

6 November 1992

National and Provincial Building Society
Legal Services Department
Provincial House
Bradford
BN1 1NL

For the attention of Naomi Banham

Dear Madam

Modification of Condition 6 (Lighting Scheme) of H08/0977/86 - Residential Development

I refer to your letter which was received on 27 October 1992.

I would be grateful if you would forward me a plan amended as agreed and also a schedule of the light to be used. Four copies of a brochure showing the intended lights would be acceptable.

Yours faithfully

pp N R Midlen
Principal Planning Officer (Development Control)

National and Provincial Building Society
Legal Services Department
Provincial House
Bradford
Lincs
BN1 1NL

Mr P J Udy

PJU/LAB
H06/0266/92
S260NB7/AC

11 December 1992

F.A.O. Naomi Banham.

Dear Madam

Modification of Condition 6 (Lighting Scheme) of H08/0977/86 - Residential Development.

I refer to my letter of the 6 November 1992.

I would be grateful if you would advise me on your progress in providing details of the type of lighting to be used and also the plan showing the location of the lights.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Solicitors
to
National & Provincial Building Society

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

WHEN TELEPHONING PLEASE ASK FOR: Naomi Banham
2610
OUR REFERENCE / YOUR REFERENCE: Legal Services/ S26ONB7/AC
PJU/SJS HO8/0226/92

26, October 1992

Dear Sirs

RE: MODIFICATION OF CONDITION 6 (LIGHTING SCHEME) OF H08/0977/86 - RESIDENTIAL DEVELOPMENT

Thank you for your letter of the 14th October, together with enclosures the contents of which are noted.

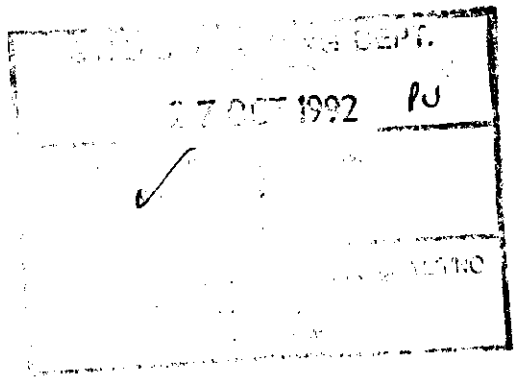
We confirm that we will amend the plan to your requirements and confirm that it was always intended that low level units be used on this development.

We look forward to hearing from you with official notice of alteration of planning permission.

Yours faithfully

National & Provincial

Solicitors to National and
Provincial Building Society



National & Provincial Building Society
Legal Services Department
Provincial House
Bradford
BN1 1NL

P J Udy

PJU/SJS H08/0226/92

S101NB1/AC

For attention of Naomi Banham

14 October 1992

Dear Madam

Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential Development

I refer to your letter and plan, dated 1 October 1992.

It is considered that the scheme is in the main suitable, but I suggest that the light highlighted is moved towards the drive of Plot 5 so that the road to Plot 4 is better illuminated.

A schedule of what type of lights to be used was not included, as suggested in my letter of the 28 July 1992. I suggest that they should be low level units at about 1 metre in height. This will save on cost and prevent interference with tree branches.

Yours faithfully

Peter Udy

P.P. N R Midlen
Principal Plannir
(Development Cont

Plot 1. Chap interested on this Plot came in. Explained situation - he may write in commenting on his height ~~lighting~~ lighting Comments Return to Atte

Solicitors
to
National & Provincial Building Society

FAO Mr P J Udy
South Holland District Council
Planning & Building Control
Department
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

WHEN TELEPHONING PLEASE ASK FOR: Naomi Banham
2610
OUR REFERENCE / YOUR REFERENCE: Legal Services/ S101NB1/AC
PJU/LAB
H08/0226/92

1, October 1992

Dear Sirs

RE: MODIFICATION OF CONDITION 6 (LIGHTING SCHEME) OF H08/097786 - RESIDENTIAL DEVELOPMENT

We refer to your letter of the 28th July and now enclose a revised lighting plan for the above development. The lights have been placed within the boundaries of each of the five plots to simplify the system and to prevent the necessity of any easement, from plot to plot, with regard to the sighting of the lights and the wiring into each of the individual properties.

We trust this is sufficient for your purposes and look forward to hearing from you.

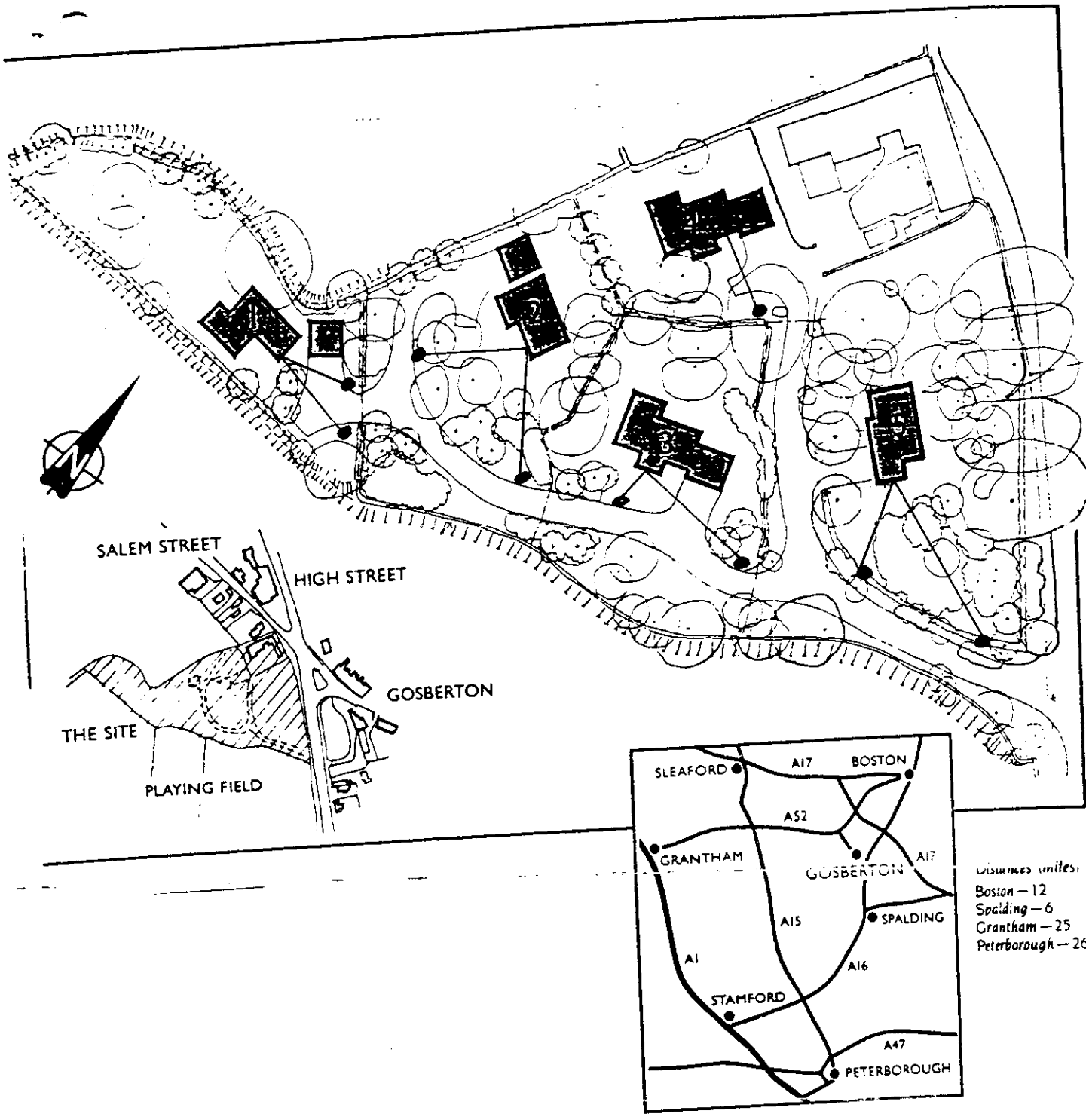
Yours faithfully

Solicitors to National and
Provincial Building Society

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 OCT 1992 PJU
DPO
DDPO BS
JO ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge Yes/No
by
date

Anthony Gartland LL.B John Thurwell LL.B

PROVINCIAL HOUSE, BRADFORD, WEST YORKSHIRE BD1 1NL. TELEPHONE 0274 733444. FAX 0274 736169. TELEX 517515 SOLNP G


SALEM STREET
HIGH STREET
GOSBERTON
THE SITE
PLAYING FIELD
SLEAFORD
A17
BOSTON
A52
GRANTHAM
GOSBERTON
A17
A15
SPALDING
A1
A16
STAMFORD
A47
PETERBOROUGH
Distances (miles)
Boston — 12
Spalding — 6
Grantham — 25
Peterborough — 26

National & Provincial Building Society
Legal Services Department
Provincial House
Bradford
BD1 1NL

Mr P J Udy

PJU/LAB
H08/0266/92
S282 NB/AC

28 July 1992

F.A.O. Naomi Banham.

Dear Madam

Modification Of Condition 6 (Lighting Scheme) Of H08/0977/86 - Residential Development.

The above application was considered by the Planning Committee on 14 July 1992.

It was considered that some form of lighting was required on this site owing to the trees shading the street lamps on the High Street. Therefore the site would be particularly dark during winter evenings.

I have no guidance as to what number would be acceptable because this will depend on how the scheme is laid out, but without prejudice a significant reduction should be possible. I suggest that the scheme tries to keep the number connected to each dwelling the same.

I would be grateful if plans showing the amended scheme could be submitted along with a schedule of the type of lighting units which would be used.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

PLANNING COMMITTEE - 14th July, 1992

48. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H16/0518/92 Kiddicare		Change of use of disused Telephone Exchange to retail sales (ground floor) and storage of goods (first/second floor) at former Telephone Exchange, Gore Lane, Spalding.
H15/0556/92 D C Stanhope	O.A.	Dwelling on land adjoining Scheveningen, Quadring Bank Road, Quadring.
H13/0519/92 Mr A Harrison	O.A.	Residential Development - One plot at Fengate Road, Moulton Chapel.

(Councillor N P Judge MBE declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0640/92 Mr and Mrs U Hilliam		Change of use to residential and plant storage without limited period imposed by Condition No 6 of H09/0357/92 at Nutts Lane, Holbeach St Johns.
H22/0619/92 Mr and Mrs R White		House and garage adjacent to 54 Austendyke Road, Weston Hills.
H23/0667/92 Ashwood Homes		Two cottages and garages at Roman Bank, Saracens Head.
H18/0678/92 Trustees of L A Walton	O.A.	Bungalow and garage, including details of means of access at rear of Glenada, Wharf Street, Sutton Bridge.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
PU H08/0266/92 National and Provincial Building Society		Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development at Gosberton Hall Site, High Street, Gosberton.

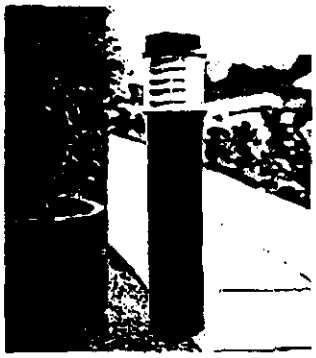
(To enable the Director of Planning and Building Control Services to negotiate with the applicants a satisfactory amended lighting scheme.)

H05/0431/92 H Payne	O.A.	Garden and farm sales with associated vehicle parking at Anglia Motel, A17 Trunk Road, Fleet.

(To enable the application to be considered at the same time as application reference H05/0088/92 which is currently being discussed with the applicants.)

H16/0548/92 Boston & South Holland ITEC	Advertisement consent for two wall signs at 27/29 The Crescent, Spalding.

(To enable the Director of Planning and Building Control Services to discuss with the applicants the provision of a more suitable sign.)

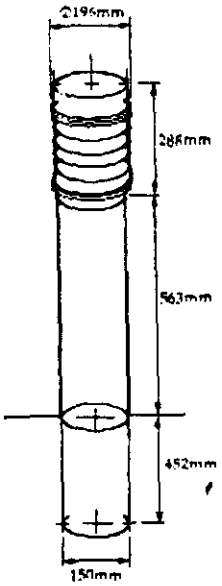


P100AM BOLLARD

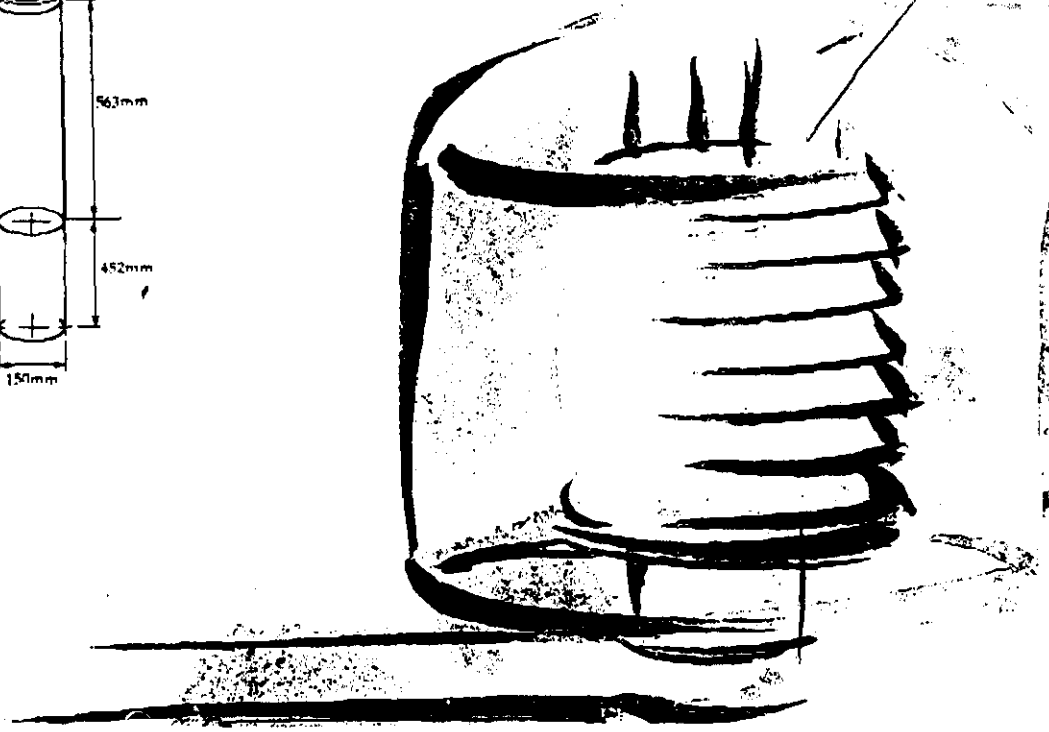
The P100AM Bollard is a highly practical solution where toughness and resistance to vandalism is of essence but also where aesthetic appeal is of importance. The bollard is made from polyester powder coated aluminium with concentric louvres for light control shielded with a tough polycarbonate sleeve. It is protected against the elements to IP54 rating and is available in forms suitable for direct embedment or flange mounting. For a warm, golden lighting effect, the bollard is available for use with 50W and 70W SON-E lamps.

CATALOGUE NUMBER	DESCRIPTION
2D Bulkhead	
2D FV 16	Bulkhead c/w 16W 2D lamp and gear
2D FV 16 HPF	Bulkhead c/w 16W 2D lamp and HPF gear
2D FV 28	Bulkhead c/w 28W 2D lamp and HPF gear
2D FV B1	Bollard for single 2D bulkhead
2D FV B2	Bollard for twin 2D bulkhead
2D FV P16	Bulkhead c/w 16W 2D lamp and gear with integral photocell (LPF only)
2D FC 16	Bulkhead with prismatic diffuser c/w 16W 2D lamp and HPF gear
2D Wedge	
2D OW 16	2D Wedge luminaire supplied c/w lamp, gear and opal diffuser
2D OWP	2D Wedge pole mounting adaptor for one or two luminaires. The adaptor is usually mounted on a 50mm dia pole between 1m and 2m
2D Club	
2D CL 16W	2D Club in white, supplied with gear, 16W 2D lamp and glass opal diffuser
2D CL 16R	2D Club in red, supplied with gear, 16W 2D lamp and glass opal diffuser
2D CL 28W	2D Club in white, supplied with gear, 26W 2D lamp and plastic opal diffuser
2D CL 28R	2D Club in red, supplied with gear, 28W 2D lamp and plastic opal diffuser
P100AM Bollard	
P100AM	Bollard for root mounting, less gear and lamp
P100AM FP	Bollard for flange mounting, less gear and lamp
QPNB 1050.4	Bollard gear tray c/w gear for 50W SON-E lamp 240v 50Hz
QPNB 1070.4	Bollard gear tray c/w gear for 70W SON-E lamp 240v 50Hz
QCKT	Key

Note: Bollard, gear tray, key and lamp make a complete fitting.



17 DEC 1992



APPLICATION REFERENCE: H08/0266/92 DATE RECEIVED: 27-MAY-92

APPLICANT: National and Provincial Building Society
Legal Services Department
Provincial House
Bradford
BD1 1NL

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Sec 73 Modification

DESCRIPTION: Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development

LOCATION: Gosberton Hall Site, High Street, Gosberton, Spalding, Lincs.

County Highways: No objections.

Public Objections: Letters received, 25 Rutland Gardens, 3 Hall Drive

- recently purchased plot with understanding street lighting to be installed in interests of security and safety, 200 yards of dark drive.
- No objection to reduction.
- 21 lamps may appear excessive. We understand are not to be normal street lamps but more decorative.
- Photo electric cells could ensure switched on and off as required.
- Can bore under roads without causing disruption. Road is not fully complete.

Information from Applicant

- Private driveway serving development and 30 and 32 High Street, not required to be constructed to adoptable standards.
- Number of lamps excessive.
- Lamps will be wired to individual dwellings no guarantees occupiers will light them.
- Appears to be no legal requirement for lamps to be lit or lamps and circuits to be maintained, repaired and replaced.
- Drive completed before took possession, extra costs incurred to install lights now.
- Request waive requirement for lighting or reduce it.

PLANNING ISSUES

1 The applicant wishes to either have the condition requiring lighting removed or the numbers relaxed. The condition states "Before development is commenced, details of a scheme for adequately lighting the access drive shall be submitted to and approved by the Local Planning Authority.

2 This development involves a private drive and lighting will therefore not be a matter for the Highway Authority as part of the adoption procedure.

3 It is not clear on site whether any ducting has been installed and no evidence can be derived from the Building Regulations files or from East Midlands Electricity.

4 The site is well treed and would be very dark on a winter's evening. The need for some lighting is obvious.

5 The schedule submitted for a later application H08/0868/89 was for 21 units which does appear excessive. I do consider this could be reduced possibly to 10 units.

6 Although the original permission required provision to be made for lighting there were no requirements to ensure that the lighting is actually switched on and maintained in working order.

RECOMMENDATION - Grant permission.

1 Full details of a revised scheme of lighting including position and type of light unit shall be submitted to and approved by the Local Planning Authority within a period of 3 months from the date of this permission and such a scheme shall be implemented before the end of a period of 6 months from the date of this permission.

Reason In the interests of the safety of pedestrians using the driveway.

Note The Local Planning Authority consider the number of lights may be reduced to 10 or less subject to the layout of the submitted scheme.

SCHEDULE

EXTERIOR LIGHTING - GOSBERTON HALL SITE

HIGH STREET GOSBERTON LINCS

ALL FITTINGS BY - MARLIN LIGHTING

21 No - 8042 XX - Clear Bowl Polycarbonate, 400 mm Sphereline

21 No - 8046 M80 Gear & fittings

21 No - 8000 WL - White Louvre

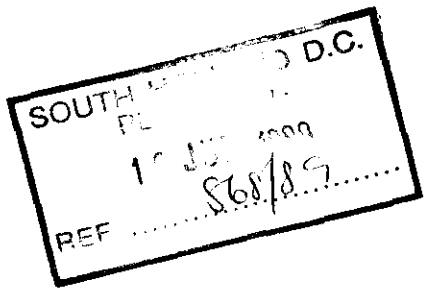
21 No - P6 601 - 60 mm Pole top

21 No - P630 A6 - 60 mm dia column for Sphereline - Height 3 . 0 m

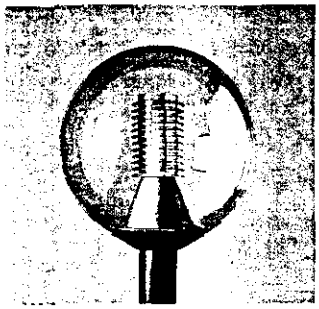
21 No - 006 MDL80 - 80 watt MBF/U - Mercury De Luxe Lamp

Reference - Marlin Exterior Lighting Catalogue

P. 7, P. 21, & P. 47.



The diecast mountings for the spheres are finished in slate black.



Clear + Louvrestack

Bowl polycarbonate **8042 XX**

Fitter IP44 ⚠

PLC-18w	**8046 PC18**
PLC-26w	**8046 PC26**

Louvrestack

18w	**8000 PC18** △ 27
26w	**8000 PC26** △ 28

8045 W16

8035 L6

PC 601
PC 766

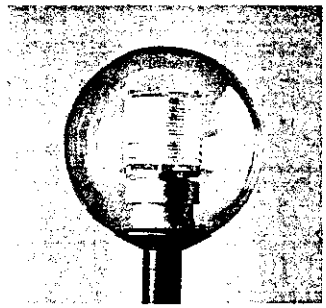
8040 A2

8040 A1

8045 A3

8045 A4

8045 A5



Clear + Refractor

Bowl polycarbonate **8042 XX**

Fitter IP44 ⚠

MBF/U-50/80w	**8046 M80**
SON-50w △	**8046 N50**
SON-70w △	**8046 N70**

Refractor
Standard ***8000 RF** △ 29

8045 W16

8035 L6

PC 601
PC 766

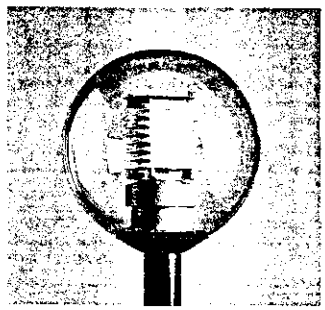
8040 A2

8040 A1

8045 A3

8045 A4

8045 A5



Clear + White Louvre

Bowl polycarbonate **8042 XX**

Fitter IP44 ⚠

MBF/U-50/80w	**8046 M80**
SON-50w △	**8046 N50**
SON-70w △	**8046 N70**

White Louvre
Standard ***8000 WL** △ 31

8045 W16

8035 L6

PC 601
PC 766

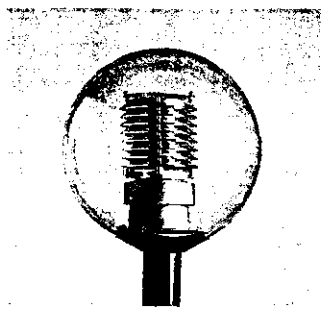
8040 A2

8040 A1

8045 A3

8045 A4

8045 A5



Clear + Specular Louvre

Bowl polycarbonate **8042 XX**

Fitter IP44 ⚠

MBF/U-50/80w	**8046 M80**
SON-50w △	**8046-N50**
SON-70w △	**8046 N70**

Specular Louvre
Standard ***8000 SL** △ 33

8045 W16

8035 L6

PC 601
PC 766

8040 A2

8040 A1

8045 A3

8045 A4

8045 A5

*for directing light away from a wall using these optical controllers, also order assymetric reflector **8000 AR**

PLANNING APPLICATION

FILE COPY

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of GOSBERTON

Reference No: H08/0266/92
Description: Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development
Location: Gosberton Hall Site
High Street
Gosberton
Spalding, Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 26-JUN-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

05-JUN-92

SOUTH HOLLAND DISTRICT COUNCIL

Solicitors
to
National & Provincial Building Society

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

WHEN TELEPHONING PLEASE ASK FOR: Naomi Banham
OUR REFERENCE: 2610
YOUR REFERENCE: S075NB/AC

20, May 1992

Dear Sirs

RE: GOSBERTON HALL SITE, HIGH STREET, GOSBERTON - CURRENT APPLICATION REF: H08/0266/92

Thank you for your letter of the 5th March and we regret the delay in replying thereto.

We now enclose the necessary application forms together with four site location plans as requested. Please also find our cheque in the sum of £55 for the appropriate fee. We look forward to hearing from you.

Yours faithfully

Solicitors to National and
Provincial Building Society

Anthony Gartland LL.B John Thurwell LL.B

395/12/91 PROVINCIAL HOUSE, BRADFORD, WEST YORKSHIRE BD1 1NL. TELEPHONE 0274 733444. FAX 0274 736169. TELEX 517515 SOLNP G

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

Solicitors to
National & Provincial Society
Provincial House
Bradford
West Yorkshire BD1 1NL

Your Ref:S282NB/AC

5th March 1992

Dear Sirs

Re:Gosberton Hall Site, High Street, Gosberton - Current Application Ref:H08/0266/92

I refer to your letter of 28th February relating to the above but before your request can be considered a formal application for modification of condition 6 of planning permission H8/977/86 is required together with a fee of £55.

I enclose the necessary application forms which should be forwarded together with four site location plans showing the site edged red and the necessary fee.

Please quote the new reference number when replying to this letter.

Yours faithfully,

Principal Administrative Officer

Ring Mr. Bennett

Tel. 844 024

when application in please

Query - who pays for lights if road not adopted.

Solicitors
to
National & Provincial Building Society

H08 | 0266 | 92

03 MAR 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAR 1992
File Nos.
Acknowledge YES/NO
by
date

FAO Mr Nigel Kidlen
Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

WHEN TELEPHONING PLEASE ASK FOR: Naomi Banham
2610
OUR REFERENCE / YOUR REFERENCE: S282NB/AC

28, February 1992

P.U. that we need formal application

Dear Sir

RE: GOSBERTON HALL SITE HIGH STREET GOSBERTON
PLANNING APPLICATION REFERENCE H8/977/86

The Society is mortgagee in possession from R & R Property Developments of the above site at Gosberton.

When the Society took possession, the site had been partly developed, including the completion of the private driveway. Unfortunately, there has been no provision for the street lighting to be installed.

The Society, as mortgagee in possession, has onerous duties and obligations with regard to expending further monies in connection with property in possession. We are instructed to request a modification of the planning permission requirement of Clause 6 of the outline planning permission and the subsequent action taken with regard thereto in providing an appropriate scheme for lighting, for the following reasons:-

1. The driveway is a private driveway and will never be adopted as a public highway! It serves only the five plots.
2. The cost to provide lighting at this stage in the development will be onerous in that it will be necessary to dig up and lay conduit across the already complete carriageway.
3. The lighting would have to be wired to each individual dwelling, as appropriate, and the prohibitive cost of keeping such lighting constantly light during dark hours, means that it is unlikely that private owners will use the lighting on a regular basis.

Contd.....

Anthony Gartland LL.B John Thurwell LL.B

PROVINCIAL HOUSE, BRADFORD, WEST YORKSHIRE BD1 1NL. TELEPHONE 0274 733444. FAX 0274 736169. TELEX 517515 SOLNP G

4. As far as we are aware, there is no way of enforcing the use of this private lighting upon the five plot owners.

In all the circumstances, we request that you consider waiving the necessity for any street lighting on this development or, alternatively, a much reduced lighting plan whereby lighting can be installed without causing damage to the existing carriageway.

We look forward to hearing from you as soon as possible.

Yours faithfully

Solicitors to National and
Provincial Building Society

25 Rutland Gardens
Gosberton
Spalding
Lincs
3rd June 1992

[redacted]

Dear Sirs

re Application ref H08/0266/92
Gosberton Hall Site Gosberton

With reference to the above application which we believe requests the removal of street lighting to the whole of the development, we wish to give notice of our objection to this proposal

We have recently purchased Plot / on the site with the understanding that street lighting was to be installed, in the interests of security and particularly safety bearing in mind no footpaths are to be installed

Whilst we have no objection to a reduction in street lighting, we are confident that the Local Authority will uphold condition 6 of Outline Planning Permission H08/0977/86 and ensure adequate lighting is installed to suit statutory requirements

Yours sincerely

J A Richardson

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUN 1992
Attention of
DPO NPM
DDPO
File Nos.
YES/NO
ST
4/6

25 Rutland Gardens
Gosberton
Spalding
Lincs
PE11 4HR

22nd October 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1992 PJ
Attention of
DPO NPM
DCPO BS
JC AGP
File Nos.
SF 2610

Dear Sirs

re Application No. H08/0266/92
Gosberton Hall Site, Gosberton

C

With regard to the above application and my letter of the 3rd June 1992 regarding the modified lighting scheme proposed by the National and Provincial Building Society. I believe a revised scheme as now been submitted.

It seems reasonable that it is intended to position two light standards within each plot. However I understand it is proposed to use 1.0m high columns & rather than normal high level columns.

If this is the case, I wish to register my objection to the installation of any low level columns for the following reasons:-

The number of columns as now been drastically reduced and I am concerned that with columns only 1.0m in height the amount of light along the roadway will not be sufficient bearing in mind Condition 6 stipulated in the original planning appeal.

Low level columns are very susceptible to vandalism and it will be the responsibility of the house holders to constantly replace broken light fittings, which will further reduce the effectiveness of the modified

lighting scheme if they are not renewed without delay.

I therefore trust that if the revised lighting column positions are approved by the Planning committee, approval is only given to high level columns similar to normal adopted estate roads.

Yours faithfully

J A Richardson

N4

TOWN AND COUNTRY PLANNING ACT 1971 Richardson 712660

OUTLINE PLANNING PERMISSION

SOUTH HOLLAND D.C.
PLAN DEPT.
03 MAR 1992
REF. H08/0977/86

REFERENCE : H08/0977/86

DATE RECEIVED : 17 10 86

APPLICANT : Trustees J M and R E Proctor
Hill House
Gosberton
SPALDING Lincs

AGENT : Landscape Design Associates
17 Minster Precincts
PETERBOROUGH
Cambs

TYPE : Outline GRID REF : 524060 331550

DESCRIPTION : Residential development - private

LOCATION : Gosberton Hall site, High Street, Gosberton

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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 41 of the Town and Country Planning Act 1971.

2 This permission is in outline for the erection of five dwellings sited and with access as shown on the amended drawing No 185D/4.

Reason: For the avoidance of doubt.

3 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 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 and means of construction of any vehicular access to the public highway;

Reason: The application was submitted in outline only.

Cont/....

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

4 Before any development is commenced, including the excavation of foundations, the siting of the dwellings shall be pegged out and approved by the Local Planning Authority.

Reason: To ensure that in practice the siting of the dwellings does not adversely affect the retained trees.

5 When the application is made for the approval of reserved matters a 1:200 scale plan showing the location and run of any surface water drainage, soakaways or foul water drainage pipes that are intended to serve the proposed development shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed services associated with the proposed dwelling do not affect the trees within the site which are protected by a Tree Preservation Order.

6 Before development is commenced, details of a scheme for adequately lighting the access driveway shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the safety of pedestrians using the driveway.

7 Prior to development being commenced on site, all proposed topping, lopping and felling of trees snall be agreed with, and carried out to the satisfaction of the Local Planning Authority. Such work shall be carried out in accordance with good aboricultural practice and to BS3998:1966 'Recommendations for Tree Work'.

Reason: To safeguard the continued health of the trees.

8 Prior to development being commenced all trees being retained on the site shall be fenced off at least one metre beyond the spread of such trees by means of a fence of a minimum 1200mm high consisting of chestnut paling firmly secured top and bottom to linewires fixed to fencing posts maximum 2.0m apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To protect the trees during development.

9 Under no circumstances shall any materials, machinery, tools fuel etc be stored, nor any builders huts and the like of a temporary or permanent nature be erected within the area protected by the fencing. Trenches for any underground services which of necessity pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted into the trenches then the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during development.

Cont/....

10 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of High Street Road; and the effective width of the access at the inner tangent points shall be 4.25 metres.

Reason: To ensure the provision of adequate facilities for safe the access and exit of vehicles calling at the site in the interests of road safety.

11 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the local planning authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

NOTE TO APPLICANT

The applicants are advised that there is a rising main sewer crossing this site and they are advised to contact the Technical Services Department concerning this.

D Smith

District Planning Officer (C)
14th October 1987

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0266/92

Applicant: National & Provincial Building Society - Solicitors
Provincial House
Bradford
West Yorkshire, BD1 1NL

Agent: National&Provincial Build Society - Solicitors
Provincial House
Bradford
West Yorkshire, BD1 1NL

Description: Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development
Location: Gosberton Hall Site High Street
Gosberton Spalding, Lincs

Type: SEC 73 MODIFICATION

25-FEB-93

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.

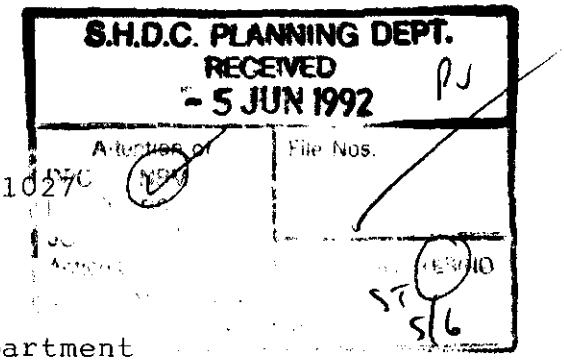
The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

K T Bennett
3 Hall Drive
Gosberton
Spalding
Lincs. PE11 4LX

JA Richardson
25 Rutland Gardens
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Planning Department
South Holland District Council
Priory Road
Spalding
Lincs

4th June 1992

OBJECTION

Dear Sirs

Application No. H08/0266/92

We note that the National & Provincial Building Society has submitted an application under your above reference to "delete completely or modify the number" of street lights on the Gosberton Hall site.

We would object to the complete deletion of the lights on the general grounds that there has been no improved change of circumstances since the original approval requiring lights - i.e. "in the interests of the safety of pedestrians using the driveway".

There are over 200 yards of dark tree lined roadway without pavements and in view of the increasing threat to personal safety and security of property lights are probably more important now than they were four years ago when planning permission was granted.

With regard to the "modification of numbers" we agree that this could be an acceptable alternative but would wish to see their suggestions on numbers and positioning before being able to comment further.

On specific points in the application we would make the following comments:-

Point 2 21 lamps may appear excessive and, indeed, some of the scheduled locations appear unnecessary. As we understand it, however, they are not street lights as one commonly knows them but more of the smaller decorative style - presumably chosen to enhance the estate.

Points 3 & 4 Photo electric cells, or whatever method is now used could ensure that lights are switched on and off automatically.

Point 5 This is not a valid point because machines are now able to bore under the road without damage. In any case, the road has not yet been completed (a point I have taken up separately with National & Provincial).

...

Planning Department
South Holland District Council 4th June 1992

We are under the impression that when the roads were originally put down there was obviously every intention of completing to specification and that ducts were made for the wiring. Is it possible that either your Building Inspection Department or, possibly, the Electricity Board would be able to confirm this?

Yours faithfully

K.T.Bennett