SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0495/93 Received:28-MAY-93 Type:CONDITION COMPLIANCE

Earlier Permission: H09/1238/92

Name: McKenna Developments Ltd
Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Landscaping, fencing, car park surfacing & highway surface water details (Conditions 5,6,8 & 13 of H09/1238/92)
Location : Fishpond Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Planning and Building Control Services
30-JUL-93 H09/0495/93

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

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

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

CONDITION COMPLIANCE APPLICATION

2 4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H09/0495/93

Date registered 28 MAY 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

McKENNA DEVELOPMENTS LTD
FISHPOND LANE
HOUBEACH
SPALDING . LINES.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LONGETH CONSULTING DESIGN
STATION HOUSE
STATION STREET
HOUBEACH . LINES.

Tel. No. 0406 22126 (Contact) LONGETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOUBEACH. SPALDING LINES.

Please complete

EARLIER APPLICATION No.

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

H09/1238/92

Please complete

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

Signed ..... Date 27/5/93

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

highway surface water
surfacing of parking areas
landscaping
fencing

State drawing no's relating to the current submission

9224/3C

State condition no. under which this application is required

5, 6, 8, + 13.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

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

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer John Blackwell

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 11/6/92.

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

? GROUNDCOVER TREATMENT CATCHMENTS NOT ENOUGH

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed ... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 28 MAY 1993

Registration

Reference H09/0495/93.

Cross-Ref /

Date 1/6/93.

Validation

TYPE C · COMP

Site area
No of dwellings
Floorspace

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

Description to be recorded: Landscaping, fencing, car park surfacing, and highway surface water details

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 170 · OS Plots
Grid ref 536350 324640.

Ward
Parish

Inside IBD
Inside LP area

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 –
Dist Bound ☐
Other: ☐

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

Linked to site Ref 1368
Linked to property Ref

Planning Records:
Earlier apps

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

cc S.H.D.C., Planning & Dev. Control Dept, Priory Road, Spalding PE11 2XE

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

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

Director: J. Emmerson

File 495/93

My Ref: MH/DEVT/2/JP

Mckenna Developments Ltd
Fishpond Lane
Holbeach
Spalding
Lincolnshire
PE12 7DY

For further information contact
Mr M Heaton
Telephone Lincoln (0522) 553113

26 October 1993

Dear Sir

DEVELOPMENT OFF FISHPOND LANE, HOLBEACH

I refer to the amended plans which have recently been received from your Architects, Loweth Cowling Design for the above named site.

After inspecting the site with the new amended drawings, I am concerned regarding the surface water drainage system that has been laid on this site and I have doubts about the connection to the outfall. I must now request that all of the drainage undertaken to date is uncovered and fully inspected by my Divisional Surveyor in order to ensure that it meets with his approval.

Until the Divisional Surveyor (tel 0775 769091) is satisfied that the surface water drainage system is adequate the County Council cannot enter into a Section 38 Agreement for the future adoption of this road. The absence of such an agreement will be declared on all search enquiries and if the matter is not satisfactorily resolved this road will remain private.

A copy of this letter has been sent to South Holland District Council.

Yours faithfully

Director of Highways & Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
29 OCT 1993

13284.d41

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

H09/0495/93

CONDITION COMPLIANCE

Applicant: McKenna Developments Ltd
Tel:

Agent: Loweth Cowling Design
0406 22126 Loweth

Description: Landscaping, fencing, car park surfacing & highway surface water details (Conditions 5,6,8 & 13 of H09/1238/92)

Location: Fishpond Lane
Holbeach
Spalding
Lincs

Valid date: 28-MAY-93
Target dates:
To case officer 04-JUN-93
Inspected by 11-JUN-93
Extra contacts 18-JUN-93
Report if not clear by 02-JUL-93

Terminal date: 23-JUL-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
LCC - see H/19/35 dated 17/6/93		

SITE RECORD

Grid ref: 536350 324640
OS Sheet: 170 Parcel:

88.

S.H.D.C. PLANNING DEPT.
RECEIVED
28 JUN 1993
Attention of
DPO
DOPO
JO
Action By
Date Ack.

NRA
National Rivers Authority
Anglian Region

24th June 1993

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

Our Ref: 93/1/SH/0187
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H09/0495/93

PROPOSAL: LANDSCAPING, FENCING, CAR PARK SURFACING & HIGHWAY SURFACE WATER DETAILS
LOCATION: FISHPOND LANE, HOLBEACH
APPLICANT: MC KENNA DEVELOPMENTS LTD

I refer to your consultation received on 23rd June 1993.

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

CONDITION: Foul drainage from the proposed development shall be discharged to the main foul sewer.
REASON: To prevent pollution of the water environment.

CONDITION: All surface water from roofs, roads and hardstanding areas shall discharge to a piped positive system incorporating trapped road type gullies.
REASON: To prevent pollution of the water environment.

Advice to Planning Authority

The South Holland Internal Drainage Board were consulted and their response letter is enclosed.

Advice to Applicant

contd ...

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

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

NRA

A percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily than we must be consulted further.

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

Yours faithfully

R.Morgan
Planning Engineer

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/495/93/JAM **Your Ref.** **Date** 9 June 1993

Dear Sirs,

CONDITION COMPLIANCE APPLICATION - MCKENNA DEVELOPMENTS LTD
SURFACE WATER & PARKING AREAS - OFF FISHPOND LANE, HOLBEACH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

As you will be aware from past correspondence, no Board's watercourse adjoins the site that drains via the existing pipeline shown on your plan to the West of surface water M.H.1 that outfalls to the Board's Brick Pits Branch Drain culvert situated at the location marked 'EXIST 0.965'.

I understand from your recent discussion with my assistant Mr. Staines that the estate roadway and associated surface water disposal system will be adopted by the Highway Authority. I am aware that at the present time your client has a private storm water pipeline from his site to the Board's culvert and presume that this will form the outfall to the Board's system from the new highway drainage network, and accordingly be adopted.

In the event that a new outfall pipeline to the board's culvert is anticipated, the connection shall be formed at the existing inspection chamber or alternatively a new chamber must be constructed to my requirements and the existing private pipeline removed. Please liaise closely with Mr. Staines regarding this matter.

I am pleased to confirm that based upon the details shown, my Board will not seek a contribution in respect of storm water disposal. Should run-off from additional impermeable area be connected into the system however my Board reserve the right to re-assess the situation.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water and parking area storm water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. In view of the sites former use I would also recommend that subsoil compaction should be thoroughly broken prior to the installation of the soakaway systems.

With reference to past correspondence, I note that floor levels have been raised, the lowest of 2.900 now offering 900 mm's of freeboard above the anticipated maximum water level in the Board's system and that the floor levels are above the proposed road level. Needless to say, any consequent raising of the site must give consideration to preventing surface water run-off causing embarrassment to adjoining property.

Our Ref: RS/PA-F/495/93/JAM Your Ref: 9 June 1993

I am sending a copy of this letter to the District Planning Officer and also the National Rivers Authority in order they are aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding, Lincs.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock S.H.D.C. Planning Reference H09/0495/93

The following are my observations upon the enquiry under the reference quoted above: —

Fishpond Lane, Holbeach.

These details are currently being checked and I understand there are some problem with details in respect of drainage and road levels.

There may not affect the overall layout and therefore your comments as Planning Authority.

Date 17-6-93

Signed ..... Director of Highways and Planning

DRO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 1993
51
Attention of
File Nos.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/495/93/JAM **Your Ref.**

Date 9 June 1993

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Yours faithfully,

ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding, Lincs.

IF IN ANY DOUBT AS

NOTE.
± 117 M TO EXISTING PUBLIC RIGHTS OF WAY.

EXIST. ONE POST TO REMAIN. REMOVE ERRANT CHAIN LINK FENCING. REPLACE WITH 2.00 M CLOSE BOARDED FENCING.

EXIST. ONE POST TO REMAIN. REMOVE ERRANT CHAIN LINK FENCING. REPLACE WITH 2.00 M CLOSE BOARDED FENCING.

N

BLOCK PLAN. SCALE 1:250

1·8M | 5·0M | 1·8M

TYPICAL CROSS SECTION

ROAD WEARING COURSE: 40MM CLOSE GRADED BITUMEN MACADAM OF 10MM NOM SIZE TRAFFIC QUALITY TO CLAUSE 11.3 BASE COURSE 100MM DENSE BITUMEN MACADAM 20 MM NOM SIZE TO CLAUSE 11.1 SUB BASE TYPE 1 (CLASS) AGG. TO CLAUSE 10.1 THICKNESS TO BE 600MM WITHOUT GEOTEXTILE (300 TYPE 1 ON TOP OF 300 GRANULAR FILL) OR 450 MM TYPE 1 WITH A GEOTEXTILE. SUBJECT TO ANY SOIL TESTS BEING TAKEN BY MANNING LABORATORY. TURNING HEAD TO CLAUSE 4.21

FOOTWAY 25 MM DENSE BITUMEN MACADAM OF 6 MM NOM SIZE TO CLAUSE 11.4 50MM DENSE BITUMEN MACADAM OF 20 MM NOM SIZE TO CLAUSE 11.1 100MM BASE OF TYPE 1 AGG TO CLAUSE 10.1 152 x 50 CONC. EDGING.

SURFACE WATER PIPES TO BE 'BRITISH STANDARD' VITRIFIED CLAY TO BS 65 AND 540 WITH RUBBER RINGED FOR HEAVY DUTY CONFORMING TO BS 2494. FOUL SEWER PIPES TO BE G.V.C. TO L/AS AND WITH POLYPROPYLENE SLEEVE COUPLINGS. TYPE 1 MANHOLES TO BE USED OR AS DIRECTED BY E.H. ON SITE FOR SPEC. DETAILS.

THE SPEC. IN ALL RESPECTS SHALL BE THE CURRENT LINCOLNSHIRE GUIDE AND SPEC FOR DEVELOPMENT ROADS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION

ALL OTHER SERVICES TO BE LAID IN FOOTPATH AS AGREED WITH THOSE SERVICE AGENTS.

250 x 127 PRECAST CONCRETE 127 x 254 PRECAST CONC. CHANNEL BLOCK. 100 / 150 / 150 MORTAR CLASS CONCRETE 150 100

CHANNEL BLOCK + KERB DETAIL.

SOUTH HOLLAND D.C. PLAN... PT. 28 MAY 1993 REF H09/0495/93..

EXIST. 0.065

LANDS UNDER NORTH WATERSIDE

FISHPOND LANE

FARROW AV.

EXIST. INV. 0.824 CON. 2.761

EXIST INV. 0.730 (BY CALC)

EXIST. ROAD LEVEL 2.821

19.000

SEE DWG 9244/33.

REMOVE EXIST. HEDGE & TREES BOUNDARY TO PROPERTIES

NOTE.

MIN X DISTANCE	2.4 M.
MIN Y DISTANCE (AGREEMENT REF 0495)	60.0 M.
CARRIAGEWAY	5.10 M.
FOOTWAY	1.8 M.
KERB RADII	7.5 M.

CLOSE BOARDING FENCING TO BE 1.8M HIGH.

PLANTING.

A. SILVER BIRCH	1.5M
B. ROWAN	1.5M
C. CHESTNUT	2 M
OTHER LANDSCAPING	1 M
CARDINASTER HORIZONTALIS	0.5M c/c

O.D. 2.821

ROAD GRADIENT 1-160 CHANNEL BLOCKS.						
81.4 M	77.7 M	65.7 M	53.8 M	21.9 M	0.00 M	CHAINAGE
2.820	2.735	2.745	2.770	2.800	2.821	PROPOSED C.L. LEVELS.
2.785	2.745	2.760	2.775	2.775	2.821	EXISTING G.L. LEVELS.

SCALE 1:500. PROFILE.

PROPOSED RESIDENTIAL DEVELOPMENT OFF FISHPOND LANE HOLBEACH. LINCS. FOR [redacted] DEVELOPMENTS LTD.

LOVETH COLLINS DESIGN. 0606221126

DWG No 9244/3 REC