

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1313/92

Received: 29-DEC-92 Type: CONDITION COMPLIANCE

Earlier Permission: H05/1108/92

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

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

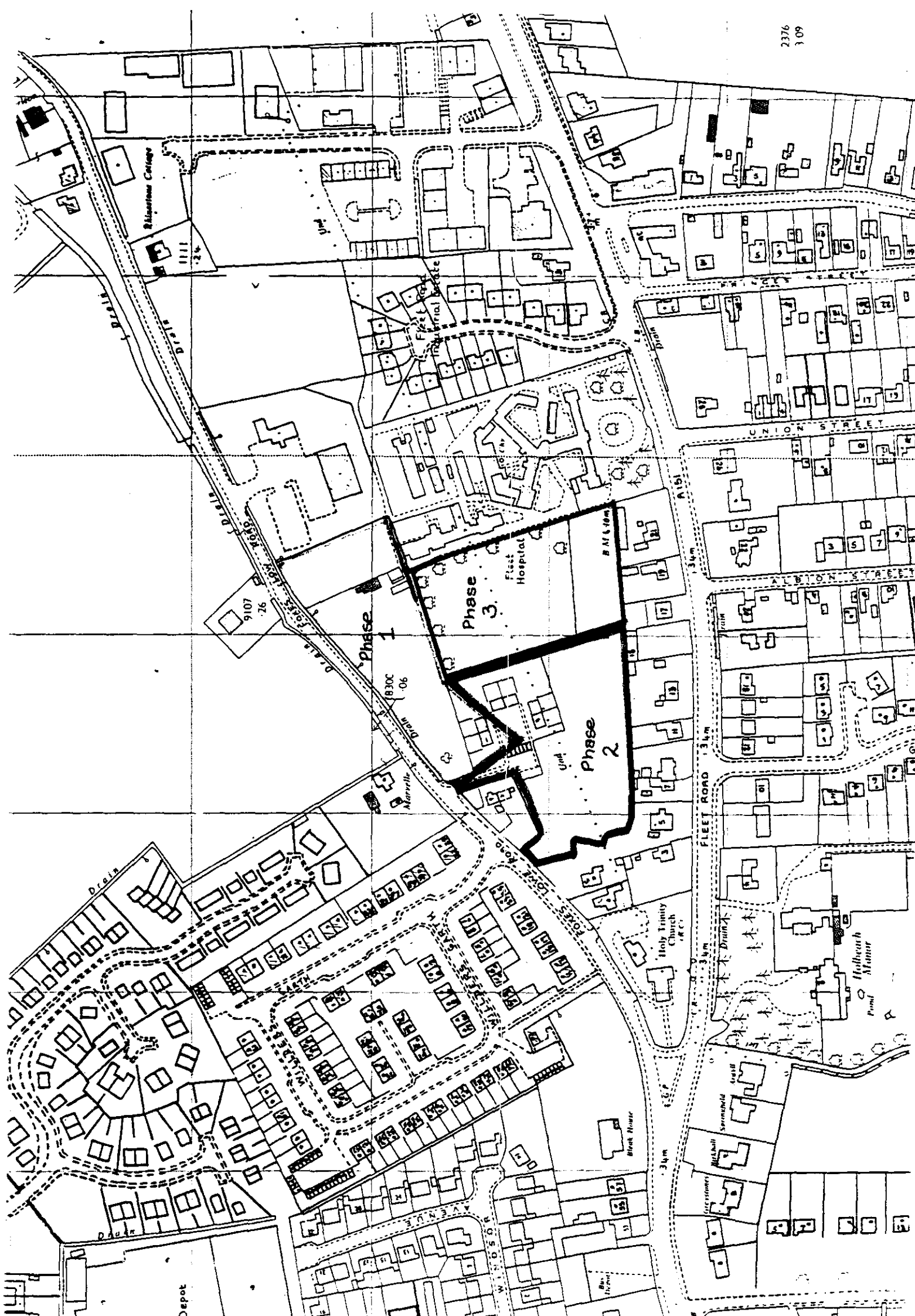
Description: Sample of railing to be used (in respect of Condition 2
of application H05/1108/92)

Location : Land off Foxes Low Road 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
14-JAN-93 H09/1313/92

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.



CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No.

H09/1313/92

Date registered

29 DEC 1992

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford, Lincolnshire. NG34 0RA
Tel. No 0529 21 646 (Contact) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Foxes Lowe Road, Holbeach.

Please complete

EARLIER APPLICATION No.

H05/1108/92

This application cannot be considered
unless the relevant reference is stated

Please complete

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

Signed

Date 23 December 1992

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

A sample of the railing to be used.

State drawing no's relating to the current submission

State condition no. under which this application is required

2

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent

Delivered

Case Officer Conclusions

DMG 7/11

Sample received

Considered acceptable in terms of appearance

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer JH 12/11

Case Officer Recommendation

Approve

Refuse

Signed

JH 12/11

Conditions/Reasons
(continue overleaf)

None

Notes to applicant

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF. _____

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting Design Ext app Access Landscape

Reg 4

Scale drawing _____

Highway S/W _____

Agric appraisal _____

Other _____

Precise details,
for non-standard
direction:

Senior Officer authorised: _____

Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed: _____

Further direction:

Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant Name _____

Other: _____

Order No _____

Case Officer

DAVID TERRY

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd

29 DEC 1992

Registration

Reference

H09/1313/92

Cross-Ref

N/A

Date

30/12

Validation

TYPE

29 DEC 1992

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee

NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Siting Design Ext app Access Landscaping

Previous
Current

Index sheets

171C

OS No's

Grid ref

5 36900 3 34977C

Ward

Parish

Inside IBD

Inside LP area

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

1037

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1313/92

Received: 29-DEC-92 Type: CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

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

Description: Sample of railing to be used (in respect of Condition 2
of application H05/1108/92)

Location : Land off Foxes Low Road Holbeach
Spalding Lincs

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

12-JAN-93

AD check.....*AD 12/1*.....

Authorised to issue (inc Delegation).....*AD*.....
13/

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



Application no: H09/1313/92

Type: CONDITION COMPLIANCE

Applicant: Ashwood Homes

Agent: Robert Doughty

Tel:

0529 21 646

Description: Sample of railing to be used
(in respect of Condition 2
of application H05/1108/92)

Location: Land off Foxes Low Road
Holbeach
Spalding
Lincs

Valid date: 29-DEC-92

Terminal date: 23-FEB-93

Target dates:

Target Committee: 17-FEB-93

To case officer 05-JAN-93

Report deadline: 03-FEB-93

Inspected by 08-JAN-93

Extra contacts 12-JAN-93

Case Officer:

Report if not clear by 02-FEB-93

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category:

Listed building:

Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

L.C.C. - No obs

Sent

Expiry

7/1/93

SITE DETAILS

Grid ref: 536900 324970

OS Sheets: 170

Parcel:

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

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

Your Reference H05/1108/92

Tel. Swaton (0529 21) 646/7

Fax (0529 21) 358

Our Reference 165 10 JRB AKD

23 December 1992

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

For the attention of Mr David Gedney

Dear Sir

ASHWOOD HOMES

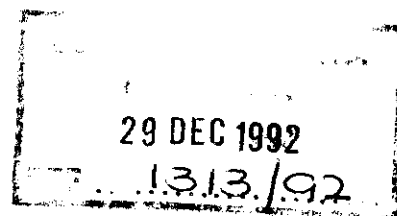
**RESIDENTIAL DEVELOPMENT: LAND OFF FOXES LOWE ROAD, HOLBEACH:
CONDITION COMPLIANCE: RAILINGS**

Following our telephone conversation of 22 December 1992 please find enclosed copies of our Condition Compliance relating to the above.

As discussed a sample of the railings to be used has already been submitted to the District Council.

If you require any further information please do not hesitate to contact us.

Yours faithfully



James R Blakey

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



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H05/1108/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1313/92

Received:29-DEC-92 Type:CONDITION COMPLIANCE

Name: Ashwood Homes

Agent: Robert Doughty

Holbeach Manor

32 High Street

Fleet Road

Helpringham

Holbeach

Sleaford

Spalding Lincs PE12 7AX

Lincs NG34 0RA

Description: Sample of railing to be used (in respect of Condition 2
of application H05/1108/92)

Location : Land off Foxes Low Road 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:

sgd B SMITH

Director of Planning and Building Control Services

14-JAN-93 H09/1313/92

THIS DEED is made the

day of

1313/92

One thousand nine hundred and ninety-three 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 A J KING of and H M KING of trading as ASHWOOD HOMES of Holbeach Manor Fleet Road Holbeach in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

- (1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated
- (2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land
- (3) The Owner has by application by its agents dated the twenty-ninth day of July one thousand nine hundred and ninety-two ("the Planning Application") applied to the Council for planning permission for residential development on the Land in accordance with the plans and particulars supplied therewith under planning reference H05/0808/92 ("the Development")
- (4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.
- (5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.
- (6) The Council is the local planning authority by whom the planning obligation is enforceable.

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

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto
2. This planning obligation is a local land charge and shall be registered as such
3. The expressions "the Council" and "the Owner" shall include their successors in title.

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

FIRST SCHEDULE

(Details of "the Land")

The land at Foxes Low Road Holbeach shown edged red on the plan annexed hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owner hereby covenants that a play area comprising 0.3 acre shall be prepared to the standard detailed in the attached policy "Adoption Criteria for Play Areas" on the land edged blue on the plan annexed hereto in a position to be agreed with the local planning authority prior to occupation of the final dwelling to be provided by the development

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

Chairman of the Council

Director of Administration

SIGNED AS A DEED by the said

A J KING

in the presence of:-

Witness

Address

Occupation

SIGNED AS A DEED by the said

H M KING

in the presence of:-

Witness

Address

Occupation

ADOPTION CRITERIA FOR PLAY AREAS

POLICY 4

DEVELOPERS WILL BE REQUIRED TO BE RESPONSIBLE FOR THE NECESSARY SITE PREPARATION WORKS AND INITIAL 2 YEARS MAINTENANCE, AND THEREAFTER THE DISTRICT COUNCIL WILL ADOPT THE LAND, FACILITIES AND FITTINGS, AND BE RESPONSIBLE FOR ITS MAINTENANCE WHICH WILL BE FUNDED BY A COMMUTED SUM BASED ON THE MAINTENANCE COSTS OF THE SUBSEQUENT 10 YEARS AS DETAILED IN APPENDIX E. AREAS TO BE ADOPTED AND MAINTAINED BY THE DISTRICT COUNCIL ARE TO BE ADOPTED BY DEED OF GIFT OR CONVEYANCE AND MUST BE PROVIDED AT THE FOLLOWING STANDARDS:-

1.0 Play Areas

- (a) They must be drained and leveled; be provided with fences or hedges and not have natural hazards such as streams or steep gradients adjacent; be easily observable for external supervision; the surface must have adequate cover of top soil; be provided with a grassed, normal playing surface; be weed and stone free, and smooth; tree planting should be of indigenous species as approved by the Director Of Environmental Services.
- (b) Equipped play areas must generally not be less than 300 square metres.
- (c) Casual/informal play areas must generally not be less than 1,300 square metres and should be laid out 30 metres x 60 metres.

NOTE

All furniture, fittings, equipment and fencing provided as part of the open space or play area will be adopted by the Council for future maintenance, and will be included within the Deed of Gift.

