

FILE COPY



Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H11/0040/92

Received: 13-JAN-92 Type: CONDITION COMPLIANCE

Earlier Permission: H11/0230/91

Name: Estate of Esther May Bond
c/o Cross Hall Road
St Neots
Cambs

Agent: Gerald Dixon
197a East End Road
London
N2 0LZ

Description: Cond. 2 - External materials Cond. 5 - Fences, trees &
landscaping. Cond. 8 - Drive/Access Materials
Location : Rear of 2 Swapcoat Lane Long Sutton
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
26-JUN-92 H11/0040/92

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. H11/0609/92
Date registered 08 JUN 1992
Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Estate of Esther May Bond
c/o Cross Hall Road
St. Neots
Cambs.
Tel. No.

NAME AND ADDRESS OF AGENT

if form completed by agent)
Cerauld Dixon
197a East End Road
LONDON N2 0LZ
Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Rear of no. 2.
Swoopcoat Lane, Long Sutton

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H11/0230/91

Please complete

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

Signed Date

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

Details of landscaping
(Condition 5 of
application H11/0230/91)

State drawing no's relating to the current submission

State condition no. under which this application is required

24418 5

Town and Country Planning Act etc

DRAFT DECISION

Reference: H11/0040/92

Received:13-JAN-92 Type:CONDITION COMPLIANCE

Name: Estate of Esther May Bond
c/o Cross Hall Road
St Neots
Cambs

Agent: Hale-Sutton Thomas Page
6 South Brink
Wisbech
Cambs

Description: Cond. 2 - External materials Cond. 5 - Fences, trees &
landscaping. Cond. 8 - Drive/Access Materials

Location : Rear of 2 Swapcoat Lane Long Sutton
Spalding

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

Authorised to issue:

19-JUN-92

H11/0040/92

AD...*fl*.....DC.*ll*

22/6

25/6

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H11/0040/92

Type: CONDITION COMPLIANCE

Applicant: Estate of Esther May Bond
Tel:

Agent: Hale-Sutton Thomas Page

Description: Cond. 2 - External materials
Cond. 5 - Fences, trees &
landscaping. Cond. 8 -
Drive/Access Materials
Location: Rear of 2 Swapcoat Lane
Long Sutton
Spalding

Valid date: 13-JAN-92

Terminal date: 09-MAR-92

Target dates:

Target Committee:

To case officer 18-JAN-92

Report deadline:

Inspected by 23-JAN-92

Extra contacts 28-JAN-92

Case Officer:

Report if not clear by 17-FEB-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category: Misc works

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Mrs M E Kerr

0529 240713

23-JAN-92

06-FEB-92

L.C.C. - No obs for CB 6/2/92

SITE DETAILS

Grid ref: 542920 323170

OS Sheets: 192

Parcel:

GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant

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

197a East End Road,
London N2 0LZ

Tel: 01-883 3489
081-

My Reference: A.937

Your Reference: DMG/WL
H11/0040/92

2 June 1992

For the attention of: Mr D Gedney

Dear Sir,

Adj. 2 Swapcoat Lane, Long Sutton.
Three New Houses

Thank you for your letter of 27th May 1992, which concludes matters relative to Conditions Nos.2 and 8 of Planning Permission. As you have mentioned, matters remain to be concluded relative to Condition 5. I do, however, think that the points made towards the end of your letter are completely inappropriate in these circumstances. To date there has been no pressing need to conclude matters regarding landscaping, unlike the other matters. I would point out that I wrote to you on 24th March 1992 regarding drive materials, and for your part, notwithstanding my subsequent letter to you of 11th May 1992, it has taken you over two months to reply on this simple matter.

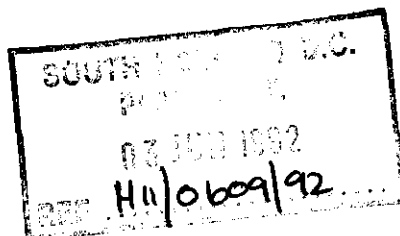
Turning now to Condition 5, fences and planting, I did, of course, put forward proposals in my letter to you of 9th January 1992, but you rejected these in your letter to me of 7th February 1992. The planning requirement here is to give this site a reasonable appearance from public areas (ie: from Swapcoat Lane), without prejudicing or infringing the rights of future owners to implement their own private landscape schemes in their own private areas, away from public View. I am inclined to agree that additional planting would be desirable in the front areas. I do accordingly enclose updated copies of my drawing No.937.1, with revised landscape proposals. I request that you write to me approving these, in discharge of Condition 5.

Yours faithfully,



GERALD DIXON

Enc.



Mr G Dixon
197A East End Road
LONDON
N2 0LZ

Mr D Gedney

DMG/WL
H11/0040/92
A.937

27th May 1992

Dear Sir,

Planning application H11/0040/92 -
Condition 2 - External materials: Condition 5 - fences, trees and
landscaping: Condition 8 - drive/access materials - rear of 2
Swapcote Lane, Long Sutton, Spalding, Lincs

I refer to your letter dated 11th May 1992 in respect of the above.

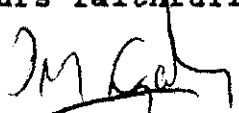
Firstly, I would like to confirm that no objections are raised to
the Ibstock West Hoathly medium Multi Stock bricks in a 1:5 mortar
with bagged finish. The same applies with the natural plan red
Clay Pantiles for the roof.

Concerning the materials to be used for the drive, it is understood
that you propose to use gravel. I have discussed this matter with
the Council's Consultant Architect and no objections are raised to
this also.

However, I am extremely concerned over the fact that you have still
not submitted amendments to the landscaping scheme as suggested in
my original letter dated 7th February 1992. I remind you that as
such you are in breach of condition number 5. If no such details
are forthcoming, therefore, within the next fourteen days, I will
have no alternative but to present the matter to the Planning
Committee so that they can consider what action to take.

I look forward to your response in respect of the above as soon as
possible.

Yours faithfully,


N R Midlen
Principal Planning Officer
(Development Control)

GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant

The Principal Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Rd
Spalding
PE11 2XE

197a East End Road,
London N2 0LZ

Tel: 01-883 3489
081-

My Reference: A.937

Your Reference: DMG/LAB/H11/0040/92

11th May 1992

For the attention of: Mr D M Gedney

Dear Sir,

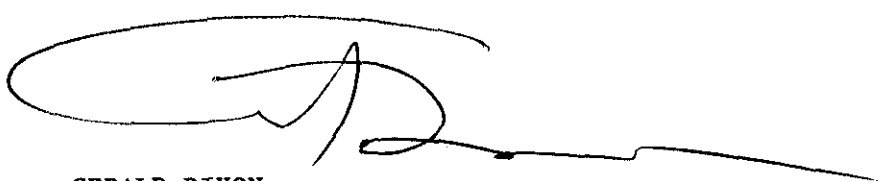
Adj. 2 Swapcoat Lane, Long Sutton. Three Houses.

I am rather concerned that I have received no reply to my letter of 24th March 1992, a copy of which is attached. This letter refers to matters covered by Condition of Planning Permission, specifically roof and drive materials. Inasmuch as roofing is concerned, events have overtaken correspondence and the roofs have indeed been completed, very satisfactorily, with the red clay pantiles. I do, however, still seek your reply, for the record, confirming this point in discharge of Condition 2 of Planning Permission.

I would also welcome your immediate reply to the proposals made in the attached letter, for drive materials, in discharge of Condition 8.

Proposals will be made concerning Condition 5 in the near future.

Yours faithfully,


GERALD DIXON

Enc. 1.

S.H.D.C. PLANNING DEPT. RECEIVED 12 MAY 1992 DG	
Attention of DPO ☒ NRM DOPO ☐ JC ☐ ACP	File Nos. <i>plan 2/3</i>
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant

The Principal Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

197a East End Road,
London N2 0LZ

Tel 01-883 3489
081-

My Reference: A.937

Your Reference: DMG/LAB/H11/0040/92

24th March 1992

For the attention of: Mr D M Gedney

Dear Sir,

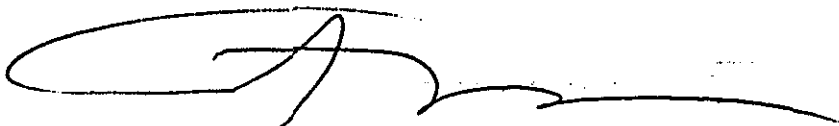
Adj. 2 Swapcoat Lane, Long Sutton. Three Houses.

Further to my letter to you of 19th March 1992, I am now able to write to you regarding certain of the outstanding matters. Firstly, in conjunction with Condition 2 of Planning Permission, it has now been decided to accept the suggestion, made in the second paragraph of your letter to me of 7th February 1992, that the roof tiles be plain red clay pantiles. Work is likely to proceed on site with these tiles in the very near future.

Regarding Condition 8, my clients and I cannot agree with your suggestion that all driveways be surfaced in brick pavers. These are in no way a traditional material in any event. I understand that your Consultant Architect, Mrs Kerr, has suggested to men on site that the drives may be in gravel. This suggestion is acceptable to my clients, and it is therefore proposed to construct the drive in this manner.

I would be grateful if you could reply to me confirming your approval to the above items, in discharge of Conditions 2 and 8 of Planning Permission. Regarding Condition 5, fences, trees and landscaping, further proposals will be put forward in the fairly near future.

Yours faithfully,



GERALD DIXON

**GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant**

The Principal Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

197a East End Road,
London N2 0LZ

Tel 01-883 3489
081-

My Reference: A.937

Your Reference: DMG/LAB/H11/0040/92

24th March 1992

For the attention of: Mr D M Gedney

Dear Sir,

Adj. 2 Swapcoat Lane, Long Sutton. Three Houses.

Further to my letter to you of 19th March 1992, I am now able to write to you regarding certain of the outstanding matters. Firstly, in conjunction with Condition 2 of Planning Permission, it has now been decided to accept the suggestion, made in the second paragraph of your letter to me of 7th February 1992, that the roof tiles be plain red clay pantiles. Work is likely to proceed on site with these tiles in the very near future.

Regarding Condition 8, my clients and I cannot agree with your suggestion that all driveways be surfaced in brick pavers. These are in no way a traditional material in any event. I understand that your Consultant Architect, Mrs Kerr, has suggested to men on site that the drives may be in gravel. This suggestion is acceptable to my clients, and it is therefore proposed to construct the drive in this manner.

I would be grateful if you could reply to me confirming your approval to the above items, in discharge of Conditions 2 and 8 of Planning Permission. Regarding Condition 5, fences, trees and landscaping, further proposals will be put forward in the fairly near future.

Yours faithfully,



GERALD DIXON

S.H.D.C. PLANNING DEPT.	
RECEIVED	
25 MAR 1992	
Attention of	File Nos.
GPO (NPM)	
DDPO BS	
JO ACP	
on by ...	Acknowledge YES/NO
ss with ...	by
do	date

GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant

The Principal Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

197a East End Road,
London N2 0LZ

Tel: 01-883 3489
081-

For the attention of: Mr D M Gedney

My Reference: A.937

Your Reference: DMG/LAB/H11/0040/92

19th March 1992

Dear Sir,

Adj. 2 Swapcoat Lane, Long Sutton. Three Houses.

Thank you for your letter of 5th March 1992, regarding conditions of planning permission. I do indeed confirm the point made in the second para of your letter, to the effect that the type of facing bricks and pointing mentioned have been agreed direct with your Council's Consultant Architect.

As you are probably aware, brickwork is now rapidly proceeding. Regarding matters of fences, trees, and drive, I hope to take my clients' instructions in a few days' time, and to be in touch with you further immediately thereafter.

Yours faithfully,



GERALD DIXON

PL

S.H.D.C. PLANNING DEPT.	
RECEIVED	
20 MAR 1992	
Attention of	File No.
DPO ☒ NEM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Mr G Dixon
(Chartered Architect & Planning Consultant)
197a East End Road
London
N2 0LZ

Mr D M Gedney
DMG/LAB/H11/0040/92
A.937
5 March 1992

Dear Sir

Planning Application H11/0040/92 - Condition 2 - External Materials;
Condition 5 - Fences, Trees And Landscaping; Condition 8 - Drive/Access
Materials - Rear Of 2 Swapcoat Lane, Long Sutton, Spalding.

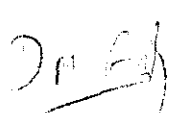
I refer to the above application for conditional compliance submitted by yourself on behalf of the Estate of Esther May Bond.

It is understood that you have now had discussions with the Council's Consultant Architect and that agreement has been reached in respect of the materials to be used for the external walls (ie Ibstock West Hoathly Medium Multi Stock facing bricks in a 1:5 mortar with a bagged finish. I would be pleased, therefore, if you could confirm this fact.

Also, further to my letter dated 7 February 1992, I am still awaiting details relating to roofing material, surfacing of the driveway and also fencing/landscaping.

I will be pleased to receive the above details as soon as possible, therefore, so that I am in a position to proceed with the application.

Yours faithfully


N R Midlen
Principal Planning Officer
Development Control

Mary E. Kerr BA., BSc., RIBA
Architect

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

YOUR Ref H11/0040/92
OUR Ref SHDC 3A/92

25th February 1992

B. Smith MRTPI
District Planning Officer,
Planning Department
Council Offices
Priory Road
SPALDING,
Lincolnshire
PE11 2XE

Dear Mr Smith,

COND. 2 - EXTERNAL MATERIALS

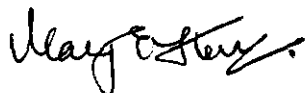
REAR OF 2 SWAPCOAT LANE, LONG SUTTON, SPALDING

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 FEB 1992	
Attention of	File Nos.
DPO ☒ N.M.	
DOFO ☐ B.	
AC ☐ ACP	
YES/NO	YES/NO

I visited the site yesterday and approved a sample panel of facing bricks. Ibstock West Hoathley Medium Multi Stock in a 1:5 mortar with a bagged finish which raises the aggregate. It matched in well with the surrounding buildings.

I mentioned to the builder that the roofing tile had yet to be confirmed as far as I was aware. He would like to use a gravelled driveway which from the Conservation Area point of view would be preferable to a tarmac finish.

Yours Sincerely,



MARY E. KERR BA BSc RIBA

**GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant**

The District Planning Officer
South Holland D.C.
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

197a East End Road,
London N2 0LZ

Tel: 01-883 3489
081-

For the attention of: Mr D M Gedney

My Reference: A.937

Your Reference: DMG/JP/H11/0040/92 11th February 1992

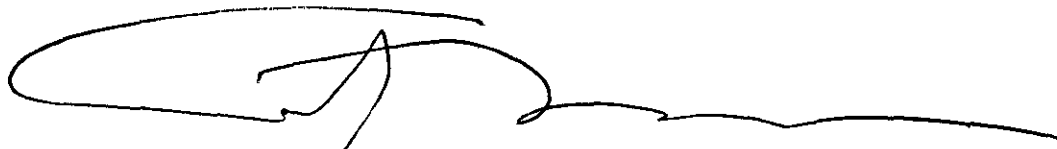
Dear Sir,

2 Swapcoat Lane, Long Sutton
3 Dwellings at rear. Conditions 2, 5 and 8.

Thank you for your letter to me of 7th February 1992, which is in reply to my letter to you of 9th January 1992. You have raised a number of points, some of which I may wish to discuss with you further at a later date. In this present letter I am concerned only with Condition 2, inasmuch as it relates to facing bricks.

I note your dislike of the brown brick which I have suggested. Following my telephone discussions yesterday with both Mr Gedney and Mrs M E Kerr, your Consultant Architect, I write to record that it was agreed between us that Ibstock RE9 facing bricks may be used. These are "West Hoathly Medium Multi Stocks". It has been established that these are available for early delivery, and they are likely to be delivered to site during the next few days. I have instructed that a panel of brickwork be erected before general facing brickwork proceeds, and I will advise you at the appropriate time, so that any comments you may wish to make regarding pointing can be taken into account.

Yours faithfully,



GERALD DIXON

c.c.: Mrs M E Kerr
The Manor House
Spanby, NG34 0BB

D Lloyd Esq
Regalbourne Ltd

S.H.D.C. PLANNING DEPT.	
RECEIVED	
13 FEB 1992	
Attention of DPO DOPO JC NEM BS ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only 040/92

Application No. H11/0230/91

Date registered 10 1 1992

Grid reference DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Regalbourne Ltd
87 Newland Street
Witham CM8 1AD

Tel. No. George Green 0406 351326

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Mr. B. L. Smith
Cakebread's Builders Merchants
1 Out Northgate
Bury St Edmund.
Tel. No. 0284 (Contact) 75 2864.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Peas 2 Swap coat Lane Long Sutton.

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H11/0230/91 & H11/0040/92

Please complete

attach the necessary plans and apply for approval as described below

Signed

[Signature]

Date

10-2-92

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

(1)

2

State which details are submitted

Amending to
Brick details

State drawing no's relating to the current submission

State condition no. under which this application is required

Mary E. Kerr BA., BSc., RIBA
Architect

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 0BB

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 7 FEB 1992	
Attention of	File Nos
DPO ☒ NEM	
DOPO ☐ BS	
IC ☐ ACP	
Action by	
Discuss with	
Copy to	

YOUR Ref H11/0040/92
OUR Ref SHDC 3/92

4th February 1992

B. Smith MRTPI
District Planning Officer,
Planning Department
Council Offices
Priory Road
SPALDING,
Lincolnshire
PE11 2XE

Dear Mr Smith,

COND. 2 - EXTERNAL MATERIALS COND. 5 - FENCES, TREES & LANDSCAPING.
COND. 8 - DRIVE/ACCESS MATERIALS
REAR OF 2 SWAPCOAT LANE, LONG SUTTON, SPALDING

It is in my view important in such close proximity to a listed building that the materials for use on this site are chosen with great care. My comments are as follows:

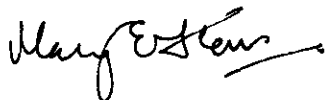
(i) Natural plain red clay pantiles should be used in preference to the Redland Norfolk tile, which is I believe a concrete tile.

(ii) The Ibstock Beacon Medium Brown is a textured wire cut brick of a pronounced brown/red colour. I would have thought that on this site a softer weathered stock brick would be more appropriate. The bricks to be used should be viewed on site, preferably with a sample panel to show pointing colour and type of finish.

(iii) The use of tarmac with concrete kerbs is disappointing. Given the nature of the site a more sensitive, low key and informal approach would be preferred. (Paviors with chamfered kerbs for example, or gravel topping with soft edges - brick or hardwood board)

(iv) Full height close boarded fences in the more prominent positions would I feel be best replaced with either hedging, backed if needed by a post and rail fence or brick walling, or at least low level brickwork with fencing above. (From House 2 to the garage and from House 3 to No 1 Gedney Road).

Yours Sincerely,



MARY E. KERR BA BSc RIBA

Mr G Dixon
(Chartered Architect & Planning Consultant)
197A East End Road
London N2 0LZ

Mr D M Gedney
DMG/JP/H11/0040/92
A937

7 February, 1992

Dear Sir

Planning Application H11/0040/92 - Condition 2 - External Materials;
Condition 5 - Fences, Trees and Landscaping; Condition 8 - Drive/Access
Materials - Rear of 2 Swapcoat Lane, Long Sutton, Spalding

I refer to the above application for Conditional Compliance submitted by yourself on behalf of the estate of Esther May Bond.

Since the site is in such close proximity to a Listed Building, the external materials should be chosen with great care. Natural plain red clay pantiles should be used in preference to the Redland Norfolk tile. Also, the Ibstock Beacon Medium Brown is a textured Wirecut brick of a pronounced brown/red colour. It is my opinion that on this site a softer weathered stock brick would be more appropriate.

Regarding surfacing of the driveway, given the nature of the site a more sensitive, low key and informal approach would be preferred. This should preferably consist of paviers with chamfered kerbs.

Finally, concerning fencing and landscaping, the full height close-boarded fences from House 2 to the garage and from House 3 to No. 1 Gedney Road would, in my judgement, be best replaced with native hedging (backed if so required by a post and rail fence or brick walling). Also, although I have considered the remarks made in your letter, it is nevertheless my opinion that the landscaping scheme submitted is not totally adequate. The scheme should make provision for new trees of appropriate species as well the existing. Further, the scheme would benefit by the provision of native hedging (e.g. hawthorn, beech or privet) along the site's boundaries where possible.

/Cont...

I look forward to your response in respect of the above in due course, therefore, plus amended plans/details if you are agreeable.

Yours faithfully

DM

PP N R MIDLEN
PRINCIPAL PLANNING OFFICER

S.H.D.C. PLANNING DEPT.

RECEIVED

- 6 FEB 1992 DG

Attention of DPO <u>NRM</u> DOPG <u>BS</u> JC <u>ACP</u> Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date
---	---

**GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant**

The District Planning Officer,
South Holland D.C.
Planning Department,
Council Offices,
Priory Road,
Spalding,
PE11 2XE

197a East End Road,
London N2 0LZ

Tel: 01-883 3489
081

For the attention of Mr. Nigel Midlen.

My Reference: A.937

Your Reference: H11/0230/91

9th January 1992

Dear Sirs,

2 Swap Coat Lane, Long Sutton.
3 Dwellings at Rear.

Further to my letter to you of 2nd January 1992, I am grateful for Mr. Midlen giving his immediate attention to this matter. I am pleased that you are prepared to approve the details enclosed with that letter, as a minor amendment to the existing consent, as confirmed to me by Mr. Midlen during our telephone conversation of 7th January. I look forward to your letter in formal confirmation of this matter, in due course.

Having resolved the matter of amended design details, I am now writing to you regarding those items for which your approval is still required, under the conditions of the planning permission. These items are:

Condition 2, external materials.
Condition 5, fences; trees and landscaping.
Condition 8, drive/"access" materials.

I now enclose two copies of my updated drawing No.937.1, upon which the details and schedules relative to the above conditions are now incorporated. On one copy of the drawing, I have outlined the relevant schedules in red, with the condition numbers noted, for your easy reference. I would be grateful if you could write to me, approving the proposals contained in these schedules, in discharge of Conditions 2, 5 and 8.

Inasmuch as the information provided in the schedules on drawing No.937.1 is concerned, I have no further comment to make here regarding Conditions 2, 8, and 5 (fences). I would however offer a few words of explanation regarding Condition 5 (trees and landscaping). The site contains a number of large fruit trees, some of which are in poor condition, together with various bushes and scrub. Notwithstanding the condition of some of the trees, it seems to me desirable that as many be retained as possible as existing landscaping, which will no doubt be replaced in future years by the owners of the houses. Thus only those existing trees within or in very close proximity to the house positions, will be removed, and the others retained as shown. Having regard to the position of the approved houses, and the close proximity of existing houses, there are few positions left on site suitable for planting of larger trees, and these positions are indeed occupied by the existing trees which are to be retained. It therefore seems to me that there is no case for planting new trees on this site. Inasmuch as minor shrubs and hedges within the individual plots are concerned, it must be emphasized that this is effectively a backland site, with

T District Planning Officer,
South Holland D.C.
Planning Department.

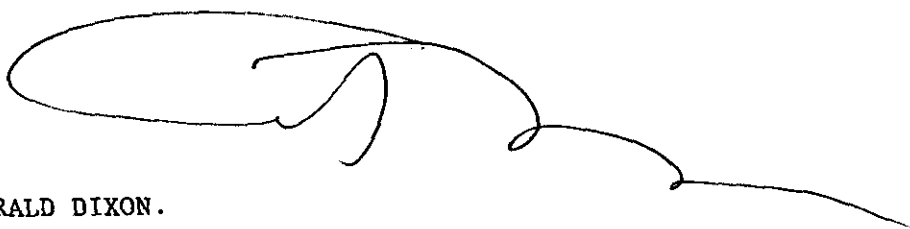
9th January 1992

For the attention of Mr. Nigel Midlen.

2 Swap Coat Lane, Long Sutton.
3 Dwellings at Rear.

only a very limited aspect to public view. It does seem to me that this is a clear case where it is best to leave individual garden landscaping to the future house owners, to implement on their own initiative, rather than imposing an overall scheme. I hope you will agree with me on this point, and that you are able to write to me confirming discharge of the conditions on the basis set out in this letter and the accompanying drawing.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a series of smaller loops and a long, sweeping tail that extends to the right.

GERALD DIXON.

Encs.

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H11/0040/92

Date registered

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Estate of Esther May
Bond
40 CROSS HALL ROAD
ST NEOTS
CAMBS
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

HALE-SUTTON THOMAS PAGE
6 SOUTH BRINK
WISBECH
CAMBS
Tel. No. (Contact)

OFFICE
COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

REAR OF 2 SWARCOAT LANE, LONG SUTTON

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H11/0230/91

Please complete

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

Signed

Date

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.

No Objection for CS 16/1/92
(1)

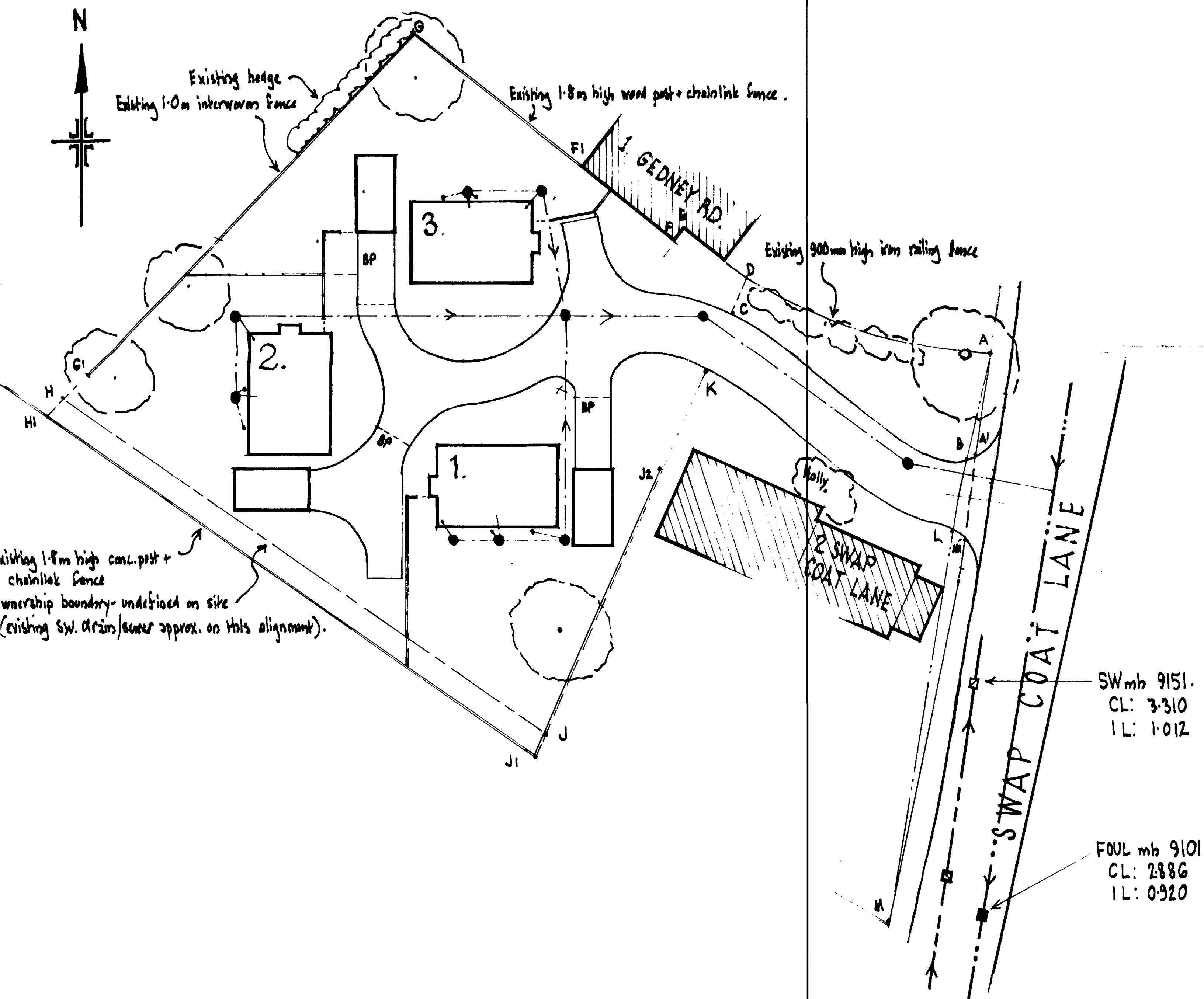
2. The application is for approval of details required by a condition

State which details are submitted

CONDITION 2 - EXTERNAL
MATERIALS
CONDITION 5 - FENCES; TREES
AND LANDSCAPING.
CONDITION 8 - DRIVE/ACCESS
MATERIALS

State drawing no's relating to the current submission

State condition no. under which this application is required



DRAINAGE:

- Proposed foul drains, 100φ
- Existing Foul Sewer - In Swap

The entire new foul drainage system, and new be installed in the Hepworth Supersieve system, recommendations are to be observed in all matters reg pipes, including cover, bedding, backfilling, drains drains through walls, etc. The entire systems with the relevant parts of BRs 1985, H1 Section. All drains are to be 100φ, laid to fall of 1 in 80 position where cover will be less than 550mm, & d by concrete drive thereover, lay concrete path 100mm 750mm wide, thereover.

All foul drains to be laid on alignments shown, to existing foul sewer in Swap Coat Lane.

Roof water from each dwelling and garage is to be drains to soakways within the back garden area concerned, such soakways to be at least 5.0m or existing building.

Alternatively, sw drains may be led to discharge SW drain/sewer within site, running approx Southwest site boundary H-J.

DRIVE / ACCESS / VISIBILITY

Drive ('roadway') to be 4.25m wide from S junction with 'private' drive to Plot 1 garage. Radii and Visibility lines at junction with Swap as shown on approved app. no. 5031/10, and in to requirements of the Highway Authority.

Drive generally to be constructed with bitumen with precast concrete edgings, but the parking of the three garages to be in brick pavers.

FENCES & BOUNDARIES:

Existing Site Boundary fencing is as noted and is to be retained.

New Site Boundary fencing:-

- GI-H-H1 : 1.0m interwoven fence.
- J1-J-J2 : 1.8m closeboarded fence, b

New Plot Boundary & Screen Fences (—)
All to be 1.8m closeboarded fences, brown s

LANDSCAPE & TREES:

Existing trees & bushes, to be retained.

Proposed trees - species Sorbus Aria (Whitebeam)

Proposed hawthorn hedges.

All front garden areas to be grassed, as lawn.

DRAINAGE:

Proposed foul drains, 100φ

Existing Foul Sewer - in Swap Coat Lane

The entire new foul drainage system, and new be installed in the Hepworth Superseve system recommendations are to be observed in all matters of pipes, including cover, bedding, backfilling, drains through walls, etc. The entire systems with the relevant parts of BR 1985, H1 Section. All drains are to be 100φ, laid to fall of 1 in 80 position where cover will be less than 550mm, & by concrete drive thereover, lay concrete path 100 750 mm wide, wherever.

All foul drains to be laid on alignments shown, to existing foul sewer in Swap Coat Lane, via the garden of 2 Swapcoat Lane as shown.

Rain water from each dwelling and garage is to drains to soakways within the back garden or concerned, such soakways to be at least 5.0 or existing building.

Alternatively, sw drains may be led to ditch. SW drain/sewer within site, running approx. Southwest site boundary H-J.

DRIVE / ACCESS / VISIBILITY:

Drive ('roadway') to be 4.25m wide from junction with 'private' drive to Plot 1 garage. Radii and Visibility lines at junction with Swap Coat Lane as shown on approved app. no. 5031/10, and to requirements of the Highway Authority. Drive generally to be constructed with gravel with precast concrete edgings, but the parking of the three garages to be in brick pavers.

FENCES & BOUNDARIES:

Existing Site Boundary Fencing is as now and is to be retained.

New Site Boundary Fencing:-

G1-H-H1 : 1.0m interwoven fence.

J1-J-J2 : 1.8m closeboarded fence.

New Plot Boundary & Screen Fences (

All to be 1.8m closeboarded fences, brown

GM = Gas Meter position.

