FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0243/92 Received:26-MAR-92 Type:OUTLINE

Name: S J Wells,Riseholme Lodge
LongSutton,Spalding,Lincs
ManchesterUnityOddfellows
F Biggadike(Trust),Hither
OldGate,Holbeach,Spalding

Agent: S J Wells,Riseholme Lodge
LongSutton,Spalding,Lincs
ManchesterUnityOddfellows
F Biggadike(Trust),Hither
OldGate,Holbeach,Spalding

Description: Residential development (renewal of outline planning permission H11/0101/89)
Location : Land off Daniels Gate Long Sutton Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard

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)

surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 No development shall take place on this site until the estate road access to Daniels Gate has been laid out and constructed to base course level, in accordance with the details shown on the amended drawing No 89004/B4/1/A.

Reason: To provide a satisfactory estate road junction onto Daniels Gate in the interests of highway safety.

4 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway

in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

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

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

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

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

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

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

7 The estate layout shall provide for a road connection with Delamore Way to the south west.

Reason: To provide for a co-ordinated development of this area.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 40 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

Notes to Applicant:

Your attention is drawn to the fact that a public footpath crosses the site. If your detailed scheme proposes the diversion of this footpath then the necessary legal procedures for the diversion of the footpath will need to have been completed before any development takes place on the present line of the footpath.

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)

SOUTH HOLLAND DISTRICT COUNCIL

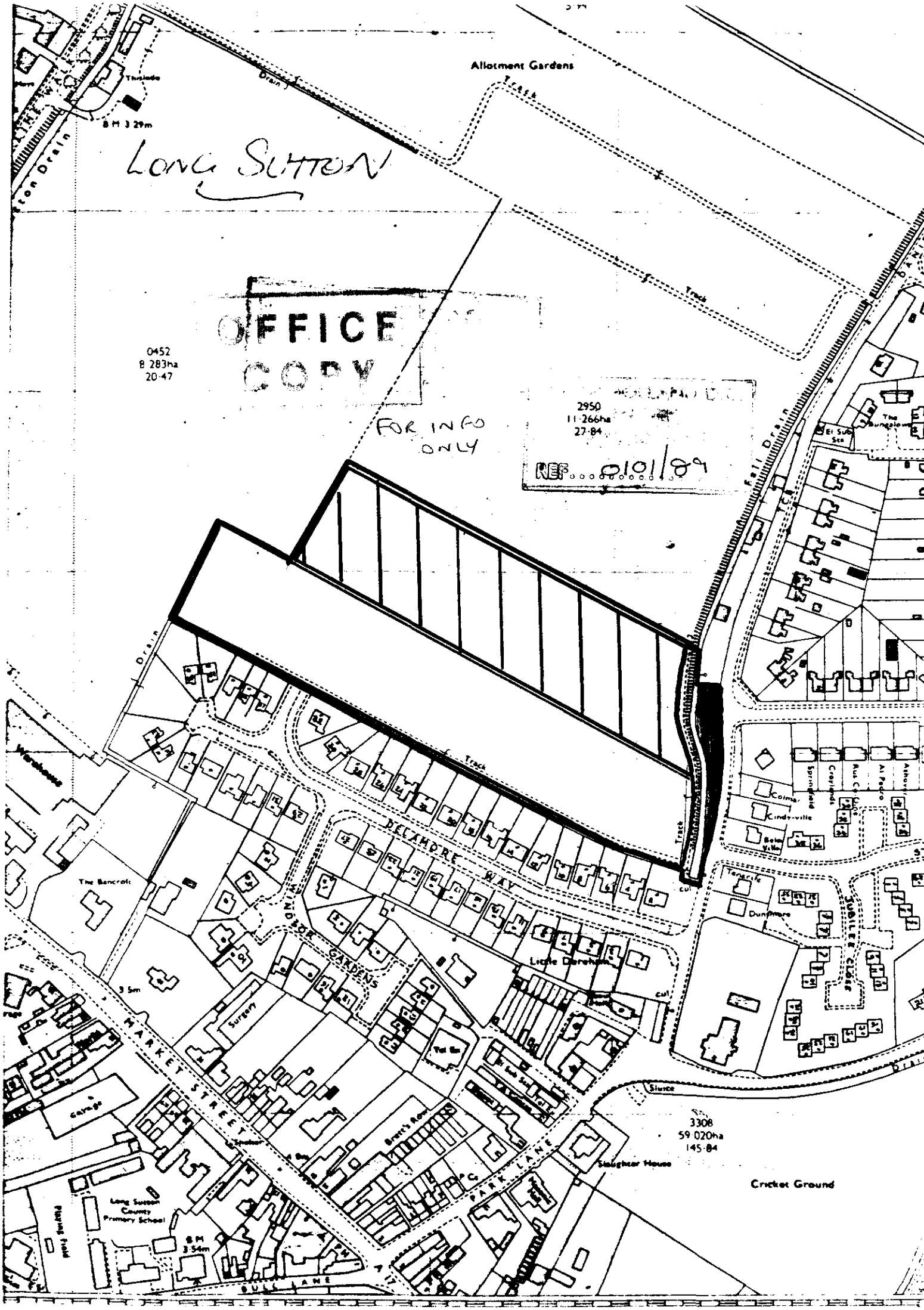
The applicant is advised that this permission does not relate to a specific number of plots and that this detail will be considered at the "Reserved Matters" stage.

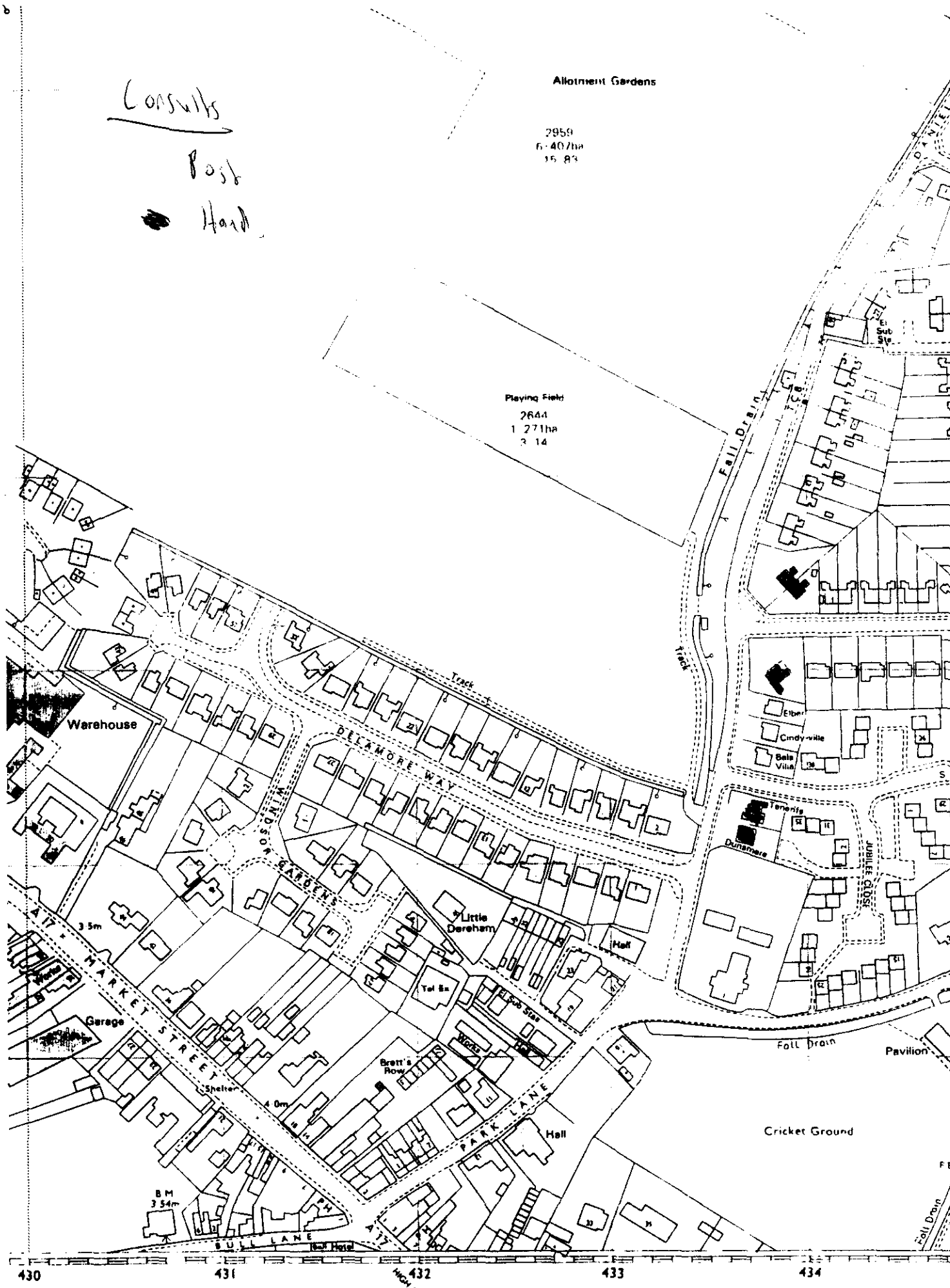
Director of Planning and Building Control Services
18-MAY-92 H11/0243/92

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

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Allotment Gardens
Drain
Track
LONG SUTTON
OFFICE
COPY
0452
8·283ha
20·47
FOR INFO
ONLY
2950
11·266ha
27·84
REF...0101/89
Track
Track
Track
Track
Fall Drain
Drain
Warehouse
DECOY WAY
The Bancroft
WINDSOR GARDENS
Little Dorehams
Surgery
MARKET STREET
Garage
Bretts Road
PARK LANE
Slaughter House
Cricket Ground
Sluice
Long Sutton County Primary School
Playing Field
BULL LANE
3308
59·020ha
145·84
Coima
Cindyville
Dunmore
Thirlede
Drain

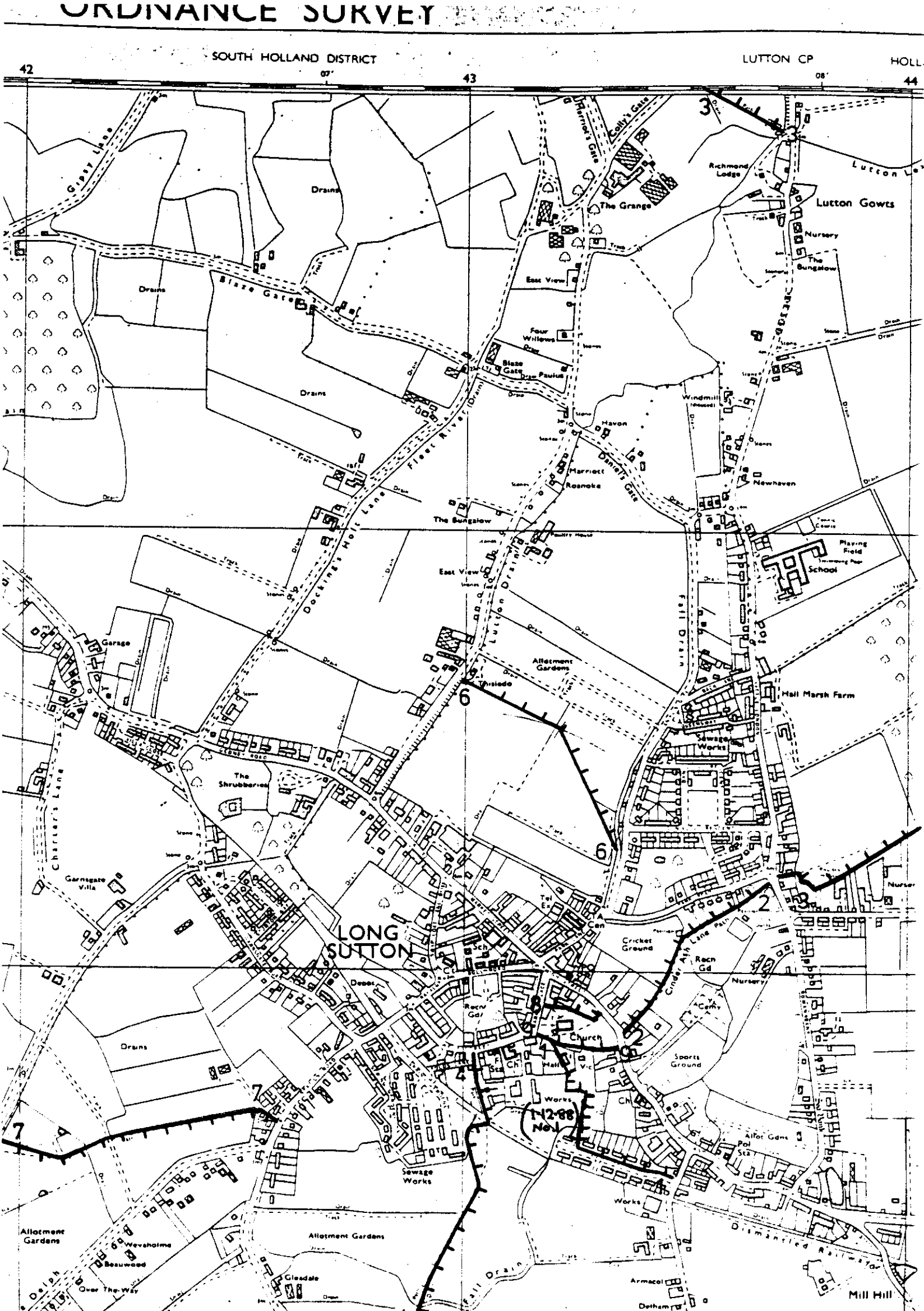


Levelled 1964.65

Boundaries.....Apr 1990

Heights are given

More detailed levelling information


ORDNANCE SURVEY
SOUTH HOLLAND DISTRICT
LUTTON CP
42
43
44
Gipsy Lane
Drains
Blaze Gate
Harriott's Gate
Colly's Gate
The Grange
Richmond Lodge
Lutton Gowts
Nursery
The Bungalow
East View
Four Willows
Blaze Gate Cottage
Windmill
Havon
Marriott
Roanoke
Daniel's Gate
Newhaven
Fleet River (Drain)
Dockings Hole Lane
The Bungalow
Lutton Drain
East Drain
Playing Field
School
Garage
Allotment Gardens
Thrislade
Hall Marsh Farm
Sewage Works
The Shrubberies
Charlesa Lane
Garnsgate Villa
LONG SUTTON
Cricket Ground
Cinder Ash Lane
Nursery
Depot
Recn Gd
Church
Sports Ground
Works
Sewage Works
Allotment Gardens
Wevsholme
Beauwood
Over The Way
Gleadale
Allotment Gardens
Armacel
Dismantled Railway
Mill Hill
Dotham

PLANNING APPLICATION

For office use only

Application No. H11/0243/92

Date Registered 25 FEB 1992

JOINT APPLICATION.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S. J. WELLS
RISEHOLME LODGE
CHARTERS LANE
LONG SUTTON
SPALDING
LINCS

Tel. No. 0406 364422.

MANCHESTER UNITY OF ODDFELLOWS.
F. BIGGADIKE
(TRUSTEE)
HITHER OLD GATE
HOLBEACH
LINCS
PE12 7JG.

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF DANIELS GATE, LONG SUTTON, NR SPALDING (PART OF FIELD NO 2950).

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT (Renewal of outline planning permission H11/0101/89)

Please complete

I attach * Four copies of all plans OUTLINE RENEWAL.
*an ownership certificate (see back page)
*a fee of £2760-00 If you consider no fee is payable include a written explanation instead.

Signed S. J. Wells ..... F. Biggadike Date 25th February 1992

Previous application No: H11/0101/89

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 APP. 3.6 (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

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: 75 No

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

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

(b) max. length:

(c) max. width:

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

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL.

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: DANIELS GATE

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 } SH.I.D.B DRAIN

B. For estate developments, please state how highway surface water will be disposed of } NO

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture NO → If so, **please give details in Part 6**

The proposal affects a listed building NO

The proposal affects a public footpath NO

The proposal is known to affect contaminated or filled land NO

The proposal is for industrial, warehousing, offices or shopping purposes NO → 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.:

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

Continue on separate sheet if necessary.

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).

X OWNERS / PROSPECTIVE PURCHASER.

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 .....

OR

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: State Date notice served:

BROADGATE BUILDERS (SPALDING) LTD.

Signed S.J. Lilly. P Biggadike (Applicant/Agent) Date 25th February 1992.

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 .....

OR

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/owner State Date notice served:

Signed S.J. Lilly. P Biggadike (Applicant/Agent) Date 25th February 1992.

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 £ 270

Receipt Issued ..... No. P740

Date First Received 25 FEB 1992

REGISTRATION

REFERENCE H11/0243/92

Cross-Ref N/A

Date 25/2/92

VALIDATION Date 27/2/92

Type OUTLINE Earliest permission date (Cert B) .....

Site area 3.6 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 ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 270 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 4.3.92

Index Sheets 15TA OS Nos ..... Grid Ref 543230 193930

Ward ...K... Parish ...Saltash...

Inside IDO ...YES... Inside L2 area...YES...

TR Rural	☐	C1	☐
TR Bypass	☐	L3	☐ Grade
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Linked to site.....Ref..371... Linked to property.....Ref.....

Planning Records:
Earlier apps 1981/84

3 Rec Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries

Site Features Currently agricultural land Drain along southern boundary. Residential immediately to the south. Drain also along frontage. Existing access. Public footpath across site.

Inspected by: DMC
date: 6/4

Case Officer Conclusions (issues)

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

Any objection received? No
If yes, is any obj. material? No .... / Yes / No
Yes ....

[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) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H 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

16/3

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

[Indicate if other Regs]

Precise details, for non-standard direction: It is understood that P.C.Ely own part of the site; namely, half of the drain on the South western boundary. Notice should therefore be served upon them.

CONSULTATION/PUBLICITY REQUIRED DMG 5/3 DR 6/3

Publicity : General
Departure
Setting of LB Viz Sidari

Residents (Postal):
Bala Villa, Daniels Gate. 2-32 (even) Delamere Way
~~Sidari~~, ~~Elect~~ 44-57 (odd) — " —
Cindy Ville — " —

Residents (Delivery):
As per plan, Daniels Gate "Dunmere"
"Tenerife"
2 Daniels Gate
4 " " "
Owner | Occupier Daniels Gate

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 ....D.M.G.....26/3

Further direction: Precise details

Amended description:

Reconsultations required - None.
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....26/3..... Re-Registered .....
Ack/Reception .....

[redacted] M/S H. FORD.
4. DELAMERE WAY
LONG SUTTON
SPALDING
LINCS PE12 9JT

REF. H11/0243/92. DG

18/4/92.

Dear Brian Smith.

Thank you for your letter dated April 10. 1992. Concerning outline planning application by Broadgate Builders for land off Daniels gate, Long Sutton.

If and when building permission is granted we would like you to consider the following.

If the short spur road off Delamere way is opened, this is adjacent to N°32. We would be concerned about the dirt and mud being deposited on the road by lorry's during building work.

2.

We obviously would be concerned when houses would be built near to the end of our rear gardens, bungalows would be more acceptable.
We think the dyke running parallel with the rear gardens of 1 Delamore Way could be connected to concrete pipes and filled in — this for hygiene reasons, also to prevent any rubbish from being deposited.
Perhaps a fence could be erected by the builders to the rear of our gardens to ensure our privacy.
Once again thank you.

Sincerely.
William H. Ford.

PTO

P.S. THE ATTACHED NAMES AND ADDRESSES ARE FROM PEOPLE/NEIGHBOURS WHO LIVE IN DELAMERE WAY, AND AGREE WITH OUR COMMENTS.

Mrs. E. Vause.
22, Delamore Way.
Long Sutton

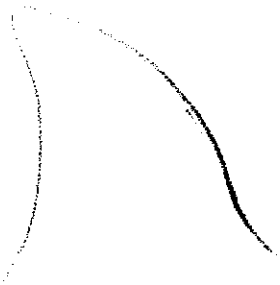
Mr. + Mrs. J. Cook.
24 Delamore, Way,
Long Sutton.

Mr Mrs D Baines
28 Delamore Way
L Sutton.

Mr & D. K. Thacker
Mr R Thacker
32 Delamore Way.

M. & E Bregel
10 Delamere Way
Long Sutton

F. Manner
12 Delamere Way
Long Sutton



Mr & Mrs T R OLIPHANT
20 DELAMORE WAY
LONG SUTTON

..RS L A . Currie

14 Delamore Way
Long Sutton

MR & MRS N. PACK
6 DELAMORE WAY
LONG SUTTON
NR SPALDING
LINCS
PE12 9DX

11th April -9

DC

Ref No.
H11/0243/92.

32 Delamere Way
Long Sutton
Nr Spalding
Lincs. PE12 9

OBJECTION

Dear Mr Gedney.

We were very sorry to receive your letter concerning Housing Development off Daniels Gate, How very sad'
Delamere Way + Windsor Gardens are the quietest + most select area in Long Sutton. Such a lot of our lovely green Fields + country lanes have gone to Housing estates, . At the moment we can look out to the Hocky field, Daniels Gate Lime Walk, + across to Sutton.
The green field gives such pleasure in Bird's + wild life. So we strongly object to looking out on Brick's + Mor

surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

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3 No development shall take place on this site until the estate road access to Daniels Gate has been laid out and constructed to base course level, in accordance with the details shown on the amended drawing No 89004/B4/1/A.

Reason: To provide a satisfactory estate road junction onto Daniels Gate in the interests of highway safety.

4 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway

in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

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

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

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

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

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

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

7 The estate layout shall provide for a road connection with Delamore Way to the south west.

Reason: To provide for a co-ordinated development of this area.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 40 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

Notes to Applicant:

Your attention is drawn to the fact that a public footpath crosses the site. If your detailed scheme proposes the diversion of this footpath then the necessary legal procedures for the diversion of the footpath will need to have been completed before any development takes place on the present line of the footpath.

The applicant is advised that this permission does not relate to a specific number of plots and that this detail will be considered ~~on~~ at the "Reserved Matters" stage.

Authorised to issue:

15-MAY-92 H11/0243/92 AD..N.....DC..N....

15/5

APPLICATION REFERENCE: H11/0243/92 DATE RECEIVED: 03 03 92

APPLICANT: S J Wells
Riseholme Lodge
Long Sutton
Spalding Lincs &
Manchester
Unity Oddfellows
F Biggadike (Trust)
Hither Old Gate
Holbeach
Spalding Lincs

AGENT:

TYPE: Outline

DESCRIPTION: Residential development (renewal of outline planning permission H11/0101/89)

LOCATION: Land off Daniels Gate, Long Sutton

Parish Council: No objections.

County Highways: Request conditions.

Public Observations/ Objections: Letters received from P L Ely Ltd, Broadgate Builders and the Owner/Occupiers of 32 Delamore Way (summarsied):-

- P L Ely enclose solicitors letter stating that they own a half drain on the north edge of Delamore Way. Therefore consider that notice should be served upon them, otherwise the application is invalid.
- Broadgate Builders support the application but state that their research indicates that a third party owns a strip of land along the southern boundary of the application site. Delamore Way and Windsor Gardens are currently the quietest and most select area in Long Sutton. Currently look out onto green fields and wildlife and strongly object to blockage of view by bricks and mortar.
- Loss of privacy.
- Would road be connected to Delamore Way?
- Please do not take anymore green fields away from us.

PLANNING POLICIES/DOE ADVICE
Long Sutton and Sutton Bridge Local Plan.
Within boundary of development.
Structure Plan Policy 4A.
PPG3, 1992 (Housing).

PREVIOUS DECISIONS
H11/0101/89 - Outline - Residential Development, Land off Daniels Gate, Long Sutton - Permitted - 22 March 1989.

PLANNING ISSUES

1 The determining issue in this particular case is whether the circumstances have changed to such an extent since the original planning permission as to justify an alternative decision.

2 The site is currently agricultural land and approximately 2.6 hectares (8.9 acres) in size. Residential development is located to the east and south and open countryside to the north.

3 P L Ely have stressed that the application is invalid on the basis that notice has not bee served upon themselves since they own half of the Brewery Drain adjacent to Delamore Way. I have consulted the applicants in respect of this matter who have stressed that ownership of land either side of the boundaries has remained unchanged since the earlier application (notice was not then served upon P L Ely Ltd). Further they have stressed that the application refers to land to the limit of all they own and that they do not apply in respect of land owned by anyone else. Since this information would appear to be given in good faith, it is my opinion that the application is valid.

CONCLUSIONS

1 The land is within the Development Boundary for Long Sutton as indicated in Policy H1 of the Long Sutton and Sutton Bridge Local Plan (now adopted). As previously, therefore, there is no objection in principal to residential development.

2 It should be noted that a public footpath currently crosses the site. It is not known whether at this stage the development will be designed so as to retain the public footpath in its present location or alternatively whether the necessary procedures or diversions need to be undertaken before development takes place.

3 The eventual details of development for this site will need to respect the amenities of adjoining residents in Delamore Way.

4 Road access to the site is proposed to be from Daniels Gate and County Highways are satisfied with this subject to conditions. Unlike the previous application, they have not requested that the estate layout shall provide per road connection with Delamore Way to the south west. However, given that such a condition was imposed originally and that circumstances have not significantly changed, it is my opinion that there is not sufficent justification at the stage to remove it.

5 I have considered the representations received in respect of the application and it is nevertheless my opinion that circumstances have not changed to such an extent since the grant of the original planning permission as to justify an alternative decision.

RECOMMENDATION - Grant Permission.

TL2.

2 1 SC 1 - (Estate Details).

3 2 No development shall take place on this site until the estate road access to Daniels Gate has been laid out and constructed to base course level, in accordance with the details shown on the amended drawing No 89004/B4/1/A.

4 3 C1 - (Estate Road Details).

5 4 C2a.

6 5 C3.

7 6 The estate layout shall provide for a road connection with

Delamore Way to the south west.

8 7 C4...40 metres.

Reasons

1 Standard.
2 To provide a satisfactory estate road junction onto Daniels Gate in the interests of highway safety.
3 C1.
4 C2a.
5 C3.
6 To provide for a co-ordinated development of this area.
7 C4.

Notes To Applicant

9 1 Your attention is drawn to the fact that a public footpath crosses the site. If your detailed scheme proposes the diversion of this footpath then the necessary legal procedures for the diversion of the footpath will need to have been completed before any development takes place on the present line of the footpath.

10 2 The applicant is advised that this permission does not relate to a specific number of plots and that this detail will be considered on the "Reserved Matters" stage.

BRIAN SMITH Dip TP MRTPI
...tor 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

CCM

Application no: H11/0243/92 Type: OUTLINE

Applicant: S J Wells, Riseholme Lodge
Tel: 0406 364422

Agent: S J Wells, Riseholme Lodge
0406 364422

Description: Residential development (renewal of outline planning permission H11/0101/89)

Location: Land off Daniels Gate
Long Sutton
Spalding
Lincs

Valid date: 26-MAR-92
Target dates:
To case officer 31-MAR-92
Inspected by 05-APR-92
Extra contacts 10-APR-92
Report if not clear by 30-APR-92

Terminal date: 21-MAY-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3.6 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92
Cllr D A Tennant		05-MAR-92	19-MAR-92
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92
Owner/Occupier Bala Villa		10-APR-92	24-APR-92
Owner/Occupier Cindy Ville		"	"
Owner/Occupier Elbert		"	"
Owner/Occupier 2-32 (Even), Delamore Way		"	"
Owner/Occupier 49-57 (Odd) "		"	"
Owner/Occupier "Dunmere"		13 APR	27 APR
Owner/Occupier "Tenerife"		"	"
Owner/Occupier 2 Daniels Gate		"	"
Owner/Occupier 4 Daniels Gate		"	"
Owner/Occupier Daniels Gate		"	"
Owner/Occupier "Sidari", Daniels Gate		" → 16 APR 92	30 APR 92

AN SMITH Dip TP MRTPI
.ctor 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

Com

Application no: H11/0243/92 Type: OUTLINE

Applicant: S J Wells, Riseholme Lodge
Tel: 0406 364422

Agent: S J Wells, Riseholme Lodge
0406 364422

Description: Residential development (renewal of outline planning permission H11/0101/89)

Location: Land off Daniels Gate
Long Sutton
Spalding
Lincs

Valid date: 03-MAR-92
Target dates:
To case officer 08-MAR-92
Inspected by 13-MAR-92
Extra contacts 18-MAR-92
Report if not clear by 07-APR-92

Terminal date: 28-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3.6 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92
Cllr D A Tennant		05-MAR-92	19-MAR-92
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92

L.C.C. - Obs Attached Jc cb 12/3/92

Our ref. GJW/SJT/13303

Your ref. L /LAB H11/0243/92

Date. 23rd April 1992

MOSSOP & BOWSER

SOLICITORS

11 West End Holbeach Lincs PE12 7LP
Telephone: (0406) 22651
DX 29522 Holbeach
Fax (0406) 25177

Partners: P. F. S. Brown LL.B.
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor (H.M.Coroner for Boston & Spalding)

Planning Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincs. PE11 2XE.

Dear Sirs,

Re: Planning Application H11/0243/92 - Residential Development (Renewal of Outline Planning Permission H11/0101/89) - land off Danielsgate, Long Sutton (S.J. Wells & Manchester Unity Oddfellows)

Our client, Messrs. P.L. Ely (Contractors) Limited, have asked us to write to you to state emphatically that, for the avoidance of doubt, they claim ownership of half of the Brewery Drain on the North-eastern edge of Delamore Way (plan herewith).

With regard to Special Condition 7 to the expired Planning Consent (Ref. H11/0101/89), if the Planning Consent is renewed as it stands, our client's land will be required to form the estate road access from Delamore Way.

Our client does not wish to be obstructive to the Application and simply asks that you bear in mind the legal position for future reference.

Yours faithfully,

MossopeBowser

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

copy to Elys

21/4

Application discussed with NRM.

Noticed that previous application (H11/0101/89) made reference to 75 n° plots on application form and that permission was given, presumably on that basis.

This application is a renewal and circumstances have more or less remained the same. NRM consequently felt that we did not have sufficient justification to delete reference to n°. He considered that under the circumstances we should not raise it at Committee. Point therefore not raised in report deliberately.

Note put at bottom of draft report, however, reminding applicants that n° of plots in a reserved matter instead.

DMG.

P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs
PE12 6TG

Mr L M Cadney

DMG/LAJ
H11/0243/92
PL2/EW/PW

16 April 1992

Dear Sir

Planning Application H11/0243/92 - Residential Development (Renewal Of Outline Planning Permission H11/0101/89), Land Off Daniels Gate, Long Sutton (S J Wells & Manchester Unity Oddfellows).

I refer to your letter dated 14 March 1992 stating that you consider that notice should have been served upon yourself under Section 66 of the Town and Country Planning Act 1990 on the basis that you own a half strip on the northern edge of Delamore Way.

Further to consultation with the applicants, I have now received a response from their solicitors stating that the application is a renewal of outline permission H11/0101/89. They assert that the land which was the subject of the earlier application in the name as the present one and that the ownership of the land either side of the boundaries has remained unchanged throughout that time. It is also stressed by them that the site of Delamore Way is the land to the limit of all their own and that they do not apply to any part of land owned by anybody else.

You did, in your telephone conversation with my Principal Planning Officer Mr Mullen, sometimes ago indicate that you would write further with documentation to make out your claim, but I have received nothing from you, and will therefore be proceeding to determine the application as valid.

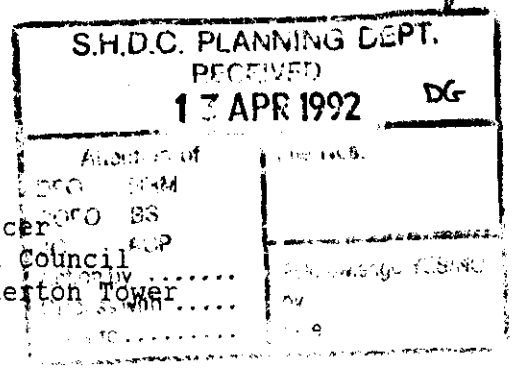
I hope the above information is of assistance to you.

Yours faithfully

N S Mullen
Principal Planning Officer
Development Control

Anglian Water

Reg 4



Anglian Water Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920035

Your ref H11/0243/92

10-APR-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : DANIELS GATE LONG SUTTON
Applicant: WELLS/ODDFELLOWS

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7R

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

CONT..

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

PETER FROST & Co.

SOLICITORS

P.G. FROST FCIArb
Commissioner For Oaths

Telephone: (0775) 725044

Our Ref. PGF.MRM

Your Ref. H11/0243/92

S.H.D.C. PLANNING DEPT.
RECEIVED
20 MAR 1992 DG

1, LONDON ROAD,
SPALDING,
LINCS.
PE11 2DH.
V.A.T. Reg. No. 330 3879 63.
DX 26702 Spalding
FAX 0775-710502

18th March 1992

Dear Sir,

re: Independent Order of Oddfellows Manchester Unity Friendly Society
Land off Daniels Gate, Long Sutton

We have been asked by the Trustee to reply to your letter of 16th March.

It is to be observed that this application is a renewal of outline permission H11/0101/89. The land the subject of that earlier application is the same land as is the subject of the present one. Ownership of land either side of the boundaries has remained unchanged throughout that time.

It is observed what you say concerning claims by P.L. Ely (Contractors) Ltd. Please note that the site of our clients' application is the land to the limit of all they own. They do not apply in respect of land owned by anybody else. In those circumstances, the application appears to be valid and the time limit for determining the application should stand.

Yours faithfully,

The Principal Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs

Discussed with MRM who considers that we should proceed with the application as it stands.

DMG 26/3

This Firm is regulated by the Law Society in the conduct of investment business.

.N SMITH Dip TP MRTPI
.tor 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: H11/0243/92

Applicant: S J Wells, Riseholme Lodge
Long Sutton, Spalding, Lincs&
Manchester Unity Oddfellows
F Biggadike (Trust.), Hither
Old Gate, Holbeach, Spalding

Agent: S J Wells, Riseholme Lodge
Long Sutton, Spalding, Lincs&
Manchester Unity Oddfellows
F Biggadike (Trust.), Hither
Old Gate, Holbeach, Spalding

Description: Residential development (renewal of outline planning permission H11/0101/89)

Location: Land off Daniels Gate Long Sutton
Spalding Lincs

Type: OUTLINE

Date received: 03-MAR-92

05-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1992
Attention of
File Nos.

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

M. Batchelor

AN SMITH Dip TP MRTPI
ctor 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: H11/0243/92

Applicant: S J Wells, Riseholme Lodge
Long Sutton, Spalding, Lincs&
Manchester Unity Oddfellows
F Biggadike (Trust.), Hither
Old Gate, Holbeach, Spalding

Agent: S J Wells, Riseholme Lodg
Long Sutton, Spalding, Linc
Manchester Unity Oddfello
F Biggadike (Trust.), Hith
Old Gate, Holbeach, Spaldi

Description: Residential development
(renewal of outline planning
permission H11/0101/89)

Location: Land off Daniels Gate
Long Sutton
Spalding
Lincs

Type: OUTLINE

Date received: 25-FEB-92

16-MAR-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

It is understood that P L Ely own part of the site; namely, half of the drain on the south western boundary. Notice should, therefore, be served upon them.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

D M Gedney

Principal Planning Officer

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
	PLE/EW/DW	12th March, 1992.

Dear Sir,

Reference: Outline Application H11/0243/92
O.S. Sheet enclosed.

We enclose herewith a copy of our Solicitors letter which may be of interest to you.

Bearing in mind condition N° 7 of the existing outline consent (H11/0101/89) we feel that it is important that you be made aware that we own a half drain on the North edge of Delamore Way.

No notice has been served upon us for section 27 purposes although this should have occured.

May we suggest that you suspend the Application pending confirmation from us that such a notice is received please?

Yours faithfully,
for P. L. Ely (Contractors) Limited

P. L. Ely
Director

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAR 1992 DG

Attention of: DPO (NRM) DOPO BS JC ACP
Action by .....
Discuss with .....

File Nos.

Mr Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Spalding.

BY HAND

Enc.

MOSSOP & BOWSER

SOLICITORS

P. F. S. Brown LL.B.
B. R. Bowser
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor H. M. Coroner (Boston & Spalding)

11 West End Holbeach Lincs PE12 7LP
Telephone : (0406) 22651
DX 29522 Holbeach
Fax (0406) 25177

When calling please ask for: Mr. Wakefield

Our Ref. GJW/SJT/

Your ref.

Date 3rd March 1992

Messrs. P.L. Ely (Contractors) Limited,
High Road,
WHAPLODE,
Spalding,
Lincs.

Dear Sirs,

Re: Delamore Way, Long Sutton

We write to confirm that, in our opinion, the Independent Order of Oddfellows should have served you with a Section 27 Town and Country Planning Act Notice in respect of their proposals for their field adjacent to your Delamore Way Site. This is because, in our opinion, you are the owner of one-half in width of the dyke separating the Oddfellows land from your Delamore Way Site. As such owner, you ought to have been served with a Section 27 Notice, as the Oddfellows proposals affect land which, in our opinion, belongs to you.

Yours faithfully,

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED DG
12 MAR 1992
Attention of DPO MHM CDPO BS
File Nos.

Please contact: Mr. Staines **Tel:** Holbeach (0406) 24933
Fax (0406) 26501

Our Ref. RS/PA-K/243/92/JAM **Your Ref.** **Date** 9 March 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT OFF DANIELS GATE, LONG SUTTON

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observation for your consideration that should be brought to the attention of prospective purchasers.

The watercourses along the sites Eastern and Southern boundaries are my Board's Fall Drain and Brewery Drain respectively and the Board's Byelaws as summarised on the enclosed standard conditions apply.

Discussions with a possible developer regarding his proposals fronting Daniels Gate indicate that the Falls Drain will have to be piped and my Board will raise no objection to this provided the work is undertaken to my specification. In view of the fact that the Brewery Drain along the sites Southern boundary will be situated between developments my Board will require that the watercourse be piped in order to safeguard local drainage. Needless to say, both the above piping operations must be undertaken at the applicants expense.

My Board do not claim ownership of the watercourses and upon completion will raise no objection in principal to the infilled areas being utilised as garden subject to compliance with the Byelaws. The boundary position between the site and the land at the rear must however be agreed with the owner concerned, bearing in mind that my Board would not favour the boundary being over the pipes to be installed.

I presume foul sewer connections will be available and soakaway drainage systems will be intended for the disposal of roof water run-off whilst storm water run-off from estate roads etc. will be discharged to the Board's watercourses. Until this matter is fully determined I am unable to specify pipe sizes that will be required for the culverting of the Board's watercourses.

Prior to this installation of soakaways however, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should also be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Your Ref: RS/PA-K/243/92/JAM Our Ref: 9 March 1992

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

pp ENGINEER TO THE BOARD

S.J. Wells, Esq.,
Riseholme Lodge,
Long Sutton,
Spalding, Lincs.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H11/0243/92.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

OFF DANIELS GATE, LONG SUTTON

3. Name, classification and number of road

UC

4. Date application referred 12-3-92

5. State whether outline, detailed application etc.

OL.

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

RESIDENTIAL DEVELOPMENT (RENEWAL OF OL PP H11/0101/89).

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:–

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf.~~

Date: 12-3-92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

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

(ii) For other applications

(1) No development shall take place until the proposed estate road access to Daniels Gate has been laid out and constructed to basecourse level, in accordance with the details shown on the amended drawing No ~~Harlow~~ 89004/E4/1/A

(2) C1

(3) C2(a)

(4) C3

(5) ~~The~~ C4. - - - 40m.

(6)

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) To ensure satisfactory access is provided on to Daniels Gate in the interests of highway safety

(2) C1

(3) C2(a)

(4) C3

(5) C4

No objection to Condition relating to connection to Delamere Way being imposed

Note:– use continuation sheet(s) as necessary.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E4

Director of Planning and Building Control
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

11th March 1992

Dear Sir,

Re: Outline Planning Application for Residential Development at Daniels Gate, Long Sutton (H11/0243/92)

We are in receipt of a notice served by the applicants under Section 27 of the Town and County Planning Act 1971.

The plan that accompanied the notice appears to be inaccurate in that it has indicated a means of access to Delamore Way within the ownership of the applicants. Our research has indicated that a third party owns a strip of land along the Southern boundary of the application site.

We are writing to record our support for the application but felt it our duty to clarify the land ownership within the site.

Yours faithfully,

HOWARD PRICE

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAR 1992 DG
Acknowledge
DPO
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

Riseholme Lodge
Charters lane
Long Sutton
Spalding
Lincs
PE12 9JX.
1-March-92

Ref: Application no:
H11/0243/92

Applicant: S.J.Wells, Riseholme Lodge
Long Sutton, Spalding, Lincs
& Manchester Unity Oddfellows
F Biggadike [Trustee], Hither
Old Gate, Holbeach, Spalding

Description: Residential development

Location: Land off Daniels Gate
Long Sutton
Spalding
Lincs

Type: OUTLINE

Dear Sir/Madam

Further to your letter of the 27th- Feb-92 I would like to confirm that the applicants are the owners of the land. Broadgate Builders own the frontage to the proposed development, and a notice was served to them on the 25-Feb-92.

There are no tennants on the application site, the land is being farmed by myself.

Broadgate Builders originally applied for outline planning permission in 1989, application number H11/0101/89. This outline is now due for renewal hence application number H11/0243/92.

Yours faithfully

S.J.Wells.

3 MAR 1992

\N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0243/92

Applicant: S J Wells, Riseholme Lodge
Long Sutton, Spalding, Lincs
& Manchester Unity Oddfellows
F Biggadike (Trustee), Hither
Old Gate, Holbeach, Spalding

Agent: S J Wells, Riseholme Lodge
Long Sutton, Spalding, Linc
& Manchester Unity Oddfello
F Biggadike (Trustee), Hith
Old Gate, Holbeach, Spaldin

Description: Residential development

SOUTH HOLLAND D.C.
PLAN DEPT
03 MAR 1992
REF.....

Location: Land off Daniels Gate
Long Sutton
Spalding
Lincs

Type: OUTLINE

Date received: 25-FEB-92

27-FEB-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Confirmation is required that only yourselves and Broadgate Builders are the owners of the land in question since the certificate submitted with H11/0101/89 included the South Holland Drainage Board. A separate list showing the names and addresses of all tennants and the date notice was served is also required.

Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

368. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H13/1309/91 DGM Properties Limited	OA	Two residential building plots and extension of access road at Station Yard off Station Road, Moulton.
H18/0032/92 Nene Joinery Ltd		Proposed industrial building (joinery machine workshop and timber store) at West Bank, Sutton Bridge.

(Subject to condition no 4 being amended by the substitution of "30" for "13" in line 4.)

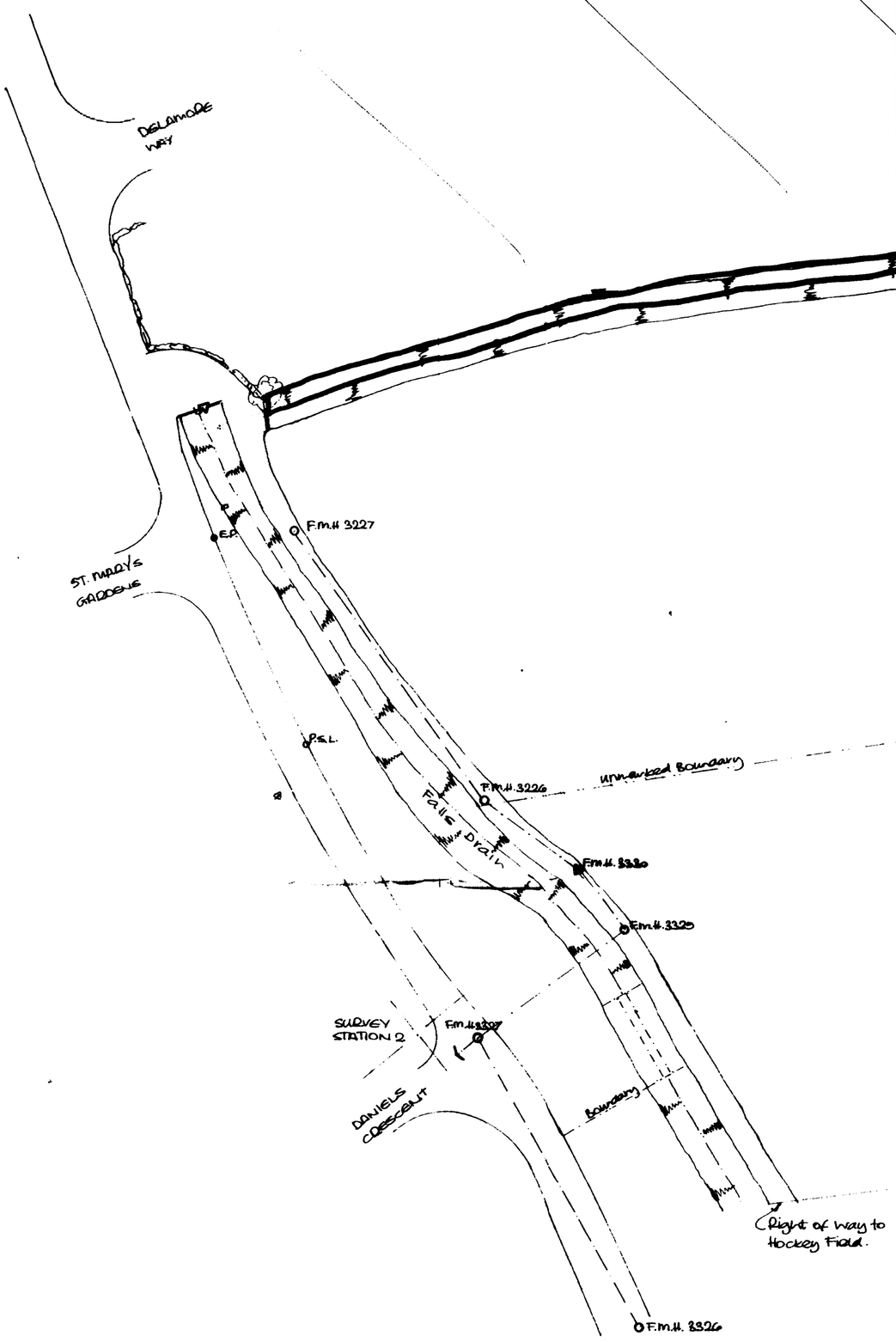
H11/0243/92 S J Wells	OA	Residential development (renewal of outline planning permission H11/0101/89) Land off Daniels Gate, Long Sutton.
H09/0320/92 Trustees of Gregory & Everard Trust	OA	Residential development (renewal of outline planning permission H09/1664/88) at Penny Hill Lane, Holbeach.
H20/0335/92 Mr W F Login	OA	Three bedroomed bungalow and garage (renewal of outline planning permission H20/0119/89) at 'Clanwood', Jarvis Gate, Sutton St. James.

(It was also agreed that the applicant's attention would be drawn to the need to design a building to suit the unusual nature of the site.)

H19/0386/92 T Stevens, Esq.	House and garage at Broadgate, Sutton St. Edmund
H16/0399/92 Mr and Mrs C Reddin	Garage/porch extension at 2 Abbots Way, Spalding.
H16/0405/92 Broadgate Builders (Spalding) Limited	One detached dwelling, plot 32, (substitution of house types) on Parkinsons Lane, Woolram Wygate, Spalding
H06/0324/92 Mr and Mrs N Chapman	Extension to form bedroom at 25 Roman Bank, Gedney Dyke.
H16/1328/91 Broadgate Homes	Residential developement - plots 48-63 detached bungalows at Daniels Acre, Lilburn Drive, Spalding.

H02/0317/92 R G & S Barton	OA	Erection of dwelling and garage including details of means of access (renewal of H02/0454/89) at North Street, Crowland.

Delamare Way Development.



THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS