SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0628/93 Received:05-JUL-93 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 ORA

Description: Residential development - erection of three dwellings

Location : Woodgate Road Moulton Chapel
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening 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. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 The trees which are the subject of Tree Preservation Order No.3, 1992 shall be adequately protected to the satisfaction of the Local Planning Authority during the course of the works hereby approved.

Reason: In the interests of visual amenity and to safeguard the trees which are the subject of Tree Preservation Order 1992.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

5 Before the occupation of any of the dwellings hereby permitted, the walling extending from the dwellings by the access drive (shown in yellow on the

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

attached plan) shall be constructed to the satisfaction of the Local Planning Authority. Likewise the fencing shown in orange on the attached plan shall be provided to the satisfaction of the Local Planning Authority, such fencing to be erected to a height of no less than 1.8 metres.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended drawings, received on the 15 September 1993 and 28 September 1993.

Director of Planning and Building Control Services
18-NOV-93 H13/0628/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0628/93

Date Registered 05 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ASHWOOD HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
LINCOLNSHIRE

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) ROBERT DOUGHTY
32 HIGH STREET
HELPRINGHAM
NEAR SLEAFORD
LINCOLNSHIRE NG34 ORA

Tel. No. 0529 21 646

(Personal contact name) JAMES R BLAKEY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WOODGATE ROAD, MOULTON CHAPEL

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT: ERECTION OF THREE DWELLINGS

Please complete

Signed ..... Date 2 JULY 1993

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £360.00 If you consider no fee is payable include a written explanation instead.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

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: 3

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	PLEASE REFER TO DESIGN SHEETS metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	PLEASE SEE SCHEDULE
D. Please state type and colour of roofing materials.	" " "

5. GENERAL INFORMATION Please complete each section

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

VACANT (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: WOODGATE
Will there be --
Individual access(es) ✓
New estate road ☐

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

PLEASE REFER TO PLAN 165/14/1

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 — SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected — NO
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.	NO	→ Date: Consultee(s):

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 (e.g. owner, prospective purchaser)

OWNER

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 2 July 1998

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:

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

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 2 July 1998

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : SITE CLEARED EXCEPT FOR SOME MAINTENANCE

Inspected by
Date

Site Notice posted by
Date
Expiry 17/7/93.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

SEE Separate SHEET.

Case Officer Conclusions

DESIGNS NEED REFINING

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed ..... Date...12/11/93

Notes:

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

Conditions/Reasons: (cont overleaf)

APPROVED AT THE COMMITTEE REPORT

DC INSTRUCTION SHEET

APPLICATION REF: H13 | 0628 | 93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

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

Case Officer

JOHN BLACKLOCK

Senior Officer Confirmed ..... Date 9/7 Recorded DC....

ADMIN RECORD SHEET

Initi...

Submitted Fee £ 360 .

Receipt No P2935

Date first Rec'd 5 JUL 1993

Registration

Reference H13/0628/93

Cross-Ref F

Date 6/7/93

Validation

TYPE FULL .

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £360 .
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet [illegible] OS Plots
Grid ref 5[illegible]

Ward L
Parish [illegible]

Inside IBD YES
Inside LP area NO

Linked to site Ref 1815 ~~1468~~

Linked to property Ref

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

Hazards –
Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres 4
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Planning Records:
Earlier apps

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H13/0628/93

FULL

Applicant: Ashwood Homes
Tel:

Agent: Robert Doughty
0529 21646 J R Blakey

Description: Residential development - erection of three dwellings

Location: Woodgate Road
Moulton Chapel
Spalding
Lincs

Valid date:	05-JUL-93	Terminal date:	30-AUG-93
Target dates:		Target Committee:	25-AUG-93
To case officer	12-JUL-93	Report deadline:	11-AUG-93
Inspected by	19-JUL-93	Agreed TD Ext:	
Extra contacts	26-JUL-93	Case Officer:	
Report if not clear by	09-AUG-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 70 Woodgate Road		28-SEP-93	19-OCT-93
Owner/Occupier, 75 "	"	28-SEP-93	19-OCT-93
Owner/Occupier, 77 "	"	28-SEP-93	19-OCT-93
Owner/Occupier, 79 "	"	28-SEP-93	19-OCT-93
Owner/Occupier, 88 "	"	28-SEP-93	19-OCT-93
Site/Press Advert MIN		16-JUL-93	06-AUG-93
Clerk to Moulton PC	0733 210404	12-JUL-93	26-JUL-93
Cllr J Clark	0406 370785	12-JUL-93	19-JUL-93
Cllr A E Naylor	0406 370323	12-JUL-93	19-JUL-93

SITE RECORD

Grid ref: 529300 317680
OS Sheet: 296 Parcel:

L.C.C. - Obs Attached for OS 30/7/93

BRIAN ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H13/0628/93
FULL

Applicant: Ashwood Homes
Tel:

Agent: Robert Doughty
0529 21646 J R Blakey

Description: Residential development - erection of three dwellings

Location: Woodgate Road
Moulton Chapel
Spalding
Lincs

Valid date: 05-JUL-93
Target dates:
To case officer 12-JUL-93
Inspected by 19-JUL-93
Extra contacts 26-JUL-93
Report if not clear by 09-AUG-93

Terminal date: 30-AUG-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		16-JUL-93	06-AUG-93
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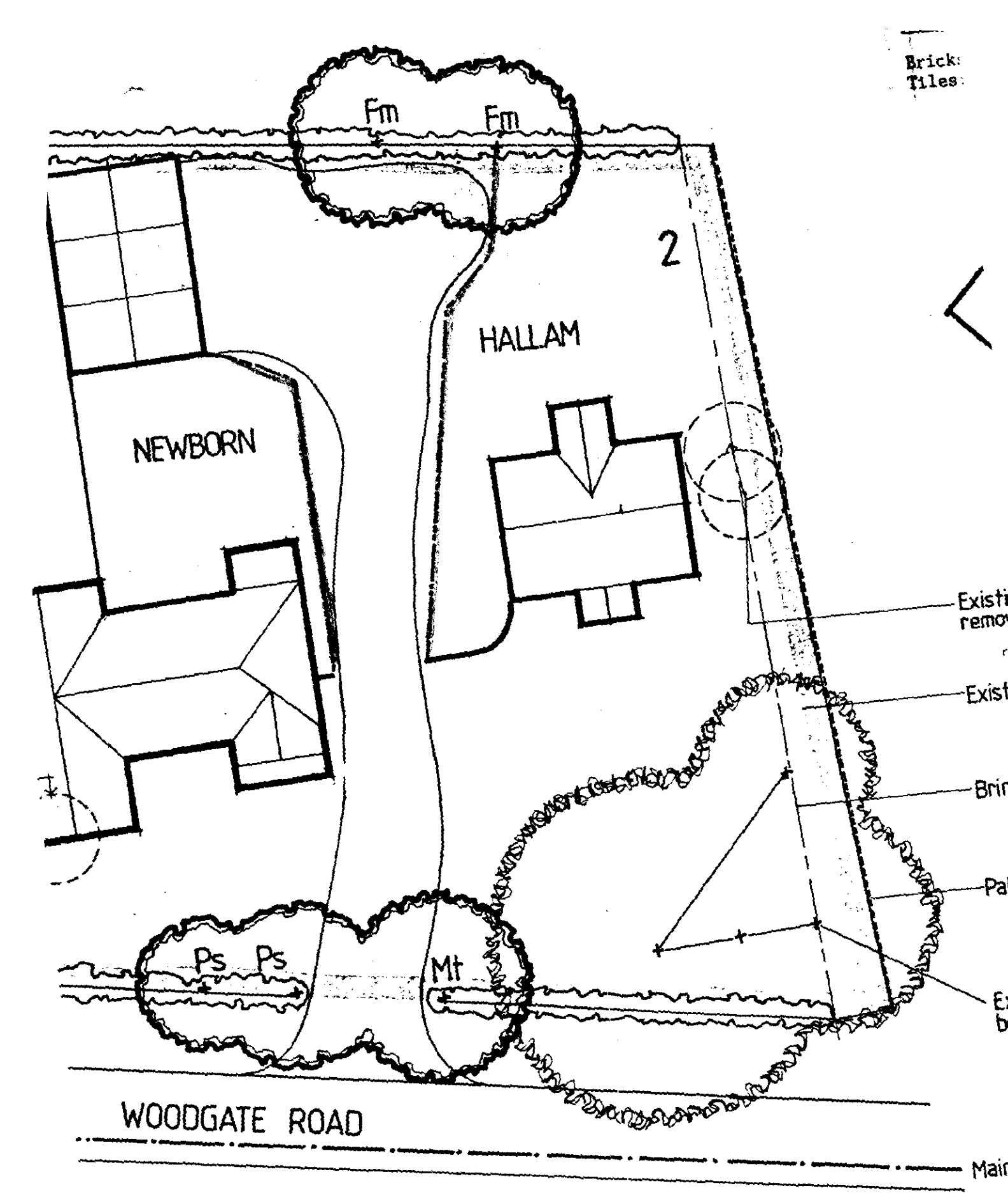
Cllr J Clark	0406 370785	12-JUL-93	19-JUL-93
Cllr A E Naylor	0406 370323	12-JUL-93	19-JUL-93

SITE RECORD

Grid ref: 529300 317680
OS Sheet: 296 Parcel:

L.C.C - Obs Attached JCB 23/9/93
~~- see H/A/33 dated 15/7/93~~


Brick
Tiles
Fm
Fm
2
HALLAM
NEWBORN
Existi
remo
Exist
Brir
Pa
Ps
Ps
Mt
WOODGATE ROAD
Mair

9th NOVEMBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H13/0605/93 **Messrs Wilson & Son Ltd**	DMG	DPBCS Auth in respect of plots 10 & 11 as recommended plus the applicant be advised of sub-committee's views in respect of the future development of plots 5,6,7,8,9 & 12, and in particular, that the deletion of one plot at the end of the turning area and a revised plot layout would be preferable. Note on decision note to say letter to follow.
H13/0628/93 **Ashwood Homes**	JB	Grant as recommended and in respect of amended plans received. Superseded plans not properly stamped.
H23/0661/93 **Mr R Regan**	JB	Grant contrary to recommendation. Conditions to include one relating to retention of existing trees and the submission of a landscaping scheme.
H05/0782/93 **Mr & Mrs Clark**	DMG	Grant contrary to recommendation. Note on decision to make it clear that design of whole development shall be regarded as infilling.
H18/0783/93 **A F Garner**	DMG	DPBCS Auth for temporary period of 5 years subject to section 106 agreement restricting occupation of mobile home to owner, manager or an employee of the existing business and the consent being tied to the business use contrary to recommendation.
H16/0812/93 **Mr & Mrs Hobbs**	DMG	Grant contrary to recommendation. Conditions to include following: "This permission does not extend to the vehicle access as shown on the submitted plans. Any access across council owned land shall be in accordance with a scheme to be prepared by the District Council"
H13/0873/93 **Mr Abbots & Miss Whitworth**	JB	Grant as recommended. Additional condition regarding the provision of acoustic screening and any other reasonable noise measures along the boundary adjacent to the public house.

12th November 1993

Signed: _____
Principal Planning Officer

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

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0112/92 B P Nutrition	PJU	DPBCS Auth subject to sect 106 agreement as recommended. Reference to H16/0663/75 to be included in agreement. Amend condition 4, line 3, by inserting "nearby" after "any".
3	H05/0209/93 D Brown Ltd	JB	Deferred. Letter to agent, copy to applicant, offering scheme of suggested alternative style of development. Letter to highlight differences between suggested scheme and application as submitted and fully explain matters. Nigel Midlen to see letter.
5	H15/0291/93 H Grantham	PJU	DPBCS Auth as recommended.
7	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to revised sect 106 agreement. Check conditions 14 & 17 (very similar)
10	H11/0535/93 Mr & Mrs Watkin	JB	Deferred. Admin department to request that applicants clarify their intentions with regards to the determination of application.
12	H11/0605/93 Wilson & Sons	DMG	Deferred for sub committee as requested.
14	H14/0607/93 Mr Wong	DJR	Grant as recommended. Paragraph 1 of comments should read 500 millimetres not metres.
16	H13/0628/93 Ashwood Homes	JB	Deferred for site visit. Check if any permission on land to North. - None. S.S 3/11
18	H14/0641/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	DJR	Grant as recommended. DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0658/93 Mr McEwan	DMG	DPBCS Auth subject to revocation of outline planning permission as recommended.
22	H09/0752/93 Mr McEwan	JB	Grant as recommended.
24	H09/0753/93 Mr McEwan	JB	Grant as recommended. Roger Smith requested confirmation that we are covered if they want to develop each application one at a time.
26	H02/0663/93 Mr Harvey	PJU	Refuse as recommended.

703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(To enable the Director of Planning and Building Control Services to advise the applicant that (1) a revised application based on the draft alternative layout is supported in principle; and (2) that in the event of the proposed new access for the A151 being omitted, a new application would be required, and any new application submitted be referred direct to the Plans Sub-Committee for consideration and determination.)

H11/0535/93 Mr & Mrs J W Watkin		Change of use from domestic to mixed domestic and kennelling of show dogs at 42 Daniels Gate, Long Sutton.

(To enable the Officers to consider a letter from the applicants.)

H11/0605/93 Messrs R K Wilson & Son Ltd		Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

(To enable the application to be referred to the Plans Sub-Committee for more detailed consideration.)

H13/0628/93 Ashwood Homes		Three dwellings at Woodgate Road, Moulton Chapel.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(It was reported that 2 late letters with observations had been received in relation to the above application.)

H08/0684/93 Mr & Mrs H Hare		Continuation of use for siting mobile home at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.

(To enable the Director of Planning and Building Control Services to clarify the position concerning additional land to be purchased and the access arrangements for the site.)

H05/0782/93 Mr & Mrs J C Clark	O.A.	Dwelling and garage at Lowgate, Fleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H18/0783/93 A F Garner		Siting of mobile home at 187 Bridge Road, Sutton Bridge.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/0812/93 Mr & Mrs Hobbs		Lounge and bedroom extension, detached garage and change of use of amenity land to drive at 39 Edinburgh Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

APPLICATION REFERENCE: H13/0628/93 DATE RECEIVED: 05-JUL-93

TYPE: Full

DESCRIPTION: Residential development - erection of three dwellings

LOCATION: Woodgate Road, Moulton Chapel.

APPLICANT: Ashwood Homes AGENT: Robert Doughty

REASON FOR COMMITTEE CONSIDERATION

Objection by Parish Council.

RECOMMENDATION

Grant Permission.

COMMENTS

1 In October 1992, planning permission was refused for the erection of 2 houses and one bungalow on the site. (H13/0738/92). Permission was refused on the grounds of over development and a lack of harmony with the character of the locality arising not only from the layout of the development but the design of the dwellings themselves.

2 A subsequent appeal was dismissed, the Inspector emphasising, in the light of the Authority's adoption of Design Guidelines, a need for:-

(a) a reduction in building density;
(b) more emphasis open space and landscaping;
(c) a more effective transition from village to countryside;
(d) more individually designed house types and less reliance upon standard house types;
(g) greater visual co-ordination between the dwellings on site.

3 The current, proposed development has been designed with these considerations in mind. Although 3 dwellings are still proposed and standard house types form the base of the design and they have been significantly adapted to meet the particular requirements of the site and the layout pays particular attention to the space between buildings to give a looser "texture" to the proposed development. This has been achieved by providing one pair of semis, designed to look like one substantial town, and one cottage style

dwelling. In total, an effect is achieved which largely meets the parameters set by the Inspector's decision on Appeal, giving the appearance of only two buildings, well spaced apart.

REPRESENTATIONS

Parish Council: The Council very strongly oppose this application. It is felt the site is unable to adequately support more than one dwelling and that in any case the type of envisaged development is entirely unsuitable for such a location.

SCHEDULE OF CONDITIONS

1 SC27 - (Implementation of Planting).

2 The trees which are the subject of Tree Preservation Order No 3, 1992 shall be adequately protected to the satisfaction of the Local Planning Authority during the course of the works hereby approved.
Reason: In the interests of visual amenity and to safeguard the trees which are the subject of Tree Preservation Order 1992.

3 B22 - (Access and turning space to accord with application).
Reason: B21.

4 Before the occupation of any of the dwellings hereby permitted, the walling extending from the dwellings by the access drive (shown in yellow on the attached plan) shall be constructed to the satisfaction of the Local Planning Authority. Likewise the fencing shown in orange on the attached plan shall be provided to the satisfaction of the Local Planning Authority, such fencing to be erected to a height of no less than 1.8 metres.
Reason: In the interests of visual and residential amenity.

NOTE

1 SN1 - (Amended Plans)...amended drawings received on 15 September 1993 and 28 September 1993.

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

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

Your Reference: H13/0628/93

Our Reference: 165 14 JRB AKD

Tel: 0529 421646
Fax: 0529 421358

13 October 1993

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

For the attention of Mr J Blacklock

Dear Sir

ASHWOOD HOMES
RESIDENTIAL DEVELOPMENT: WOODGATE ROAD, MOULTON CHAPEL

Further to a telephone coversation on the 13 October 1993 between your officer Mr Blacklock and this office regarding the above, it has been agreed that the proposed brick type for Unit 1, the Newborn, will be substituted from the specified Old Saxon Neutral to the Old Saxon Multi as requested.

I look forward to receiving the approval notice in the near future.

Yours faithfully

James R Blakey

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0628/93

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

Moorgate Road Moulton Chapel

3. Name, classification and number of road

UC

4. Date application referred 8-7-93

5. State whether outline, detailed application etc.

Full.

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

Erection of 3 Dwellings

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: 23/9/93. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B22 . . . . . in accordance with the amended plan (dated 14/9/93) . . .

Delete as appropriate

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

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

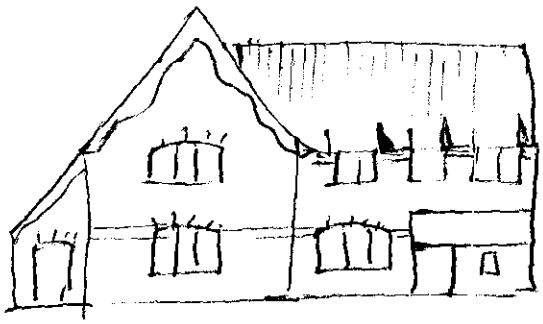
(1) B21.

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

Meeting with Glyn Jones (Bob Haughty) on 27/7/93

(A) Agreed revisions to principal building:—

(1)



Principal Elevation

(2) Rear Elevation – Segmental Arches on two bedroom windows on gable

(3) Side Elevation (North) – Segmental Arch over bathroom window

(4) Side Elevation (South) – provision of ~~[illegible]~~ landing window with segmental arch.

String Course all round building except porch on northern elevation.

(B) Agreed revisions on secondary building—

porch to have brick on edge detailing past barge boards.

(C) Walling to be provided to seal off view to rear car parking.

[signature]

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

MOULTON PARISH COUNCIL
13 JUL 1993
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

1001/3c

Application no: H13/0628/93

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Residential development - erection of three dwellings

Location: Woodgate Road Moulton Chapel
Spalding Lincs

Type: FULL

Date received: 05-JUL-93

12-JUL-93

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 26-JUL-93. 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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993

Attention of | File Nos.
DPC NRM
DOPO RS
JC ACP
Action by .....
Discuss with .....
Copy to .....

FOR PARISH COUNCIL USE ONLY

Comments: The Council very strongly opposes this application. It is felt the site is unable to adequately support more than one dwelling and that in case the type of envisaged development is entirely unsuitable for such a location.

Signed: [signature]

Date 22nd July 1993

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock SHDC

Planning Reference H3/0628/93

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

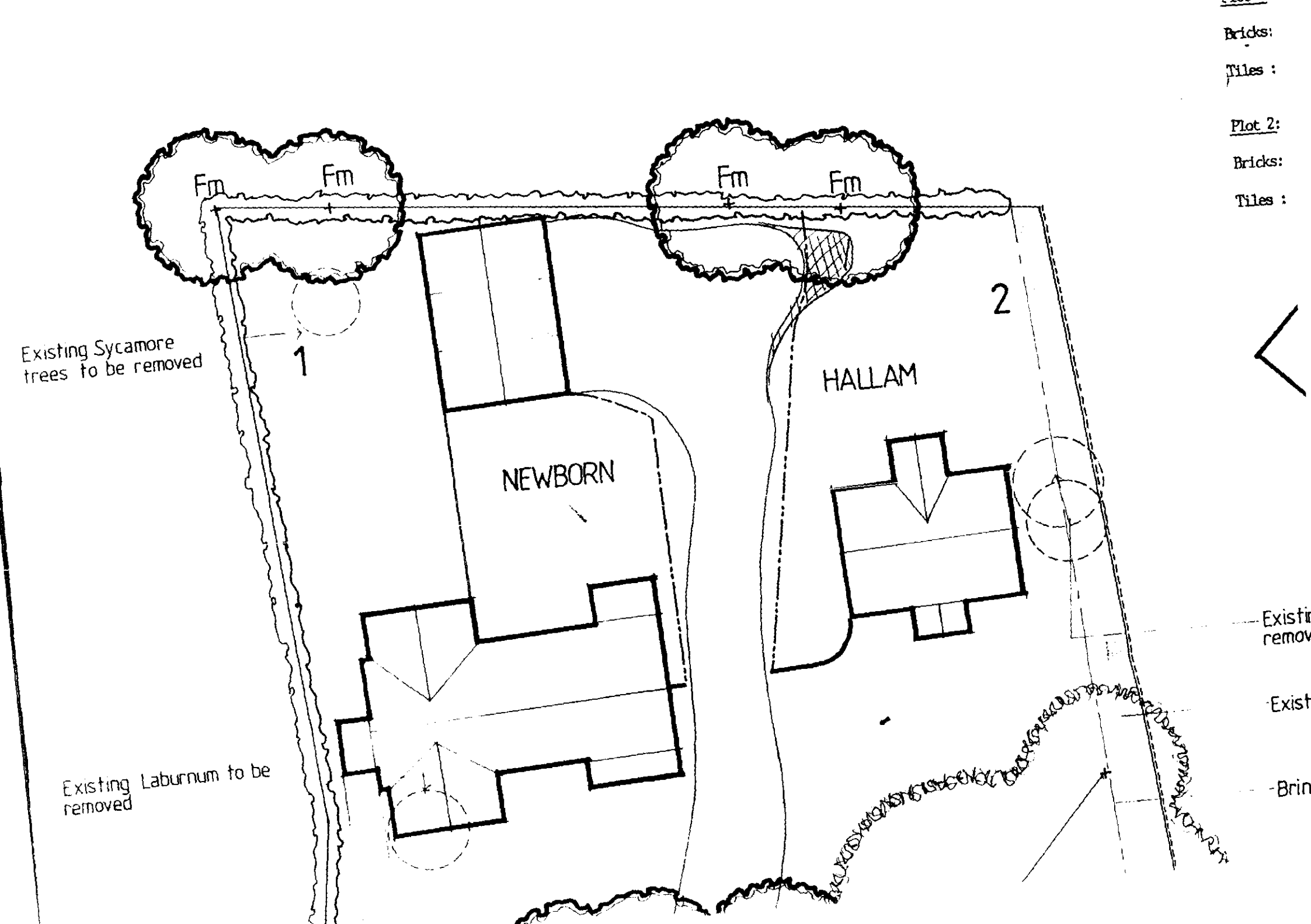
Woodgate Road Moulton Chapel

With reference to this application I would request the turning area be increased [illegible] as shown on the attached plan

Date 8/7/93

Signed [illegible]

Director of Highways and Planning



Bricks:

Tiles :

Plot 2:

Bricks:

Tiles :

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2935
Date received : 05-JUL-93

Received from

Ashwood Homes

Address

Holbeach Manor
Fleet Road
Holbeach

Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

Cash/Cheque : Cheque

Signed.....A. Lowe.....
(Authorised Collector)

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

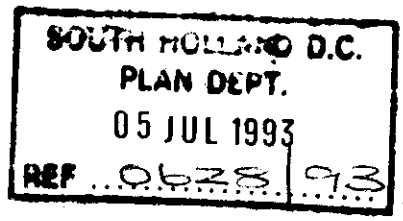
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

Our Reference: 165/14 JRB/KHA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

1 July 1993



Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELOPMENT : WOODGATE ROAD, MOULTON CHAPEL

Please find enclosed copies of our planning application for the above site.

The application site comprises three dwellings detailed within the submitted development plan, drawing number 165/14/1, and additionally shows the proposed landscaping scheme. The submitted proposals have followed consultation with the District Planners resulting in a single vehicle access and the provision of large private garden space. The four large trees in the south west corner have also been retained and the dwellings have been located away from them.

I look forward to a favourable responce but if you require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0628/93

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Residential development - erection of three dwellings

Location: Woodgate Road Moulton Chapel
Spalding Lincs

Type: FULL

18-NOV-93

Dear Sir/Madam,

PLANNING APPLICATION

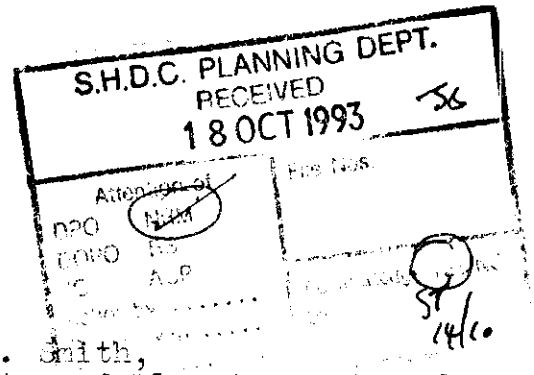
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY SENT TO:-

Mrs G M Dickie
Nollamara
70 Woodgate Road
Moulton Chapel
Spalding, Lincs. PE12 0XF



"Hollamara",
70, Woodgate Road,
MOULTON CHAPEL,
Spalding,
Lincolnshire. PE12 0XF.

15th October, 1993.

Mr. B. Smith,
Director of Planning and Building
Control Services,
Planning and Building Control Dept.,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE.

OBJECTION

For the attention of MR. J. BLACKLOCK.

Dear Sir,

Planning Application No. H13/0628/93
Woodgate Road, Moulton Chapel,
Spalding, Lincolnshire.

Thank you for your letter of 28th September inviting my observations about the above proposal.

I would wish to place on record my objection to the proposed residential development upon the following grounds:-

1. The proposal, if permitted, would create a precedent for, and undermine my objection to, the infilling with similar development of the frontage of the arable land which separates my property from the land the subject of the above application.

2. In contrast with the northern extremity of Woodgate Road, the southern end is essentially rural in character and is used daily by pensioners and dog-owners for recreational walking. The erection of three new houses on the subject land would be out of character with the largely undeveloped nature of its immediate surroundings and would create a general precedent for the further urbanisation of the area and the consequential loss of this rural environment.

3. The proposed erection and occupation of three more houses would simply exacerbate the present difficulties and inherent dangers experienced in negotiating Woodgate Road, which is deficient in width, footways, surface water drainage and access from the B1357 road and Roman Road, respectively. The number and variety of vehicles using Woodgate Road has to be seen to be believed. Huge bulk transport lorries regularly use this road to visit the farm and the vehicle weighbridge at the southern end. Day to day use by tractors and other self-propelled agricultural vehicles is normal. In addition, the intense cultivation of surrounding agricultural land attracts the private cars of the land-workers into Woodgate Road. The net result is that the road surface

.../is

is covered in mud for virtually the whole length of Woodgate Road in wet weather, which turns into a dust bowl after a dry spell. Only this week, we have been treated to the sight of Army vehicles with trailers touring up and down this road. All this in addition to the considerable use made by residents and their visitors in private cars and service vehicles.

4. Woodgate Road is a cul-de-sac without a "hammer head" or turning circle. Consequently, many vehicles, including service and delivery vehicles, make unauthorised use of the driveway of my property to carry out turning manoeuvres, a source of intense and persistent irritation, and ultimately expense, to me.

5. In the absence of a gas supply to the village of Moulton Chapel, the proposed houses may well be fitted with oil-fired central heating, which will lead to additional oil tanker lorries using my driveway to turn round. Owing to their size and weight, such lorries rarely use the driveways of their customers for reversing.

6. In view of the fact that Moulton Chapel is scheduled to be swamped with extensive residential development to the immediate north-west and north-east of the Chapel itself (on backland off the B1357 and Roman Road respectively), there would appear to be no good reason to permit the construction of another three houses in Woodgate Road.

7. The foul drainage system serving existing properties in Woodgate Road appears already to have reached the limit of its capacity and further connections will create additional problems at the pumping station adjoining the Telephone Exchange in Woodgate Road.

I would mention that I am a widow and the sole freehold owner in occupation of the property known as "Nollamara", no. 70, Woodgate Road.

Yours faithfully,

G. M. Dickie (Mrs)

PLANNING AMENDMENT

For office use only

Application No.

Date registered 26 SEP 1993

Case Officer SS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

NAME AND ADDRESS OF AGENT
(if form completed by agent) Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 ORA
Tel. No. 0529 421646 (Contact) James R Blakey

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE Woodgate Road, Moulton Chapel

Please complete

EARLIER APPLICATION No. H13/0628/93

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

Building Regulation reference relating to same development. Not applicable

2. Please tick **one** box only

A. Amendment is proposed where permission already granted [ ]
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered [✓]
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council: yes

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 27 September 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential development - erection of 3 dwellings

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Plot 2: removal of bay windows. Brick detailing on porch

State drawing no's of the current submission: 165/14/DS/4A

State Officer dealing with the application, if known: J Blacklock

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers: Access, siting, landscape, drainage and parking.

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate		
	Valid as Amendment	☑	☑

Clarification/Details required:

NO FORMS COMPLETED

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....

Current	Amendment in principle?	Yes/No	Yes/No	Checklist
	Same desc/char? (fee test)	Yes/No	Yes/No >	Fee Liaison?
	Initiated by LPA?		Yes/No	Site inspect?
	Dev objectives paramount?	Yes/No		BC Liaison?
				Reconsults/ Publicity on Application?

Authorised to proceed .....

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

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

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference: H13/0628/93

Our Reference: 165 14 JRB AKD

27 September 1993

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

SOUTH HOLLAND D.C.
PLAN DEPT
28 SEP '93
REF .....

For the attention of Mr J Blacklock

Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: WOODGATE ROAD, MOULTON CHAPEL

Further to a telephone conversation on the 22 September 1993 between your officer Mr Blacklock and this office regarding the above, please find enclosed copies of the amendment form relating to plot 2 as requested.

Can you confirm that the application will be heard at Planning Committee on the 26 October 1993.

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

Yours faithfully

James R Blakey

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

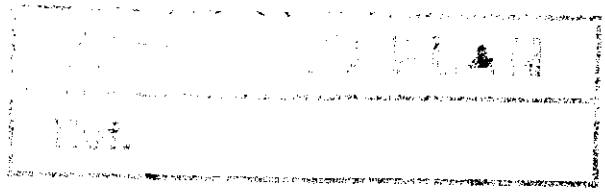
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference: H13/0628/93

Our Reference: 165 14 JRB AKD

17 September 1993



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

For the attention of Mr J Blacklock

Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: WOODGATE ROAD, MOULTON CHAPEL

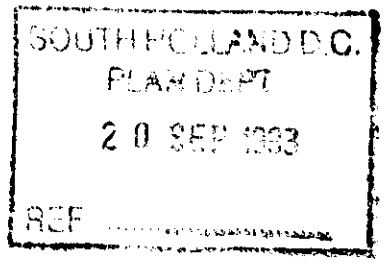
Further to a telephone conversation yesterday, 16 September 1993, between your officer Mr Blacklock and this office regarding the above please find enclosed copies of amended drawing 165/14/DS/4A to supplement those plans submitted to the District Council on the 14 September 1993.

The amended drawing details the removal of the bay windows on the Hallam Mk III dwelling plus stone work additions to the porch corbelling. These revisions have been requested by Mr Blacklock.

I hope the amendments now clear the way for an expeditious approval decision but should you require any further clarification please do not hesitate to contact me.

Yours faithfully

James R Blakey



PLANNING AMENDMENT

For office use only

Application No. H13/628/93

Date registered 15 SEP 1993

Case Officer SO

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

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

Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 421646 (Contact) James Blakey

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Woodgate Road,
Moulton Chapel

Please complete

EARLIER APPLICATION No.

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

H13/0628/93

Building Regulation reference relating to same development.

Not applicable

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[ ]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[✓]

State whether amendment has been requested by the Council
yes

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 14 September 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential development - erection of three dwellings.

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Plot 1: Elevational Treatments. Amended vehicle turning area.

Materials.

State drawing no's of the current submission

165/14/1a, 165/14/BR2

State Officer dealing with the application, if known.

Mr J Blacklock

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Access, siting, landscape, drainage and parking

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate		
	Valid as Amendment	☑	☑

Clarification/Details required:

.....

DC Assessment

	Senior Officer	Case Officer
Post		
Immaterial	☐	☐
New Application needed	☐	☐
Confirmed:	.....	.....
Current		
Amendment in principle?	Yes/No	Yes/No
Same desc/char? (fee test)	Yes/No	Yes/No >
Initiated by LPA?		Yes/No
Dev objectives paramount?	Yes/No	
Authorised to proceed	.....	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

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

Your Reference: H13 0628 93

Our Reference: 165 14 JRB AKD

Tel: (0529 21) 646/7
Fax: (0529 21) 358

14 September 1993

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

For the attention of Mr J Blacklock

Dear Sir

ASHWOOD HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: WOODGATE ROAD, MOULTON CHAPEL

Further to a meeting between Mr Glynne James from this office and your officer Mr Blacklock on the 27 July 1993 please find enclosed copies of our amendment as requested.

The amendment details have followed closely the design criteria specified by Mr Blacklock and have been agreed with him prior to this submission. An early decision is therefore requested, particularly as the application decision period expired on the 30 August 1993.

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

Yours faithfully

James R Blakey

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 8th November, 1993.

PRESENT

Councillors:

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

Mr. C.J.T.H. Brewis	Mr. N.P. Judge, M.B.E.	Mr. W.D. Skells
Mrs. P.J. Buffham	Mr. A.E. Naylor	Mr. T.G.M. Tyler
Mrs. D.F. Davies	Mr. J.R. Pearl	Mr. R.C. West
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. M.C. White

The Deputy Director of Planning and Building Control Services and the Deputy Director of Administration.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors J. Clark, J.A. Dobney and Mrs. E.O. Hall-Patch.

727. MINUTES

The Minutes of the meeting held on 18th October, 1993 were signed by the Chairman as a correct record.

728. PLANNING APPLICATIONS

(a) Determinations following site inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant	Proposal
H23/0661/93 Mr R Regan	Dwelling to replace existing fire damaged property at Church Cottage, Church Gate, Whaplode.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions including one relating to the retention of existing trees and the submission of a landscaping scheme.

H13/0628/93 Ashwood Homes	Residential development (erection of 3 dwellings) at Woodgate Road, Moulton Chapel.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H05/0782/93 Mr & Mrs J C Clark	Dwelling and garage at Lowgate, Fleet.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions on the basis that the development is regarded as infilling.

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

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

Tel. Swaton (0529 21) 646/7 **Fax (0529 21) 358** **V.A.T. Reg. No. 364 7780 17**

URGENT FAX MESSAGE

TO: SOUTH HOLLAND DISTRICT COUNCIL : JOHN BLACKLOCK.

FROM: ROBERT DOUGHTY CONSULTANCY : GLYNNE JAMES.

DATE: 20 AUGUST 1993.

NUMBER: 0775 - 710772.

NO. OF PAGES (to follow): 5.

MESSAGE: Copy of Letter and alternative schemes for the Newborn Unit at Moulton Chapel for your consideration. I would be grateful of a prompt response.

Kind Regards.

G James

S.H.D.C. PLANNING DEPT.
RECEIVED
20 AUG 1993 56

ACKNOWLEDGE YES/NO
by
date

2/9/92. ADVISED GLYN JAMES THAT SCHEME (B) PREFERRED AND BAY WINDOWS SHOULD BE OMITTED ON HADHAM UNIT (AGREED). GLYN CONFIRMED COUNTY SURVEYORS COMMENTS HAD BEEN TAKEN ON BOARD. AMENDMENT TO BE SUBMITTED IN PRESCRIBED MANNER.

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

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

Your Reference:

Our Reference: 165/7 GJ/KHA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

20 August 1993

South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For the attention of Mr J Blacklock

Dear Sir

ASHWOOD HOMES : MOULTON CHAPEL

Further to my meeting with your Mr Blacklock on 27 July 1993, I enclose two sketch proposals for your consideration.

Sketch A indicates the hip roof and catslide dormers together with the arched window head at first floor level on the gabled elevation. As you will notice not only do the dormers give an unbalanced appearance to the units, they also present problems of water penetration at the junction of the main roofs, and has an adverse effect on the internal room heights with regard to bedroom furnishing.

Sketch B I feel gives a far better appearance whilst still incorporating the majority of design amendments discussed, and maintains character of the units.

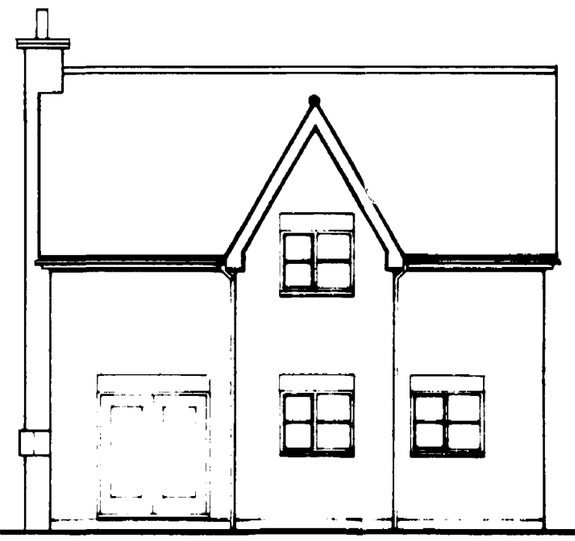
I would be grateful of a prompt reply as to the acceptability of Scheme B.

Yours faithfully

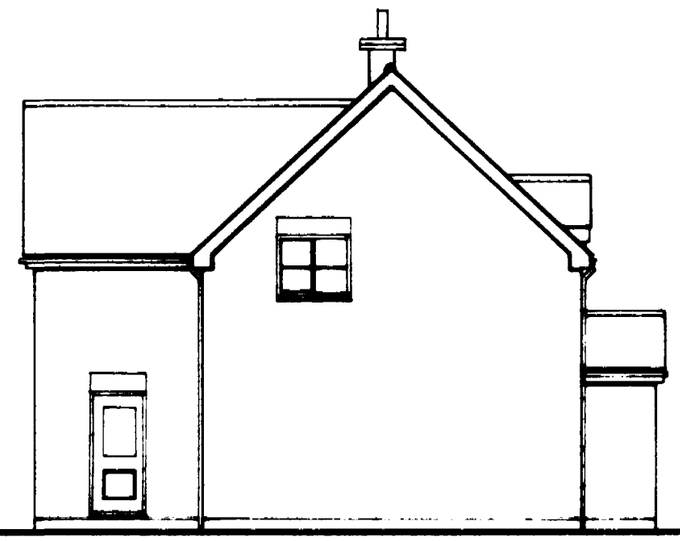
Glynne James



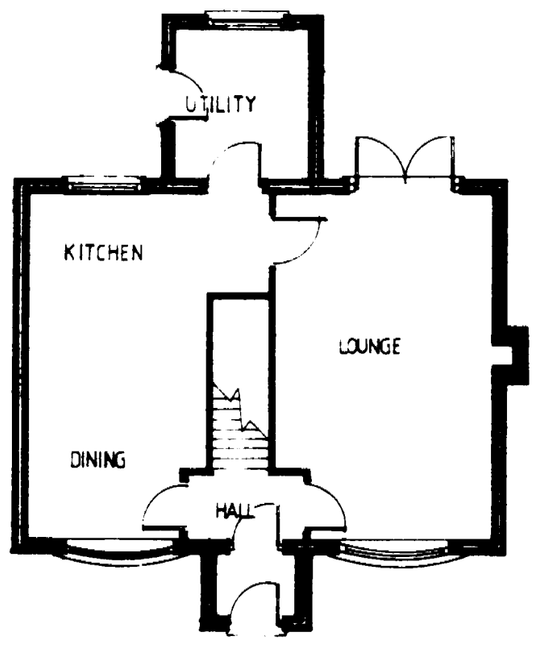
Front Elevation



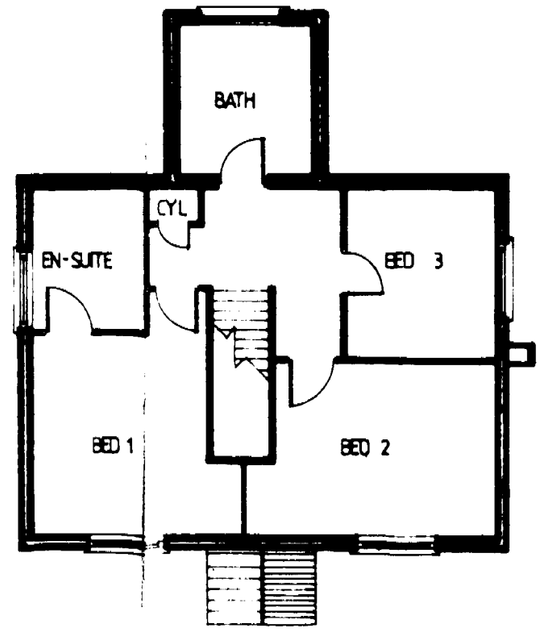
Rear Elevation



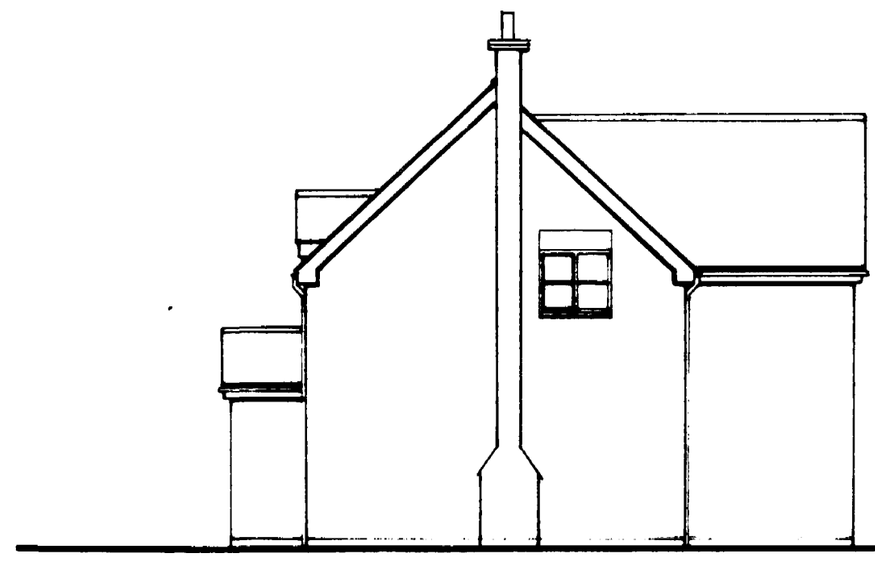
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

SUPERCEDED

SOUTH HOLLAND D.C.
PLAN DEPT.
05 JUL 1993
REF. 0628/93

DRAWING
2 JUL 1993
ISSUED

Plot 2: Hallam

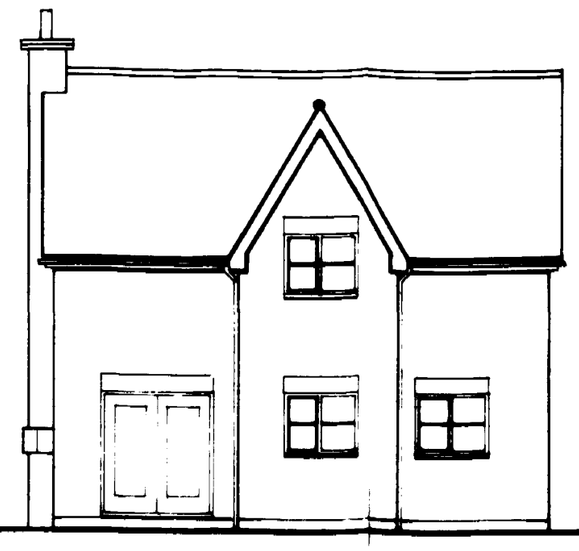
Bricks: Butterley Clockhouse Canterbury

Tiles : Sandtoft Grey Double Pantile

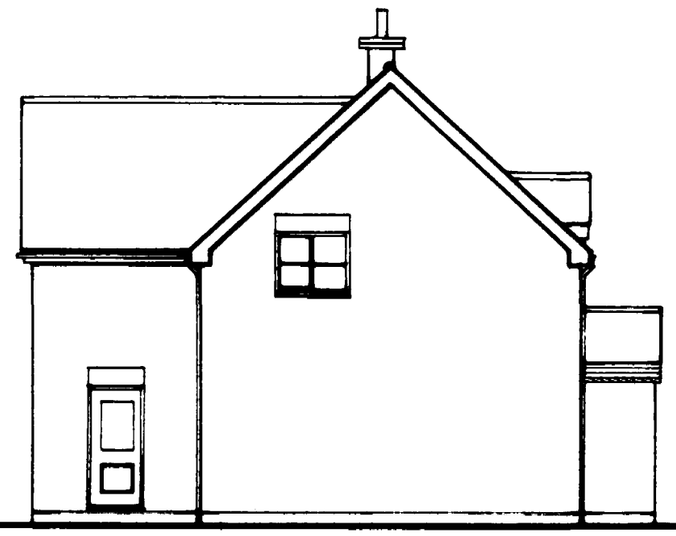
Client, ASHWOOD HOMES	Drawing Title, HALLAM MkII Plot 2	Revisions,	Scale, 1:100	Date, Drawn, A.B.	Robert Doughty Chartered Town Planner and Landscape Architect. 32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA Tel (0529 21) 646/7
			Drawing No, 165/14/DS/4		



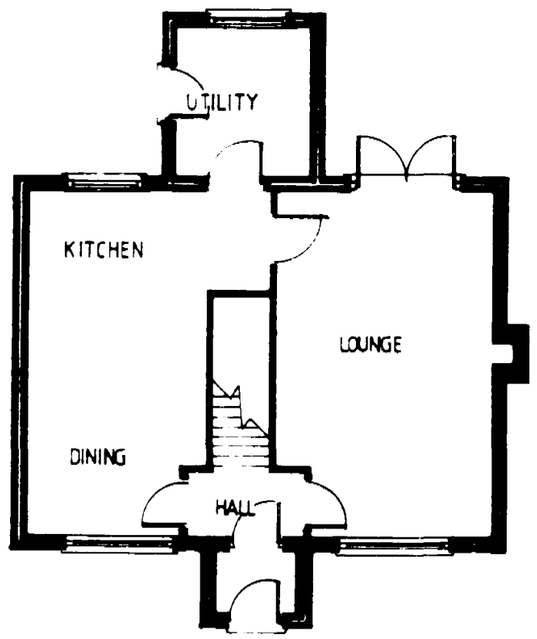
Front Elevation



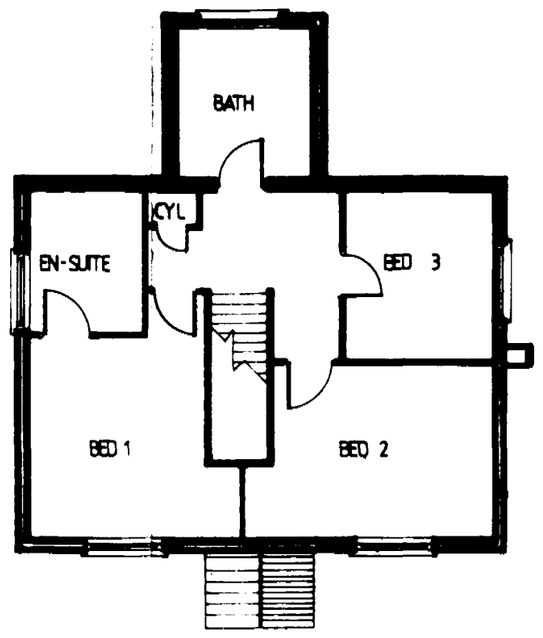
Rear Elevation



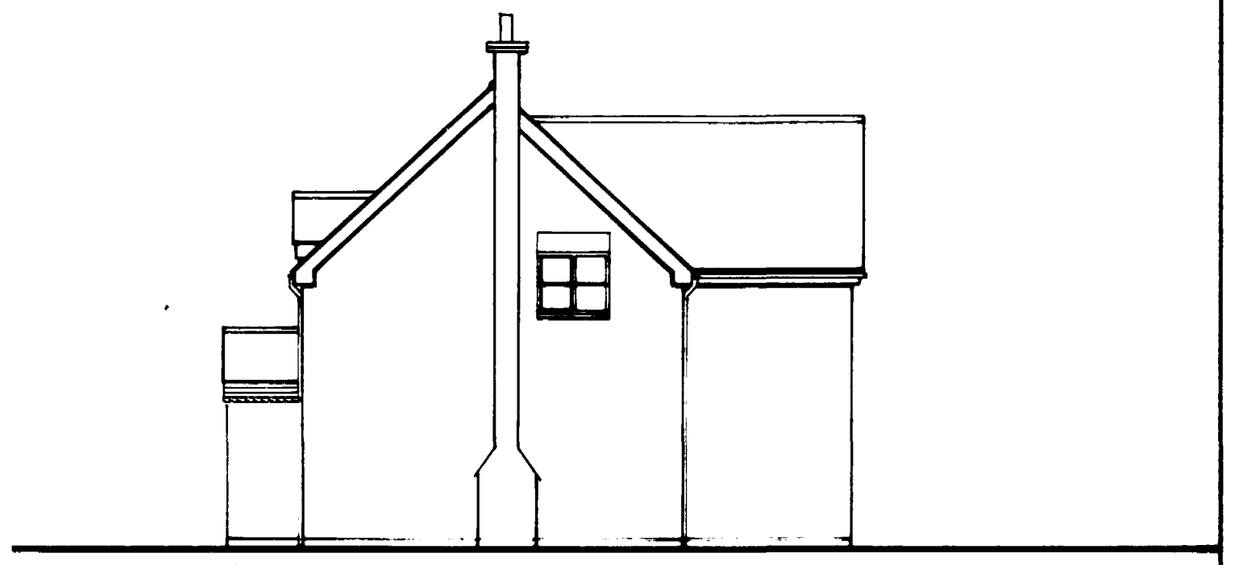
Side Elevation



Ground Floor Plan



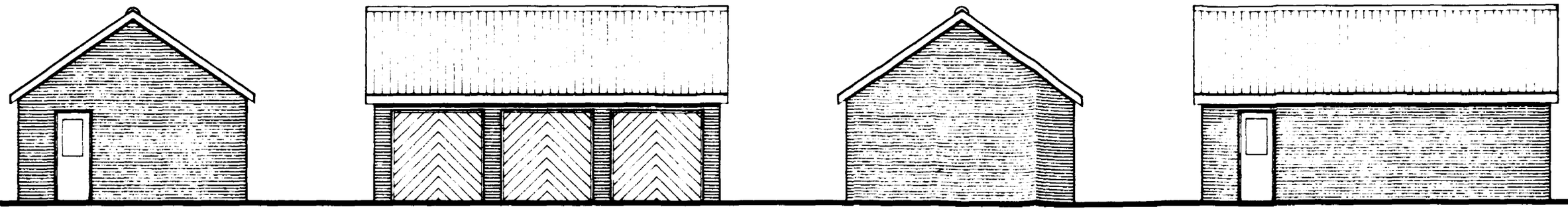
First Floor Plan



Side Elevation

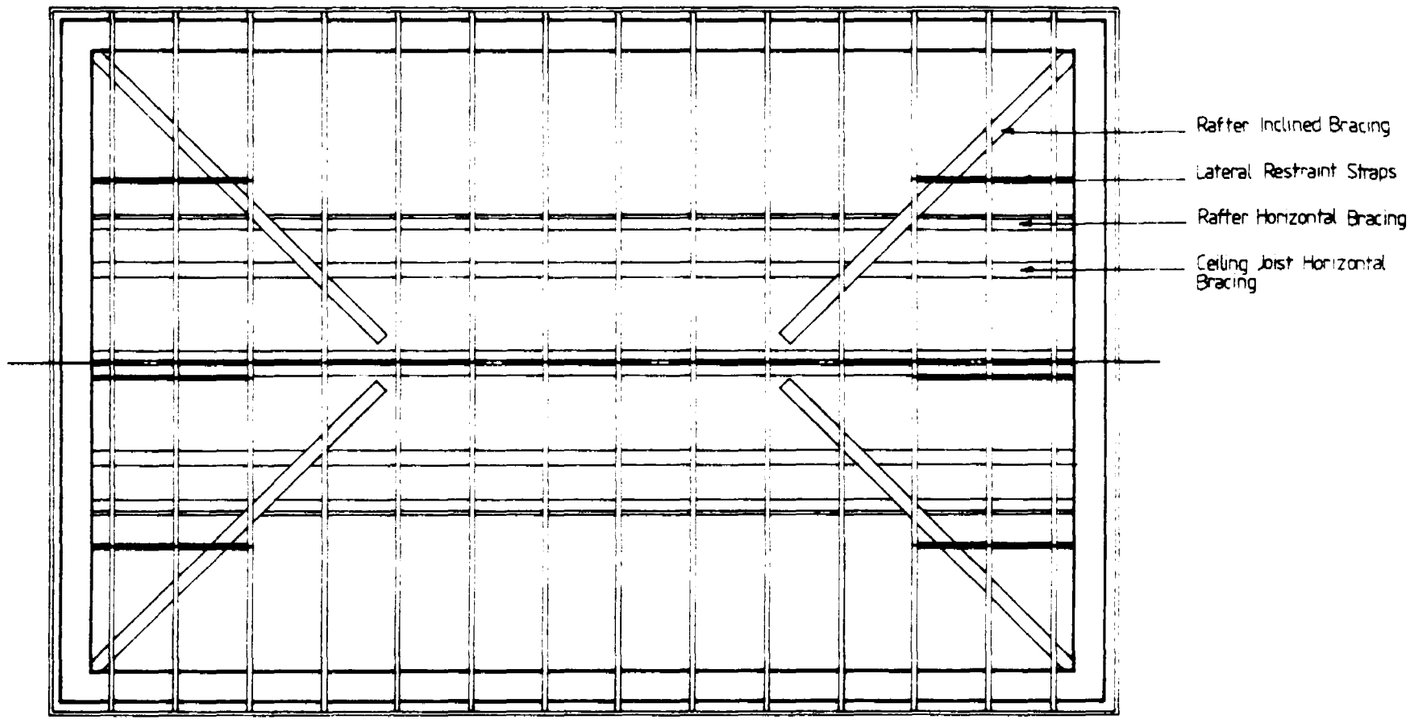
DRAWING
17 SEP 1993
ISSUED

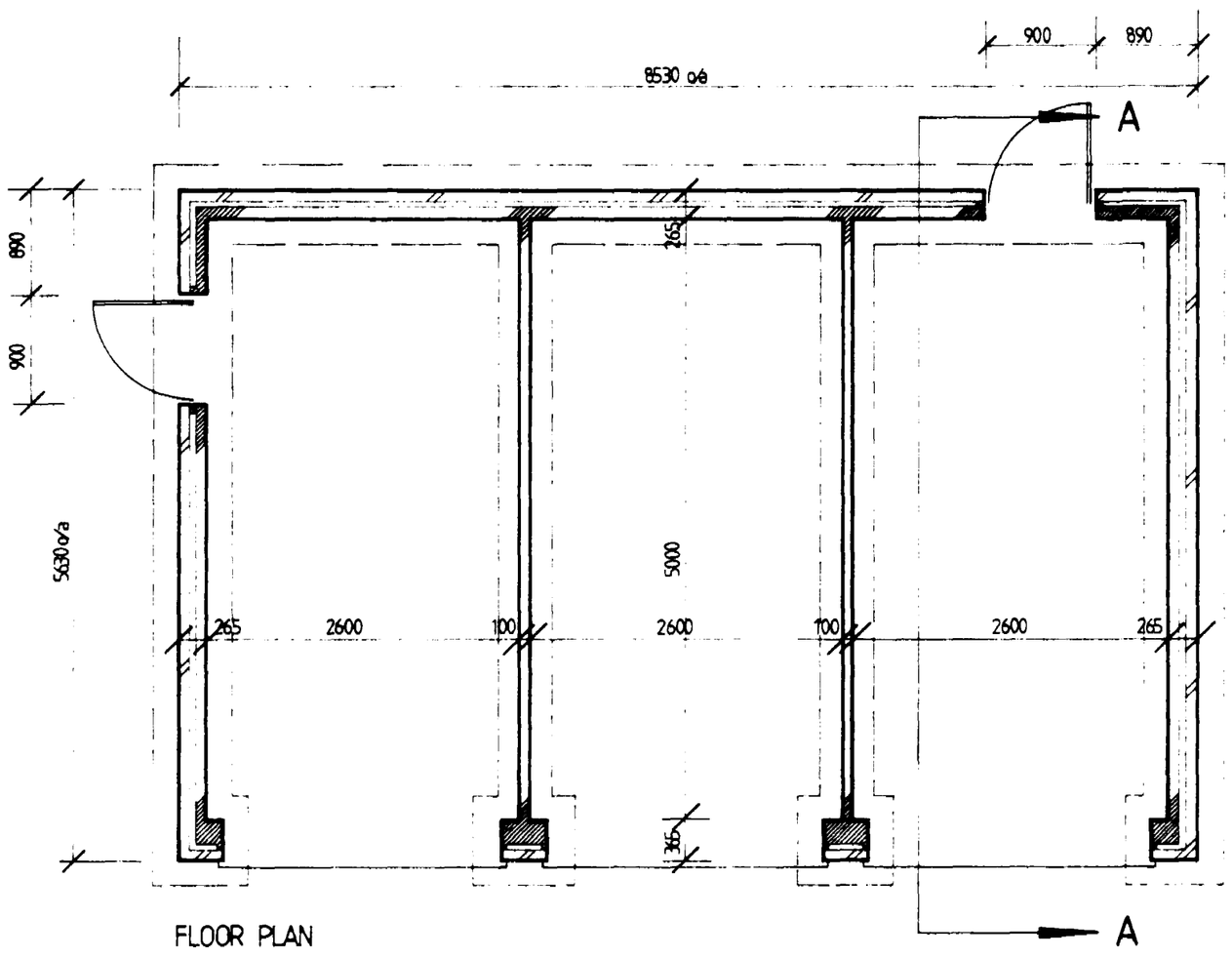
Client, ASHWOOD HOMES	Drawing Title, HALLAM MkIII Plot 2	Revisions, A : Remove bay windows and alterations made to porch.	Scale, 1:100	Date, SEPT. 93 Drawn, A.B.	Robert Doughty Chartered Town Planner and Landscape Architect. 32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA Tel (0529 21) 646/7
			Drawing No, 165/14/DS/4A		



SIDE ELEVATION | FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION

ROOF PLAN





FLOOR PLAN

FOUNDATIONS
Excavate for foundations to a depth agreed with the Local Authority Building Control Officer on site. Lay C20P concrete (1:2:4 by volume) a minimum of 225mm thick and 450mm wide under 100mm walls allow for piers.

GROUND FLOOR
Garage floor construction as main floor except sand/cement screed and floor insulation to be omitted and oversite concrete to have a steel float finish.

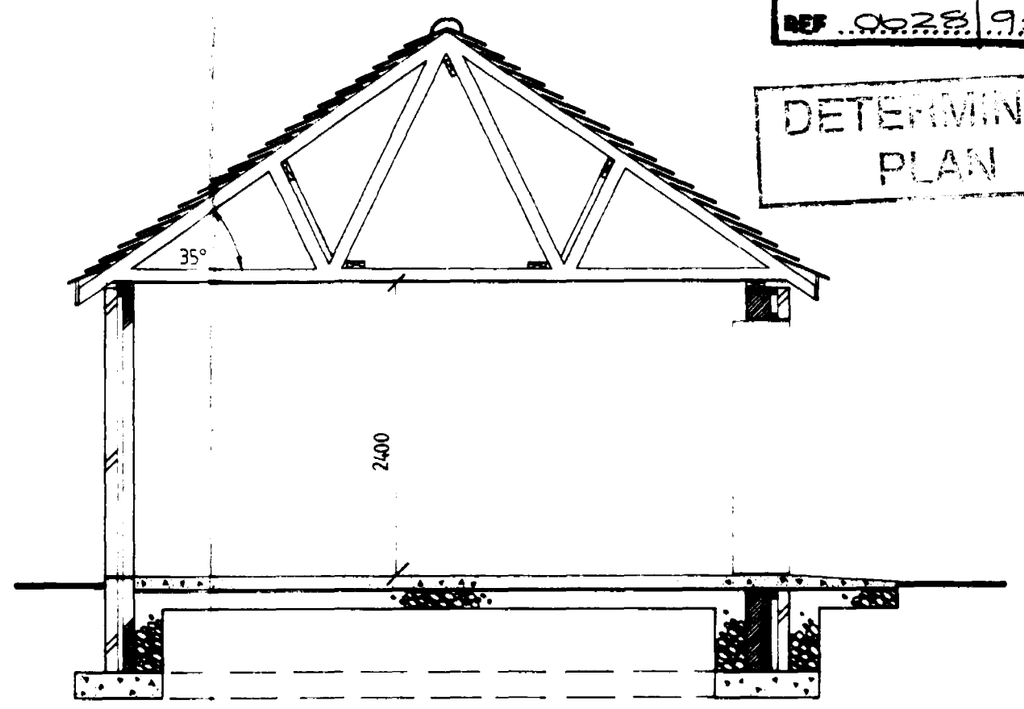
FOUNDATION WALLING
100mm walling below DPC to be either class B engineering brickwork or class A concrete blockwork in cement mortar (1:3). Allow for facing bricks below DPC but above ground level. Bricks below DPC to be FL designation and to BS 3921 generally.

DAMP PROOF COURSES
100mm Hyload pitch polymer DPC a minimum of 150mm above ground level. 225mm wide DPC's to door jambs and piers.

ROOF 35°
Roof construction as main roof to BS 5268:Part 3:1985.
Provide bracing to AMD 5931. Provide Glidevale RV601F eaves ventilator to give equivalent of a 10mm gap.

SURFACE WATER DRAINAGE
100mm half round pvc guttering and 63mm downpipes discharging into soakaways via Hepaleave bends with adaptor into 100mm Superaleave drains (min. fall 1:80) bedded and surrounded in pea gravel.

WALLS
265mm external cavity walls consisting of a 100mm external leaf of facing brickwork, a 65mm clear cavity and a 100mm inner leaf of lightweight blockwork Galvanised wall ties at 450 c/c vertically and 900mm horizontally. Ties placed every 225mm at jambs.
All lintels over openings to be IG lintels from their insulated L1 range.



SECTION A-A

SOUTH HOLLAND D.C.
PLAN DEPT.
05 JUL 1993
REF S/0228/93/

DETERMINED PLAN

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE.

ANY DIMENSIONAL DISCREPANCY IS TO BE BROUGHT TO THE NOTICE OF THE ROBERT DOUGHTY PRACTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION ON SITE.

GARAGE CEILINGS - FIRE PROTECTION
To consist of 2 no. layers 12.7mm Gyproc plasterboard fixed to ceiling joists, joints staggered to lap. This to be covered with a skim/Artex finish.
Any exposed lintels to be encased in a sand/cement render coat.

Bricks: Butterley Clockhouse Canterbury

Tiles : Sandtoft Grey Double Pantile

Robert Doughty
Chartered Town Planner & Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA.
Telephone Swaton (0529 21) 646/7.

Revision	Description	Date

Project
ASHWOOD HOMES
GARAGE BLOCKS

DRAWING ISSUED 2 JUL 1993

Drawing
Working Drawing

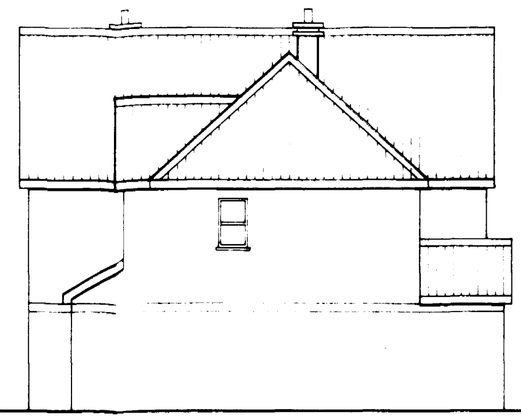
Drawing No	Date	
165/14/TG	July '93	
Scale: 1:100 1:50	Drawn: J.N.	Checked



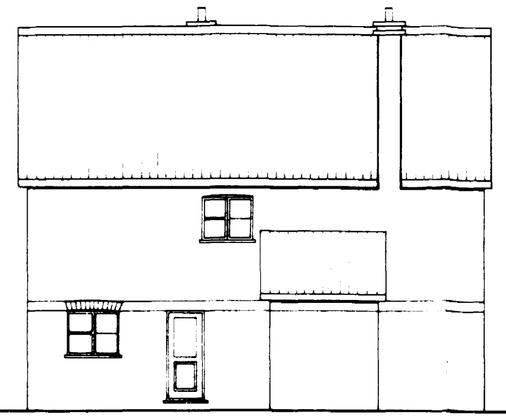
FRONT ELEVATION



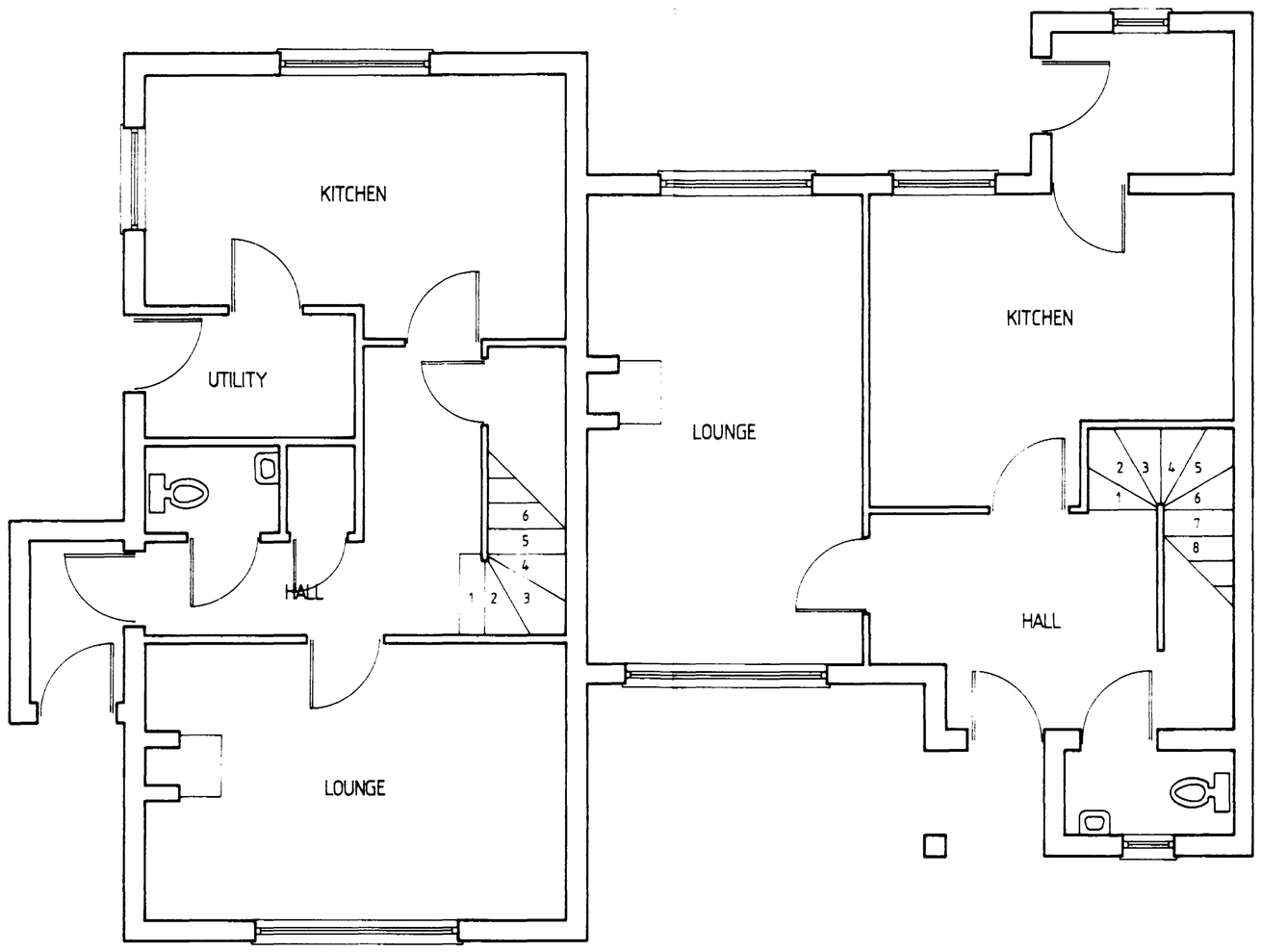
REAR ELEVATION



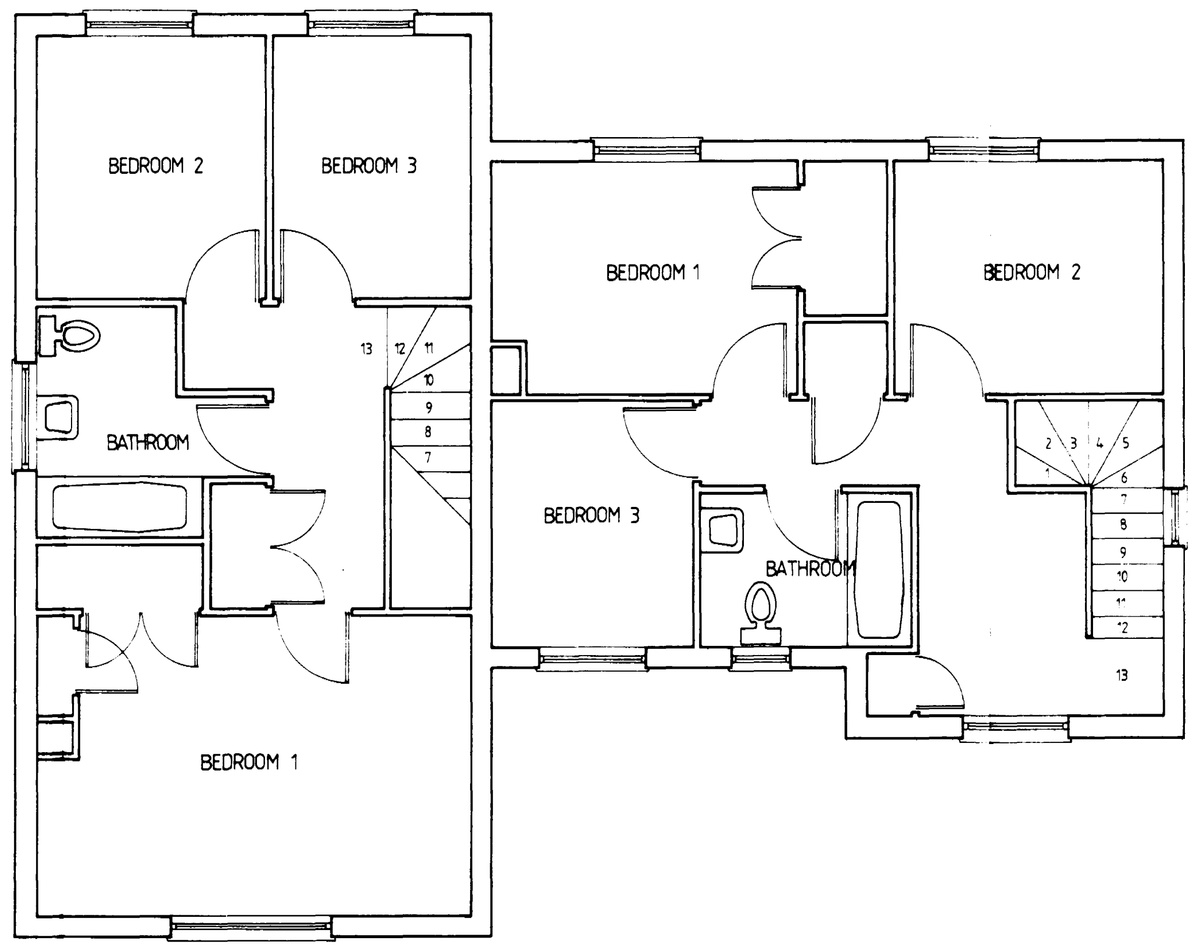
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR ELEVATION



FIRST FLOOR ELEVATION

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE

ANY DIMENSIONAL DISCREPANCY IS TO BE BROUGHT TO THE NOTICE OF THE ROBERT DOUGHTY CONSULTANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION ON SITE.

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
32 High Street, Helpringham, Sleaford, Lincolnshire NG34 0RA.
Telephone (0529 21) 646/7 Fax (0529 21) 358

Revision	Description	Date

Project
ASHWOOD HOMES
NEWBORN

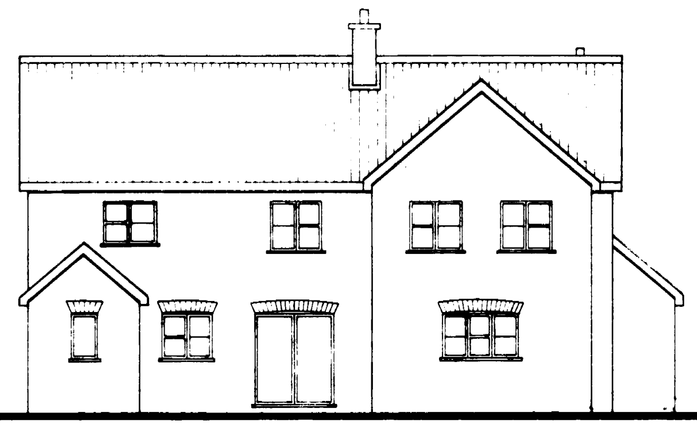
DRAWING
14 SEP 1993
ISSUED

Drawing
FLOOR PLANS AND ELEVATIONS

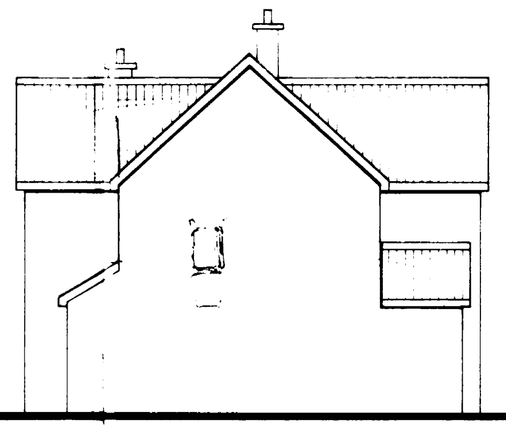
Drawing N°	Date	
165/14/BR2	SEPTEMBER 1993	
Scale 1:50, 1:100	Drawn J.N.	Checked I.H.



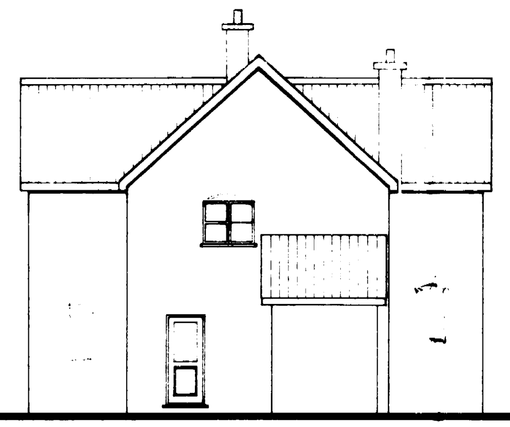
FRONT ELEVATION



REAR ELEVATION

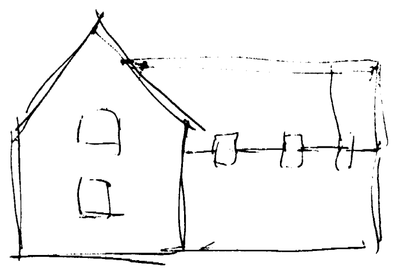


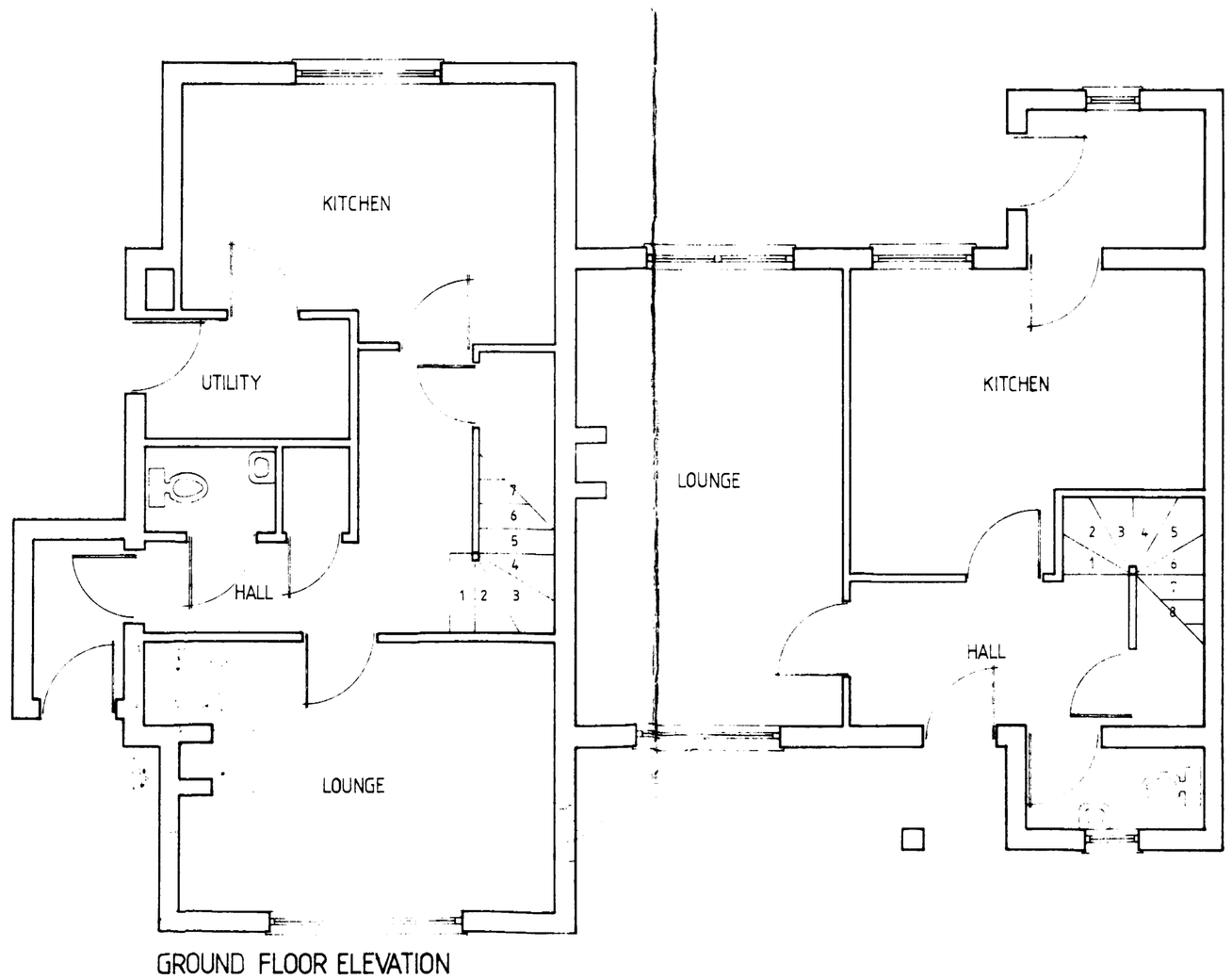
SIDE ELEVATION



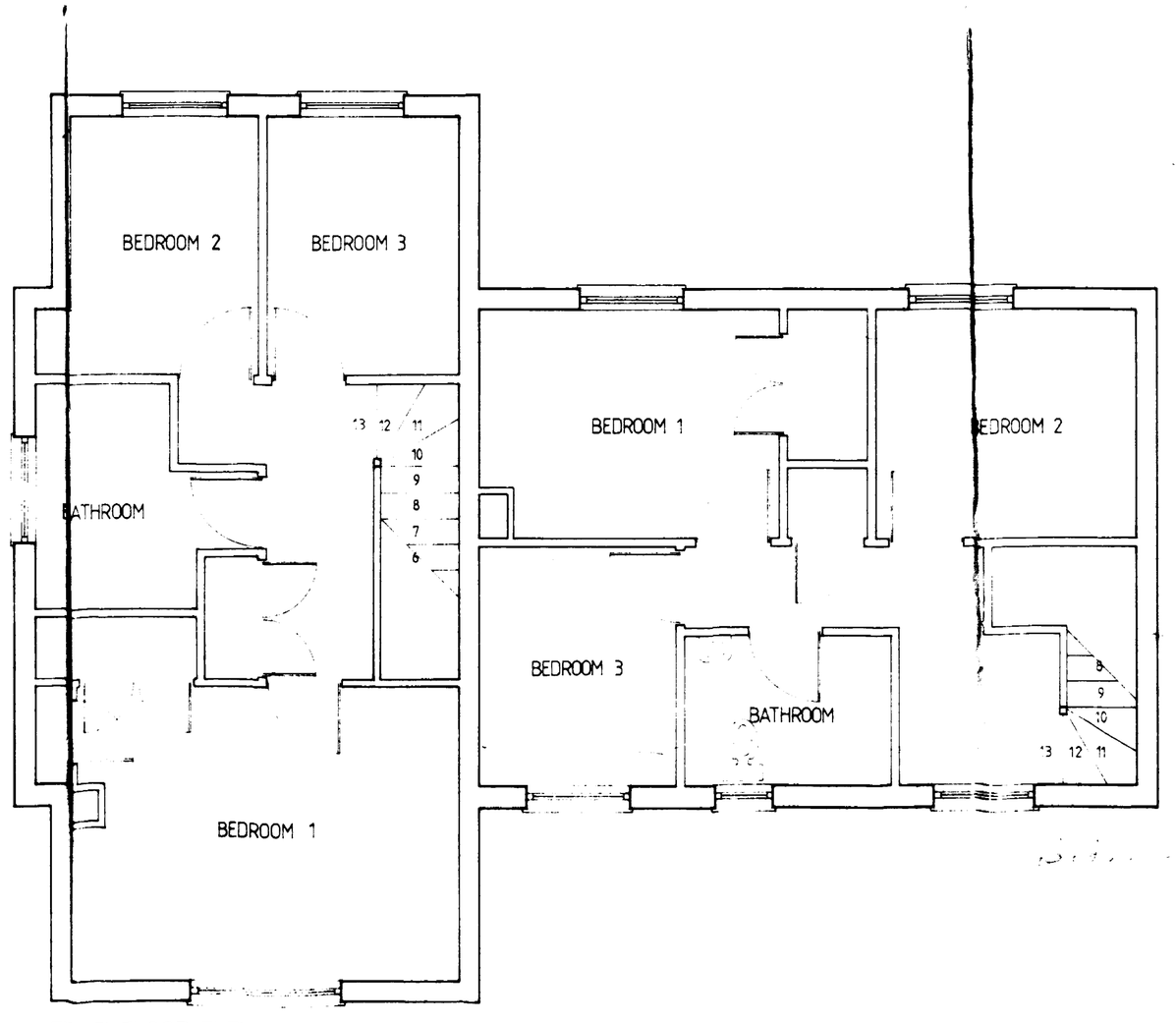
SIDE ELEVATION

SUPERSEDED





GROUND FLOOR ELEVATION



FIRST FLOOR ELEVATION

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SUPERSEDED

SOUTH HOLLAND D.C.
PLANNING
05 JUL 1993
REF. S/338/93

Plot 1: Newborn

Bricks: Butterley Clockhouse Capel Multi

Tiles : Sandtoft Terracotta Red Double Pantile

Robert Doughty
Chartered Town Planner & Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA.
Telephone Swaton (0529 21) 646/7.

Revision	Description	Date

Project
ASHWOOD HOMES
NEWBURY

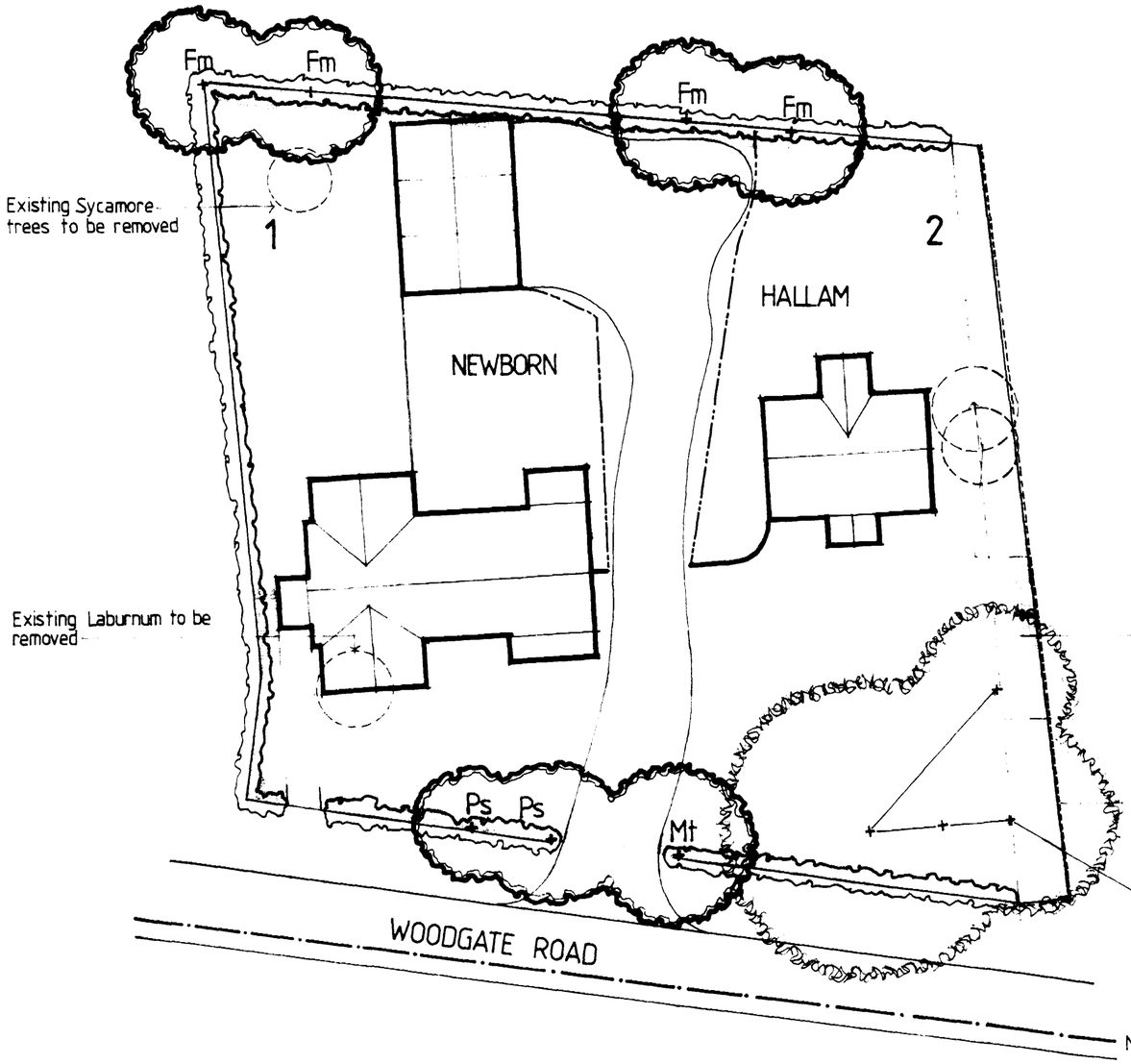
DRAWING ISSUED 2 JUL 1993

Drawing
FLOOR PLANS AND ELEVATIONS

Drawing No	Date
165/14/BR1	JUNE 93

Scale	Drawn	Checked
1:50, 1:100	J.N	

ASHWOOD HOMES



Plot 1: Newborn

Bricks: Butterley Clockhouse Capel Multi

Tiles : Sandtoft Terracotta Red Double Pantile

Plot 2: Hallam – Plus garage block

Bricks: Butterley Clockhouse Canterbury

Tiles : Sandtoft Grey Double Pantile

Existing Sycamore trees to be removed

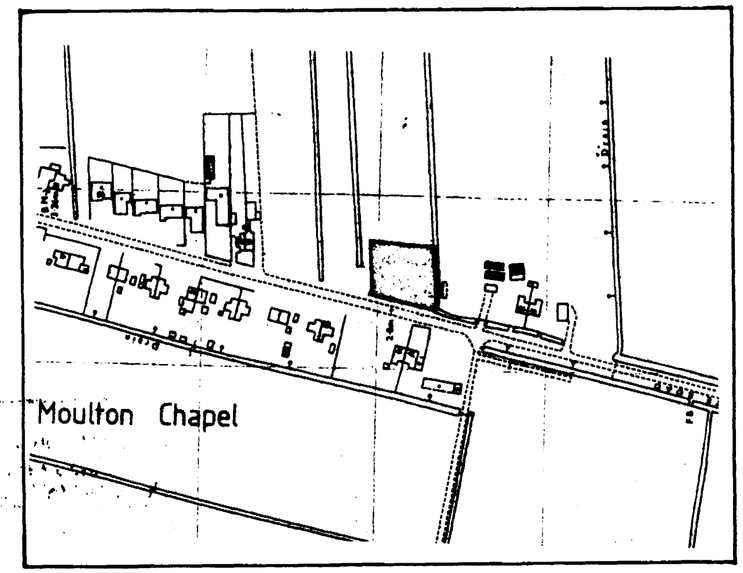
Existing dyke piped and filled

Brink of existing dyke

Palisaded fence 1200mm high

Existing Sycamore trees to be retained

SOUTH HOLLAND D.C.
PLAN DEPT.
05 JUL 1993
REF 0628/93



LOCATION PLAN

Scale 1:2500 Crown Copyright reserved

N

KEY

Description	No.	Size	Remarks
TREES			
Fm Acer campestre	4	150-180	Feathered staked/tied
Mt Malus tschonoskii	1	8-10	Std. staked/tied
Ps Prunus 'Snowgoose'	2	8-10	Std. staked/tied
HEDGING			
Crataegus monogyna	344		
Ilex aquifolium	14		
Viburnum opulus	14		
Cornus sanguinea	14		
Ribes sanguineum	14		
Ligustrum vulgare	14		
Sambucus nigra	14		

Tapestry Hedge: 5 plants per metre on a double staggered row 300mm apart. Base planting of Crataegus monogyna and random inserts of Ilex aquifolium, Viburnum opulus, Cornus sanguinea, Ribes sanguineum, Ligustrum vulgare and Sambucus nigra.

Proposed Hedge

DRAWING
2 JUL 1993
ISSUED

DEVELOPMENT PLAN & LANDSCAPE DETAILS

ASHWOOD HOMES

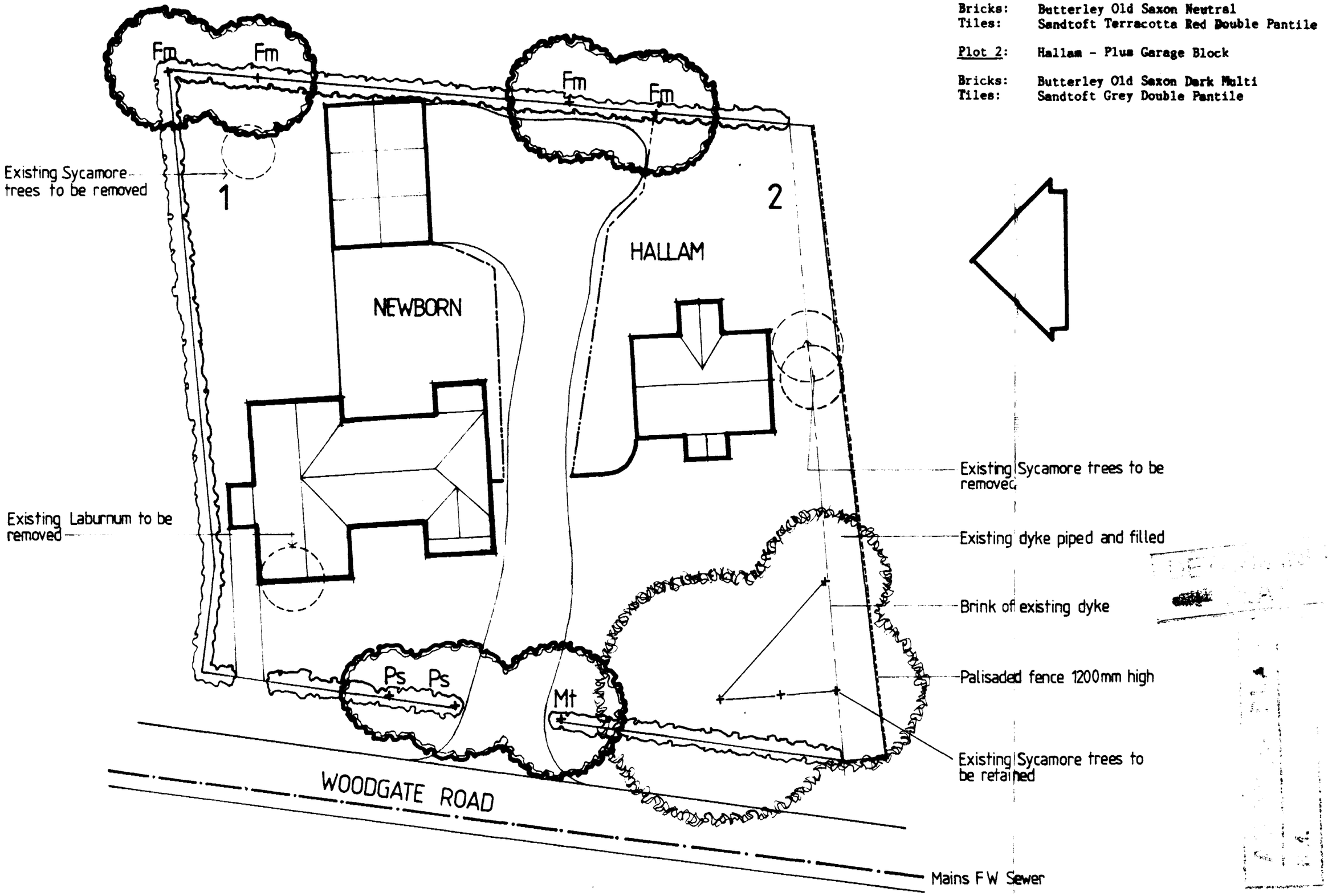
WOODGATE ROAD

MOULTON CHAPEL

Dwg. no. 165/14/1 Scale 1:200 June 1993

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
32 High Street, Helpringham, Near Sleaford, Lincolnshire, NG34 0RA Tel. 0529 21 646/7

ASHWOOD HOMES

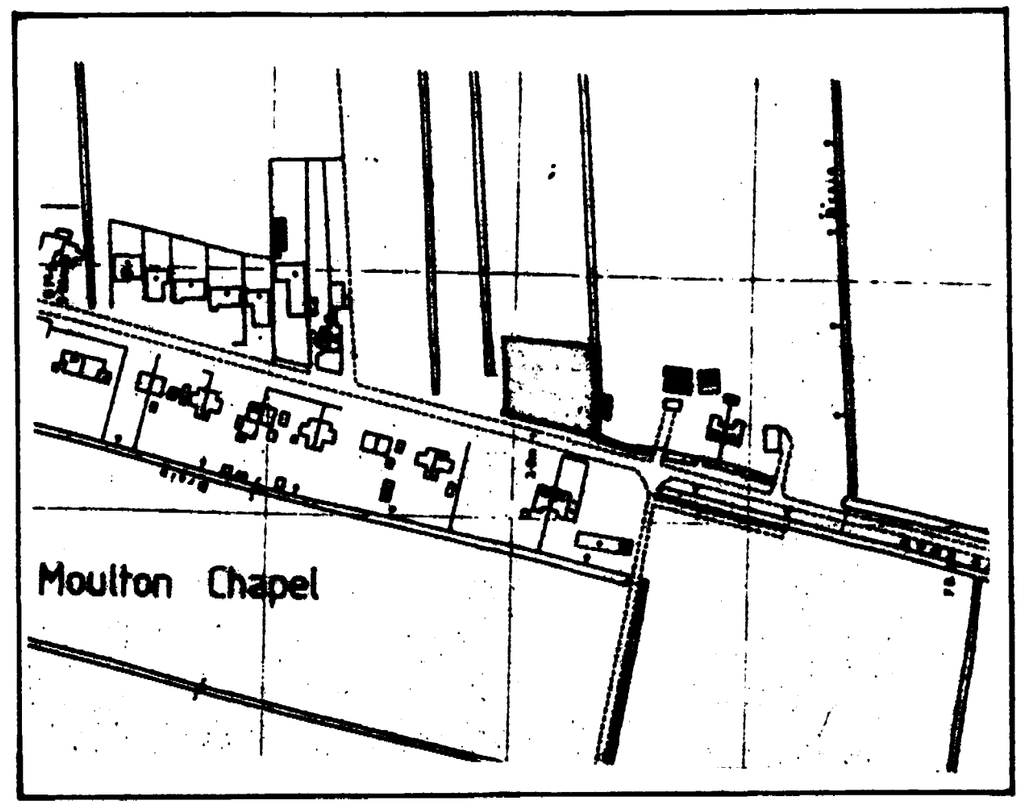


Plot 1: Newborn

Bricks: Butterley Old Saxon Neutral
Tiles: Sandtoft Terracotta Red Double Pantile

Plot 2: Hallam - Plus Garage Block

Bricks: Butterley Old Saxon Dark Multi
Tiles: Sandtoft Grey Double Pantile



LOCATION PLAN

Scale 1:2500 Crown Copyright reserved

N

KEY

Description	No.	Size	Remarks
TREES			
Pa Acer campestre	4	150-180	Feathered staked/tied
Mk Malus tschonoskii	1	8-10	Std. staked/tied
Pa Prunus 'Snowgoose'	2	8-10	Std. staked/tied
HEDGING			
Crataegus monogyna	344		
Ilex aquifolium	14		
Viburnum opulus	14		
Cornus sanguinea	14		
Ribes sanguineum	14		
Ligustrum vulgare	14		
Sambucus nigra	14		

Tapestry Hedge: 5 plants per metre on a double staggered row 300mm apart. Base planting of Crataegus monogyna and random inserts of Ilex aquifolium, Viburnum opulus, Cornus sanguinea, Ribes sanguineum, Ligustrum vulgare and Sambucus nigra.

Proposed Hedge

DRAWING
14 SEP 1993
ISSUED

DEVELOPMENT PLAN & LANDSCAPE DETAILS

Rev A: Brick Types
Plot 1, Newborn housetype

ASHWOOD HOMES
WOODGATE ROAD
MOULTON CHAPEL
Dwg. no. 165/14/1a Scale 1:200 June 1993

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTU
32 High Street, Helpringham, Near Sleaford, Lincolnshire, NG34 0RA Tel. 0529 21 646/7