BRIAN SMITH ip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0969/91 Received:22-OCT-91 Type:OUTLINE

Name: J L Farms Ltd
High Street
Moulton
Spalding
Lincs PE12 6QD

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Renewal of Outline Consent for residential redevelopment

Location : High Street Moulton
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

DL 5/12

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2 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 and shrubs;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard 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 fencs included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 completion of the scheme, and all losses shall be made good during that period.

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 is required in the interests of the visual amenity of the estate.

3 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

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SOUTH HOLLAND DISTRICT COUNCIL

3 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.

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential 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 final layout shall provide for road connection(s) with the adjoining

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7 land to the north and on development of the adjoining land, the developers of the land to which this permission relates shall not obstruct the free passage of traffic from the road connection(s) provided. Such road(s) shall be constructed right up to the boundaries of the site.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

Director of Planning and Building Control Services
04-DEC-91

H13/0969/91

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.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0969/91

Date Registered 10 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J.L. FARMS LTD.
HIGH STREET,
MOULTON,
SPALDING,
LINCS. PE12 6QD

Tel. No. (0406) 371379

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

R. LONGSTAFF & CO.,
5 NEW ROAD,
SPALDING,
LINCS. PE11 1BS

OFFICE COPY

Tel. No. (0775) 766766
(Personal contact name) C.R.M. Longstaff

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HIGH STREET, MOULTON, SPALDING, LINCS. PE12 6QD

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~Renewal of~~ Outline Consent for Residential Redevelopment (Renewal of planning permission H13/1963/88)

Please complete

Signed.....

Date 9-10-91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £2,300 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 2.55 (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

APPLICATION NO. : H13/0969/91

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	3
APPLICATION FORM	6
CHECK SHEETS AND FRONT FILE SHEET	10
ALL OTHER CORRESPONDENCE	12
ALL OTHER DRAWINGS	54
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	.....

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: Density not determinable at this stage

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:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
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.

Agricultural base/packhouse

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: ~~Station~~ HIGH Street
Will there be —
Individual access(es) Possibly
New estate road Yes

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

To be provided as necessary

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 — To local authority & drainage board requirements

B. For estate developments, please state how highway surface water will be disposed of — ----------do----------

C. Please state whether a land drain will be affected — Not to our knowledge

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):

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

Continue on separate sheet if necessary. See separate sheet.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. *Previous total gross floorspace* ____ *sq. m.*

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 9-10-91

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 9-10-91

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 2300.

Receipt Issued ... No. P61

Date First Received 10 OCT 1991.

REGISTRATION

REFERENCE H3/0969/91

Cross-Ref ✓

Date.....

VALIDATION Date 15/10/91

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

Site area 2.55 No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration
(renewal)

Earlier permission ref .....

RM:-	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 £ 2300. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.10

Index Sheets 156 OS Nos ..... Grid Ref 530500 373100

Ward ... Parish ...Moulton

TR Rural	✓	CA	✓		
TR Bypass	✓	LB	✓	Grade	
Level crossing	✓	TPO	✓		
Footpath	✓	Other:			

Inside IBD YES Inside LP Area NO

Linked to site.....Ref...47.... Linked to property.....Ref.....

Planning Records:
Earlier apps
1963/88
1920/85
734/87
474/86
598/86
76/86
306/53
496/85
436/86

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

BRIAN SMI[illegible] 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: H13/0969/91 Type: OUTLINE

Applicant: J L Farms Ltd
Tel: 0406 371379

Agent: R Longstaff & Co
0406 371379

Description: Renewal of Outline Consent for residential redevelopment

Location: High Street
Moulton
Spalding
Lincs

Valid date: 22-OCT-91
Target dates:
To case officer 27-OCT-91 28/29 Oct
Inspected by 01-NOV-91
Extra contacts 06-NOV-91
Report if not clear by 26-NOV-91

Terminal date: 17-DEC-91
Target Committee: 20-NOV-91
Report deadline: 06-NOV-91

Case Officer:
M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: 2.55 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

L.C.C. - ORS ATTACHED JCB Sent 7-11-91 Expiry

Clerk to Moulton PC	0733 210404	24-OCT-91	07-NOV-91	Supported
Cllr J Clark	0406 370785	24-OCT-91	07-NOV-91	
Cllr A E Naylor	0406 370323	24-OCT-91	07-NOV-91	Supported

SITE DETAILS

Grid ref: 530800 323900
OS Sheets: 186 Parcel:

Residents by post 11.11.91 25.11.91

33

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/0969/91

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		
	3	0	8	2	3	9

2. Address or location

High St Moulton.

3. Name, classification and number of road

II

4. Date application referred 7-11-91

5. State whether outline, detailed application etc.

OL.

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

Renewal of OL P.P for Residential Development (H13/1963/88).

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: 7-11-91

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) C1

(2) C2a

(3) C3

Delete as appropriate

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

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

(1) C1

(2) C2a1

(3) C3.

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

R Longstaff & Co,
5 New Road,
Spalding,
Lincs.
PE11 1BS.

Mr D Gedney

DMG/JJ H13/0969/91

CRML/CW

30 Nov 1995

Dear Sir,

J L FARMS LTD - PREMISES AT HIGH STREET, MOULTON.

I write further to your letter dated 9th November 1995.

As you are aware, the previous outline application (reference H13/0969/91) was approved on 4th December 1991 and has now expired.

Since that period the Council has adopted policies relating to Conservation Areas/Listed Buildings. More specifically, Policy 2 states that proposals for development which could affect the special architectural or historic interest of a Conservation Area, or the setting of a Listed Building, will normally be required to be submitted as full detailed applications; viz, plans showing the proposed development at a scale of not less than 1:100 and drawings showing the proposed development in relation to its surroundings at a scale of not less than 1:200.

You are also reminded that the Council has a statutory duty to preserve or enhance the character or appearance of Conservation Areas and also to preserve the setting of Listed Buildings. With this in mind, PPG 15, 1994 (Planning and the Historic Environment) states that Council's should ask for detailed plans for new development which is likely to have an effect upon the setting of Conservation Areas and/or Listed Buildings.

Further to the above, it is therefore considered that full details are required in this instance, bearing in mind the site abuts Moulton Conservation Area and is adjacent to Moulton Mill, which is a Grade I Listed Building.

Finally, you are reminded of Condition No. 7 of the previous planning permission. This stated, inter alia, that the final layout should provide for road connection(s) with the adjoining land to the north.

I hope the above is of assistance.

Yours faithfully

N Midlen
Development Control Manager

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 :					
	Previous					
	Current					
	Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

MAsri

Make sure you get o/c file placed with this case file & assure consistency of consultations.

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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 :

30/10/91 RJBIr

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: MAS
date:

Residents notified on site visit: 34, 36, 38, The Surgery - High Street
4, 6, 8, 10, 14, 16 East Cotgate

Case Officer Conclusions (issues)
large, scruffy site - residential backs onto it.

Case Officer Recommendations (summary)
(details overleaf) Grant permission

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Yes ----

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

No ----

[Reason:

Other circumstances needing Committee decision — Yes ----

Flagged by Senior Officer
Signed .....

No ----

[Reason:

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
DC SM
.....

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

Grant.

1) ~~SC8~~ Repeat condition from 1963/88
2) ~~SC27~~
3) ~~As~~ per County Highways

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

Est. 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (01775) 766766 Fax. (01775) 762289

Your ref: Our ref: **CRML/CW** Date: **9 November 1995.**

J. Blacklock Esq.,
Planning Office,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

10 NOV 1995
Housing & Planning
Received

ACTION
Attention of DGM
Discuss with
Copy to
File Ref
Comments

Dear Mr Blacklock,

Re: J. L. Farms Limited - Premises High Street, Moulton

I had a word with Mr David Gedney a week or so ago regarding this site which lies in the centre of Moulton but outside the conservation area.

Outline planning consent was previously granted and this has currently lapsed and the owner wishes to reapply for outline.

Can you confirm that you are able to deal with the application on an outline basis without detail, leaving detailed matters for subsequent approval.

We look forward to hearing from you as soon as convenient.

Yours sincerely,

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (01406) 422760; Market Deeping (01778) 342466 Fax: (01778) 343714

6. Any Other Information

The application is submitted in outline at this stage to renew an existing consent reference no. H13/1963/88 for which consent was granted on the 8th February 1989.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.11.91

OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H13/0969/91
Outline Residential development, High Street, Moulton

I write with reference to the above and would confirm that I would wish to support this renewal. This Department has in the past received occasional complaints about noise from both site activities and vehicular movements to and from the site.

pp Director of Environmental Services

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1991
Attention of
DPO NPM
DOPO SS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

926/20

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
11 NOV 1991
Attention of: DPO NRM, DCPO BS, ACP
File Nos.
Acknowledge YES/NO
by
date

MC

Application no: H13/0969/91

Applicant: J L Farms Ltd
High Street
Moulton
Spalding
Lincs PE12 6QD

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Renewal of Outline Consent for residential redevelopment

Location: High Street Moulton
Spalding Lincs

Type: OUTLINE

Date received: 22-OCT-91

24-OCT-91

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 08-NOV-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

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

FOR PARISH COUNCIL USE ONLY

Comments: Supported.

Signed: L. Longstaff Clerk.

MOULTON PARISH COUNCIL
26 OCT 1991
RECEIVED

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1991 MC

Attention of	File Nos.
DPO NRM	
DOPO BS	
ACP JC	Your Ref.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/969/91/TBJC

Date 31 October 1991

Dear Sirs,

OUTLINE PLANNING APPLICATION - J. L. FARMS LTD
RESIDENTIAL DEVELOPMENT AT HIGH STREET, MOULTON

The District Planning Officer 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 observations which should be brought to your clients and prospective purchasers attention.

The watercourse along the sites Eastern boundary is my Board's Moulton River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

I understand a foul sewer connection is proposed but that at this time surface water disposal has not been investigated. I presume however, that soakaways would be contemplated for roof water disposal in respect of which I would suggest appropriate subsoil investigations be undertaken, whilst road water will be discharged to the Board's Moulton River.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T. although this figure is subject to periodic review.

Your clients will be aware of their piped watercourse crossing the site together with other pipelines maintained by themselves that outfall to the Moulton River. The extent of impermeable area served by these systems should be ascertained in due course in order that any contribution due is based upon increased flows following redevelopment. Particular regard must also be given to safeguarding any of the above drainage systems that serve land outside the site area.

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

Yours faithfully,

J.J. Ebey.

ENGINEER TO THE BOARD

R. Longstaff & Co.,
Estate Agents,
5 New Road,
Spalding,
Lincs.

BRIAN 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: H13/0969/91

Applicant: J L Farms Ltd
High Street
Moulton
Spalding
Lincs PE12 6QD

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Renewal of Outline Consent for residential redevelopment

Location: High Street Moulton
Spalding Lincs

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
31 OCT 1991
Attention of: DOPO SS JC ACP
File Nos.
Date ack'ged: 24-OCT-91
Ack'ged YES/NO
by
date

Type: OUTLINE

Date received: 22-OCT-91

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is M A CAUGHEY

As applications can be determined under delegated powers in many cases, please let me know by 03-NOV-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
District Planning Officer

Support -

To be determined under delegated powers

Cllr A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

Signed:

A. E. Naylor

BRIAN 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: H13/0969/91

Applicant: J L Farms Ltd
High Street
Moulton
Spalding
Lincs PE12 6QD

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Renewal of Outline Consent for residential redevelopment

22 OCT 1991

Location: High Street
Moulton
Spalding
Lincs

Type: OUTLINE

Date received: 10-OCT-91

17-OCT-91

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.

The enclosed certificate relating to agricultural holdings needs to be completed where marked.

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

pp Principal Administrative Officer

Mrs Maxwell
Returned herewith.
apologies for oversight.
Longstaff
18-10-91

Established 1770

LONGSTAFF

Legal & General
Appointed Representative
Legal and General is a member of LAUTRO.

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: CRML.TAF. Date: 9th October 1991.

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.

Dear Sirs,

re: J.L. Farms Ltd., High Street, Moulton, Spalding, Lincs.
Renewal of Planning Permission Reference H13/1963/88

We herewith enclose Planning Application forms in respect of a renewal of this permission granted in 1989.

Please also find our client's cheque made payable in your favour in the sum of £2,300.

We look forward to hearing from you further in due course.

Yours faithfully,

Encs.

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Market Deeping (0778) 342466; Holbeach (0406) 22760 and Crowland (0733) 210517

MC

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1991

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

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

SH/910087
Our ref

H13/0969/91
Your ref

28-NOV-91

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : HIGH STREET, MOULTON, SPALDING, LINCS.
Applicant: J.L. FARMS LTD.

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.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

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 7RB.

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)

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

D.G

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H13/1963/88

DATE RECEIVED : 30 12 88

APPLICANT : J L Farms Ltd
High Street
Moulton
Spalding
Lincs

AGENT : R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

TYPE : Outline GRID REF : 530810 323890

DESCRIPTION : Residential development

LOCATION : High Street, Moulton

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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 41 of the Town and Country Planning Act 1971.

2 a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously unless the prior written consent of the Local Planning Authority is obtained for separate submissions, 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.

Cont/.....

This permission refers only to that required by the Town and Country Planning Acts. If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

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 and shrubs;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard 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.

b) 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, or within such longer period as may be agreed in writing with the Local Planning Authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 made good during that period.

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 is required in the interests of visual amenity of the estate.

3 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 Institution 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.

Cont/.....

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed not later than three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential 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 road 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 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 surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 The final layout shall provide for road connection(s) with the adjoining land to the north and on development of the adjoining land the developers of the land to which this permission relates shall not obstruct the free passage of traffic from the road connection(s) provided. Such road(s) shall be constructed right up to the boundaries of the site.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

District Planning Officer
3th February 1989 (C)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/1963/88

Date Registered 30 DEC 1988

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J.L. FARMS LTD.
HIGH STREET
MOULTON
SPALDING
LINCS. PE12 6QD
Tel. No. 0406 371379

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

R. LONGSTAFF & CO.
5 NEW ROAD
SPALDING
LINCS. PE11 1BS
Tel. No. 0775 66766
(Personal contact name) Mr C.R.M. Longstaff

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

High Street, Moulton, Spalding, Lincs. PE12 6QD

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Outline consent for residential development.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £1,650 If you consider no fee is payable include a written explanation instead.

Signed. R. Longstaff Date. 19 December 1988

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 2.55 (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)	Yes
(ii) Alterations or extension	No
(iii) Change of use	Yes
B. If new dwellings are proposed, please state how many:	Not determinable at this stage

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:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
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.

Agricultural base/packhouse

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	No	
B. There will be a new or altered access to a public road	Yes ➡	If so, name of road: High Street

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	No	
B. The proposal does involve the felling of one of more trees	No ➡	If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	A. To Local Authority and Drainage Board requirements
B. For estate developments, please state how highway surface water will be disposed of	B. To Local Authority and Drainage Board requirements
C. Please state whether a land drain will be affected	C. Not to our knowledge
D. Foul sewerage will be disposed of to:	

Mains sewer [Yes] 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	Yes	
The proposal is known to affect contaminated land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No ➡	If so, **please complete Part 7**

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

The application is submitted in outline at this stage as the applicant Company will not be the final developer and it is, therefore, not possible to determine the type, layout and density of the proposed residential development at this preliminary stage. We are seeking to establish the principle of residential use of this site with details to be dealt with at the full application stage. We appreciate that the site abuts the conservation area and one or two listed buildings are within close proximit to the north west corner but we are confident that due consideration to their positic

and impact can be given at the full planning application stage.

DC5

FILE SHEET

1963 JC	Last Committee before terminal date: 7 2 89 COM Case Officer JC

APPLICATION NO : H13/1963/88

RECEIVED : 30 12 88 TERMINAL DATE : 24 2 89

APPLICANT : J L Farms Ltd

DESCRIPTION : Residential development

LOCATION : High Street, Moulton

TYPE : Outline
Inside IBD : Y
Inside LP area : N
Grid ref : 530810 323890
No of dwellings 0
Site area 2.55
Floorspace 0

Last application : 0974/86 B Reg :

Ack : 10th January 1989

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

CONSULTATIONS	Sent	Expiry	Received	EXEMPT *	OBJ	RECONSULTATIONS Sent	Exp.	Rec'd	OBJ
Parish Council	10/1	24/1	Support.						
Ward Member	10/1	17/1							
County Highways	19/1	26/1	OBS AMT Jc CB plus letter cb						
Dept. of Transport									
Ministry of Agriculture									
Consultant Architect									
Environmental Health			25/1						
Publicity:									
Residents:									
Advertisement	17/1	7/2							

Planning Office — Any notes from officer's site inspection

Applicant:

D C C H E C K S H E E T

APPLICATION NO : H13/1963/88

DATE RECEIVED : 30 / 12 / 88

APPLICANT : J L Farms Ltd AGENT : R Longstaff & Co

DESCRIPTION : Residential development

LOCATION : High Street, Moulton

Type : Outline Grid Ref : 530810 323890 OS Sheet : 186

Terminal date : 24 / 2 / 89

CONSTRAINTS :

Listed building	N
Conservation area	N
Trunk road	N
Other constraints	N

POLICIES :

Inside IBD	Y
Inside LP area	N

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73)..... ✓
Departure.....

Special consults: Env Health.....
Any other?.....

Permitted Development Signed.....

Article 7 ..... 4 ..... Details required -

DPO ..... COMMITTEE ..✓.. CASE OFFICER: ...J.L..

DECISION (Subject to consultations): Signed:
Date:

CONSULTATION

SITE VISIT **DATE** 17/1 VC

site predominantly surrounded by existing residential development

RECOMMENDATION

ANGLIAN WATER
N.R.A. UNIT · AQUA HOUSE HARVEY STREET LINCOLN LN1 1TF
TEL: LINCOLN (0522) · 513100

Handled by: Mr I Gray

Clive Mason
Regional Manager, Flood Defence and Operations

Your Ref:

Our Ref: 89/1/SH/0024

Date: 3 February 1989

Dear Sir

PLANNING APPLICATION NO. H13/1963/88
PROPOSED RESIDENTIAL DEVELOPMENT AT HIGH STREET, MOULTON FOR J L FARMS LTD

With reference to your notice received on 16 January 1989, the Authority's NRA Unit have no objections to raise, in principle, to the above mentioned application for planning permission.

For your information, I enclose a copy of a letter dated 20 January 1989, received from South Holland Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Hoggar
Planning Engineer

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

Fax. (0522) 512927

SH 24

SOUTH HOLLAND
Internal Drainage Board

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

23 JAN 1989

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Our Ref. RS/PA-F/1963/88/JAM Your Ref. NRA 89/00185 Date 20 January, 1989

Dear Sirs,

OUTLINE PLANNING APPLICATION - J.L. FARMS LTD
RESIDENTIAL DEVELOPMENT AT HIGH STREET, MOULTON

I have the following observations to make in response to your consultation received on the 17th January 1989 regarding planning application No. H13/1963/88.

The watercourse along the site's Eastern boundary is my Board's Moulton River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to the applicants attention.

I note that whilst a foul sewer connection is proposed no storm water drainage details have yet been formulated so I am accordingly unable to fully process the application at this time.

The applicants agent has however been appraised of my Board's initial response to their clients project and a copy of my letter dated 20th October 1988 is enclosed for your perusal.

23 JAN 1989

FILE

Yours faithfully,

Copy

J J Ebey

ENGINEER DESIGNATE

Anglian Water,
NRA Unit,
Northern Area,
Harvey Street,
Lincoln.
LN1 1TF

...DLAND
...l Drainage Board

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

Please contact:

Tel: Holbeach (0406) 24933

Our Ref. Your Ref. Date

STANDARD PLANNING CONDITIONS

1. No buildings, hedges, fences, trees, hardstandings or septic tanks within 9 metres of the Board's watercourse without the special permission of the Internal Drainage Board.

2. The approval of the Drainage Board to the point of discharge of all surface water and the quantity thereof.

3. Any outfalls into a Board's watercourse to be constructed flush to the slope of the bank to facilitate mechanical mowing, and the batter below the outfall to be protected to prevent erosion, all to the satisfaction of the Engineer to the Board.

4. The provision of a land drainage system for the site to the satisfaction of the Engineer to the Board.

5. The applicant to inform the Drainage Board on the commencement of all work relating to the Standard Conditions and also to any Special Conditions.

SPECIAL CONDITIONS

The Planning Authority will be informed by the Drainage Board of any special conditions relating to individual applications.

APPLICATION REFERENCE: H13/1963/88 DATE RECEIVED: 30.12.88

APPLICANT: J L Farms Ltd
High Street
Moulton
Spalding
Lincs

AGENT: R Longstaff & Co
5 New Road
Spalding
Lincs

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: High Street, Moulton

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 7th February 1989

Parish Council No observations received.

CONCLUSIONS

1. This large industrial user is located within the centre of Moulton village, close to the Conservation Area and is surrounded on three sides by residential development. The relocation of the business and the residential development of the site which is within the IBD would be an environmental benefit.

PLANNING OFFICER'S RECOMMENDATION - Grant permission

1. SC1 - (Estate details)
2. C1 - (Estate development - highway requirements)
3. C2 - (Specification/application/timing of completion of highways)
4. C2a - (Roads and sewers in estate development and the disposal of surface water run-off)
5. C3 - (Surface water run-off)
6. SC 6 ..... north

Reasons

1. Standard
2. C1
3. C2
4. C2a
5. C3
6. SC 6

---

2. ESTATE DEVELOPMENT (Continued)

Plan No. and Applicant	Proposal
H13/1963/88 J L Farms Ltd	Residential development at High Street, Moulton.

RECOMMENDATION: Planning permission be granted in accordance with the Planning Officer's recommendation subject to an additional condition requiring that the layout for the site should provide access to land to the north.

H16/1711/88 Geo Adams & Sons Ltd	Eight residential units at New Bond Street, Spalding.

RECOMMENDATION: Planning permission be refused in accordance with the Planning Officer's recommendation.

3. INDUSTRIAL DEVELOPMENT

RESOLVED: The recommendations indicated below be reported to the Planning Committee at their next meeting:-

Plan No. and Applicant	Proposal
H09/1181/87/C1 English Estates	Tree planting in connection with nine workshops for business, general industrial, storage and distribution use at Fleet Road Industrial Estate, Fleet Road, Holbeach.

RECOMMENDATION: Planning permission be refused in accordance with the Planning Officer's recommendation.

H14/1922/88 Superior Growers & Partners	Relocate and expand premises for Superior Growers & Partners at Wardentree Lane, Pinchbeck.

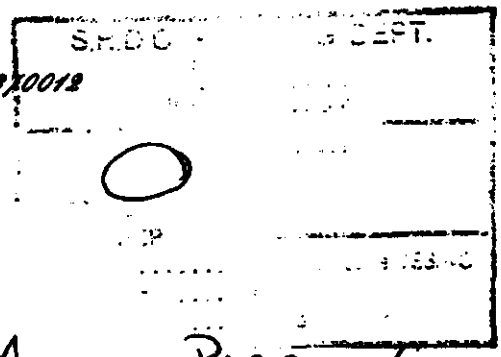
RECOMMENDATION: Planning permission be granted in accordance with the Planning Officer's recommendation, subject to an additional condition requiring a mound and a suitable screen to be provided to protect the residential amenities of the occupants of the adjacent property.

H14/1921/88 Superior Growers & Partners	Relocate and expand premises for Superior Growers & Partners at Wardentree Lane, Pinchbeck.

RECOMMENDATION: Planning permission be granted in accordance with the Planning Officer's recommendation, subject to an additional condition requiring a mound and a suitable screen to be provided to protect the residential amenities of the occupants of the adjacent property.

H03/1880/88 Mr & Mrs J Wells	Change of use to general industrial use at Poplars Farm, Littleworth Drove, Deeping St Nicholas.

RECOMMENDATION: The Planning Officer be authorised to determine the application in accordance with his recommendation.



Tel: 0406-370012

Mulberry House,
20 High Street,
Moulton,
Spalding, Lincs.
PE12 6QB.

1.2.89

MOULTON PARISH CIVIC TRUST

Dear Sir,

With reference to J.L. Farms ref H/13/~~1643~~1963/88, we have no objection in principal to housing development in this area, but hope that when full planning is considered that you will take into account that this is a most important development for Moulton and will greatly alter the present centre of the village. Therefore great care must be taken to ensure that all development is in sympathy with its surroundings and because the main development is adjacent to the conservation area a very high standard of development

is looked for by the members, of the Moulton Parish Civic Trust.

Could you please acknowledge this letter and if you could forward details of any further applications in this area at your earliest convenience we would be very grateful.

Yours sincerely

Mrs. M. Teeuw

(acting secretary)

JC Com Written up 7/2 457/45

DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

MOULTON PARISH COUNCIL
12 JAN 1989
RECEIVED

APPLICATION NO : H13/1963/88

DATE RECEIVED : 30 12 88

APPLICANT : J L Farms Ltd
High Street
Moulton
Spalding
Lincs

AGENT : R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

DESCRIPTION : Residential development

LOCATION : High Street, Moulton

Type : Outline Grid Ref : 530810 323890 Ward L

Terminal Date
24 2 89

Consultation with Parish Council

Dear Sir / Madam,

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal. 10th January 1989

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,
B. SMITH,
District Planning Officer.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1989

Allocation of:	File Nos:
DPC NRH ✓	COM
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

To
.....moulton.....
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations:

The Council supports the application.

Signed: ..... Date: 25:1:89.....

Anglian Water

Jim Adams *REGIONAL ENGINEERING MANAGER*

P.O. Box 62,
Waterside North,
Lincoln LN2 5HA.
Tel: Lincoln (0522) 25231

This matter is being handled by Mr M Galey

Our Ref. PLA/09/05/014/002 JB

Your Ref. H13/1963/88

26 January 1989

Dear Sir

Planning Application No. H13/1963/88
Proposed Residential Development at High Street, Moulton, Spalding for J L Farms Ltd

With reference to your notice received on 17 January 1989, the Authority's Utilities component has no objections to raise, in principle, to the above mentioned application for planning permission.

The South Holland District Council, as Agent Authority in sewerage matters, should determine the availability and capacity of sewers in this area.

A mains extension will be required to supply this development and this extension will be carried out under the Authority's terms and conditions which are in force at the time the proposed development takes place. Further information can be obtained from the Northern Group's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The above does not relate to land drainage and associated matters on which the Authority's NRA Unit may comment.

Yours faithfully,

Les Outram
Principal Engineer -
Development Liaison
(Northern)

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

(4)

NN

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

South Holland District Council

Notice is hereby given that application has been made to the Council in respect of the following:

Planning Applications

Residential development
High Street, Moulton
(Application no. H13/1963/88)

Proposals in Conservation Areas

The proposal may affect the character or appearance of the Conservation Area -

Display of shop sign and projecting sign
Sketchleys Cleaners, 31 Hall Place, Spalding
(Application no. H13/1845/88)

Listed Buildings

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Retention of existing unauthorised windows
21 Church Street, Spalding
(Application no. H16/1870/88)

Conversion of office use involving provision of internal partitions etc & remove garden wall and shed
The Grange, 6 Pinchbeck Road, Spalding
(Application no. H16/1851/88)

Listed Buildings in Conservation Areas

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area -

Extension to dwelling
Guys Head Lighthouse, Sutton Bridge
(Application no. H20/1873/88)

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Chatterton Tower, Winfrey Avenue, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

C J Simpkins
Chief Executive
17th January 1989

Council Offices
Priory Road
Spalding

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

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C J Simpkins
Chief Executive

Council Offices
Priory Road
Spalding

17th January 1989

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 24th. Jan. 1989

OUR REF: RS/JC/JMB

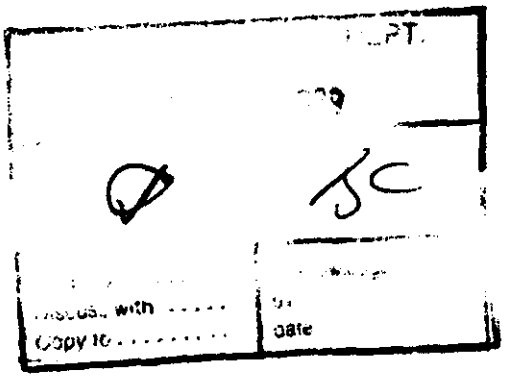
TO: DISTRICT PLANNING OFFICER YOUR REF: H13/1963/88

Residential Development, High Street, Moulton

The activities on this site have in the past caused various environmental problems to nearby residents

This would appear to be an appropriate use for such a site and I would therefore strongly support the application.

Chief Environmental Health Officer



LINCOLNSHIRE COUNTY COUNCIL

Form No. H/A/3B

DEPARTMENT OF HIGHWAYS AND PLANNING

To SOUTH HOLLAND District Council

Application Reference H13/1963/88.

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:

a. National Grid Reference of a central point on site

	horizontal			vertical		
	3	0	8	2	3	8.

b. Address or location

HIGH ST MOULTON.

c. Name, classification and number of road

II

d. Date application referred 19/1/89

e. State whether outline, detailed application etc.

OC.

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

RESIDENTIAL DEV'T.

g. Delete as appropriate

1. Notice is hereby given under the provisions of article 12 of the Town and Country Planning General Development Order, 1977, that the County Council as local highway authority:—
   a. ~~Does not wish~~ to restrict the grant of permission.
   b. Directs that permission is refused (reason overleaf)
   c. Directs that any permission given by the local planning authority shall include ~~the conditions~~ shown overleaf.
2. a. The County Council as local highway authority requests that any permission given by the local planning authority shall include the conditions shown overleaf.
   b. The County Council as local highway authority requests that the local planning authority refuse the application (reason overleaf)
3. The County Council as local highway authority requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date 24/1/89.

Signed

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) ~~Please~~ C1

(2) C2

(3) C2(a)

(4) C3.

Delete as appropriate

i REASONS FOR 1 or 2 overleaf

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

(1) C1

(2) C2

(3) C2(a)

(4) C3.

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

Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 66766

Your ref: Our ref: CRML/LEH Date: 19th December, 1988

South Holland District Council
Planning Department
Chatterton Tower
Winfrey Avenue
SPALDING
Lincs.

For the Attention of R. Smith, Esq.

Dear Sirs,

Re: J.L. Farms Ltd. - Proposed Outline Application for Residential Use
Site and Premises, High Street, Moulton

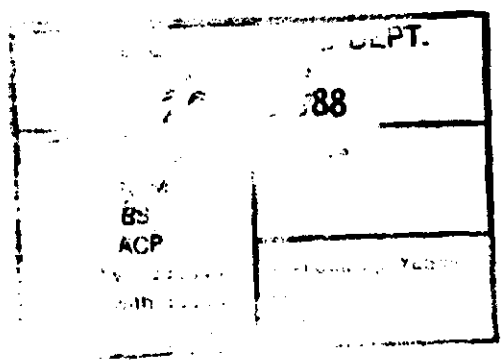
We now enclose our application in respect of the above following discussion last week.

We would stress that this application at the outline stage is purely to have the principle confirmed of residential use for the site which already lies within the village envelope. We are conscious that there will be many details which require consideration at the full planning application stage but our clients are not going to be the eventual developers and it is, therefore, not possible to provide full details at this stage.

Should there be any matters arising from the application which you require further information on at this preliminary point no doubt you will contact us.

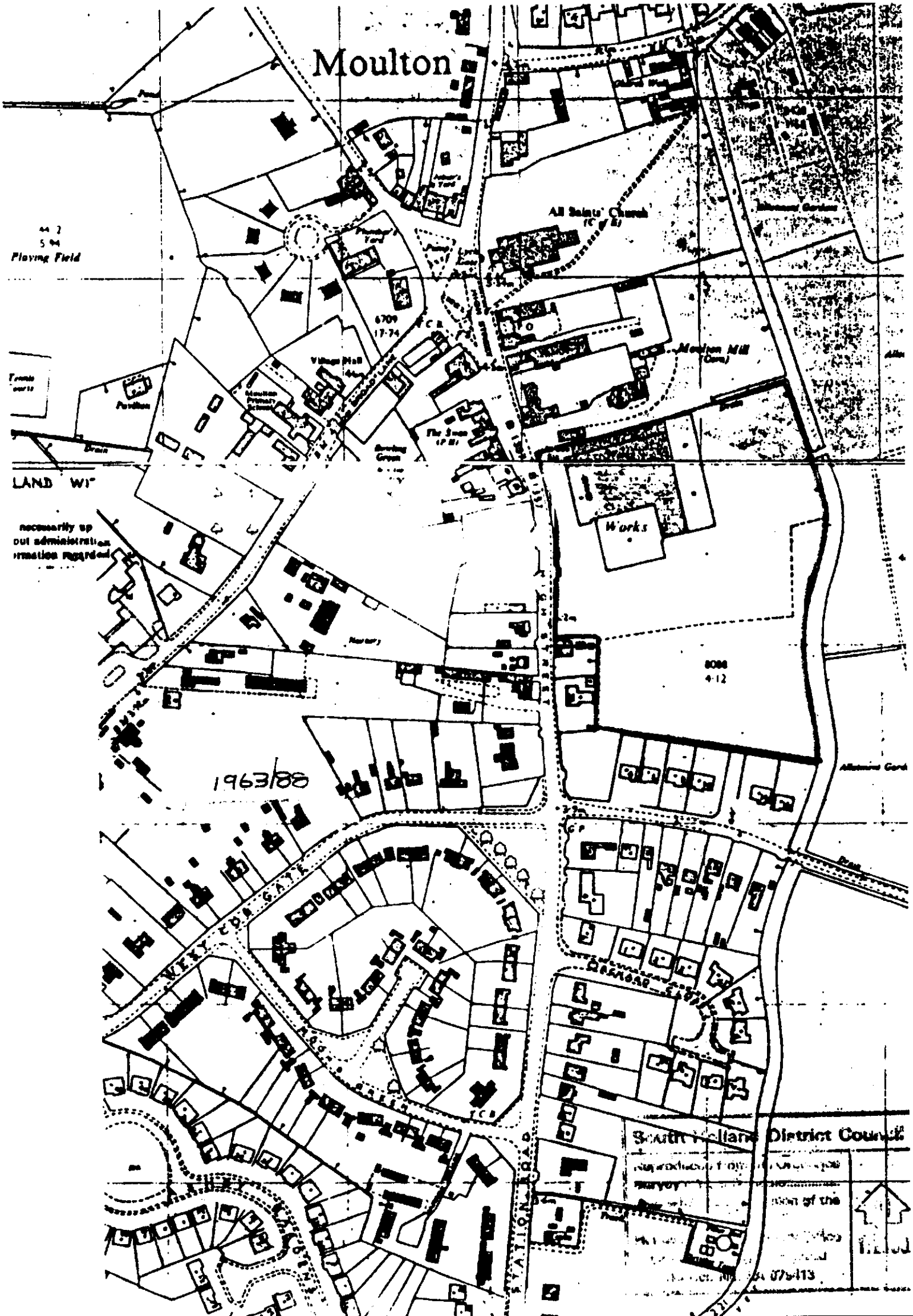
In the meantime we enclose our cheque in the sum of £1,650 for the planning fee.

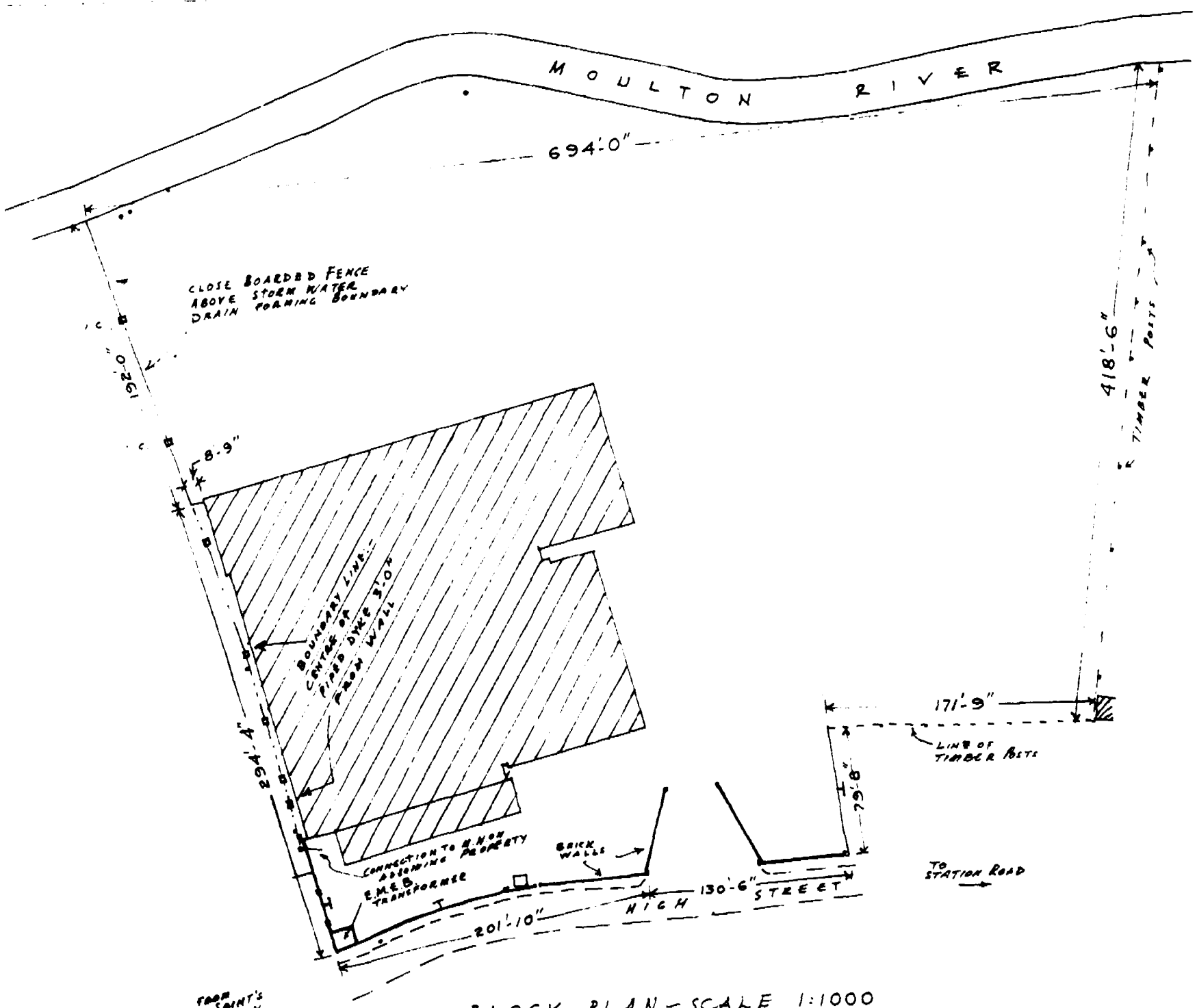
Yours faithfully,



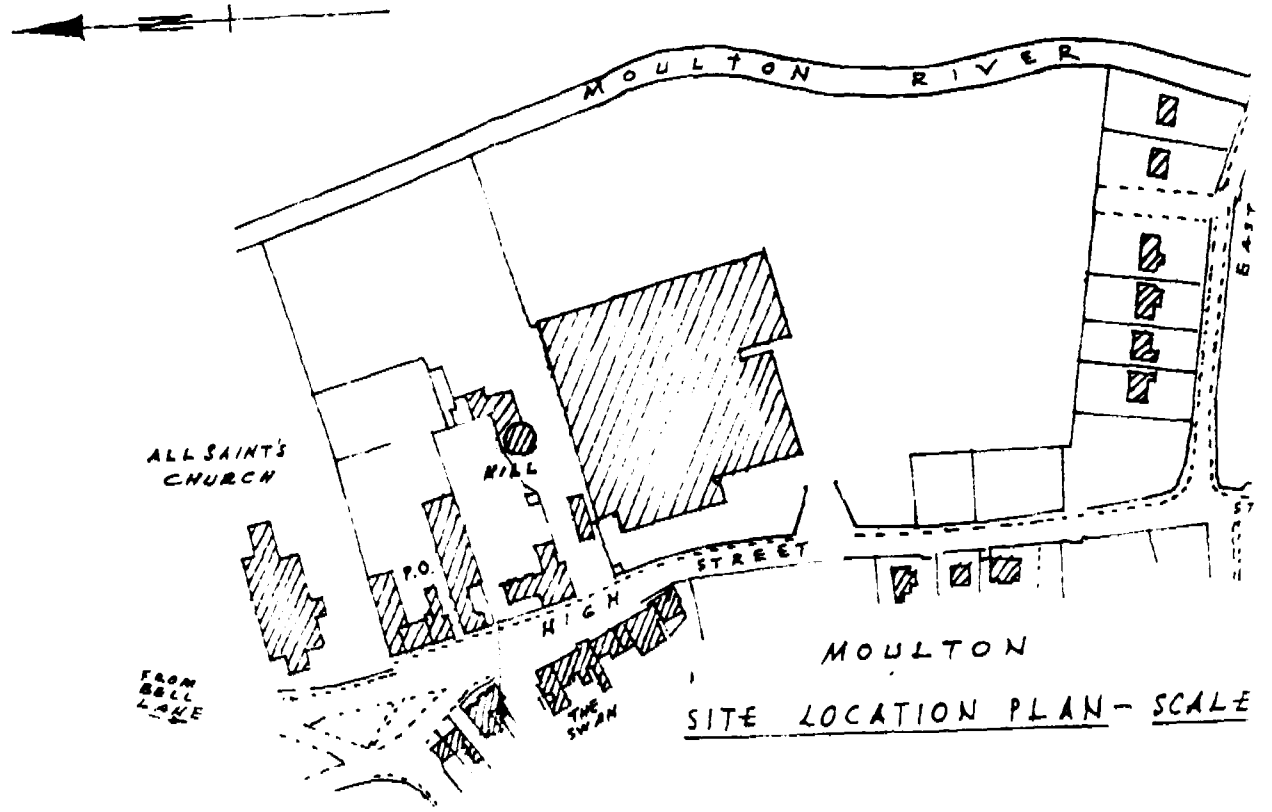
Enclosures

R. Longstaff & Co.
C R M Longstaff, FRICS, FAAV, FRVA J J Allen, FRICS, FAAV; R A Smitheringale, FRICS, J A Smith, ARICS, FSVA, FAAV
Also at: Market Deeping (0778) 342466; Holbeach (0406) 22780 and Crowland (0733) 210517


Moulton
Playing Field
All Saints' Church
Moulton Mill
Works
1963/88
WEST COVE GATE
STATION ROAD
DRAYCOTT
South Holland District Council



BLOCK PLAN - SCALE 1:1000



SITE LOCATION PLAN - SCALE

J. L. FARMS LIMITED

HIGH STREET, MOULTON, LINCS.

AREA EDGED RED
(INCLUDING EMEB SITE)
6·317 ACS. (2·556 HECTARES)
MORE OR LESS.

G.H.B. DESIGNS (G.H. & D. BARNSDALE) PLANS & SURVEYS.
16 LON ROAD. SPALDING. Phone 5851. JANUARY 1985