SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0988/91 Received:15-OCT-91 Type:OUTLINE

Name: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Residential Development

Location : Roman Road Moulton Chapel
Spalding

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 no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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.

4 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a *specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.
*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

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

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

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

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

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

7 The visibility splay shown on the submitted plan shall be protected at all times.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

The applicant is advised that this decision has been granted in accordance with the details of the letter received by the Local Planning Authority on 29 January, 1993, agreeing to delete reference to plot numbers and landscaping. These matters are therefore reserved for subsequent approval.

Director of Planning and Building Control Services
05-FEB-93 H13/0988/91

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. 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. H13/0988/91

Date Registered 15 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J.O. Simpson,
16, Roman Road,
MOULTON CHAPEL
Spalding PE12 0XQ

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Roman Road, MOULTON CHAPEL

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development including details of means of access and landscaping.

Please complete

Signed A. Roffe

Date 15th October 1991

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of PAID
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 0.357 (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: six

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.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

grass field

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: Roman Road
Will there be –
Individual access(es)
New estate road ✓

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

drives/garages

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

soakaway
existing sewer to dyke
NO

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	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 A. Rose (~~Applicant~~/Agent) Date 15/10/91

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 A. Rose ~~Applicant~~/Agent) Date 15/10/91

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 £ .N/A....

Receipt Issued ..... No. .....

Date First Received .17.10.91....

REGISTRATION

REFERENCE H13/0988/91.....

Cross-Ref .....

Date 17/10/91

VALIDATION Date.....

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

Site area ..... No. of dwellings ....6.. Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Site plans ☐ Description ☐ Acturacy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☑ - type ☐ Discounted fee ☐ Ref ..H13/719/91 Reason .....

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

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets .....OS Nos ..... Grid Ref 5 3

Ward ..... Parish .....

Inside IBD ..... Inside LP Area.....

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade ☐

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

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION REFERENCE: H13/0988/91 DATE RECEIVED: 15 October 1991

APPLICANT: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING
12 DEC 1991

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Roman Road, Moulton Chapel, Spalding

Parish Council: The Council is still unable to support this application since it is felt the access on to Cowbit Road would present too great a hazard for vehicles emerging from the proposed development.

Ward Member: Support.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Inside the IBD.
Report to the Planning Committee on 16 April 1991 - Review of the planning policies for Moulton Chapel.

PREVIOUS DECISIONS
H13/0719/91 - Residential development - Refused 9 October 1991.

PLANNING ISSUES
1 The sole reason for refusal of H13/0719/91 was the inadequacy of access since then the applicants have amended the access to the satisfaction of County Highways.

CONCLUSIONS
1 Considering that the site is within the IBD and the access now satisfactory there is no reason to refuse this application.
2 However, the applicant appears to have submitted an Outline application with landscaping which denotes plot boundaries. The number of plots has not been indicated as part of the application.

PLANNING OFFICER'S RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to the applicant agreeing to delete the landscaping details and confirm that the number of plots is not part of the application and subject to the following conditions:

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 C1 - (estate road details).
4 C2(a)- (road construction).
5 C3 - (surface water run-off).
6 The visibility splay shown on the submitted plan shall be protected at all times.

Reason s	
1	Standard.
2	Standard.
3	C1.
4	C2(a).
5	C3.
6	B4.

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: H13/0988/91

Applicant: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Residential Development

Location: Roman Road Moulton Chapel
Spalding

Type: OUTLINE

08-FEB-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

E Robertson
10 Roman Road
Moulton Chapel
Spalding
Lincolnshire

105. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H16/1225/90 Fine Art Developments	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

((i) Pending a site inspection to enable Members to assess the suitability of the site for the proposed development and (ii) to enable the Plans Sub-Committee to consider the application in greater detail.)

(Councillor J.R. Pearl entered the meeting during consideration of the above application.)

H23/0980/91 Mr & Mrs Pearson	Extension to house at Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H13/0988/91 J O Simpson	O.A.	Residential development at Roman Road, Moulton Chapel.

(Pending a site inspection to enable Members to assess the suitability of the proposed access to the site.)

H02/0999/91 Burmor Construction	Conversion of dwelling to 2 No flats at 18 Reform Street, Crowland.

(Pending a site inspection to enable Members to assess the suitability of the proposed parking arrangements.)

H20/1121/91 Mr J P Strahan	Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at Ambridge, Foremans Bridge, Sutton St James.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development including the proposed access arrangements.)

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600, Fleet Road, Fleet.

((i) Pending a site inspection to enable Members to assess if the proposed siting would still be suitable in relation to the new boundary of development and (ii) for the Director of Planning and Building Control Services to consult further with the applicant regarding the provision of additional information in support of the application.)

APPLICATION REFERENCE: H13/0988/91 DATE RECEIVED: 15 October 1991

APPLICANT: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Roman Road, Moulton Chapel, Spalding

Parish Council: The Council is still unable to support this application since it is felt the access on to Cowbit Road would present too great a hazard for vehicles emerging from the proposed development.

Ward Member: Support.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Inside the IBD.
Report to the Planning Committee on 16 April 1991 - Review of the planning policies for Moulton Chapel.

PREVIOUS DECISIONS
H13/0719/91 - Residential development - Refused 9 October 1991.

PLANNING ISSUES
1 The sole reason for refusal of H13/0719/91 was the inadequacy of access since then the applicants have amended the access to the satisfaction of County Highways.

CONCLUSIONS
1 Considering that the site is within the IBD and the access now satisfactory there is no reason to refuse this application.
2 However, the applicant appears to have submitted an Outline application with landscaping which denotes plot boundaries. The number of plots has not been indicated as part of the application.

PLANNING OFFICER'S RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to the applicant agreeing to delete the landscaping details and confirm that the number of plots is not part of the application and subject to the following conditions:

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 C1 - (estate road details).
4 C2(a)- (road construction).
5 C3 - (surface water run-off).
6 The visibility splay shown on the submitted plan shall be protected at all times.

Reasons

1 Standard.
2 Standard.
3 C1.
4 C2(a).
5 C3.
6 B4.

ADDENDUM

At the meeting on the 10 December 1991 this application was deferred to allow further discussion with County Highways regarding the access to the site.

The County Highways wish to make it clear that although the visibility splays fall below the requirements of the D.O.E. Guidance Note PPG13 "Highway Considerations In Development Control" (ie 2.4 metres x 90 metres) they were prepared to accept the provision on the grounds that it was for a small number of dwellings and because the site is inside the IBD.

However, our own inspections reveal that due to the layout of gardens fronting onto Roman Road there is doubt that the applicant could even guarantee a clear splay of 60 metres.

PPG13 advises that a 60 metre splay is only acceptable where speeds are universally below the 30 mph speed limit.

It is however likely that whilst cars entering the village from the west would be slowing down from high speeds they will still often be doing in excess of 30 mph at the point of access.

A further letter from the applicant (making several points) states that a sight line of up to 60 metres allows for stopping distances for speeds of up to 50 mph. PPG13 actually advises 160 metres for 50 mph.

Therefore, given the circumstances, I feel that the recommendation must be to refuse permission and advise the applicant that the issue of the access might be solved by developing the site in conjunction with the sites to the north and west which are the subject of the current review of the Moulton Chapel IBD. However, in view of the misunderstanding and the apparent confusion which has arisen I believe it would be appropriate for the site to be inspected by the Plans Sub-Committee before the application is determined.

RECOMMENDATION - Refuse Permission.

1 That the site be inspected by the Plans Sub-Committee.
2 That subject to the views of the Plans Sub-Committee permission be refused for the following reason.

The visibility of the proposed access does not meet to the standards recommended by the Department of Environment Planning Policy Guidance Note 13 and would therefore lead to highway safety problems when vehicles emerge from the site.

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986. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant	Proposal
H16/0851/91 Mr R Turner	Change 3 stores to chilled warehouses, extend store two, loading block, two portacabins, access improvements at Brooks Farm, Barrier Bank, Cowbit.

(Pending a site inspection to enable members to assess the suitability of the site for the proposed development.)

(Councillors T. Barker and M.C. White declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

H06/0909/91 Mr & Mrs J H Potterton	Bungalow and garage at Old Main Road, Fleet Hargate.

(Pending consideration of the overall layout plan and landscaping scheme now submitted.)

H09/0874/91 G R Merchant	O.A. Two dwellings including details of means of access rear Exchange Public House, Church Street, Holbeach.

(Pending a site inspection to enable members to assess the suitability of the site for the proposed development.)

H22/0929/91 Mr & Mrs R W White	2 bedroom bungalow at 54 Austendyke Road, Weston Hills.

(Pending a site inspection in order to assess the suitability of the site for the proposed development and to view similar sites in the locality.)

MC

H13/0988/91 J O Simpson	O.A. Residential development at Roman Road, Moulton Chapel.

(To enable the Director of Planning and Building Control Services to consult further with the County Highway Authority in view of concerns expressed about the adequacy of the visibility splays.)

(d) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant the relevant permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

Plan No. and Applicant	Proposal
H06/0826/91 Messrs R & D Wright	O.A. Residential development incorporating road improvements to Low Gate, with public open space at Part OS 9558, Low Gate, Gedney (Black Lion End).
H11/0783/91 Mrs R Franks	O.A. Residential building plot at Wisbech Road, Long Sutton.
H11/1056/91 Mrs R Franks	O.A. Use of land as one residential building plot at Wisbech Road, Long Sutton.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

15th October 1991

Dear Sirs,

Development off Roman Road,
MOULTON CHAPEL for
J.O. Simpson, Esq.

Further to the refusal of application H13/0719/91, I enclose the following documents :-

4 copies application forms and certificate "A";
4 copies drawing no 2a;
copy of a letter from Lincolnshire County Council dated 11th October 1991.

The details referred to in my letter of the 26th July will still apply, and as this is a second submission no fee is enclosed.

Yours faithfully

A. Roffe.

South Holland District Council,
Planning Department.

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mr C Briggs

Telephone

Lincoln (0522) 553127

My Ref: CB/Devt 2/PM

11 October 1991

Mr A Roffe
1 Green Lane
SPALDING
Lincs
PE11 2YB

Dear Sir

PROPOSED DEVELOPMENT OFF ROMAN ROAD, MOULTON CHAPEL

I refer to your letter and plan of 8 October 1991.

I have inspected the improvements to the visibility splay, carried out by your clients, and can now confirm that the access proposals will be acceptable to serve up to six dwellings.

Yours faithfully

C Briggs

Director of Highways and Planning

29067.f21

925/20

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 NOV 1991
Attention of
DPO
DOPO
JC
File Nos.
Action
Acknowledge YES/NO
Date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0988/91

Applicant: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Residential Development

Location: Roman Road Moulton Chapel
Spalding

Type: OUTLINE

Date received: 15-OCT-91

23-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 07-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: The Council is still unable to support this application since it is felt the access on to Cowbit Road would present too great a hazard for vehicles emerging from the proposed development.

Signed: A R Loveless
Clerk.

MOULTON PARISH COUNCIL
25 OCT 1991
RECEIVED

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: H13/0988/91

Applicant: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
31 OCT 1991
Attention of NRM BS
File Nos.
Date received: 15-OCT-91
Acknowledge YES/NO
By
23-OCT-91

Description: Residential Development

Location: Roman Road Moulton Chapel
Spalding

Type: OUTLINE

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 02-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

988/91

S.H.D.C. PLANNING DEPT.
RECEIVED
23DEC1991 MC

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

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

20th December 1991

Dear Sirs,

Development of Land off Roman Road,
for J.O. Simpson, Esq.

Further to my conversation with Mr Midlen, I would put forward the further points for the committee to consider :-

1. The question of the access was originally discussed in 1981 when the frontage bungalows were built, although it is accepted that planning permission for the rear was not sought at that time;

2. The permission for the bungalows at that time allowed for the access (see amended plan dated 19/3/81);

3. The later boundary of development only allowed for part of the site to be developed, the only access being at this point;

4. At that time no sight lines were required, these were not introduced until 1985;

5. Following the first application, meetings were carried out on site with the County's Highways officer and agreement reached with him to relax the current requirements, improvements were carried out in good faith and a letter of approval received confirming the access as adequate for up to six dwellings. Although too late for consideration by the committee for that application, a copy was forwarded with the current submission.

6. Site lines of 60 metres according to the Highway Code allow for a stopping distance for speeds up to 50mph, although the site is within the 30mph limit. The maximum legal speed on a single carriageway with no restiction signs is 60mph.

7. A sewer connection was approved in 1979 and made into the mains scheme when this was carried out for the village;

8. Although the application was in outline, the intended layout was shown to indicate what was proposed, i.e. six plots, (each with two bedroomed accomodation

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

S.H.D.C. PLANNING
27 NOV 1991 MC
Action by .....
Discuss with .....
Copy to .....
Acknowledge by
date

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

Our ref SH/910086

Your ref H13/0988/91

25-NOV-91

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : MOULTON CHAPEL
Applicant: J.O. SIMPSON

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.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

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.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

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

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

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

similar to that already on the frontage), there is no objection to this being included as part of the application. The details of the dwellings to be agreed.

9. The applicant is a local builder who has always worked around the village, and this small scale developement will improve the centre. The site has always been kept tidy in the past. Allowance has been made for linking with the larger developments in the latest proposals for enlarging the IBD. These estates will require the resources of larger outside developers.

It is hoped that the committee will follow the planning officers original recommendations, with the provison that the developement is limited to six dwellings as confirmed by the County Highways Surveyor.

Yours faithfully

A. Roffe.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

3rd March 1992

Dear Sirs,

H13/988/91 - Residential development
Roman Road, MOULTON CHAPEL

Further to your letter dated 28th February 1992, I would confirm that my client is prepared to enter into an agreement under section 106 of the planning Acts, and would be pleased if you would prepare the necessary documentation as soon as possible,

Yours faithfully

A. Roffe

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1992 DL
Acknowledge
DPO HPM
TOPO BS
HC ACP
Action by .....
Consult with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

South Holland District Council,
Planning Department.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

Subject points dealt

21st February 1992

Dear Sirs,

H13/0988/91 - Residential Development
Roman Road, MOULTON CHAPEL, Spalding.

Further to discussions in respect of the above, my client would confirm that having spoken to the adjoining owners, there is no objection to the provision of a 90 metre visability splay being incorporated at the entrance to the estate, running westwards towards Cowbit. This was discussed when the properties were sold, it being agreed that the position of the front boundary would be subject to the requirements of the highways. The visibility splay will be marked out with stakes for the Planning Sub-committee meeting on Monday 24th February in accordance with the L.C.C. Development Road Layout Guide (Page 39 diagram 5.5).

Yours faithfully

A. Roffe.

South Holland District Council - B. Smith

Site Visit
PLANNING DEPT.
21 FEB 1992
S/Ctee 24th.
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

will need reply from owners (giving example & requiring new app) & amend app.

MEMORANDUM

From: Director of Administration

To: Director of Planning and Building Control Services

Our Ref: PC/KS/PL.583

Your Ref: GS/JJ

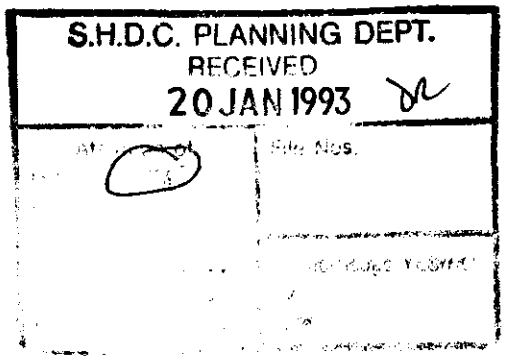
Date: 18th January 1993

SUBJECT: PLANNING APPLICATION NO. H13/0988/91 : RESIDENTIAL DEVELOPMENT AT ROMAN BANK, MOULTON CHAPEL (SIMPSON)

Would you please note that the Planning Obligation has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

I have forwarded Mr Simpson's copy of the obligation to Mrs Wheatley at Calthrops Solicitors, 11 Market Place, Spalding, as she has been dealing with this matter on behalf of Mr Simpson.

Director of Administration



Phoned agent 26/1
requested number + landscaping
details from app so we
could issue permission
Apologised for late
notification

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JAMES OWEN SIMPSON

and

MIDLAND BANK PLC

re

Residential development, land at
Roman Bank, Moulton Chapel

I hereby certify that
this is a true copy of the
planning obligation relating to
land at Roman Bank, Moulton Chapel

.....
Director of Administration

THIS DEED is made the 18th day of January One thousand nine hundred and ninety-~~two~~ three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part JAMES OWEN SIMPSON of 16 Roman Road Moulton Chapel Spalding in the County of Lincoln (hereinafter called "the Owner") of the second part and MIDLAND BANK PLC whose registered office is at Poultry London EC2P 2BX (hereinafter called "the Bank") of the third part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land subject to a mortgage dated the ninth day of July one thousand nine hundred and seventy six in favour of the Bank

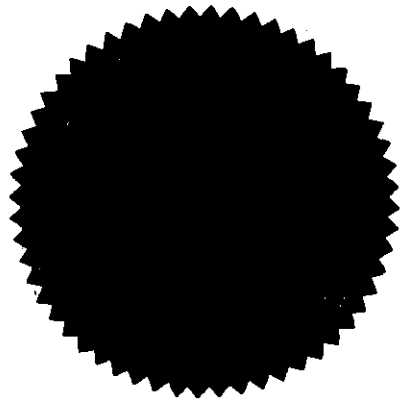
(3) The Owner has by application dated the fifteenth day of October one thousand nine hundred and ninety-one applied to the Council for planning permission for residential development including details of means of access and landscaping on the land in accordance with the plans and particulars supplied therewith under planning reference H13/0988/91 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

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



W D Fields
Chairman of the Council

R Cook.
Director of Administration

5754

SIGNED AS A DEED by the said)
JAMES OWEN SIMPSON)
in the presence of:-)

M. Wheatley
with Calthrops
Solicitors
Spalding

Witness

Address

Occupation

IN WITNESS WHEREOF this document which intended to take effect as a deed has been duly executed by a duly authorised Official of the Bank as Attorney of the Bank the day and year first above written.

SIGNED AND DELIVERED
by
ALISON MAY BRICE
SECURITIES MANAGER

W Brice

Attorney of
Midland Bank plc

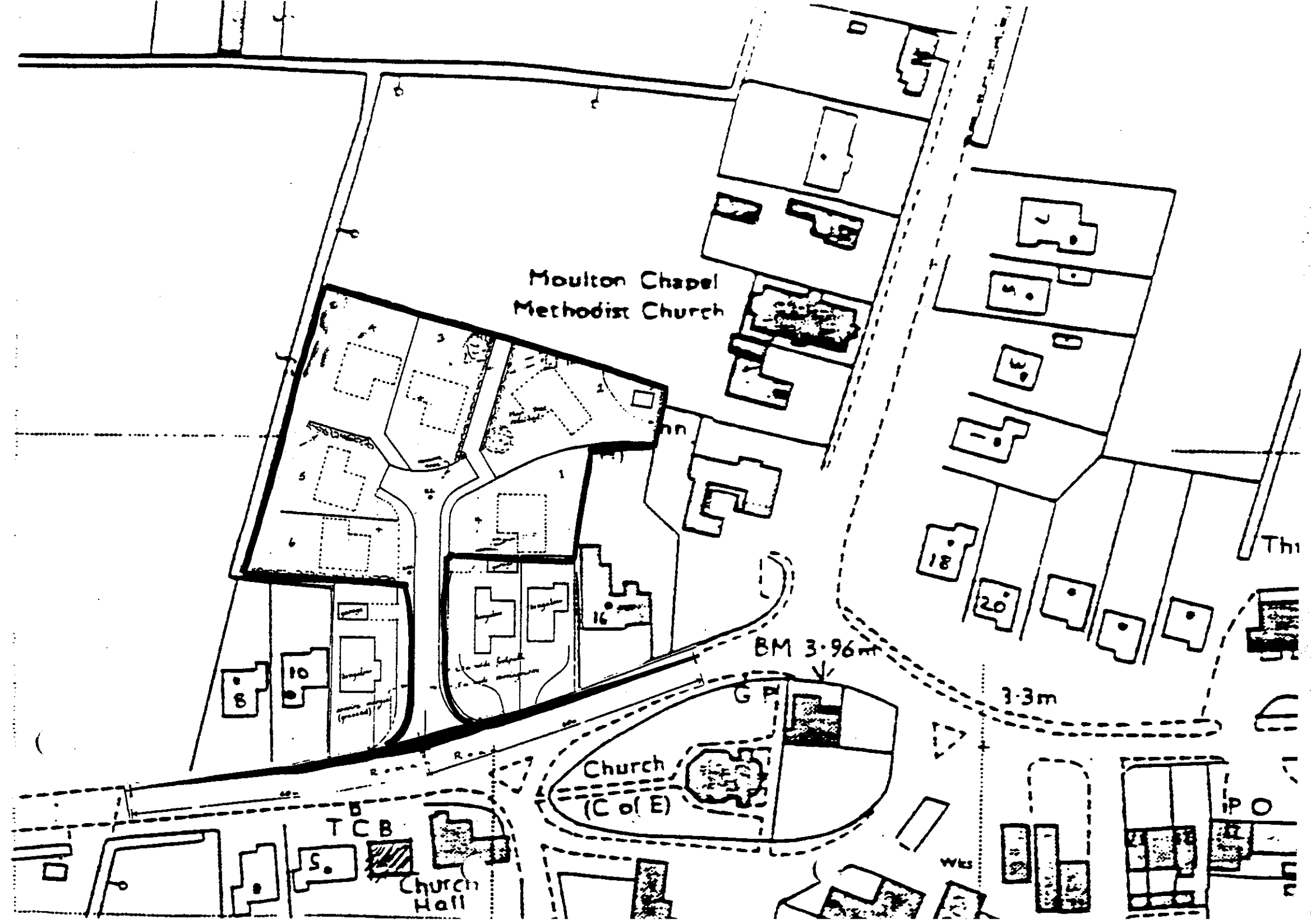
in the presence of: Sally J. Taylor.

Witness: SALLY J. TAYLOR.

Address: [illegible]

Occupation: [illegible]

1735-6 (01/91)


Moulton Chapel
Methodist Church
BM 3·96m
3·3m
Church
(C of E)
TCB
Church
Hall
P O

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th February, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. A.E. Naylor
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. J.R. Pearl
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. R.C.P. Cowan	Mr. N.P. Judge, M.B.E.	Mr. M.C. White
Mr. B.J. Davies		

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

Apologies for absence were received from or on behalf of Councillors B. Chappell and M.S.L. Rollinson.

149. MINUTES

The Minutes of the meeting held on 3rd February, 1992 were signed by the Chairman as a correct record.

150. PLANNING APPLICATIONS

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

Plan No. and applicant		Proposal
H16/1225/90 Fine Art Developments	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendations and subject to appropriate conditions to ensure that adequate landscaping/screening is provided between the application site and the adjacent commercial premises before the dwellings are occupied.

H23/0980/91 Mr & Mrs Pearson	Extension to house at Peartree House, Dog Drove/Whale Drove, Holbeach Drove Common.

RESOLVED: Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the existing dwelling and proposed annexe are not at some future date separated into two dwellings, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendations.

H13/0988/91 J O Simpson	O.A.	Residential development at Roman Road, Moulton Chapel.

RESOLVED: Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the existing visibility splays remain in perpetuity, the Director of Planning and Building Control Services be authorised to grant outline planning permission for the above development in accordance with his original recommendation.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

28th January 1993

Dear Sirs,

Land Off Roman Road, MOULTON CHAPEL
J.O. Simpson. H13/988/91

Further to my telephone conversation with Mr D. Roberts, I would confirm the following points :-

1) The application is in outline only, therefore the number of plots to be provided is not to be part of the decision (see letters dated 26th July 1991, confirmed 15/10/91 and 20/12/91)

2) Landscaping is not to be determined as part of the application (this will be influenced by the detailed layout of the site when submitted for full permission.

Yours faithfully

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JAN 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
Discuss with
Copy to
Acknowledge YES/NO
by
date

c.c. J.O. Simpson
Coun. Naylor

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H13/988/91

Your Ref:

Date: 9th March 1992

PLANNING OBLIGATION H13/988/91
J O SIMPSON, RESIDENTIAL DEVELOPMENT
ROMAN ROAD, MOULTON CHAPEL.

It was resolved at the Plans Sub-Committee held on Monday 24th February 1992 that the above be authorised subject to the applicant first entering into a planning obligation to ensure that the existing visibilty splays remain in perpetuity.

In order that you may prepare the necessary documentation please find enclosed the following information:-

a) Six 1:2500 site location plans indicating the curtilage of the site the subject of the Agreement edged red.

b) Six 1:500 block plans indicating the visibilty splays to remain in perpetuity.

c) A copy of the planning application form.

d) Confirmation that the applicant is willing to enter into such an Agreement.

Gillian Smith

G Smit h
Technical Assistant

Enc.

A Roffe,
1 Green Lane,
Spalding,
Lincs.
PE11 2TB.

Mr Roberts

DJR/JJ H13/988/91

28th February 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT, ROMAN ROAD, MOULTON CHAPEL FOR J O SIMPSON.

The above application was considered by the Plans Sub-Committee meeting on 24th February 1992 where it was resolved as follows subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Planning Act to ensure that the existing visibility splays remain in perpetuity, that the Director of Planning and Building Control Services be authorised to grant outline planning permission subject to conditions.

I would request that you supply written confirmation that the applicant will be prepared to enter into such an obligation, in order that I may commence preparation of the necessary documentation.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

George R. Hastings
F. Brian Molson
B. Keith Tatnall
Avril J. Butters
[redacted]
James A. Sutton LL.B.
Kevin Pallister LL.B. (Hons)

Consultant
Ernest Waters

Calthrops

Solicitors and Commissioners for Oaths
(Regulated by the Law Society in the conduct of investment business)

11 Market Place
Spalding
Lincolnshire
PE11 1SP

Telephone:
Spalding (0775) 724381
Fax: (0775) 722286
DX: 26704 Spalding

S. HOLLAND D.C. – SECRETARY'S DEPT.
RECEIVED
- 8 OCT 1992
PASSED TO | FILE No. | INITIALS

Our ref: MW/B
Your ref: PC/LDS/PL.583

When phoning or calling please ask for:
Mrs. Wheatley

6th October 1992.

Dear Sir,

Mr. J.O. Simpson.
Planning Application H13/0998/91.
Residential Development at Roman Bank, Moulton Chapel.

We acknowledge receipt of your letter dated 29th September.

As mentioned in our letter dated 20th July, Mr. Simpson proposes to purchase frontage land to enable the usual visibility splay to be incorporated into the new estate road. As also mentioned in our letter, this paper work has not yet been finalised but it is anticipated that this will be completed shortly.

Yours faithfully,
Calthrops.

Director of Administration,
South Holland District Council,
Priory Road,
Spalding.

Spoke to Mr Simpson 4/11/92. He confirms that applicant does own Red Land as per obligation plan.

Copy from Paul Cleghorn file
Noted 3/12/93 DEL.

Mrs Wheatley - confirmed that Simpson does now own land - Letter to follow to Paul Cleghorn

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

28th January 1993

Dear Sirs,

Land Off Roman Road, MOULTON CHAPEL
J.O. Simpson. H13/988/91

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2) Landscaping is not to be determined as part of the application (this will be influenced by the detailed layout of the site when submitted for full permission.

Yours faithfully

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JAN 1993 DR
Attention of
DPO NHM
DOPO BS
JC ACP
Action by
Discuss with
Copy to
Acknowledge YES/NO
by
date

c.c. J.O. Simpson
Coun. Naylor

BRIA[illegible]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: H13/0988/91 Type: OUTLINE

Applicant: J O Simpson Agent: A Roffe
Tel: 0775 723680

Description: Residential Development

Location: Roman Road
Moulton Chapel
Spalding

Valid date: 15-OCT-91 Terminal date: 10-DEC-91
Target dates: Target Committee: 20-NOV-91
To case officer 20-OCT-91 Report deadline: 06-NOV-91
Inspected by 25-OCT-91
Extra contacts 30-OCT-91 Case Officer:
Report if not clear by 19-NOV-91 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: .36 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
L.C.C CBB Attached JC-CS		31/10/91		
Clerk to Moulton PC	0733 210404	23-OCT-91	06-NOV-91	Object
Cllr J Clark	0406 370785	23-OCT-91	06-NOV-91	
Cllr A E Naylor	0406 370323	23-OCT-91	06-NOV-91	Supported.

SITE DETAILS

Grid ref: 529280 318300
OS Sheets: 278 Parcel:

Residents by post 11.11.91 25.11.91

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0988/91 Received:15-OCT-91 Type:OUTLINE

Name: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Residential Development

Location : Roman Road Moulton Chapel
Spalding

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

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 no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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.

4 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a *specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.
*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

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

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

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

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

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

7 The visibility splay shown on the submitted plan shall be protected at all times.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

29-JAN-93 AD check....AP.1/2....

Authorised to issue (inc Delegation)....AP/2

Note

The applicant is advised that this decision has been granted in accordance with the details of the letter issued by the LPA on 29/1/93; agreeing to title references & plot numbers and landscaping. Two matters are therefore required for subsequent approval.

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW
Tel : 01775 712660
Fax: 01775 712635

Your Ref. Our Ref. 16595/MRW/SG Date. 15th May 1995

DGM Properties Ltd
43, Double Street
Spalding
Lincs
PE11 2AA.

For the attention of Mr R. Futter

Dear Sir

re: **Proposed New Bungalow, Cowbit Road, Moulton Chapel**

Further to our site visit of the 1st May 1995 and our subsequent foundation design (Calculation Sheets No.d SK/01-04 inclusive). We note your advise that the Poplar trees to the rear of the property are to 'polled' at a height of 8·00m rather than 4·0m as previously advised.

Referring to the relevant NHBC publication, 'Building near Trees', table 22, confirms that our original design proposals remain valid for a tree height of 8·00m maximum and we enclose our revised calculation sheet No.d SK/01'A'.

Please note that it is important that the trees should not be allowed to exceed this height in the future as this may lead to potential problems. It is our understanding that when mature Poplar trees are 'polled', the main trunk is unable to grow in the future, but we would recommend that the advice of a tree surgeon be obtained in respect of any maintenance pruning that may be required to maintain a maximum height of 8·00m.

Should you have any queries regarding the foregoing please do not hesitate to contact us.

Yours faithfully
for and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**

M.R. Wright

DG

M.R. WRIGHT

Encs.
c.c. Mr D. Gedney - S.H.D.C. Planning Dept.

Copy passed to Dave Fairchild because relevant to TPO and application to top trees to 8m.

Directors:
JOHN SIDEBOTTOM CEng. MIStructE *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. Eur Ing, MIStructE, AMICE

Registered in England No. 2517726

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW.
Tel : 01775 712660
Fax: 01775 712635

Project No.	16595
Sheet No.	SK/01
Rev.	A
Date	MAY 1995
Designer	M.R.W.

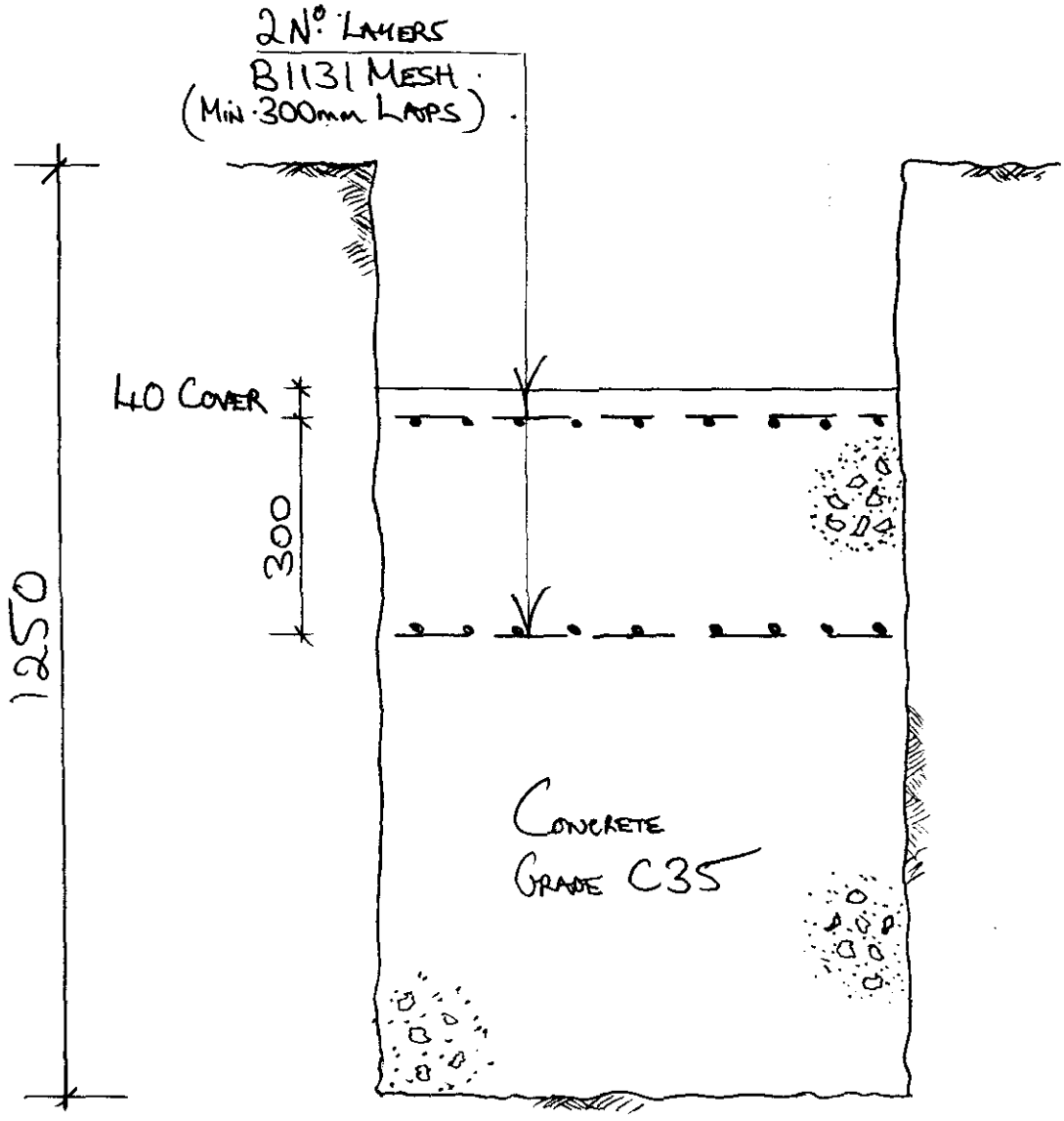
PROJECT: CONBIT ROAD, MOULTON CHAPEL

FOUNDATIONS:

8.0m — 'A'

POPLARS TO BE POLLED AT ~~3.4~~ m HEIGHT.
DISTANCE FROM REAR ELEVATION ~ 7.0m

LOW SHRINKAGE SOILS PI 10-20% (WATER TABLE AT APPROX 2.0m)
FROM TABLE 22 — DEPTH 1.28m.



Copyright Sidebottom Richardson Cheng Ltd.

FILE NOTE.
H13/0988/91
F.1706
Copy: Michael Painter for information.

RE: LAND OFF ROMAN ROAD, MOULTON CHAPEL

Note of a meeting held at the Council Offices on Tuesday 26th July 1994.

Present: Mr. Edwin Ellis (Planning Consultant) and Mr. G. R. Merchant representing prospective purchasers of the site, and RJS.

1. The meeting was held at Mr. Merchant's request as his clients have in mind a development proposal which not only would include the land within the development boundary which application H13/0988/91 applies, but also land to the north outside the development boundary which is subject of representation by Messrs. Longstaff on behalf of the current owners (letter of 17th December 1993 refers).

2. This whole site is in the same ownership, and is currently enclosed by trees and is therefore distinct from the open countryside beyond. The prospective purchasers are contemplating the submission of an application for planning permission for the whole site and are seeking advice on the timing of this relative to the local plan process.

3. I advised that there is a likelihood that we shall be recommending the inclusion of all of this site in the development boundary, although the Committee's decision on this cannot be anticipated. The principal constraint could be on the numbers of dwellings to be accommodated taking into account the access constraints acknowledged in the earlier grant of planning permission. If objections are raised to a planning application, for example, from those living close to the land currently outside the development boundary, then it could be considered that the grant of planning permission for the whole site is premature pending completion of the Local Plan which would give any objectors the opportunity to be heard by the Local Plan Inspector.

4. I advised Mr. Ellis and Mr. Merchant that their clients might find it preferable to delay consideration of the submission of a planning application at least until September/October when the Council will have considered the contents of the deposit draft of the Local Plan.

R. J. SMITH
27.7.94

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

Application No: TPO/H/13/4/95/1 Date Received: 15-MAY-95

Applicant: D G M Properties Ltd Agent:
43 Double Street
Spalding
Lincolnshire
PE11 2AA

Description: Application to prune poplar trees identified as group one of Moulton Chapel Tree Preservation Order No. 4, 1995, to a standing height of 8 metres

Location: Trees within Group One, Moulton Chapel Tree Preservation Order No. 4, 1995, on the land directly adjacent to the Western side of the Methodist Church, Moulton Chapel

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS 1969-81

Moulton Chapel Tree Preservation Order No. 4, 1995.

Whereas you made application to the District Council for consent to cut down, top, lop, or uproot trees which are included in a Tree Preservation Order, as described above,

NOTICE IS HEREBY GIVEN that the District Council has decided as follows:

That consent be granted, subject to any conditions set out below.

Conditions:

1 That the proposed works are carried out after leaf fall, but before January, as poplars are prone to bleeding sap profusely if cut out of season.

2 That the cuts are made at 60° to the horizontal so that the resulting stumps shed water; and the cut stump ends are painted with a fungicidal sealant, such as 'Arbrex', to protect them.

3 That all the tree work is carried out as recommended by the British Standards Institution in their 'Recommendations for tree work' British Standard 3998, 1989.

Cont/...

Cont/...

Please Note:

(a) Please be aware of any wildlife in the tree, when works take place. It is advised that the works should take place outside of the bird nesting period, the majority of nesting birds being protected by law, (this should not be a problem if work is carried out as stated in Condition 1) as are bats. Should it be suspected that bats are living in the tree, or if they are discovered while works are taking place, please contact English Nature before works proceed on Peterborough (01773) 340345.

Director of Housing and Planning Services
24 May 1995

cc - Clerk of Moulton Parish Council
- Councillor J Clark
- Councillor A E Naylor

RIGHT OF APPEAL
Where an application is made to the authority for consent and that consent is refused or is granted subject to conditions, the applicant, if he is aggrieved by the decision, may by notice appeal to the Department of the Environment within 28 days from the receipt of the notice of the decision, or within such longer period as the Department of the Environment may allow. Forms of appeal may be obtained from: Department of the Environment, Urban Policy and Planning Division 1, East Midlands Regional Office, Cranbrook House, Cranbrook Street, Nottingham, NG1 1EY (For the attention of Mr N Weightman).

tre. 5

FILE NOTE

NRM/JJ
H13/0988/91
22 May 1995

Phone call to Mr Ellis, Agent for DGM re: Poplar trees along Western boundary of site.

Explained that as the then Agent Mr Merchant had asked for landscaping to be taken into account in determining the reserved matter applications H13/146/95 and H13/147/95, and the plans submitted showed the Poplar trees to be retained, they formed part of the approved landscaping, and their removal would be a breach of planning control. However, the plans did not say at what height they were to be retained, and provided they were retained as trees, and not lopped to the extent that they were a hedge or stumps, there was no problem. However, Mr Delahoy had also stated that a Tree Preservation Order had been put on these trees. If this was the case (Mr Ellis was not aware of this) it was another matter, and I referred him to either Miss Fairchild or Mr Curnock to discuss this further.

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

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

Search – previous application file please

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 :

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 .....

From.. NAME E. ROBERTSON

ADDRESS 10 ROMAN ROAD
MOULTON CHAPEL

Tel no 0406-380737

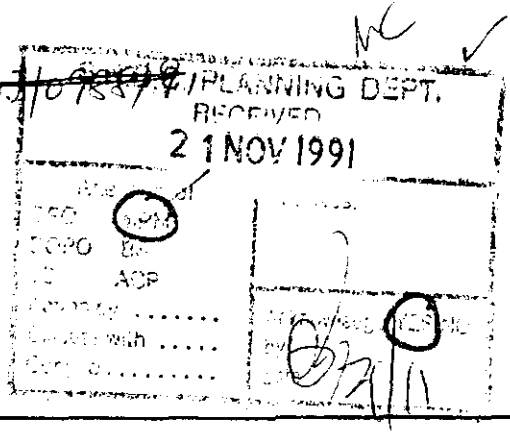
Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT : ~~PLANNING APPLICATION NO. H13/0988/91~~

Please advise me regarding the following...



COMMENTS ON APPLICATION

APPLICATION NO : H13/0988/91

SUBJECT : PLANNING APPLICATION, ROMAN ROAD MOULTON CHAPEL

My comments are as follows...

I HAVE NO OBJECTION TO APPLICATION APPROVAL, PROVIDED THAT THE DWELLING BUILT ON THE PLOT ADJOINING MY PROPERTY IS A BUNGALOW AND NOT A HOUSE, IN THIS CASE I DO OBJECT — PLEASE ADVISE!

19/11

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To N. Milton S.H.D.C. Planning Reference 1H/13/0988/91

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

Development At Moulton Chapel.

I refer to this proposal and in particular to the Planning Committees concerns over the visibility required at this access point.

I would point out that on my Form H/A/3B dated 31/10/91 I did point out that the visibility splay falls below the requirements of PPG 13 but that I had accepted the splays provided on the grounds that it was for a small number of dwellings and that the site was in the I.B.D. Unfortunately this note was not related to your Committee.

The visibility requirements as laid down in P.P.G 13 are 2.4m x 90m. unless speed readings are taken which prove that vehicles are travelling less than at 30mph I understand that the local members consider vehicle speeds to be higher than this so presumeably this could not be done.

If the Committee does not wish to see development take place on this site then it can be refused on the grounds that the visibility at the proposed access does not meet the Standards recommended by P.P.G 13 and could lead to highway safety problems when vehicles emerge from the site.

Date 12/12/91

Signed ..... Director of Highways and Planning

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Residents notified on site visit: 12 (not occupied), 12A, 14, The Wheatsheaf, 6, 8, 10.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer:

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

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

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes / 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
.....

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: Selby Housing District Council Application Reference

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		
	4	9	2	1	8	3

2. Address or location

Roman Road, Monk Fryston Common.

3. Name, classification and number of road

II

4. Date application referred 31-10-91

5. State whether outline, detailed application etc.

OR.

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

Residential Dev't.

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: 31-10-91 Signed: [signature]
Director of Highways and Planning

Conditions/Reasons

DPO Auth From Plans Sub. 24/2/92

Repeat 6 no conds from Agenda
of. 10/12/91.

Dec 29/1/93

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

Site visit

Spoke to Agent 8/3/93
He confirmed that Applicant
does own land
in visibility splays.
Letter with Dist Eng.

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) C2(a)

(3) C3

(4) ~~B~~ The visibility splay shown on the submitted plan shall be protected at all times

Delete as appropriate

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

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

(1) C1

(2) C2(a)

(3) C3

(4) B4

Note/ The visibility splays do not comply with the standards in PPG 13 However bearing in mind the size of the site and the work done by the applicant to improve the visibility and the sites inclusion in the LBO I am prepared to accept this

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