SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0579/93 Received:02-JUL-93 Type:CONDITION COMPLIANCE

Earlier Permission: H14/0222/93

Name: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Fencing, parking and material details submitted (Conditions 2, 3 and 4 of H14/0222/93 refers)
Location : Flaxmill Lane Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

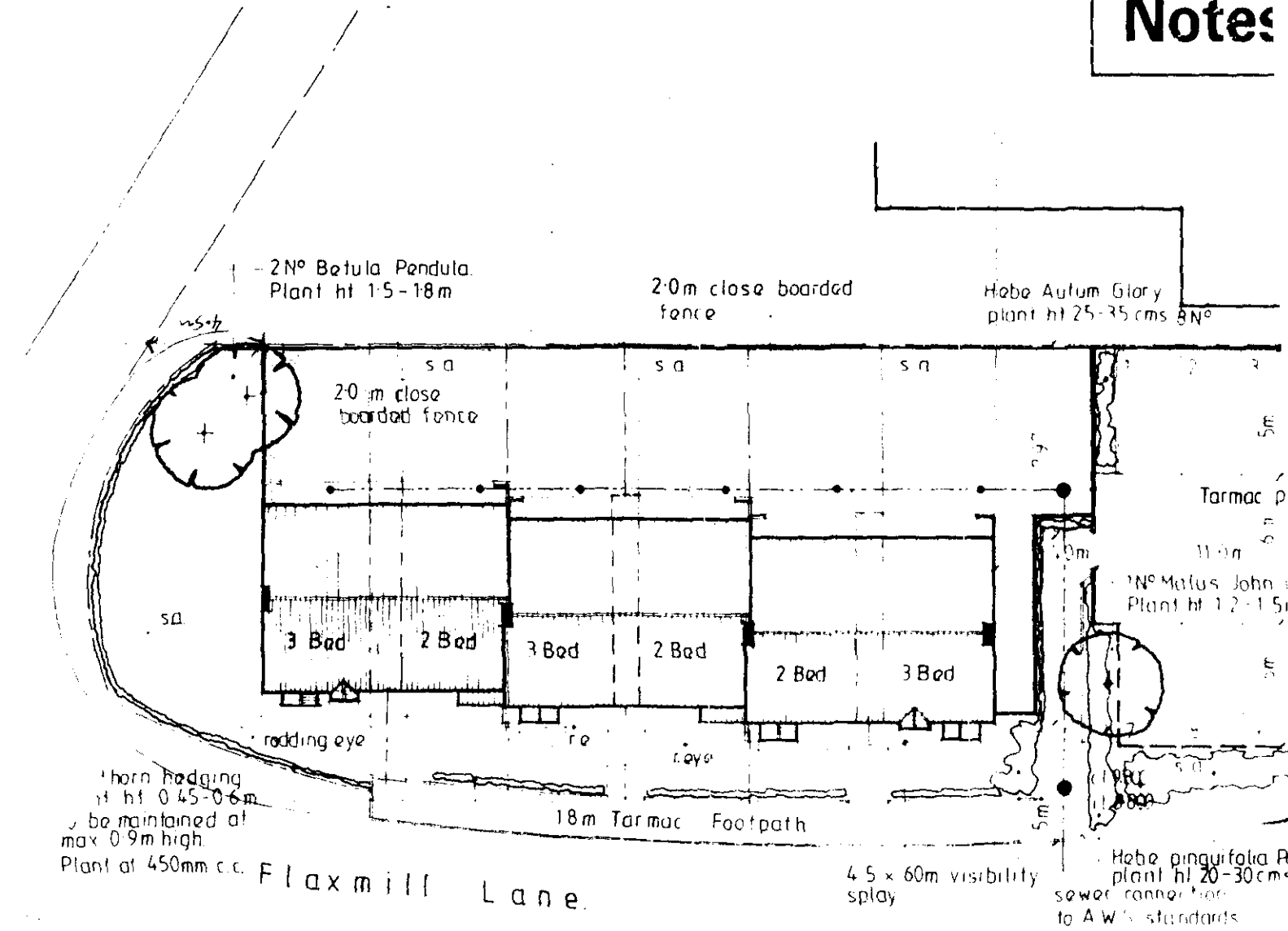
Director of Planning and Building Control Services
01-NOV-93 H14/0579/93

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

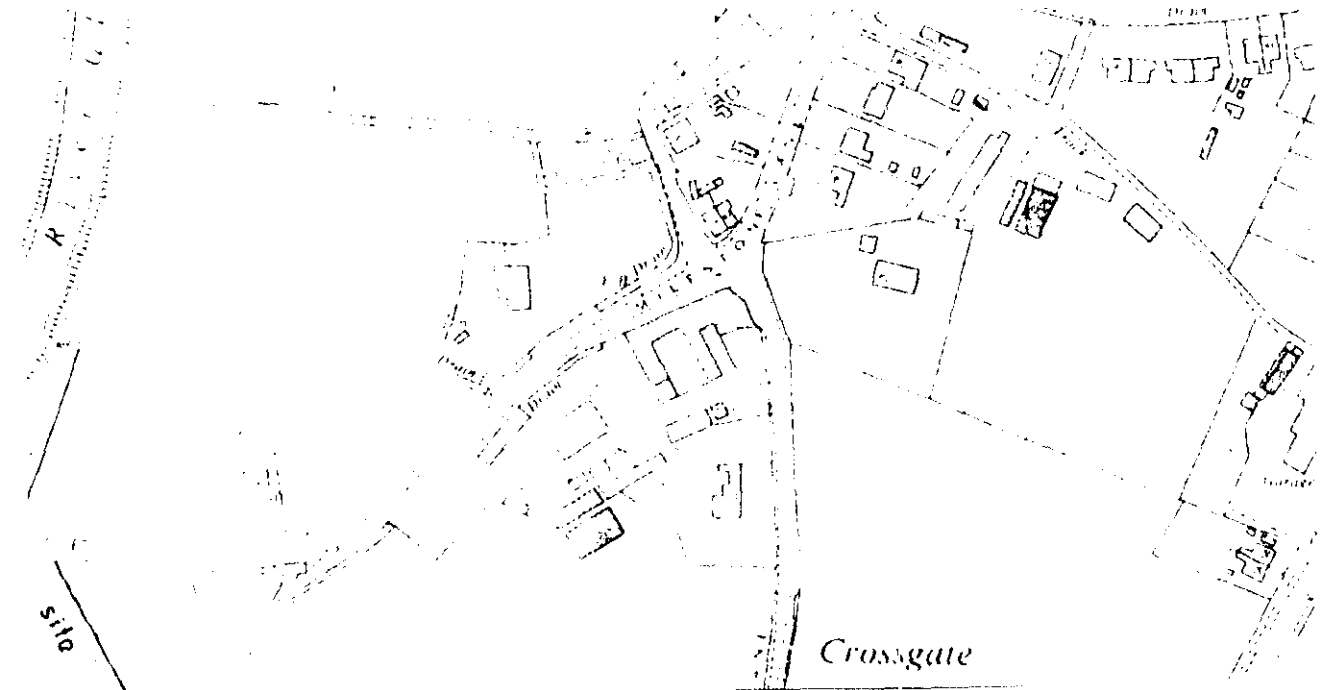
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

Notes



Block Plan 1:250



CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H14/0579/93

Date registered 21 JUN 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
THE COACH HOUSE
COSBERTON BANK
COSBERTON
SPALDING LINCS
Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET
SPALDING LINES
Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FLAXMILL LANE, PINCHBECK, SPALDING, LINES.

Please complete

EARLIER APPLICATION No.

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

H14/0222/93

Please complete

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

Signed ..... Date 19/6/93

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

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

State which details are submitted: FENCING, PARKING, MATERIALS

State drawing no's relating to the current submission: 9232:1.

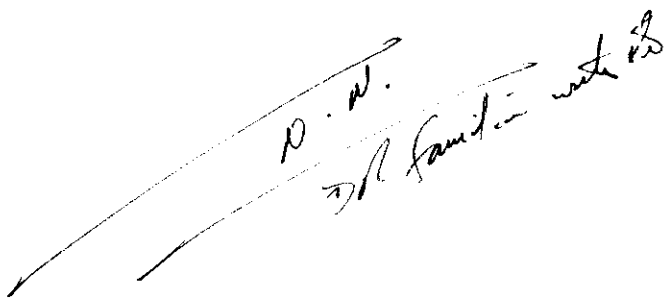
State condition no. under which this application is required: 2, 3, 4.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :



Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)
Refuse (or equiv)

Signed ..... Date 28/10

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H14 | 0579 | 93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☑ Non Std

Precise details: Full details of proposed handsoping required viz: Numbers: Species: planting heights: / [illegible] of all plants. (NB. additional tree planting to car parking area would be beneficial. – Applicant advised that gravel parking may not be acceptable: Alternative Block or tarmac construction suggested so that parking spaces could be clearly delineated)

Direction authorised by Senior Officer..DR..... Date....24/6

Revalidation after Direction

Information satisfactory Signed.....DR..... Date..2/7

Valid date:

Amended description

Reconsultations:

All.....

Specified:

Unsatisfactory – Further direction:

Signed.....

Senior Off.....

Precise details:

PDM 24-6 Abbreviations materials on plan but no mentioned land' or tarmac

Additional Consultation/Publicity Required

	Publicity: >>	Consultations:	DR 2/7
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

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

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

Case Officer

Senior Officer Confirmed ...DR... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 21 JUN 1993

Registration

Reference H14/0579/93

Cross-Ref /

Date 22/6/93

Validation

TYPE C - COMP

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ NIL

Nil fee ☐
Discounted ☐

Previous app - ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 128 OS Plots
Grid ref 524090326630

Ward

Parish PINCHBECK

Inside IBD

Inside LP area

Constraints:

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

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres ☐

Hazards - ☐
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1403 ☐
Dist Bound

Linked to property Ref ☐
Other:

Planning Records:
Earlier apps

0222/93
0192/89

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H14/0579/93
CONDITION COMPLIANCE

Applicant: Patterson Properties
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Fencing, parking and material details submitted (Conditions 2, 3 and 4 of H14/0222/93 refers)
Location: Flaxmill Lane
Pinchbeck
Spalding
Lincs

Valid date: 02-JUL-93
Target dates:
To case officer 09-JUL-93
Inspected by 16-JUL-93
Extra contacts 23-JUL-93
Report if not clear by 06-AUG-93

Terminal date: 27-AUG-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints:

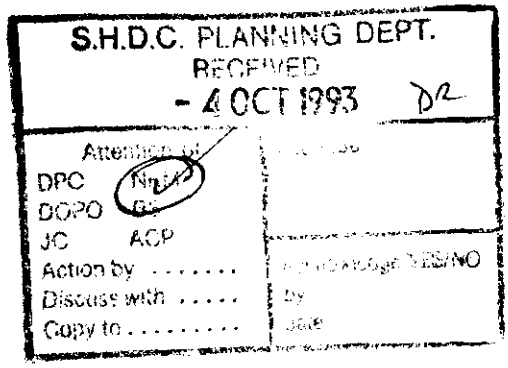
CONSULTATIONS CARRIED OUT

	Sent	Expiry
L C C - No Objects	9/7/93	

SITE RECORD

Grid ref: 524090 326630
OS Sheet: 128 Parcel:

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762



South Holland District Council.
Planning Dept.,
Council Offices.
Priory Road
Spalding.
Linc's.

30th September 1993.

F.A.O. Mr D. Roberts.

Dear Sir,

Re: Development off Flaxmill Lane, Pinchbeck. H14/0579/93.

Further to your letter of the 10th August 1993, we would confirm that the screen fences will be constructed of 2.0m high close boarded timber in accordance with B.S. 1722 Pt.5 1972 and that 215 x 215 brick piers will be positioned at 2.0m centres along the length of the fence and at all changes of direction.

We trust this meets with your approval and remain.

Yours Faithfully.

J. Cooper.

[illegible]

[illegible]

FUNDING, PARKING, MATERIAL DETAILS, DEVELOPMENT OF FLAXMILL LANE, PINCHBECK.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Spoke to applicant 27/9.
advised that we were
still waiting for outstanding
matters from Agent.

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: H14/0579/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
02 JUL 1993
REF .....Valid.

Description: Fencing, parking and material details submitted (Conditions 2, 3 and 4 of H14/0222/93 refers)

Location: Flaxmill Lane
Pinchbeck
Spalding
Lincs

Type: CONDITION COMPLIANCE

Date received: 21-JUN-93

25-JUN-93

Dear Sir/Madam

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

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

Full details of proposed landscaping required viz: number; species; planting heights, of all plants.
(N.B. Additional tree planting to car parking area would be beneficial. You are advised that gravel parking may not be acceptable; alternative block or tarmac construction suggested so that parking spaces could be clearly delineated).

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

Yours faithfully

K Lowe
Principal Administrative Officer

Notes & Schedules



South-West Elevation

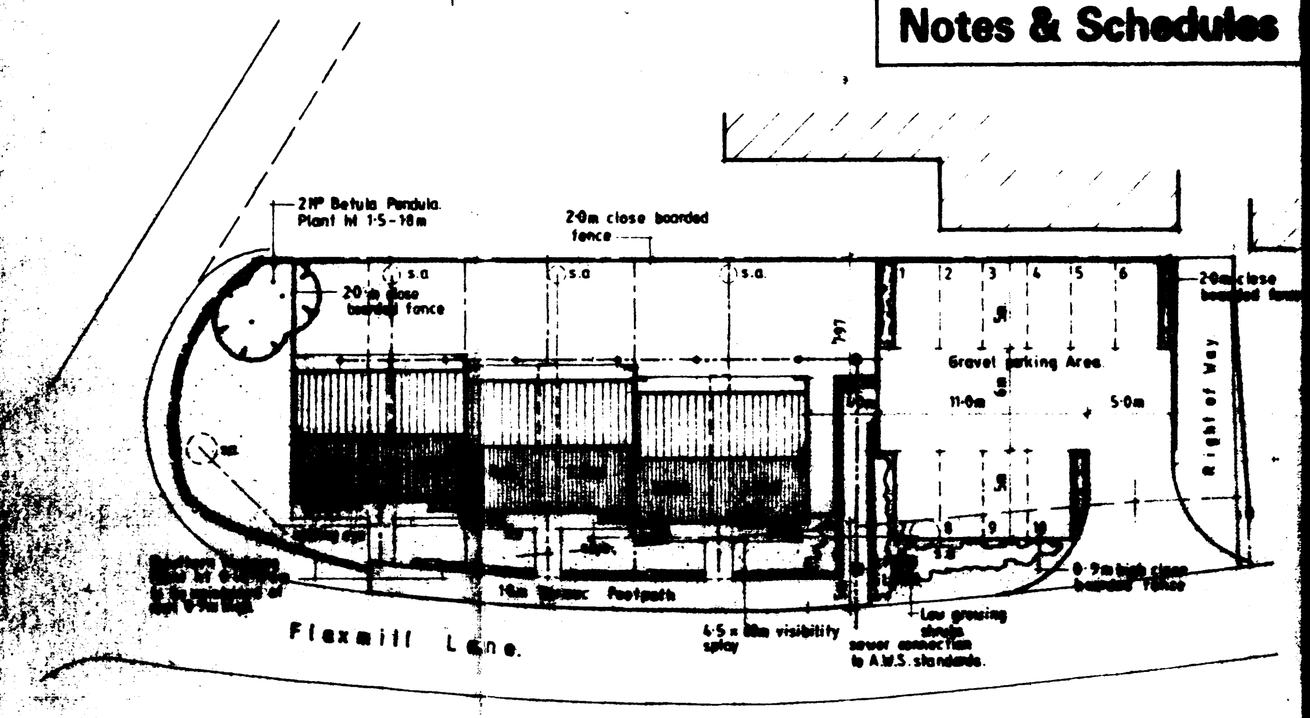


North-East Elevation

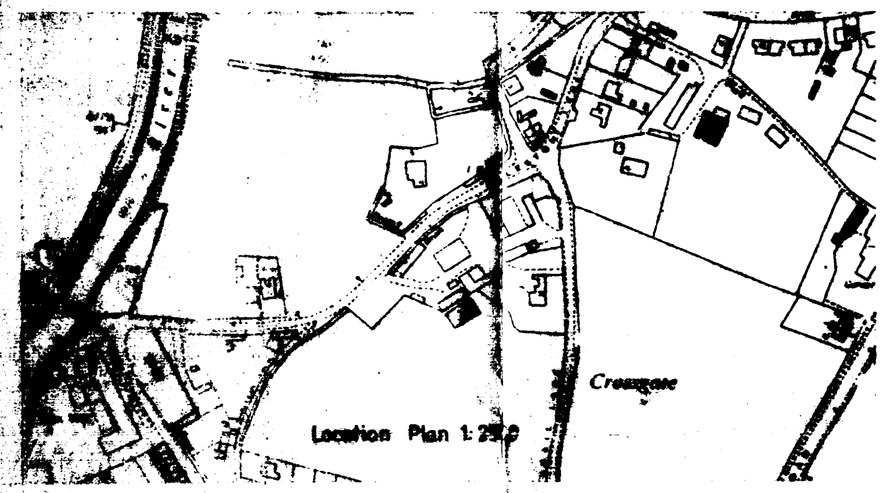
Tile Sandtoft Calderdale Slate (Grey).
Brick L.B.C. Oxburgh Red.



South-East Elevation



Block Plan 1:250.



Location Plan 1:2500

NORTH

Flaxmill Cottages

SURFACE WATER DRAINAGE
150 dia. half round PVC-u gutter to BS dia. rainwater pipes to BS 4514 PVC-u underground pipes flexibly jointed to a fall of 1:40 pipes bedded and surrounded in 1:40 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

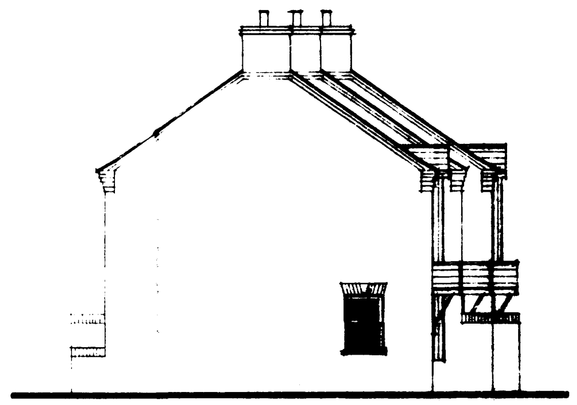
GLAZING.
Double glaze property throughout excluding fanlights. All glazing between c.f.l. and 800mm high and between c.f.l. and 1600mm high in doors and side lights to be safety glass to B.S. 6206.

STAIRCASE AND BALUSTRADE
Constant staircase as follows, min. 220 clear width, risers 190mm, goings 220mm, 2 steps 400mm wide, 1 step 900mm wide, 1 step 400mm wide, 1 step 900mm wide, 1 step 400mm wide, 1 step 900mm wide, 1 step

Notes & Schedules



South-West Elevation

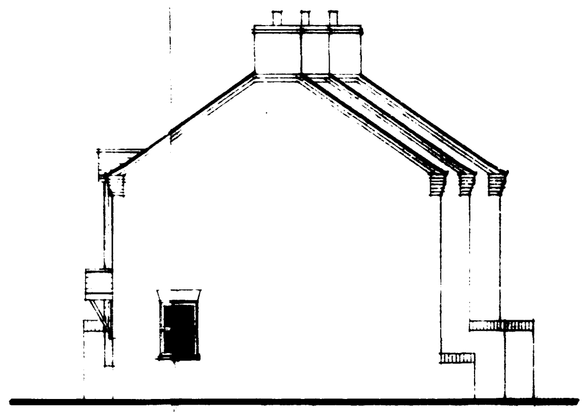


North-West Elevation

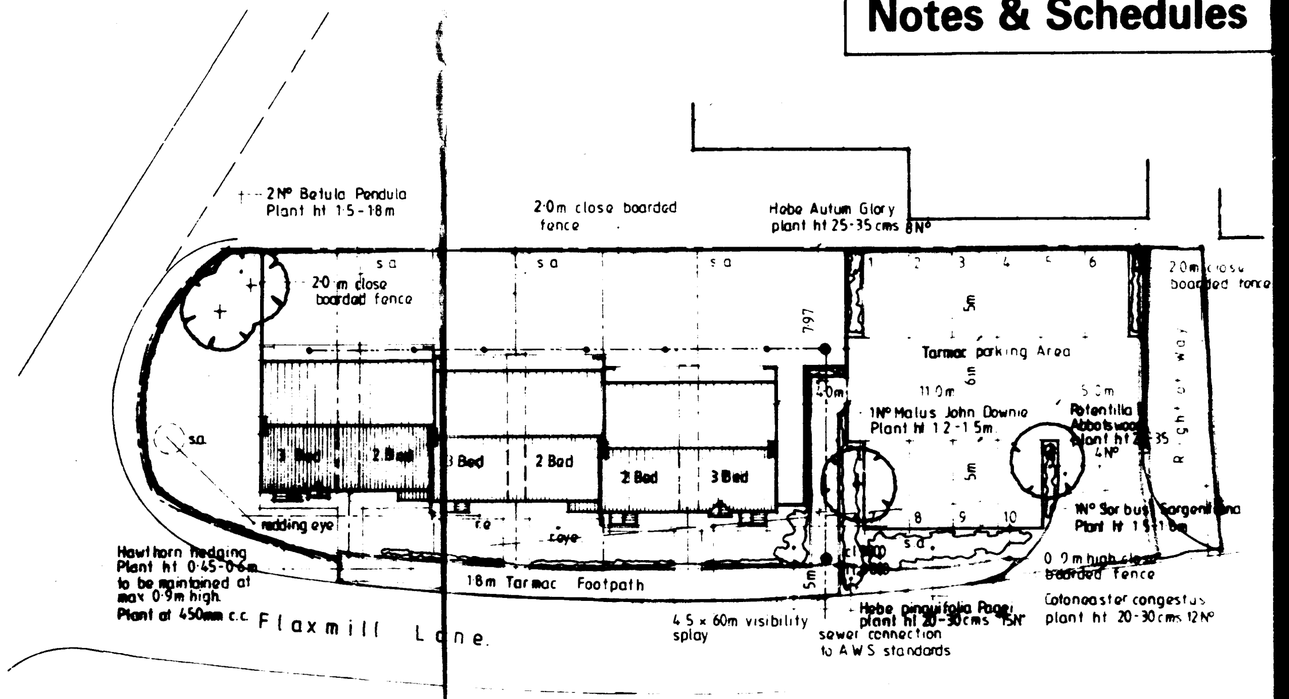
Tile Sandtoft Calderdale Slate (Grey)
Brick L.B.C Oxburgh Red



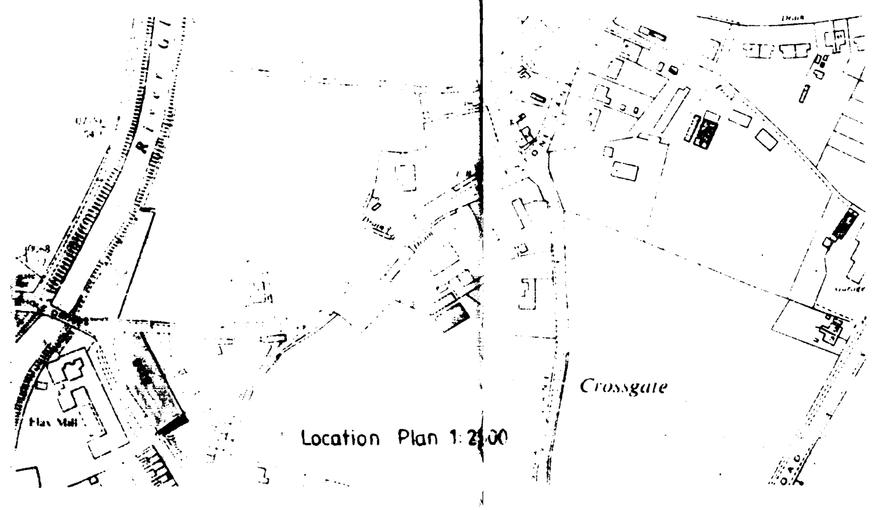
North-East Elevation



South-East Elevation



Block Plan 1:250



Location Plan 1:2500

NORTH

Flaxmill Cottages

SURFACE WATER DRAINAGE
115 dia. half round rainwater cutters to 63 dia. rainwater pipes 82.4 dia. underground pipes [illegible] jointed to a fall of 1:70 pipes [illegible] and surrounded in 1.0 pea gravel and discharge to 1.2m dia. soakaway min. [illegible] from dwelling.

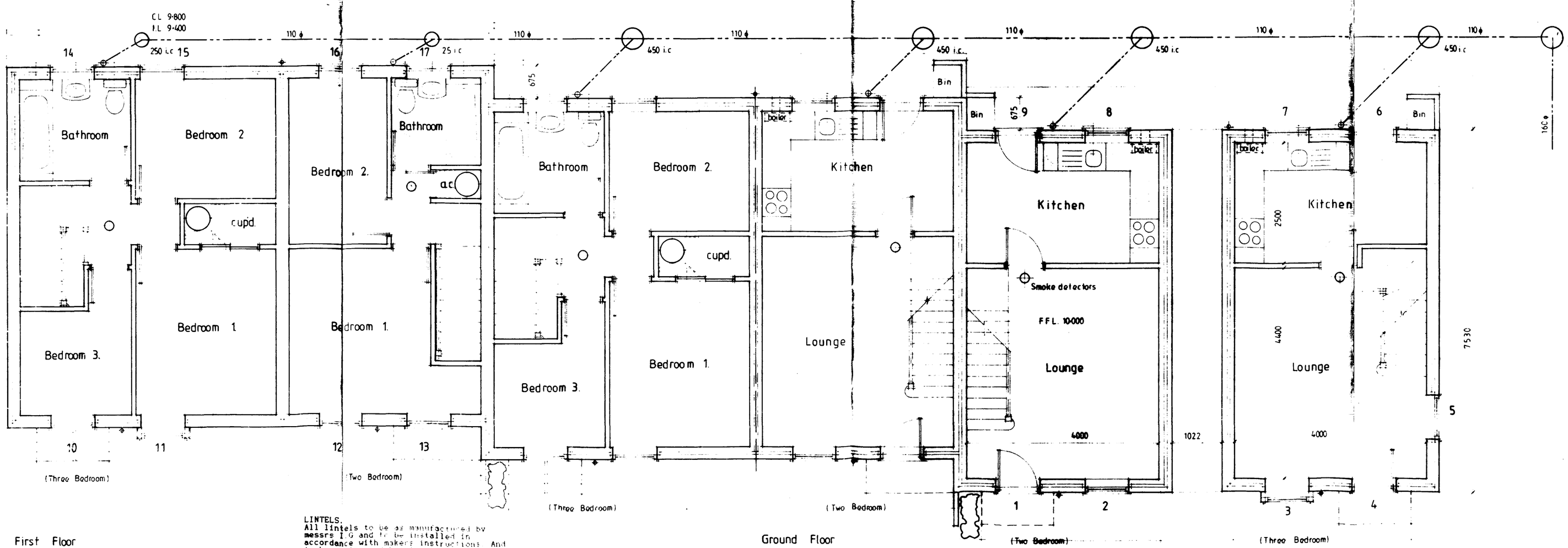
GLAZING
Double glaze [illegible] throughout excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

STAIRCASE AND BALUSTRADE
Construct staircase as follows: min. 838 o/a strings 13No. risers of 200mm ex 25 x 225: 223 going ex 32 x 250: pitch 42 deg. min. Head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395: 1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of [illegible] Chapter V: Part 1: 1967. Balustrade [illegible] min. 900mm high

HOT WATER AND SPACE HEATING
Provide Wall mounted gas fired boiler with balanced flue. Flue to have durable wire guard externally, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.L1 part 3. All radiators to have thermostatic control valves.

SMOKE DETECTORS
Provide mains operated self-contained smoke alarms to B.S. 5446. ptl in positions shown on plan.

VENTILATION
All windows to have [illegible] lights to give the equivalent of 1.25th the floor area. [illegible] and also ventilation [illegible] give min. 4000mm permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.



First Floor

Ground Floor

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP 121. Internal lintels to be I.G. 100 Box type.

9827 9837 10 100

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init	revision details
A	June 93	JC	[illegible]

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 0406 23762

client: PATTERSON PROPERTIES

project: PROPOSED 6Nº TERRACED HOUSES, FLAXMILL LANE, PINCHBECK, SPALDING, LINCS

SOUTH HOLLAND D.C.
PLAN DEPT
02 JUL 1993
REF 579/93

drawing: FLOOR PLANS ELEVATIONS

scale	drawing no
1:50 1:100	LS 9232 1A
date	drawn
MARCH '93	