SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H15/0291/93 Received:25-MAR-93 Type:CONDITION COMPLIANCE

Earlier Permission: H15/0716/92

Name: H Grantham
6 Main Road
Quadring
Spalding
Lincs

Agent: J A Swithinbank
Old Vicarage
Church Close
Boston
Lincs

Description: Details of landscaping (Condition 1 of application H15/0716/92)
Location : 6 Main Road Quadring
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:

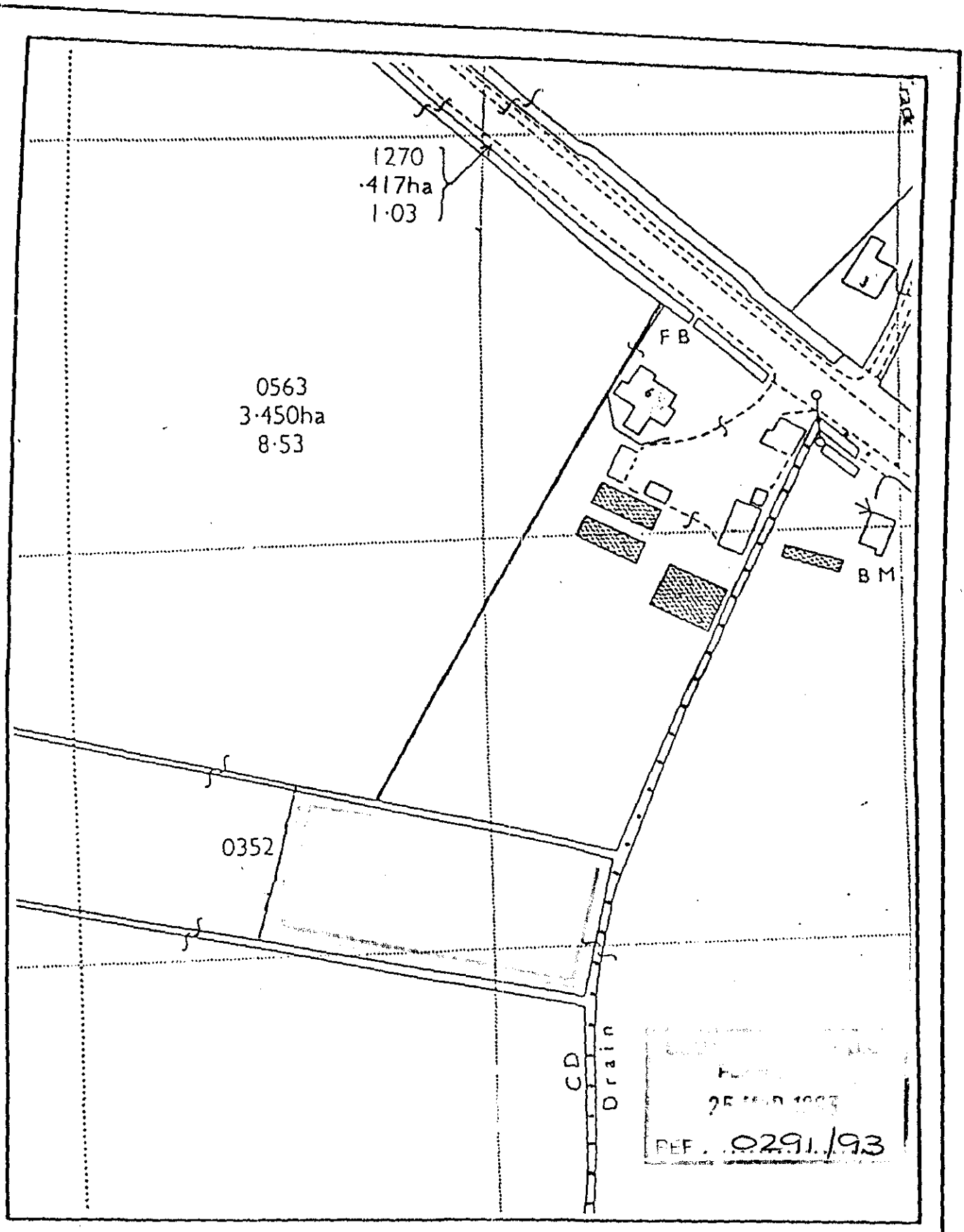
This permission is granted in accordance with the application submitted as revised by the letter, received by the Local Planning Authority on the 10 November, 1993.

Director of Planning and Building Control Services
18-NOV-93 H15/0291/93

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)



J.A. SWITHINBANK
Chartered Surveyor

The Old Vicarage,
Church Close,
Boston,
Lincolnshire.
PE21 6NE

Telephone
0205 311511

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FOR IDENTIFICATION PURPOSES ONLY

MAIN ROAD ( ) ADDING - H. GRANTHAM

LANDSCAPING

H15/716/92

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only
Application No. H15/0291/93
Date registered 25 MAR 1993
Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

H. Grantham
6 Main Rd
Quadring

Tel. No.

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

J A Swithinbank
old vicarage
church close, Boston

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6 Main Rd. Quadring

Please complete

EARLIER APPLICATION No.

H15/0716/92

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

Please complete

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

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

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 (✓) 2 ✓

State which details are submitted

Landscaping

State drawing no's relating to the current submission

State condition no. under which this application is required

2

OFFICE USE ONLY

Checking Officer:

	Yes	No
Application Acceptable	☐	☐
Consult Required	☐	☐
Enclosures Required		

ADMIN

Date Consult Sent

.....

Notes:

Signature ..... Date .....

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☐	☐

Details Accepted if different from Box 2:

Signature ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDM
Date 30-4

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

about 100 trees planted on boundary. Assume
Many deciduous not Conifer approx 2m centres
about 1m - 1.5m high. Hawthorne interplanted yet

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PDM.....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PDM 12-6

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☑ Amended plans

letters received 28-5-93
+ 16-6-93.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory **Signed:** .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

DC 30/5

Note I have spoken to DPO. on this: HO consider details inadequate. H. discuss

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer

PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt Issued

Date first Rec'd 25 MAR 1993

Registration

Reference H15/0291/93

Cross-Ref N/A

Date 26/3

Validation

TYPE C. COMP

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ☐
Discounted fee ☐
Previous app Type ✓

Correct fee NIL

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 34

OS No's

Grid ref 5 a 3130 3 32960

Ward

Parish

Inside IBD

Inside LP area

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property 01/58123 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: NRM/JJ H15/0291/93 Your Ref: JMB/MJP/PL.24

Date: 14 Dec 1993

LANDSCAPING 6 MAIN ROAD, QUADRING.

Although I think we may have negotiated away the problems over this particularly landscaping scheme, you were looking at the wording of our landscaping conditions to see how the situation that occurred here, which appeared to make enforcement impossible, could be avoided in the future. Are you yet able to advise me on this further?

N Midlen
Principal Planning Officer
Development Control

J A Swithinbank
The Old Vicarage
Church Close
Boston
Lincs PE21 6NE

Mr P J Udy

PJU/JK/H15/0291/93

4 November, 1993

Dear Sir

Landscaping for H Grantham - 6 Main Road, Quadring, Spalding

I refer to the above application which was considered by the Planning Committee on 26 October, 1993.

At that meeting they resolved to authorise the Director of Planning & Building Control Services to grant consent upon receipt of confirmation regarding the barrier. The reason for this is that over the protracted negotiations which have occurred, agreement to carry out certain aspects of the scheme have been made in a number of letters. Therefore, I would be grateful if you would write to confirm that a double row of hawthorn will be planted between the existing Alder trees and that a chain link fence will be erected for security purposes and also to protect the planting, 1.5 metres inside the landscaping belt. I also suggest that a gateway should be provided within this fence to afford access to the landscaping for maintenance purposes and advise that a fence over 2 metres in height will require planning permission.

The reason for requesting this further letter is because a condition cannot be placed on a Condition Compliance and therefore it is necessary to have what is to be accepted contained in one letter so that it is quite clear what is being agreed to.

Yours faithfully

P.P.

N R MIDLEN
Principal Planning Officer (Development Control)

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/MJP/PL.24

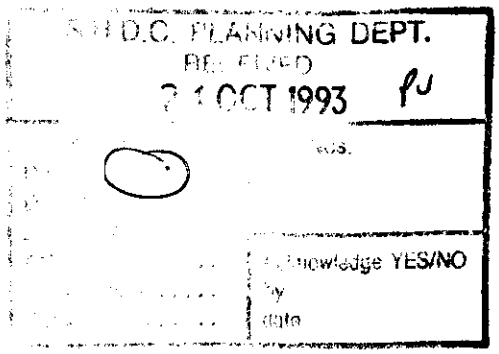
YOUR REF: NRM/JJ H15/0291/93

DATE: 20th October 1993

SUBJECT: LANDSCAPING - 6 MAIN ROAD, QUADRING
APPLICATION REFERENCE H15/0291/93

I refer to your memorandum dated 10th September, 1993 relating to the above, and Mr Atkins' subsequent discussions with your Mr Midlen. Having reconsidered this matter, I am still of the opinion that, following the submission of the improved landscaping scheme, the condition is no longer enforceable. I am still investigating this matter with a view to suggesting the type of condition which might be imposed in future similar instances, and will be in touch with you again in due course.

Director of Administration



BRIAN SH H 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

H15/0291/93

CONDITION COMPLIANCE

Applicant: H Grantham
Tel:

Agent: J A Swithinbank

Description: Details of landscaping (Condition 1 of application H15/0716/92)

CHANGE done 1.7

Location: 6 Main Road
Quadring
Spalding
Lincs

Valid date:	25-MAR-93	Terminal date:	20-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	01-APR-93	Report deadline:	28-APR-93
Inspected by	08-APR-93		
Extra contacts	15-APR-93	Case Officer:	
Report if not clear by	29-APR-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C. - No Objections	1/4/93	

J.A. SWITHINBANK B.Sc FRICS
Chartered Surveyor

The Old Vicarage,
Church Close,
Boston,
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0205 310410

N R Midlen Esq
Principal Planning Officer
(Development Control)
South Holland District Council
County Offices
Priory Road
SPALDING PE11 2XE

Date *9 November 1993*

Your Ref *PJU/KJ/H15/0291/93*

Our Ref *JAS/SBR*

S.H.D.C. PLANNING DEPT.
RECEIVED
10 NOV 1993
Attention of
DPO NGM
DDPO BS
JC AGP
Action by .....
Discuss with .....
Reply by .....
File Nos.
Acknowledge YES/NO
By
Reply

Dear Sir

Re: 6 Main Road Quadring Spading
Landscaping for H. Grantham

I refer to your letter of 4th November in connection with the above and am pleased to note that the Planning Committee have authorised the Director of Planning and Building Services to grant consent in this matter.

In accordance with your request, I hereby confirm that my client would be prepared to agree to carrying out the landscaping as directed. This will involve the planting of a double row of hawthorn between the existing older trees and the erection of a chained fence to protect the planting 1.5 metres inside the landscaping belt.

The comments of your letter of 4th November concerning a gateway and height of the fence have been noted and will also be actioned in due course.

I trust that this will now bring the matter to a satisfactory conclusion and I look forward to receiving confirmation that consent can now be granted.

Yours faithfully,

J. A. SWITHINBANK BSc FRICS

703 PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

H13/0873/93 Mr M Abbots & Miss L Whitworth	Two bedroom bungalow on plot adjacent to The Plough Inn, Woodgate Road, Moulton Chapel.

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

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

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H15/0291/93 H Grantham	Condition compliance relating to details of landscaping (Condition 1 of application H15/0716/92) at 6 Main Road, Quadring.
H16/0817/93 Mr & Mrs W K Lam	Chinese takeaway restaurant with living accommodation above at 51 Winsover Road, Spalding.

(e) Application Director of Planning and Building Control Services Authorised to Refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the undermentioned development in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H20/0787/93 Mr D Rager	O.A	Two dwellings including siting, design and means of access.

(It was reported that the Parish Council had observed that the site was unsuitable for the proposed development.)

(f) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H09/0384/93 Longhurst Housing Association	St Matthew Society hostel and move-on flats and 6 two-bedroom bungalows for the elderly at site off Arthurs Avenue, Holbeach.

(To ensure that the occupation of the hostel and move-on flats to be provided is solely for persons nominated by the St Matthew Housing Association, or any other registered housing association.)

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

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0112/92 B P Nutrition	PJU	DPBCS Auth subject to sect 106 agreement as recommended. Reference to H16/0663/75 to be included in agreement. Amend condition 4, line 3, by inserting "nearby" after "any".
3	H05/0209/93 D Brown Ltd	JB	Deferred. Letter to agent, copy to applicant, offering scheme of suggested alternative style of development. Letter to highlight differences between suggested scheme and application as submitted and fully explain matters. Nigel Midlen to see letter.
5	H15/0291/93 H Grantham	PJU	DPBCS Auth as recommended.
7	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to revised sect 106 agreement. Check conditions 14 & 17 (very similar)
10	H11/0535/93 Mr & Mrs Watkin	JB	Deferred. Admin department to request that applicants clarify their intentions with regards to the determination of application.
12	H11/0605/93 Wilson & Sons	DMG	Deferred for sub committee as requested.
14	H14/0607/93 Mr Wong	DJR	Grant as recommended. Paragraph 1 of comments should read 500 millimetres not metres.
16	H13/0628/93 Ashwood Homes	JB	Deferred for site visit. Check if any permission on land to North.
13	H14/0641/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	DJR	Grant as recommended. DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0658/93 Mr McEwan	DMG	DPBCS Auth subject to revocation of outline planning permission as recommended.
22	H09/0752/93 Mr McEwan	JB	Grant as recommended.
24	H09/0753/93 Mr McEwan	JB	Grant as recommended. Roger Smith requested confirmation that we are covered if they want to develop each application one at a time.
26	H02/0663/93 Mr Harvey	PJU	Refuse as recommended.

APPLICATION REFERENCE: H15/0291/93 DATE RECEIVED: 25-MAR-93

TYPE: Condition Compliance

DESCRIPTION: Details of landscaping (Condition 1 of application H15/0716/92)

LOCATION: 6 Main Road, Quadring.

APPLICANT: H Grantham AGENT: J A Swithinbank

REASON FOR COMMITTEE CONSIDERATION

Concern over submitted details.

SOUTH HOLLAND DISTRICT COUNCIL
REFERRED TO PLANNING COMMITTEE
Date 20 OCT 1993

RECOMMENDATION

Authorise the Director of Planning and Building Control Services to grant consent upon receipt of confirmation regarding barrier.

COMMENTS

1 Planning permission was granted for the applicant to use land as a parking area in October 1992.

2 This is a Condition Compliance application in relation to landscaping and a protective barrier.

3 The applicant has planted approximately 100 alder trees around the boundary of the site and has agreed to interplant these with a double row of Hawthorn. This is satisfactory.

4 The applicant has also agreed to erect bollards located 1.5 metres inside the landscaping belt and spaced at 3 metre intervals around the periphery of the site. However, upon reflection it is considered that the proposed bollards would be inadequate. It is suggested therefore, that the applicant is required to erect a barrier consisting of stout posts with a substantial rail linking each post.

ADDENDUM

1 This application was previously considered by the Planning Committee on the 13 July 1993 when it was resolved to defer the application, inter alia, to review further the details submitted.

2 The applicant is now suggesting a chainlink fence to protect the landscaping for damage from lorries, and provide security and to plant an additional row of hawthorn.

3 With these amendments, it is felt this proposal is satisfactory, although for legal reasons, they all need confirmation in one document.

RECOMMENDATION

Authorise the granting of consent, subject to receipt of adequate confirmation of details of barrier and additional planting.

- Letter from Agent 25-3-93 Wider already planted with Plant hawthorne between. Kerb stones 1.5m inside trees

- Letter from Agent 28-5-93 agrees to double row of hawthorne.

- Letter to Agent 16-6-93 agrees to bollards

- Letter from Agent 16-8-93 complaining.

- Letter from applicant 8-9-93 agrees to change fence height?

GRANTHAM'S RECOVERY LTD

6 Main Road Quadring TEL: 0775 840452

Spalding Lincs

PE11 4PS

Fax No: 0775 840506

Our Ref: HG/MCH

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding, LINCS PE11 2XE

6th September 1993.

For the attention of Mr. P.J. Udy

Dear Sirs,

6 Main Road, Quadring, Spalding
Landscaping - H. GRANTHAM

Further to your letter of the 31st August, Ref: PJU/JP/H15/0291/93, and our Mr. Grantham's subsequent telephone conversation with your Mr. Roberts, we report as under.

Mr. Grantham proposed to Mr.Roberts that we should put a chain link fence around this property for security purposes, and this we understand Mr. Roberts agreed would be acceptable to your Department.

We feel that this would be a much better form of fencing for our property than the crash barrier type as required by you previously.

We look forward to hearing that our suggestion meets with your approval.

Yours faithfully,

Granthams

GRANTHAMS RECOVERY LIMITED

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 SEP 1993 PU

Any impact on tree planting?

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: NRM/JJ H15/0291/93 Your Ref: JMB/LDS/PL.6

Date: 10 Sep 1993

LANDSCAPING - 6 MAIN ROAD, QUADRING.

I thank you for your memorandum of 6th September concerning the enforceability of the conditions of planning permission H16/716/92.

The normal wording of conditions does follow that which you recommend in the final paragraph of your memo, however, where the application is a restrospective one, i.e. where the work applied for has already been carried out, it is not possible to impose a condition that states "no development shall take place until....." for obvious reasons. In these circumstances, there seems to be no alternative but to impose a condition along the lines imposed in this case, i.e. setting a deadline for the submission of schemes. I appreciate it can be argued that the submission of such a scheme regardless of whether it is approved, will discharge the condition, and this is a matter that I have discussed in the past with Mr Atkins. His view then was that this should not cause a problem.

Perhaps you would like to consider this matter again, and if necessary take legal advice. If there is doubt about the enforceability of the condition in this particular case, I want to be certain that in the future, where work has been commenced before any permission is granted, we ensure that all our conditions are enforceable.

I enclose herewith a copy of the complete decision notice for your information. You will note that as well as condition 1, which requires the submission of a scheme, condition 2 requires the carrying out of an approved scheme.

N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/LDS/PL.6

YOUR REF: PJU/SAH/H15/0291/93

DATE: 6th September 1993

SUBJECT: LANDSCAPING - 6 MAIN ROAD, QUADRING
APPLICATION REF. H15/0291/93

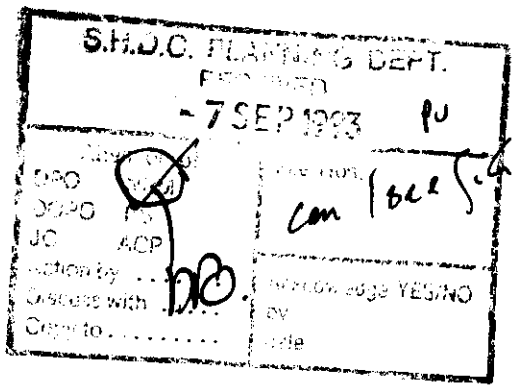
I refer to your memorandum dated 5th August 1993 relating to the above, and understand that the query in this matter relates to the enforceability of condition 1 of planning permission H15/0716/92.

I understand that a landscaping scheme was submitted some time ago, but was refused as it was considered to be unsatisfactory, and that the present application is also likely to be refused. The condition actually requires an "improved scheme of landscaping and tree planting" to be submitted, and I understand from my Assistant's recent telephone conversation with your Mr. Midlen that the scheme now submitted is an improvement on the previous scheme, although it is still not considered to be adequate. Nevertheless, from an enforcement point of view, I consider that the condition has already been complied with and that enforcement action could not therefore be taken.

Although it is obviously too late on this occasion, might I respectfully suggest that such conditions in the future take the form of condition 20 included within appendix A of circular 1/85 as follows:-

> "no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping ....."

Director of Administration



Spoke to Mr Grantham 6/9

He will write in re suggestion that security fence / Barrier will be erected 1-1.5m inside line of trees to do 'two jobs' - viz. security fence is a necessity & he sees no cause in erecting fence & Barrier.

J A Swithinbank
The Old Vicarage
Church Close
Boston
Lincs PE21 6NE

Mr P J Udy

PJU/JP/H15/0291/93

31 August, 1993

Dear Sir

6 Main Road, Quadring, Spalding -- Landscaping for H Grantham

I fully appreciate that since this Condition Compliance application was received, protracted negotiations have occurred between yourself and my planning assistant in an attempt to improve the submission.

However, there was concern expressed within the department on the proposal for bollards and on this basis, a report was sent to the Planning Committee on 17 July, 1993. At that meeting it was resolved to defer the application and to require a plan showing the planting scheme proposed for the site, showing the trees which have been planted and the staggered double row of inter-planted hawthorn. It was considered that a barrier was required of stout posts with a substantial rail linking each post. My earlier comment of "motorway crash barrier" may have been an unfortunate term but was merely intended to illustrate the type of design which was required and also that it should not be flimsy in its construction.

It has been noticed that your clients vehicles are stored close to the boundary and it is therefore essential that a barrier is installed to prevent this. It would also provide a gap to allow access for maintenance. Some of the Elder trees which have been planted are overgrown with grass and reeds growing in the dykes.

I would therefore be grateful if you would provide these details and remind you that the Committee also resolved that consideration should be given as to whether appropriate enforcement action could be undertaken in respect of the failure to comply with Condition No. 1 of the application referenced H15/0716/92. This action and also your statement

/Cont...

of intent of appeal on non-determination or refusal of Condition Compliance will result in extra time, effort and cost to both yourselves and the Council, which I am sure you agree is unnecessary.

Once I have received your amended plans, I will return the matter to the Planning Committee as soon as possible.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

J.A. SWITHINBANK B.Sc FRICS
Chartered Surveyor

The Old Vicarage,
Church Close,
Boston,
Lincolnshire.
PE21 6NE

Telephone
0205 311511

Fax
0205 310410

S.H.D.C. PLANNING DEPT.
RECEIVED
16 AUG 1993
Attention of
DPO
DOPO
JC
File Nos.

N. R. Midlen Esq.
Principal Planning Officer,
Development Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding PE11 2XE

Date *13 August 1993*

Your Ref *P J Udy PJU/SAH/*

Our Ref *JAS/LF*

Dear Sir,

Re: 6 Main Road, Quadring, Spalding, Lincolnshire.
Landscaping for H. Grantham

I refer to our previous correspondence in connection with the above and would confirm that I have now had the opportunity of taking my client's instructions in respect of your letter of the 5th August.

My client feels that the Planning Authority are adopting a very harsh stance on this matter and are being unreasonable in continually upgrading your requirements in relation to what should really be a relatively straightforward scheme.

The site in question is not being put to an intensive use. This is not some major concern where there are large vehicles continually being run onto the site or one where there is a high volume of turning manoeuvres or access to the site. This is a small family business which only employs 3 persons and one in which by the nature of its operation breakdown vehicles bring damaged vehicles onto the site where they are parked whilst awaiting repair and/or collection.

From this it can clearly be illustrated that there is not a high degree of activity on the site and it is considered that the substantial motorway type crash barrier latterly suggested by your Department is both excessive and unreasonable.

The condition attached to the Planning Consent required that an improved scheme of landscaping and tree planting for the site, including details of positions, heights and species of shrubs and trees and a barrier for their protection from vehicles manoeuvring on the site should be submitted to the Planning Authority.

Contd/.....

Details in connection with the above have been submitted to your office and have been amended at your own request in order that they comply with your own recommendations.

In view of this my client considers that the information already supplied to you is sufficient to satisfy the condition and is disinclined to put himself to any further expense which would be unjustified in relation to the usage of the site.

Accordingly my client wishes the current application to be determined on the information already supplied in line with your recommendations which he considers to be reasonable.

Should the Planning Committee refuse consent or fail to determine the application my client has informed me that he is fully prepared to consider taking the matter to appeal.

I trust that you will find the above information self explanatory and I look forward to receiving your confirmation that consent can now be granted.

Yours faithfully,



J. A. Swithinbank B.Sc FRICS

J.A. SWITHINBANK B.Sc FRICS
Chartered Surveyor

The Old Vicarage,
Church Close,
Boston,
Lincolnshire.
PE21 6NE

Telephone
0205 311511

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N. R. Midlen Esq.,
Principal Planning Officer,
Development Control,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING. PE11 2XE

Date *9 August 1993*

Your Ref *P J Udy PJU/SAH/*

Our Ref *JAS/SBR*

Dear Sir,

Re: 6 Main Road, Quadring, Spalding, Lincs.
Landscaping for H. Grantham

I acknowledge receipt of your letter of 5th August in connection with the above.

I am most surprised at the contents of your letter especially since my client has agreed to all the recommendations made by your office.

Over the last 6 months, my client has provided you with all the information you have requested and it now appears you wish to put my client to considerable further expense despite his having agreed to your recommendations.

I am currently taking my client's further instructions and will return to you in due course although it is doubtful that this will be within the time limit specified in your letter, which I consider to be extremely unreasonable in view of our previous correspondence.

Yours faithfully,

J. A. SWITHINBANK BSc FRICS

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1993 PU

10/8

P J Udy

PJU/SAH H15/0291/93

J A Swithenbank Esq
The Old Vicarage
Church Close
Boston
Lincs
PE21 6NE

5 August 1993

Dear Sir

Details of Landscaping for H Grantham, 6 Main Road, Quadring

I write further to your letter dated 15 June 1993 to advise that this matter has been considered by the Planning Committee on 13 July 1993.

At that meeting it was resolved that the application be deferred to enable the Director of Planning and Building Control Services to review the details submitted and to seek legal advice in respect to Condition 1 of planning permission H15/0716/92.

I currently await that advice, but suggest that in the meantime you submit to me, as a matter of urgency, a plan to a suitable scale to show the layout of the landscaping for this site, this should show the position and spacing of the elder trees which have been planted around the boundary and also the position and stagger of the double row of hawthorn which is to be interplanted between these trees. It may be necessary for you to provide a plan which shows a small section of the site to show this detail at a larger scale.

It was also considered by the Planning Committee that the bollards should not be used, but instead a substantial barrier should be erected consisting of stout posts with a substantial rail linking each post, similar to a motorway crash barrier for example. This would protect the plants while they then get established from vehicles manoeuvring or being stored within your clients site.

Cont/....

Cont/....

I look forward to receiving the above details within the next 14 days.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration

REF: PJU/SAH H15/0291/93

REF:

DATE: 5 August 1993

SUBJECT: H15/0716/92 - Landscaping Condition

I refer to the application which was considered by the Planning Committee on 13 July 1993.

At that meeting the application was deferred to enable the Director of Planning and Building Control Services to review the details submitted and to seek further legal advice in respect of Condition 1 of planning permission H15/0716/92. I therefore enclose a copy of the decision notice for that application and would be grateful for your advice as soon as possible.

N R Midlen
Principal Planning Officer (Development Control)

Enc.

ACTION SHEET

File Ref	Min No.	Subject	Action Required	Responsible *Officer*	Action Taken
-	-	Minutes	a) Update Minute Index b) Update outstanding items sheet.	DA (JMB) DA (JMB)	
-	502	Minutes	None	-	
	503	Planning Applications (a) (b) (d) (g) (h)	Issue decision notices plus other action as detailed in minutes.	DPBCS	
		c) Applications Deferred	(a) Include applications on Plans Sub-Committee agenda as appropriate	DA (JMB)	
			(b) Submit further report re H15/0291/93	DPBCS PJ	
			(c) note requirement for report	DA (JMB)	
		e) Application approved subject to Planning Obligation	Arthurs Avenue, Holbeach (H09/0384/93)	JB.	
			a) Prepare Planning Obligation and release planning permission.	DA (JMB) DPBCS	
			b) Negotiate the possibility of amending the details submitted to provide a link between the proposed footpath on the site and existing system at Arthurs Avenue.	DPBCS	
		f) Applications DPBCS authorised to approve	a) Issue decision notices plus carry out other action as necessary	DPBCS	

15TH JULY '93 PLANS CTTEE

File Ref	Min No.	Subject	Action Required	Responsible Officer	Action Taken
			b) In respect of application H18/0488/93 prepare planning obligation and subject to obligation and the other matters as stated in the minutes, release planning permission	DA (JMB) DPBCS	
	504	Gamlyn Close, Spalding - Fencing	Condition Compliance be granted for the retention of the fence.	DPBCS PJU	
	505	Peak Hill House, Barrier Bank Cowbit - Erection of frontage wall	Include application on Plans Sub-Committee agenda as appropriate	DA (JMB) ✓	
	506	Kingsgate, Gedney - Application H06/0442/92 - Kings Quality Homes	Issue Planning permission.	DPBCS JB	
	507	Eaugate Road, Moulton Eaugate - Planning Application H13/1350/90	Inform applicant of Committees decisions	DPBCS JC	
	508	Hawthorn Bank - Holland Park Spalding - Development Brief	Adopt the development brief as amended by Minute 233/93	DPBCS JC	
	509	Helmsley Way, Spalding - Public open space	Advise applicant of Committees decision.	DPBCS DJR	
	510	Spalding Market Place - Environmental Improvements and Traffic Management	Inform Lincolnshire County Council that this authority has no objection to the advertisement of the Traffic Regulation Orders and that detailed observations, taking account of results of the further consultations will be forwarded in due course.	DPBCS RJS	
	511	Development Control in South Holland - District Audit Service Review	None	- ✓	

File Ref	Min No.	Subject	Action Required	Responsible Officer	Action Taken
	512	1991 Census	None	-	
	513	Haverfield Road, Spalding - Residential Development 15 dwellings and garages (Patterson Properties) - Planning Application H16/0445/93	Include application on Plans Sub-Committee agenda as appropriate.	DA (JMB)	

13th JULY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/1311/92 Mr & Mrs Clifton	DMG	Refused plus advice to applicant as recommended
3	H13/0046/93 Andrew John Dunn	DMG	Deferred for site visit. Ensure good knowledge of situation. Applicant is not owner of site. find out what he does own and what arrangements/agreements he has with owner and for how long. Verify with Chris Briggs where accidents occured. Also seek advice on possible highway conditions and requirements if granted.
5	H23/0081/93 Kings Quality Homes	JB	Approved as recommended.
7	H01/0218/93 S Merton	PU	Refused as recommended.
9	H18/0232/93 Simon Storage	JB	Refused as recommended.
13	H18/0488/93 I.P.G.	JB	DPBCS Auth subject to legal obligations as recommended plus addition conditions restricting facilities to emergency fuel supply/construction materials for power station and position of lighting control.
17	H15/0291/93 H Grantham	PJU	Deferred. Require details of planting scheme, showing all trees and barrier facilities to safeguard trees. Reconsider adequacy of scheme and planting height. Discuss legality of last condition compliance with admin department.
18	H14/0329/93 Mr D R Hull	PJU	Refused as recommended.
20	H08/0368/93 Lincoln Co-Op	DJR	DPBCS Auth as recommended
22	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to legal obligation as recommended plus footpath being linked to existing system to north west of site.
24	H08/0393/93 H08/0394/93 Gosberton PCC	DJR	DPBCS Auth as recommended. Grant as recommended. Plus letter re unauthorised start and additional condition to protect tree against installation of surface water drain and building operations.
27	H21/0405/93 G E Salter	DMG	Grant permission as recommended. Note 3 to be expanded to include traffic implications which will be of particular concern to authority.
29	H16/0419/93 Woodlands Hotel	DJR	DPBCS Auth to refuse as recommended. Note - breaches of condition and possible unauthorised development to be investigated.

31	H18/0423/93 JB Mr & Mrs Knight		Deferred for sub-cttee as recommended. Transparency showing where applicant works and resides plus follow through on local need report meeting to be arranged Aug/Sep.
34	H16/0441/93 DJR M Parker & Sons		Grant as recommended.
36	H16/0445/93 DJR Patterson Properties		Deferred for sub-cttee as recommended plus site visit.
38	H16/0448/93 DJR Mr R Turner		Refused as recommended.
41	H23/0471/93 JB Mr M Fitzgerald		Refused as recommended.
43	H01/0479/93 PJU Patterson Properties		Grant as recommended.
45	H02/0487/93 DJR Mr & Mrs Capper		Grant as recommended plus extra conditions requesting notification when work commences for supervision and photographic record of existing wall. condition two to be amended to read 1 year and not 2.
47	H16/0503/93 PJU Mr & Mrs Woolsey		Grant as recommended.
49	H16/0508/93 PJU Mr N Revill		Grant as recommended.
51	H16/0533/93 DJR R A Knipe		Grant as recommended.

20 Jul 93

Signed: .....
N Midlen
Principal Planning Officer

PLANNING COMMITTEE - 13th July, 1993

503. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant	Proposal
H23/0471/93 Mr M J Fitzgerald	Additional two storey accommodation to existing bungalow at The Acorns, Jekils Bank, Moulton Eaugate.

(It was reported that further correspondence had been received from the applicant.)

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H13/0046/93 Mr A J Dunn	Continuation of change of use from agricultural to scaffold and associated equipment store (permanent) at Penn's Farm Yard, Moulton Loosegate.

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

PU

H15/0291/93 H Grantham	Details of landscaping (Condition 1 of application H15/0716/92) at 6 Main Road, Quadring.

(To enable the Director of Planning and Building Control Services to review the details submitted and to seek further legal advice in respect of Condition 1 of planning permission H15/0716/92.)

H18/0423/93 Mr & Mrs L Knight	Bungalow with garage and vehicular access adjacent to Aston Villa, King John Bank, Walpole St Andrew.

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

(d) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H23/0081/93 Kings Quality Homes	Two houses at Roman Bank, Saracens Head.

APPLICATION REFERENCE: H15/0291/93 DATE RECEIVED: 25-MAR-93

TYPE: Condition Compliance

DESCRIPTION: Details of landscaping (Condition 1 of application H15/0716/92)

LOCATION: 6 Main Road, Quadring.

APPLICANT: H Grantham AGENT: J A Swithinbank

REASON FOR COMMITTEE CONSIDERATION

Concern over submitted details.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 JUL 1993

RECOMMENDATION

Authorise the Director of Planning and Building Control Services to grant consent upon receipt of confirmation regarding barrier.

COMMENTS

1 Planning permission was granted for the applicant to use land as a parking area in October 1992.

2 This is a Condition Compliance application in relation to landscaping and a protective barrier.

3 The applicant has planted approximately 100 alder trees around the boundary of the site and has agreed to interplant these with a double row of Hawthorn. This is satisfactory.

4 The applicant has also agreed to erect bollards located 1.5 metres inside the landscaping belt and spaced at 3 metre intervals around the periphery of the site. However, upon reflection it is considered that the proposed bollards would be inadequate. It is suggested therefore, that the applicant is required to erect a barrier consisting of stout posts with a substantial rail linking each post.

J.A. SWITHINBANK B.Sc FRICS
Chartered Surveyor

The Old Vicarage,
Church Close,
Boston,
Lincolnshire.
PE21 6NE

Telephone
0205 311511

Fax
0205 310410

Principal Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.
PE11 2XE

Date *15 June 1993*

Your Ref *PJU/SAH H15/0291/93*

Our Ref *JAS/LF*

Dear Sirs,

Re: 6 Main Road, Quadring, Spalding
Details of Landscaping for H. Grantham

I refer to your letter of the 3rd June in connection with the above and would confirm that my client is in agreement to the proposals set out therein.

I trust that this information is now sufficient to satisfy the conditions and I look forward to receiving your approval.

Yours faithfully,

J. A. Swithinbank B.Sc FRICS

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1993 PU
Attention of
DPO
DOPO
JC
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

P J Udy

PJU/SAH H15/0291/93

J A Swithinbank
The Old Vicarage
Church Close
Boston
Lincs PE21 6NE

3 June 1993

Dear Sir

Details of Landscaping for H Grantham, 6 Main Road, Quadring

I acknowledge receipt of your letter dated the 26 May 1993.

It is my opinion that kerb stones laid in the normal manner would be insufficiently high to adequately protect your client's new landscaping belt. It seems therefore that concrete bollards are required. The distance between these bollards should be no more than 3 metres.

I would therefore be grateful if you would write and confirm that your client is willing to erect bollards at a distance of 3 metres apart, on a line 1.5 metres inside the landscaping belt of elder trees and hawthorn.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

J.A. SWITHINBANK B.Sc FRICS
Chartered Surveyor

The Old Vicarage,
Church Close,
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The Principle Planning Officer,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.

Date *26 May 1993*

Your Ref *Mr P J Udy PJU/JP/H15/0291/93*

Our Ref *JAS/SBR*

Dear Sirs,

Re: 6 Main Road, Quadring, Spalding, Lincs.
Details of Landscaping for H. Grantham

Further to your letter of 19th May in connection with the above, I would confirm that I have now had the opportunity of discussing this matter with my client.

I am pleased to advise you that my client is in agreement to your suggestion of double planting hawthorn as required by yourself.

With regard to the height of the kerb stones, my client is quite happy to comply with your recommendations on this matter, provided that they are reasonable, and have suggested that you specify the height you require.

I trust that this information proves to be sufficient for your purposes and I look forward to receiving confirmation that the condition can now be satisfied.

Yours faithfully,

PJ

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAY 1993

Attention of
DPO VRM PJU
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
Date

J A Swithinbank
Old Vicarage
Church Close
Boston
Lincs

Mr P J Udy

PJU/JP/H15/0291/93

19 May, 1993

Dear Sir

Details of Landscaping for H Grantham, 6 Main Road, Quadring

I refer to the above Condition Compliance application and write to request that the inter-planting of hawthorn, which you propose between the alder trees, which have already been planted, should be a double row. I would also be grateful if you could advise on the height of the kerbstones, since I am concerned that large vehicles, which your client tends to use, will easily ride over the kerbstone and damage the landscaping, unless the kerbstones are sufficiently high.

I would be grateful for your comments and plans on this matter as soon as possible.

Yours faithfully

Peter J Udy

P.P.

N R MIDLEN
Principal Planning Officer (Development Control)

J.A. SWITHINBANK B.Sc FRICS
Chartered Surveyor

The Old Vicarage,
Church Close,
Boston,
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PE21 6NE

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0205 311511

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Grid Corp

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1993
File Nos.
Acknowledge YES/NO

South Holland District Council,
Planning & Building Control
Dept.,
Council Offices,
Priory Road,
SPALDING,
Lincs. PE11 2XE

Date *24 March 1993*

Your Ref *PJU/JP H15/0182/93 P Udy*

Our Ref *JAS/SBR*

SOUTH HOLLAND D.C.
PLANNING DEPT.
25 MAR 1993
REF 0291/93.

Dear Sirs,

Re: Application H11/0716/92 Land at Main Road, Quadring

I am instructed by Mr. H. Grantham of 6 Main Road, Quadring in connection of the above and I refer to your letter to my client dated 11th February 1993.

I note from my original Planning Permission that it is necessary to submit to the Local Authority a scheme of landscaping and tree planting for the site, including details of positions and heights on planting of the species of shrubs, and barrier for their protection from vehicles.

Accordingly, I have pleasure in submitting the following details which I trust will be to your satisfaction.

Done

My client has already planted on the site a significant number of Alder trees. These are positioned approximately 2 metres in from the edge of the site, along the line shown green on the attached plan and are at 2 metre intervals. The height at planting of these trees was between 1 and 1.5 metres.

request details re height

Additionally, my client intends to inter-plant hawthorn between the Alder trees which will provide a continuous screen.

As far as protection from vehicles is concerned, my client is to erect a line of kerb stones in a continuous line, as shown red on the attached plan, at a distance of approximately 1.5 metres within the line of the plantings. These kerb stones will stand proud of the parking area and act both as a visual and physical barrier between the parking area and the landscaped shrubs.

cont/d....

South Holland District Council

24 March 1993
JAS/SBR

Re: H15/716/92

I trust that the above information proves to be self explanatory and sufficient for your purposes and that it adequately satisfies condition 1 of the state Condition.

Yours faithfully,



John A. Swithinbank BSc FRICS

Enc.