SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0131/93 Received:17-FEB-93 Type:CONDITION COMPLIANCE

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Proposed screen fence to rear garden Plot 48 (1.8 metre high trellis top timber fence) (H16/1328/91)
Location : Plots 48-63 Daniels Acre
Lilburn Drive 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
25-FEB-93 H16/0131/93

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)

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H16/0131/93

Date registered 17 FEB 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS SPALDING LINCS.

Tel. No (0406) 380532

NAME AND ADDRESS OF AGENT

(if form completed ~~by agent~~)

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 48-63 DANIELS ACRE, LILBURN DRIVE, SPALDING.

Please complete

EARLIER APPLICATION No.

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

H16/1328/91

Please complete

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

Signed A.J. Finch Date 15.2.93

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

PY

PROPOSED SCREEN FENCE TO REAR GARDEN PLOT 48 (1.8m HIGH TRELLIS TOP TIMBER FENCE).

State drawing no's relating to the current submission: 91025/001

State condition no. under which this application is required: 03.

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

		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 PJC

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDM
Date 23-2

Notice posted by
Date NO NEED

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Fence & wall already up
Photo taken. Looks OK

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 [illegible] 25/2

Case Officer Recommendation

Approve ✓ Refuse

Signed PDM 24-2

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 17 FEB 1993

Registration

Reference H16/0131/93

Cross-Ref N/A

Date 18/2/93

Validation

TYPE C COMP

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

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 193

OS No's

Grid ref 524090 323950

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 1127

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
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

H16/131/93

CONDITION COMPLIANCE

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Proposed screen fence to rear garden Plot 48 (1.8 metre high trellis top timber fence) (H16/1328/91)

Location: Plots 48-63
Daniels Acre
Lilburn Drive
Spalding, Lincs

Valid date: 17-FEB-93
Target dates:
To case officer 24-FEB-93
Inspected by 03-MAR-93
Extra contacts 10-MAR-93
Report if not clear by 24-MAR-93

Terminal date: 14-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE DETAILS

Grid ref: 524050 323980
OS Sheets: 183 Parcel:

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

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1328/91 Received: 13-DEC-91 Type: FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Residential development Plots 48-63 Detached Bungalows

Location : Plots 48-63 Daniels Acre
Lilburn Drive Spalding

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

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

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

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

3 A screen wall or fence, details of which shall be submitted to and agreed with the Local Planning Authority shall be erected to screen the private garden area of the dwelling on Plot 48 before the dwelling is occupied.

Reason: In the interests of the amenities of the locality and the privacy of occupants of the proposed dwelling).

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway

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wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

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

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

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

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

sgd B SMITH
Director of Planning and Building Control Services

18-MAY-92 H16/1328/91

Vernatts Drain

pedestrian access to be provided to river bank

Bungalow Types

A	3 BED DETACHED	inc. DOUBLE GARAGE - PLOTS 51,54,56,63.
B	3 BED DETACHED	inc. GARAGE - PLOTS 52,57, 62.
C	3 BED DETACHED	inc. GARAGE - PLOTS 59,61.
D	2 BED DETACHED	inc. GARAGE - PLOTS 53,55,60.
E	2 BED DETACHED	inc. GARAGE - PLOTS 49,50.

Landscaping

ar	acer cappadocicum 'rubrum'
bp	betula pendula
mjd	malus 'john dawnie'
mp	malus 'profusion'
pk	prunus 'kanzan'
sjr	sorbus joseph rock

FRONT GARDENS TO BE SEEDED / TURFED.
INDIVIDUAL DRIVES TO BE WASHED GRAVEL.
SHARED DRIVE TO PLOTS 52,53 TO BE TARMAC

Fencing

- rear boundaries to plots to be 1.8m high trellis top fence.
- 1.8m high trellis top fence to be provided to rear of plots 58-63.
- 1.8m high wall to plot 54 as indicated.
- feature entrance wall at cul de sac between plots 48-55

Daniels Acre

FUTURE DEVELOPMENT*

TWO PLANK LANE

FUTURE DEVELOPMENT*

PROPOSALS FOR SURROUNDING DEVELOPMENT ARE INDICATED ON DRAWING 91025/SC



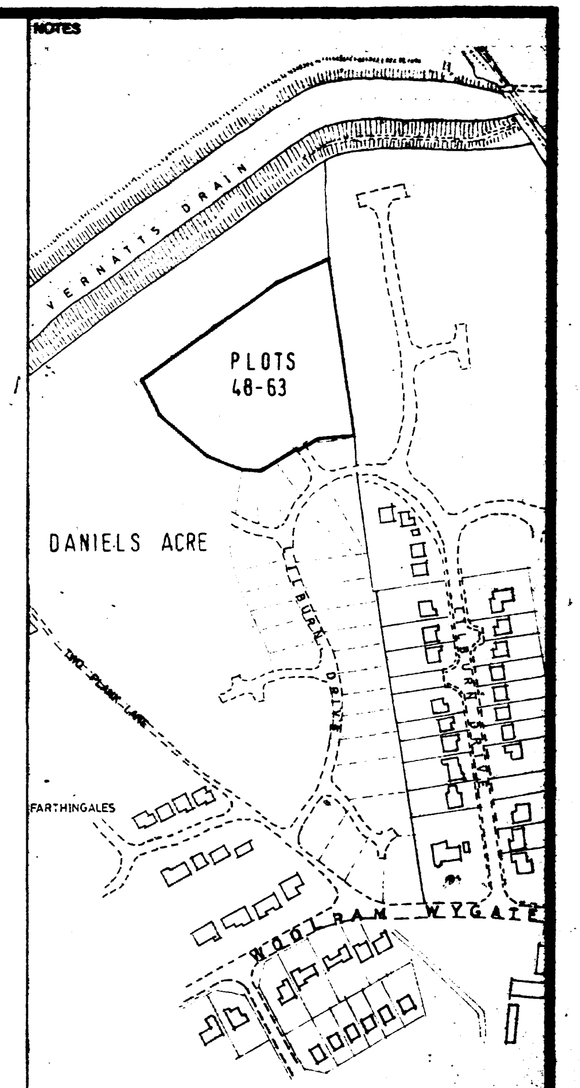
SITE PLAN

scale 1:500

D	SUBSTITUTION PLOT 48	31.7.92	AF
E	tree planting note to plot 48	23.9.92	AF
F	Amendment to fencing	15.2.93	AF
G	PLOTS 49,50 CHANGED TYPES - NO ALTERATION TO LAYOUT	16.2.93	AF

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

NOTES



LOCATION PLAN
1:2500

N

SCC
17 FEB 1993
REF. 0131/93

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
RESIDENTIAL DEVELOPMENT Spalding Lincs
DANIELS ACRE WOOLRAM WYGATE
PLOTS 48-63 (DETACHED BUNGALOWS)

LOCATION & SITE PLAN
inc. landscaping & fencing proposals

DATE	december 1991	DRAWN	alan j. finch
DRWG. No.	91025/001	SCALE	as indicated

REVISIONS	DES.	DATE	SIGN
A	Highways Amendments - Visibility splay shown	28.1.92	AF
	Feature Walls shown, Drive to Plot 56 increased		
	sketch proposal for land north of site.		
B	Revised Layout to Plots 55-57 reference	22.4.92	AF
	made to concept drawing as approved by SHDC		
	Entrance wall between Plots 48-55		
C	Proposed extensions to Plot 56	17.6.92	AF
	Bungalow names added		

PLANNING H16/1328/91 BUILDING REGS.
CHECK BY

SUMMIT 2055-2687