SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0203/93 Received:05-MAR-93 Type:CONDITION COMPLIANCE

Earlier Permission: H16/0689/86

Name: Messrs Scott Design & Build
1 Welland Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Landscaping and planting details submitted (Conditions 5 and 6 of H16/0689/86)
Location : Westbourne Gardens off Cowbit Road
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
07-DEC-93 H16/0203/93

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 | 0203 | 93

Date registered MAR 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Messrs Scott Design and Build
1 Welland Road
Spalding.Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
M.E.Cresswell. MBIAT
Horseshoe Bridge
Spalding PE11 3JA

Tel. No. 72 3656 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Westbourne Gradens,off Cowbit Road,Spalding.

Please complete

EARLIER APPLICATION No.

H16/ 0689/86.

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

H16/0689/86.

Please complete

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

Signed M E Cresswell. Date 3 march 1993

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

Landscaping and Planting.

State drawing no's relating to the current submission

State condition no. under which this application is required

445/4.plus schedule 5 and 6.

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

PDM 9-3 App for 9 Plan Mods to 22/10/3

	Requested	Sent
Extra Publicity:		
Departure	..... Drama.	.....
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:

APPLICATION ASSESSMENT

Agent copy of Plans dated 10-8-93 to R Stones

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM 2-12-93

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 2-12-93

Conditions/Reasons
(continue overleaf)

* NUMBER OF ACCESSES TO PUBLIC HIGHWAY TO BUILDINGS. — 2 TO 1 OF SPL.

* WOULD BE MORE STRICT PLANNING.

* WHO MAINTAINS RIGHT OF WAY. & HOW IS IT TREATED?

* ACCESS TO GARAGING LOOK SLIGHTLY DUBIOUS.

Notes to applicant

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 05 MAR 1993

Registration

Reference H16/0203/93

Cross-Ref N/A

Date 8/3/93

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 2021

OS No's

Grid ref 539570 339100

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 1971

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

YOUR REF

OUR REF TSS/DCT

DATE 16th November, 1995

TEL: (0775) 723106

1 WELLAND ROAD
SPALDING
LINCS PE11 2TF

Scott Design & Build

VAT NO. 120 1512 43

Mr. P. Udy.,
Planning Department.,
South Holland District Council.,
Priory Road.,
Spalding.,
Lincs.
PE11 2XE.

Dear Sir,

WESTBOURNE GARDENS, SPALDING

Thank you for your copy letter of 8th Nov. sent to Mrs. Cresswell.

I reply to the points made as follows.

1. Although Tower Lane is a footpath with a public right of way it is owned by the writer, and was purchased as part of the adjacent Brewery Site.

2. At the time of purchase a full search was made and both your Authority and Lincolnshire C.C. confirmed that they had no ownership over the land.

3. According to our conveyance the land is owned along the full length of Mr. Longstaffs boundary to the small fence at right angles to the access to his paddock. The small parcel adjoining 37 Ayscough Avenue is therefore in my ownership.

4. The actual fence erected has been clearly indicated as part of approved planning application and in any event is on privately owned land and replaces an existing 1.9m high concrete fence which was removed for safety reasons.

5. The piece of land enclosed by the fence was and is part of the Brewery Site so its change of use to a garden has already been approved by your Authority. In any event it is not part of the footpath so must have deemed used established over the years as a garden.

In view of the above I do not think your assessment of the position is correct and do not intend to apply for planning permission as it is not necessary.

I hope you agree with this and look forward to your confirmation in due course.

Yours faithfully,

Trevor Scott

Trevor Scott for Scott Design & Build

Master Builders since 1954

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
South Division Highways Office

Pode Hole, Spalding PE11 3LN
Telephone (01775) 769091 Fax (01775) 762198

Divisional Surveyor: I. Duerden

Your Ref: DJV/JJ H16/0203/93
My Ref: D/PR/SJR/AUTH/2/3

This matter is being dealt with by:

Mr P Rusted
Extension: 22

South Holland District Council
Housing & Planning Services Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

FOR THE ATTENTION OF MR P UDY

21 July 1995

Dear Sirs

TOWER LANE, SPALDING - ERECTION OF FENCE

I refer to your letter dated 14th July 1995 concerning the above.

Prior to considering the matter further I would be grateful if you would confirm whether or not you have granted planning permission for this fence and if you have, in the position that it has been erected.

Yours faithfully

Area Surveyor
South Division

Printed on Recycled Paper

Lincolnshire County Council,
Highways Depot,
Pode Hole,
Spalding,
Lincs.

Mr P Hay

PJH/JJ H16/0203/93

14 Jul 1995

Dear Sir,

ERECTION OF FENCE AT TOWER LANE, SPALDING.

I enclose a photocopy of a letter which has been received from Mr K Ward of 37 Ayscough Avenue, Spalding. Its contents are self-explanatory.

According to the Ordnance Survey plan it would appear that the fence has straightened up the boundary of the public footpath and I bring this to your attention for any action that may be necessary.

Yours faithfully

Peter J Hay

P Midlen
Development Control Manager

Enc.

Mr K G Ward,
37 Ayscough Avenue,
Spalding,
Lincs.
PE11 2QB.

Mr P Udy

PJU/JJ H16/0203/93

14 Jul 1995

Dear Sir,

ERECTION OF FENCE TOWER LANE, SPALDING.

I refer to your letter which was received on the 28th June 1995 and has been passed to me.

It would appear that the fence has enclosed part of Tower Lane which is a public footpath. I have therefore forwarded a copy of your letter to the Lincolnshire County Council Pode Hole Depot for their information and action since they are responsible for public footpaths.

Yours faithfully

Peter Udy

PP N Midlen
Development Control Manager

Scott Design and Build,
1 Welland Road,
Spalding,
Lincs.
PE11 2TA.

Mr P Ody

P11/1, H16/020/92

23 Nov 1992

Dear Sir,

WESTBOURNE GARDENS, SPALDING.

I refer to your letter received on the 20th November 1992.

Its contents have been noted and after checking the exact wording of the legislation which relates to fences I can confirm that planning permission will not be required for a fence of less than 2 metres in height. I apologise for the mistake.

Yours faithfully

N Wilson
Development Control Manager

Received
3M30-6

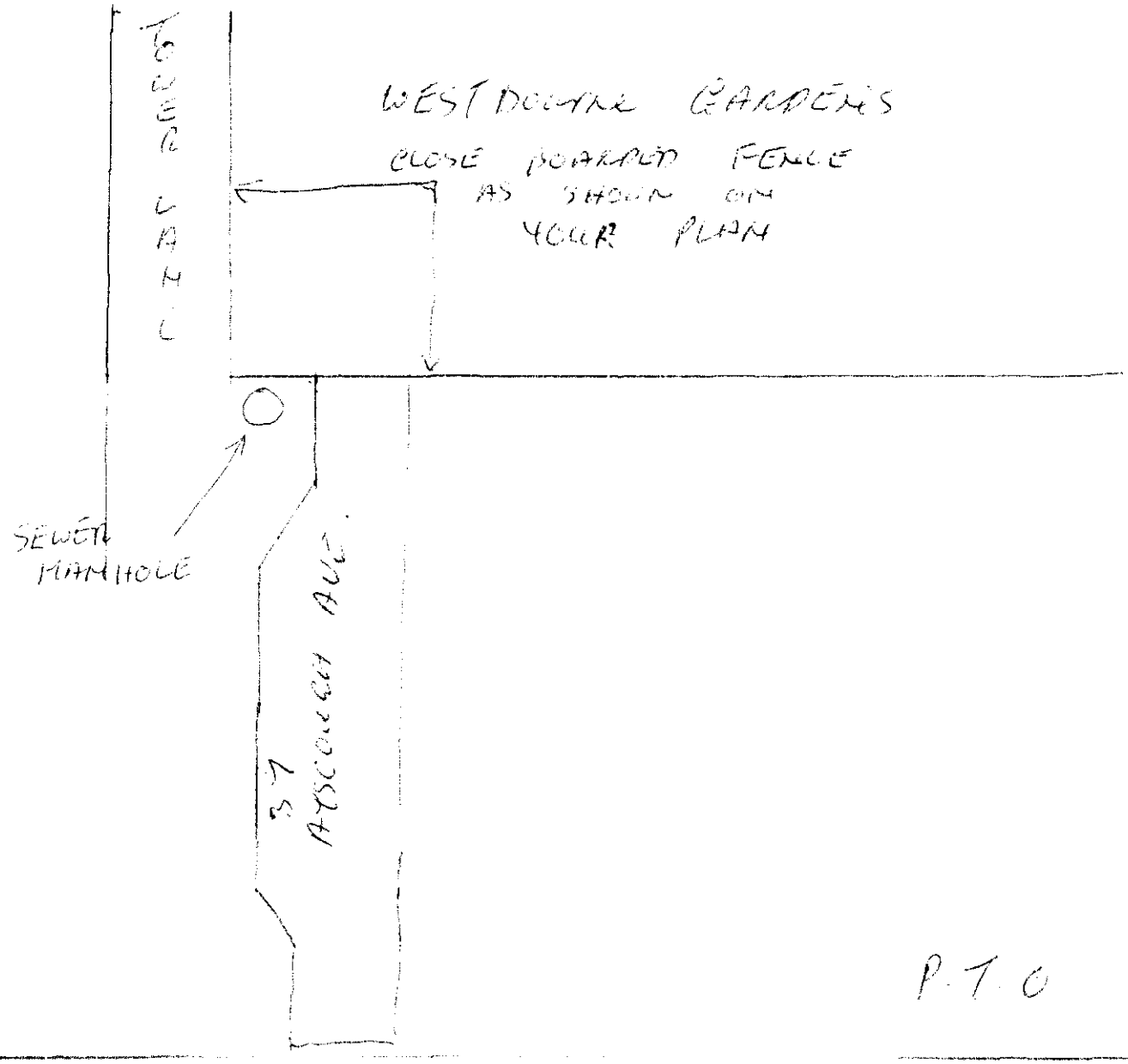
CONTRACT HOUSING
28 JUN 1995
SERVICES

MR K. G WARD
37 AYSCOUGH AVE
SPALDING
LINCS
PE 11 2QB

YOUR REFERENCE SAW/MTD/TJN

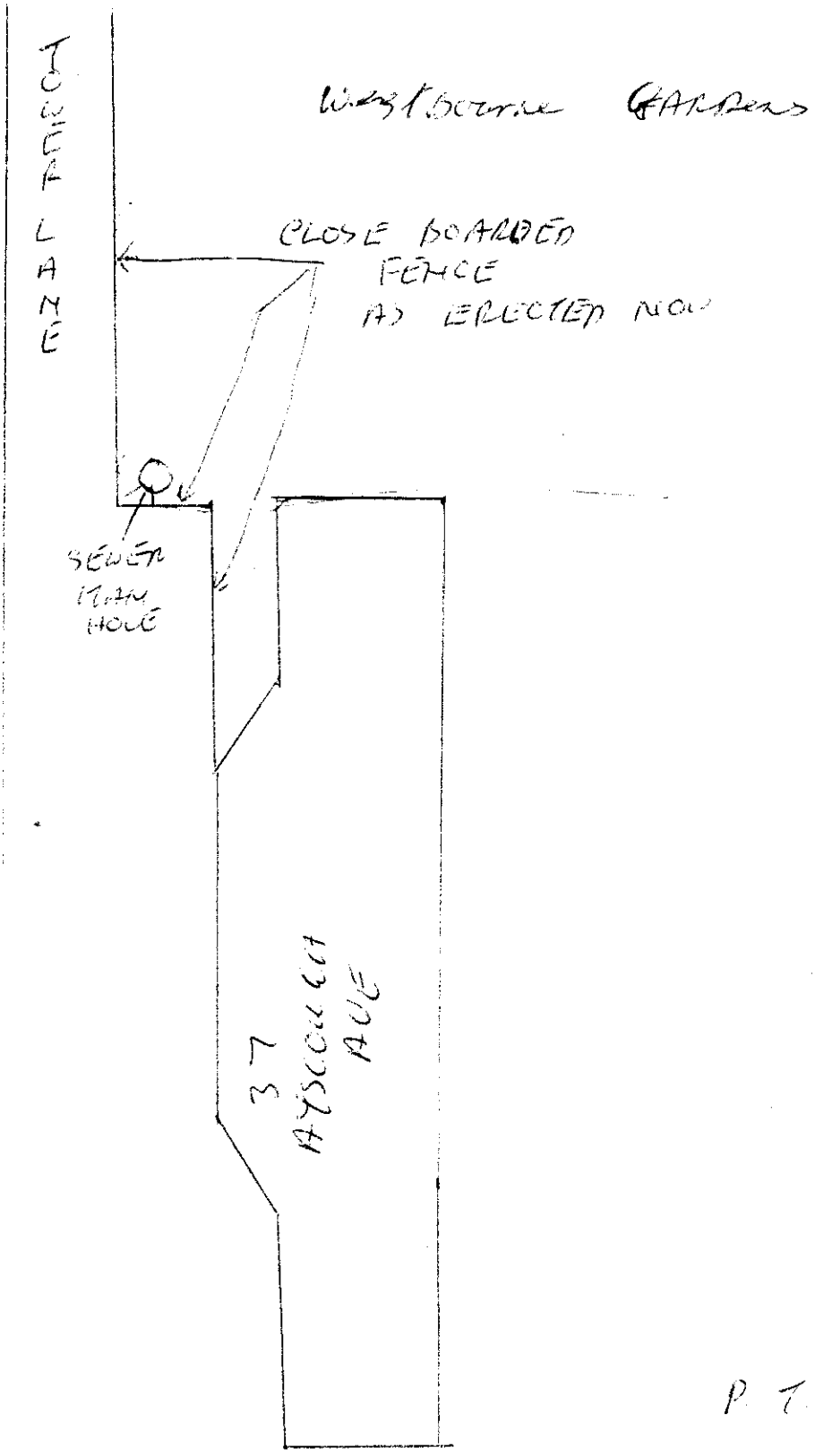
Dear Sir

In reference to your letter dated 20TH June 1995
My query is that the close boarded fence between Westbourne Gardens and your land according to your plan is not in the right place. your plan shows as Diagram.



P.T.O

The fence which as now erected does not comply with your plan which I have been shown on my visit to your office
The fence as erected on my property shows below.



P T O

I hope these Diagrams are clear and explain my query. When I bought my property 37 Ashcroft Ave I was told that the manholes had to be kept clear for council access.

I am sorry for not being able to get to see you in person but I don't have work until 5 o'clock myself and by the time I get home at 5-10 your office would be closed.

Yours faithfully

[signature]

Andy 203/93

The manhole referred to can you tell me who owns it? on the development on Westbourne Gardens have now enclosed it with a fence See over page

Tower Lane is a public footpath
Public Sewer AWA
& Liaison

Mike

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

H16/0203/93

CONDITION COMPLIANCE

Applicant: Messrs Scott Design & Build
Tel:

Agent: M E Cresswell MBIAT
0775 723656

Description: Landscaping and planting details submitted (Conditions 5 and 6 of H16/0689/86)

Location: Westbourne Gardens
off Cowbit Road
Spalding
Lincs

21 JAN 94

Valid date: 05-MAR-93
Target dates:
To case officer 12-MAR-93
Inspected by 19-MAR-93
Extra contacts 26-MAR-93
Report if not clear by 09-APR-93

Terminal date: ~~30-APR~~-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
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 Jo C.S.	11/3/93	

SITE DETAILS

Grid ref: 524870 322100
OS Sheets: 201

Parcel:

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0203/93

Applicant: Messrs Scott Design & Build
1 Welland Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Landscaping and planting details submitted (Conditions 5 and 6 of H16/0689/86)

Location: Westbourne Gardens
off Cowbit Road
Spalding
Lincs

Amendment: Amended siting of trees and variety of trees (drawing number 445/4D)

01-DEC-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 21-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Has this amendment been requested? Yes/~~No *~~.
If Yes, is it what was asked for? Yes/~~No *~~

Who do you need to reconsult as a result of this amendment? None ☑

PC
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No (Refer to Admin ?)~~

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: ... 30/11

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated: 1/12

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H16 | 0203 | 93

Date Registered 26 NOV 1993

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SCOTT DESIGN AND BUILD

1 WELLAND ROAD
SPALDING.

Tel. No.

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

M.E.CRESSWELL MBIAT
HORSESHOE BRIDGE
SPALDING. PE11 3JA

Tel. No. 723656 (Contact) MEC

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WESTBOURNE GARDENS off COWBIT ROAD Spalding.

Please complete

EARLIER APPLICATION No.

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

H16/0203/93

Building Regulation reference relating to same development

N/A.

2. Please tick **one** box only

A — Amendment is proposed where permission already granted [ ] — If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered [✓] — If yes, submit four forms and four plans.

Has a similar amendment been submitted under Building Regulations? Yes/No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed M E Cresswell. Date 24.11.93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Landscaping to site

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

To adjust the variety and siting of trees.

State drawing no's of the current submission

445/4D.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES
Mr P.UDY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Ommission(for the present,pending agreement with SHIDB) of "Green Spire" belt of trees to screen and continue existing trees.

M E Cresswell MBIAT
Horseshoe Bridge
Horseshoe Road
Spalding
Lincs
PE11 3JA

Mr P J Udy

PJU/LAC
H16/0203/93

17 November 1993

Dear Madam

Landscaping Scheme For Westbourne Gardens, Off Cowbit Road, Spalding.

I enclose a suggested alteration to the submitted landscaping scheme which I would be grateful if you would consider and incorporate into your landscaping scheme. I would also be grateful if you would clarify whether the 'green spire' standard tilia cordata will be planted along the rear boundary.

I enclose the necessary amended forms for you to complete and return with the amended plans.

Yours faithfully

N P Midlen
Principal Planning Officer
Development Control

Enc

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-A/203/93/JAM
RS/PA-A/204/93/JAM

Your Ref. H16/0203/93
H16/0204/93

Date 18 August 1993

Dear Mr. Smith,

WESTBOURNE GARDENS, SPALDING
LANDSCAPING

Further to my assistants meeting with your Mr. P. Udy yesterday I acknowledge receipt of the amended plan No. 445/4C showing the above development that now details my Board's culverted Leathercote Drain which you will recall is subject to the Board's Byelaws.

I am pleased to confirm that the dwellings shown on plots 5 & 6 will not conflict with my Board's requirements but, what appears to be a double garage on plot 7, yet to be the subject of a detailed application, is of course sited too close to the Leathercote Drain culvert.

With regard to landscaping and fencing, I feel certain that a combination of fencing and shrubbery as suggested by Mrs. Cresswell may be acceptable to my Board and I look forward to discussing this matter with her in detail as it will be necessary to formulate agreements with the developer in respect of each plot where fencing or planting is upon the 9 metre clearance strip referred in the Byelaws.

Yours faithfully,

S.H.D.C. PLANNING DEPT.
RECEIVED
19 AUG 1993

ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-A(203)& 204/93/JAM Your Ref. Date 17 March 1993

Dear Madam,

PLANNING APPLICATIONS - SCOTT DESIGN & BUILD
WESTBOURNE GARDENS OFF COWBIT ROAD, SPALDING

Further to your recent telephone conversation with my assistant Mr. Staines and my receipt yesterday of your letter dated the 11th March 1993 regarding your above clients proposals, I would advise that I have spoken to Mr. Scott who is to contact me later this week with a view to arranging a site meeting next week to discuss the Board's Byelaws in respect of the Board's culverted Leathercotes Drain that is situated alongside the Eastern boundary of plots No. 3-8 inclusive.

You will I am sure recall from the above mentioned telephone conversation that in order I can process the applications your plans must show the position of the Board's pipeline and inspection chambers. It will then be possible to assess the extent of relaxations of the Board's Byelaws that may be required for the provision of boundary fences and shrub landscaping. done

I am sending a copy of this letter to the Director of Planning so that he is aware of my Board's interests and to advise him matters relating to the Board's Byelaws have to be resolved.

Yours faithfully,

Mrs. M.E. Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.
PE11 3JA

ENGINEER TO THE BOARD

Copy DPC

F.A.O.
P. UDY
from. R. STAINES

S.H.D.C. PLANNING DEPT.
RECEIVED
18 AUG 1993
Attention of
DPO N.M.M.
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

PLANNING AMENDMENT RECORD SHEET

Validation:

Inadequate/Inappropriate
Valid as Amendment ☑

Valid Date 10-5
Confirmed: HL

Liaison with Building Control	Outside parameters	☐	Confirmed
	Referred to case officer	☐	
	Amended plans/application received	☐	
	New application needed	☐	
	New application requested	☐	.....

DC Assessment

		Senior Officer	Case Officer	
Post	Immaterial	☐	☐	
	New Application needed	☐	☐	
	Confirmed:	.....	.....	
Current	Amendment in principle?	Yes/No	Yes/No	Checklist
	Same desc/char?	Yes/No	Yes/No	BC Liaison?
	Initiated by LPA?		Yes/No	Consults or Publicity?
	Dev objectives paramount?	Yes/No		Site inspect?
	Authorised to proceed	.....		
	Rejected:	.....		

Details accepted, if different from original application:

Sites/ Properties updated

.....

NOTES

PLANNING AMENDMENT

For office use only
Application No. H16/0203/93
Date Registered 10 AUG 1993 PU
Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
SCOTT DESIGN & BUILD
1 WEMAND ROAD
SPALDING. LINCS.
Tel. No. 723106

NAME AND ADDRESS OF AGENT
(if form completed by agent)
W.E. CRESSWELL MBIAT
HORSESHOE BRIDGE
SPALDING. PE11 3TA
Tel. No. 723656 (Contact) Mary Cresswell

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
WEST BOURNE GARDENS, off Cowbit Rd, SPALDING.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** *unless the relevant reference is stated*
H16/0203/93

Building Regulation reference relating to same development
—

2. Please tick **one** box only

A ☒ Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

or

5+6. CONDITIONAL COMPLIANCE
B ☑ Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

Has a similar amendment been submitted under Building Regulations? Yes/No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate.

Signed W.E. Cresswell Date 9.8.93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

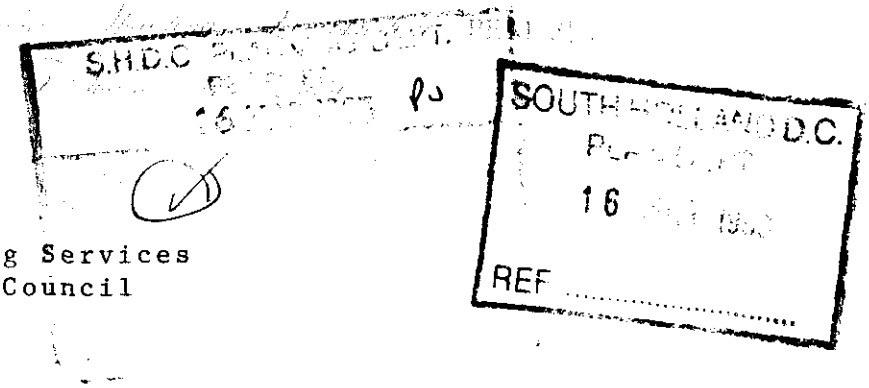
LANDSCAPING & PLANTING.
RE-GROUPING TREES + SHRUBS.

State drawing no's of the current submission
445/4C

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES MR. P. ODY + MR. I. OLIVER

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
—

A Member of the British Institute of Architectural Technicians.



11th March 1993.
MEC/P

The Director of Planning Services
South Holland District Council
Priory Road
Spalding.

Dear Sir,
Landscaping and planting details H16/0203/93.
Westbourne Gardens,Spalding for Scott Design.

In relation to the proposed new screening to the above rear (eastern) boundary which proposes planting of Green Spire"Tilia Cordata" at 20'0" centres, South Holland Drainage Board have con tacted me expressing their concern-as the proposed trees will be close to their piped watercourse - formerly Leathercote Drain.

At this stage we cannot ascertain the root pattern,whether or not they would be likely to interfere with the piping. We have therefore written to SHIDB stating that for the time being the proposed screen will be omitted and alternative screening in the form of close boarded fencing and shrubbery will be provided- whilst more information is obtained.

We would prefer to screen the site as recommended by Daphne Ledward as it will enhance the site. However, this should not ,we hope, inpede the progress of Planning Consent whilst negotiations proceed. A copy of the site plan 1:500 is enclosed with a note relating to this matter.

Yours faithfully,

M.E.Cresswell.

Enclosure; 1.500 site plan 445/4A.

M.B.I.A.T.

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/135/JAM **Your Ref.** **Date** 18 March 1993

Dear Mr. Smith,

PLANNING LIAISON

In view of the contents of circular No. 30/92 issued on the 16th December 1992 by the Department of the Environment, I shall be forwarding my observations in respect of planning applications directly to your Council where I believe there could be site drainage difficulties or conflict with the Board's Byelaws. I shall where relevant request your Council's co-operation to ensure future problems are not created by the developers proposals as outlined in clause 4 of the circular.

Copies of my observations will be forwarded to the applicant or their agent together with a copy of the Board's standard planning conditions.

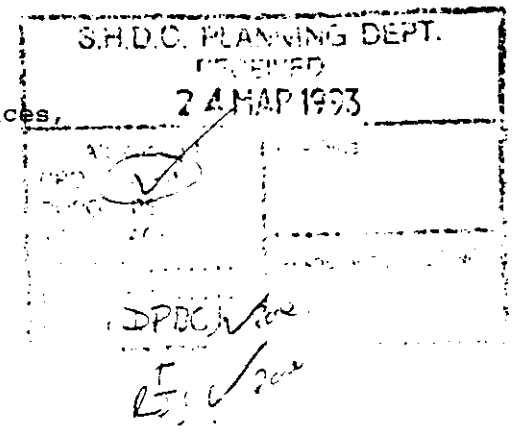
In instances where I am offering the applicants advice, I shall write to the applicant or agent as at present and forward a copy to you for your perusal.

Trusting the above actions will meet with your approval.

Yours sincerely,

ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding, Lincs.



20-11-12 (If) Mr Daniels Erection of shed for Ellis Ford Marine coated steel, not asbestos. Prefers brick to match rather than mono pitch. Also asked about a domestic conservatory, may need pp if extensions, gave him advice leaflets + planning app forms for shed.

4 (I) Scott design Full app for road In view of verdict, amendments can be applied - Full for dwellings as at a time.

4 (O) Scott design Cond^n 2 complied with by LCC + T. Services. Submitted landscaping Showing plot layout + also details of what materials are to be used so have idea of overall development. Suggested a meeting so aware aware of situation - Like to get road in soon

11 (E) Brian Hall re Eve Structures May need to move building by 10m - new app required. Access (new) in + out (carried) instead of separate in/out, one way. Would therefore like amend app/it decide to move building + reapply.

(IP) Env Health, Ron Wells Section 80 Streets Caravan at Claylake P.F. For use of land we cannot prevent him moving it. Theyre concerned about proximity to road

11 Site at A17 COU from Farm Shop to Sale of Cars. Don't feel DOT likely to be unhappy extra Turn right manoeuvres.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H16/0589/86 4 S **DATE RECEIVED:**21/07/86

APPLICANT: Scott Design
1 Welland Road
SPALDING
Lincs

AGENT: M Cresswell/A Roffe
1 Green Lane
SPALDING
Lincs

TYPE: Full **GRID REF:** 524830 322120

DESCRIPTION: Construction of estate road with sewers and surface water drainage to serve 9 future individually designed dwellings

LOCATION: Manns Brewery Site, Cowbit Road, Spalding

The South Holland District Council hereby give notice that **permission has been granted** for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

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

Continued/.....

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

SOUTH HOLLAND DISTRICT COUNCIL

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

H16/0689/86

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

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

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

4. Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed and the estate road shall also be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

5. Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority. This scheme shall include details of all trees presently on the site, indicating whether they are to be felled or retained, and no existing trees shall be removed prior to the approval of the landscaping scheme.

Reason: In the interests of visual amenity.

District Planning Officer
5th February 1987

Daphne Ledward

Landscape Designs & Garden Consultant

Little Thatch, 31 Seas End Road, Surfleet, Spalding, Lincs. PE11 4DQ

Telephone 077 585 667

Westbourne Gardens, off Cowbit Road, Spalding, for
Scott Design and Build

List of Trees for Initial Landscaping Scheme

1. Caragana 'Walkerii' S
2. Standard Acer pseudoplatanus 'Brilliantissimum'
3. Half Standard Prunus subhirtella 'Autumnalis' OT
4. Std. Acer p. 'Brilliantissimum'
5. Std. Fraxinus ornus (Manna or Flowering Ash)
6. Std Prunus virginiana 'Shubert' OT
7. Std. Crataegus lavallei LT
8. Std. Sorbus x thuringiaca 'Fastigiata' LT
9. Std. Amelanchier lamarckii S
10. Std. Prunus 'Accolade' OT.
11. Gleditsia 'Sunburst' (Young tree)
12. Std. Pyrus communis 'Beech Hill'
13. Std. Sorbus x thur. 'Fastigiata' LT
14. Std. Malus (Crab) tschonoskii LT->M
15. Std. Amelanchier lamarckii S
16. Std. Pyrus c. 'Beech Hill'
17. Std. Prunus v. 'Shubert' OT
18. Std. Malus tschonoskii LT-M.
19. H.std. Prunus s. 'Autumnalis' (Winter Flowering Cherry) OT
20. Std. Crataegus lavallei LT
21. Std. Fraxinus ornus
22. Caragana 'Walkerii' S.
23. Sorbus vilmorinii (Young tree)
24. Prunus 'Accolade' OT.
25. Gleditsia 'Sunburst' (Young tree)
26. Cotoneaster 'Hybridus Pendulus' (Trained as small weeping tree) LT
27. Std. Tilia cordata 'Green Spire' (Planted 20' apart to screen council houses and continue line of tree planting along this boundary to this site).

-000-

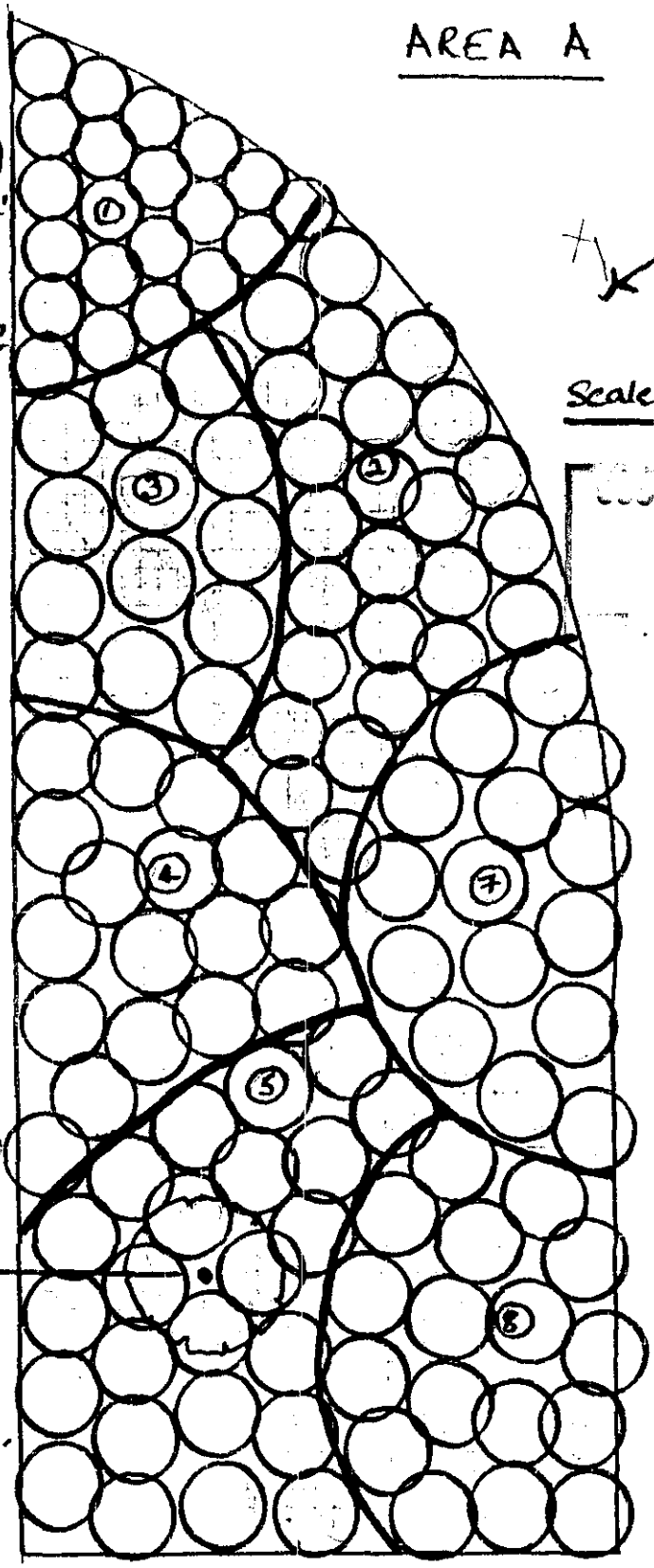
VARIETIES — 27 TREES & 16 SHRUB TYPES

AREA A

List of Plants

1. Euonymus 'Emerald Gaiety' spaced at 15" (approx. 22 No)
2. Spiraea 'Goldflame' spaced at 24" (approx 25 No)
3. Berberis 'Parkjaweel' spaced at 30" (approx 13 No)
4. Potentilla 'Gold-finger' Spaced at 30" (approx 16 No)
5. Mahonia 'Apollo' Spaced at 30" (approx 24 No)
6. Std. Lilac 'Katherine Havermeyer'
7. Viburnum davidii spaced at 36" (approx 15 No)
8. Ground cover rose 'Nozomi' spaced at 30"–36" (approx 16 No)

All plants available from Notcutts Nurseries, Woodbridge, Suffolk.



Scale: 5 feet to 1 inch.

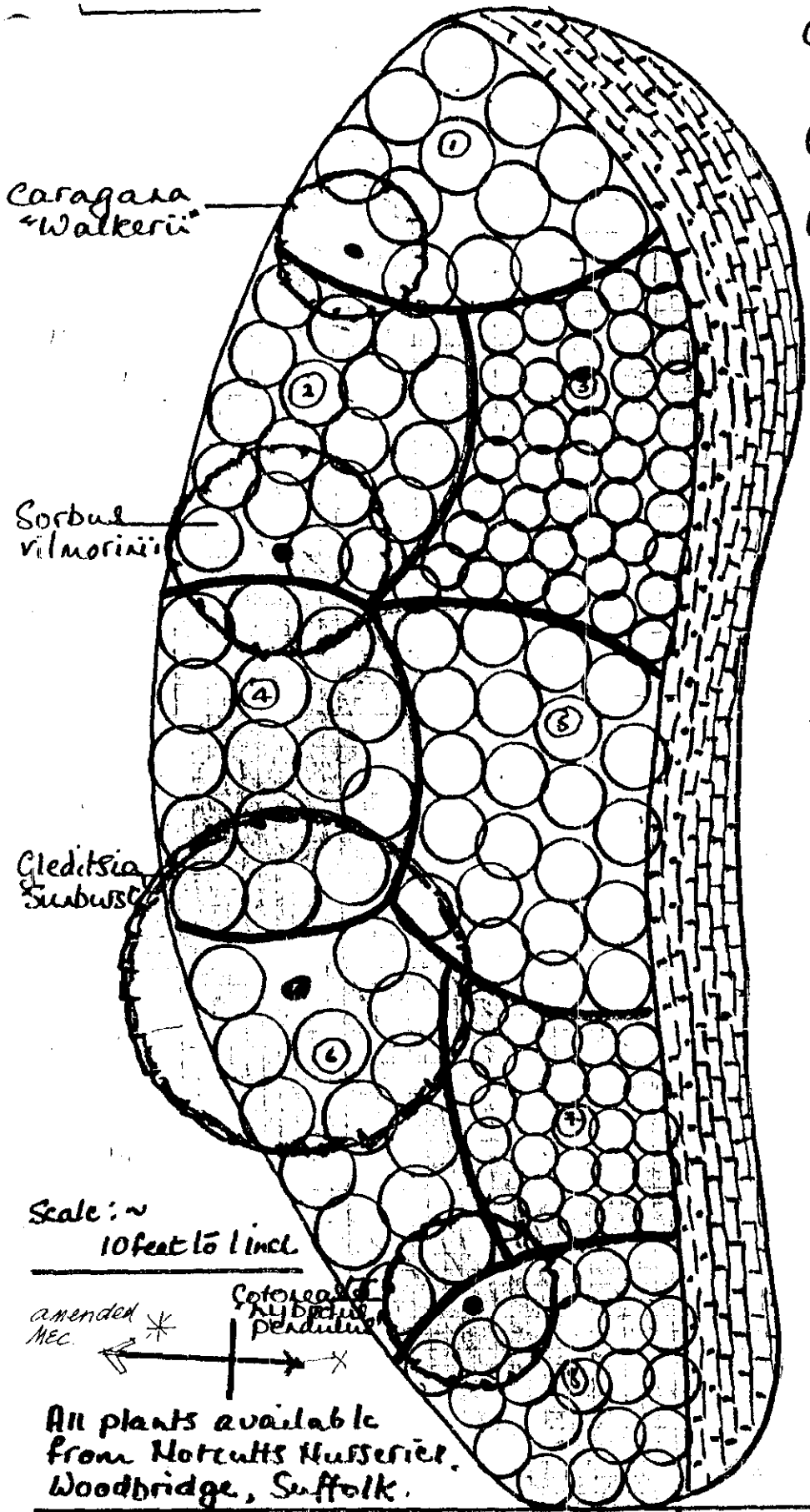
05 MAR 1993
C203/93

LANDSCAPING OF WESTBOURNE GARDENS, OFF COWBIT ROAD, SPALDING, LINCS FOR SCOTT DESIGN AND BUILD

Daphne Ledward.
Little Thatch,
31 Seas End Road,
Surfleet,
Spalding, Lincs.

21st May 1984

AREA B



List of Plants

1. Philadelphus coronarius aureus 4' apart (12)
2. Olearia haastii 3'6" apart (18)
3. Euonymus 'Gold Tip' 2' apart (44)
4. Shrub rose 'Roserie de l'Haie' 4'-4'6 apart (18)
5. Juniperus 'Old Gold' 3'6" apart (22)
6. Viburnum tinus 'Eve Price' 4'6" apart (14)
7. Hebe pagei 2' apart (30)
8. Berberis thunbergii 'Rose Glow' 3' apart (22)

(Quantities are approximate only at this stage)

05 MAR
0203/93

LANDSCAPING OF WEST BOURNE GARDENS, OFF COWBIT ROAD. SPALDING. LINCS, FOR SCOTT DESIGN AND BUILD

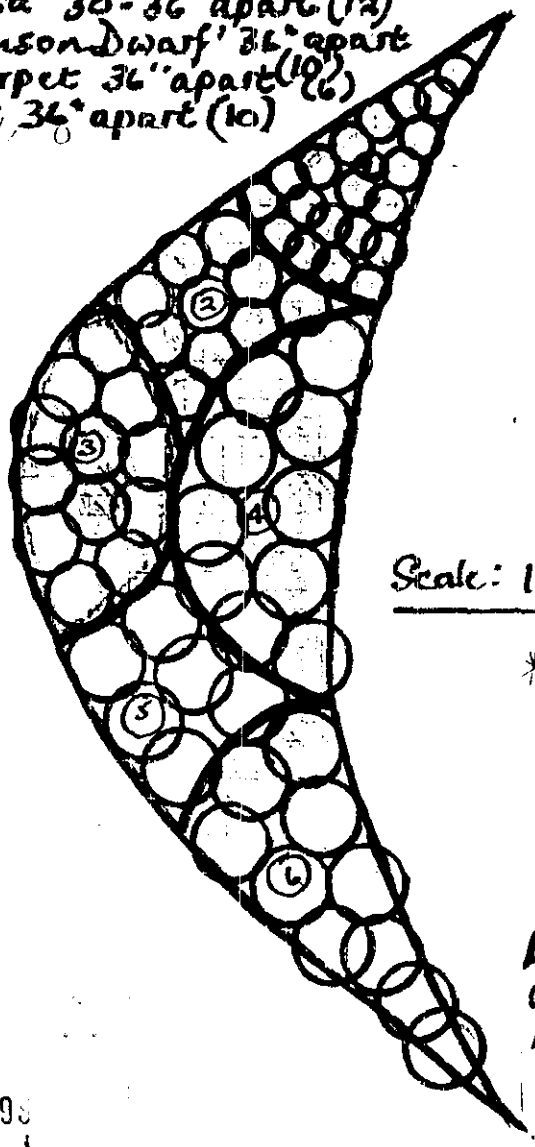
Daphne Ledward,
Little Thatch.
31 Seas End Road.
Surfleet, Spalding, Lincs.
21st May. 1984

AREA C

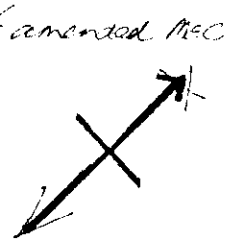
List of Plants

(1) Genista pilosa 18" apart (20)
(2) Hebe armstrongii 24" apart (10)
(3) Berberis verruculosa 30"-36" apart (12)
(4) Prunus cistena 'Crimson Dwarf' 36" apart (10)
(5) Juniperus 'Blue Carpet 36" apart (12)
(6) Spiraea thunbergii 36" apart (10)

(All quantities approximate at this stage)



Scale: 10 feet to 1 inch



All plants available from Notcutts Nurseries, Woodbridge, Suffolk.

05 MAR 1988
0203/93

LANDSCAPING OF WESTBOURNE GARDENS, OFF COWBIT ROAD, SPALDING, LINCS.
FOR
SCOTT DESIGN AND BUILD

Daphne Ledward,
Little Thatch,
31 Seas End Road,
Surfleet, Spalding Lincs

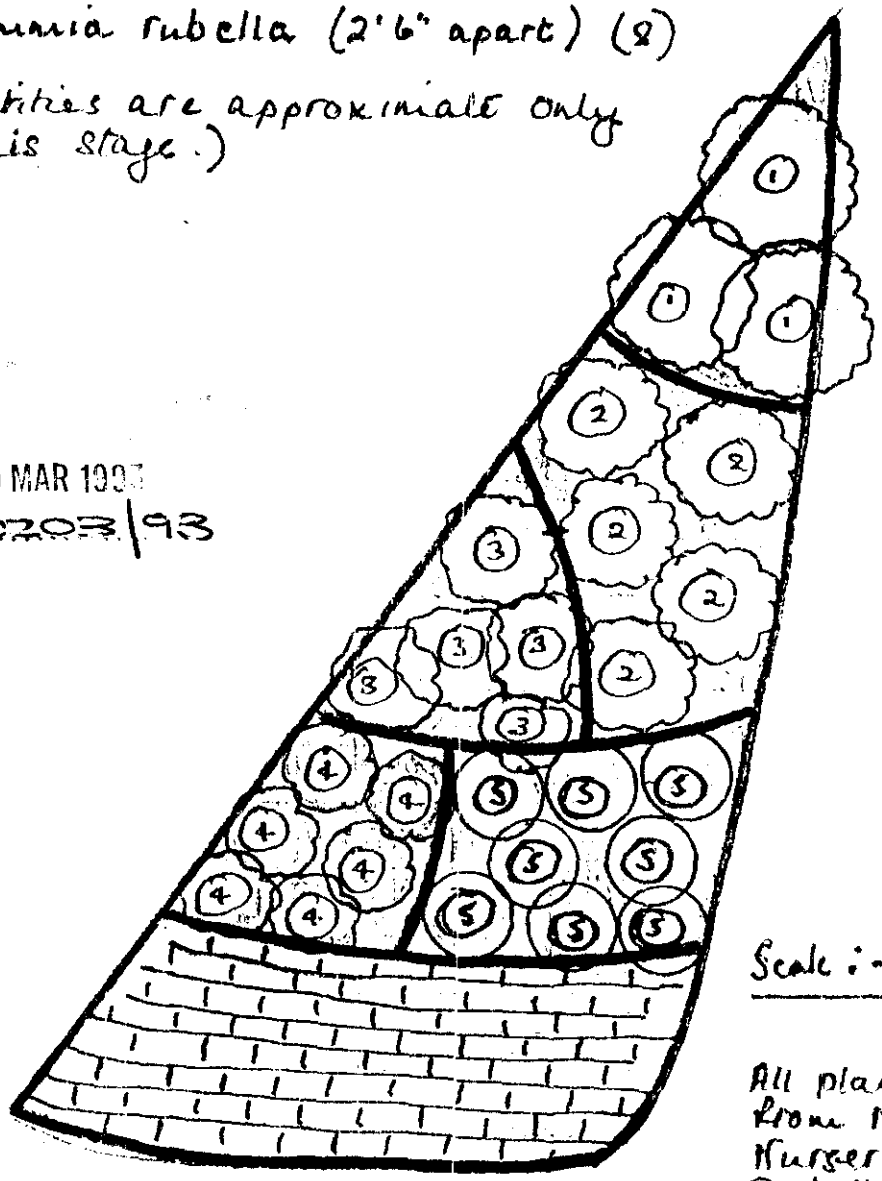
21st May, 1987

AREA D

① Elaeagnus ebbingei 'Gilt Edge' (4' apart) (3)
② Ulex europaeus 'Plenus' (3' apart) (5)
③ Syringa microphylla 'Superb' (3' apart) (5)
④ Salix helvetica (2'6" apart) (4)
⑤ Skimmia rubella (2'6" apart) (8)

(Quantities are approximate only at this stage.)

05 MAR 1993
0203/93

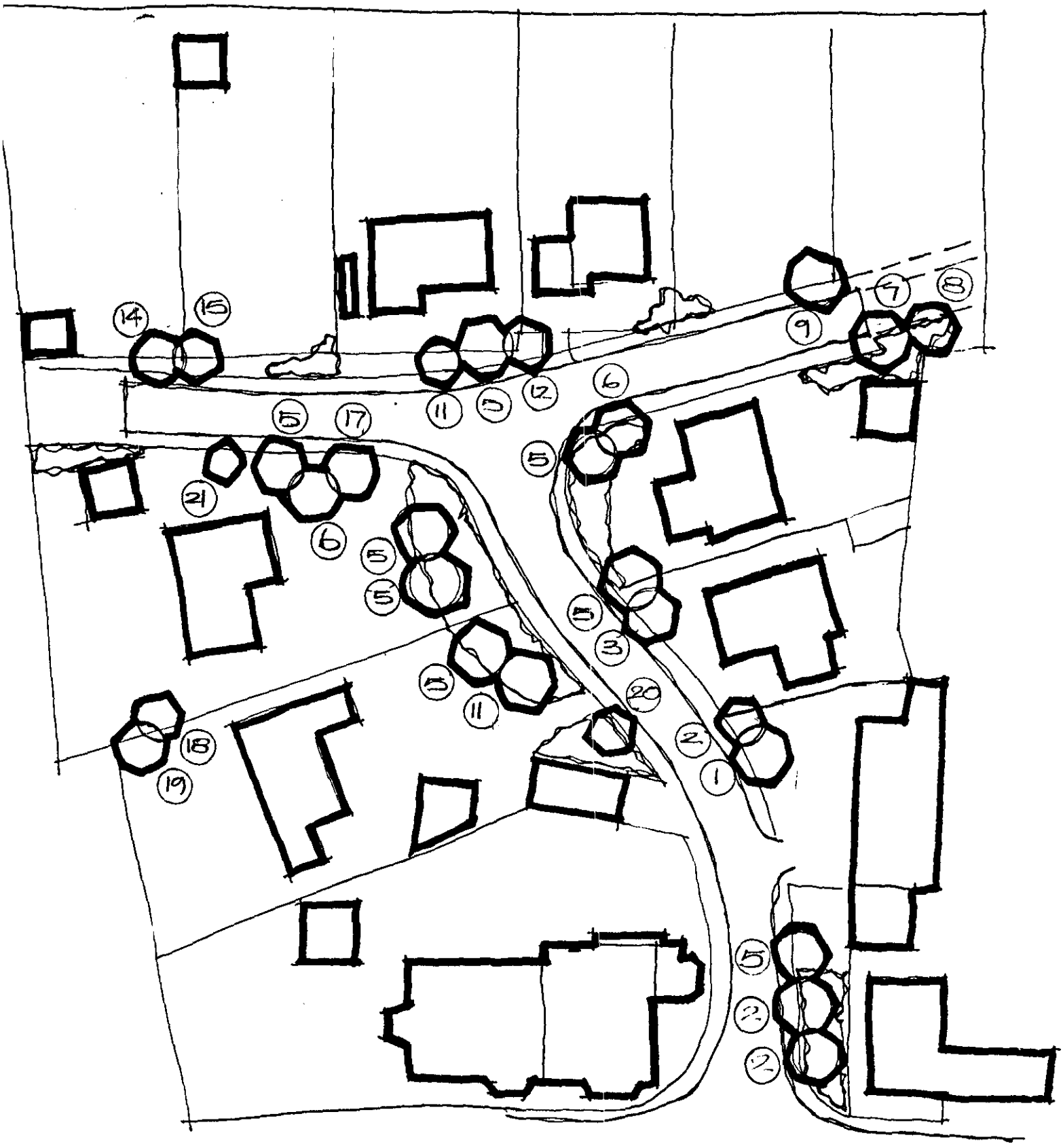


Scale :- 3 feet to 1 inch

All plants available from Notcutts Nurseries, Woodbridge, Suffolk.

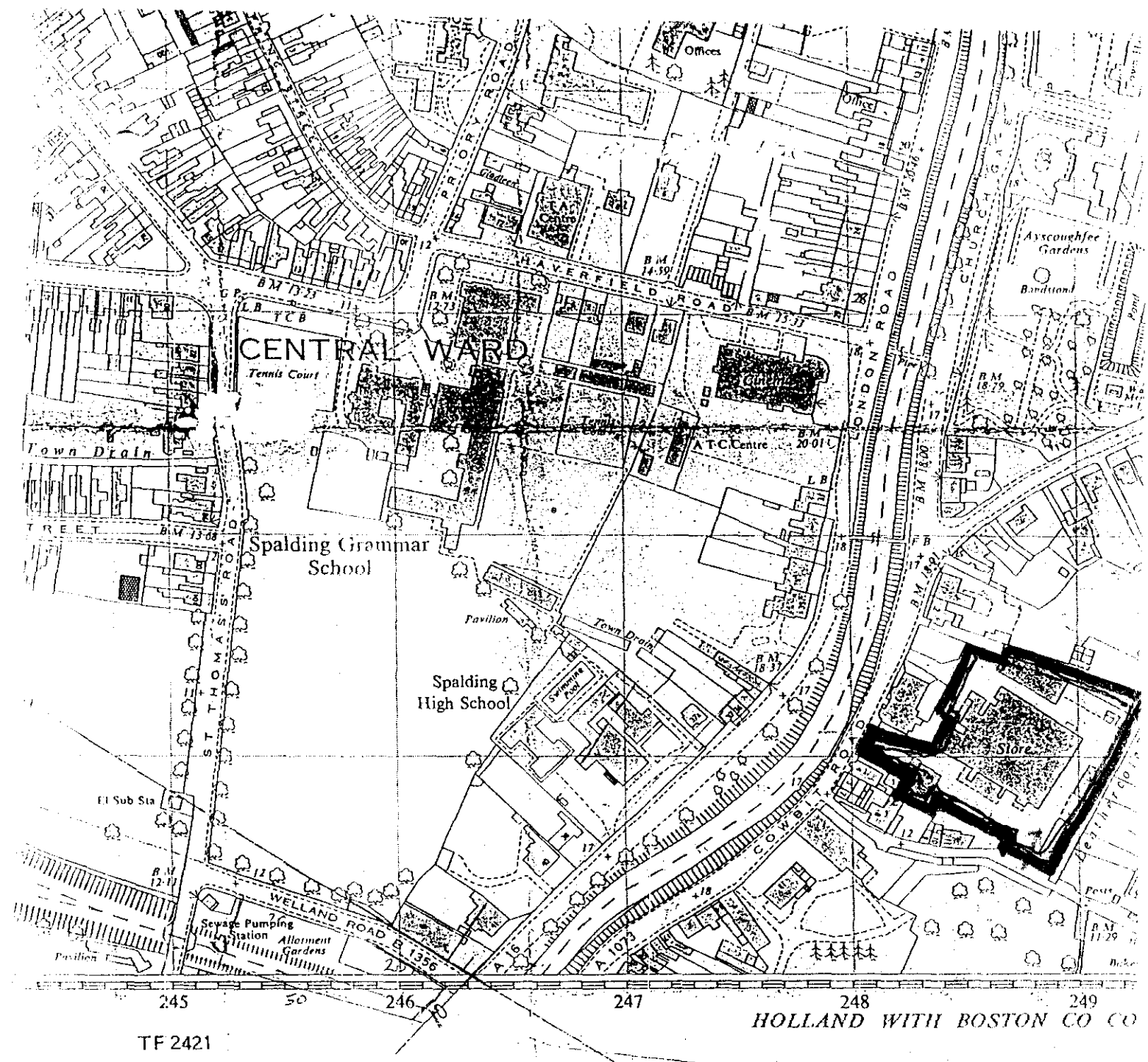
LANDSCAPING OF WESTBOURNE GARDENS, OFF COWBIT ROAD, SPALDING, LINCS, FOR SCOTT DESIGN AND BUILD.

Daphne Ledward.
Little Thatch.
31 Sea End Road.
Surfleet, Spalding, Lincs.
21st May, 1987



REFERENCE TO DAPHNE LEDWARD'S LIST OF TREES.

10 15/11/93



DEVELOPMENT at WESTBOURNE GARDENS off COWBIT ROAD SPALDING for SCOTT DESIGN

Bench Mark ..... ↑
" " , Fundamental ..... ↑
Parcels joined for acreages ..... ⌒

Surface Level .....
Revision Point or Traverse Station .....
Triangulation Station ..... △

The lines on the
To give a large scale ref

EASTING

Take west edge of square
and read the figures
NORTH and SOUTH
Estimate tens of metres

For further information see
The conventional

Levelling Information

...h Marks and Surface Levels are given in feet above the Newlyn Datum.
...ssibly later levelling information, are obtainable from the Director General, Ordnance Survey.

Boundary Mereing Abbreviations

Centre of Old Course of Stream ... COCS	Face of Wall ..... FW
Centre of Road, etc ..... CR	Side of River, etc ..... SR
Centre of Stream ..... CS	Track of Hedge ..... Tk H
4 feet from Root of Hedge ... 4ft RH	Track of Stream ..... Tk S
Face of Fence ..... FF	Defaced, Undefined ..... Def, Und

Mary E Cresswell M.B.I.A.T
Horseshoe Bridge
Spalding
Lincolnshire PE11 3JA
Telephone 0775 72 36 56

March 1993.

05 MAR 1993
0203/93

Lincolnshire County Council,
Highways Depot,
Pode Hole,
Spalding,
Lincs.

Mr P Udy

PJU/JJ H16/0203/93

D/PR/SJR/AUTH/2/3

23 Nov 1995

Dear Sir,

ERECTION OF FENCE AT TOWER LANE, SPALDING.

Further to your letter of 21st July 1995 I have now had an exchange of correspondence with Scott Design and Build who are the owners/developers of Westbourne Gardens. It would appear that the fence will not require planning permission.

Yours faithfully

N Midlen
Development Control Manager

M E Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.
PE11 3JA.

Mr P Udy

PJU/JJ B16/0203/95

08 Nov 1995

Dear Sir,

WELBOURNE GARDENS, COWBIT ROAD, SPALDING.

It has been brought to my attention that a fence has been erected along the boundary of plot 3 with Tower Lane. I note that on the submitted plan for the landscaping of the site that a fence was intended along the boundary. However, it is my opinion that the landscaping scheme does not provide permission for the erection of the fence. Tower Lane is a public footpath and therefore the permitted development height for a fence is 1 metre. Anything higher will require a formal planning application. It also appears that the fence that has been erected encloses a tongue of land adjacent to 37 Ayscough Avenue which appears to be both outside your site and the curtilage of that property and is probably therefore part of the public footpath known as Tower Lane.

I therefore write to request that a planning application is submitted for the erection of this close boarded fence. Before you submit the application you should contact the County Council at its Pode Hole depot to agree where the boundary is between the development site and Tower Lane. I am concerned more about the piece of land between the fence and 37 Ayscough Avenue, which if left enclosed and turned into garden would result in a change of use. It may be appropriate to alter the line of the fence at this point.

I look forward to receiving your application within the next 28 days.

Yours faithfully

N Midlen
Development Control Manager

cc: Messrs Scott Design and Build
1 Welland Road
Spalding
Lincs

Notes: a. 5·0 m. wide roadway to be paved "parquet" style in "Brindle" block pavers including drive accesses.
b. 1·8 wide footpath to north side of roadway only + paved in "Brindle" pavers. Shaped channelling, kerbing + dropped access kerbs in "Red"
c. Service strips elsewhere to road margins - 1·8 wide + marked with permanent low markers. Each plot screened with 1·8 high close boarded fencing to building line - with 450 high post + single rail continued to service strip or footpath
d. Landscaping layout by Daphne Ledward. Landscape Consultant 21·8·87. Area A, B, C + D denote areas of block planting. Tree number denote variety of tree (see index)
e. Storm sewer + foul sewer combined as agreed with SHDC + SHIDB.

dev. 3·07
rev. 1·57

existing screening of mature trees

proposed screening "Green Spring" Std. Tilia cordata - 20 no. approx. (omit see alternative below)

piped water course 450mm ϕ see jointed pipes approx. 1·2 deep (former Leasthercake Drain)

Alternative proposed: close boarded fence screening 1·8 high.

close boarded fence to boundary to building line of dwelling - 450 high post + rail to remainder + s/strip

1·8 wide service area to be marked with permanent low markers

close boarded fence

RIGHT of WAY (PRIVATE) to TOWER LANE

Behaviour path 900mm wide with gravelled surface

Right of Way to orchard 5·00 wide gravelled

Shrubbery as (C) area

Landscape shrubbery as (C) area

dev. 3·65
rev. 1·85

18 service strip

Landscaping area (C)

Landscaping area (B)

Landscaping area (A) Plus trees

Holywood

Haverfield House

Leasthercote Lodge

Tower House

Studio Cottage

William Sands House

(Occupied) Westbourne House + 10·5 r.

Langton House + 7·5 radius

Tower or Leasthercote Lane

paved road 5m. wide. garden landscaped

wall rails

terrace

Landscaping area A. Plus trees

TO TOWN CENTRE

COWBIT ROAD

TO CROWLAND

river Welland.

SOUTH HOLLAND D.C.
PLAN DEPT.
26 NOV 1993
REF 0203/93

DEVELOPMENT · WESTBOURNE GARDENS · COWBIT ROAD SPALDING · LINCS · for SCOTT DESIGN AND BUILD LTD.

Scale: 1·500 m. Drawing no: 445/4 D amended Nov. 22 1993. amended January 1993 (+ Aug. 93 regrooping trees + water course)

M. E. CRESSWELL · MBIAT · HORSESHOE BRIDGE · SPALDING · LINCS · PE11 3JA · Tel: 0775 723656.