

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/0389/93

Received: 11-MAY-93 Type: FULL

|                                     |                              |
|-------------------------------------|------------------------------|
| Name: Longhurst Housing Association | Agent: Meldrum Lee & Gillatt |
| Friars House                        | 49 High Street               |
| Shodfriars Office Centre            | Boston                       |
| Quaker Lane, Boston                 | Lincs                        |
| Lincs, PE21 6DZ                     | PE21 8SP                     |

Description: Erection of eight dwellings

Location : Phase 3, Off Royce Road Spalding  
 Lincs (Site B)

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 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 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.

- 4 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.

- 5 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.

- 6 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 7 A fence 1.8 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the boundaries of the site before the building hereby permitted is commenced.

Reason: In the interests of the amenities of the area.

Director of Planning and Building Control Services  
21-JUL-93 H16/0389/93

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.

# PLANNING APPLICATION

## For office use only

Application No. H16/0389/93

Date Registered

APR 1993

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOCIATION LTD  
FRIARS HOUSE SHODFRIARS OFFICE CENTRE  
QUAKER LANE BOSTON  
Lincs PE21 6DZ

Tel. No.

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

MELDRUM LEE & GILLATT  
49 HIGH STREET  
BOSTON  
Lincs PE21 8SP

Tel. No. (0205) 364795

(Personal contact name) MR J A MERRETT

Please complete in block letters

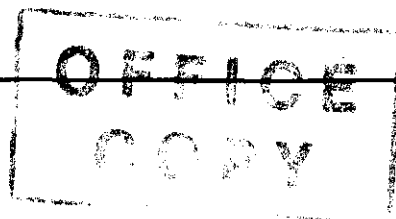
### FULL POSTAL ADDRESS OF THE APPLICATION SITE

PHASE 3 SITE B OFF ROYCE ROAD SPALDING Lincs

Please complete in block letters

### DESCRIPTION OF PROPOSED DEVELOPMENT

SITE B = 8 NO 2 BED 4 PERSON HOUSES



Please complete

I attach \* Four copies of all plans

\*an ownership certificate (see back page)

\*a fee of £.960.00. ... If you consider no fee is payable include a written explanation instead.

Signed.

Date... 26 April 1993

Previous application No:

for Meldrum Lee &amp; Gillatt

Please tick **one** box and answer the extra questions under that section.

## 2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application
☒   
☐


Now complete Parts  
3, 4 and 5 and an  
Ownership Certificate

Please state Site Area

(Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☐

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.
☐


A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.
☐


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.
☐


A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

**TYPE OF DEVELOPMENT**

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

B. If new dwellings are proposed, please state how many:

8 No

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

sq. metres

B. Please state size of any new structure:- (a) max. height:

7.700

metres

(b) max. length:

12.500

metres

(c) max. width:

15.200

metres

C. Please state type and colour of materials for facing external walls:

SEE MATERIALS SCHEDULE

D. Please state type and colour of roofing materials.

**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

VACANT SITES

**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road or☐

B. There will be a new or altered access to a public road

☒

If so, name of road:

Will there be --

Individual access(es)

New estate road

YES

YES

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

2 PARKING SPACES PER PROPERTY

**TREES** Please tick **one** boxA. The proposal does **not** involve the felling of any trees☐

B. The proposal does involve the felling of one of more trees

☒

→ If so, please show details on plans

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

SOAKAWAYS

SURFACE WATER SEWER IN ROYCE ROAD

N/A

Mains sewer

☒

Cesspool

☐

Septic tank

☐**OTHER MATTERS** Please complete

State Yes or No

The proposal is in connection with agriculture

NO

→ If so, please give details in Part 6

The proposal affects a listed building

NO

The proposal affects a public footpath

YES

The proposal is known to affect contaminated or filled land

N/A

The proposal is for industrial, warehousing, offices or shopping purposes

NO

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

NO

→

Date:

Consultee(s):

**6. ANY OTHER INFORMATION** Please add any details you wish in support of your application.  
Continue on separate sheet if necessary.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE  
SECTIONS.

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

## 1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

PROSPECTIVE PURCHASER

## 2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**.

You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

**Certificate A** Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant/Agent) Date .....

**Certificate B** The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner:

State Date notice served:

South Holland District Council

26-04-93

Council Offices, Priory Road, Spalding

Signed ..... (Applicant/Agent) Date ..26-04-93.....

for Meldrum Lee & Gillatt

## 3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

**Certificate 1** None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant/Agent) Date ..26-04-93.....

for Meldrum Lee & Gillatt

**Certificate 2** The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:

State Date notice served:

Signed ..... (Applicant/Agent) Date .....

## NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

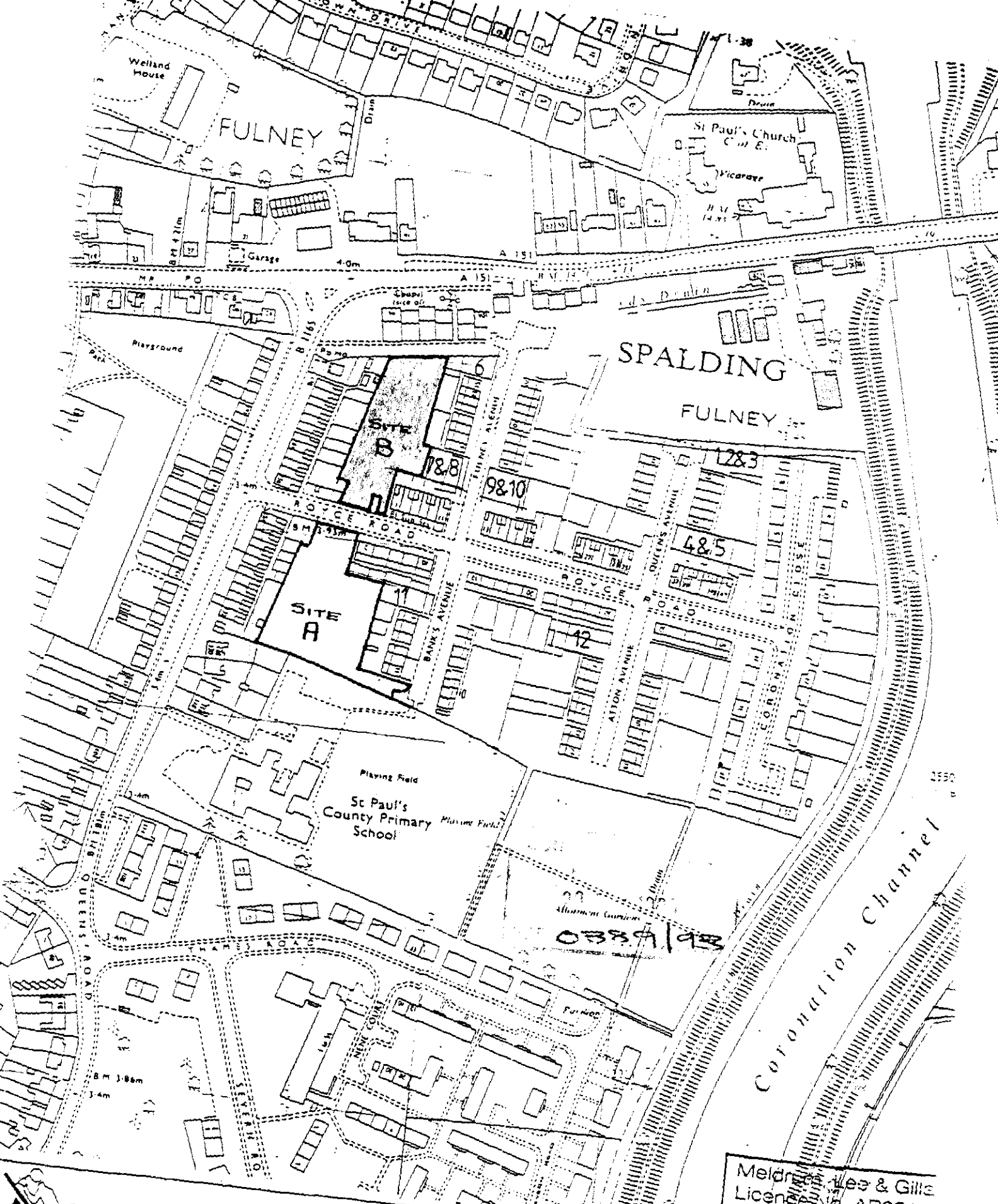
Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

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



**MLG** Meldrum Lee & Gillatt  
 Architects & Quantity Surveyors  
 LONGHURST H.A. LTD.  
 ROYCE ROAD SPALDING PHASE 3

Meldrum Lee & Gillatt  
 Licence No. AR0215  
 Date 01/09/93  
 Reproduced from the Ordnance Survey's  
 1:2500 map of SPALDING, with the permission  
 of the Controller of Her Majesty's  
 Stationary Office, (c) Crown Copyright

|                         |                        |                       |
|-------------------------|------------------------|-----------------------|
| Date<br><b>APRIL 93</b> | Scale<br><b>1:2500</b> | NC<br><b>12154:10</b> |
|-------------------------|------------------------|-----------------------|

## Directions

## Art 7 (Outlines)

☐

RM checklist

Previous  
Current  
Required

Sit

Des

Ext

Acc

Land

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

## Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☒Non  
Std

Precise details:

Please outline the 1:200 block plan  
in red to clearly show boundary of site.

Direction authorised by Senior Officer.....

Date.....

## Revalidation after Direction

Information satisfactory ✓

Signed.....

Date.....12/5

Valid date:

Amended description

Reconsultations:

All.....

Specified:

 Unsatisfactory -  
Further direction:  
Signed.....  
Senior Off.....

Precise details:

## Consultation/Publicity Required

PS45-5 Block plans not attached - red.  
? who own  
Pa113-5 Plans missing

 Departure  
Setting of LB  
Public Right of Way  
Discretionary

Publicity:

 .....  
.....  
.....  
.....

Consultations:

 County .....  
E. Heritage .....  
Societies .....

## Extra Consultations:

 Transport D/Transp A15 ..... \*  
D/Transp A18 .....  
B Rail .....

Note

 \* Longer expiry  
G Group available

 Environment Env Services .....  
NRA .....  
Env Assess ..... G \*

Specify:

 Conservation LB Demolish ..... G \*  
Eng Heritage .....  
Archaeology ..... G  
Consultant .....  
Other .....

Standard

Specify:

Specify:

 Hazards HSC Group ..... G \*  
Specific ..... G

Standard

Specify:

Other ..... Specify:

Case Officer

DJR

Senior Officer Confirmed .....

Date.....

Recorded DC....

# APPLICATION ASSESSMENT

Notes for Case Officer

Check neighbour Complaints

Other 3 apps 259/92 rec'd 2-3-92  
346/92 " 19-3-92  
432/92 8-4-92

## Site Inspection

Accuracy :  
Neighbours :  
Boundaries :  
Site Features :

Public Complaint as old policy re to all neighbours by letter.

Inspected by PM  
Date 18-5.

Chris Redden & K. Woods agree with my recollection of this space - area

Site Notice posted by PM  
Date 18-5.  
Expiry

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

1,3,5,7,9,11 Bayre Rd

156,158,160,162,164,166,168,170,172,174,176

1,3,5,7,9,11,13,15,17,19,21 Fulmer Ave 178 Queens Rd.

## Case Officer Conclusions

94,96,98,100,102,104,106,108,110,112,114 Albion Rd

Grass area used to park cars etc of properties fronting Queens Road. Assorted fences/hedges to boundaries

Walls between Sub St + precast concrete garage.

Site does not go all way to Albion Rd

## RECOMMENDATION

### COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

### DELEGATED/Non-Det

### Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

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

### Notes:

|  |
|--|
|  |
|  |
|  |

Disabled  
Prev conditions  
Amended plans -  
Dwg no:  
Received:

Conditions/Reasons (cont overleaf)

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 960

Receipt No P2597

Date first Rec'd 28 APR 1993

## Registration

Reference H16/0389/93

Cross-Ref R

Date 29/4/93

## Validation

TYPE FULL

Site area  
No of dwellings 8  
Floorspace

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

Description  
to be recorded

Erection of 8 Dwellings

Invalid

Site plans  
Certificate

☐

Fee  
Fee (not free)

☐

Inaccurate  
Incomplete  
Unclear

☐

Fees

Correct fee £ 960

Nil fee

☐

Previous app - ref:  
Type of app  
Reason:

Discounted

Additional £  
Refund £

Receipt No  
Voucher No

Date  
Date

## Information

Index sheet 153 OS Plots  
Grid ref 525950 3 23650

Ward Q Parish SPALDING

Inside IBD YES Inside LP area YES

### Constraints:

CA Cons Area

LB Listed - Grade:  
ARC Archaeology  
AM Ancient Mon  
SSI Special Int

TR Rural  
BP TR proposed 67m  
LC Level Cross  
FP Footpath

TPO Tree Pres

### Hazards -

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

Linked to site

Ref 1302

Linked to property

Ref

Dist Bound

Other:

Planning Records:  
Earlier apps

750/90

307/87

683/90

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

815 6 dwellings

**NOTICE** UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED  
BY APPLICANT OR  
HIS AGENT

Proposed development at Site B Phase 3 Royce Road Development  
Take notice that application is being made to South Holland District Council by Longhurst  
for planning permission for Residential Development Housing Association Ltd

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed



for Melarum Lee & Gillatt

Date 26-04-93

7th JULY 1993 PLANNING SUB-COMMITTEE  
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| <u>Application Number/<br/>Applicant</u>              | <u>Case<br/>Offr</u> | <u>Instructions/<br/>Decision</u>                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H16/0276/93<br>J & A Tyrell                           | DJR                  | DBPCS Authorised subject to receipt of noise assessment as recommendations A & B. Also require information on hours of business and details of management control. Env Svcs concerned over flimsy nature and maintenance of paint shops. Check what the future plans are for the paint shops and liaise with Env Svcs. Any problems - report back to committee. |
| H20/0363/93<br>Mr D Arlott                            | JB                   | Grant permission against recommendation. Ensure screening remains dominant and as effective as at present. Investigate possibility of Group Order TPO with Diane Fairchild.                                                                                                                                                                                     |
| H09/0379/93<br>Mr & Mrs M Young                       | JB                   | Grant permission against recommendation.                                                                                                                                                                                                                                                                                                                        |
| H16/0389/93<br>H16/0391/93<br>Longhurst Housing Assoc | PJU                  | Grant as recommended.<br>Require rationalisation of footpath to rear of site.                                                                                                                                                                                                                                                                                   |

8th July 93

Signed



Principal Planning Officer

Minutes of a Special Meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Wednesday, 7th July, 1993.

**PRESENT**

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mrs. P.J. Buffham  
Mr. J. Clark  
Mrs. D.F. Davies  
Mr. E.N. Davies

Mr. J.A. Dobney  
Mr. N.P. Judge, MBE  
Mr. A.E. Naylor  
Mr. W.D. Skells

Mr. T.G.M. Tyler  
Mr. R.C. West  
Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Principal Committee Officer.

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, C.J.T.H. Brewis, J.T. Davis, Mrs E.O. Hall-Patch, J.R. Pearl, and M.S.L. Rollinson.

485. **PLANNING APPLICATIONS**

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

**Plan No and Applicant**

**Proposal**

H16/0276/93  
J & A Tyrell

Change of use for parking of vehicles and trailers at Low Fields Nursery, Fulney Drove, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H20/0363/93  
Mr D Arlott

Two storey extension and alterations at West View, Broadgate, Sutton St James.

RESOLVED:(a) Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services subject to conditions including the retention of screening along the Northern boundary of the site. (b) That having regard to their contribution to the public amenity the existing trees on the application site be considered for inclusion in a group Tree Preservation Order.

H09/0379/93  
Mr & Mrs M Young

Bedroom extensions and alterations at 16 Wignals Gate, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services.

*W* H16/0389/93  
Longhurst Housing Association

Eight dwellings at Site B, Phase 3, off Royce Road, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor J. Clark declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Clark had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

H16/0391/93  
Longhurst Housing Association

Twelve dwellings at Site A, Phase 3, off Royce Road, Spalding.

APPLICATION REFERENCE: H16/0389/93      DATE RECEIVED: 11-MAY-93

TYPE: Full

DESCRIPTION: Erection of eight dwellings

LOCATION: Site B, Phase 3, Off Royce Road, Spalding

APPLICANT: Longhurst Housing  
Association

AGENT: Meldrum Lee & Gillatt

---

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL  
REPORT TO PLANNING COMMITTEE

Date 23 JUN 1993

RECOMMENDATION

- A. That the site be inspected by the Plans Sub-Committee.  
B. That subject to the views of the Plans Sub-Committee, planning permission be granted.
- 

COMMENTS

- 1 The site is an area of grassland between properties which front Queens Road, Royce Road, Fulney Avenue and Holbeach Road.
- 2 The site has Deemed planning permission for residential development which was granted in August 1990.
- 3 The design and detailing of the proposed houses are very similar to the flat scheme which is nearing completion and are acceptable.
- 4 The back to back distances comply with the nationally accepted distance of 70ft. There is an equipped playground and open space near this estate without having to cross Queens Road, which is a busy road.

REPRESENTATIONS

Public:

- Will be an invasion of privacy.
- Children from Queens Road will have to cross very busy road to playing field, or will be an increase in children playing on roads.
- Queens Road is very busy, with increased dwellings will be more traffic.
- At least two children have been knocked over.

- Would be in the interests of everyone to leave both fields behind Queens Road free for children to play safely where they can be watched by those who live around.

---

SCHEDULE OF CONDITIONS

- 1 TL1
- |    |                                                                               |
|----|-------------------------------------------------------------------------------|
| 28 | SC27 - (Implementation of Planting).                                          |
| 32 | C2 - (Completion of Highways)...to be approved.                               |
| 43 | C2a - (Road Construction).                                                    |
| 54 | C3 - (Surface Water Run-off).                                                 |
| 68 | F4 - (Parking in Accordance With Plan).                                       |
| 76 | SC25 - (Screening By Fences)...1.8 metre boundaries... building... commenced. |
-

**PLANNING COMMITTEE - 23rd June 1993**

**453. PLANNING APPLICATIONS (continued)**

**(b) Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

| <u>Plan No. and Applicant</u>         | <u>Proposal</u>                                                                                                                 |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| H14/0354/93<br>Elsoms (Spalding) Ltd  | O.A. Industrial or storage development (B1, B2 and B8 use classes) adjacent ex San Jose Farm, West Marsh Road, Pinchbeck Marsh. |
| H01/0403/93<br>Broadgate Builders Ltd | Cancellation of agreement limiting number of dwellings prior to access and drainage works at Backgate, Cowbit                   |

(The above application was refused planning permission contrary to the recommendation of the Director of Planning and Building Control Services.)

(Councillor C F Fisher left the meeting following consideration of the above application.)

|                                       |                                               |
|---------------------------------------|-----------------------------------------------|
| H19/0484/93<br>Mr J and A R Constable | O.A. Bungalow at Broadgate, Sutton St Edmund. |
|---------------------------------------|-----------------------------------------------|

**(c) Applications Deferred**

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

| <u>Plan No. and Applicant</u>                                                        | <u>Proposal</u>                                                                 |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| H20/0363/93<br>Mr D Arlott                                                           | Two storey extension and alterations at West View, Broadgate, Sutton St. James. |
| (Pending a site inspection to assess the suitability of the design of the proposal.) |                                                                                 |
| H09/0379/93<br>Mr & Mrs M Young                                                      | Bedroom extensions and alterations at 16 Wignals Gate, Holbeach.                |
| (Pending a site inspection to assess the suitability of the design of the proposal.) |                                                                                 |
| H16/0389/93<br>Longhurst Housing Association                                         | Eight dwellings at Site B, Phase 3, off Royce Road, Spalding.                   |
| (Pending a site inspection to assess the suitability of the site for the proposal.)  |                                                                                 |
| H16/0391/93<br>Longhurst Housing Association                                         | Twelve dwellings at Site A, Phase 3, Off Royce Road, Spalding.                  |
| (Pending a site inspection to assess the suitability of the site for the proposal.)  |                                                                                 |
| H13/0432/93<br>Mr P Clarke                                                           | Single storey extension to dwelling at 76 Church Lane, Moulton.                 |

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



## H16/0389/93

FULL

Applicant: Longhurst Housing Association Agent: Meldrum Lee & Gillatt  
 Tel: 0205 364795 Mr J A Merret

Description: Erection of eight dwellings

Location: Phase 3, Off Royce Road  
 Spalding  
 Lincs  
 (Site B)

|                        |           |                   |           |
|------------------------|-----------|-------------------|-----------|
| Valid date:            | 11-MAY-93 | Terminal date:    | 06-JUL-93 |
| Target dates:          |           | Target Committee: | 23-JUN-93 |
| To case officer        | 18-MAY-93 | Report deadline:  | 09-JUN-93 |
| Inspected by           | 25-MAY-93 |                   |           |
| Extra contacts         | 01-JUN-93 | Case Officer:     |           |
| Report if not clear by | 15-JUN-93 | P J UDY           |           |

### DEVELOPMENT/CONSTRAINTS

Size: 8 DWE  
 Category: Newbuild  
 Listed building:  
 Conservation Area:

Other Constraints:

### CONSULTATIONS CARRIED OUT

|                                      | Sent      | Expiry    |
|--------------------------------------|-----------|-----------|
| The Owner/Occupier, 96 Holbeach Rd.  | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 98 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 100 " "          | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 102 " "          | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 104 " "          | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 106 " "          | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 94 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 1 Fulney Avenue. | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 3 " "            | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 5 " "            | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 7 " "            | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 9 " "            | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 11 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 13 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 15 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 17 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 19 " "           | 26-MAY-93 | 16-JUN-93 |

|                                     | Sent      | Expiry    |
|-------------------------------------|-----------|-----------|
| The Owner/Occupier, 21 Fulwy Ave.   | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 1 Royal Road,   | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 3 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 5 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 7 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 9 " "           | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 11 " "          | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 156 Queens Road | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 158 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 160 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 162 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 164 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 166 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 168 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 170 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 172 " "         | 26-MAY-93 | 16-JUN-93 |
| The Owner/Occupier, 174 " "         | 26-MAY-93 | 16-JUN-93 |

**S O U T H**  
  
**H O L L A N D**  
**DISTRICT COUNCIL**

FULL

Description: Erection of eight dwellings

Location: Phase 3, Off Royce Road  
Spalding  
Lincs  
(Site B)

Valid date: 11-MAY-93 Terminal date: 06-JUL-93  
Target dates: Target Committee: 23-JUN-93  
To case officer 18-MAY-93 Report deadline: 09-JUN-93  
Inspected by 25-MAY-93  
Extra contacts 01-JUN-93 Case Officer:  
Report if not clear by 15-JUN-93 P J UDY

## DEVELOPMENT/CONSTRAINTS

Size: 8 DWE  
Category: Newbuild  
Listed building:  
Conservation Area:

Other Constraints:

## CONSULTATIONS CARRIED OUT

|                       | Sent                                   | Expiry                                |
|-----------------------|----------------------------------------|---------------------------------------|
| Site/Press Advert MIN | <del>18</del><br><del>21</del> -MAY-93 | <del>8</del><br><del>11</del> -JUN-93 |
| Cllr E N Davies       | 17-MAY-93                              | 24-MAY-93                             |
| Cllr J Goodley        | 17-MAY-93                              | 24-MAY-93                             |

# SITE RECORD

Grid ref: 525950 323650  
OS Sheet: 183 Parcel:

L.C.C. - EBS Attached to CR 20/5/93

Neighbour car parks

Please

**BRIAN** TH 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



Application no: H16/0389/93

|                                          |                              |
|------------------------------------------|------------------------------|
| Applicant: Longhurst Housing Association | Agent: Meldrum Lee & Gillatt |
| Friars House                             | 49 High Street               |
| Shodfriars Office Centre                 | Boston                       |
| Quaker Lane, Boston                      | Lincs                        |
| Lincs, PE21 6DZ                          | PE21 8SP                     |

Description: Erection of eight dwellings

Location: Phase 3, Off Royce Road Spalding  
Lincs (Site B)

Type: FULL

26-JUL-93

Dear Sir/Madam,

**PLANNING APPLICATION**

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

D Dodd  
150 Queens Road  
Spalding  
Lincolnshire

# OBJECTION

Ms. Ma. Smith.

We wish to register our objection to the planning permission granted for Phase 3 of 12 Dwellings off Royce Rd Spalding site A, for the following reasons.

It will be an invasion of privacy and also to the children from Queens Rd will have to cross a very busy Rd to go on the playing field or there will be an increase of children playing on the roads. As you may be aware Queens Rd is very busy. With the increased number of dwellings off Royce Rd. there is obviously more traffic. to our knowledge at least two children have been knocked over & I am sure you will agree two to many. So we feel it would be in the interest to everyone to at least leave both fields behind Queens Rd. free for children to play safely where they are watched by us all who live around the fields.

Please see names and addresses enclosed.  
We trust you'll give these matters your  
Consideration

yours sincerely  
All concerned

P.S ANY REPIES SHOULD BE SENT TO,  
150, QUEENS ROAD,  
SPALDING,  
Lincs.

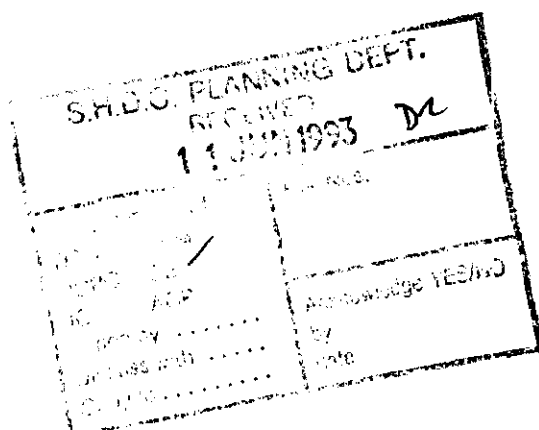
389 + 391/93

|                                                            |                                       |
|------------------------------------------------------------|---------------------------------------|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>- 3 JUN 1993 PR     |                                       |
| Attention of<br>DPO (NRM)<br>DPO BS<br>JC ACP              | File Nos.                             |
| Approved by .....<br>Discussed with .....<br>Copy to ..... | Acknowledged YES/NO<br>by<br>date 5/6 |

names  
 DEBORAH DODD  
 J. M. Walton  
 S. A. Tidswell  
 T. D. Bird  
 M. L. Bird  
 C. A. BARNES  
 C. Nash  
 D. Selman  
 AP. Twiddy  
 P. Rowland  
 D. SMITH  
 R. Smith  
 N. Ballantyne  
 C. Burton  
 K. Burton  
 K. Lewis  
 E. Pugh  
 Z. Adie  
 R. Pette

ADDRESS  
 150, QUEENS ROAD  
 142, QUEENS ROAD  
 138 QUEEN'S ROAD  
 2 ROYCE ROAD  
 2 ROYCE ROAD  
 8 ROYCE ROAD  
 9 BARNES AVENUE  
 11 Banks St  
 13 BANKS AVE  
 148 Queen Road  
 4, ROYCE ROAD  
 4 ROYCE ROAD  
 152, QUEENS ROAD  
 172, QUEENS ROAD  
 172 QUEENS ROAD  
 146 QUEENS ROAD  
 145 QUEENS ROAD  
 147 QUEENS ROAD  
 160 QUEENS ROAD

Signature  
~~D. Dodd~~  
 J. Walton  
 S. Tidswell  
 M. L. Bird  
 M. L. Bird  
 C. A. Barnes  
 C. Nash  
 AP. Twiddy  
 P. Rowland  
 D. A. Smith  
 R. Smith  
 N. Ballantyne  
 C. Burton  
 K. Burton  
 K. Lewis  
 E. Pugh  
 Z. Adie  
 R. Pette



P.O. Box 62  
Waterside House  
Waterside North  
Lincoln LN2 5HA  
Telephone 0522 557000  
Facsimile 0522 557992

Our ref **SH/930047**  
Your ref **H16/0389/93**

9 June 1993

District Planning Officer  
South Holland District Council  
Council Offices  
Priory Road  
SPALDING Lincs  
PE11 2XE

Dear Sir,

Proposal : Erect 8 dwellings  
Location : Site B, off Royce Road, Spalding  
Applicant: Longhurst Housing Association

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

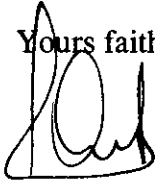
cont'd



9 June 1993

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Philip Laws', written over a horizontal line.

Philip Laws  
Customer Services Manager

# SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PAA/389/93/FES

|                         |                    |
|-------------------------|--------------------|
| S.H.D.C. PLANNING DEPT. |                    |
| RECEIVED                |                    |
| 24 MAY 1993             |                    |
| Attention of            | File Nos.          |
| DPO NRM                 |                    |
| DGPO BS                 |                    |
| JC ACP JAM              | EY/JC/12154        |
| Your Ref.               |                    |
| Action by .....         | Acknowledge YES/NO |
| Discuss with .....      | by                 |
| Copy to .....           | date               |

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 18 May, 1993

Dear Sirs,

**FULL PLANNING APPLICATION - LONGHURST HOUSING ASSOC. LTD**  
**RESIDENTIAL DEVELOPMENT - SITE B PHASE 3 ROYCE ROAD, SPALDING.**

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site that drains via existing surface water sewers not under my Board's jurisdiction, to my Board's Coronation Channel Soke Dyke culvert that adjoins the Council playing field to the North East and which flows in a Southerly direction along the foot of the Coronation Channel Bank.

I note that both surface and foul water disposal will be via existing on-site systems and I presume consent from the appropriate Authority is to hand and with particular regard to the storm water sewers, that they are adequate for the increased rate of run-off.

I note soakaway drainage systems are intended for roof water disposal and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

Your client will be aware that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

|            | <u>Contribution</u> | <u>Percentage Fee</u> |
|------------|---------------------|-----------------------|
| up to      | £25,000             | 15%                   |
| £25,000 to | £100,000            | 12.5%                 |
| over       | £100,000            | 10%                   |

MINIMUM CHARGE £35

Accordingly, full details of the proposed surface water system together with the increased impermeable area served should be submitted for my consideration when these details are prepared, in order I can assess the contribution due in respect of additional flows that will reach the Board's system.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

  
 ENGINEER TO THE BOARD

Meldrum Lee and Gillatt,  
49, High Street,  
BOSTON,  
Lincs PE21 8SP.

NUMBERING OF PROPERTIES

OFF ROYCE ROAD, SPALDING

Plot No

Address

|    |                  |
|----|------------------|
| 1  | 18 Queens Avenue |
| 4  | 4 Queens Avenue  |
| 5  | 2 Queens Avenue  |
| 6  | 21 Fulney Avenue |
| 7  | 1 Fulney Avenue  |
| 8  | 3 Fulney Avenue  |
| 9  | 4 Fulney Avenue  |
| 10 | 2 Fulney Avenue  |
| 11 | 1 Banks Avenue   |
| 12 | 1 Atton Avenue   |

Director of Administration  
Council Offices  
Priory Road  
SPALDING  
Lincs PE11 2XE.

12th May, 1993

# RENUMBERING OF PROPERTIES OFF

## ROYCE ROAD, SPALDING

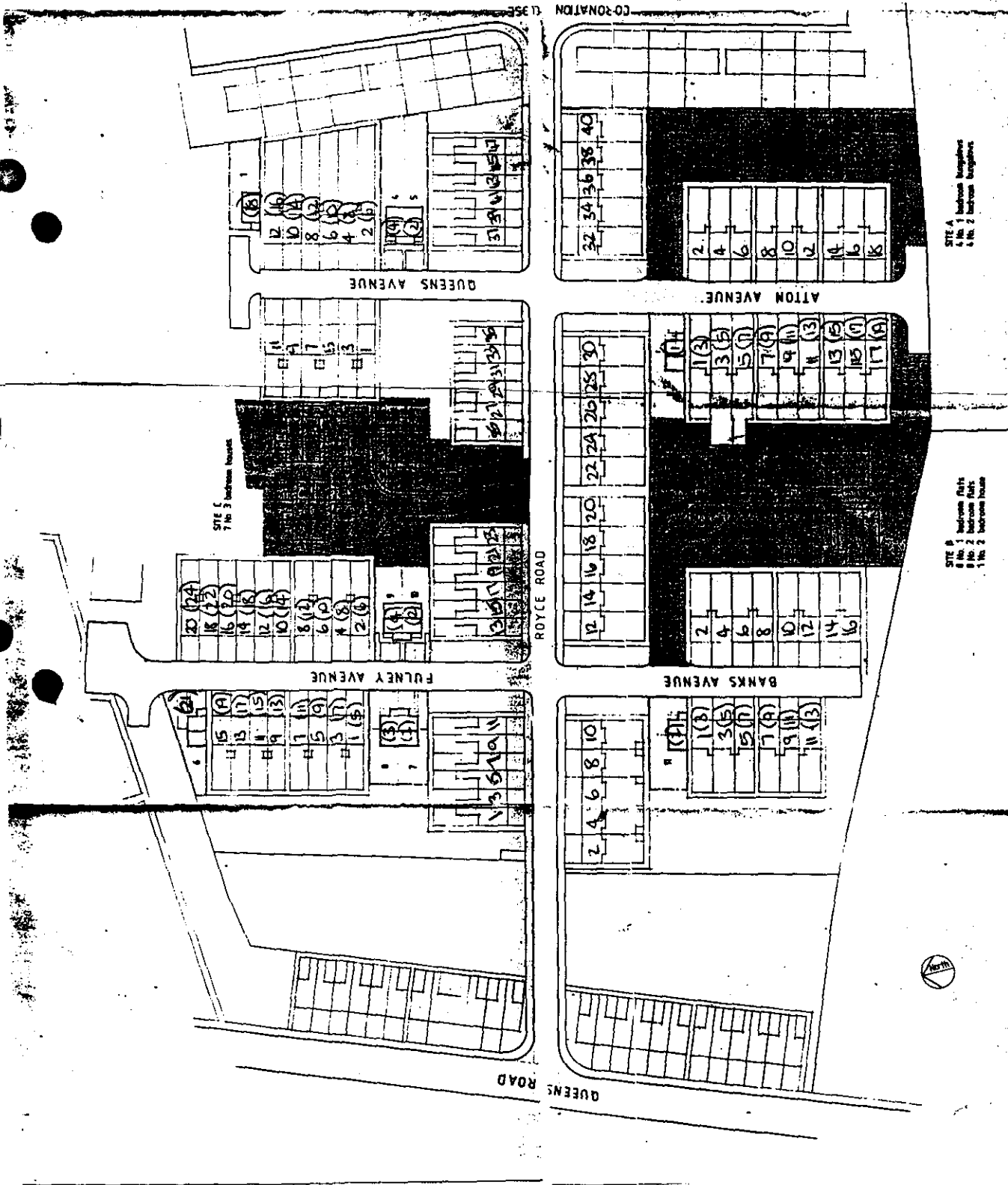
### Existing Address

1 Atton Avenue  
3 Atton Avenue  
5 Atton Avenue  
7 Atton Avenue  
9 Atton Avenue  
11 Atton Avenue  
13 Atton Avenue  
15 Atton Avenue  
17 Atton Avenue  
1 Banks Avenue  
3 Banks Avenue  
5 Banks Avenue  
7 Banks Avenue  
9 Banks Avenue  
11 Banks Avenue  
1 Fulney Avenue  
3 Fulney Avenue  
5 Fulney Avenue  
7 Fulney Avenue  
9 Fulney Avenue  
11 Fulney Avenue  
13 Fulney Avenue  
15 Fulney Avenue  
2 Fulney Avenue  
4 Fulney Avenue  
6 Fulney Avenue  
8 Fulney Avenue  
10 Fulney Avenue  
12 Fulney Avenue  
14 Fulney Avenue  
16 Fulney Avenue  
18 Fulney Avenue  
20 Fulney Avenue  
2 Queens Avenue  
4 Queens Avenue  
6 Queens Avenue  
8 Queens Avenue  
10 Queens Avenue  
12 Queens Avenue

### New Address

3 Atton Avenue  
5 Atton Avenue  
7 Atton Avenue  
9 Atton Avenue  
11 Atton Avenue  
13 Atton Avenue  
15 Atton Avenue  
17 Atton Avenue  
19 Atton Avenue  
3 Banks Avenue  
5 Banks Avenue  
7 Banks Avenue  
9 Banks Avenue  
11 Banks Avenue  
13 Banks Avenue  
5 Fulney Avenue  
7 Fulney Avenue  
9 Fulney Avenue  
11 Fulney Avenue  
13 Fulney Avenue  
15 Fulney Avenue  
17 Fulney Avenue  
19 Fulney Avenue  
6 Fulney Avenue  
8 Fulney Avenue  
10 Fulney Avenue  
12 Fulney Avenue  
14 Fulney Avenue  
16 Fulney Avenue  
18 Fulney Avenue  
20 Fulney Avenue  
22 Fulney Avenue  
24 Fulney Avenue  
6 Queens Avenue  
8 Queens Avenue  
10 Queens Avenue  
12 Queens Avenue  
14 Queens Avenue  
16 Queens Avenue

PHASE 1 CONSISTS OF 10 No. 1 HOUSES - PLOT Nos. 1-10  
PHASE 2 CONSISTS OF SITES A, B AND C



**KEY**

1, 3, 5 etc = existing numbers  
(1), (3), (5) etc = proposed

remodeling

= New development

|                                    |                               |                          |
|------------------------------------|-------------------------------|--------------------------|
| ROYCE ROAD DEVELOPMENT<br>SPALDING | LONGLEIGH HOUSING ASSOCIATION | OVERALL SITE DEVELOPMENT |
|------------------------------------|-------------------------------|--------------------------|

**MILG** Meldeum Lee & Gillett  
Architects, Quantity Surveyors  
Management & Civil Consultants  
JUNE 1977

**SITE A**  
4 No. 1 bed-room bungalow  
4 No. 2 bed-room bungalow

**SITE B**  
8 No. 1 bed-room flats  
8 No. 2 bed-room flats  
1 No. 2 bed-room house

LINCOLNSHIRE COUNTY COUNCIL  
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0389/93

Form of notification by the County Director of Highways and Planning for  
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated  
relating to the following proposed development:

1. National Grid Reference of a  
central point on site

| horizontal |  |  |  | vertical |  |  |
|------------|--|--|--|----------|--|--|
|            |  |  |  |          |  |  |

2. Address or location

Site 3, off Royce Road, SPALDING.

3. Name, classification and number of road

UC

4. Date application referred

5-5-93

5. State whether outline, detailed application etc.

Full.

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

8 No 2 Bed Houses.

7.

Delete as  
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:-

a. ~~Does not wish to restrict the grant of permission.~~

☒ b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

12/5/93

Signed:

[Signature]  
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) C2

to be approved

(2) C2a

(3) C3

(4) F4

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C2

(2) C2a

(3) C3

(4) F4



Meldrum Lee & Gillatt  
Architects, Quantity Surveyors  
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

JAM/FY/JC/12154

10 May 1993

FOR THE ATTENTION OF MR P UDY

Planning and Building Control Department  
Council Offices  
Priory Road  
SPALDING  
Lincs  
PE11 2XE

Dear Sirs

Phase 3 Sites A and B Royce Road Development Spalding

Further to your letter dated 6 May 1993, please find enclosed the 1:200 site plans outlined in red as requested.

Also shown on the plans are the properties currently in the ownership of Longhurst Housing Association Ltd, outlined in blue.

We trust you will find the above in order.

Yours faithfully

J A Merrett RIBA

Encs

ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

R.W. Lowe, RIBA

J.A. Merrett, RIBA

ASSOCIATES

B. G. Hall, AMIAS

C.W. Mager, MBIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Sylvester, MSST



ESTABLISHED

1900

**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



Application no: H16/0389/93

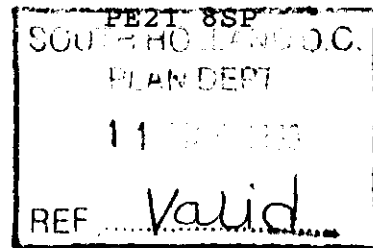
Applicant: Longhurst Housing Association Agent: Meldrum Lee & Gillatt  
Friars House 49 High Street  
Shodfriars Office Centre Boston  
Quaker Lane, Boston Lincs  
Lincs, PE21 6DZ

Description: Erection of eight dwellings

Location: Phase 3, Off Royce Road  
Spalding  
Lincs  
(Site B)

Type: FULL

Date received: 28-APR-93



Dear Sir/Madam

06-MAY-93

TOWN AND COUNTRY PLANNING ACT 1990  
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

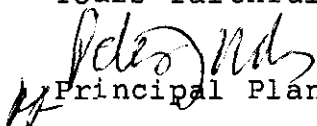
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please outline the 1:200 block plan in red to clearly show boundary of site.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.  
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully

  
Principal Planning Officer

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES  
-----

Receipt No : P2597  
Date received : 28-APR-93

Received from

Longhurst Housing Association

Address

Friars House  
Shodfriars Office Centre  
Quaker Lane  
Boston

|          |   |        |
|----------|---|--------|
| Fee paid | £ | 960.00 |
| VAT      | £ | 0.00   |

Total received £ 960.00

Cash/Cheque : Cheque

Signed.....K. Lowe...  
(Authorised Collector)





Meldrum Lee & Gillatt  
Architects, Quantity Surveyors  
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

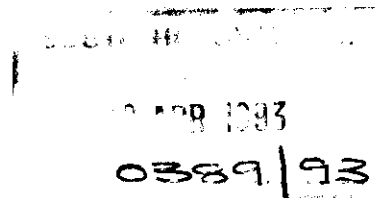
Telephone: 0205 364795

Fax: 0205 310842

JAM/TAE/12154

26 April 1993

Planning Department  
South Holland District Council  
Council Offices  
Priory Road  
SPALDING  
Lincs



Dear Sirs

Phase 3 Site B Royce Road Development Spalding Lincs

Please find enclosed the Planning Application for the above comprising:-

1. 4 No planning forms and fee.
2. 4 No location plans 12154:10.
3. 2 No material schedules 12154:08.
4. 4 No site plans 12154:04.
5. 4 No plans and elevations 12154:05.

We trust you will find all of the above in order.

Yours faithfully

  
J A Merrett RIBA

Encs

cc Longhurst Housing Association Ltd

ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

R.W. Lowe, RIBA

J.A. Merrett, RIBA

ASSOCIATES

B. G. Hall, AMIAS

C.W. Mager, MBIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

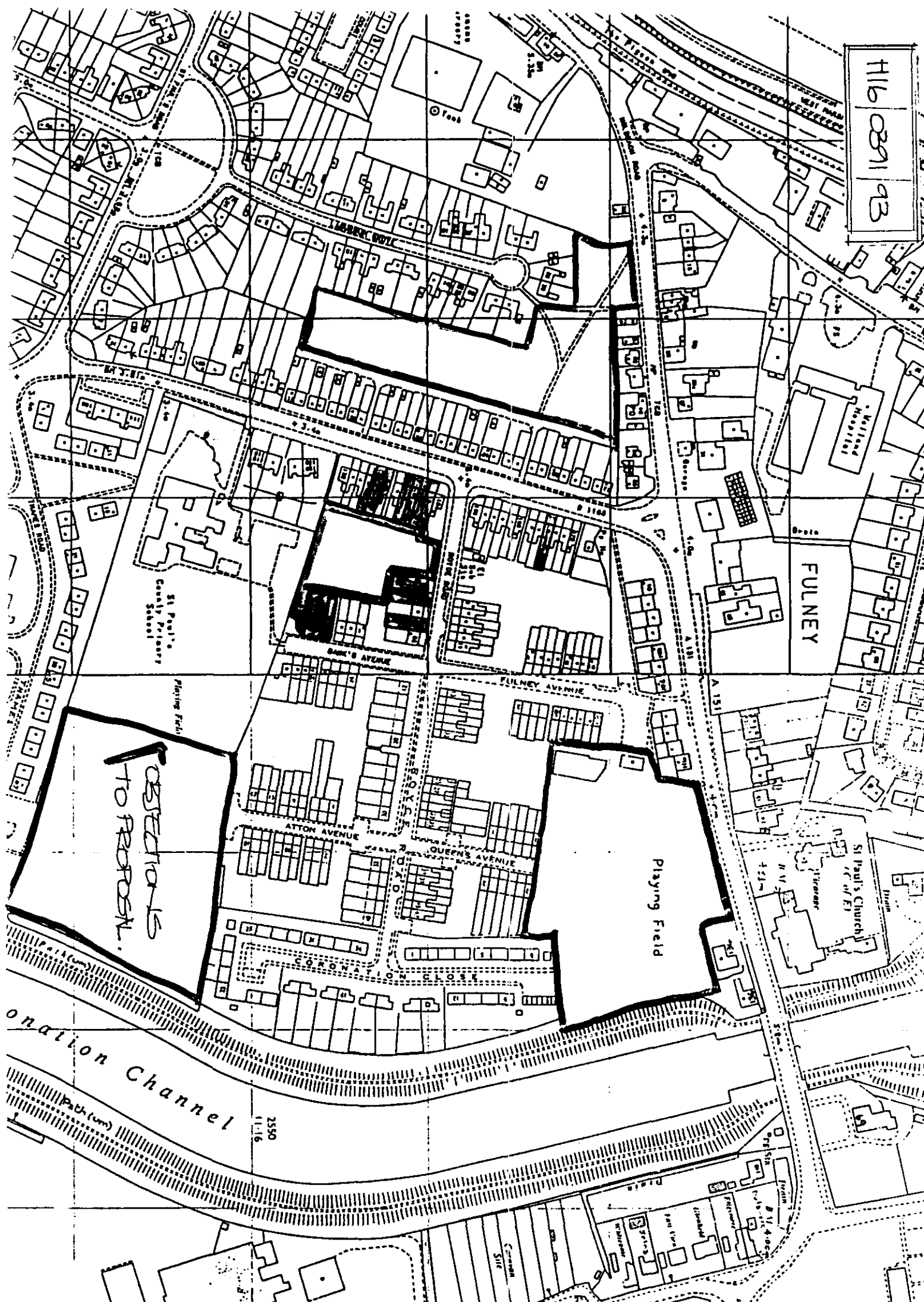
C.L. Silvester, MSST



ESTABLISHED

1900

H16 0311 93

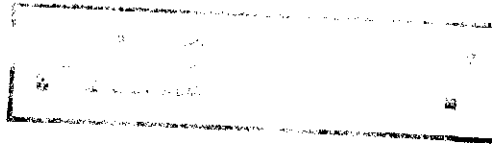


OBSTRUCTIONS  
TO ROAD.

Donation Channel

2350  
11-16

**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



Application no: H16/0389/93

Applicant: Longhurst Housing Association    Agent: Meldrum Lee & Gillatt  
Friars House    49 High Street  
Shodfriars Office Centre    Boston  
Quaker Lane, Boston    Lincs  
Lincs, PE21 6DZ    PE21 8SP  
Description: Erection of eight dwellings

Location: Phase 3, Off Royce Road  
Spalding  
Lincs  
(Site B)

Amendment: Reposition road 500 mm nearer rear boundary, and  
reposition Plots 6-8 to allow for parking at front

27-OCT-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

# PLANNING AMENDMENT RECORD SHEET

Validation:

Inadequate/Inappropriate  
Valid as Amendment

ADMIN

DC

☒  
☒
☒  
☐

Clarification/Details required:

- ① Please outline the site in red and blue on the enclosed plans.
- ② It would appear that the rear boundary of the site has been slightly altered. DMG 19/10  
could you please confirm (or otherwise) that this is the case.

## DC Assessment

Senior  
Officer

Case  
Officer

|                                |                                                            |                          |                                     |                                             |
|--------------------------------|------------------------------------------------------------|--------------------------|-------------------------------------|---------------------------------------------|
| Post                           | Immaterial                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                             |
|                                | New Application needed                                     | <input type="checkbox"/> | <input type="checkbox"/>            |                                             |
|                                | Confirmed:                                                 | .....                    | DMG 25/10                           |                                             |
| Current                        | Amendment in principle?                                    | Yes/No                   | Yes/No                              | <u>Checklist</u>                            |
|                                | Same desc/char? (fee test)                                 | Yes/No                   | Yes/No >                            | Fee Liaison?                                |
|                                | Initiated by LPA? Dev objectives paramount?                | Yes/No                   | Yes/No                              | Site inspect?                               |
|                                | Authorised to proceed                                      | .....                    |                                     | BC Liaison?                                 |
|                                | Details accepted, if less than amendment requested:        |                          |                                     | Reconsults/<br>Publicity on<br>Application? |
|                                | Reconsults etc:<br>PC<br>WM<br>Press<br>Residents<br>Other |                          |                                     |                                             |
| Rejected:                      | .....                                                      |                          |                                     |                                             |
| NOTES/Advice/Rejection Reason: |                                                            |                          |                                     |                                             |
| Include on Notice              | <input type="checkbox"/>                                   |                          |                                     |                                             |

40 High Street,  
Berkhamstead,  
Herts.  
SG11 1AP

Mr. M. G. Gwynne

DMO/CA/  
R16/049/23

7 October 1993

Dear Sir,

Planning Permission A16/0049/23 - Erection of 8 dwellings,  
Phase III (Site 8), Royce Road, Bovingdon, Bucks. Housing  
Association.

I refer to the above planning permission.

The Building Inspector has informed me that there is a  
discrepancy between the siting of the 8 dwellings shown on  
the approved plans and as actually constructed. It will  
therefore be necessary to remove the 8 dwellings otherwise, as  
shown on page 81, which contains the letter and to include the  
relevant Amendment to the plans, the plans will be

I am sure that you will respond to the request for the above and  
I am sure that

Yours faithfully,

Yours faithfully,

M. G. Gwynne,  
Principal Planning Officer  
Development Control.

Enc



# PLANNING AMENDMENT

## For office use only

Application No. **H16/0389/93/A1**  
 Date Registered **18 OCT 1993**  
 Case Officer

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOCIATION LTD  
 FRIARS HOUSE  
 SHODFRIARS OFFICE CENTRE  
 QUAKER LANE  
 BOSTON  
 Lincs  
 Tel. No. 0205 354477

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

HELDROM WEE & GILLATT  
 49 HIGH STREET  
 BOSTON

Tel. No. 364795 (Contact) MR YULL

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

Site B Phase 3 ROYCE ROAD DEVELOPMENT  
 SPADWING LINCOLNSHIRE

OFFICE  
COPY

Please complete

### EARLIER APPLICATION No.

This application cannot be considered  
 unless the relevant reference is stated

H16/0389/93

Building Regulation reference relating to  
 same development

B16/0389/93

2. Please tick **one** box only

Amendment is proposed where  
 permission already granted

If yes, submit two forms and two plans.

A

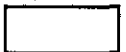


or

Amendment is to a proposal  
 currently being considered

If yes, submit four forms and four plans.

B



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 Mr Yull FOR HELDROM WEE & GILLATT Date 14th October 1993

3. Please complete in block letters

### FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF 8 N? DWELLINGS  
 PHASE III (SITE B) ROYCE ROAD  
 SPADWING - Lincs

State details of amendments proposed

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

ROAD POSITIONED APPROX  
 500mm NEARER REAR BOUNDARY  
 AND PLOTS 6-8 REPOSITIONED  
 ACCORDINGLY TO ALLOW FOR  
 PARKING IN FRONT OF DWELLINGS.

State drawing no's of the current submission

Site Plan 12154-04D

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

MR D M GEDNEY

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



Meldrum Lee & Gillatt  
Architects, Quantity Surveyors  
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

JAM/FY/JC/12154

21 October 1993

FOR THE ATTENTION OF MR GEDNEY

Planning Department  
South Holland District Council  
Council Offices  
Priory Road  
SPALDING  
Lincs  
PE11 2XE

Dear Sirs

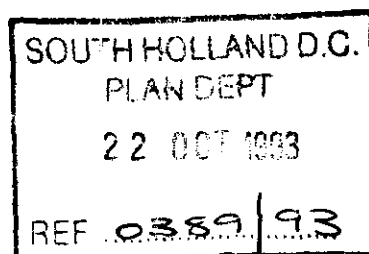
**Amendment to Proposal Phase 3 Royce Road Spalding  
Reference H16/0389/93**

Further to your letter of 20 October 1993, please find enclosed the site layout plans outlined in red as requested. We have also outlined in blue two sites adjoining the site which have been developed by Longhurst Housing Association Ltd in a previous phase.

We can confirm that the rear boundary has been re-aligned to allow for the fence posts to be positioned within the site in accordance with the Secure by Design Initiative.

Yours faithfully

  
J A Merrett RIBA



Encs

ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B.G. Hall, AMIAS

C.W. Mager, MBIAT

T.J. Newton, ABIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Sylvester, MSST



ESTABLISHED

1900

**S O U T H**  
  
**H O L L A N D**  
**DISTRICT COUNCIL**

B SMITH  
Director of Planning and Building Control Services



**Meldrum Lee & Gillatt**  
Architects, Quantity Surveyors  
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

JAM/FY/TAS/12154

Telephone: 0205 364795

15 October 1993

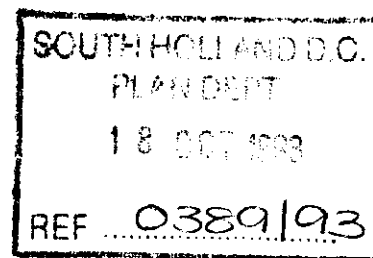
Fax: 0205 310842

FOR THE ATTENTION OF MR D M GEDNEY

Planning & Building Control Department  
South Holland District Council  
Council Offices  
Priory Road  
SPALDING  
Lincs

Dear Sirs

**Planning Permission H16/0389/93 - Site B Phase 3  
Royce Road Development Spalding Lincs**



Further to your letter of 7 October 1993, please find enclosed 2 copies of the revised site plan reference 12154-04D showing the amended position of Plots 6 to 8, together with the duly completed Planning Amendment Form.

If you have any queries on the above, please contact Mr F Yuill at the above office.

Yours faithfully

**J A Merrett RIBA**

Encs

MEMO

Skegness

&

Grantham

ENCLOSURES

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B.G. Hall, AMIAS

C.W. Mager, MBIAT

T.J. Newton, ABIAT

T.M. Robinson, AMSST

F.R. Sylvester, MBIAT

C.L. Silvester, MSST



ENVIRONMENT

1900



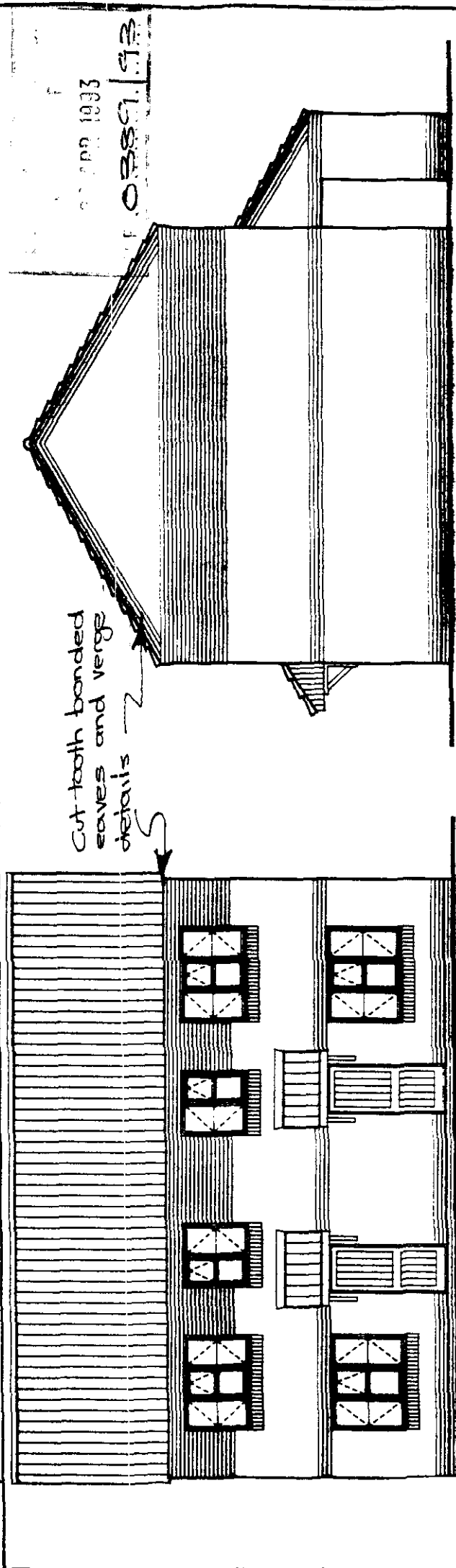
Sheet No. 1

Date of Issue

|   |   |   |
|---|---|---|
| D | 3 | 2 |
| M | 2 | 4 |
| Y | 9 | 3 |

[illegible]

| ITEM  | DESCRIPTION           | QUANTITY | UNIT | MARK        | FINISH | STAINED TIMBER | PAINTED  | BROWN | N/A | STAINED | TARMAC |
|-------|-----------------------|----------|------|-------------|--------|----------------|----------|-------|-----|---------|--------|
| Sites | Butterley             |          |      | Marley      | N/A    | Stained Timber | Painted  | Brown | N/A | Stained | Tarmac |
| A     | Highland Blend        |          |      | Mendip      |        | Timber         | Softwood | PVC   |     | Timber  |        |
| +     | Base brickwork        |          |      | Mostborough |        |                |          |       |     |         |        |
| B.    | 4                     |          |      | Red.        |        |                |          |       |     |         |        |
|       | Butterley             |          |      |             |        |                |          |       |     |         |        |
|       | Countryside           |          |      |             |        |                |          |       |     |         |        |
|       | Refer to Blend string |          |      |             |        |                |          |       |     |         |        |
|       | 12154 of and soldier  |          |      |             |        |                |          |       |     |         |        |
|       | for Site courses,     |          |      |             |        |                |          |       |     |         |        |
|       | A-Plot feature band   |          |      |             |        |                |          |       |     |         |        |
|       | 12.                   |          |      |             |        |                |          |       |     |         |        |
|       | and verge.            |          |      |             |        |                |          |       |     |         |        |



MATERIALS SCHEDULE

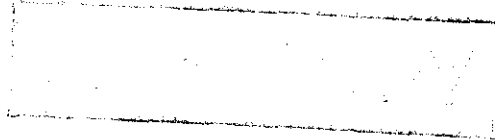
**Meldrum Lee & Gillatt**  
Architects, Quantity Surveyors  
Management & Cost Consultants

PHASE 3 ROYCE ROAD SPALDING  
LONGHURST HOUSING ASSOC. LTD

Date April 93  
Scale 1:100  
Drawn by F-Y  
Checked by

No 12154  
- 08

**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



Application no: H16/0389/93

Applicant: Longhurst Housing Association    Agent: Meldrum Lee & Gillatt  
Friars House    49 High Street  
Shodfriars Office Centre    Boston  
Quaker Lane, Boston    Lincs  
Lincs, PE21 6DZ    PE21 8SP

Description: Erection of eight dwellings

Location: Phase 3, Off Royce Road  
Spalding  
Lincs  
(Site B)

Amendment: Amended landscaping scheme

13-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate

☐

Appears valid

☒

Clarification/Details required:

Registered

.....

### DC Procedural Assessment

Is the information given correct?

Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle?

Immaterial/~~Needs new app.~~

Confirmed:

.....*DMG*..... 13/4

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

*Amended landscaping scheme.*

Acceptance issued:

Application no: H16/08~~23~~/93/A2

|                                          |                              |
|------------------------------------------|------------------------------|
| Applicant: Longhurst Housing Association | Agent: Meldrum Lee & Gillatt |
| Friars House                             | 49 High Street               |
| Shodfriars Office Centre                 | Boston                       |
| Quaker Lane                              | Lincs                        |
| Boston Lincs                             |                              |

Description: Landscaping and fencing  
(Conditions 2 & 7 of  
H16/0389/93)

Location: Phase 3, off Royce Road  
Spalding  
(Site B)

Amendment: Additional tree planting to previously approved landscaping scheme (drawing number 12154-03D and 04E)

30-MAR-94

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 13-MAY-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

15 the two

Director of Planning and Building Control Services

# PLANNING AMENDMENT

**For office use only** 381

Application No. H16/0832/93/12

Date Registered 170 MAR 1994

Case Officer

1. Please complete in block letters

## NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOCIATION LTD  
FRIARS HOUSE, SHODFRIARS OFFICE CENTRE  
QUAKER LANE  
BOSTON, Lincs, PE21 6DZ

Tel. No. (0205) 354477

## NAME AND ADDRESS OF AGENT

(if form completed by agent)

MELDRUM LEE & GILLATT  
49 HIGH STREET  
BOSTON, Lincs PE21 8SP

Tel. No. (0205) 364795 (Contact) MR F YUILL

Please complete in block letters

## FULL POSTAL ADDRESS OF THE APPLICATION SITE

SITES A & B, PHASE 3, ROYCE ROAD DEVELOPMENT, SPALDING, Lincs

Please complete

## EARLIER APPLICATION No.

This application cannot be considered  
unless the relevant reference is stated

DMG/LAC/H16/0832 & 0833/93

Building Regulation reference relating to  
same development

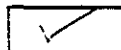
0390/93

2. Please tick one box only

Amendment is proposed where  
permission already granted

If yes, submit two forms and two plans.

A

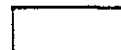


or

Amendment is to a proposal  
currently being considered

If yes, submit four forms and four plans.

B



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

pp Meldrum Lee & Gillatt

Date 17 March 1994

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)

Additional tree planting to previously  
approved landscaping scheme

State drawing no's of the current submission

12154-03D & 04E

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

Mr D M Gedney

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

ROYCE ROAD

FULNEY AVENUE



SCHEDULE OF ADDITIONAL TREES

- FS - FAGUS SYLVATICA
- SA - SORBUS AUCUPARIA
- BP - BETULA PENDULA
- PTH - PRUNUS 'TAI HAKU'
- AP - ACER PALMATUM
- ATR - ATROPURPUREUM
- AS - ACER PSEUDOPLATANUS

- 1.5m High close boarded fencing
- post and rail fencing
- Topped area indicates adjacent of highway to be adopted by Local Authority Council
- dropped kerb

SOUTH HOLLAND D.C.  
PLANNING DEPT.  
18 MAR 1994  
REF. 93/0001/0001  
33/1/93/1/2

Revision E March 94 Additional tree planting  
Revision D Oct 93 Plots 6, 7 and 8 repositioned on plan following site survey.  
Revision C 9 June 93 Fencing details and highway dimensions added.  
Revision B 24-03-93 Omitted 1 No House type and reduced length of access road.

Proposed Residential Development  
Royce Road, Spalding, Lincs

AMENDED PLAN Phase 3

Ref. 93/0001/0001

Longhurst Housing Association Ltd

SITE B PROPOSED LAYOUT  
8 No 2 BED 4 PERSON HOUSES

Meldrum Lee & Gillott  
Architects Quantity Surveyors  
Management & Cost Consultants

|              |            |
|--------------|------------|
| Drawn by     | Checked by |
| 10/9/93      | 10/9/93    |
| Scale        | 1:1000     |
| Revision No. | 12154-04   |
| Revision     | E          |

RECEIVED  
21 MAR 1994

[illegible]

CB -- *Carpinus Betulus* Fastigiata -- 1no.(6-8cm girth)  
SH -- *Sorbus Hostii* -- 1no.(8-10cm girth)

Aii' trees to be staked and tied.  
 Aii' shrubs to be container grown and to be 2 litre size.  
 Aii' beds to be mulched with spent mushroom compost.

Entrance road, footpaths, car parks and street lighting are to be constructed strictly in accordance with the current editions of Development Road Layout Guide and Development Road Specification published by Inconshire County Council.

1. 2X 1000  
2. 2X 1000  
3. 2X 1000

1.8m high close boarded fencing  
post and wire fencing  
Toned area indicates extents of highway  
to be adopted by Linx County  
Council  
Street lighting Column to LCC Specification  
5,25°C<sup>93</sup>  
Dropped kerb

All drainage pipes are 100mm dia. unless annotated otherwise.  
Please refer to Sewerage Manhole Schedule.

Revision F Aug 4th 93 Amended road levels and drainage details in accordance with LCC Highways and A.A. recommendations

Revision E Aug 2nd 93 Additional gates to rear of Plot 6 and between plots 3 & 4 in accordance with Secure by Design requirements.

Revision D 28 June 93 Drainage systems and  
highway levels added.

Revision C 9 June 93 Fencing details and  
Highway dimensions added.

Revision B 24-03-93 Omitted 1 to House type  
and required length of access road.

Proposed Residential Development  
Royce Road, Spalding, Lincs

### Phase 3

**Longhurst Housing Association Ltd**

SITE B PROPOSED LAYOUT



**Meldrum Lee & Gillis**  
Architects, Quantity Surveyors,  
Management & Cost Consultants

**Purchasing Office:**

**Boston**  
(617) 364-7955

DETERMINED  
BY AN

**Boston**  
**(0205) 364795**

## Chapters

(0754) 767044

Grantham

(0476) 590129

1

1

© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 258: 103–110

FULNEY AVENUE

ROYCE ROAD

Give Way markings and any necessary signing to be agreed on site with Divisional Surveyor (tel: 075 75909.)

existing highway surface water sewer

**REMARKS:**

approx position of  
existing four severe

length of fencing involved.

ow Hedding

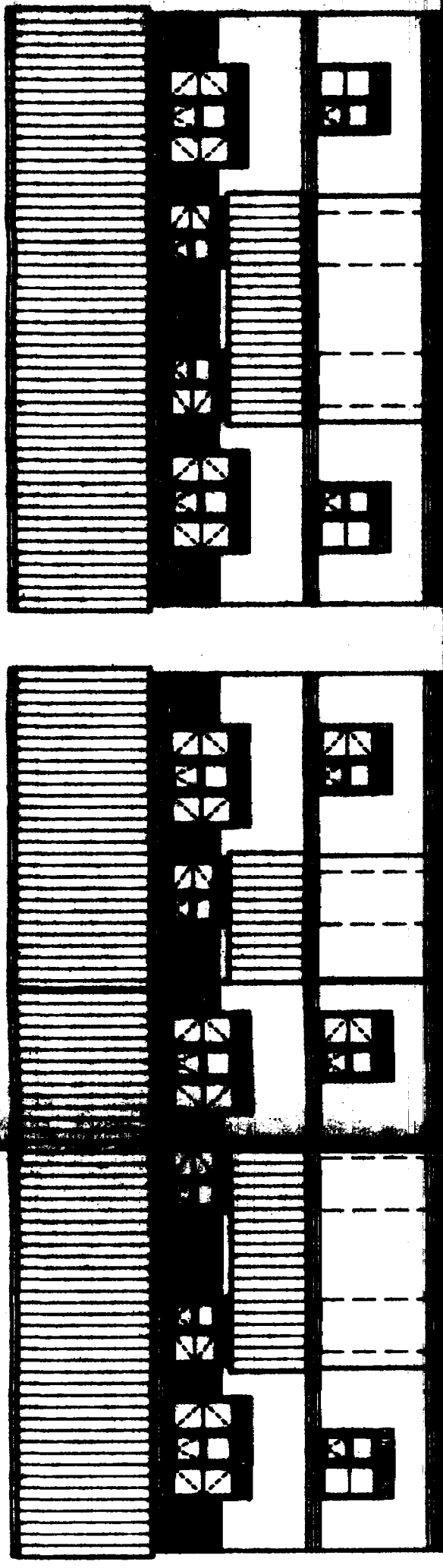
Existing Footpath

SOUTH HOLLAND B.C.  
PLAN DEPT.  
02 SEP 1963

289/93/A2

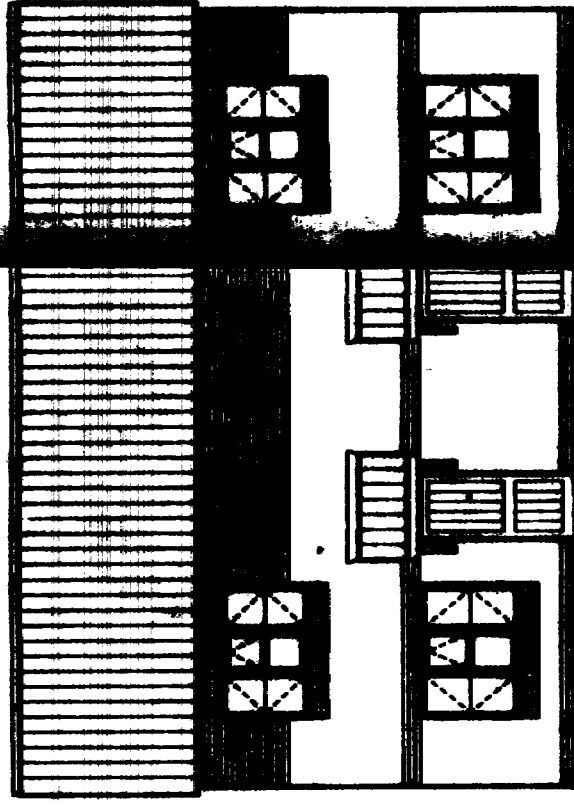
100

AM ADMIL 913161 Z



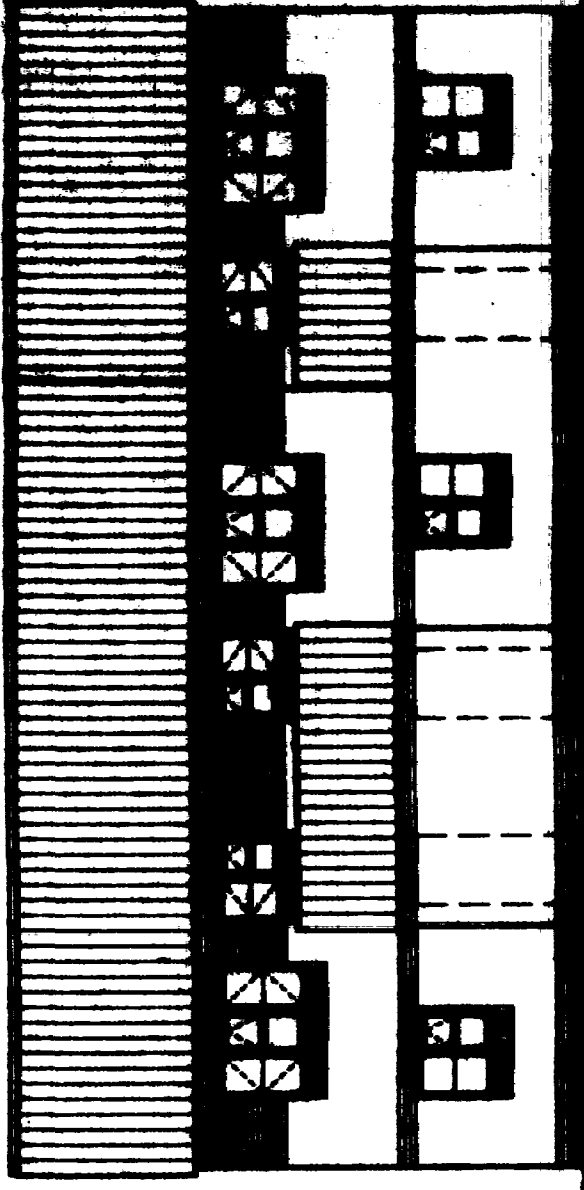
REAR ELEVATIONS PLOTS 1

2 3 4 5

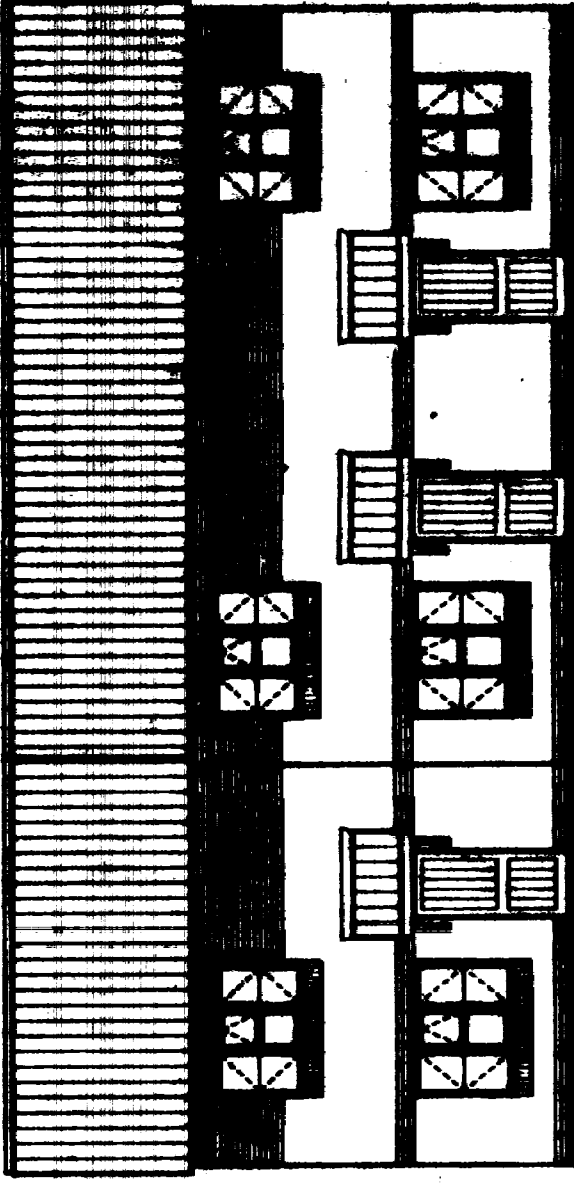


FRONT ELEVATIONS PLOTS 5

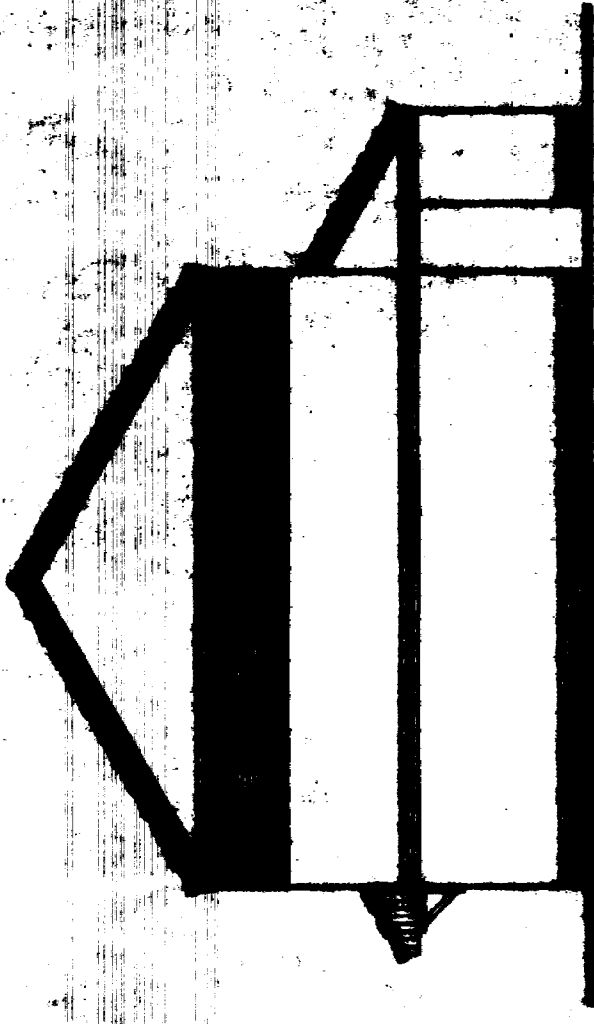
4 3 2 1



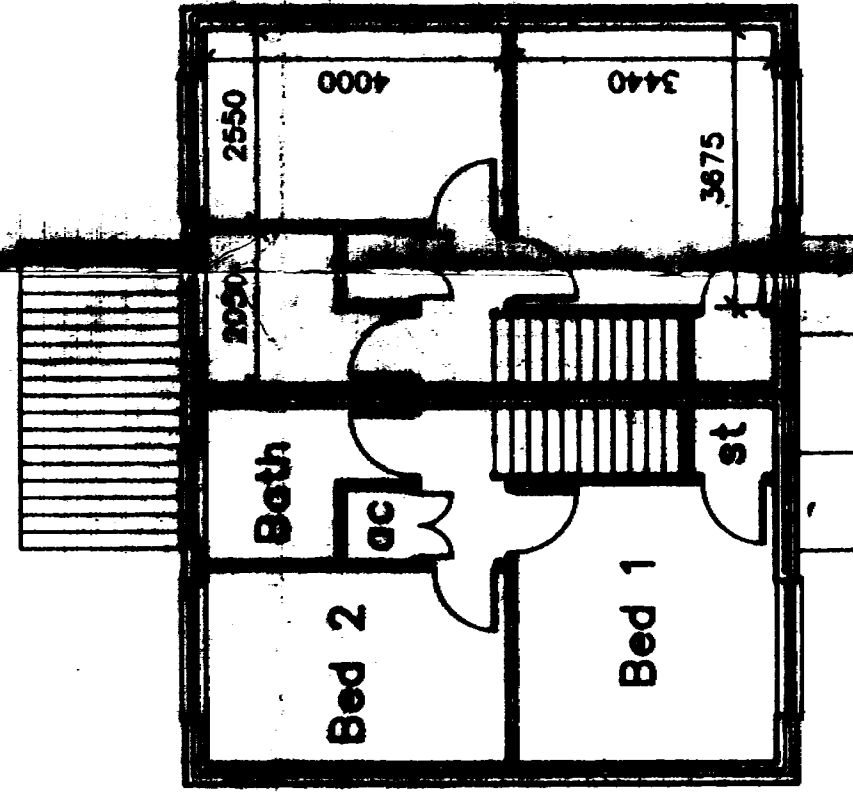
8 7 6



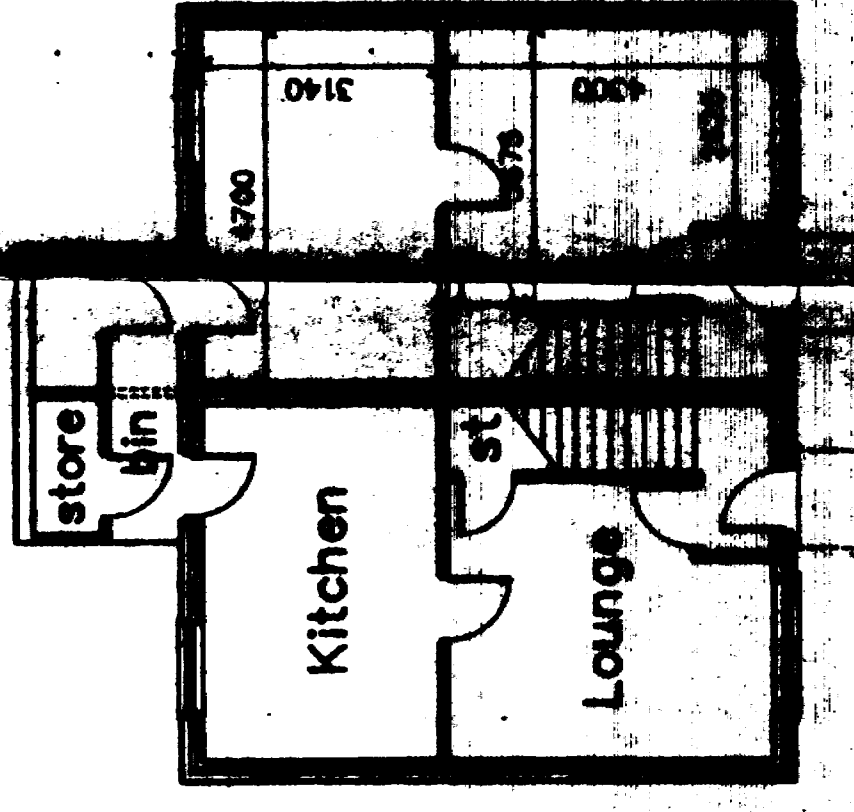
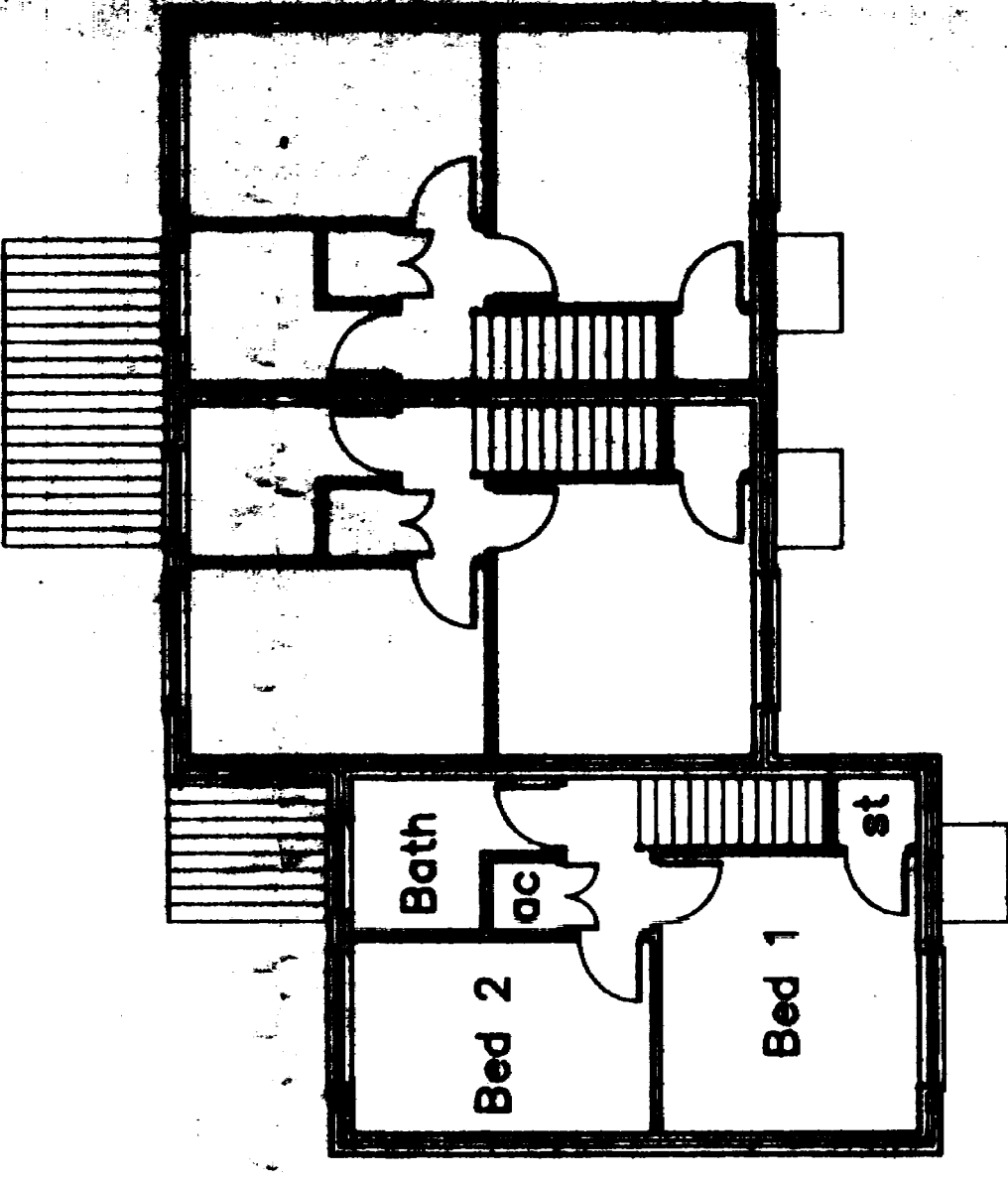
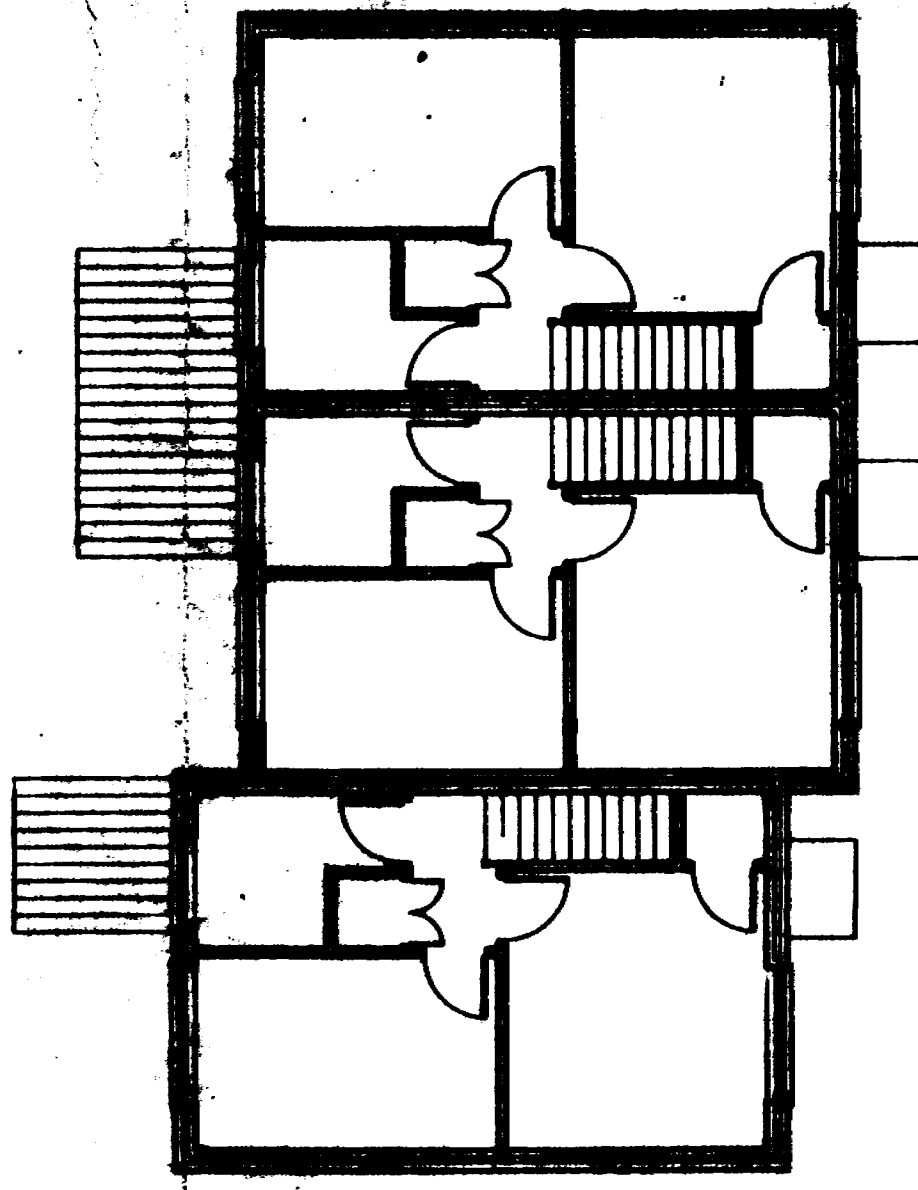
6 7 8



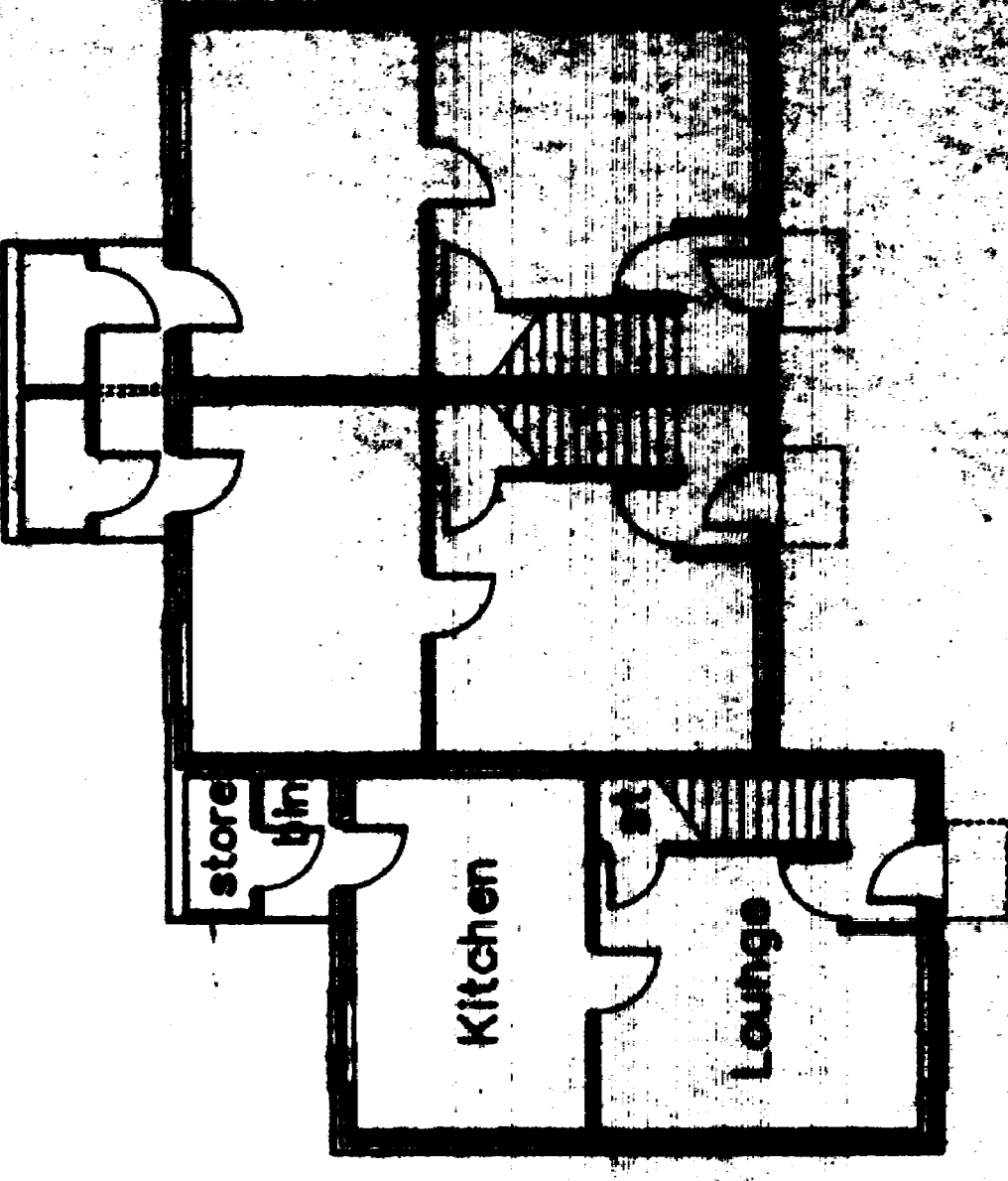
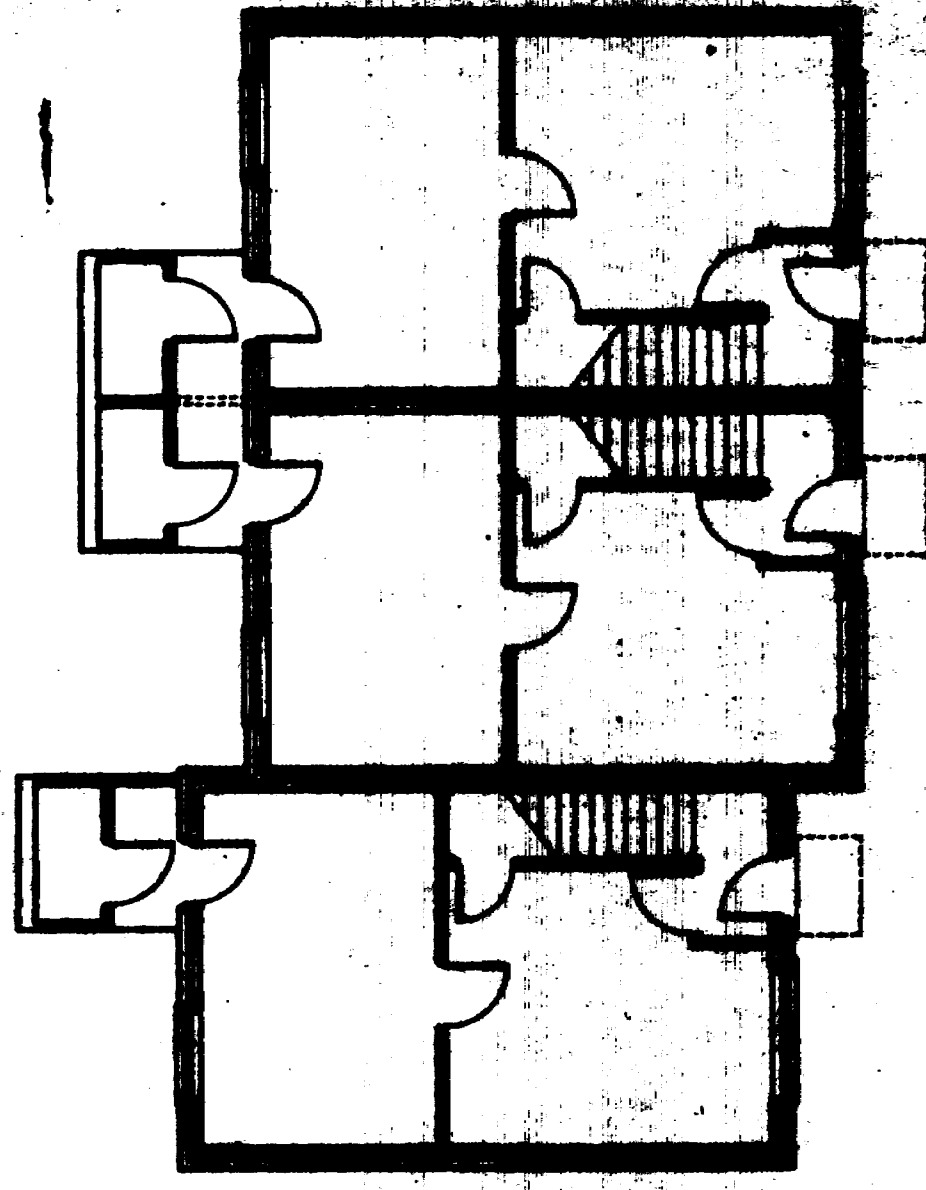
SIDE ELEVATION



FIRST FLOOR PLANS



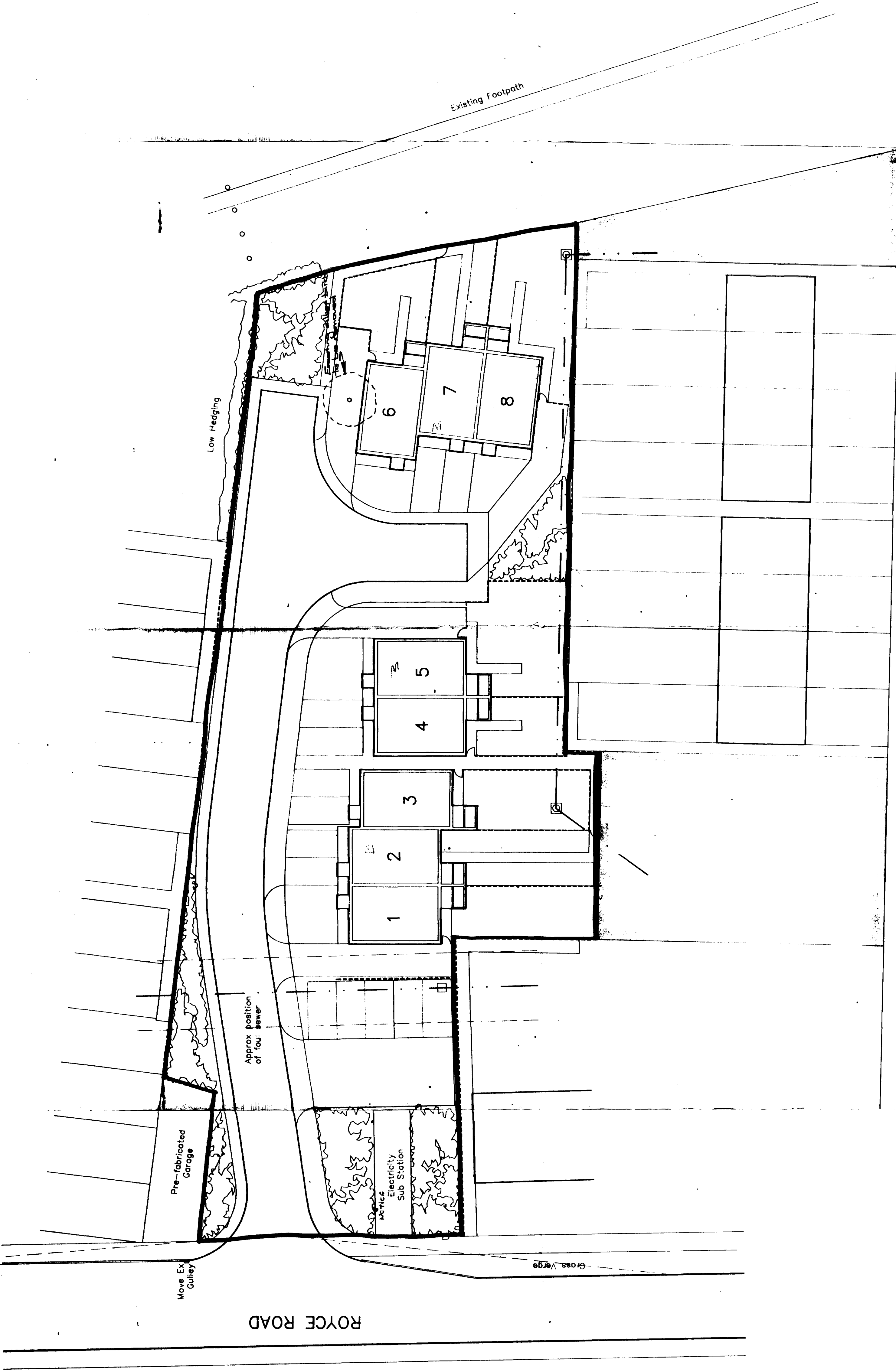
GROUND FLOOR PLANS



SOUTH HOLLAND S.C.  
PLAN C-17  
28 APR 1993  
REF. 255-571/572

Proposed Residential Development  
Royce Road, Sydney

PHASE 3



ROYCE ROAD

FULNEY AVENUE

SOUTH  
0 10m  
03/09/93

Revision B 24-03-93 Omitted 1 No House type and reduced length of access road.

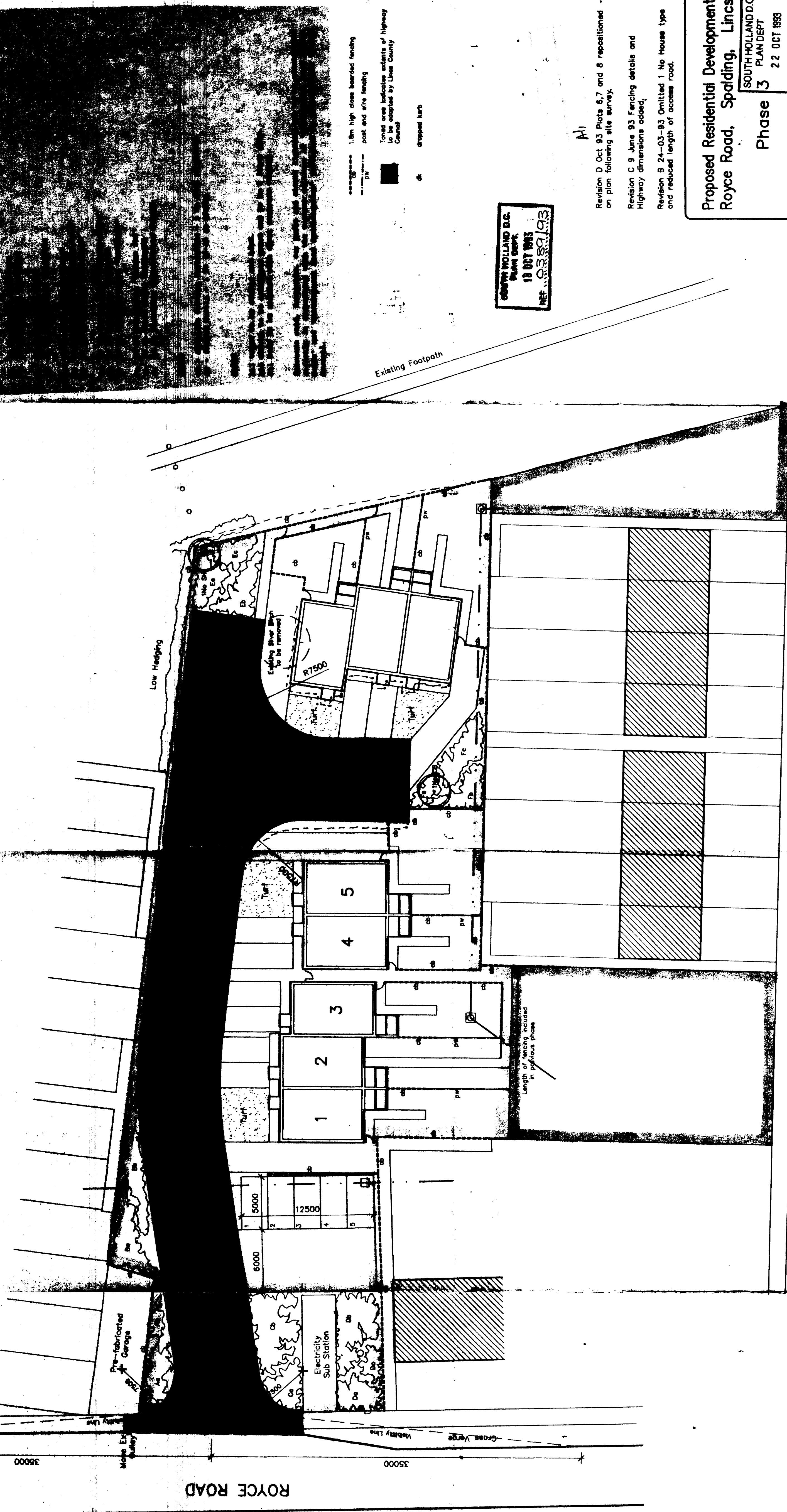
Proposed Residential Development  
Royce Road, Spalding, Lincs  
Phase 3  
Longhurst Housing Association Ltd

SITE B PROPOSED LAYOUT  
8 No 2 BED 4 PERSON HOUSES

**Meldrum Lee & Gilliat**  
Architects, Quantity Surveyors  
Management & Cost Consultants

|                |         |          |           |             |
|----------------|---------|----------|-----------|-------------|
| Issued Office: | Date:   | Jan 93   | Drawn by: | Checked by: |
| Region:        | Scale:  | 1 : 200  | Drawn No: | 12154-04    |
| Slingshot:     | Region: | 12154-04 | Drawn:    | B           |
| Graphical:     | Region: | 12154-04 | Drawn:    | B           |

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



1.5m high close boarded fencing  
post and wire fencing  
Total area indicated subject of Highway  
to be adopted by Lincs County  
Council  
drapped curb

SOUTH HOLLAND D.C.  
PLAN DEPT  
18 OCT 1993  
REF 0339193

Revision D Oct 93 Plots 6,7 and 8 repositioned  
on plan following site survey.  
Revision C 9 June 93 Fencing details and  
Highway dimensions added.  
Revision B 24-03-93 Omitted 1 No House type  
and reduced length of access road.

Proposed Residential Development  
Royce Road, Spalding, Lincs  
Phase 3  
SOUTH HOLLAND D.C.  
PLAN DEPT  
22 OCT 1993  
Longhurst Housing Association Ltd

SITE B PROPOSED LAYOUT  
8 No 2 BED 4 PERSON HOUSES

**MELDRUM LEE & GILLIAT**  
Architects, Quantity Surveyors  
Management & Cost Consultants

|           |          |            |    |
|-----------|----------|------------|----|
| Drawn by  | Jan 93   | Checked by | DL |
| Scale     | 1:200    | Drawn by   | DL |
| Sheet No. | 12154-04 | Revision   | D  |

On 14/01/94 The Client has agreed to the above plan and will issue a planning application for the site.