FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0420/93 Received:05-MAY-93 Type:CONDITION COMPLIANCE

Earlier Permission: H16/0543/91

Name: D Brown (Building Cont) Ltd
30 Park Road
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Road and sewer details (Condition 2 of application H16/0543/91)
Location : Water Lane 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
17-MAY-93 H16/0420/93

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

2 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H16/0420/93

Date registered

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D. Brown (Building Contractors) Ltd.
30 Park Road.
Holbeach.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. Merchant.
4 Chapel Gardens.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Water Lane, Spalding.

Please complete

EARLIER APPLICATION No.

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

H16/0543/91.

Please complete

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

Signed G. R. Merchant Date 4.5.93

Please complete the section below.

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

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

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

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

State which details are submitted

Roads & Sewers.

State drawing no's relating to the current submission —

State condition no. under which this application is required 2.+5

OFFICE USE ONLY

Checking Officer:

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

ADMIN

Date Consult Sent

.....

Notes:

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

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☐	☐

Details Accepted if different from Box 2:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Spoke to Bob medical
on 14-5 & agreed to added
Condn 5 to this Cond Comp

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDH
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 P.M. Date 14-5

Notes:

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

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0420/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

PDM 7-5
DR 11.5

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

PM

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

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 05 MAY 1993

Registration

Reference H16/0420/93

Cross-Ref Rec'd ✓

Date 6/5

Validation

TYPE C COMP

Site area
No of dwellings
Floorspace

Earlier permission – Ref: H16/0543/91
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Road and sewer details

Invalid

- Site plans ☐
- Certificate ☐
- Fee ☐
- Fee (not free) ☐
- Inaccurate ☐
- Incomplete ☐
- Unclear ☐

Fees

Correct fee £NIL

- Nil fee ☐
- Discounted ☑
- Previous app – ref:
- Type of app
- Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 220 OS Plots
Grid ref 524540 321950

Ward

Parish

Inside IBD

Inside LP area

Constraints:

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

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

Hazards –

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

Linked to site Ref 1321

Linked to property Ref

- Dist Bound ☐
- Other: ☐

Planning Records:
Earlier apps

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

0543/91 not in system

BRI. 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

H16/0420/93
CONDITION COMPLIANCE

Applicant: D Brown (Building Cont) Ltd Agent: G R Merchant
Tel:

Description: Road and sewer details
(Condition 2 of application
H16/0543/91)

Location: Water Lane
Spalding
Lincs

Valid date: 05-MAY-93 Terminal date: 30-JUN-93
Target dates: Target Committee: 23-JUN-93
To case officer 12-MAY-93 Report deadline: 09-JUN-93
Inspected by 19-MAY-93
Extra contacts 26-MAY-93 Case Officer:
Report if not clear by 09-JUN-93 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Ccc — Ops Attached No Objections fc 06	13/5/93	

SITE RECORD

Grid ref: 524540 321950
OS Sheet: 220 Parcel:

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H16/0543/91

DATE RECEIVED : 14 6 91

APPLICANT : D Brown (Building Contractors) Ltd
30 Park Road
Holbeach
Spalding
Lincolnshire

AGENT : G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

TYPE : Full GRID REF : 524550 321950

DESCRIPTION : Erection of 13 houses and improvements to Water Lane

LOCATION : Water Lane, Spalding

05 MAY 1993
0420/93

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.

Th&aff.

2 The proposed dwellings shall not be commenced until the road improvement works have been designed and constructed in accordance with details to be approved.

Reason: To ensure that the proposed development is served by a satisfactory highway network.

3 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved.

directive

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 road onto which it fronts, is adjacent to, or gains access from, has been constructed.

directive

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.

Cont/...

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
PRIORY ROAD, SPALDING, LINCOLNSHIRE. PE11 2XE. TELEPHONE: SPALDING 761161

2/3

Cont/...
H16/0543/91

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 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks, shall be laid out and constructed in accordance with a specification and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

7 No materials shall be deposited, stored or processed (in any way) on any road or footway, constructed from concrete paviors. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged particularly from an appearance point of view.

8 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.

9 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of a scheme for screen walls or fences along the rear intervening boundaries of the dwellings and such scheme as may be approved shall be implemented, together with the other walls and fences shown on the submitted plans, before any dwellings abutted by such walls or fences are occupied.

Reason: To safeguard the amenities of future occupants.

Cont/...

Cont/...
H16/0543/91

10 Notwithstanding the provision of the Town and Country Planning General Development Order there shall be no extension to the dwellings unless separate and specific planning permission has been granted.

Reason: To ensure that the overall design concept of the development is retained and to ensure the continued provision of adequate levels of private garden space for each dwelling.

Director of Planning and Building Control Services
19 November 1991

NOTE
This application is granted on the basis that street lights will be provided in accordance with the details shown on the plans received by the Local Planning Authority on 18 October 1991.

ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: _____

APPLICATION NUMBER: H16/0420/93

Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry.

For further information please contact the Enforcement Officer.

Date: 13.5.93 Signature: K Bulloos

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/420/93.

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

WATER LANE, SPALDING.

3. Name, classification and number of road

UC

4. Date application referred 13-5-93

5. State whether outline, detailed application etc.

CONDITIONS COMPLIANCE

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

ROAD & SEWER DETAILS

7. 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:—

Delete as appropriate

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: 13/5/93 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

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(iii) COMMENTS FOR FORM T.R. 108 para 10b

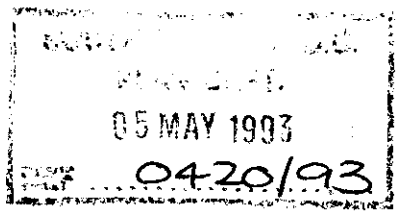
Note:— use continuation sheet(s) as necessary.

G.R. Merchant I.Eng. AMICE FIWO
Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: KW/JJ E16/2509/93
Our ref : GRM/JJM/DB-WL

4th May, 1993.



S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PLANNING APPLICATION H16/0543/91.
ERECTION OF 13 NO. TOWN HOUSES, WATER LANE, SPALDING.

Further to your letter of the 29th April with respect to the above project, I enclose copies of scheme drawings with reference to roads and sewers as requested.

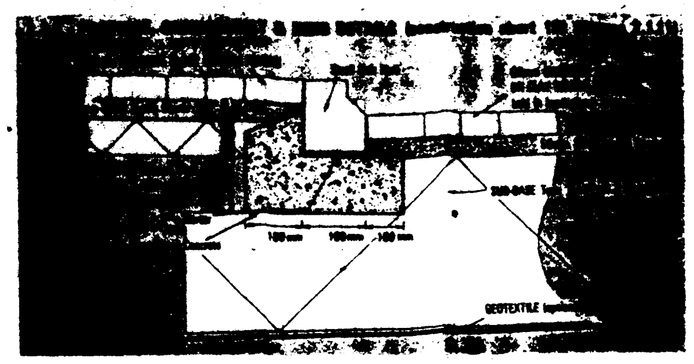
I apologise for not sending them to yourselves, but they have been approved by L.C.C. and Building Control.

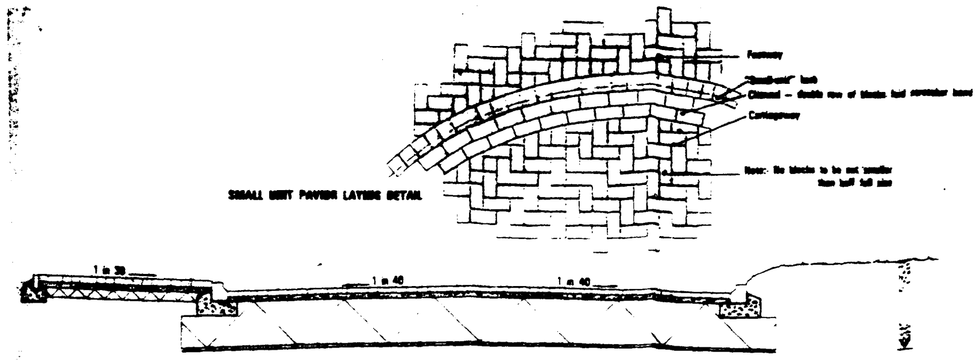
The contract for the road construction was anticipated to start 2 weeks ago, but the Contractor had to delay commencement.

I trust the enclosed information and explanation explains the situation, but should you require any further information, please do not hesitate to contact me.

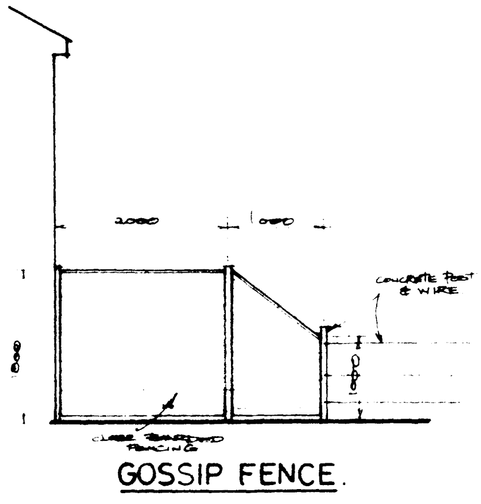
Yours faithfully,

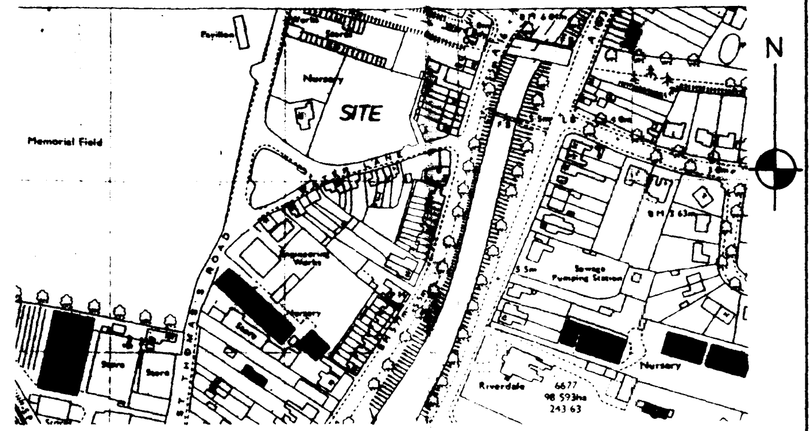
G.R. Merchant.





REF. CLAUSE 1.6(d) TYPICAL CROSS SECTION SHOWING SMALL UNIT PAVIORS AND SMALL UNIT KERBS)





LOCATION PLAN Scale 1:2500

SITE LAYOUT [Housing Square]
Scale 1:200

215 BRICK WALLS 1800 HIGH - AS HATCHED TOPPED WITH DOUBLE PANTILES

a. - Silver Birch (Betula Pendula)
b. - Whitebeam (Sorbus Aria)
c. - Lime (Tilia Cordata)
d. - Maple (Acer Campestre)

(0000) - Beech Hedging maintained 750 high

All trees to be semi light or full standard 2 rows staggered planting hedging to be 60-80cm base root rootballs

Street Lighting in accordance with L.C.C. specification. Sisslicbe

HOUSING SQUARE.
Housing Square to be constructed in block paviors, colour brown, to County Council Highways specification with small unit kerbs. Block paviors to be in herringbone pattern.
Access to Water Lane: Carriageway width 6.0 metres;
Kerb radii at junction 6.0 metres;
Visibility splays 2.4m x 35.0m;
1.0 metre wide service strip.

WATER LANE.
Water Lane itself to be widened to 5.50 metres along the entire frontage of the development site to the County Council Highways specification. Additionally a new footway 1.8 metres wide along the site frontage to be provided.

PARKING COURTS.
Parking Courts to be flexible construction in bitumin macadam minimum 50mm above Housing Square pavior construction and laid to falls. Parking spaces to be designated in white marker paint size 5.0m x 2.5m.

DRAINAGE.
Foul drainage to new sewer connecting to existing A.W. sewer in Water Lane. Housing Square sewer to comply with the latest Water Authority document 'Sewers for Adoption' 3rd Edition.
Surface Water drainage from Housing Square to run to Foul sewer (Combined Sewer) as agreed. (Reference letter MH/EH. E/B/1. from S.H.D.C. to Eix and Son, Holbeach, dated 19th March, 1989).
Surface water from town houses and parking courts to drain to combined sewer except where shown to soakaways.
Note all stormwater gullies to be of a trapped and roddable type where stormwater drains run to combined sewer.

FENCING.
1800mm high close boarded fencing with private gate access to rear gardens as shown.
Post and wire fencing between properties as shown.

LANDSCAPING.
Tree and shrub planting to areas indicated species and types AS DETAILED
Generally planting to be of advanced nursery stock and maintained until established.

EXTERNAL MATERIALS.
Facing bricks; Bolton Cavendish Purple Multi-Mixture.
Roof tiles; Sandtoft Double Pantiles - Rustic.
Windows and doors; White uPVC.

RECEIVED
03 MAR 1993
REF 0420/93

F 5.1.93 CAR PARKING ALLOCATION
E 17.2.93 BITUMINOUS BELLMOUTH into ACCESS.
D 1.9.91 GOSSIP FENCES - PLANNING
C 22.11.91 SHS - GULLIES ON WATER LANE - L.C.C.
B 6.11.91 LATERAL Plot 6, I.L. M.H.2. from Services.
A 17.10.91 STREET LIGHTING

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

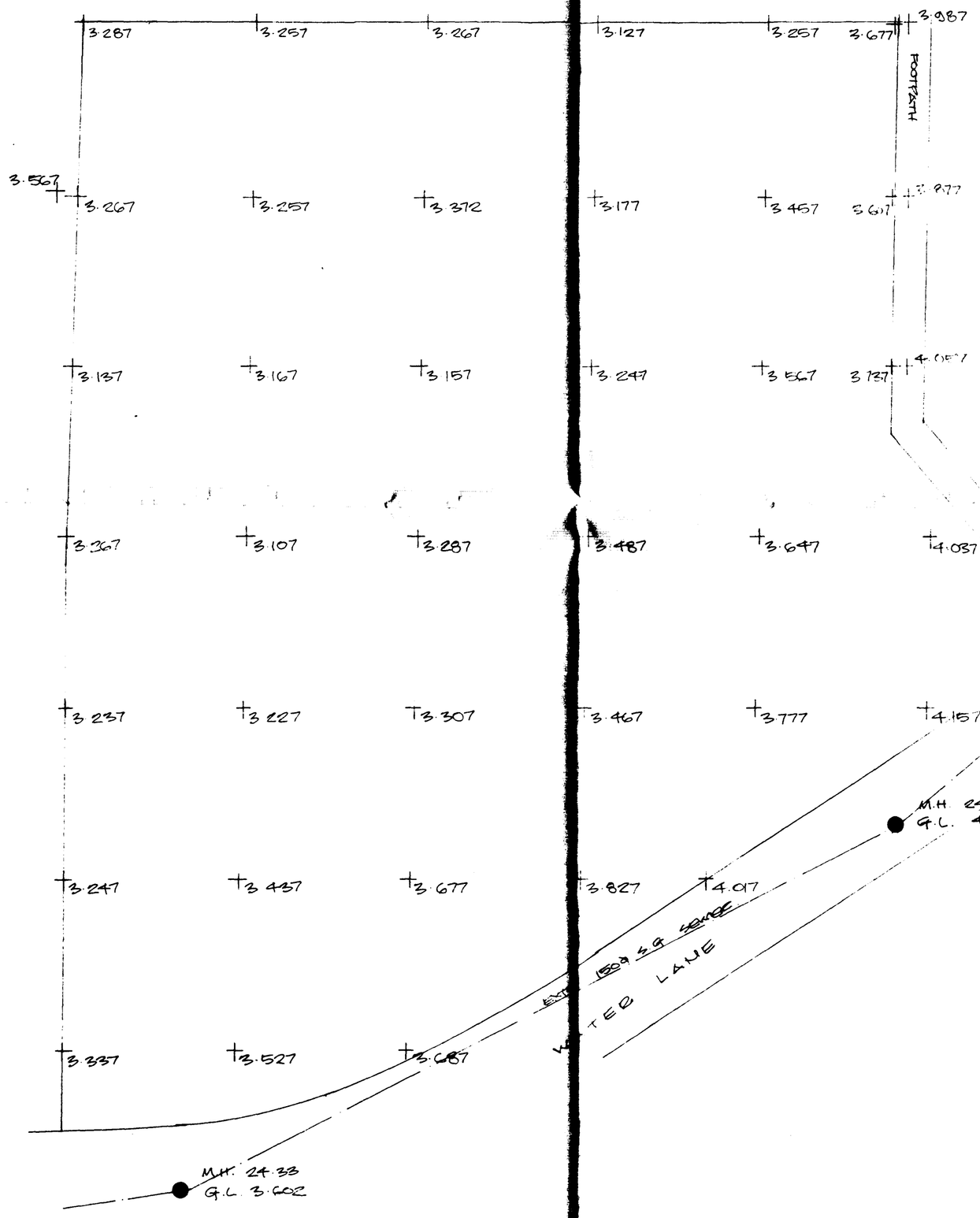
PROJECT:
RESIDENTIAL DEVELOPMENT
15 NO TOWN HOUSES
WATER LANE,
SPALDING,
LINCS.

CLIENT:
D BROWN (BUILDING CONTRS) LTD.
30 PARK ROAD,
HOLBEACH,
SPALDING,
LINCS.

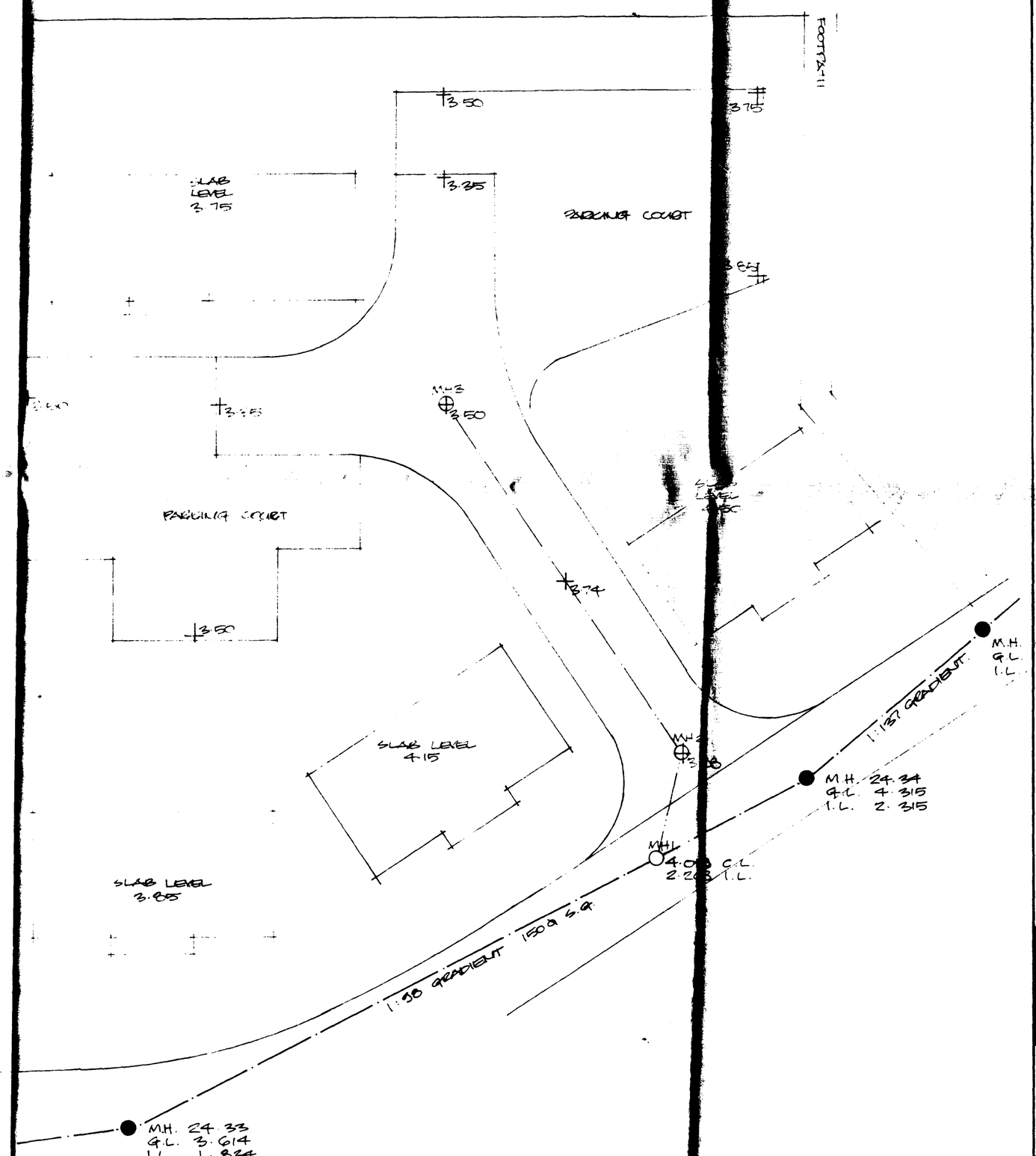
SCALES: AS SHOWN
DATE: MAY 1991

DRAWING No.: DB.WL.6F

REVISIONS:
A B C D E



EXISTING LEVELS



PROPOSED ROAD LEVELS

SOUTH HOLLAND D.C.
PLAN UNIT.
05 MAY 1993
REF ...04/20/93...

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT
15 No TOWN HOUSES,
WATER LANE,
SPALDING,
LINCS.

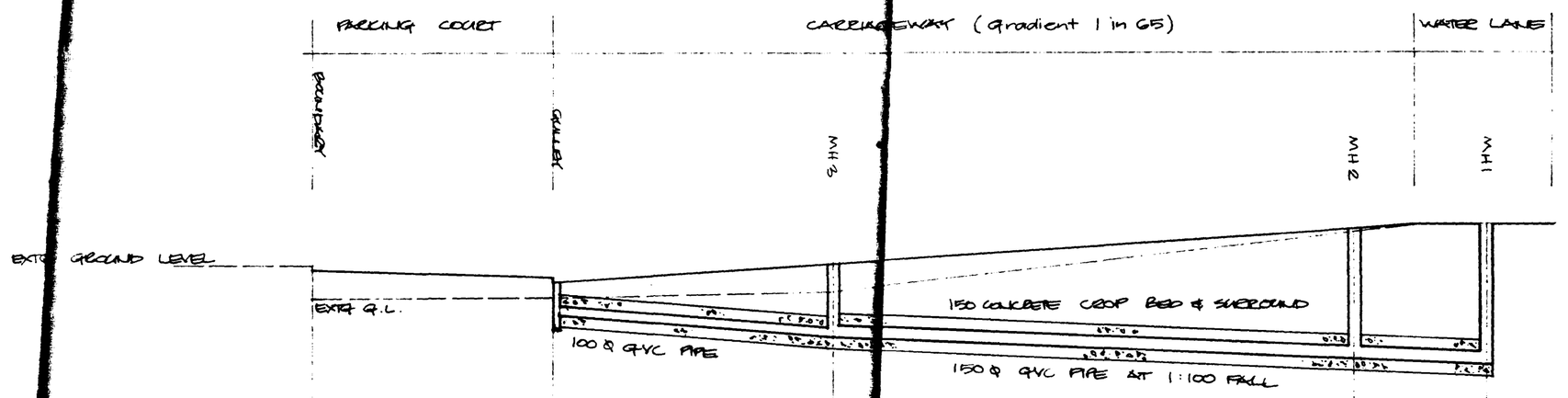
CLIENT:
D BROWN (BUILDING CONTR) LTD
30 PARK ROAD,
HOLBEACH,
SPALDING,
LINCS.

SCALES: 1:200

DATE: APRIL 1993

DRAWING No.: DB.WL7.

REVISIONS:

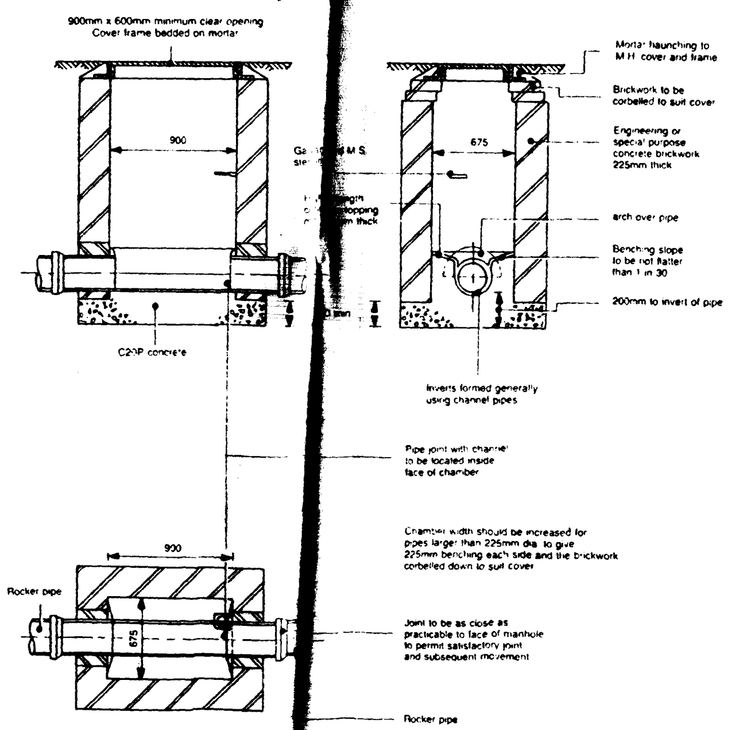


DISTANCE	88.70	46.60	42.60	6.60	0.00	DISTANCE
EXISTING GROUND LEVEL	3.57	3.55	3.20	3.00	4.019	EXISTING GROUND LEVEL
PROPOSED GROUND LEVEL	4.50	5.40	4.50	3.08	4.019	PROPOSED GROUND LEVEL
SEWER INVERT LEVEL			2.60	2.54	2.206	SEWER INVERT LEVEL

LONGITUDINAL SECTION Scales: Vertical 1:5
Horizontal 1:200

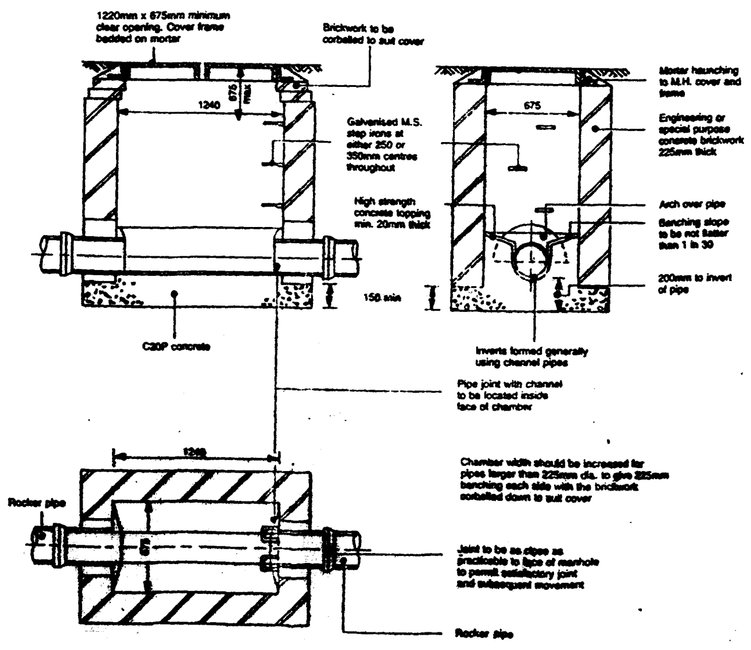
NOTE:
SEWERS TO BE LAID TO COMPLY WITH "SEWERS FOR ADOPTION" THIRD EDITION.

FIGURE 4
TYPICAL MANHOLE DETAIL – TYPE D
depth to soffit less than 1.00m
Agreement of Court undertaker must be given before installation of this type of manhole



MANHOLE DETAIL FOR MH3.

FIGURE 3
TYPICAL MANHOLE DETAIL – TYPE C
depth to soffit 1.0 to 1.35m



MANHOLE DETAIL FOR MH1 & 2.

SOUTH HOLLAND D.C.
PLAN DEPT.
05 MAY 1993
REF ...0420/93

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT
15 No. TOWN HOUSES,
WATER LANE,
SPALDING,
LINCS.

CLIENT:
D BROWN (BUILDING CONTRS) LTD
30 PARK ROAD,
HOLBEACH,
SPALDING,.
LINCS

SCALES:	DATE:
AS SHOWN	APRIL 1993
	DRAWING No.: DB W.L.8.

REVISIONS: