SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0432/92 Received:08-APR-92 Type:FULL

Name: Longhurst Housing Assoc Ltd
16A Main Ridge West
Boston
Lincs
PE21 6QQ

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Seven three-bedroomed houses

Location : Phase 2, site off Royce Road Spalding
Lincs

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

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)

SOUTH HOLLAND DISTRICT COUNCIL

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.

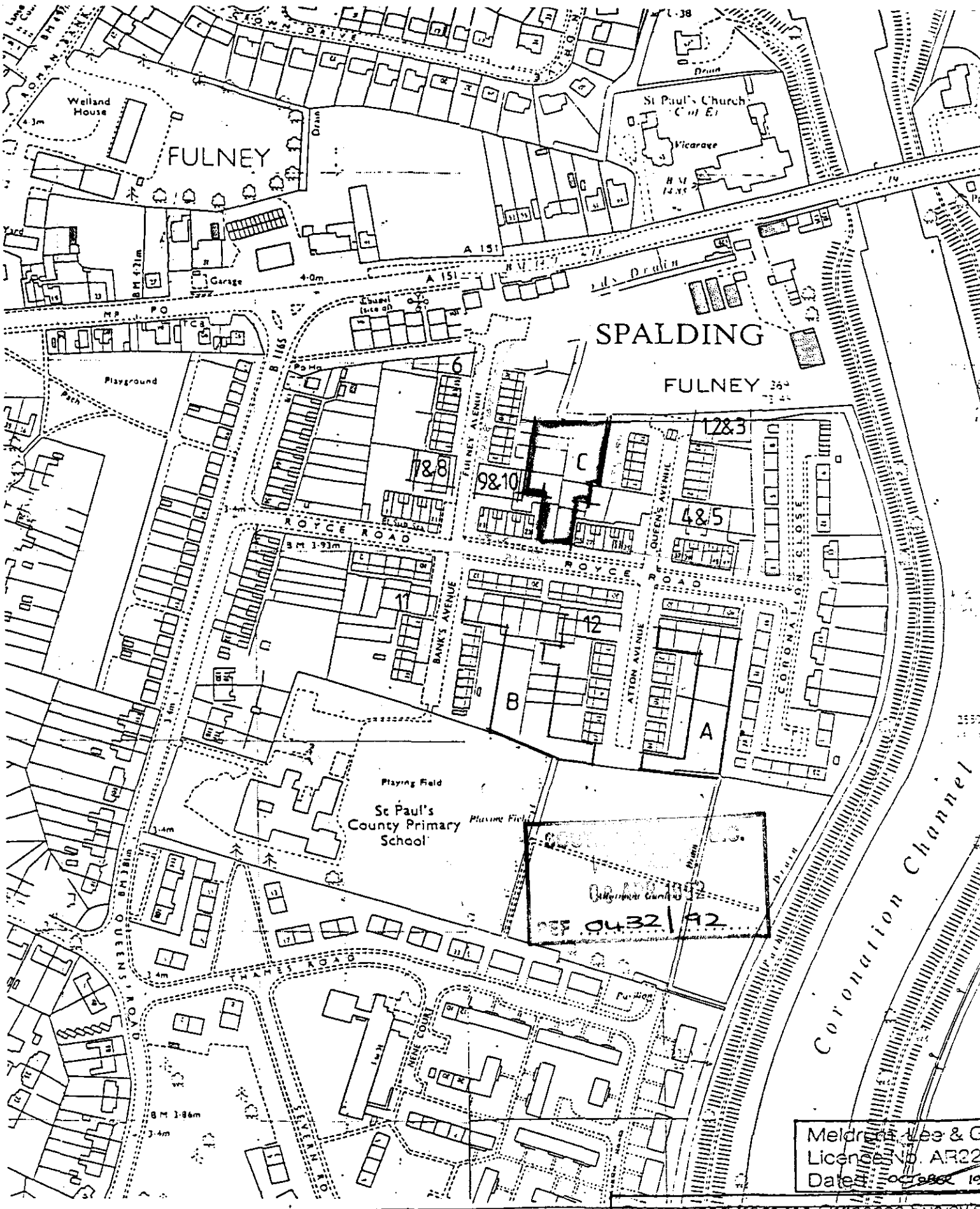
Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Director of Planning and Building Control Services
08-JUN-92 H16/0432/92

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.

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Meldrum Lee & Gillatt
Architects & Quantity Surveyors

LONGHURST H.A. LTD. ROYCE ROAD SPALDING PHASE TWO	Date FEB.92	Scale 1:2500	No 4902.14

ADMEL P/4/813

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0432|92

Date Registered 08 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOCIATION LTD
16A MAIN RIDGE WEST
BOSTON
LINCS
PE21 6QQ

Tel. No.

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS
Tel. No. 0205 364795
(Personal contact name) MR J A MERRETT

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PHASE 2
SITE OFF ROYCE ROAD SPALDING LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

7 No 3 BEDROOM HOUSES

Please complete

Signed pp MELDRUM LEE & GILLATT

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £770.00 If you consider no fee is payable include a written explanation instead.

Date 7 APRIL 1992 Previous application No:

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 works (✓) → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application

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:

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: 8.000 metres

(b) max. length: 15.600 metres

(c) max. width: 13.500 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY DESFORD COUNTRYSIDE STRAW RUSTIC

D. Please state type and colour of roofing materials. MARLEY MENDIP INTERLOCKING TILES

E. Has a survey of the site been undertaken? State Yes or No: YES — MOSBOROUGH RED

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.: VACANT LAND

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. 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: YES → If so, name of road: ROYCE ROAD; Will there be — Individual access(es): ; New estate road: ✓

C. What provision will be made for garages or parking within the site? 21 No PARKING SPACES

TREES Please tick **one** box

A. 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: TO SOAKAWAY

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

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:

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	NO	
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):
Is this application related to a previous submission	NO	→ Application No.:

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 THREE SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

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: SHDC. State Date notice served:

Signed pp MELDRUM LEE & GILLATT (Applicant/Agent) Date 7 APRIL 1992

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 pp MELDRUM LEE & GILLATT Applicant/Agent) Date 7 APRIL 1992

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at LAND OFF ROYCE ROAD
Take notice that application is being made to South Holland District Council by LONGHURST HOUSING ASSOCIATION LTD
for planning permission for 7 No 3 BEDROOM HOUSES

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 pp MELDRUM LEE & GILLATT Date 7 APRIL 1992

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 770

Receipt Issued ..... No. 0998

Date First Received 20 NOV 1992

REGISTRATION

REFERENCE H16/0432/92

Cross-Ref F.....K.L.....15-4

Date 9/4/93

VALIDATION Date 10/4/92

Type ....GDL.... Earliest permission date (Cert 3) .....

Site area ..... No. of dwellings ....7.... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Env app	Access	Lands
Previous					
Current					

Description

Technicals: Certificate ☐ Agency ☐
Site plans ☐ Incomplete form ☐
Description ☐

Site advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type
Discounted fee ☐ Reason .....

Correct fee £ 770 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.4.

Index Sheets 184 OS Nos ..... Grid Ref E 360900 N 336300

Part ..S.. Parish ..SEALAND.. TB Built ☐ C1 ☐
TB Bypass ☐ C3 ☐ Grade
Inside IBD YES Inside CB area YES Level crossing ☐ CP ☐
Footpath ☐ Other

Linked to site.....Ref. 94/65.. Linked to property.....Ref.....

Planning Records: 3 Day Records:
Earlier apps 1304/90 Already submitted Ref.....
Requested .....

Inputs completed.....

PJR + NRM say this isn't refusable
PJR 18-5-97

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours ✓ Other

Boundaries Site Features Currently paving existing gravel drive. Grass area surround new properties

Inspected by: CC
date: 24/4

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... — No .... ✓

Ward member request — Yes .... — No .... ✓

Recommend approval against material objection — Yes .... — Any objection received? No / If yes, is any obj. material? Yes / No — No .... ✓

[Reason:

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... — No .... ✓

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes .... ✓

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DC 27/5

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

DC 21/4.

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
23 & 25 Royce Rd
1,3,5,7,9,11 Queens Ave
2,4,6,8,10 Putney Ave
} DONE 27/4

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Meldrum Lee & Gillatt
49 High Street
Boston
Lincolnshire

Mr P J Udy

PJU/LAB
H16/0432/92

15 April 1993

F.A.O. Mr J Merrett.

Dear Sir

Seven Three-Bedroomed Houses, Phase Two, Royce Road, Spalding.

It has been brought to my attention by the Building Control Section of this Department that the fence which has been erected to the rear of numbers 6 and 7 of the above development seems to be closer to the rear elevation than the plan shows.

The site has been visited by the author of this letter and it would appear that the rear most fence is approximately half a metre away from a steel fence which has been erected around a play area to the rear of the site. According to the submitted plans it would appear that the fences were to join. The affect of this fence being erected in this location is that when the second fence is erected in order to provide the rear footpath access to plot 6, plot 7 will have a small garden.

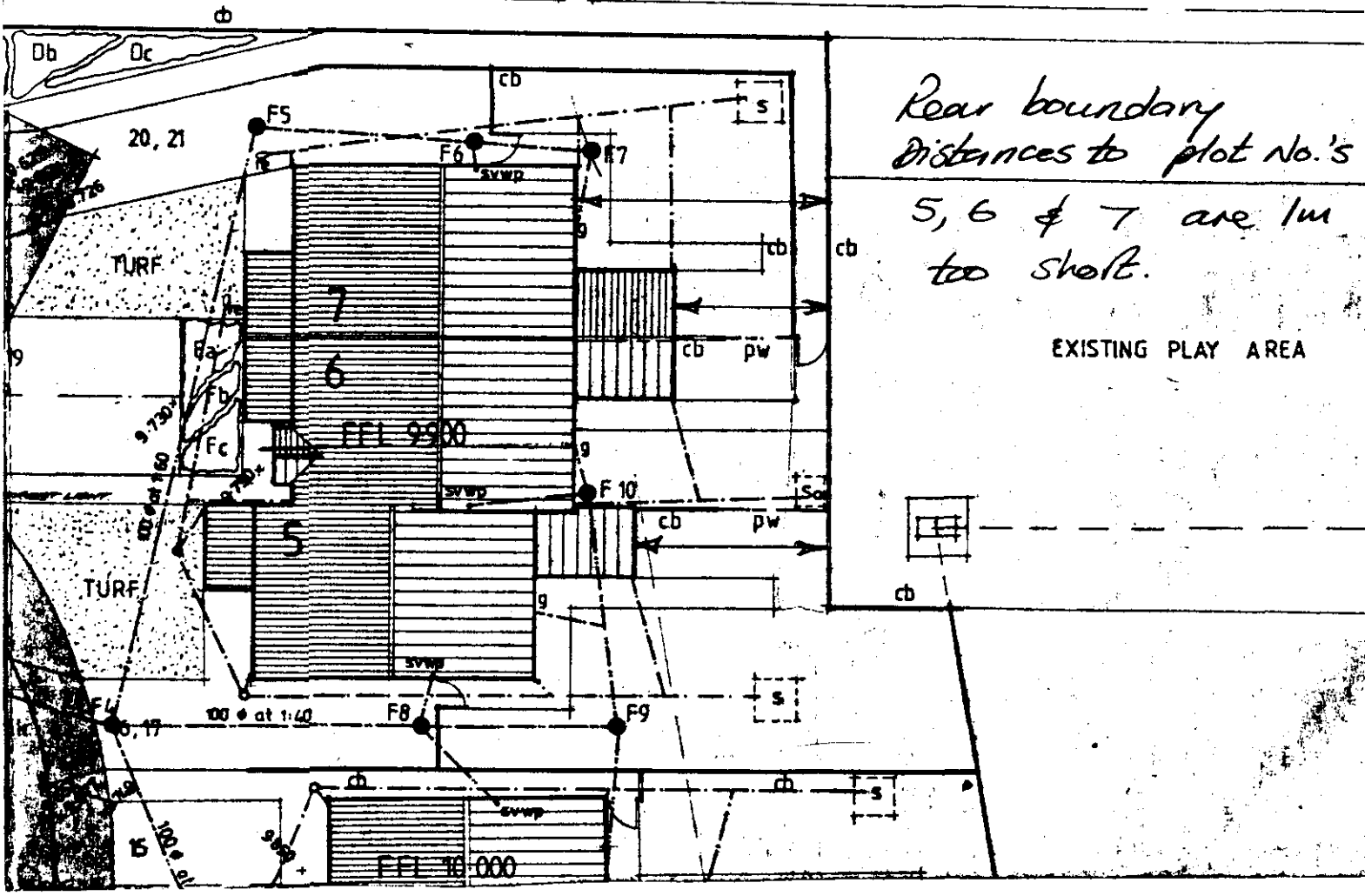
I would be grateful if you would advise me on why the fence has been erected where it has. I strongly urge that the fence is moved back as far as possible so that it abuts the fence around the existing play area and I would then require an amendment to be submitted showing the new layout.

Yours faithfully

N R Medlen
Principal Planning Officer
Development Control

c.c. B16/0569/92

B16/569/92.
Royce Rd, Spalding.



Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0432/92 Received:08-APR-92 Type:FULL

Name: Longhurst Housing Assoc Ltd
16A Main Ridge West
Boston
Lincs
PE21 6QQ

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Seven three-bedroomed houses

Location : Phase 2, site off Royce Road Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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.

Authorised to issue:

28-MAY-92 H16/0432/92

AD...28/5.....DC...5/6...

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0432/92 Type: FULL

Applicant: Longhurst Housing Assoc Ltd Agent: Meldrum Lee & Gillatt
Tel: 0205 364795

Description: Seven three-bedroomed houses

Location: Phase 2, site off Royce Road
Spalding
Lincs

Valid date: 08-APR-92 Terminal date: 03-JUN-92
Target dates: Target Committee: 02-JUN-92
To case officer 13-APR-92 Report deadline: 19-MAY-92
Inspected by 18-APR-92
Extra contacts 23-APR-92 Case Officer:
Report if not clear by 13-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 7 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	16-APR-92	30-APR-92
Cllr J Goodley	16-APR-92	30-APR-92
Cllr G Teale	16-APR-92	30-APR-92
The Occupier 23 Royce Road	27-APR-92	11-MAY-92
The Occupier 25 " "	"	"
The Occupier 1 Queens Avenue	"	"
The Occupier 3 " "	"	"
The Occupier 5 " "	"	"
The Occupier 7 " "	"	"
The Occupier 9 " "	"	"
The Occupier 11 " "	"	"
The Occupier 2 Fulney Avenue	"	"
The Occupier 4 " "	"	"
The Occupier 6 " "	"	"
The Occupier 8 " "	"	"
The Occupier 10 " "	"	"
~~2,4,6,8,10~~		
~~1,3,5,7,9,11~~		
~~23-25~~		
13,15,17,19,21,27,29 Royce Road	28-APR-92	12-MAY-92
12,14,16,18,20 Fulney Avenue	28-APR-92	12-MAY-92

L.C.C - ODS Attached for CB 23/4/92

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Cllr G Teale	16-APR-92	30-APR-92

LCC - OBs Attached JCS 23/4/92

SITE DETAILS

Grid ref: 526050 323630
OS Sheets: 184 Parcel:

BRIAN SM Dip TP MRTPI
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Lincs

Type: FULL

27-APR-92

Dear Sir/Madam,

PLANNING APPLICATION

I have received an application for planning permission which you may be interested in. The details of the application are shown above.

If you wish to see the application and plans they are available at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm Friday). If you have any observations about the proposal, they should be sent to me by 11-MAY-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

The Occupier
9 Queens Avenue
Spalding
Lincs

BRIAN SMI)ip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Yours faithfully
B SMITH
Director of Planning and Building Control Services

The Occupier
11 Queens Avenue
Spalding
Lincs

Returned by P.O. 30-4
PJU went 30-4 to post it
house boarded up P. Box nailed closed.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H16/0432/92.

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	6	0	2	3	6.

2. Address or location

PHASE 2, OFF ROYCE ROAD, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

FULL.

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

7 THREE 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 com~~plete Form T.R. 108 para 10b ~~as shown overleaf.~~

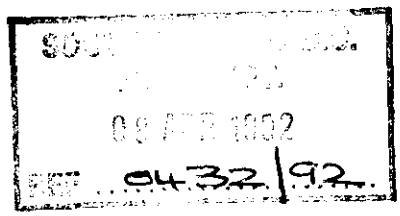
Date: 23-4-92 Signed: B Emmerson
Director of Highways and Planning

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

JAM/DAL/TAE/4902

7 April 1992



South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sir

Development at Royce Road Spalding (Phase 2)
7 No 3 Bedroom Houses

We enclose the following documents which form our application for Planning Approval of the above:-

1. 4 No site layout and landscaping plans 4902.16B.
   4 No location plans 4902.14.
   4 No house layout plans 4902.17A.

2. 4 No copies of Planning Application Form incorporating Ownership Certificate.

3. Copy of Notice Served on Landowner.

4. Precribed fee in the sum of £770.00.

We would be grateful if this application can be processed as soon as possible. Should you require any further information please do not hesitate to contact the writer.

Yours faithfully

J A Merrett RIBA

encs

M Buckley,
Longhurst Housing Association Ltd,
Friars House,
Shodfriars Office Centre,
Quaker Lane,
Boston,
Lincs.
PE21 6DZ.

Mr J Blacklock

JB/JJ ~~H16/0236/92~~,
~~H16/0432/92~~, H16/0259/92
~~SOU/MB/SG~~

20 Jan 1994

Dear Madam,

PLANNING PERMISSION - ROYCE ROAD PHASE II SITES A, B AND C, SPALDING.

Thank you for your letter dated 6th January 1994 in connection with the above.

I would advise you this Authority does not undertake special investigations to establish whether all the conditions of a permission have been complied with and therefore I am not in a position to give you the assurance which you request.

I would add, however, that this Authority has not received any adverse comment or complaint which would lead it to question compliance with the said conditions.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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

49 High Street

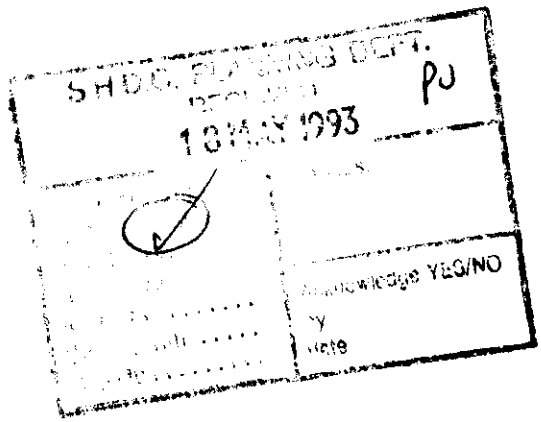
Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842



JAM/TAE/4902

17 May 1993

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

Dear Sirs

Royce Road Site C Phase 2 Spalding Lincs

Further to our letters dated 23 and 27 April 1993 and the writers recent telephone conversation with Mr Udy of your department, we write to confirm that you are satisfied that our correspondence records the situation correctly and that you do not require any further action regarding this matter.

Yours faithfully

J A Merrett RIBA

cc R G Carter West Norfolk Ltd
Ms M Buckley 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

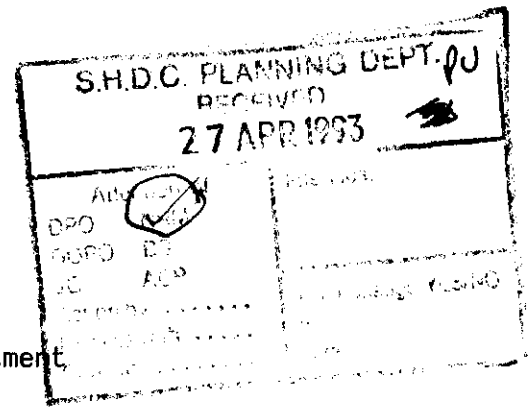
ESTABLISHED

1900

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

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842



JAM/JC/4902

23 April 1993

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

Dear Sirs

Site C Seven 3 Bedroomed Houses Phase 2 Royce Road Spalding

We acknowledge receipt of your letter dated 15 April 1993, we await the Contractors written response, however we would comment as follows:-

1) The timber fencing to the above development was erected near the site commencement (October 1992) date to secure the site at which time the play area to the rear of this site was defined by a concrete post fence system.

2) We understand from the Contractor that he erected the new fence line tight to the line of the existing concrete post delineation during October 1992, since that date the play area has had a new galvanised m.s. railing fenced enclosure erected presumably by your Authority.

3) No doubt to facilitate erection of the new m.s. galvanised fencing a gap has been left between this and the pre-existing timber fence.

4) As far as we are aware the line of the timber fencing erected in October 1992 defines the site in our clients ownership and to move the fence line as you suggest would technically trespass onto land in your Authorities ownership.

I trust the foregoing provides the information you require.

Yours faithfully

J A Merrett RIBA

6.5.93 - Inspected by K.W. Boundary fence is correctly located. Dwelling on Plot 7 is 700m further back. Spoke to P. Udy who agrees this is insignificant & N.F.A. NRM also aware. KW 6.5.93

cc Ms M Buckley Longhurst Housing Association Ltd

MANCHAT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

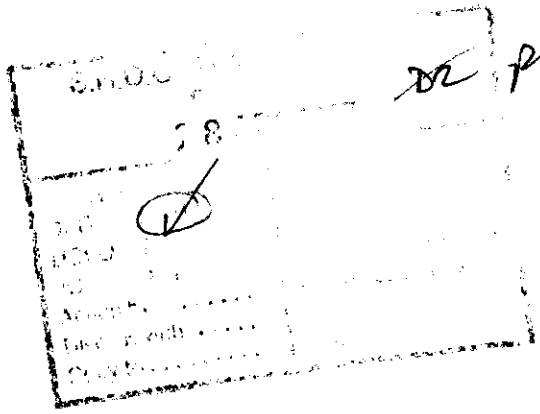
ASSOCIATES
B. G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

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1900

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

49 High Street
Boston
Lincolnshire
PE21 8SP

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Fax: 0205 310842



JAM/TAE/4902

27 April 1993

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

Dear Sirs

Royce Road Site C Spalding Lincs

Further to our letter dated 26 April 1993, we now enclose a copy of R G Carter West Norfolk Ltd's letter dated 26 April 1993 which appears to confirm our understanding of events.

Yours faithfully

J A Merrett RIBA

Enc

cc Ms M Buckley Longhurst Housing Association Ltd

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

ASSOCIATES
B. C. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

CARTER BUILDER

R. G. CARTER WEST NORFOLK LIMITED

MAPLE ROAD · KING'S LYNN · NORFOLK · PE34 3AF
TELEPHONE: (0553) 761131 FAX: (0553) 768458

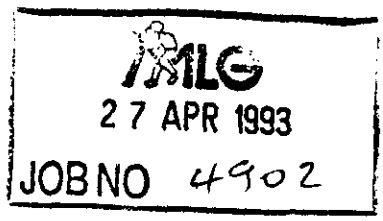
26th April 1993

OUR REF: RC/CAD/WN210

YOUR REF:

Meldrum Lee & Gillatt,
49 High Street,
Boston,
Lincs, PE21 8SP.

For the attention of Mr J Merrett



cc to JHDC + LHA

Dear Sir,

RE : Site C, Royce Road, Spalding

We write in reply to your letter dated 16th April 1993 ref JAM/TAE/4902 with regards to the new fence erected to the rear of plots 6 and 7.

We would confirm that we have strictly adhered to the fence line depicted on your drawing 12073/10 which was reiterated by yourself during our preliminary site meeting, prior to commencement of our works. Your drawing clearly shows our fence on the same line as the existing (concrete post and wire) fence around the existing play area.

However since we have erected our fence, South Holland District Council have removed their fence and erected a steel rail fence set 600mm back off our fence.

We trust our comments clarify our actions, however should you wish to discuss this matter further please contact the writer to arrange a site meeting.

Yours faithfully,
For R G CARTER WEST NORFOLK LIMITED

pp. Cadrew.

R Clark
Surveyor

Directors: R. G. Carter, T. H. Atkins, P. C. Dixon (General Manager). Secretary: E. S. Bradford. Executive Director: A. R. Chilvers

REGISTERED OFFICE: DRAYTON · NORWICH · NR8 6AH · ENGLAND · REGISTERED No. 1685443 · ENGLAND

The R.G. Carter Group: R.G. Carter Holdings Limited

Building & Construction Companies:
R.G. Carter Limited, Drayton
R.G. Carter, Bury St. Edmunds
R.G. Carter, Cambridge
R.G. Carter Colchester Limited
R.G. Carter Dereham Limited
R.G. Carter Great Yarmouth Limited
R.G. Carter, Grimsby
R.G. Carter Harleston Limited
R.G. Carter, Ipswich
R.G. Carter Peterborough Limited
R.G. Carter Thetford Limited
R.G. Carter West Norfolk Limited
H. Bullen & Son Limited, Cromer
H. Bullen & Son Limited, North Walsham
Fisher & Sons (Fakenham) Limited
John Youngs Limited, Norwich

Service & Supply Companies:
Builders Equipment (Norwich) Limited
Builders Equipment, Ipswich
Bullen Developments Limited, Drayton
Bullen Investments Limited, Drayton
Carter Concrete Limited, Sheringham
R.G. Carter Projects Limited, King's Lynn
R.G. Carter Technical Services Limited, Drayton
Drayton Joinery
Drayton Mechanical Services, Bury St. Edmunds
Drayton Windows
Eyre (Electrical) Limited, Norwich
Lees Flooring Limited
Mace Interiors, Norwich
Maple Joinery, King's Lynn
Youngs Doors Limited, Norwich

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/0432/92/A1 Date Received: 28-APR-93

Applicant: Longhurst Housing
16A Main Ridge West
Boston
Lincs PE21 6QQ

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description of Original Development: Seven three-bedroomed houses

Location: Phase 2, Site off Royce Road, Spalding

Amendment Submitted: Amendment to some of the tree species

Drawing Number(s): 4902/16 D

30 April, 1993

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.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0432/92/A1

Date registered 28 APR 1993

Case Officer AW

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

State details of amendments proposed

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

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

Your Ref H16/0432/92

Our Ref JAM/TAE/4902

27 April 1993

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

Dear Sirs

Royce Road Site C Spalding Lincs

With reference to the approved landscaping layout indicated on the approved drawing No 4902.16B, we enclose revised copy of this drawing (revision D) with amendments to some of the tree species due to requirements of NHBC Standards Chapter 4.2.

We would be grateful to receive confirmation of your approval to these revisions.

Yours faithfully

J A Merrett RIBA

SOUTH HOLLAND D.C.
PLAN DEPT
REF

Enc

ALSO AT
Skegness
&
Grantham

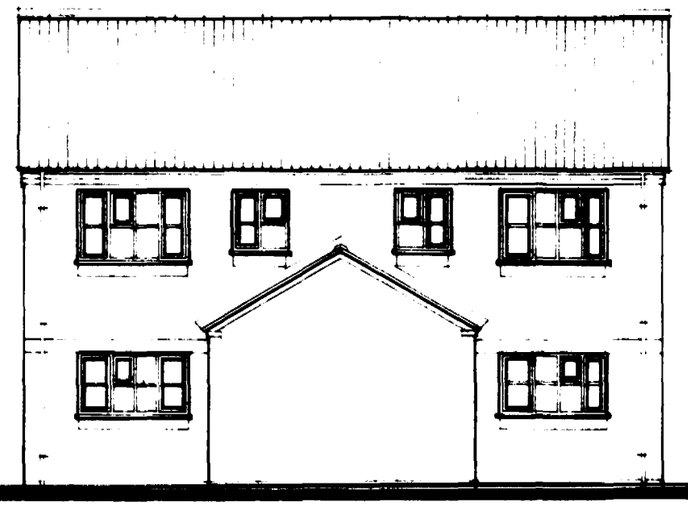
PARTNERS
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R.W. Lowe, RIBA
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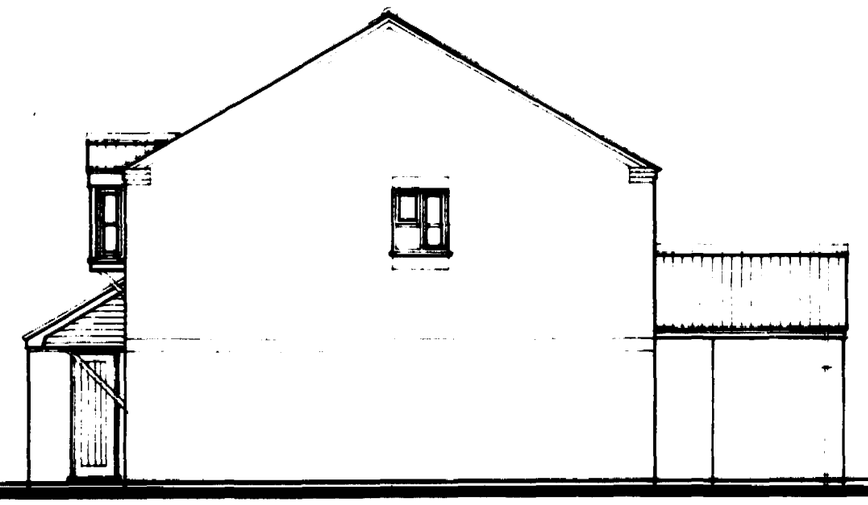
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1900



FRONT ELEVATION



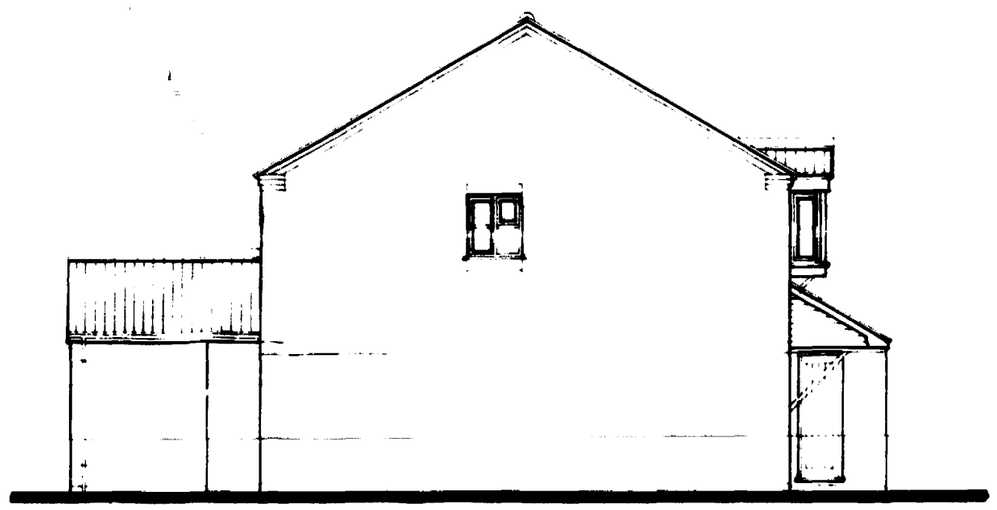
REAR ELEVATION



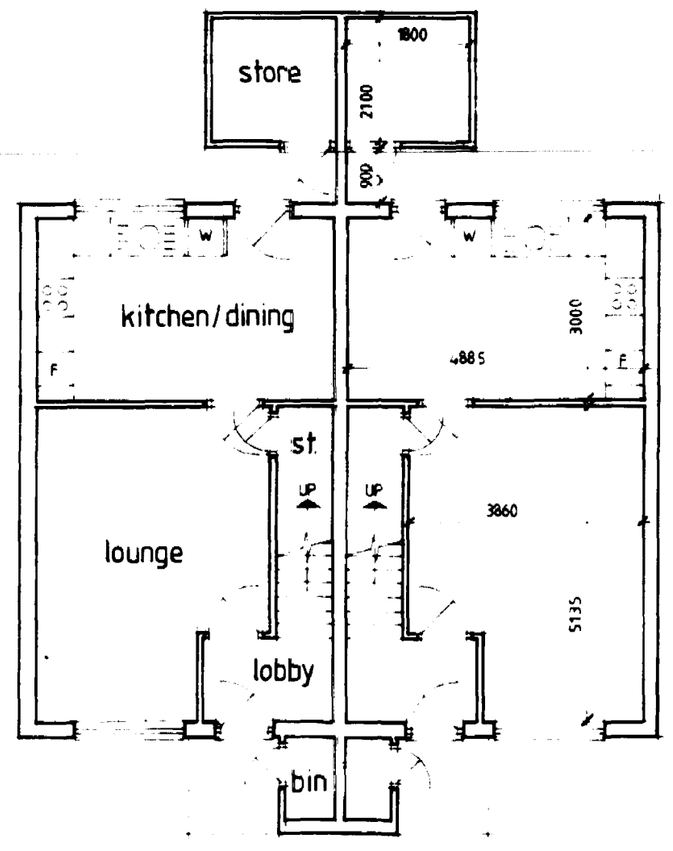
SIDE ELEVATION

FACING MATERIALS

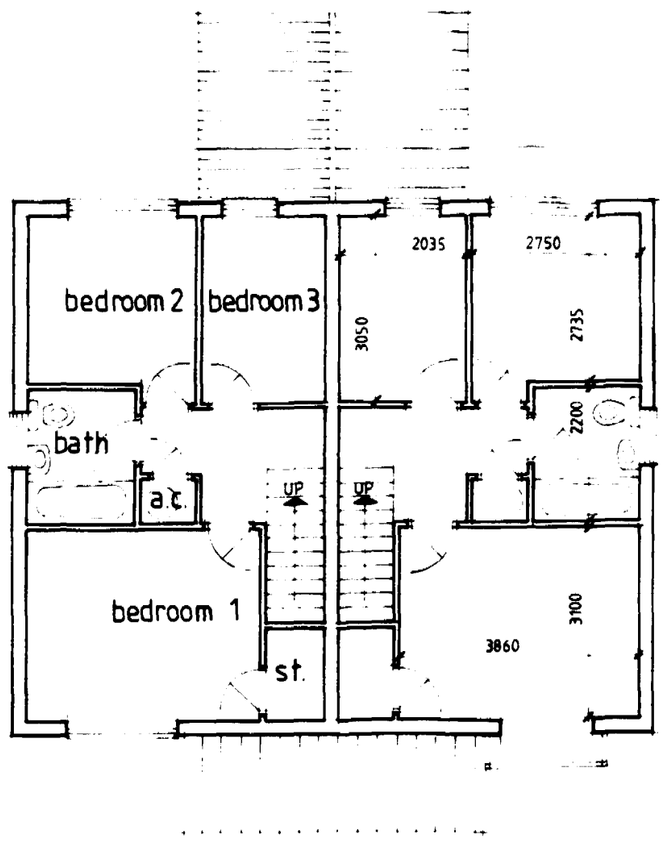
ROOF	Marley Wendip Interlocking Tiles, colour Mosborough Red
WALLS	Butterley Desford Countryside Strax Rustic with Butterley Desford Countryside Multi Red Rustic contrast banding, heads and cills
WINDOW FRAMES	Timber gloss white
R.W GOODS	White uPVC



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH [illegible] D.C.
PLA[illegible]
08 APR 1992
REF ..0432/92..

ELEVATION re FACING MATERIAL NOTES added 7/04/92

ROYCE ROAD PHASE 2
SPALDING

LONGHURST HOUSING ASSOCIATION

SITE C HOUSE PLANS AND ELEVATIONS.
7 No 3 BED HOUSES

MLG Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office
Boston
Peterborough
Skegness
Grantham

MARCH 1992
1:100
4902 / 17 | A

ADMEL E Y 122

PLOTS 9 & 10

ROYCE ROAD

QUEENS AVENUE

EXISTING PLAY AREA

EXISTING TURNING HEAD

NORTH

LINE OF EXISTING PIPED DRAIN

LINE OF 3m WIDE UTILITY

TURF

DENSE BITMAC ENTRANCE ROAD FOOT PATHS AND PARKING

STREET LIGHTING IN ACCORDANCE WITH LCC REQUIREMENTS

7 PARKING SPACES TO REPLACE EXISTING

5000

1800

2400

1000

20000

9000

PLANTING SCHEDULE

Trees

Shrubs

Fa - Potentilla 'red ace'
Fb - Genista 'lemo spreader'
Fc - Enonymus 'sunspot'

Climbers

Notes

Key

REV B drawing renumbered 25/03/92
REV A site layout amended 24/3/92

ROYCE ROAD, PHASE 2
SPALDING

SOUTH HOLLAND D.C.
PLAN DEPT.
08 APR 1992
REF 0432/92

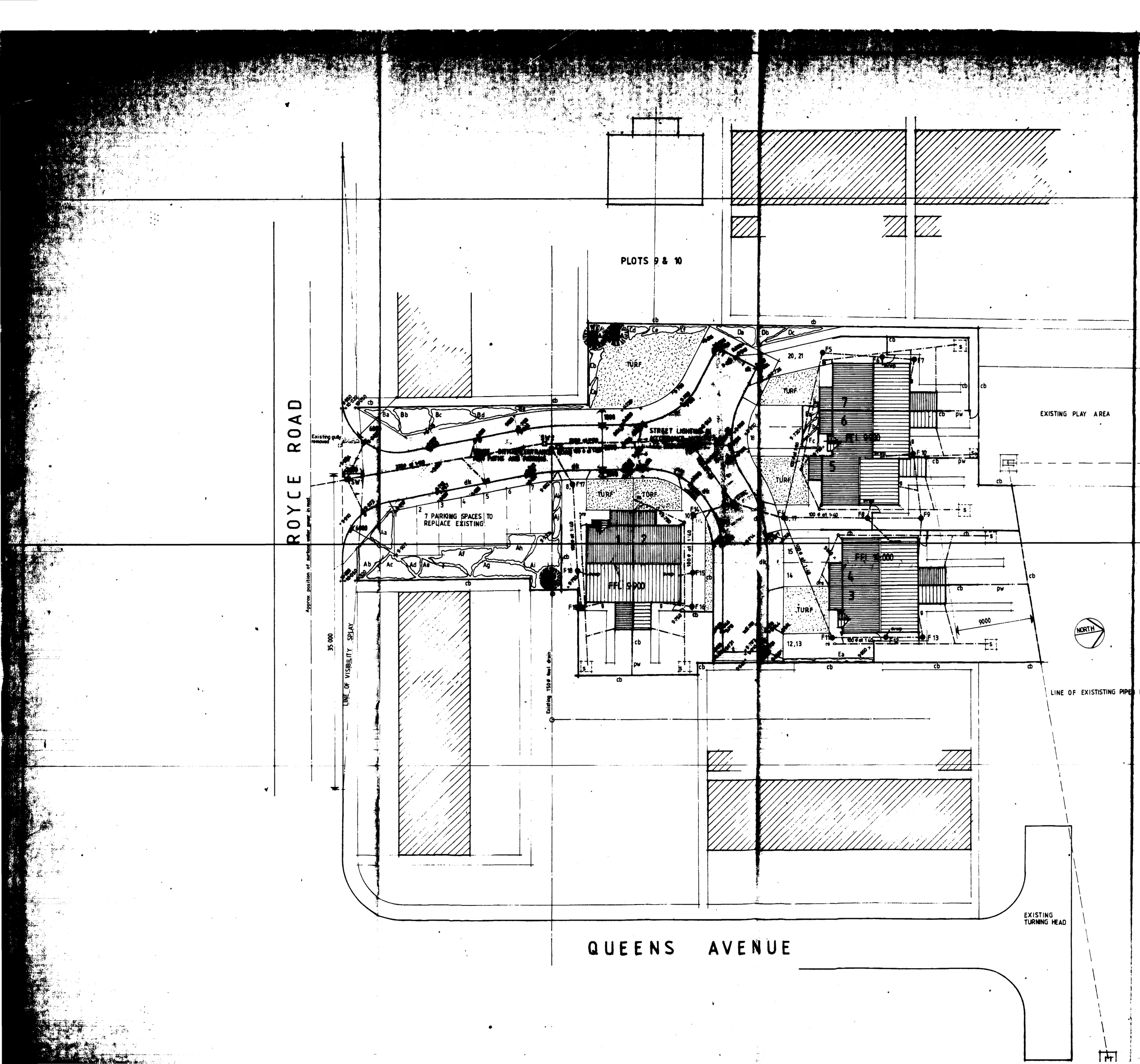
LONGHURST HOUSING ASSOCIATION

SITE C LAYOUT AND LANDSCAPING PLAN

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office:
Boston (0205) 366795
Peterborough (0733) 340101
Skegness (0754) 767066
Grantham (0476) 590129

Date MARCH 1992
Drawn by
Scale 1 : 200
Checked by
Drawing No. 4902/16
Revision B



PLANTING SCHEDULE

Trees

A - Sorbus aucuparia 'fastigiata (6-8cm girth)
B - Betula pendula 'fastigiata (6-8 cm girth)

Shrubs

As - Elaeagnus pungens 'maculata'
Ab - Illex aquifolium
Ac - Sambucus 'plumosa aurea'
Ad - Viburnum rhytidophyllum
Ae - Buddleia davidii
Af - Sambucus nigra 'purpurea'
Ag - Weigela 'newport red'
Ah - Cornus alba 'elegantissima'
Ai - Forsythia 'lynwood'
Aj - Sambucus nigra 'lacinata'

Ba - Viburnum tinus
Bb - Cornus alba 'spaethii'
Bc - Weigela florida 'variegata'
Bd - Cornus alba 'elegantissima'
Be - Vinca major 'variegata'

Ca - Vinca major 'variegata'
Cb - Rubus tricolor
Cc - Sambucus nigra 'lacinata'
Cd - Buddleia davidii
Ce - Prunus lusitanica

Da - Berberis 'red chief'
Db - Phlomis fruticosa
Dc - Caenothus thyrsiflorus repens

Climbers

Ea - Hedera 'goldheart'

Fa - Potentilla 'red ace'
Fb - Genista 'lydia wilcox'
Fc - Euonymus 'sunspot'

Tonal area indicates area for adoption by L.C.C.

S 1200×1200×650mm sq

900×900×650 mm sq

TOTAL IMPERMEABLE AREA OF ADOPTABLE AREAS IS 620·67m².

Notes

All trees to be staked and tied

All shrubs to be container grown and to be 2 litre size

All beds to be mulched with spent mushroom compost

All climbers to be provided with training wires fixed to fencing

Key

cb - 1.8 m close boarded fence
pw - 1.2 m post and wire fence
dk - dropped kerb

AMENDED PLAN
Ref. A/1

REV.D TREES AMENDED.
REV.C Drainage and levels added
REV.B drawing renumbered
REV.A. site layout ammended.

ROYCE ROAD PHASE 2
SPALDING

SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1993
REF 432/92

LONGHURST HOUSING ASSOCIATION

SITE C LAYOUT AND LANDSCAPING PLAN.