SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0441/93 Received:11-MAY-93 Type:OUTLINE

Name: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Description: Residential development

Location : St Johns Road Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

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)

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 Visibility splays of 2.4 metres by 90 metres shall be provided at the proposed estate road junction with St Johns Road prior to the erection of any dwellings.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

4 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil

SOUTH HOLLAND DISTRICT COUNCIL

Engineers in 1963.
*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

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

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

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

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

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

7 Before the access to any frontage plot is commenced to be used, provision shall be made within that plot to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

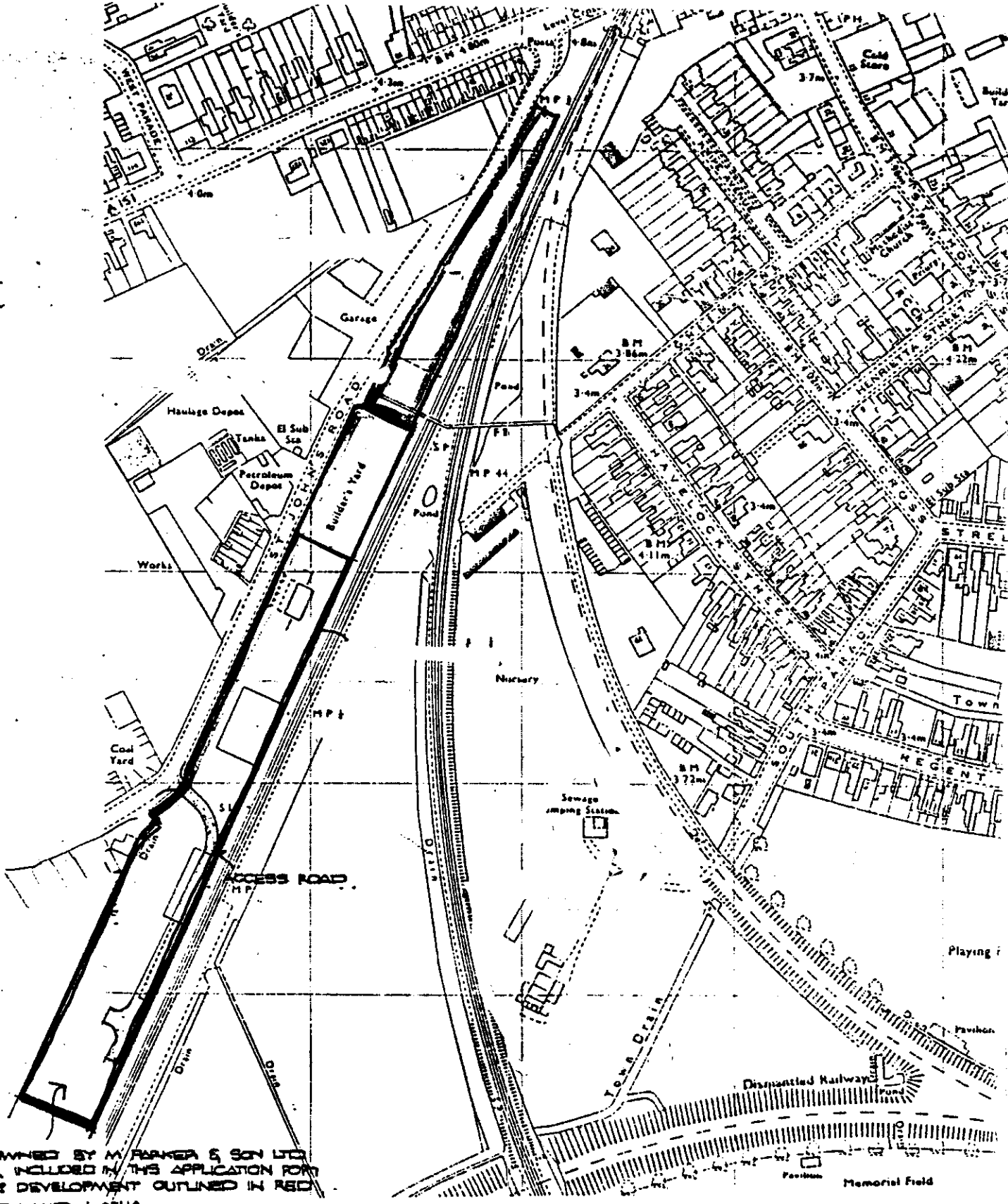
Applicant is advised that the final layout should be such as to minimise the effects of the nearby railway line.

Director of Planning and Building Control Services
22-JUL-93 H16/0441/93

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)



LAND OWNED BY M. PARKER & SON LTD & INCLUDED IN THIS APPLICATION FOR HOUSING DEVELOPMENT OUTLINED IN RED.
AREA OF LAND 1·05HA

HOUSING DEVELOPMENT

ST. JOHN'S RD.
SPALDING.

FOR
M. PARKER & SONS LTD.

SCALE 1·2500
DATE AUGUST 1988.

PLANNING
RECEIVED
11 MAY 1993
DATE 0441/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0441/93

Date Registered 11 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M PARKER & SONS LTD.,
ST JOHN'S RD
SPALDING.

Tel. No. 0775 · 724777.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ST JOHNS RD.
SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

HOUSING.

Please complete I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1320..... If you consider no fee is payable include a written explanation instead.

Signed..COMPANY. ARCHITECT,.... Date .11. MAY. 93. ..... 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 Certificates**

or This is an **outline** application [✓]

Please state Site Area [1·05] (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. [No]

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. [No]

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. [No.]

A. Please state Reference Number of pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

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

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

BUILDERS YARD WITH OUTLINE PERMISSION FOR HOUSING, H16/1320/80.

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 ✓ ➡ If so, name of road: ST JOHNS RD.
Will there be—
Individual access(es)
New estate road ✓

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

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — A To SW. Sewer.

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

C. Please state whether a land drain will be affected — C. No.

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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?	YES ➡	Application No. H16/1320/88

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.

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).

owner

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.**
(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 FOR M. PARKER & SONS LTD (Applicant / ~~Agent~~) Date 11 MAY 93

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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 FOR M. PARKER & SONS LTD (Applicant / ~~Agent~~) Date 11 May 93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Barber merchant - New dev to South Carl. de Sac + frontage dwellings join N. End of Sth - School PF beyond
Railway line to W.
Minimal screening on all but S. Boundary.

Inspected by DL
Date 26/5

Site Notice posted by DL
Date 26/5
Expiry

Individual Resident Notices required:

Addresses to be sent to –
DC's. 13-15-17-19.
Lancelot way.

Addresses delivered to –

Case Officer Conclusions

✓ 26/5

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda: 21/7

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)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0441/93

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

PM neighbours as before? on 13/9/88
18-5 DR 14/9

	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

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

AD N RECORD SHEET

Initial

Submitted Fee £ 1320

Receipt No

Date first Rec'd 11 MAY 1993

Registration

Reference H16/0441/93

Cross-Ref N/A

Date 12-MAY-93 JAB

Validation

TYPE OUTLINE

Site area 1.05
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Residential Development

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

Fees
- Correct fee £ 1320
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 201 OS Plots
Grid ref 524063333300

Ward T 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 4
- FP Footpath
- TPO Tree Pres

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

Linked to site Ref 1328

Linked to property Ref

- Dist Bound
- Other:

Planning Records:
Earlier apps 1319-1320/88
491/89

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

APPLICATION REFERENCE: H16/0441/93 DATE RECEIVED: 11-MAY-93

TYPE: Outline

DESCRIPTION: Residential Development

LOCATION: St Johns Road, Spalding

APPLICANT: M Parker & Sons Ltd AGENT:

REASON FOR COMMITTEE CONSIDERATION

Resident objection.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 JUL 1993

RECOMMENDATION

Grant Permission.

COMMENTS

1 Site has area of 1.05 Ha situated between St Johns Road and the railway line.

2 Outline permission granted in 1988 for residential development (now lapsed), but principle of development established. There has been no material change in circumstances since the earlier grant of permission.

REPRESENTATIONS

Env Services: No objection in principle subject to appropriate design, layout and screening to afford protection from the railway. Consideration needs to be given to possible future intensification of the line. Draft PPG No 15 (Planting and Noise) relevant. This advises buildings should be at least 15 metres from the track.

Public: Objection from 17 Lancelot Way: -

- Concerned as property is very close to boundary.
- Back and site door only 3.5 yards and closer.

BRIAN SMITH Dip TP MRTPI
Director 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

H16/0441/93

OUTLINE

Applicant: M Parker & Sons Ltd.
Tel: 0775 724777

Agent: M Parker & Sons Ltd.
0775 724777

Description: Residential development

Location: St Johns Road
Spalding

Valid date: 11-MAY-93
Target dates:
To case officer 18-MAY-93
Inspected by 25-MAY-93
Extra contacts 01-JUN-93
Report if not clear by 15-JUN-93

Terminal date: 06-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1.05 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: LC

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 13 Lancelot Way		26-MAY-93	16-JUN-93
Owner/Occupier, 15 Lancelot Way		26-MAY-93	16-JUN-93
Owner/Occupier, 17 Lancelot Way		26-MAY-93	16-JUN-93
Owner/Occupier, 19 Lancelot Way		26-MAY-93	16-JUN-93
Site/Press Advert MAJ		25-MAY-93	15-JUN-93
Dir of Environmental		19-MAY-93	02-JUN-93
British Rail Propert	071-837 5800	19-MAY-93	02-JUN-93
Cllr C F Fisher	0775 725983	19-MAY-93	26-MAY-93
Cllr Mrs A M Newton	0775 762210	19-MAY-93	26-MAY-93
Cllr R C West	0775 760231 (Of	19-MAY-93	26-MAY-93

SITE RECORD L.C.C. - Obs attached - JE 21/5/93

Grid ref: 524060 322200
OS Sheet: 201 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H16/0441/93

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L.C.C. Obs Attached JE CB		20/5/93	
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Grid ref: 524060 322200
OS Sheet: 201 Parcel:

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0441/93

Applicant: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Description: Residential development

Location: St Johns Road Spalding

Type: OUTLINE

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

(1)
British Rail Property Board
Stanier House
10 Holliday Street
Birmingham
B1 1TG

(2)
Mrs J Webster
17 Lancelot Way
Spalding

Property Board

LATE OBS: Off. ... Date. 6/7.
Salient points highlighted ✓

- 7 JUL 1993 DR

Director of Planning and Building
Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Y/R : H16|0441|93
O/R : GS/PE/93/302/HF

30 June 1993

Dear Sir,

TOWN AND COUNTRY PLANNING ACT - RESIDENTIAL DEVELOPMENT, ST JOHNS ROAD, SPALDING

With reference to the above matter, I am now able to inform you that the Board has no objection in principle to the proposal providing the following : -

(1) Any existing footpath, occupation or accommodation level crossings along the section of the boundary must be closed and fenced off.

2. The Board may erect or continue to operate any rail signal/s alongside the property if required. It should be noted that this has been the subject of several complaints recently where householders have said by stopping trains outside their houses we are invading their privacy. Shops, offices or factories, etc., might have a similar view.

3. The Board will require steps to be taken, and paid for by the land owner, to mask any light on the site, or to prevent dazzle to trainmen from road vehicle lights. Such illumination, etc., could cause interference with the sighting of signals etc.

4. All works adjoining the B.R. boundary and any fencing proposals at this point must be progressed with and agreed by the Civil Engineer prior to any works commencing.

/Continued ..

BRITISH RAIL PROPERTY BOARD

STANIER HOUSE
10 HOLLIDAY STREET
BIRMINGHAM B1 1TG
TELEPHONE 021 643 4444
FACSIMILE 021 644 4447

5. The stipulations shown on the enclosed sheets are brought to the Applicant's attention should planning permission be given.

I do appreciate that a decision may already have been taken, if so, and if it was one of approval, may I ask that my stipulations are still passed to the Applicants.

Please inform me of the outcome of the Planning Application in due course.

Yours faithfully,



S. PRICE
Graphic Services

Please contact : 021 654 4457 (Mrs H. Feeney)
24 Hour Answering Service : 021 654 4419

DSM00214

STANDARD CONDITIONS FOR DEVELOPMENT ADJACENT TO RAILWAY

I have no objection to the proposal provided the works are carried out strictly in accordance with, and in position shown on, the detailed drawings .....subject to:-

SUPPORT OF EXCAVATIONS

Details of shuttering of excavations for foundations etc., within 5 metres of the Board's boundary to be submitted for my prior approval:-

I make the following comments for consideration by the Planning Authority and for the information and guidance of the Developer.

1. GENERAL FENCING

The developer to provide a suitable tresspass-proof fence adjacent to the Board's boundary and make provision for its future maintenance and renewal. The Board's existing fencing must not be removed or damaged.

2. SPECIFIC FENCING REQUIRED DUE TO NATURE OF DEVELOPMENT

In view of the nature of the development, i.e. Residential, immediately adjoining an operational line of railway, it is essential the developer provides and therefore maintains a substantial fence e.g. concrete post and weldmesh, iron railings, steel palisade adjacent to the Board's boundary to a minimum height of 1.8 metres.

3. DETAILED PLANS AND SECTIONS

Fully detailed plans of the development adjacent to the Board's boundary, including cross-sections where alterations to the existing ground levels are proposed, should be forwarded to my office before development commences, to ensure the Board's adjacent property and works will not be adversely affected during and after the carrying out of the development.

In this connection. when designing the layout of the development or constructing the works, the following must be taken into consideration:-

a) SURFACE WATER

Storm/surface water must not be discharged on to the Board's property nor into the Board's culverts or drains except by agreement with the Board. Suitable drainage or other works must be provided and maintained by the developer to prevent surface flows or run-off on to the Board's property. Proper provision must be made to accept and continue drainage discharging from the Board's property. Full details to be submitted for approval.

b) SOAKAWAYS

Soakaways as a means of storm/surface water disposal must not be constructed near/within 5 metres of the Board's boundary.

STANDARD CONDITIONS FOR DEVELOPMENT ADJACENT TO RAILWAY

I have no objection to the proposal provided the works are carried out strictly in accordance with, and in position shown on, the detailed drawings .....subject to:-

SUPPORT OF EXCAVATIONS

Details of shuttering of excavations for foundations etc., within 5 metres of the Board's boundary to be submitted for my prior approval:-

I make the following comments for consideration by the Planning Authority and for the information and guidance of the Developer.

1. GENERAL FENCING

   The developer to provide a suitable tresspass-proof fence adjacent to the Board's boundary and make provision for its future maintenance and renewal. The Board's existing fencing must not be removed or damaged.

2. SPECIFIC FENCING REQUIRED DUE TO NATURE OF DEVELOPMENT

   In view of the nature of the development, i.e. Residential, immediately adjoining an operational line of railway, it is essential the developer provides and therefore maintains a substantial fence e.g. concrete post and weldmesh, iron railings, steel palisade adjacent to the Board's boundary to a minimum height of 1.8 metres.

3. DETAILED PLANS AND SECTIONS

   Fully detailed plans of the development adjacent to the Board's boundary, including cross-sections where alterations to the existing ground levels are proposed, should be forwarded to my office before development commences, to ensure the Board's adjacent property and works will not be adversely affected during and after the carrying out of the development.

In this connection. when designing the layout of the development or constructing the works, the following must be taken into consideration:-

a) SURFACE WATER

   Storm/surface water must not be discharged on to the Board's property nor into the Board's culverts or drains except by agreement with the Board. Suitable drainage or other works must be provided and maintained by the developer to prevent surface flows or run-off on to the Board's property. Proper provision must be made to accept and continue drainage discharging from the Board's property. Full details to be submitted for approval.

b) SOAKAWAYS

   Soakaways as a means of storm/surface water disposal must not be constructed near/within 5 metres of the Board's boundary.

k) MECHANICAL PLANT

Cranes or jibbed machines used in connection with the works must be so positioned that the jib cannot swing over the Board's property. However, where this is unavoidable, I must be consulted at least 6 weeks prior to the date of proposed Works to enable property arrangements to ensure the safety of rail traffic.

Plant and materials should not be used or handled in such a manner that even in the event of mishandling or failure such plant and materials could move or fall foul of rail traffic i.e. within 2 metres or a vertical plane from the nearest rail on which traffic may run.

4. LEVEL CROSSINGS

Structures should not, when constructed adjacent to level crossing, cause any temporary or permanent obstruction to level crossing users' view of approaching trains.

5. COMMENCEMENT OF WORK

Site works must not commence until all the above requirements have been considered and where necessary B.Rs approval gained.

The developer must inform B.R., in writing, 2 weeks prior to commencement of site works.

6. ADDITIONAL COMMENTS

NIL.

OBJECTION

S.H.D. PLANNING DEPT.
RECEIVED
1 JUN 1993 DR
Attend
DPO NPM
DOPO BG
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by SK
date 15/6

17. Lancelot Way,
Spalding
Lincs.
PE11 1JE.

14/6/93

Ref. No. H16/0441/93.

Dear Sir,

If planning permission is granted to Mr. Parker & Sons. LTD. (Residential Development at St Johns Road Spalding.) I will be very concerned, as my property is very close to their border line, eg. the back door is only three and a half yards away. And the side entrance even closer.

Yours Sincerely,
Mrs J. Webster.

British Rail Property Board,
Stanier House,
10 Holliday Street,
Birmingham.
B1 1TG.

Mr D Roberts

DJR/JJ H16/441/93

GS/PE/93/302/HF

06 Jul 1993

Dear Sir,

PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT, ST JOHNS ROAD, SPALDING.

Thank you for your letter of 30th June 1993, the contents of which are noted. I have to advise however that it is not the normal practice of my Department to forward consultee requirements to applicants. May I request therefore that you forward your standard conditions direct to the applicant.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Welland and Deepings Internal
Drainage Board,
Deeping House,
Welland Terrace,
Spalding,
Lincs.
PE11 2TD.

Mr D Roberts

DJR/JJ H16/441/93

PJC/TF/P/5/2

29 Jun 1993

Dear Sir,

PLANNING APPLICATION, RESIDENTIAL DEVELOPMENT, ST JOHNS ROAD, SPALDING FOR M PARKER & SONS LTD.

With reference to your letter of 21st July 1993. I have to advise that it is not the normal practice of my Department to draw applicants attention to By-Laws. No doubt you will be contacting the applicants independantly to advise him of your requirements.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Anglian Water

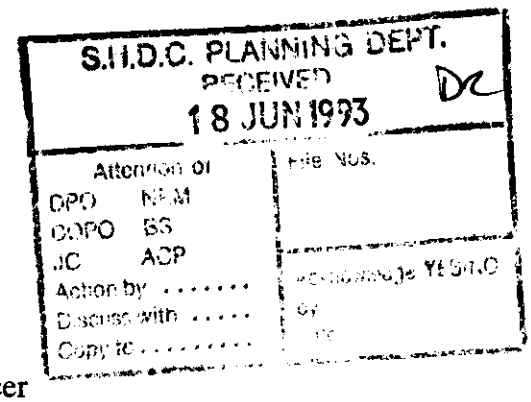
Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/930053
Your ref
H16/0441/93

16 June 1993



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

Dear Sir,

Proposal : Housing Development
Location : St Johns Road, Spalding, Lincs
Applicant: M Parker & Sons Ltd

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.

Both foul and surface water can be accommodated in the existing public sewers.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

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

Yours faithfully,

P Laws

Philip Laws
Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.5.93

OUR REF: JC/SS/PC

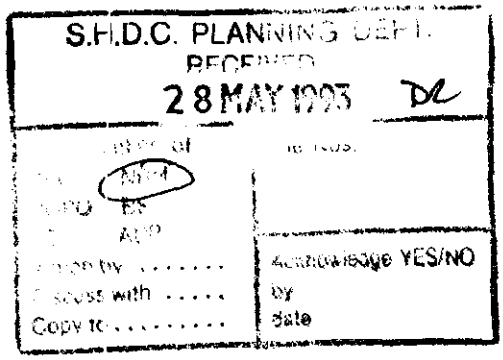
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/0441/93
Residential development, St. Johns Road, Spalding

I write in response to the above and would reaffirm that I have no objections in principle to proposal subject to an appropriate design, layout and screening of the site affording protection from the railway. Consideration needs to be given to the possible future intensification of the line and I enclose an abstract of the draft Planning and Noise PPG document which advises that buildings should be at least 15m from the track.

I trust this information is of assistance to you.

Director of Environmental Services



NOISE FROM RAILWAYS

Development near existing railway lines

44. Railway noise emanates from various sources; for example, operational railway lines (wheel/rail noise and locomotive noise); marshalling operations; and station activities (including announcements). These types of noise can cause considerable local annoyance so local planning authorities should not normally grant planning permission for noise-sensitive development on land subject to high levels of such exposure. Local planning authorities are advised to liaise with environmental health departments and the railway operator to ascertain present levels of noise, and levels likely in the future if there are proposals for intensification.

45. Guidance on acceptable noise levels for dwellings and schools is given in terms of noise exposure categories in Appendix 1.

46. When granting planning permission for development in areas subjected to noise levels in the higher noise exposure categories, authorities should consider the following general advice on layout and design features to minimise the effects of noise and vibration. In general, a minimum distance of 15 m is recommended between buildings and track. The likelihood of significant ground-borne vibration will depend on the nature of the ground and the types of train. Proposals for residential development within 60 m of the track may need to include an assessment of the impact of vibration from the railway, and the possibility of vibration caused by trains running in tunnels should not be overlooked. Where noise levels are high, as with road traffic, intervening buildings or structures, such as garages, may serve as noise barriers. Alternatively development can be limited to sound-insulated or single aspect dwellings with gardens sited furthest away from the noise source.

New or re-aligned railway lines

47. When drawing up proposals for new railway lines, or the re-alignment of existing ones near noise-sensitive development, railway operators should liaise

LFP 26/5/93

DRIVING TUITION

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Approved MoT
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for all pupils.
July 1993
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Special Offer
HGV/PCV Intensive Car Courses from £249. Grants available
Tel: 0733 5408!
HGV L
8c7516

ANTIQUES

ANTIQUES wanted. Furniture, clocks, lamps, copper, brass, jewellery, silver, porcelain, glass, pictures. House and part houses cleared. B. Dean, Delgate Bank, Weston, Spalding. Tel Holbeach 370429.

HORSES, PONIES & RIDING

SAFE SUMMER GRAZING
Excellent holiday, full or DIY Livery at competitive rates
HORSES & PONIES TAKEN FOR BREAKING and SCHOOLING or SMARTENING UP FOR SHOWING
Please telephone Spalding 640763 (long ring)
4d7754

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IS your child aged 4½ or older? Piano lessons by qualified musicians and educationalists for pleasure or examination purposes. Tel 0406 370595.

LOST & FOUND

SMALL tabby cat with white collar, Paul's Estate area. Reward given if found. Please return to 7 Beech Avenue, Spalding, or telephone 0775 760398.

PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

IVAN ARTHUR and JOAN WINIFRED HEALEY, trading as Healey Transport Ltd, of Twinheart, Herring Lane, Pinchbeck, Spalding, Lincs PE11 3ST, is applying to replace without change a licence to use Herring Lane, Pinchbeck. Spalding, Lincs PE11 3ST, as an operating centre for three goods vehicles and five trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9d7873 187/507 FP25-3

SOUTH HOLLAND DISTRICT COUNCIL

CONCLUSION OF AUDIT 1991/92

NOTICE IS HEREBY GIVEN that the Audit of Accounts of the South Holland District Council for the year ended March 31, 1992 has been concluded.

Any Local Government Elector for the area of the Council may on application to the undersigned, inspect and make copies or extracts of the Statement of Accounts, which has been deposited at the Council Offices, Priory Road, Spalding, between the hours of 9 am and 5 pm on weekdays Monday to Thursday, and between 9 am and 4.30 pm on Fridays. A copy of the Statement of Accounts or part thereof can be supplied on payment of a reasonable charge.

Dated this 25th May, 1993.

R. COLE, Director of Administration. Council Offices, Priory Road, Spalding, PE11 2XE.

9d WVN 7666 187/507FP12-3

TENDERS

SOUTH HOLLAND DISTRICT COUNCIL HOUSING AND PROPERTY SERVICES DEPARTMENT

Proposed Re-Roofing of the Low Level Roof (Learners Pool) at the Castle Sports Complex Indoor Swimming Pool, Spalding

Applications are invited from experienced Roofing Contractors licensed to carry out the Permanite Superflex Roofing system to re-roof the low level flat roof at the Spalding Swimming Pool.

Applications to be considered for inclusion on the Selected List, together with the names of one financial and two technical referees should be sent to the undersigned by Tuesday, June 1, 1993.

Mrs S. A. Waltham
BA(Hons) FIH,
Director of Housing
and Property Services

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H04/0399/93
Messrs S. W. & J. Van Dodeweerd FULL
Replacement of existing polythene tunnel structures with commercial glasshouse structure (two phases).
30 Washdyke Lane, Donington, Spalding, Lincs.

H16/0441/93
M. Parker & Sons Ltd OUTLINE
Residential development.
St Johns Road, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/0424/93
Mr M. Ongyerth FULL
Use of building for sign making.
The Old Fire Station, North Street, Crowland.

H06/0395/93
Mr and Mrs E. G. Harris FULL
Erect garage and store with granny flat over.
Hallgate House, Kings Gate, Gedney, Spalding, Lincs.

H06/0396/93
Mr and Mrs E. G. Harris LB DEMOLITION
Demolish existing garage and erect new garage and store with granny flat over.
Hallgate House, Kings Gate, Gedney, Spalding, Lincs.

H06/0400/93
Mrs E. Bailey LB DEMOLITION
Demolition and rebuilding of garden wall and conversion of granary/barn into dwelling house.
Fiear: Whiteacres, Gedney, Spalding, Lincs.

H09/0357/93
Mr A. Ward FULL
Extension to form ground floor bathroom.
7 Cross Street, Holbeach, Spalding, Lincs.

H16/0445/93
Patterson Properties FULL
Residential development of 15 dwellings and garages.
Off Haverfield Road, Spalding, Lincs.

H20/0425/93
R. E. Cockerton LISTED BUILDING
Re-roof house as 'original' in compliance with Building Regulations.
Sandy Gate, Farmhouse, Sandy Gate, Sutton St James, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

May 25, 1993.

SOUTH HOLLAND DISTRICT COUNCIL ©WVN 1d7870 187/507FP25-5

HOME SERVICES

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ROY CLARK
NO LOCAL CALL-OUT CHARGE

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that M Parker & Sons Ltd.
is applying to the Council for planning permission for the following:

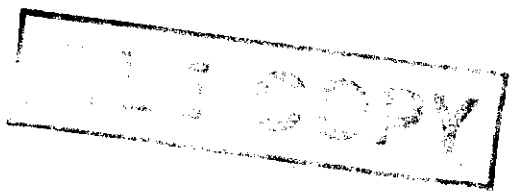
Reference No: H16/0441/93
Description: Residential development

Location: St Johns Road
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 15-JUN-93
Any observations should be sent to me by 15-JUN-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-MAY-93



SOUTH HOLLAND DISTRICT COUNCIL

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. PJC/TF/P/S/2
Your Ref.

This matter is
being handled by
Phil Chamberlain

21st May, 1993

Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Dear Sirs,

Planning Application H16/0441/93
Residential Development - St. John's Road, Spalding
M. Parker & Sons Ltd.

I refer to the above planning application.

Two of the Board's storm sewers cross this site as shown blue on the enclosed plan and to comply with the byelaws no building etc. may be placed within 9 metres of these pipelines without the Board's consent.

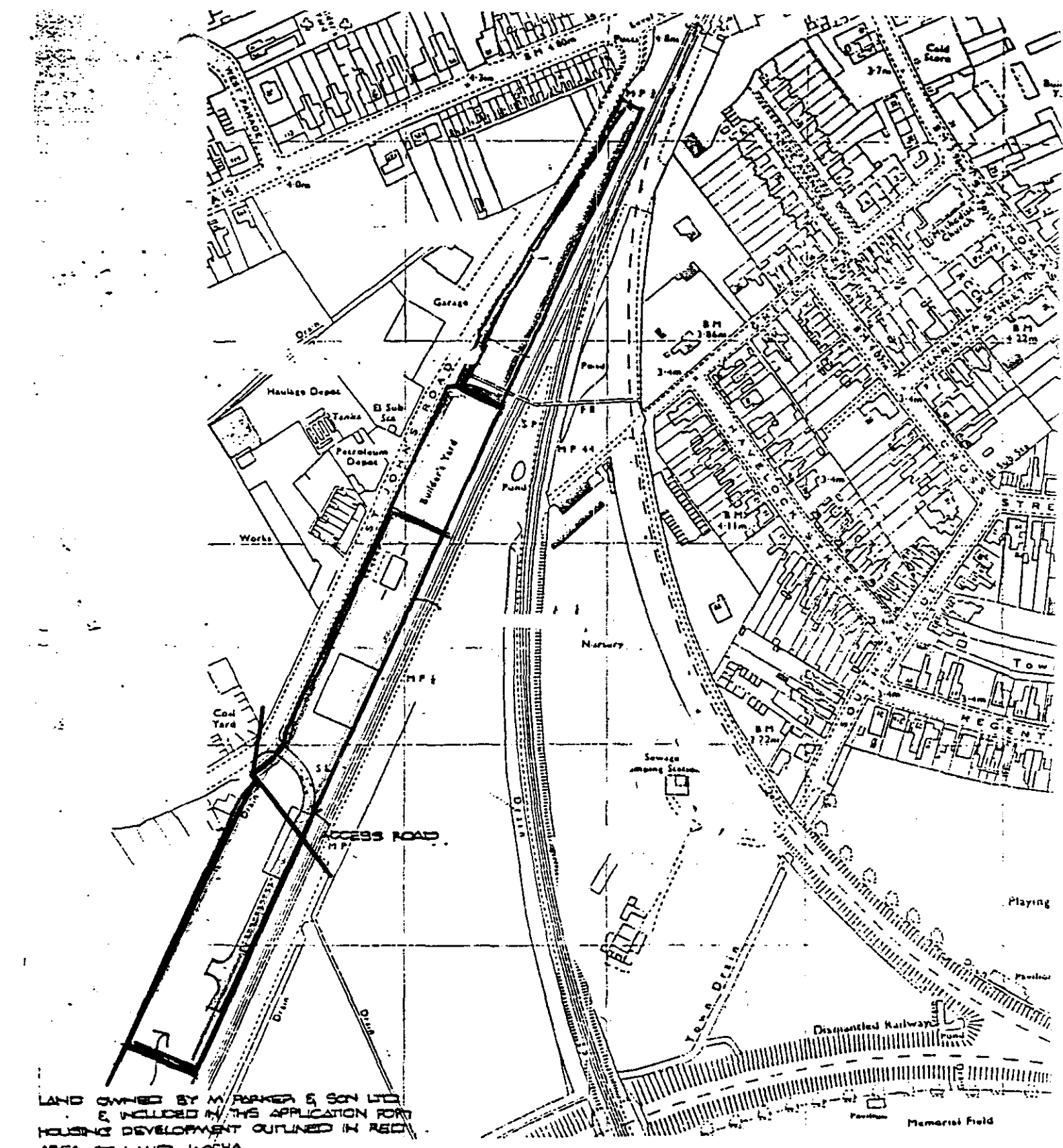
Yours faithfully,

P J Chamberlain

Senior Engineer.

Enc.

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAY 1993 DC
Action by
DPO DMN
DDPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date



LAND OWNED BY M. PARKER & SON LTD & INCLUDED IN THIS APPLICATION FOR HOUSING DEVELOPMENT OUTLINED IN RED.
AREA OF LAND 1·05HA

HOUSING DEVELOPMENT

ST. JOHN'S RD.
SPALDING.

0441/93

FOR
M. PARKER & SONS LTD.

SCALE 1:2500
DATE AUGUST 1988.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/441/93

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	4	0	2	2	2

2. Address or location

St Johns Road Spalding

3. Name, classification and number of road

4. Date application referred 28-5-93

5. State whether outline, detailed application etc.

OL

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

Residential Development
(Renewal of H16/1319/88)

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: 25/5/93 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) Visibility splays of 2·4m x 90m shall be provided at the proposed estate road junction with St Johns Road prior to the erection of any dwellings

(2) C1

(3) C2 (a)

(4) C3

(5) B21 - - - frontage plots

Delete as appropriate

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

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

(1) B4

(2) C1

(3) C2(a)

(4) C3

(5) B21

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

BR 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2663
Date received : 11-MAY-93

Received from

M Parker & Sons Ltd.

Address

St Johns Road
Spalding

Fee paid £ 1320.00
VAT £ 0.00

Total received £ 1320.00

Cash/Cheque : Cheque

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

M. PARKER & SONS LIMITED

Builders & Contractors

St. Johns Road, Spalding, Lincolnshire. PE11 1JX
Telephone: (0775) 724777, FAX: 0775 762171

Your Ref. 1116/1320/88

Our Ref. EJS/BG

The District Planning Offices,
South Holland District Council.

0441/93

Dear Sir,

Housing Development Land,
St Johns Road,, Spalding.

We enclose the following drawings and documents relating to our applications to renew the outline planning permission on the above land, which we understand expires in November.

(1) Four copies of the planning application form and appropiate certificates.

(2) Four copies of the site plan.

(3) A cheque for £1,320.00.

Yours faithfully,

E.J. Saunders,
Company Architect.