SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0741/93 Received:02-AUG-93 Type:FULL

Name: Mr P Wheeler
40 London Road
Spalding
Lincs

Agent: East Midlands Design Ass.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Four bedroomed dwelling and garage

Location : Plot 8, Monks House Lane 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 driveway shall be constructed in porous material (where it passes beneath the canopy spread of the preserved Horsechestnut) in accordance with details to be agreed with the Local Planning Authority.

Reason: To safeguard the preserved Horsechestnut.

3 The following steps shall be taken to safeguard the preserved tree during construction, namely, the tree shall be protected during construction work by chestnut pole or similar fences 1.5 metres high to the satisfaction of the Local Planning Authority. The fencing to be provided to the tree shall be erected at a minimum distance from the trunk equal to the crown spread of the tree; no site huts shall be erected within the crown spread of the tree; no materials, including fuels, shall be stored within the crown spread of the tree and no development shall be carried out under it; no burning of goods shall take place within 3 metres of the crown of the tree; no services shall be routed under the crown spread of the tree.

Reason: To protect the preserved tree in the interests of amenity.

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

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

Director of Planning and Building Control Services
17-SEP-93 H16/0741/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0741/93

Date Registered 02 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. P. WHEELER
40 LONDON ROAD
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

EAST MIDLANDS DESIGN ASSOC
"KILLON LODGE",
HORSESHOE ROAD
SPALDING
Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 8 MONKS HOWE LANE, SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 BED DWELLING & GARAGE

Please complete

I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120-00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 1-08-93 ..... 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 [ ] (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 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: 1
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	1/2	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:	8·5	metres
(b) max. length:	13.02	metres
(c) max. width:	10·4	metres
D. Please state type and colour of materials for facing external walls:	RECONSTRUCTED STONE	
E. Please state type and colour of roofing materials.	ECC COTSWOLD ROOFING SLATE	
F. Has a survey of the site been undertaken? State Yes or No		SEE DWG 103

5. GENERAL INFORMATION Please complete each section

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

BUILDING PLOT

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:
Will there be—
Individual access(es)
New estate road

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

SEE BLOCK PLAN

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 — SOAKAWAY

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

C. Please state whether a land drain will be affected — 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?	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.

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.** (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.

Owner's Name:

Address of owner at which notice was served:
MR H.C. KILSON,
60A BROADGATE LANE
DEEPING ST. JAMES, PE1 2TH

State Date notice served:
01-08-93

Signed ..... (~~Applicant~~ / Agent) Date 01-08-93

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 ..... (Applicant / ~~Agent~~) Date 1-08-93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/0741/93

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:

PJM 5-8-93
Peter - Make sure neighbours to Glen are notified

Additional Consultation/Publicity Required

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

+See Drawing No 1 Trees

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

PJM

Case Officer

Senior Officer Confirmed ...PJM... Date.....5/8 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

17 Abbotts Way
Check Boundaries

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 10-8

Site Notice posted by PDM
Date
Expiry 10-8

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
11, 13, 15, 17, 19 Abbotts Way Spalding	

Case Officer Conclusions

Boundary with Abbotts close hardy wall treed, both on this site + neighbours Plots
Site between two dwellings Hipped gables but have full gables

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)
Refuse (or equiv)

Signed ..... Date 6/9.

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

(1) TL 1

(2. the driveway shall be constructed in porous material (where it passes beneath the canopy spread of the Protected Hawthorn) in accordance with details to be agreed with the LPA (P. to safeguard the protected Hawthorn)

PTO

3. The following steps shall be taken to safeguard the preserved tree during construction, namely, the tree shall be protected during construction work by chestnut pale or similar fences 1.5 metres high to the satisfaction of the district planning authority. The fencing to be provided to the tree shall be erected at a minimum distance from the trunk equal to the crown spread of the tree; (ii) no site huts shall be erected within the crown spread of the tree; (iii) no materials, including fuels, shall be stored within the crown spread of the tree and no development shall be carried out under it without the express written permission of the district planning authority; (iv) no burning of goods shall take place within 3 metres of the crown of the tree; (v) no services shall be routed under the crown spread of the tree without the express written permission of the district planning authority.

i. to protect the preserved trees in the interests of amenity.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P3070

Date first Rec'd 02 AUG 1993

Registration

Reference H16/0741/93

Cross-Ref R

Date 3/8

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 300
Grid ref 523180
OS Plots 3-39-10

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 ☐
FP Footpath ☐
TPO Tree Pres ☑

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

Linked to site Ref 1939 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

See attached plan.

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

IC J POYNTON

CJT/H16/0741/93

CRW/MS

21st March 1995

Waller Needham & Green
72 Broadway
Peterborough
PE1 1SY

Dear Sir

Plot 8, Monks House Court, Spalding

In reply to your letter concerning the mentioned site, as requested I enclose a copy of Planning Permission H16/0741/93 for the erection of a dwelling and garage. Unfortunately, I am unable to supply you with any copies of relevant plans due to copyright however, the name and address of the agent responsible for the plans is on the enclosed notice if you would like to contact them yourself.

With regard your enquiry concerning the existence of a sewer, I have spoken to the Building Inspector Mr K Staton who confirms that the property has been positioned as not to interfere with the sewer.

I hope this information is of assistance to you.

Yours faithfully

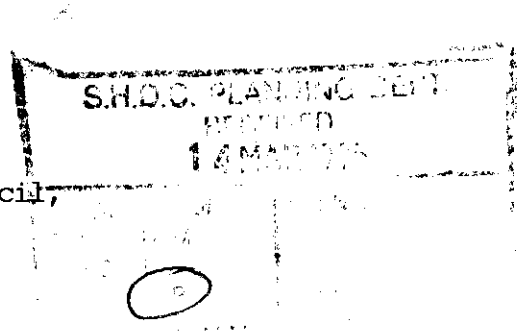
N C Pickering
Principal Administrative Officer

enc

Planning Department

CRW/MS

13th March 1995



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

Dear Sirs,

re: Plot 8 Monks House Court, Spalding (adjacent to plot)

We were wondering if you could be so kind as to supply us with copy planning permission and plans lodged with your Department on the Public Register in respect of the above plot of land where a property is presently being constructed.

We shall, of course, be responsible for your fees, and if you would prefer please let us have a note of your fees which we will supply in advance.

We are interested in the size of the house under construction, (believed to be a four bedroomed house with two wings and two centre sections) and are also concerned as to how the house under construction has catered for the existence of the sewer shown by the red line on the plan herewith

Yours faithfully,

Walker Needham and Green

Encls.

East Midlands Design Associates
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire
PE11 3JA

P J Udy

PCU/SJS
M10/0741/93

16 March 1994

Dear Sirs

Proposed dwelling - Plot 8, Monks House Lane, Spalding
- For Mr P Wheeler

I refer to your letter of 27 February 1994.

In relation to Condition 4 on planning approval I suggest that a plan is submitted with the Condition Compliance form showing the fences which exist on the boundaries of the site. This will allow the condition to be discharged.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

East
Midlands
Design
Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 93/79
Your Ref: H16/0741/93
Date: 27/02/94

South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
Lincs

For the attention of Mr P Udy

Dear Sir

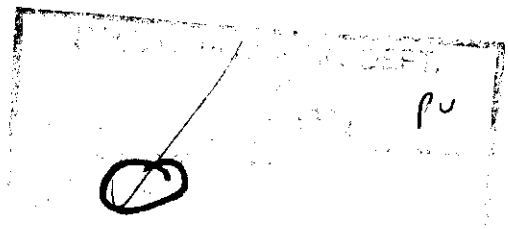
Re : **Proposed Dwelling at Plot 8 Monks House Lane, Spalding for Mr P Wheeler**

In reply to your letter of the 16th inst we confirm that the fence required to protect the preserved tree will be erected shortly and that a revised drawing for the alteration to the garage will be forwarded within the next fourteen days.

The item regarding the scheme of screen walls or fences is currently being resolved between Mr Udy, of your office, and the writer.

Yours faithfully,

Andrew R Lowther



East Midlands Design Association
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire

P J Udy

PJU/SJS
H16/0741/93

16 February 1994

Dear Sirs

Four-bedroomed dwelling and garage
- Plot 8, Monkshouse Lane, Spalding

I have been advised by the Principal Building Control Officer that work has commenced on this site, and that the shape of the garage on the rear elevation has been changed. I would be grateful if you would supply me with amended elevational and floor plan drawings of the garage so that I may keep my records up to date.

I also bring to your attention that Condition 3 requires a fence to be erected around the preserved tree on the site and which I understand has not yet been erected. In addition Condition 4 requires a scheme of screen walls or fences to be submitted and approved before development commences and, therefore, you should submit these details forthwith with the attached Condition Compliance forms.

I advise that whilst these items are being considered it is advisable for work to cease on the site and I also advise that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take proceedings against any breach of planning control.

I look forward to your response on these matters within the next 14 days.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

11/2/94

H16/0741/93

Excavation for house + garage started. Rear section of garage omitted. Protective fence to tree not yet installed (condition no 4)
Plot 8 Monks House Court

HERITAGE

LINCOLNSHIRE

Patron: Captain Sir Henry Nevile K.C.V.O.
Lord Lieutenant of Lincolnshire

24 November 1993

Mr N Midlen
Principal Planning Officer,
Planning and Building Control Dept.,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE

S.H.D.C. Planning Dept.
30 NOV 1993

Your Ref.: NRM/SJS H16/0741/93

Dear Nigel,

Archaeology and Development Control

Thank you for your letter of 22nd November. I think the Monks House Lane case does highlight what I perceive to be the shortcomings in the practices employed for archaeological monitoring in South Holland District Council Planning Department. The archaeological constraint maps that are used by the Planning Department are an inadequate means of assessing whether a proposed development site is likely to be of potential archaeological significance.

Sites and monuments records and maps (including constraint maps - even good ones) are, by their very nature, incomplete databases. They are records of known sites and find-spots discovered, not as a result of systematic survey, but by chance and fortune. A blank area on an SMR (or constraint) map is most emphatically not a 'safe' area, but merely an unknown area. It would be wholly unreasonable to ask Planning Officers with no background in archaeology to forecast where, from the known pattern of archaeological finds and sites, potential buried remains are likely to be. Since the publication of PPG 16 in November 1990, planning authorities have been required to seek professional advice in order to assess the archaeological implications of planning applications. Annex 1, paragraph 7 of PPG 16 states "*Local Planning Authorities ... have a number of key responsibilities in relation to archaeological sites and monuments within their areas. ... they have a crucial role in safeguarding the archaeological heritage through their development control functions. Some authorities have a highly developed archaeological service on which to draw ... Authorities who do not have the necessary expertise to address archaeological issues in-house can seek it from County Archaeological Officers and professional archaeological organisations.*"

Although the identification of sites of archaeological importance is a key issue it is only the tip of the archaeological iceberg. The procedures that follow up such identifications require considerable input from a curatorial archaeologist: for instance: decisions concerning the appropriate level of preservation; the design of a suitable outline briefs; liaison with developers and archaeological contractors; and monitoring of the standard of archaeological works. The expertise can either be provided in-house, where this is justifiable (i.e. a SHDC. archaeologist) or bought in from external agencies (in this case, either the

County Archaeological service or the Heritage Trust)(PPG 16 para 23). You must be aware that this is the practice in all other Lincolnshire Districts and the general principle is now accepted by local authorities throughout England, Scotland and Wales.

Heritage Lincolnshire checks the archaeological implications of South Holland District Council's weekly planning list as and when staff time is available. It is not our direct responsibility to do so. SHDC do not fund any services directly from this Trust. We do it solely because the current lack of any proper system for archaeology and planning in South Holland reflects badly on us as a county Trust charged with the preservation and protection of Lincolnshire's Heritage. The simple monitoring that we carry out costs this organisation over £500 a year and is wholly inadequate. In truth, we are under no obligation either to monitor your lists or to meet any time frameworks that you may have in your planning system. Archaeological functions have to be properly integrated into the planning system in order to meet the time constraints of the planning process. We have no problem in operating within the normal time frame in those districts where we provide a DC function. We make no attempt to meet any timetables when examining the SHDC lists as we not a formal part of your process.

In terms of the form of planning condition that might be imposed in order to *ensure that developers meet the requirements as laid down in PPG.16, this is far* from straightforward. In the absence of a properly integrated archaeology/planning system, by far the best strategy is the use of the so called "negative" condition as given in PPG 16 para 25 (see my letter to your office dated 21/9/92 re H17/0947/92). In the case of watching briefs you are quite correct in thinking that I find the form of the condition that you currently use, inappropriate. My letter to you dated 30/4/93 (in response to failure of the condition on application H06 /0343/91) suggests a suitable watching brief condition. That said, I think it is important for us to recognise that the use of a planning condition without any form of pre-determination evaluation having been carried out is inadvisable except for the simplest of situations.

We are currently studying your draft local plan in order to try to come up with a set of policies which you will find acceptable and workable, and which will bring South Holland's archaeological conservation practices into the 1990s. I think, when that exercise is completed, it will be useful to meet with you to discuss some of the issues concerned and, hopefully, to dispel some of the confusions. Like you, I will not be able to arrange anything before the new year, but I will ring Mr Thorn and get something into your diary.

yours sincerely,

David Start
Director

David Start, Director
Heritage Trust of Lincolnshire
28 Boston Road
Sleaford
Lincolnshire
NG34 7EJ

N R Midlen

NRM/SJS H16/0741/93

22 November 1993

Dear David

Dwelling at Plot 8, Monks House Lane, Spalding

I thank you for your *cri de coeur* of 28 October 1993 concerning the planning permission granted at Monks House Lane.

Whilst clearly something has gone wrong in this particular instance, (and I will return to this later in the letter), I do feel that in principle the system we operate is satisfactory, and hardly deserves your strictures.

All archaeological remains of which we have been notified are marked on a constraints map, and where any application appears to affect such a site, its existence is marked on the file during the initial administrative procedure, by a member of the administrative section. Where such a constraint is shown on the file, the Development Control Section will arrange for either yourself or the Lincolnshire County Council to be consulted (there is some confusion about whether it should be Heritage Lincolnshire or the County Council to whom this consultation should go, and this does need resolution). Where either you or the County Council ask the conditions to be imposed upon a planning permission, we would normally do it. Examples where this has been done recently include the White Hart yard and a site at North Street, Crowland.

In addition to the formal consultations that we carry out, we do supply you with a copy of the weekly list of planning applications received. This is a back-up measure in case, for some reason or another, a formal consultation is not carried out. It is possible, for example, that you or the County might be aware of architectural remains that have not yet been reported to us.

Cont/...

Cont/...

Turning to this particular application, I am afraid that human error did intervene, and the existence of architectural remains was not drawn to the attention of the Case Officer, and therefore no consultation was carried out with yourselves. This is most unfortunate, and I hope that steps have been taken to ensure that it does not happen again.

In such situations, however, the circulation of the weekly list should have formed an adequate back-up. In this case, however, the time scale within which you were able to respond is relevant. The application was received on the 2 August 1993 and a list would have been issued on the 11 or 12 August 1993. We have eight weeks from the submission of an application to make a decision, a date which expired on the 27 September 1993. Your response was not received until the 1 October 1993.

The General Development Order specifies that Local Authorities must give a period of 3 weeks for statutory consultations to be responded to, and we work on the same time scale for non-statutory consultations. I do not know whether, had we formally consulted you, you would have been able to respond within that period?

There is also the matter of what conditions would be imposed on any planning decision. You have written to me in the past explaining that you cannot accept Watching Briefs, but unfortunately the forms returned (including this particular one) still ask for these briefs. This has caused considerable uncertainty as to what actually you wish us to do.

Can I suggest that we have a meeting to discuss the whole issue of archeology, dealing with (i) a basic system of notification, (ii) the time scale in which you would be able to respond, (iii) the wording of any conditions you would wish us to impose and, (iv) the role of the County (it seems almost arbitrary at the moment whether we can consult Heritage Lincolnshire or the County Council). Unfortunately, it does not look as though I would be available for such a meeting until the new year, but if you feel it would be useful, can I suggest that you contact my clerical officer, Mr Steve Thorn, to suggest the times it would be convenient for you

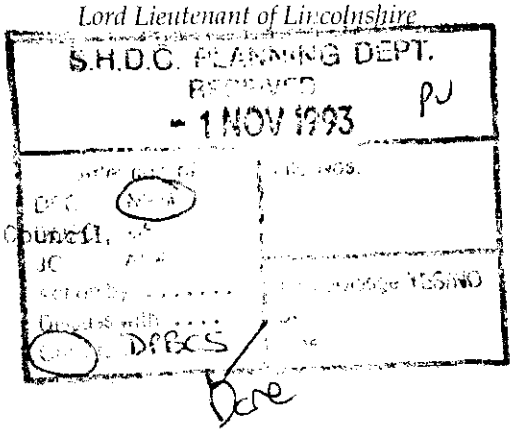
Yours sincerely

N R Midlen
Principal Planning Officer
(Development Control)

HERITAGE

LINCOLNSHIRE

Patron: Captain Sir Henry Nevile K.C.V.O.
Lord Lieutenant of Lincolnshire



28 October 1993

Mr B Smith
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE

Ref PJU/SJS H16/0791/93

Dear Mr Smith,

Four bedroomed dwelling and garage - Plot 8, Monks House Lane, Spalding

Thank you for your letter of 27th October concerning the above development. I have to say that it is not a matter of this Trust being late with advice. It is the responsibility of the District Council Planning Authority to make proper arrangements for the monitoring of its planning applications in order to ensure that there is not needless destruction of the archaeological heritage. I have asked you many times to consider the advice given in PPG.16 which quite simply sets down good practise in these matters. Good practise which South Holland District Council consistently refuse to follow. You need to set up and fund a system of monitoring for your planning applications that is integrated into your planning procedure. You can do this in house by the appointment of a specialist, or buy the service from County Council or agencies such as ourselves. However, I really do think it is time South Holland began to take notice of the PPG. Why are you the only District in this county who fails to operate a proper system?

In the above case we have yet another sad demonstration of SHDC's disregard for its heritage and for the simple procedures now practised throughout England. The Heritage Trust monitor your planning list in the vain hope of alerting you to the major oversights that you seem intent on making. We do not offer you any proper service in this as you cannot get your lists to us in time for us to inform you of potential archaeological implications of proposed developments. I am afraid your lists have low priority with us as you do not support this Trust.

I urge you to put your house in order and set systems in motion that will prevent the continuing needless destruction of South Holland's heritage.

Yours sincerely,

David Start
Director

Heritage Trust of Lincolnshire • 28 Boston Road • Sleaford • Lincs • NG34 7ET (0529)306327

Heritage Lincolnshire incorporates the Trust for Lincolnshire Archaeology and is a Company limited by guarantee, sponsored by County and District Councils.

Charity No: 1001463 • Company No: 2554738 (England).

Heritage Lincolnshire
28 Boston Road
Sleaford
Lincolnshire
NG34 7EZ

P J Day

PJD/SJS H16/0741/93

27 October 1993

Dear Sir

Four-bedroomed dwelling and garage
- Plots 8, Monks House Lane, Spalding

I refer to your letter which was received on the 1 October 1993.

I write to advise that unfortunately your letter was received after planning permission had been granted on the 17 September 1993. I was, therefore, unable to act upon your advice and that planning permission has been issued without any Watching Brief condition.

Yours faithfully

N B Midlen
Principal Planning Officer
(Development Control)

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.16./0741/93 Week beg. 02 Aug 93

Application: Dwelling & garage

Location: Plot 8 Monks House Lane

✓1. Watching Brief

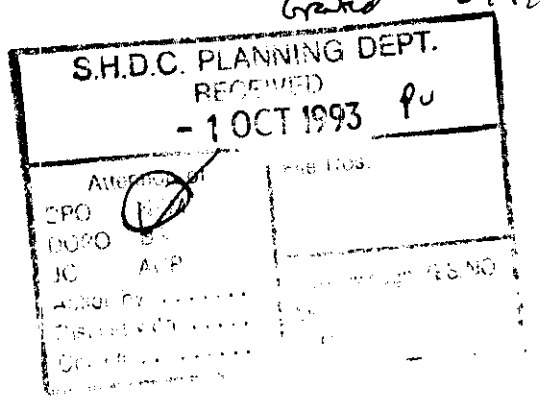
2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.

Granted 20/9/93



COMMENT: This site and those adjoining lies on land formerly belonging to the monastic grange situated where Monks House now stand. All these sites are of archaeological interest, and there were archaeological planning conditions on parts of the development when it was first envisaged some years ago.

Signed R.H. Healey Date 28 Sept 93

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0741/93

FULL

Applicant: Mr P Wheeler
Tel:

Agent: East Midlands Design Ass.
0775 767968

Description: Four bedroomed dwelling and garage

Location: Plot 8, Monks House Lane
Spalding
Lincs

Valid date:	02-AUG-93	Terminal date:	27-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	09-AUG-93	Report deadline:	31-AUG-93
Inspected by	16-AUG-93	Agreed TD Ext:	
Extra contacts	23-AUG-93	Case Officer:	
Report if not clear by	06-SEP-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Occupier, 11 Abbotts Way, Spalding		11-AUG-93	01-SEP-93
The Occupier, 13 " " "		11-AUG-93	01-SEP-93
The Occupier, 15 " " "		11-AUG-93	01-SEP-93
The Occupier, 17 " " "		11-AUG-93	01-SEP-93
The Occupier, 19 " " "		11-AUG-93	01-SEP-93
Site/Press Advert MIN		13-AUG-93	03-SEP-93
Cllr C F Fisher	0775 725983	06-AUG-93	13-AUG-93
Cllr Mrs A M Newton	0775 762210	06-AUG-93	13-AUG-93
Cllr R C West	0775 760231 (Of	06-AUG-93	13-AUG-93

SITE RECORD

Grid ref: 523180 322270
OS Sheet: 200 Parcel:

L.C.C. - Obs Attached JC 11/8/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0741/93

FULL

Applicant: Mr P Wheeler
Tel:

Agent: East Midlands Design Ass.
0775 767968

Description: Four bedroomed dwelling and garage

Location: Plot 8, Monks House Lane
Spalding
Lincs

Valid date:	02-AUG-93	Terminal date:	27-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	09-AUG-93	Report deadline:	31-AUG-93
Inspected by	16-AUG-93		
Extra contacts	23-AUG-93	Case Officer:	
Report if not clear by	06-SEP-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		13-AUG-93	03-SEP-93
Cllr C F Fisher	0775 725983	06-AUG-93	13-AUG-93
Cllr Mrs A M Newton	0775 762210	06-AUG-93	13-AUG-93
Cllr R C West	0775 760231 (Of	06-AUG-93	13-AUG-93

SITE RECORD

Grid ref: 523180 322270
OS Sheet: 200 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H 16/0741/93

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	3	1	2	2	2

2. Address or location

PLOT 8, MONKS HOUSE LANE, SPALDING.

3. Name, classification and number of road

UC

4. Date application referred 11-8-93

5. State whether outline, detailed application etc.

FULL.

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

1 DWELLING

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: 11-8-93 Signed: [signature]
Director of Highways and Planning

BF 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 : P3070
Date received : 02-AUG-93

Received from

Mr P J S Wheeler

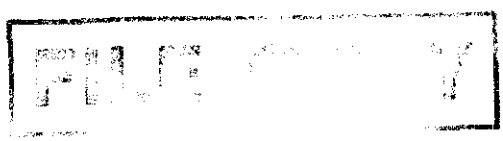
Address

46 London Road
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

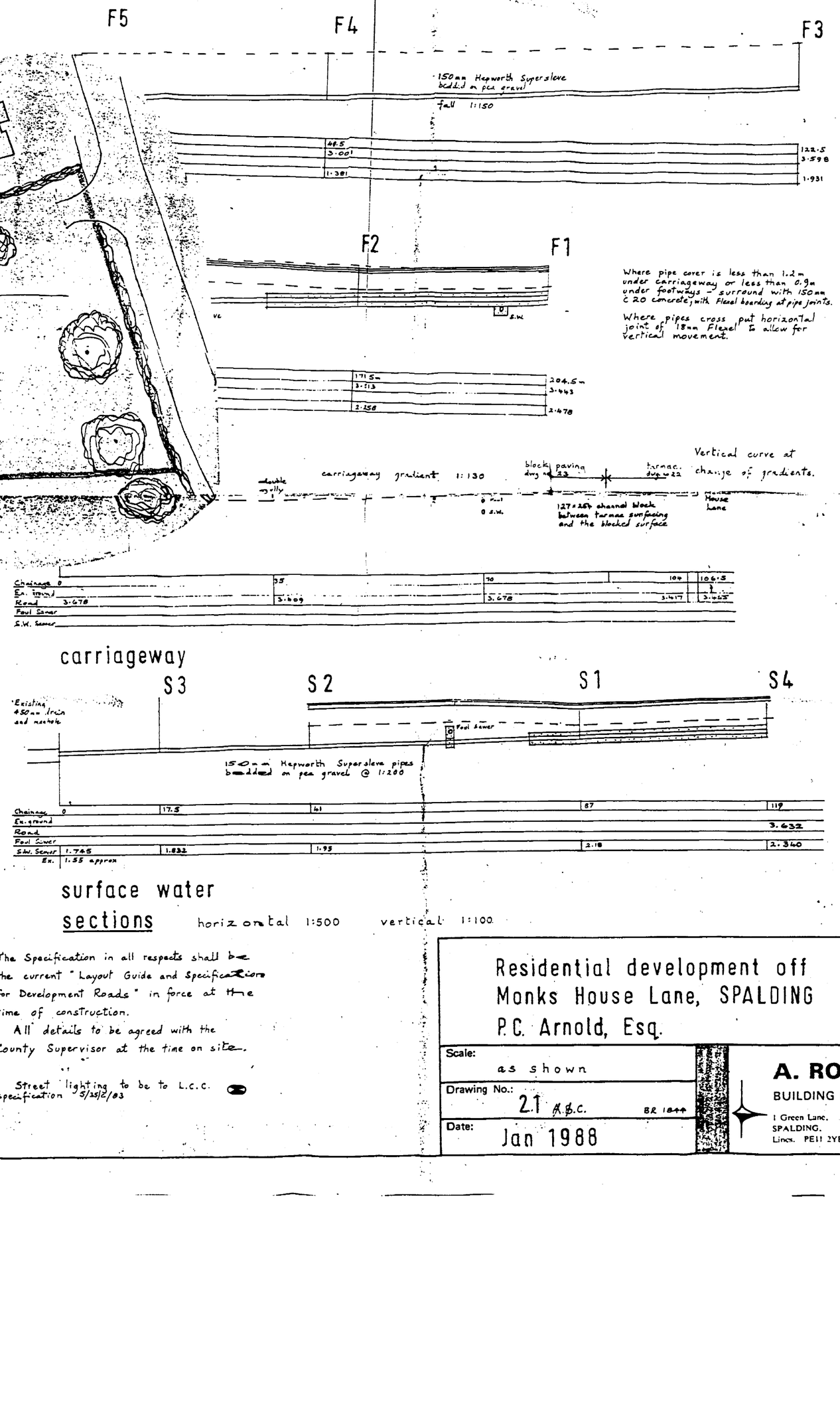
Cash/Cheque : Cheque

Signed.....S.A.NICKS.....
(Authorised Collector)





SITE PLAN 1:500



carriageway

surface water sections horizontal 1:500 vertical 1:100

The Specification in all respects shall be the current "Layout Guide and Specifications for Development Roads" in force at the time of construction.

All details to be agreed with the County Supervisor at the time on site.

Street lighting to be to L.C.C. specification 3/32/2/83

Residential development off Monks House Lane, SPALDING
P.C. Arnold, Esq.

Scale: as shown

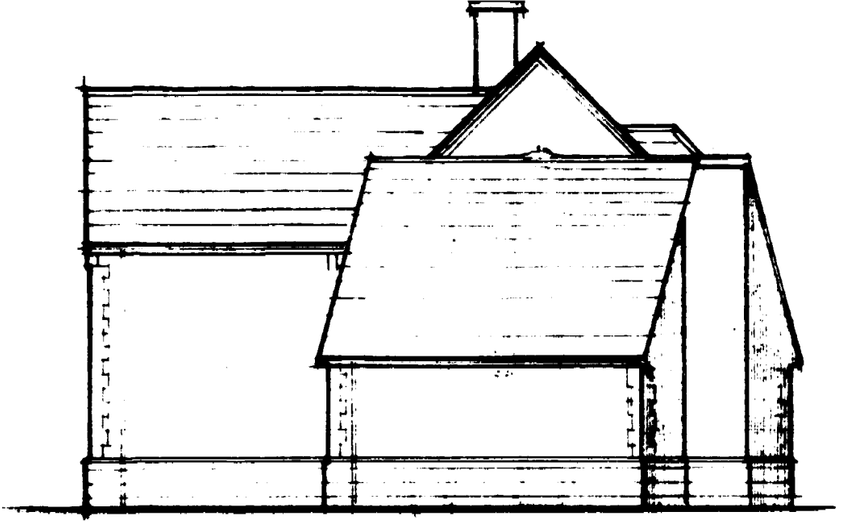
Drawing No.: 2.1 K.B.C. BR 1844

Date: Jan 1988

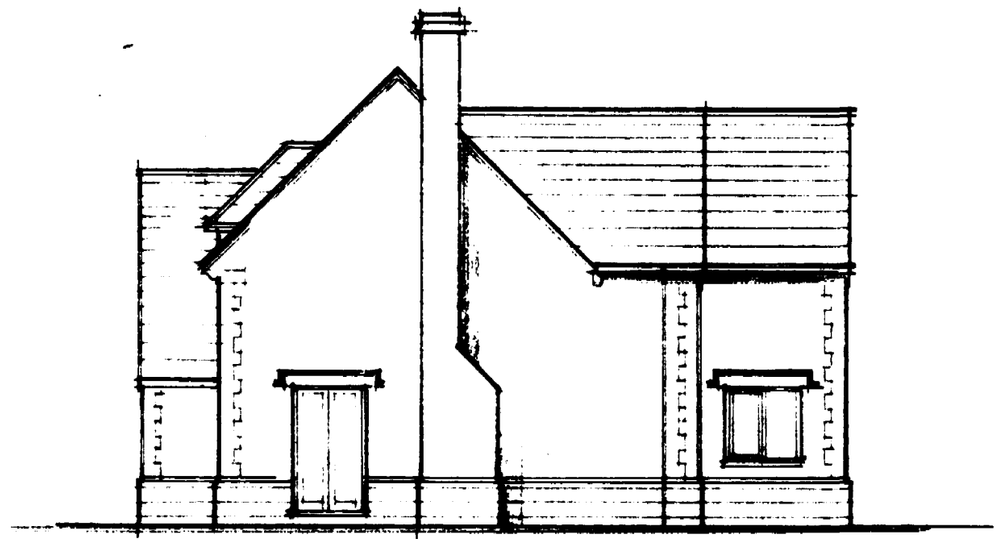
A. ROFFE
BUILDING DESIGN &
1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel



S. west



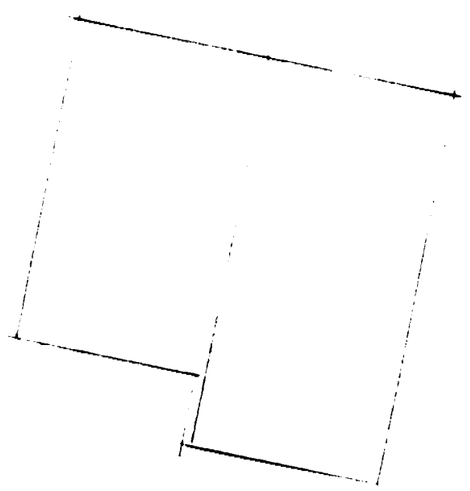
S. east

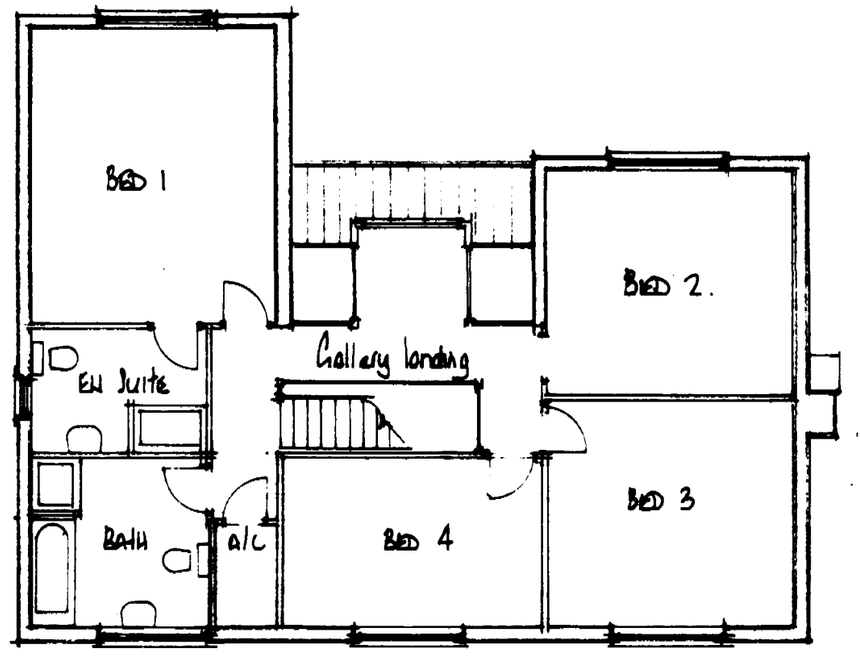


N. west



N. east





first floor

SOUTH HOLLAND D.C.
PLAN DEPT.
02 AUG 1993
REF 0741/93

All dimensions must be checked on site and not scaled from this drawing.

Materials

Roof - ECC. Cotswold roofing slates weathered buff.

Walls - ECC Masonry block walling weatherred ham.
ECC Ashlar block walling beneath plinth course.
Laba Chamfered quoin blocks
Laba Corbels.
ECC Cast stone lintels with label mould.

Windows - White Finish

Rwl. Hoods - White

A		
	Date	Revisions

© copyright

East
Midlands
Design
Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
MR. P. WHEELER

Job Title
PROPOSED DWELLING & GARAGE AT
PLOT B
MONKS HOUSE LANE
SPALDING.

Drawing Title
First Floor Plan
&
Elevations

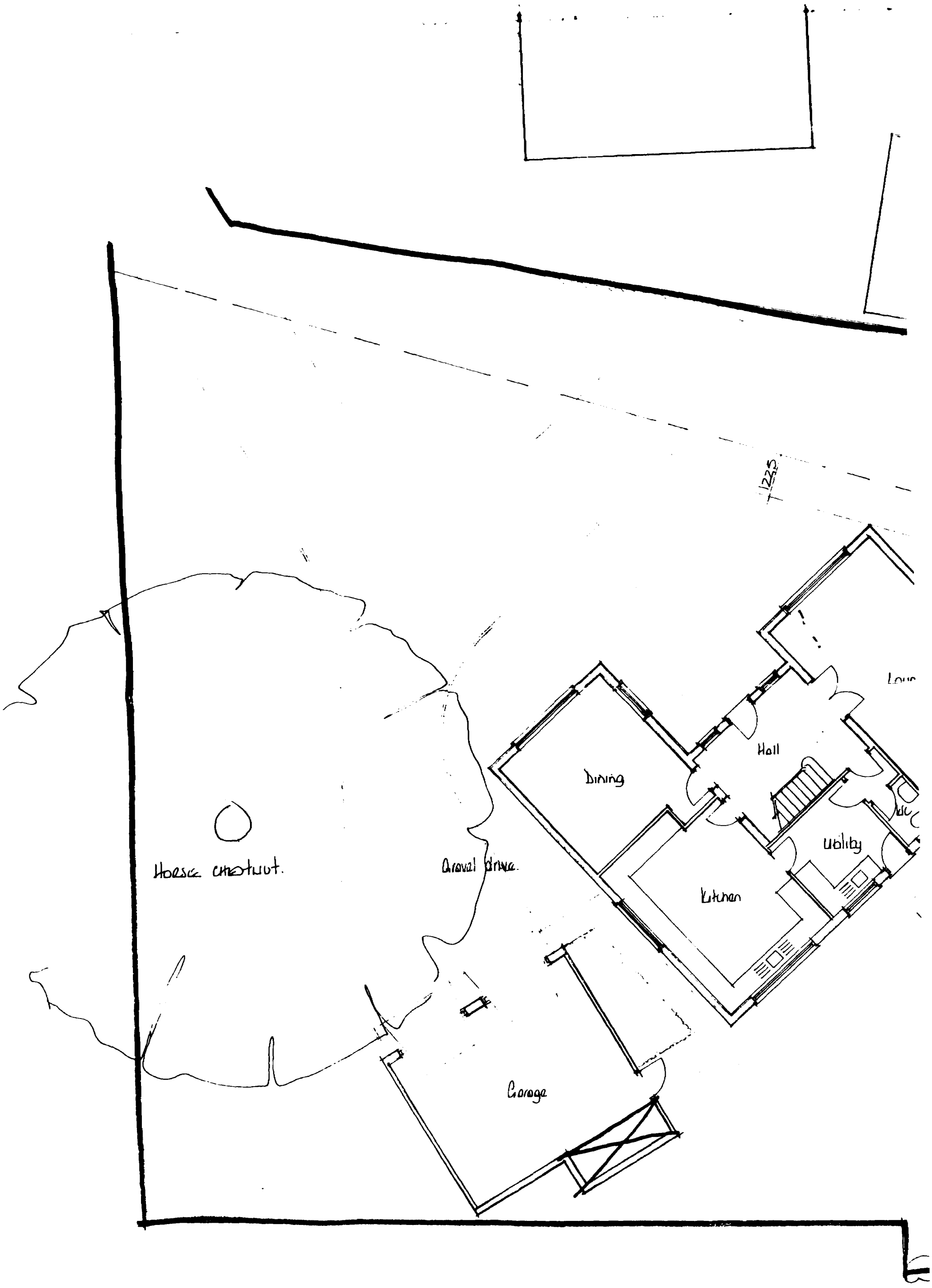
Scale 1:100

Date July 93 | Drawn by AL

Drg No. 93/79/03. | Rev

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7312.

420×594mm A2



block plan 1:100.

SPALDING
(Market House)
envir no

H16/0741/93

