

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0982/92

Received: 15-SEP-92 Type: FULL

Name: Mr & Mrs A H Butler
15 Coldharbour Lane
Bushey
Watford
WD2 3NR

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Bungalow and detached garage

Location : 5 Monkshouse Court 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.

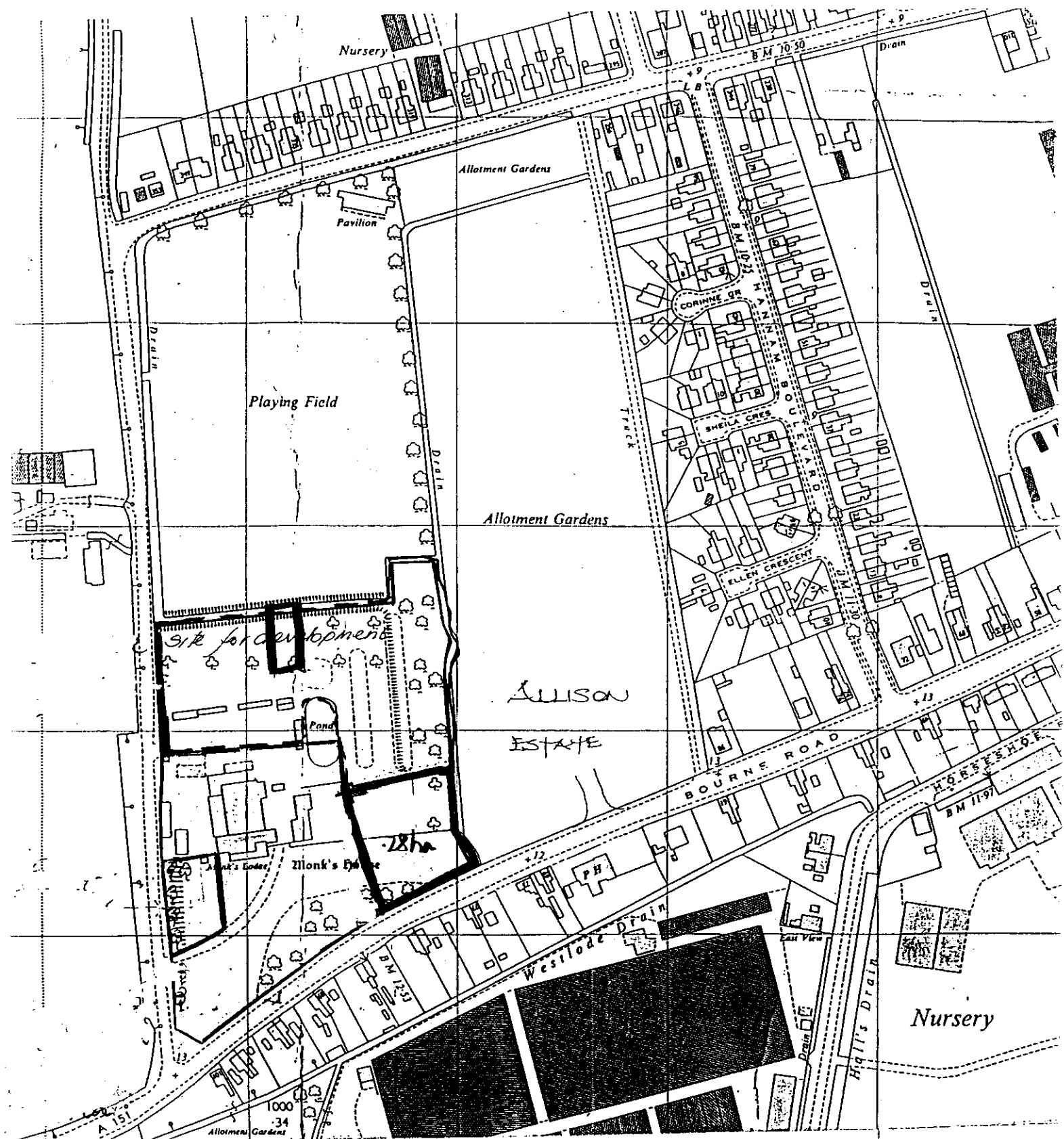
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 3 The site shall be landscaped in accordance with the approved landscaping scheme referenced H16/0235/89.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
04-NOV-92 H16/0982/92

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.



PROPOSED DEVELOPMENT AT MONKS HOUSE SPALDING

Scale: 1:2500.

SIGN

AREA OF BACK LAND 2.4 ACRES APPROX 0982/92

MBIAT.



PLANNING APPLICATION

For office use only

Application No. H16/0982/92

Date Registered 15 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR AND MRS A.H. BUTLER
15 COLDHARBOUR LANE
BUSHEY. WATFORD WD2
3NR.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

M.E. CRESSWELL MR IAT.
HORSESHOE BRIDGE
SPALDING. Lincs.
Tel. No. 72 3656
(Personal contact name) PELL 3JA.

Mary Cresswell

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

5 MONKSHOUSE COURT. SPALDING.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUNGALOW and DETACHED GARAGE

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £110.00

If you consider no fee is payable

include a written explanation instead.

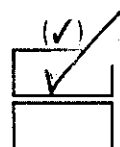
Previous application No.

Signed M.E. Cresswell

Date 15 Sept. 1992

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

2. TYPE OF APPLICATION

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

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

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

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

Now complete Part 4 only

H16/0166/87
DETAILED DESIGN
2 of 2

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 Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

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

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

4.8 sq. metres
12.9 + 5.25 metres
7.52 + 18.75 metres
COUNTRY STONE (WEATHERED)
CORNBOLD SLATES. (BUFF).
YES

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

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

SITE FOR DEVELOPMENT

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

or

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

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

☐
☐

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

BOTH.

TREES Please tick **one** boxA. 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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

SOAKAWAYS.
STORM SEWER.
NO

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☐

If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

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.

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☒

Application No. 446/166/87

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 S.

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 Mr Cresswell (Applicant / Agent) Date 15 Sept '92

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 Mr Cresswell (Applicant / Agent) Date 15 Sept '92

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

make full

Notes for Case Officer

Site Inspection

Site features

Accuracy

Neighbours

Boundaries

Other

Inspected by
Date

PJM
29/9

Notice posted by
Date

PJM
29/9

Resident Notices required

Sent

Delivered

Case Officer Conclusions

vacant plot to embankment
paying hold to sea
check P.P. on embankment.

will come well forward but should
be screened by landscaping on plots
3 + 4 as travel down road. Also
tree in boundary with plot 6, hedge & tree to
front of plot 5.

RECOMMENDATION

COMMITTEE

Departure from Policy

.....

Ward Member request

.....

Recommend approval against
material objection

.....

Other circumstance
viz:

.....

Change to Committee recorded

DELEGATED

Case Officer *PJM*

Senior Officer *IK*

Case Officer Recommendation

Approve

Refuse

Signed *PJM 30/9*

Conditions/Reasons
(continue overleaf)

1) The site shall be landscaped in accordance with
the approved landscaping scheme referenced H/235/89.
SCA reason in the interests of visual amenity.

2) Sc 2)

Notes to applicant

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

Sent:

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

28/17/9. (How does this compare with other projects)

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Order No

Other:

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1674

Date first Rec'd 15 APR 1992

Registration

Reference H16/0982/92

Cross-Ref B16/0672/92

Date 16/9/92

Validation

TYPE RM

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech	Certificate Site plans Description	<div style="border: 1px solid black; width: 50px; height: 30px;"></div> <div style="border: 1px solid black; width: 50px; height: 30px;"></div> <div style="border: 1px solid black; width: 50px; height: 30px;"></div>	Accuracy Incomplete form	<div style="border: 1px solid black; width: 50px; height: 30px;"></div> <div style="border: 1px solid black; width: 50px; height: 30px;"></div>
Fees	Nil fee Discounted fee Correct fee	<div style="border: 1px solid black; width: 50px; height: 30px;"></div> <div style="border: 1px solid black; width: 50px; height: 30px;"></div> <div style="border: 1px solid black; width: 50px; height: 30px;"></div>	Previous app Type	
		Additional Refund	Receipt Issued	

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM	Siting	Design	Ext app	Access	Landscaping
Previous	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>
Current	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>

Index sheets 200

OS No's

Grid ref 523120 322250

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO YES

Inside IBD YES

Inside LP area YES

Archaeological
Site

Linked to site

Ref 817

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H16/0982/92

Type: ~~RESERVED MATTERS~~ **FULL**

Applicant: Mr & Mrs A H Butler
Tel:

Agent: M E Cresswell MBIAT
0775 723656

Description: Bungalow and detached garage

Location: 5 Monkshouse Court
Spalding
Lincs

Valid date:	15-SEP-92	Terminal date:	10-NOV-92
Target dates:		Target Committee:	27-OCT-92
To case officer	20-SEP-92	Report deadline:	13-OCT-92
Inspected by	25-SEP-92		
Extra contacts	30-SEP-92	Case Officer:	
Report if not clear by	20-OCT-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	17-SEP-92	01-OCT-92
Cllr Mrs A M Newton	0775 762210	17-SEP-92	01-OCT-92
Cllr R C West	0775 760231 (Of	17-SEP-92	01-OCT-92
Site/Press Advert MIN		29-SEP-92	20-OCT-92

L.C.C. - Obs Attached jc cb 24/9/92

SITE DETAILS

Grid ref: 523120 322250
OS Sheets: 200

Parcel:

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

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



Application no: H16/0982/92

Applicant: Mr & Mrs A H Butler
15 Coldharbour Lane
Bushey
Watford
WD2 3NR

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Bungalow and detached garage

Location: 5 Monkshouse Court
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 15-SEP-92

01-OCT-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Since the outline planning permission has now expired the application needs to be one for full permission. Please confirm in writing or call in to alter the forms.

Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A. Maxwell
Principal Administrative Officer

5 Oct. 92
I confirm that the above application be charged to full.
M E Cresswell

Application to carry on from 15-9-92 - (DTR)

MONK HOUSE LANE, SPALDING

NUMBER ON MAP	APPLICATION NUMBER AND TYPE	PLOT NUMBER	DESCRIPTION	NAME OF APPLICANT	DATE OF DECISION
	H16/543/84 (OUTLINE)		Residential Development	Mre Mrs. J. Smith	24.8.84
	H16/166/87 OUTLINE		Residential Development	P.C. Arnold	23.7.87
	H16/616/88 RESERVED MATTERS		Residential Dev. Carriageway & sewers	P.C. Arnold	13.9.88
	H16/617/88		Modification of condition to allow seperate sub. of RM.	P.C. Arnold	13.9.88
	H16/228/89 SEC. 31A		Res. dev. (10 dwellings) with seperate submission of reserved matters	P.C. Arnold	22.11.89
①	H16/229/89 (RM)	1	House and Garage	P.C. Arnold	19.4.89
②	H16/695/90 (FULL)	2	Dwellinghouse & garage	P.C. Arnold	8.10.90
③	H16/230/89 (RM)	3	House and garage	P.C. Arnold	19.4.89
④	H16/982/92 (RM)	5	Bungalow & garage	Mre Mrs. A.H. Botter	Pending
⑤	H16/1358/91 (FULL)	7	Chalet bung. & garage	Mre Mrs. M. Knight	27.2.92
⑥	H16/525/92 (FULL) H16/832/92 (C.C.)	8	Bungalow & garage Materials	Mr. D. Wilson "	29.7.92 4.8.92
⑦	H16/232/89 (RM)	9	Chalet bung. & garage	P.C. Arnold	19.4.89
⑧	H16/233/89 (RM) H16/686/91 (FULL)	10	Bungalow & garage Extension	P.C. Arnold P.C. Arnold	19.4.89 5.9.91
	H16/235/89 (RM)		Landscaping for residential area	P.C. Arnold	22.11.89

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

APPLICATION NO: H16/0543/84

8 T

DATE RECEIVED: 21/05/84

APPLICANT: Mr & Mrs J Smith
 "Monks House"
 Monks House Lane
 SPALDING
 Lincs

AGENT: Messrs R Longstaff & Co
 5 New Road
 SPALDING
 Lincs

TYPE: Outline

GRID REF: 523130 522230

DESCRIPTION: Residential development

LOCATION: Land at the rear of Monks House and fronting onto Monks House Lane, Spalding

The South Holland District Council hereby give notice that Outline Planning Permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of 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; or
 - (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 42 of the Town and Country Planning Act 1971.

- 2 The development hereby approved shall be limited to a maximum of 8 single storey dwellings only.

Reason: To safeguard the setting of the adjoining Grade II Listed Building

- 3 The roof line of the dwellings shall be kept as low as practicable.

Reason: To safeguard the setting of the adjoining Grade II Listed Building

Cont/

*This permission refers only to that required by the Town and Country Planning Acts.
 If approval is required under any other enactment this must be obtained separately.*

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
 CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 81181

H16/0543/84

4 a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously unless the prior written consent of the Local Planning Authority is obtained for separate submissions, 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 and shrubs;
 - (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 attractiveness of the environment;
 - (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

b) 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, or within such longer period as may be agreed in writing with the Local Planning Authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 made good during that period.

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 is required in the interests of visual amenity of the estate.

Cont/

- 5 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 Institution of Civil 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.

- 6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road onto which it fronts, is adjacent to or gains access 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.

- 7 The hedge fronting onto Monks House Lane shall be removed and a visibility splay shall be formed to the dimensions measured 4.5 metres down the centre line of the minor road and 70 metres measured along the nearside channel line of the major road.

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.

- 8 6 months warning of intent to commence development shall be given to the Local Planning Authority, and the Trust for Lincolnshire Archaeology shall be permitted by the applicants or their successors in title to carry out an archaeological excavation of the site within this 6 month period.

Reason: The site is within the historic curtilage of a Listed Building and may contain remains of archaeological importance.

B. Smith.

24th August, 1984

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference 14 16/0982/92

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. Address or location

5 Monks House Court SPALDING

3. Name, classification and number of road

UC

4. Date application referred

24-9-92

5. State whether outline, detailed application etc.

R.M.

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

BUNKERLOW & GARAGE

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: 24-9-92

Signed:

[Signature]
Director of Highways and Planning

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

b) 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, or within such longer period as may be agreed in writing with the Local Planning Authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 made good during that period.

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 is required in the interests of visual amenity of the estate.

- 3 The landscaping scheme required under the above condition shall provide for an adequate screen of planting to safeguard the views of Monks House from Bourne Road.

Reason: To safeguard the setting of Monks House.

- 4 The design and siting of the dwellings shall be such as to avoid impinging visually on views of Monks House from Bourne Road.

Reason: To safeguard the setting of Monks House.

- 5 The footpaths and kerbs at the entrance off Monks House Lane shall be set out to give clearance from the trunks of the 2 adjoining protected trees, and the recognition splays may be deleted for this purpose.

Reason: To ensure that the new roadway does not harm the protected trees.

Cont/

- 6 Before any work including excavation at the access point is commenced, the road and splays shall be set out for the inspection of the Local Planning Authority, and work shall not commence until approval in writing to the setting out has been given.

Reason: To ensure that the new roadway does not harm the protected trees.

- 7 Before any development is commenced on site, a detailed scheme of works for the necessary lopping or pruning of any of the protected trees and for the protection of trees during building work shall be submitted to and approved by the Local Planning Authority, and these works shall subsequently be carried out by a qualified arboriculturist in accordance with B.S. 3998 1966 'Recommendations for Treework'.

Reason: To ensure that the new development does not harm the protected trees.

Before any development is commenced, detailed plans of the surfacing and treatment of the road and footpath shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

- 9 Before any work is commenced on the dwellings, the surface water drain and foul sewer connections through 5 Abbots Way shall be carried out and the sewer and drain laid back into the site.

Reason: To ensure that an adequate connection is made on land outside the ownership of the applicant.

- 10 The alignment of the foul and surface water drains shall be amended to be at least 5m from the trunks of any of the protected trees.

Reason: To ensure no damage is caused to the trees.

- 11 The dwellings at the northern end of the estate shall be single storey only.

Reason: To protect amenities of adjoining residents.

- 12 The road and footways shall be laid out and made up in accordance with a specification, programme and details to be approved by the Local Planning Authority in consultation with the County Council Highways Department 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 not later than 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.

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

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.

- 14 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 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 surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 15 The vehicular access on plot 1 shall be located on the new estate road as far as practicable away from the estate road junction with Monks House Lane.

Reason: In the interests of road safety.

- 16 The existing access to plot 1 shall be stopped up permanently to the satisfaction of the Local Planning Authority.

Reason: To prevent parking on Monks House Land and protect the estate road junction visibility.

- 17 The hedge fronting onto Monks House Lane shall be removed and a visibility splay shall be formed to the dimension measured 4.5 metres down the centre line of the minor road and 70 metres measured along the nearside channel line of the major road.

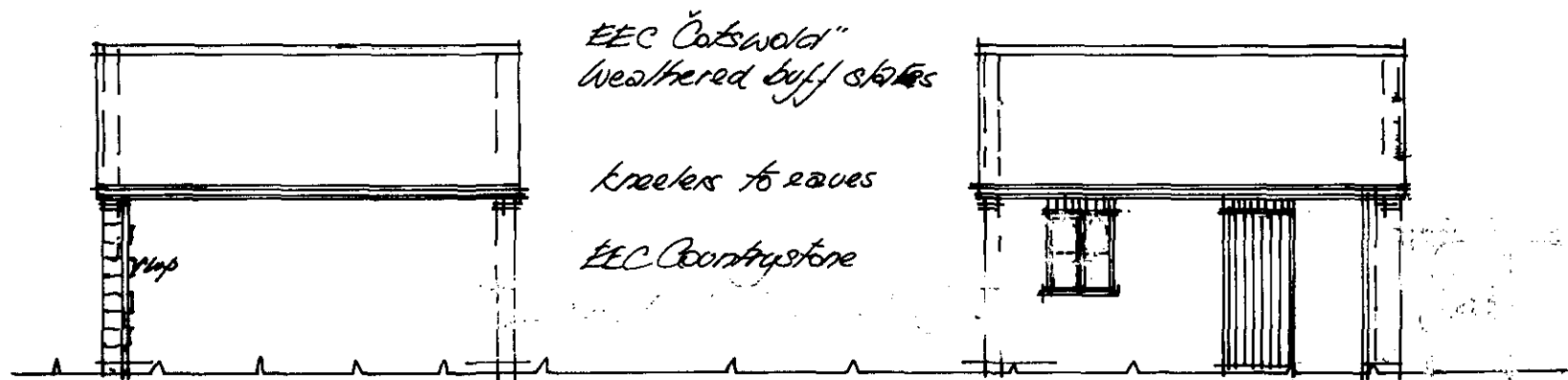
Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

NOTE TO APPLICANT

This permission is for the new roadway and in outline for 10 dwellings only but does not include approval for the plot layout, siting or dwelling types also shown on the plans.

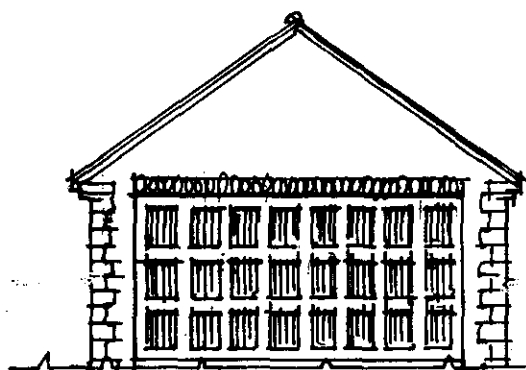


District Planning Officer (C)
23rd July, 1987



SIDE ELEVATION - west

SIDE ELEVATION - east

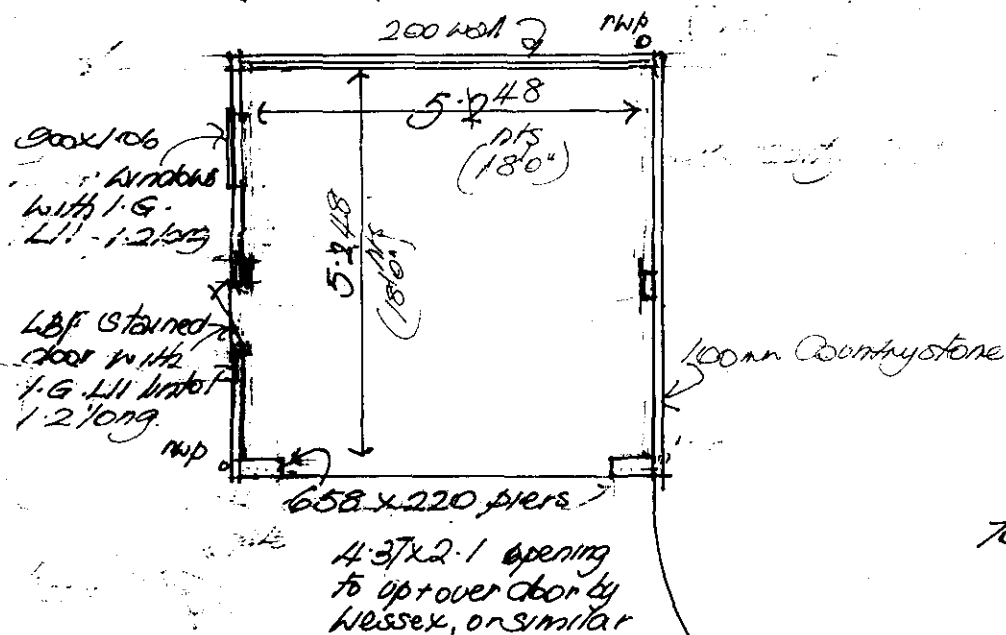


Countrystone
soldier arch
over 4'3" opening
with 1'6" L.S. lintol
4'6.5" long.

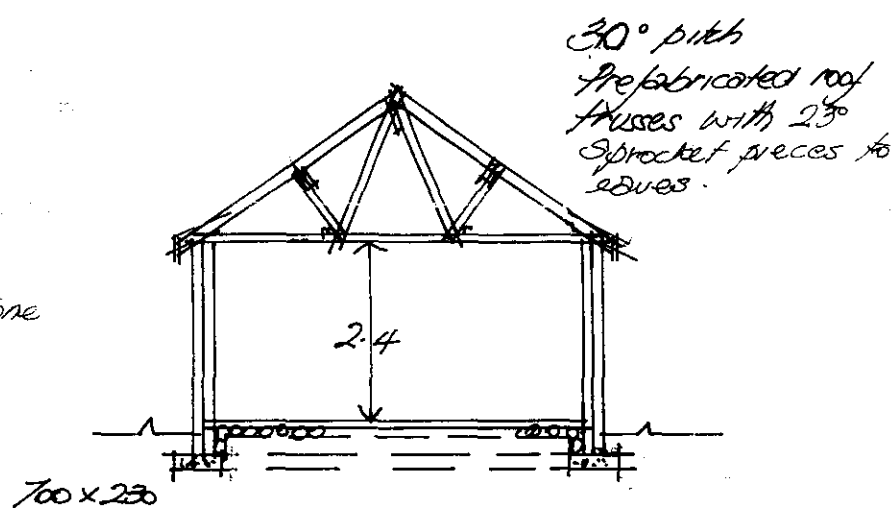
Wessex Tudor "dark oak"
garage door 4'3" x 2'1"

FRONT ELEVATION

REAR ELEVATION - east



GROUND PLAN



SECTION

GARAGE & DWELLING • PLOT 5. MONKSHOUSE

DEVELOPMENT for P.C. ARNOLD GROUP. Scale : 1:100

A.E. CRESSWELL SAAT. ARCHITECTURAL DESIGN. HORSESHOE BRIDGE. SPALDING. Lincs PE11 3JA. Tel. 01775 723656. July 1990.
Sept. 1992.

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets and several buildings of different shapes and sizes. Some buildings are labeled with letters or numbers. A dashed line runs through the center of the map. Handwritten notes are present on the left side of the map.

Handwritten notes on the left side of the map:

- Wanted m.c. of
- one but she has
- keep them too to
- keep news of m.c.
- use
- PO 27-10-92

Labels on the map:

- House
- Letter to m.c.
- B.
- ?
- H.
- H.
- H.
- H.

Map title at the bottom: **Map of the Neighborhood**

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets and several buildings of different shapes and sizes. Some buildings are labeled with letters or numbers. A dashed line runs through the center of the map. Handwritten notes are present on the left side of the map.

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- PX 27-10-92

Labels on the map:

- House
- Letter to m.c.
- B.
- ?
- H.
- H.
- H.
- H.

Map title at the bottom: **Map of the Neighborhood**

Hand-drawn sketch map of a neighborhood. The map features a grid of streets at the top, with several buildings represented by simple geometric shapes. A large dashed oval is drawn in the center, possibly indicating a specific area of interest. Various buildings are labeled with letters or symbols, including 'H.E.', 'B.', '?', 'H.', 'H.E.', and 'H.E.'. A handwritten note on the left side reads: 'Interviewed M.C. of [unclear] but she has kept them too to keep news of [unclear] use. PDX 27-10-92'. The bottom of the map shows a large rectangular area labeled 'Marshall's [unclear]'.

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets and several buildings of different shapes and sizes. Some buildings are labeled with letters or numbers. A dashed line runs through the center of the map. Handwritten notes are present on the left side of the map.

Handwritten notes on the left side of the map:

- Wanted m.c. of
- one but she has
- keep them too to
- keep news of m.c.
- use
- PDX 27-10-92

Labels on the map:

- House
- Letter to m.c.
- B.
- ?
- H.
- H.
- H.
- H.

Map title at the bottom: **Mapable Projections**

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets and several buildings of different shapes and sizes. Some buildings are labeled with letters or numbers. A dashed line runs through the center of the map. Handwritten notes are present on the left side of the map.

Handwritten notes on the left side of the map:

- Wanted m.c. of
- one but she has
- keep them too to
- keep news of m.c.
- use
- PDX 27-10-92

Labels on the map:

- House
- Letter to m.c.
- B.
- ?
- H.
- H.
- H.
- H.

Map title at the bottom: **Mapable Projections**

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets at the top, with various buildings and structures labeled with letters. A dashed line runs through the center of the map. The bottom of the map is labeled "Movable Proportions".

Labels on the map include:

- House
- Letter to M.C.
- Movable Proportions

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets and several buildings of different shapes and sizes. Some buildings are labeled with letters or numbers. A dashed line runs through the center of the map. Handwritten notes are present on the left side of the map.

Handwritten notes on the left side of the map:

- Wanted m.c. of
- one but she has
- keep them too to
- keep news of m.c.
- use
- PDX 27-10-92

Labels on the map:

- House
- Letter to m.c.
- B.
- ?
- H.
- H.
- H.
- H.

Map title at the bottom: **Map of the Neighborhood**

Hand-drawn sketch map of a neighborhood. The map shows a grid of streets and several buildings of different shapes and sizes. Some buildings are labeled with letters or numbers. A dashed line runs through the center of the map. Handwritten notes are present on the left side of the map.

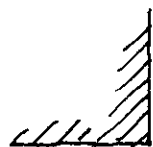
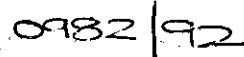
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- use
- PX 27-10-92

Labels on the map:

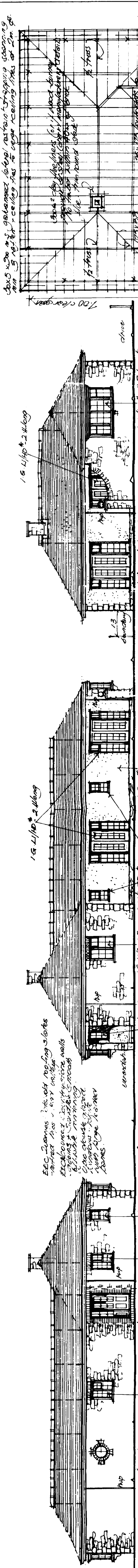
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Map title at the bottom: **Map of the Neighborhood**

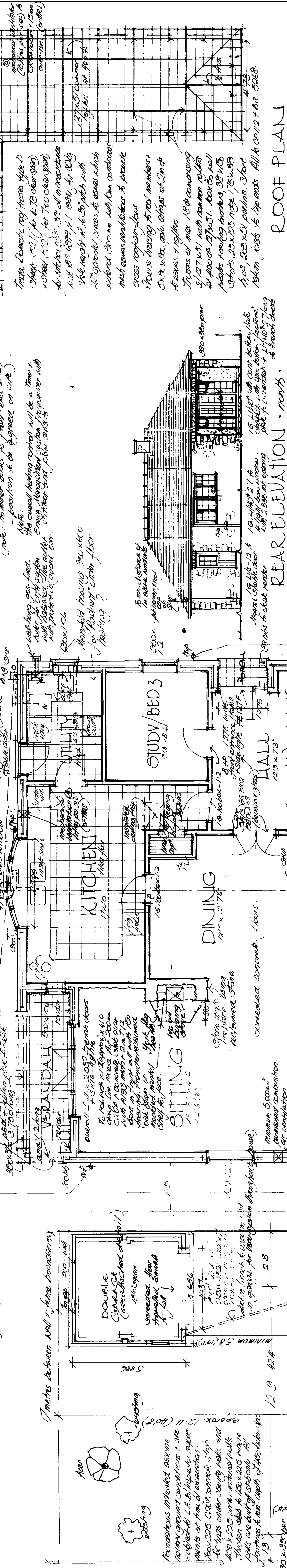


plots 3, 4 and 5.

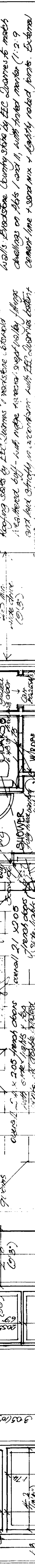
McCrawell.



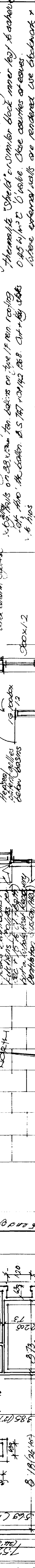
FRONT ELEVATION - SOUTH - 100' x 100' (approx.)
SIDE ELEVATION - EAST - 100' x 100' (approx.)
REAR ELEVATION - NORTH - 100' x 100' (approx.)



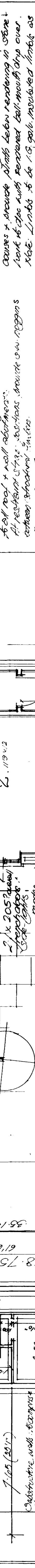
FLOOR LAYOUT
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



FOUNDATION PLAN
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



SECTION
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



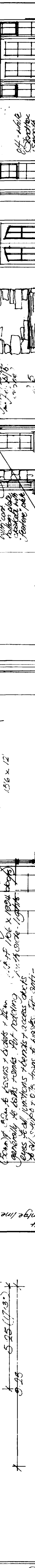
ROOF PLAN
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



REAR ELEVATION - NORTH - 100' x 100' (approx.)



SIDE ELEVATION - EAST - 100' x 100' (approx.)



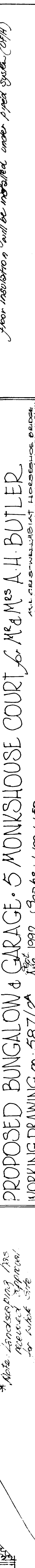
FRONT ELEVATION - SOUTH - 100' x 100' (approx.)



FOUNDATION PLAN
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



SECTION
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



ROOF PLAN
100' x 100' (approx.)
100' x 100' (approx.)
100' x 100' (approx.)



REAR ELEVATION - NORTH - 100' x 100' (approx.)