SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H17/0379/01 Received: 05-APR-01 Type: OUTLINE

Name: P Smith esq.
10 Broadgate
Weston Hills
Spalding
Lincs

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs PE11 1PZ

Description: Residential development

Location : Land off Park Lane Surfleet
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:

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 written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

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.

4 Before the access is commenced to be used, provision shall be made within the site 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.

5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

6 Development of the site shall be restricted to one plot.

Reason: In the interests of amenities of future occupants.

7 No development on the site shall commence until:-
- The route of footpath 7 Surfleet, has been diverted to accommodate the proposed development and protected by fencing to protect users from construction work, or
- The existing route of footpath 7 Surfleet, has been protected by fencing to protect users from construction work.

Reason: To ensure users of the footpath are protected during construction and that development does not commence until the footpath has been diverted, if necessary, to ensure the route is not affected by the development.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

The determined plans are:-
1:2500 site location plan received 5 April 2001.
Dwg. no. 147/5 received 29 March 2001.

The landscaping scheme should not restrict visibility at the junction of Park Lane and Surfleet Road, particularly traffic on the bridge.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Prior to the commencement of any development resulting in the diversion of footpath 7 Surfleet, confirmation of a footpath diversion order under section 257 and schedule 14 of the Town & Country Planning Act 1990, is required.

Director of Housing and Planning Services
30 MAY 2001

H17/0379/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H17/0379/01 Received: 05-APR-01 Type: OUTLINE

Name: P Smith esq.
10 Broadgate
Weston Hills
Spalding
Lincs

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs PE11 1PZ

Description: Residential development

Location : Land off Park Lane Surfleet
Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

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.

4 Before the access is commenced to be used, provision shall be made within the site 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.

5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

6 Development of the site shall be restricted to one plot.

Reason: In the interests of amenities of future occupants.

7 No development on the site shall commence until:- to accommodate the proposed development
- The route of footpath 7 Surfleet, has been diverted and protected by fencing to protect users from construction works, or

- The existing route of footpath 7 Surfleet, has been protected by fencing to protect users from construction works.

Reason: To ensure users of the footpath are protected during construction and that development does not commence until the footpath has been diverted, if necessary, to ensure the route is not affected by the development.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

The determined plans are:-
1:2500 site location plan received 5 April 2001.
Dwg. no. 147/5 received 29 March 2001.

The landscaping scheme should not restrict visibility at the junction of Park Lane and Surfleet Road, particularly traffic on the bridge.

X H.M. - Highways Access? Yes

Director of Housing and Planning Services
24 MAY 2001

H17/0379/01

Prior to the commencement of any development resulting in the diversion of footpath No 7 Surfleet Confirmation of a footpath diversion order under section 257 and Schedule 14 of the Town & Country Planning Act 1990 is required.

LMS 29-5-01.

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

APPLICATION NO: H17/0561/84 8 U DATE RECEIVED: 23/05/84

APPLICANT: J De Heveningham & P Smith
1 Park Lane
Surfleet
Nr SPALDING, Lincs

AGENT:

TYPE: Outline GRID REF: 525140 328130

DESCRIPTION: Residential development

LOCATION: Riverside Plot O.S. No. 291 & 51A Top of Park Lane, Surfleet

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 following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) 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;
2) The siting and design of any vehicular access to a road;
3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 61161

3 The detailed layout shall provide for an alternative or retention of the existing route of footpath No. 7 Surfleet.

Reason: To allow retention of a public right of way

4 No development on the site shall be commenced until the route of the footpath across the site has been diverted.

Reason: To allow retention of a public right of way

5 No permanent structures be permitted within 6 metres of the landward toe of the river embankment which abuts the site.

Reason: To facilitate access for maintenance work to the River Glen

6 The access shall be sited as far as practicable away from the junction with the trunk road.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

7 There should be no direct access either vehicular or pedestrian between the site and the trunk road and any access to the site should be via top of Park Lane a distance of not less than 24 metres from the trunk road carriageway edge.

Reason: To ensure that pedestrian and venicular access between the site and the trunk road is restricted and is gained indirectly in order to minimise potential interference with the safety and free flow of trunk road traffic

8 A visibility splay should be provided from a point 4.5 metres back along the centre line of top of Park Lane from the trunk road carriageway edge to the north-west corner of the site at its frontage to the A16 and within this splay there should be no distraction to visibility.

Reason: To ensure optimum visibility is achieved from the side road junction

9 Conditions 7 and 8 above should be complied with prior to the commencement of any building operations on site.

Reason: To ensure the access and visibility considerations are brought into effect before any dwelling is erected on the site

10 Development on the site restricted to one plot.

Reason: To protect the amenity of the residents of the proposed development in respect of the constraints imposed on this site

Cont/

H17/0561/84

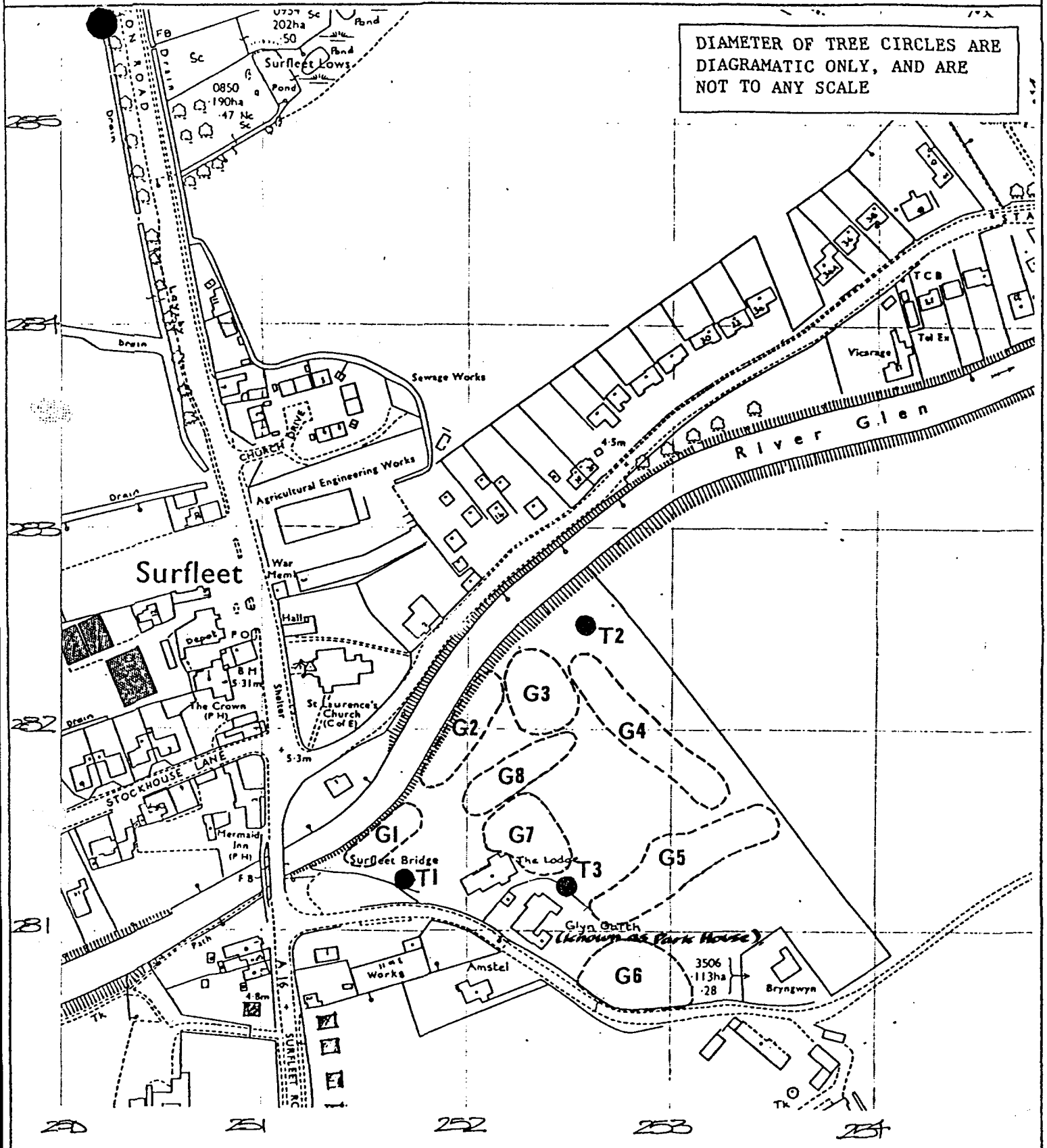
NOTES TO APPLICANTS

Prior to the commencement of any development resulting in the diversion of footpath No. 7 Surfleet confirmation of a Public Path Diversion Order under Section 210 of the Town and Country Planning Act 1971 is required from the Secretary of State.

B Smith

17th August, 1984

SOUTH HOLLAND DISTRICT COUNCIL



SURFLEET TREE PRESERVATION ORDER No. 8 1993

PLAN No.	TF 2528
SCALE	1:2500
DATE	OCT'93
BASE	

B.SMITH MRTPI
Director of Planning &
Building Control Services

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Beech	At grid reference TF 25169 28125 situated at the south western boundary of the property known as The Lodge, Park Lane, Surfleet.
T2	Weeping Beech	At grid reference TF25258 28251 situated in the northern corner of the property known as The Lodge, Park Lane, Surfleet.
T3	Ash	At grid reference TF25250 28122 situated within the grounds of The Lodge, Park Lane, Surfleet, adjacent to the north eastern boundary of the property known as Park House, Park Lane, Surfleet.

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
G1	2 Weeping Willows	On the north western boundary of the property known as The Lodge, Park Lane, Surfleet, adjacent to the River Glen.
G2	1 Hornbeam 1 Scots Pine 2 Walnut 2 Yew	On the north western boundary of the property known as The Lodge, Park Lane , Surfleet, adjacent to the River Glen
G3	1 Fernleaf Beech 1 Holly 1 Red Horsechestnut	In the grounds of the property known as The Lodge, Park Lane, Surfleet, in close proximity to the north western boundary.
G4	1 Ash 2 Lime 1 Oak 3 White Horsechestnut	In the grounds of the property known as The Lodge, Park Lane, Surfleet.
G5	1 Ash 1 Copper Beech 1 Lime 1 Oak 1 Sycamore 3 White Horsechestnut	A group of trees within the grounds of the property known as The Lodge, Park Lane, Surfleet, extending from the north eastern boundary in a south westerly direction to the north eastern boundary of the property known as Park House, Park Lane, Surfleet.

FIRST SCHEDULE

G6	1 Indian Bean Tree 1 Norway Maple 1 Oak 1 Redwood	Group of trees within the grounds of the property known as Park House, Park Lane, Surfleet.
G7	1 Larch 1 Sweet Buckeye 1 Weeping Larch	Group of trees within the grounds of the property known as The Lodge, Park Lane, Surfleet.
G8	1 Red Horsechestnut 1 Sweet Buckeye 2 White Horsechestnut	Group of trees within the grounds of the property known as The Lodge, Park Lane, Surfleet.

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H17/1272/04 Received: 27-SEP-04 Type: CONDITION COMPLIANCE

Name: Brian Harding Construction
c/o APS
The Old School Cameron Street
Heckington Sleaford
Lincs NG34 9RW

Agent: Archaeological Project Service
The Old School
Cameron Street
Heckington Sleaford
Lincs NG34 9RW

Description: Details of Archaeological Watching Brief (Condition 5 of H17/0379/01)

Location : Park Lane Surfleet

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined details are:
Archaeological Watching Brief (APS Report No. 100/04), received 27 September 2004.

Head of Planning & Development
18-OCT-04

H17/1272/04

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H17/1497/03 Received: 12-DEC-03 Type: RESERVED MATTERS

Name: Brian Harding Construction Ltd
Water Cottage
16A Water Lane
Spalding
Lincs PE11 2TQ

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: House and detached double garage, garden store and day room (alterations to previously approved OUTLINE OF(H17/0379/01)

Location : Park Lane Surfleet

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, 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.

Reason For Approval
The proposal is in accordance with national and local policies as set out in Policy E1 of the South Holland Adopted Local Plan 1998.

The issue relating to overdevelopment is a material consideration but not sufficient in this case to indicate against the proposal and to outweigh the policy referred to above. The Council considers that any harm to amenities can be overcome by the landscaping conditions attached to the outline planning permission.

Note(s):

The determined plans are:
Paddington, Paddington 2, SD02-26/2 and BH/DG-DR, received 12 December 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Beacon Council 2003-2004
Supporting the Rural Economy

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Lincolnshire
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Head of Planning & Development
17-FEB-04

H17/1497/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Beacon Council 2003-2004 Supporting the Rural Economy

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Lincolnshire
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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H17/1414/03 Received: 24-NOV-03 Type: CONDITION COMPLIANCE

Name: P Smith
10 Broadgate
Weston Hills
Spalding
Lincs

Agent: Archaeological Project Svcs
The Old School
Cameron Street
Heckington, Lincs. NG34 9RW

Description: Details of Archaeological Watching Brief **(Condition 5 of H17/0379/01)**

Location : Land off Park Lane Surfleet

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Specification for Archaeological Watching Brief, received 24 November 2003.

Head of Planning & Development
26-JAN-04

H17/1414/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services