APPLICATION No. H20/0908/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2-5
Location Plan	6
Application Form	7-9
Check Sheets	10-13
Other Correspondence	14-58
Drawings	59-62
Post Decision Amendments	—

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/0908/93 Received:24-SEP-93 Type:OUTLINE

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Residential development with sewerage treatment works. All as H20/0644/89.
Location : Needham House and rear of Chapelgate Sutton St James Spalding Lincs

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

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

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

2 The development hereby approved shall fully conform, when undertaken, in all particulars with the submitted approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

3 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a *specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

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

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

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

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

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

6 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

7 Before the occupation of any of the dwellings hereby approved, the proposed access shall be constructed to provide visibility splays of 4.5 metres x 120 metres. Such works shall provide for the construction of kerb radii tied into the carriageway edge markings.

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

1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
   (i) the positions, heights and species of existing trees;
   (ii) proposals for felling or retention of existing trees;
   (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
   (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
   (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

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

9 The landscaping scheme referred to above shall include the retention of the hedge along the boundary with the school.

Reason: In the interests of visual amenity.

10 The details of location and design of dwellings (including the use of double glazing), the location of public open space, and the location and design of boundary treatments shall be designed having regard to the existence of noise emitting plant in nearby business premises (see note below).

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To safeguard residential amenity.

11 The eastern boundary of the site shall be delineated by a hedge of thorn, of a height of at least 4.5 metres and in the event of the existing hedge being removed it shall be replaced within 5 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedge shall be allowed to reach a height of at least 4.5 metres.

Reason: In the interests of the visual amenity of the locality.

12 The development hereby approved shall provide for a high degree of visual interest in terms of layout and the design of the individual dwellings. Provision shall also be made in terms of layout for the planting of trees, and hedging of the southern boundary of the site to a depth of 5 metres.

Reason: To ensure that the development harmonises with the village and the surrounding rural landscape.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 26 November 1993.

The attention of any prospective developer should be drawn to the need for a comprehensive noise assessment of the site in relation to adjoining commercial premises and in particular to the recommendations of the report of the noise consultants submitted with planning application H20/0644/89.

Director of Planning and Building Control Services
14-DEC-93 H20/0908/93

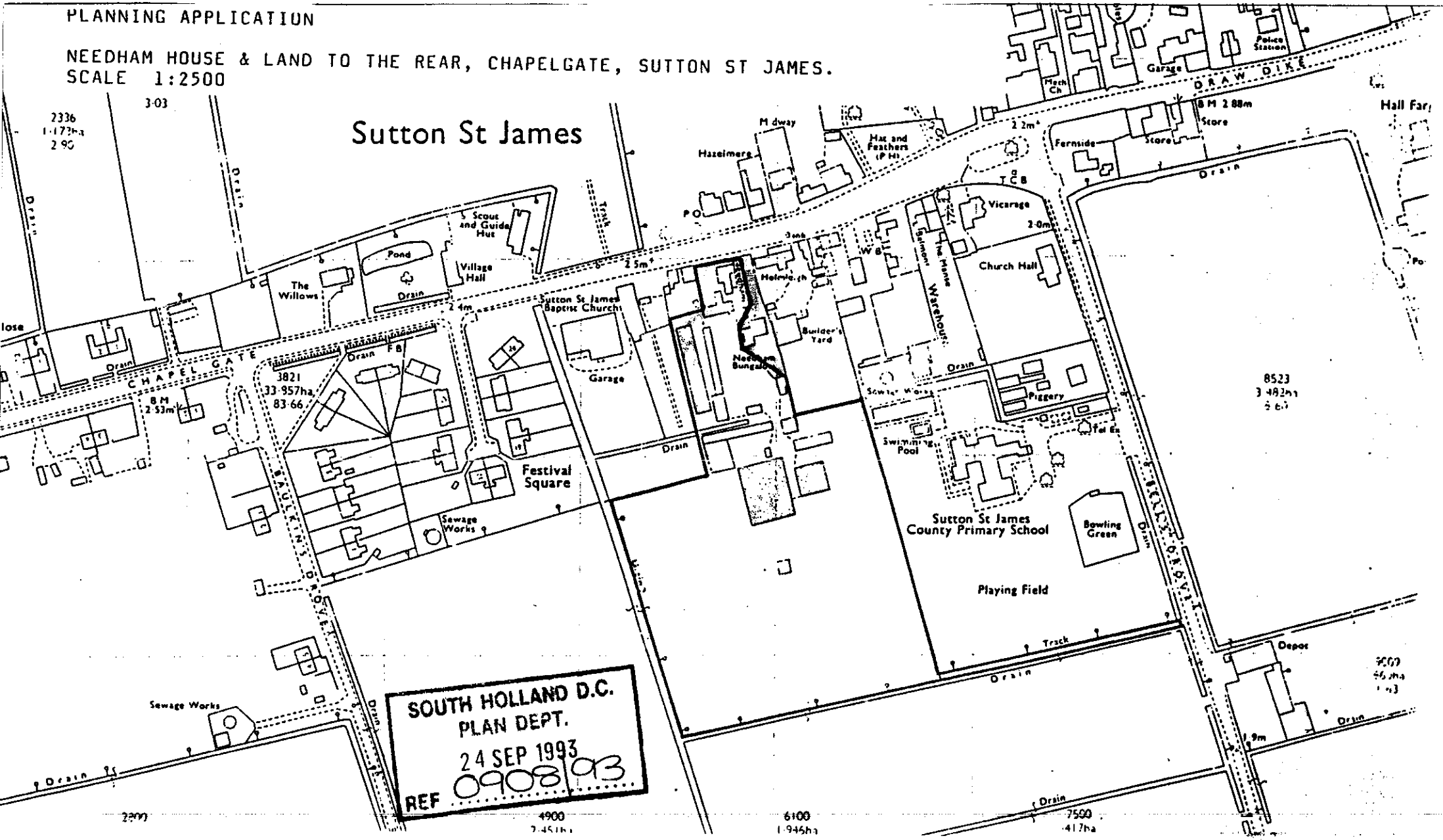
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

PLANNING APPLICATION

NEEDHAM HOUSE & LAND TO THE REAR, CHAPELGATE, SUTTON ST JAMES.
SCALE 1:2500



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0908/93

Date Registered 24 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
NORBEACH MANOR
HOLBEACH
SPALDING. LINCS.

Tel. No.

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

LOWTH CONSULTING DESIGN
16 FLEET STREET
HOLBEACH. SPALDING. LINCS

Tel. No. 0406 22126
(Personal contact name) LOWETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEEDHAM HOUSE + REAR OF CHAPELGATE
SUTTON ST. JAMES.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT WITH SEWERAGE TREATMENT WORKS. AS H20/0644/89.

Please complete

Signed. ..... Date 24.9.93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £2760.00 (you consider no fee is payable include a written explanation instead.

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 2.30 (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: to be agreed
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	2.30 hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

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

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

domestic and agricultural.

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

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

to be provided.

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

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

to NLIDB main drain to the west of the site.

C. Please state whether a land drain will be affected

NO

D. Foul sewerage will be disposed of to: sewerage treatment plant.

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H20/0644/89

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. Please see agents letter which forms part of this application.

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).

owners

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 24/9/93.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~(Applicant~~ / Agent) Date 24/9/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 6/10/93

Site Notice posted by
Date 6/10/93
Expiry

Individual Resident Notices required:

Addresses to be sent to –

THE HEAD TEACHER
SUTTON ST JAMES COUNTY PRIMARY SCHOOL
BELLS LANE
SUTTON ST JAMES

MESSRS HIX AND SON
28 CHURCH ST
HOLBEACH PE12 7LL

Addresses delivered to –

(THEIR REF! – GAM/5421/SEC)

DONE
7/10

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed ..... Date 6/12/93

Notes:

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

Conditions/Reasons: (cont overleaf)

AS PER CONDITIONS ON COMMITTEE REPORT
PLUS
ADDITIONAL CONDITION + REASON

The development hereby approved shall provide for a high degree of visual interest in terms of layout and the design of the individual dwellings. Provision shall also be made in terms of layout for the planting of trees, and hedging of the southern boundary of the site to a depth of 5 metres. Reason: To ensure that the development harmonises with the village and the surrounding rural landscape.

PTO →

ADD NOTE (No 2)

THE ATTENTION OF ~~ANY~~ PROSPECTIVE DEVELOPER SHOULD BE DRAWN TO THE NEED FOR A COMPREHENSIVE NOISE ASSESSMENT OF THE SITE IN RELATION TO ADJOINING COMMERCIAL PREMISES AND IN PARTICULAR TO THE RECOMMENDATIONS OF THE REPORT OF THE NOISE CONSULTANTS SUBMITTED WITH PLANNING APPLICATION H20/0644/89.

DC INSTRUCTION SHEET

APPLICATION REF: H20/0908/9

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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:

Press
PC
WM
Residents

Case Officer: J. A. Blacklock.

Senior Officer Confirmed ....DMG Date..30/9 Recorded DC....

ADMIN RECORD SHEET

Init.

Registration

Submitted Fee £ 2760-00

Receipt No P3296

Date first Rec'd 24 SEP 1993

Reference H20/0908/93

Cross-Ref N/A

Date 27-SEP-93 LAC

Validation

TYPE OUTLINE

Site area 23
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 £ 2760
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 283 OS Plots
Grid ref 539600 181500

Ward W Parish SSJ

Inside IBD YES Inside LP area NO

Linked to site Ref 1682

Linked to property Ref

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int
Dist Bound
Other: Inc area of pits + ponds

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

Planning Records:
Earlier apps
644/89
192/93 Still current
853/92

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

LOWETH COWLING DESIGN

16 Fleet Street,
Holbeach,
Spalding,
Lincolnshire
PE12 7AF
Telephone: (0406) 22126

9371.

S.H.D.C.
Planning Dept.
Priory Road.
Spalding.

Hand delivered
2nd Sept. 1993.

Dear Sirs,

Residential Development at Sutton St. James. Lincs.

Please find enclosed application documents and fee in respect of the above which is for the renewal of O.P.P. H20/0644/89 in all respects and which was dated 10th Aug 1989.

The site is located wholly within the Interim Boundary of Development for Sutton St James and all of the conditions and other notes refered to in O.P.P. H20/0644/89 are acceptable.

Yours faithfully.

APPLICATION REFERENCE: H20/0908/93 DATE RECEIVED: 24-SEP-93

TYPE: Outline

DESCRIPTION: Residential development with sewerage treatment works. All as H20/0644/89.

LOCATION: Needham House and rear of Chapelgate, Sutton St James

APPLICANT: Kings Quality Homes AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Major development and policy context.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 DEC 1993

RECOMMENDATION

Grant Permission.

COMMENTS

1 Outline planning permission (H20/0644/89) granted in August 1989 for residential development on the site. The development entailed the provision of a biological sewage treatment plant.

2 The current proposal is essentially a renewal of that permission.

3 Adoption of design policy does not affect principle of development and an extra condition has been added to take account of this.

4 Site outside I.B.D. proposed in South Holland 2000 consultation document but at this early stage of consideration of the proposals for SH2000, not considered justifiable reason for denying a refusal. The exclusion of the site in the consultation document was considered to be necessary given the emphasis in the structure plan amendment of 1991 concerning the compatibility of new estate development in terms of scale and character with the existing settlement and, in addition, changed attitudes and increased concern regarding the conservation of the environment.

REPRESENTATIONS

Parish Council: Agrees to outline with an agreed amount of building.

Environmental Services: No objection, subject to provision of adequate noise attenuation measures to reduce noise nuisance from adjacent grain dryers.

Public: Objection from owner/operator of adjacent grain dryers on following grounds:-

(a) Grant of permission would be contrary to the policy statement contained in DoE Circular 10/73 which seeks to avoid creation of situations where developments subject to noise nuisance.

(b) Majority of site not included in Draft District Local Plan (South Holland 2000).

(c) The industrial premises are, depending upon the season, operational for 24 hours a day and do give rise to noise and smells. To date, these activities have not given rise to nuisance but their continuation could be prejudiced by the establishment of the proposed estate and complaints arising from the new residents.

(d) The proposed development is, in effect, bringing people to noise and the Local Planning Authority has a duty of care to ensure in these circumstances, existing industrial premises are not prejudiced in terms of their continued operation.

Objector considers an environmental assessment on noise and smell should be carried out. The number of dwellings should be kept to an absolute minimum, and conditions should be imposed, if permission is granted, providing earth bunding and tree planting prior to the erection of the dwellings and the provision of open space adjacent to the site's boundaries.

SCHEDULE OF CONDITIONS

1 The development hereby approved shall fully conform, when undertaken, in all particulars with the submitted approved plans.
Reason: To define the terms of the permission and to ensure a satisfactory form of development.

2 C1 - (Estate Development).

3 C2(a) - (Road Construction).

4 C3 - (Surface Water Run-off).

5 C4 - (Construction of Estate Road Junction).

6 Before the occupation of any of the dwellings hereby approved, the proposed access shall be constructed to provide visibility splays of 4.5 metres x 120 metres. Such works shall provide for the construction of kerb radii tied into the carriageway edge markings.

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.

7 SC1 - (Estate Details)...(delete 1a, 1a 1, 1a 2 and 1a 3).

8 The landscaping scheme referred to above shall include the retention of the hedge along the boundary with the school.
Reason: In the interests of visual amenity.

9 The details of location and design of dwellings (including the use of double glazing), the location of public open space, and the location and design of boundary treatments shall be designed having regard to the existence of noise emitting plant in nearby business premises (see note below).
Reason: To safeguard residential amenity.

10 The eastern boundary of the site shall be delineated by a hedge of thorn, of a height of a least 4.5 metres and in the event of the existing hedge being removed it shall be replaced within 5 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedge shall be allowed to reach a height of at least 4.5 metres.
Reason: In the interests of the visual amenity of the locality.

Note: SN1 (amended plans) - ~~Amended~~ plans received on 26/11/93

File Note : Decision issued with SC1 complete apart from access point (as per application form) - all other details still needed

7th DECEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0205/93 Dr & Mrs Rayner	DMG	Landscaping requirements as recommended. Negotiate acceptable scheme if possible otherwise enforcement action to impose landscaping.
3	H06/0505/93 Holbeach Methodist Church	DMG	Refused as recommended.
5	H14/0701/93 Mr J E Nickols	PJU	DPBCS Auth subject to Sect 106 agreement as recommended.
7	H16/0785/93 Mrs P M Hudson	DMG	Grant plus enforcement action as recommended.
9	H20/0908/93 Kings Quality Homes	JB	Grant as recommended. Additional condition re visual interest using similar wording to condition 8 on page 13. Note making reference to noise assessment to be added.
12	H20/0909/93 V G Campling Esq	JB	Grant as recommended.
14	H18/0940/93 D M Crawley & Son	JB	DPBCS Auth subject to Sect 278 agreement as recommended. Discuss with highways traffic calming measures which may need to be included in Sect 278 agreement.
17	H14/0965/93 Mr M A Boddington	PJU	DBPCS Auth subject to Sect 106 agreement as recommended. Last word of line 4 of recommendation should read "occupier" and not "applicant"
18	H18/0968/93 Mr Summerfield	JB	Grant as recommended.
20	H05/0971/93 Mr & Mrs Seymour	DMG	Deferred for site visit as recommended.
22	H09/0984/93 J H Bailey Esq	DMG	DPBCS Auth as recommended.
24	H01/0994/93 Mr S Merton	PJU	Grant as recommended.
25	H02/0996/93 N Plumb	PJU	Refused as recommended.
26	H02/1000/93 Mr & Mrs P Leo	PJU	Deferred for site visit as recommended.
28	H02/1001/93 Mr & Mrs P Leo	PJU	Deferred for site visit.

30	H12/1006/93 Mr & Mrs I R Knight	DMG	DPBCS Auth subject to revocation of planning permission as recommended.
30	H12/1007/93 Mr & Mrs I R Knight	DMG	Deferred for site visit.
32	H16/1017/93 S.H.D.C.	PJU	Grant as recommended.
33	H05/1020/93 Mr & Mrs R Rusman	DMG	Deferred for site visit.
35	H09/1047/93 Estate of Mrs E M Clarke	DMG	Refused as recommended.

8th Dec 93

Signed: .....

N Midlen
Principal Planning Officer

BRIAN SMITH Di 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

H20/0908/93

OUTLINE

Applicant: Kings Quality Homes — Agent: Loweth Cowling Design
Tel: — 0406 22126

Description: Residential development with sewerage treatment works. All as H20/0644/89.

Location: Needham House and rear of Chapelgate
Sutton St James
Spalding Lincs

Valid date:	24-SEP-93	Terminal date:	19-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	01-OCT-93	Report deadline:	03-NOV-93
Inspected by	08-OCT-93	Agreed TD Ext:	
Extra contacts	15-OCT-93	Case Officer:	
Report if not clear by	29-OCT-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 2.3 HA
Category: Newbuild
Listed building: — Other Constraints: PIT
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Head Teacher, County Primary School	07-OCT-93	28-OCT-93
Messrs Hix & Son, (Gas/Elec)	07-OCT-93	28-OCT-93
Site/Press Advert MAJ	08-OCT-93	29-OCT-93
Clerk to Sutton St J	01-OCT-93	15-OCT-93
Dir of Environmental	01-OCT-93	15-OCT-93
Cllr Mrs E O Hall-Pa 0945 700 829	01-OCT-93	08-OCT-93

SITE RECORD

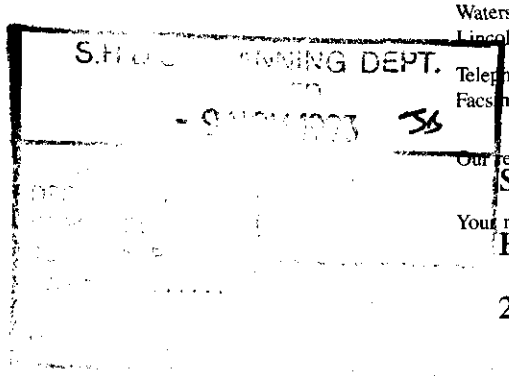
Grid ref: 539600 318150
OS Sheet: 283 — Parcel:

L C C – OBs Attached JE CS 7/10/93

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992



Our ref SH/930116
Your ref H20/0908/93

2 November 1993

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

Dear Sir

Proposal : Residential development with STW
Location : Needham House and rear of Chapelgate, Sutton St James
Applicant: Kings Quality Homes

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

There are no foul or surface water facilities in the vicinity of the proposed development.

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

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

Yours faithfully

Philip Laws
Customer Services Manager

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0908/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Residential development with sewerage treatment works. All as H20/0644/89.
Location: Needham House and rear of Chapelgate
Sutton St James Spalding Lincs

Type: OUTLINE

16-DEC-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Dawbarns Solicitors
Ref JMA/PB
1 & 2 York Row
Wisbech
Cambs. PE13 1EA

Partners:
W.R. KNOWLES
D.G. THOMAS, LL.B.
RICHARD E. BARR
W.R. MORRIS, LL.B.
JOHN M. AITKEN
COLIN S. BAILEY, LL.B.
DEBORAH A. ALLEN, B.A.
HELEN M. WATKINS, B.A.
ELIZABETH C. MORRIS, LL.B.
PETER BOYNTON, LL.B.
JEAN-ANN BARTLETT

Consultants
O.D.G. BARR (Non-Practising)
WILLIAM GOFF

OUR REF: JMA/PB

YOUR REF:

Dawbarns

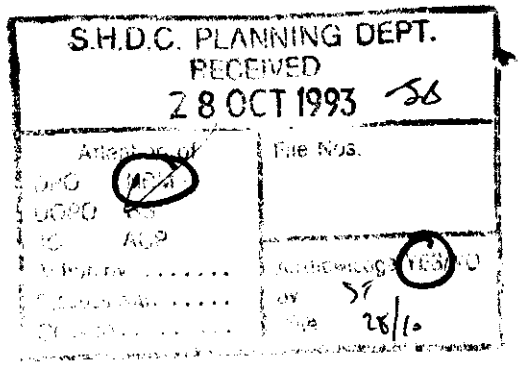
SOLICITORS
1&2 YORK ROW
WISBECH
CAMBRIDGESHIRE PE13 1EA

TELEPHONE: 0945 61456
FAX: 0945 61364 Group 2/3
DX 41351 (WISBECH)

OBJECTION

PLEASE ASK FOR Mr Aitken

26th October 1993



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

Dear Sirs

Re: Kings Quality Homes
Application No. H20/0908/93 Land adj to Needham House
Chapelgate Sutton St James Spalding Lincolnshire

We act for Johnson & Son, Corn and Agricultural Merchants, Sutton St James Spalding Lincolnshire PE12 OEE.

It has come to our client's attention that Kings Quality Homes have applied for residential development in respect of a site adjacent to our client's premises in Sutton St James Spalding in terms similar to those contained in Application H20/0644/89.

We are instructed by our client to object to the application.

Our client's grounds of objection are that the grant of such residential permission would be contrary to the policy statement contained in DOE Circular 10/73 which specifically advises that Planning Authorities should seek to avoid the creation of situations in which new residential or other noise sensitive developments might be subject to noise annoyance from existing industrial or other premises.

/Cont'd .....

Dawbarns
SOLICITORS

We set out our client's position in a letter to the Chief Planning Officer of your Council dated 7th September 1992. We would, therefore, respectfully refer you to that letter. If a further copy is required please let us know.

We also understand that the majority of the proposed site is not now included in the Structure Plan 2000 for Sutton St James and therefore the current application is no longer within the strategic planning policy for Sutton St James.

We would be obliged if you would acknowledge safe receipt of this letter.

Yours faithfully

DAWBARNS

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt

Our Ref: WRH/MLW/A5SH
Your Ref:

5th October, 1993.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 OCT 1993

Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Sir,

Planning Application No. H20/0908/93
Proposed Development at Needham House and Rear of Chapelgate, Sutton St. James.

I refer to the above application submitted to your Council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's Village Drain runs along the western boundary of the site.

It appears, therefore, that Clauses 1, 2, 3, 4, 5 and 6 of the aforementioned requirements may apply in respect of the proposed development.

As previously mentioned, in response to the previous application No. H20/0644/89, I am concerned that the increased rate of run-off from the proposed development could cause flooding of land downstream of the outfall.

Notwithstanding the above, I do not oppose the present application, in principle and subject to the compliance with the requirements under the Land Drainage Act and the Byelaws. I trust, however, that you will be able to add a suitable condition, as regards the disposal of surface water run-off, on any approvals.

...../Contd.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

Contd/.....

The Board will require a contribution in accordance with the enclosed note, towards dealing with the increased rate of discharge from the impervious areas created by the development unless flow regulation works are undertaken on the site.

Yours faithfully,

Technical Engineer

Copy to Kings Quality Homes.
Loweth Cowling Design.

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW/A5SH
Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H20/0908/93
Proposed Development at Needham House and Rear of Chapelgate, Sutton St. James.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements **must** be complied with :-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertantly contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of **any** watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into **any** watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for:
Our Ref:
Your Ref:

CONTRIBUTIONS

Under the above Drainage Board's Byelaws consent to discharge any surface water and/or treated effluent into **any** watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following: -

1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £130. + V.A.T. per dwelling.

2. All other development contributions will be calculated at the rate of £11,226.77 + V.A.T. per impervious acre from 1st July, 1993. This figure will, however, be increased at 3 monthly intervals in accordance with the R.P.I.

3. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners to carry out such necessary work, the Board may be prepared to carry out such work using their powers under the Land Drainage Act, 1976, with the costs being recovered from the developer.

4. Contributions will be calculated and required by the Board upon commencement of the development.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

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

Sutton St James
93/X1/0SP

Application no: H20/0908/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Residential development with sewerage treatment works. All as H20/0644/89.

Location: Needham House and rear of Chapelgate
Sutton St James Spalding Lincs

Type: OUTLINE

Date received: 24-SEP-93

01-OCT-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 15-OCT-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments: The Parish Council agrees to outline, with an agreed amount of building

Signed: J T Gleeson
Chairman of the Parish Council

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1993 -SO

Attention of | File Nos.
CPO BSM
DCPO BS
C MJP
Acknowledge YES/NO
Date

TRANSPORT hereby gives notice that he has made an Order under sections 82(2) and 83(1) of the Road Traffic Regulation Act 1984 on the A17 Trunk Road known as Washway Road at Moulton Marsh in the District of South Holland in the County of Lincolnshire, which comes into force on 11 October 1993.

2. The effect of the Order is to remove a 30 mph speed limit on a section of the A17 Trunk Road described in the Schedule to this notice.

3. NOTICE of the Secretary of State's intention to make this Order was published under the reference number 824 on 4th May 1993 in the London Gazette. The effect of this Order is the same as described in that notice.

4. Copies of the Order have been deposited at the offices of the Deputy Director of Network Management and Construction, Department of Transport, East Midlands Region, Cranbrook House, Cranbrook Street, Nottingham NG1 1EY; the Chief Executive, Lincolnshire County Council, County Offices, Newland, Lincoln; and of the Holbeach Library, Church Street, Holbeach, Lincolnshire, where they may be inspected, free of charge, during normal office hours for a period of 6 weeks from the date of this Notice.

5. Copies of the Order may be obtained by application to the offices of the Deputy Director of Network Management and Construction, Department of Transport, East Midlands Region, Room 805, Cranbrook House, Cranbrook Street, Nottingham NG1 1EY quoting reference EMCM 5065/28/8/TR51/7.

R A HODSON
A Senior Executive Officer
in the Department of Transport

SCHEDULE

The A17 Trunk Road known as Washway Road in the Parish of Moulton in the District of South Holland in the County of Lincolnshire, from a point 170 metres south-east of its junction with (B1357) Common Road for a distance of 245 metres in a southerly direction.

THE DEPARTMENT OF TRANSPORT

The Order has been made to allow for works by British Gas and will have a maximum duration of 18 months. The restriction is expected to commence on or about October 11, 1993 and last for 3 weeks or the completion of the works.

The effect of the Order is to prohibit vehicles from proceedings on Pudding Poke Lane and will apply at all times when traffic signs are displayed.

The alternative routes for affected traffic are:

1. Northbound via Marriots Gate and Low Gate
2. Southbound via Roman Bank, Collys Gate and Marriots Gate

J. EMMERSON
Director of Highways and Planning
Lincolnshire County Council

b4570

by regulations made by the Secretary of St
him a copy of the published proposals.

(2) Any ten or more local government electors
within the period of two months after the
the proposals, submit an objection to the pr
education authority, any objections to the
be submitted to the authority within th
Governors of any voluntary school affecte
and by any local education authority co
authority by whom the proposals were pub
one month after the end of that perio
Secretary of State copies of all objectio
withdrawn in writing) in that period; to
observations on the objections."

An objection shall not be regarded as a "statutory obj

(1) It has been signed by ten or more pe
government electors of the area; or

(2) It is clear that the signatory is acting on beh
local government electors for the area; or

(3) There is clear evidence to show that the in
making the same points are jointly submitt
to each other or submitted under a comm

PLANNING APPLICATION

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

H11/0914/93 Energy From Waste Holland Ltd
Straw waste boiler plant
Land: Hundreds Lane Long Sutton
Spalding Lincs
OUTLINE

H12/0919/93 Mountains Road Haulage
Proposed use of indust. site for parking of 25 goods vehicles without complying with Cond. 2 of H12/1111/85
Main Road Lutton Gowts
Spalding
SEC 73 MODICATION

H20/0908/93 Kings Quality Homes
Residential development with sewerage treatment works. All as H20/0644/89.
Needham House and rear of Chapelgate
Sutton St James Spalding Lincs
OUTLINE

The following application(s) do not accord with the provisions of the relevant Development plan.

H01/0910/93 Mr & Mrs S W Sewell
Erection of dwelling with garage including details of means of access
Barrier Bank Cowbit
Spalding Lincs
OUTLINE

H11/0869/93 Land & Buildings Consultancy
Residential development
Land fronting The Delph Station Road
Long Sutton Spalding Lincs
PERMISSION RENEWAL

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

H09/0850/93 Mr N Revill
Extension, alterations and change of use to form three retail outlets with five one-bedroomed flats over Park Road Holbeach
Holbeach
Spalding Lincs
FULL

H09/0916/93 Mr N. Revill
Change of use, alterations and extension to form three retail units with five one-bedroomed flats over
Park Road Holbeach
Spalding Lincs
LISTED BUILDING

H09/0917/93 Mr S Kent
Proposed detached single garage and drive off Back Street including altered access
Land off Back Street rear of 13 Albert Street
Holbeach Spalding
FULL

H23/0895/93 Mr & Mrs M C Dye
Erect glasshouse, store and fence
Whaplode House Stockwell Gate
Whaplode Spalding Lincs
FULL

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

B SMITH
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

06-OCT-93

b4589

— SOUTH HOLLAND 2000 —

THE SOUTH HOLLAND DISTRICT LOCAL PLAN

PUBLIC EXHIBITIONS

The South Holland District Local Plan has been published in draft form for consultation. It will provide policies for the development and use of land in the District, to 2001. All comments should be submitted to the address below, to arrive no later than 31 December 1993.

Public exhibitions about the Plan will be held as follows (exhibiting from 10 am until 6 pm, unless otherwise stated):

HOLBEACH - Monday 11th and Tuesday 12th October 1993 at the Methodist Church Hall, Albert Walk, Holbeach.

SPALDING - Friday 15th October 1993 (4 pm until 9 pm) and Saturday 16th and Sunday 17th October 1993 (10 am until 6 pm) on the District Council Stand, Broadgate Home and Garden Show at Springfields Exhibition Centre.

CROWLAND - Tuesday 19th and Wednesday 20th October 1993 at the Parish Rooms, Hall Street, Crowland.

SUTTON BRIDGE - Friday 22nd October 1993 at the Village Hall, Bridge Road, Sutton Bridge.

GEDNEY HILL - Monday 25th October 1993 at the Memorial Hall, Gedney Hill.

LONG SUTTON - Thursday 28th and Friday 29th October 1993 at the 1st Long Sutton Scout Headquarters, Park Lane, Long Sutton.

DONINGTON - Tuesday 2nd November 1993 at the Pop-In Centre, Red Cow Paddock, Donington.

Enquiries may be made by telephoning the LOCAL PLAN HOTLINE: (0775) 761161 (extension 4345).

B. SMITH MRTPI
Director of Planning and Building Control Services
Council Offices
Priory Road
Spalding
Lincs PE11 2XE
8 Oct, 1993

SOUTH HOLLAND DISTRICT COUNCIL

b4589

SOUTH HOLLAND 2(

THE SOUTH HOLLA DISTRICT LOCAL PL

ON WEDNESDAY, SEPTEMBER 29, 1993, South H Council published the South Holland District Loca Holland 2000") in draft form. The Plan sets out the Authority's draft policies and proposals for the de use of land in the District, to 2001. It is bein accordance with the requirements of the Town Planning Act 1990 and associated Regulations.

The Council is now undertaking consultations, and who are interested in the future development of So submit comments on the draft Plan.

THE PLAN MAY BE INSPECTED at the Council Office Spalding, during normal office hours. It may be pu at a cost of £10 per copy (£14 by post).

Copies are also available for reference at p throughout the District.

AN EXHIBITION ABOUT THE PLAN may be viewec Council Offices. An exhibition will also visit a nur around the District, from Monday, October 11, 19

ENQUIRIES ABOUT THE PLAN, about the arr publicity and the procedures involved, may be Reception, Department of Planning and Building telephoning the:

LOCAL PLAN HOTLINE: Tel: (0775) 761161, exter

ALL COMMENTS ON THE DRAFT PLAN should b writing, to the Director of Planning and Building C at the address below, TO ARRIVE NO LATER THA 31, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Buil Services
Council Offices,
Priory Road,
Spalding,
Lincolnshire
PE 11 2XE.

O

Swc WVN 4402

GOODS VEHICLE OPERATOR'S LICENCE

A.V.L. TRANSPORT of 192 Bridge Road, Sutton Bridge, Spalding Lincs PE12 9SF is applying to change existing licence as follows to keep an extra one vehicle and two trailers at their operating centre at King John Bank, Walpole St Andrews, Wisbech, Cambs.

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

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

b4633

HOUSE EARAN... ublished Frien... mily Busines iingle items — mplete Houses YTHING CLEARED be "DONE" Call us first (0406) 350812 anytime WVN 9857

SG YOURSELF to a g massage, sauna cuzzi. Warm, friendly phere and staff. QC s, (0545) 474993.

ED: 3 people to car to Peterborough n, early morning (6.30 Please contact Mr 0775 766412, after

ONATHERAPIST Fully qualified in OMATHERAPY AND MEDIAL MASSAGE REFLEXOLOGY — ACUPRESSURE — STRESS MANAGEMENT TRICIA MOERMAN Spalding 723506 VN 5090

ATEWISE OCAL CONTACTS ON LINE. AREA... WOMEN 0698 83 65 70

NOTHERAPY UNSELLING eight control, stress, ing, phobias, anxiety y qualified therapist. A. S. MOORE Royal, LTh.M., B.T.S., G.B.S. me visits available ne 0775 423449 DSP2588

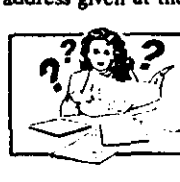
SG STAR Boarding Insured, luxury, d cattery, spacious cabins, covered r runs. Persian r. Kitten/Studs avail- olbeach 371 581. GATE Kennels and , Long Sutton. ated pets welcome. ion and delivery ale. Tel Holbeach

VER Licensed ng Kennels and . Kennels with runs. walked. Cats have g balconies. Choice . Inspection invited. ated pets only. Tel ch 22327.

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10

SDC 8/10/93

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 11.10.93

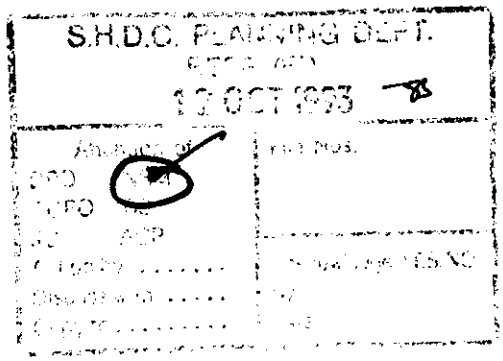
OUR REF: JC/SS/PC

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

Planning Application H20/0908/93
Residential Development, Sutton St. James

I write in response to the above and would wish to reiterate my previous comments regarding theneed for any scheme to provide for protection from the adjacent grain dryers.

Director of Environmental Services



S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1993
File Nos.

14th October 1993

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0264
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H20/0908/93

PROPOSAL: RESIDENTIAL DEVELOPMENT WITH SEWERAGE TREATMENT WORKS
LOCATION: NEEDHAM HOUSE & R/O CHAPELGATE, SUTTON ST JAMES
APPLICANT: KINGS QUALITY HOMES

I refer to your consultation received on 5th October 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: All surface water from roofs, roads and hardstanding areas shall discharge to a piped positive system incorporating trapped road type gullies.
REASON: To prevent pollution of the water environment.

Advice to Applicant

An acceptable method of foul sewage treatment would be the provision of a *private sewage plant.*

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

contd ...

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Yours faithfully

R.Morgan
Planning Manager

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H20/0908/93

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. Address or location

Rear of Woodhaven House, Chapelgate, Sutton St James

3. Name, classification and number of road

II

4. Date application referred 7-10-93.

5. State whether outline, detailed application etc.

OL.

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

Residential Development
(Renewal of H20/0644/89.

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: 7-10-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) C1

(2) C2(a)

(3) C3

(4) C4

(5) The proposed access shall be constructed to provide visibility splays of 4.5m x 120m. (This will require the kerb radii to the nth the carriageway edge markings)

Delete as appropriate

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

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

(1) C1

(2) C2(a)

(3) C3

(4) C4

(5) B4

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

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Kings Quality Homes
is applying to the Council for planning permission for the following:

Reference No: H20/0908/93
Description: Residential development with sewerage treatment works. All as H20/0644/89.

Location: Needham House and rear of
Chapelgate
Sutton St James
Spalding Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 29-OCT-93
Any observations should be sent to me by 29-OCT-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-OCT-93

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan. & 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 : P3296
Date received : 24-SEP-93

Received from

Kings Quality Homes

Address

Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Fee paid	£ 2760.00
VAT	£ 0.00
Total received	£ 2760.00

Cash/Cheque : Cheque

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ TL

Registered .....

Terminal date/committee updated ..... ✓ 30/11

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? PC None ☑
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 30/4/93

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H20/0908/93

Date Registered 26 NOV 1993

Case Officer ..... Date .....

LATE

Salient points highlighted

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES.
HORBEACH MANOR
HORBEACH. LINCS.

Tel. No.

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

LOVELL CANVIN DESIGN
16 FLEET STREET
HORBEACH. LINCS.

Tel. No. 0406 22126 (Contact) LOVELL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE NEEDHAM HOUSE + REAR OF CHAPELGATE SUTTON ST. EDMUNDS. LINCS.

Please complete

EARLIER APPLICATION No.
This application cannot be considered unless the relevant reference is stated

H20/0908/93

Building Regulation reference relating to same development

—

2. Please tick one box only

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

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans. ☑

Has a similar amendment been submitted under Building Regulations? ~~Yes~~/No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date ~~26~~ 11 93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT WITH SEWERAGE TREATMENT WORKS ALL AS H20/0644(93)

State details of amendments proposed

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

UTS - SPLAYS SHOWN ON PLAN.

State drawing no's of the current submission

—

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

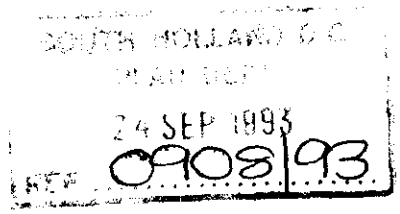
YES. MR J. BLACKLOCK.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

C/7456/407/1 28 February 1989

Maxey & Son
1-3 South Brink
WISBECH
Cambridgeshire
PE13 1JA



LAND TO REAR OF NEEDHAM HOUSE
SUTTON-ST-JAMES

T J Hickman
BSc, MSc, PhD, MIOA.

1. BRIEF FOR CONSULTANCY

To measure noise levels at the site and investigate noise from nearby grain dryers. To recommend measures to control noise emission to the site to a level acceptable for residential development. To take account of the possibility of the adjacent site of Messrs Johnson & Sons being developed for alternative light industrial use.

2. INTRODUCTION

Outline planning permission has been sought for residential development on land to the rear of Needham House in Sutton-St-James. We understand that the local authority is concerned with respect to noise emission from nearby grain dryers disturbing future residents. One grain dryer fan is located to the rear of the premises of Johnson & Sons in Chapel Gate. The relative location of the premises is indicated on Figure 1. A further three similar fans are located to the south of the site off Bell's Drove in the field indicated on the plan.

Grain dryer ventilation is provided by backward curved centrifugal fans with open intakes and discharge ducted to inside the grain storage buildings. The fan to the rear of Chapel Gate is housed in a brick enclosure with lightweight roof, and a brick screen wall is built around a 2m by 2m intake opening in the wall of the fan enclosure. Fans off Bell's Drove are housed in lightweight structures clad in corrugated metal or asbestos/cement panels. Intakes are through 10 to 12m^2 openings, one of which faces the site and the other two face away from the site.

T J Hickman
Senior Engineer

D F Sharps
Managing Director

CONTENTS

1. Brief for Consultancy
2. Introduction
3. Location of Survey
4. Date and Time of Survey
5. Weather During Survey
6. Personnel Present During Survey
7. References
8. Instrumentation
9. Survey Procedure
10. Results
11. Discussion
12. Conclusions

Tables 1 - 4

Figures 1 - 2

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05

3. **LOCATION OF SURVEY**

Sutton-St-James, Wisbech, Cambs.

4. **DATE AND TIME OF SURVEY**

20 February 1989 between 13:00 and 16:00 hours.

5. **WEATHER DURING SURVEY**

Clear skies, cold breeze from south west, stronger gusts, wind increasing towards end of survey.

6. **PERSONNEL PRESENT DURING SURVEY**

T J Hickman of Sound Research Laboratories.

7. **REFERENCES**

DofE Circular 10/73 'Planning & Noise'

British Standard 4142:1967 Method of Rating Industrial Noise affecting Mixed Residential & Industrial Areas

8. **INSTRUMENTATION**

a) Site Survey — Type:-

Bruel & Kjaer:-

Precision Sound Level Meter with Octave Band Filter	2215
Electronic Calibrator	4230
1/2 inch Microphone	4165

Uher:-

Portable Tape Recorder	4200

b) Additional Instrumentation used in Laboratory Analysis

Bruel & Kjaer:-

High Speed Level Recorder	2305

9. SURVEY PROCEDURE

All measurements were made with instrumentation and techniques complying in all respects with relevant British and International Standards. A Type 1 Sound Level Meter to BS 5969, IEC-651, DIN45633 Pt 1 and ANSI SI.4-1971 was used for sound pressure level measurements coupled to an Octave Band Filter set to BS 2475:1964, IEC-R255, DIN45651 and ANSI SI-11 for frequency selective measurements. This equipment was checked before and after use by a calibrator having a nominal accuracy of +/-0.3dB.

Tape recordings of the noise were also made on a portable magnetic tape recorder using the Sound Level Meter as a calibrated microphone. The Calibrator was used to record a tone on the tape to identify an absolute reference level in the subsequent laboratory analysis of the tape recorded data. These tape recordings were later replayed onto a calibrated chart recorder to obtain a time history and octave band spectra.

Measurements locations, indicated on Figure 1, were as follows:-

1. At south west corner of Johnson and Sons central site approximately 11m from centre of fan intake screen.

2. On application site boundary immediately south of Needham Bungalow land in line with fan intake.

3. On application site boundary opposite old single storey school building.

4. At south east corner of application site.

5. At south west corner of Bell's Drove site with clear view of central fan intake at approximately 40m.

Measurements were also made close to the fans as follows:-

1. In the intake opening for the fan enclosure on the central site.

2. Level with the top of the brick wall screen, within that screen, on the central site.

3. 3 metres from the intake opening of the central fan on the Bell's Drove site.

At the boundary of the application site measurements were made with and without fans running.

10. RESULTS

Measured levels are listed in Table 1. When the grain dryer fans were not running the boundary or mean minimum noise level around the site, taken as the level exceeded for 90 percent of the time, was a little over 40dBA. Towards the end of the survey wind speed started increasing and increased background noise levels.

With respect to the single grain dryer fan adjacent to the site, the noise level at the closest point on the site boundary was 60dBA. This decreased with distance to 52dBA at 35m to the rear of Needham Bungalow.

At the southern boundary of the site there was a clear view of one of the three fans on the Bell's Drove site. This was clearly audible although the level, estimated at about 45dBA, could not be measured accurately due to background noise. Closer to the fan on the northern boundary of the Bell's Drove site the level was 62dBA.

All fans when running emitted a broadband sound without noticeable characteristics such as a whine, drone, rumble or whistle.

11. DISCUSSION

Advice to local authorities with respect to noise affecting development is given in Department of the Environment Circular 10/73, 'Planning and Noise'. Noise from industrial premises and other fixed installations is covered by paragraphs 24 to 34. Two situations are distinguished in paragraph 24, 'that in which new commerce and industry might inflict noise annoyance on existing development in the vicinity, or in which new residential or other noise sensitive development might be subject to noise annoyance from existing industrial or other premises'.

The specific problem of bringing people to noise is covered by paragraphs 33-34. These recommend that the corrected noise level for ambient noise be calculated in the manner set out in BS4142. Guidance is then given on maximum acceptable standards and noise levels that may be considered a 'good standard'. These guidelines are reproduced in Table 2.

The grain dryers run continuously during the night but with no tonal characteristic so 'corrected noise level' is the same as the measured dBA sound level. The maximum site standard given in 10/73 is 65dBA, however, local authorities are advised to aim for a lower level where practicable. At this site the development should certainly aim for a good standard, that is an internal level of 35dBA with windows closed. For the noise characteristic of these fans this would be given by an external level of 53 to 55dBA and single glazed windows. If ventilation is to be provided by opening the windows, rather than by mechanical ventilators, then the external level would need to be within 45dBA to achieve 35dBA inside.

Strictly the fixed criteria given above are the ones to be applied to this situation. However, it is also reasonable to consider whether if housing were built, complaints would be expected with respect to the noise. This is judged using BS4142 which states that if noise from industrial premises exceeds the background level by more than 10dBA, then complaints may be expected. During the survey wind noise was limiting the minimum ambient level to about 40dBA. Under calm weather conditions and at night we would expect the background noise to drop to around 30dBA. Under these circumstances corrected noise levels from the fans greater than 40dBA when rated by BS4142 would be expected to cause complaints.

Taking the points discussed above into consideration we consider that measures should be taken to attenuate external noise levels from the fans to:-

i) 40dBA in gardens,

ii) 30dBA inside dwellings.

These levels are lower than the 'good standard' given in Circular 10/73 to keep noise below a level at which complaints might be expected.

The following measures could be used to contribute towards the required noise control:-

i) A 2.5m high barrier such as a brick wall or earth mound along the southern perimeter and north east corner of the site as indicated on Figure 2.

ii) The barrier would not shield first floor windows so it would be preferable to locate bungalows in the areas immediately behind the perimeter barrier. Alternatively houses in these locations could be provided with sealed double glazing units and mechanical ventilation to first floor bedrooms facing the fans.

iii) Fit a 2m by 2m acoustic louvre across the intake of the fan on the central site. These units give only moderate attenuation but have the advantages over an attenuator of very low pressure drops, so not affecting the operation of the fan.

iv) Either:-

Fit a similar 2m by 2m acoustic louvre across the intake of the middle fan on the Bell's Drove site. The rest of the existing opening around the louvre would need to be closed off. Metal cladding similar to the existing walls would be adequate.

or:-

The whole intake may be closed off. The fan enclosure is large and both fans should be able to draw air from the large intake facing south. This could be tested with the weather doors over the south facing intake closed and both doors on the opposite intake open.

or:-

Build a screen wall around the intake opening similar to that at the existing central site.

Tables 3 and 4 show respectively external and internal noise levels predicted after various measures are taken at 3 locations numbered on Figure 1. A good standard of noise for residential development can be achieved as follows. For single storey dwellings at perimeter of site facing grain dryers:-

i) 2.5m barrier or mound at locations indicated on Figure 2.

For 2 storey dwellings at perimeter of site facing grain driers in addition to the barrier:-

ii) sealed double glazing units to first floor windows of bedrooms (or living rooms) facing the grain dryers.

The above proposals provide a reduction from works on the application site to achieve noise levels to a good standard as indicated by Circular 10/73. This also provides a degree of protection from any additional noise sources which might be introduced in the vicinity in future.

In addition we would recommend the provision of acoustic louvres for two grain dryer fans which will further reduce noise levels so that we can be confident that complaints should not be expected on the basis of BS4142.

12. CONCLUSIONS

In the report we have first considered measures to achieve a good standard of noise at proposed residential development as advised in Circular 10/73. This can be achieved with measures taken on the application site.

Strictly this is the only criterion issued to planning authorities for guidance with respect to the existing noise environment on the site of new residential development. However, we consider it prudent to also take account of the likelihood of complaints from future residents, assessed following BS4142. To meet this criterion, which relates to external noise levels,

it is necessary in addition to carry out works to two of the grain dryer installations to achieve a moderate reduction in noise emission.

TABLE 1 - MEASURED NOISE LEVELS

Location	Sound Pressure Level dB re 2×10^{-5} Pa Octave Band Centre Frequency-Hz 63	125	250	500	1k	2k	4k	Sound Level Fans dBA	Background LA90
Johnsons Boundary at 11m	63	62	62	56	56	50	49	60	42
Rear of Needham Bungalow land	57	55	54	48	47	42	39	52	41
School boundary at 21m	58	57	52	50	49	43	41	54	
At fan enclosure intake	87	90	90	88	88	84	81	92	
At top of intake screen	80	86	88	84	85	81	77	89	
South east corner of site								46*	44
North boundary of Bell's Drove site	68	69	60	55	55	52	43	62	
Bell's Drove centre fan at 3m	91	93	86	85	84	79	72	88	

* Accurate measurements not possible due to background noise of wind in vegetation

TABLE 2 - GUIDANCE LEVELS FOR RESIDENTIAL DEVELOPMENT (CIRCULAR 10/73)

	Corrected Noise Level dBA	
	Day	Night
Site Standard	75	65
Maximum noise level within dwellings with windows closed	55	45
'Good standard' of noise within dwellings with windows closed	45	35

TABLE 3 - PREDICTED MAXIMUM FAN NOISE LEVELS WITH REMEDIAL MEASURES

Remedial Measures	External Noise Level (CNL) Location		
	1	2	3
None	52	60	55
2.5m Barrier or Mound**	43	49	45
Acoustic Intake Louvre	39	44	45
Barrier** and Ac. Louvre	32	38	37

** For ground floor level only

TABLE 4 - PREDICTED INTERNAL NOISE LEVELS

Measures Taken	Internal Corrected Noise Level (CNL) Location 1	2	3
None - Windows open	42	50	45
- Windows closed	35	43	38
Sealed Double Glazing	25	33	28
2.5m Barrier:-			
- windows open	33	39	35
- windows closed	26	32	28
- sealed double glazing	16	22	18
2.5m Barrier & Acoustic Louvre:-			
- windows open	22	28	27

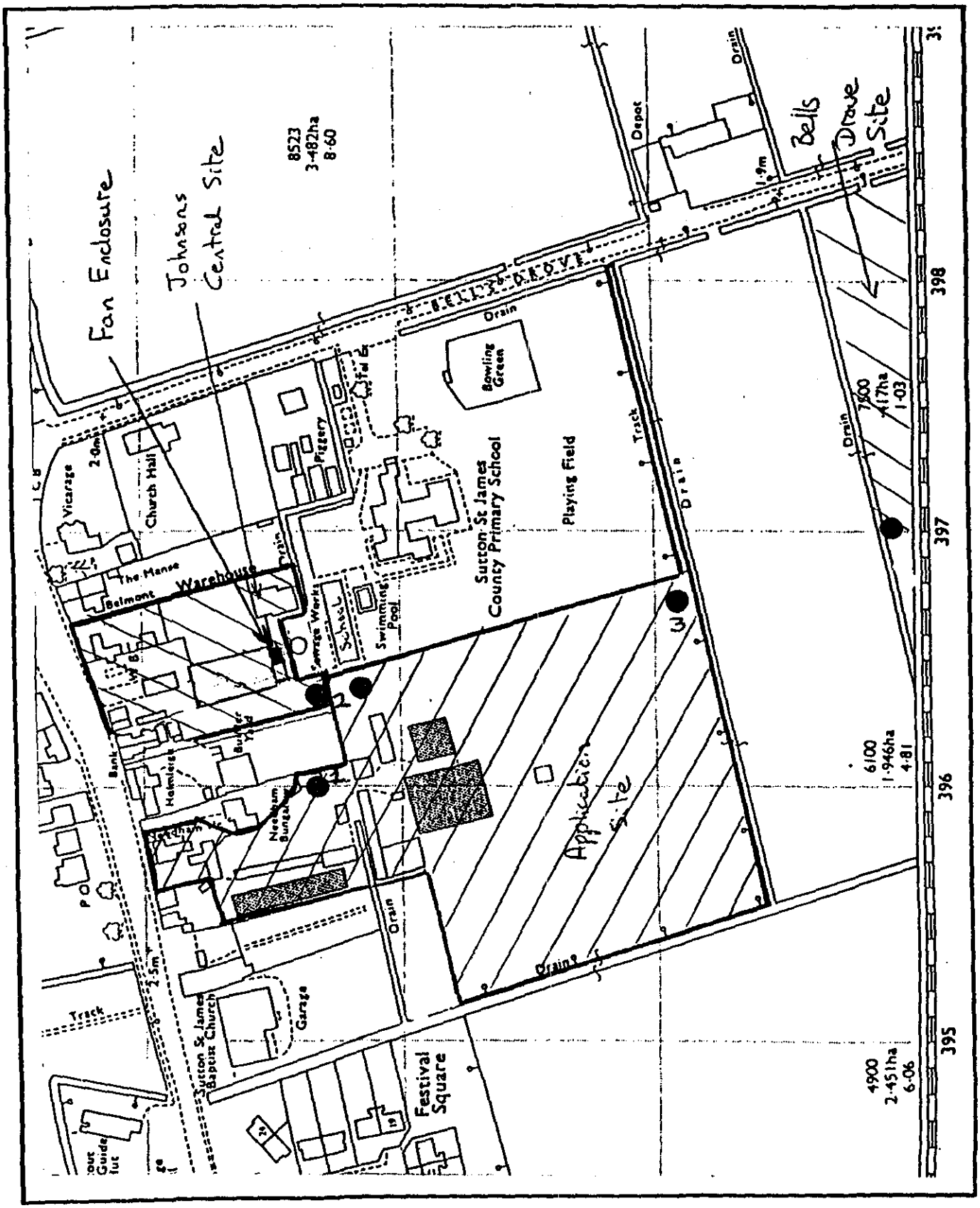
Sound Research Laboratories Limited
Data Sheet

Reference No.

Fig. No. 1 - Noise Measurement Locations

● Measurement Locations - (Far Field)

2 Prediction Point



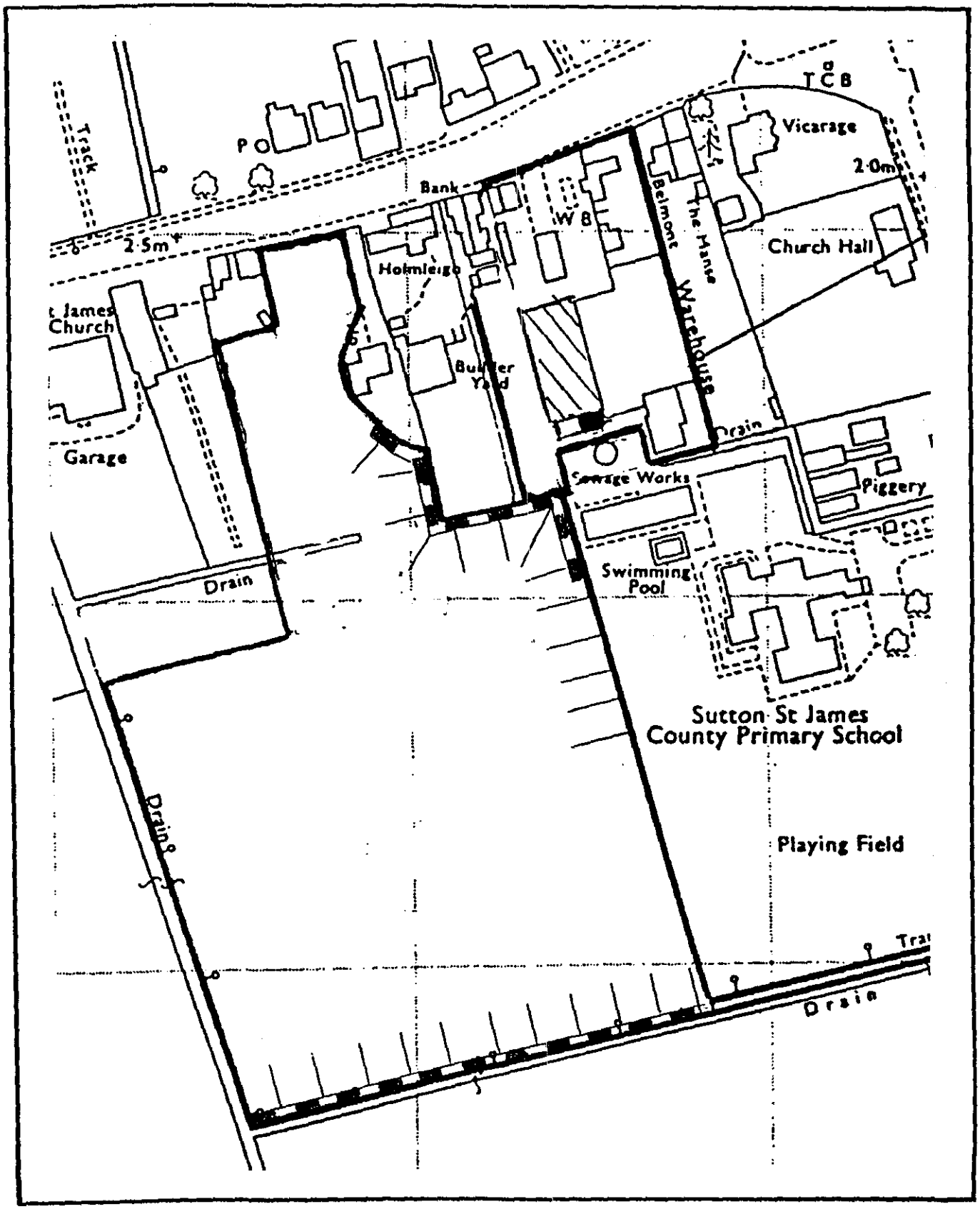
Sound Research Laboratories Limited
Data Sheet

Reference No.

Fig. No. 2 - Location of Recommended Measures

2·5m Barrier or Mound

Housing Bordering Site Perimeter - Double Glazed Units to First Floor



Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 7th December, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. J.A. Dobney	Mr. N.H. Pepper
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. W.D. Skells
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. D.A. Tennant
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mrs. D.F. Davies	Mr. N.P. Judge, M.B.E.	Mr. R.C. West
Mr. E.N. Davies	Mr. B.A. Paul	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press

Apologies for absence were received from or on behalf of Councillors T. Barker, N.I. Capes, B.J. Davies, A.E. Naylor and Mrs A.M. Newton.

800. MINUTES

The Minutes of the meetings held on 17th November 1993 were signed by the Chairman as a correct record.

801. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H16/0785/93 Mrs P M Hudson		Siting of one residential caravan at Stables Motel, Cowbit Road, Spalding.
H20/0908/93 Kings Quality Homes	O.A.	Residential development with sewerage treatment works (all as H20/0644/89) at Needham House and rear of Chapelgate, Sutton St. James.

(Subject to a further condition requiring that the approved development shall provide for a high degree of visual interest in terms of layout and the design of the individual dwellings, to ensure that the development harmonises with the village and the surrounding rural landscape).

Mr S Morris
Chairman of Governors
Sutton St James C.P. School
Bells Drove
Sutton St James
Spalding
Lincs
PE12 0JG

Mr J Blacklock

JB/LAC
H20/0908/93

15 February 1994

Dear Sir

Planning Application H20/0908/93 - Residential Development - Chapelgate, Sutton St James.

Thank you for your letter dated 3 February 1994 in respect of the above.

I note your comments concerning the retention of the hedge and enclose for your information a copy of the planning permission H20/0908/93. Condition 9 of this permission provides for the retention of the hedge.

I trust these comments will be of assistance.

Yours faithfully

J R Midlen
Principal Planning Officer
Development Control

Enc

S.H.D.C. PLANNING DEPT.
51

Sutton St James
C.P. School
Bells Drove
Sutton St James
Spalding
Lincs
PE12 0JG

Telephone Sutton St James 209
STD 0945 85

Headteacher G.L. Jones

Director of Planning & Building Control Services,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

3rd February 1994

Dear Mr B. Smith,

PLANNING APPLICATION No. H20/0908/93

PROPOSED DEVELOPMENT AT NEEDHAM HOUSE AND REAR OF CHAPELGATE, SUTTON ST JAMES

Dear Sir,

I refer to the above planning application and would request that a condition is included in any future planning approval so as to prohibit the removal of the mature hedge forming the boundary between our school and the site; I enclose a plan showing the hedge coloured in red.

i) It enhances the environmental effect on our school with regard to the nesting birds and is a haven for the wildlife and is of educational value.

ii) The hedge is established, being in excess of 30 years old, and therefore forms a screen and windbreak to our playing field.

iii) The hedge forms a physical barrier between the playing field and the site in question.

I hope you will give favourable consideration to our request.

Yours sincerely,

S. Morris
Chairman of Governors

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0908/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Residential development with sewerage treatment works. All as H20/0644/89.

Location: Needham House and rear of Chapelgate
Sutton St James
Spalding Lincs

Amendment: Details of splays submitted

30-NOV-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 21-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

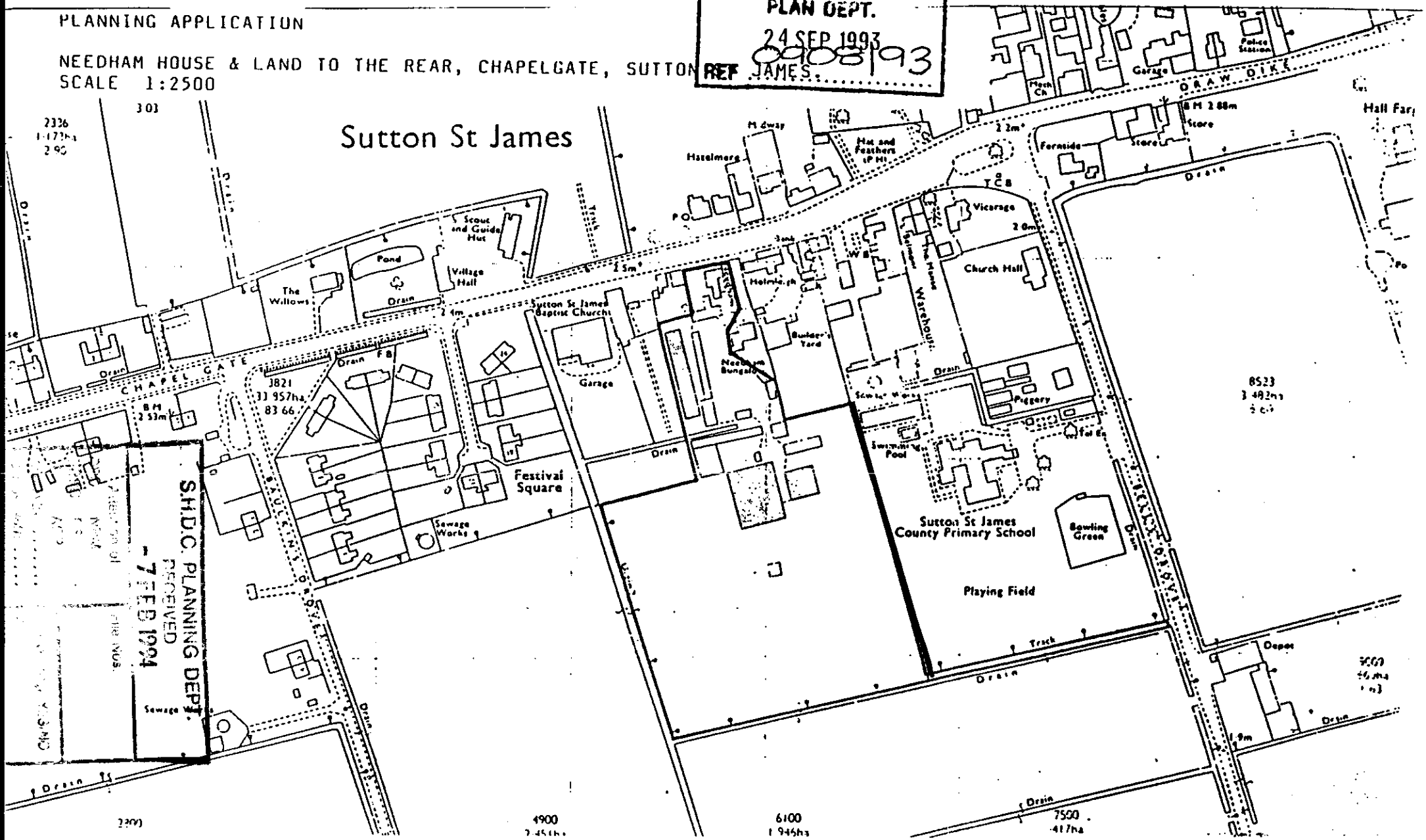
Director of Planning and Building Control Services

PLANNING APPLICATION

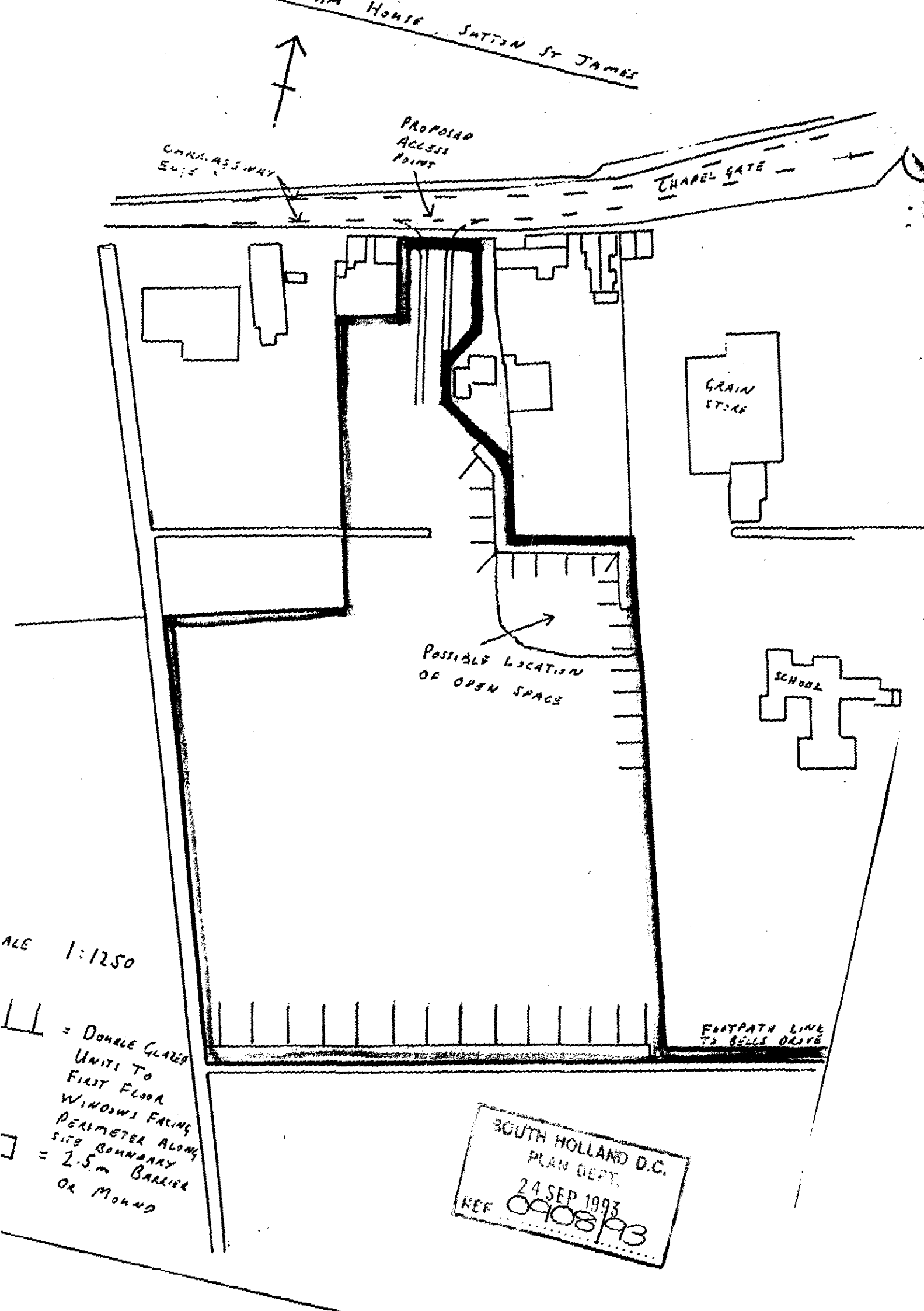
NEEDHAM HOUSE & LAND TO THE REAR, CHAPELGATE, SUTTON ST JAMES.

SCALE 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1993
REF 0908/93



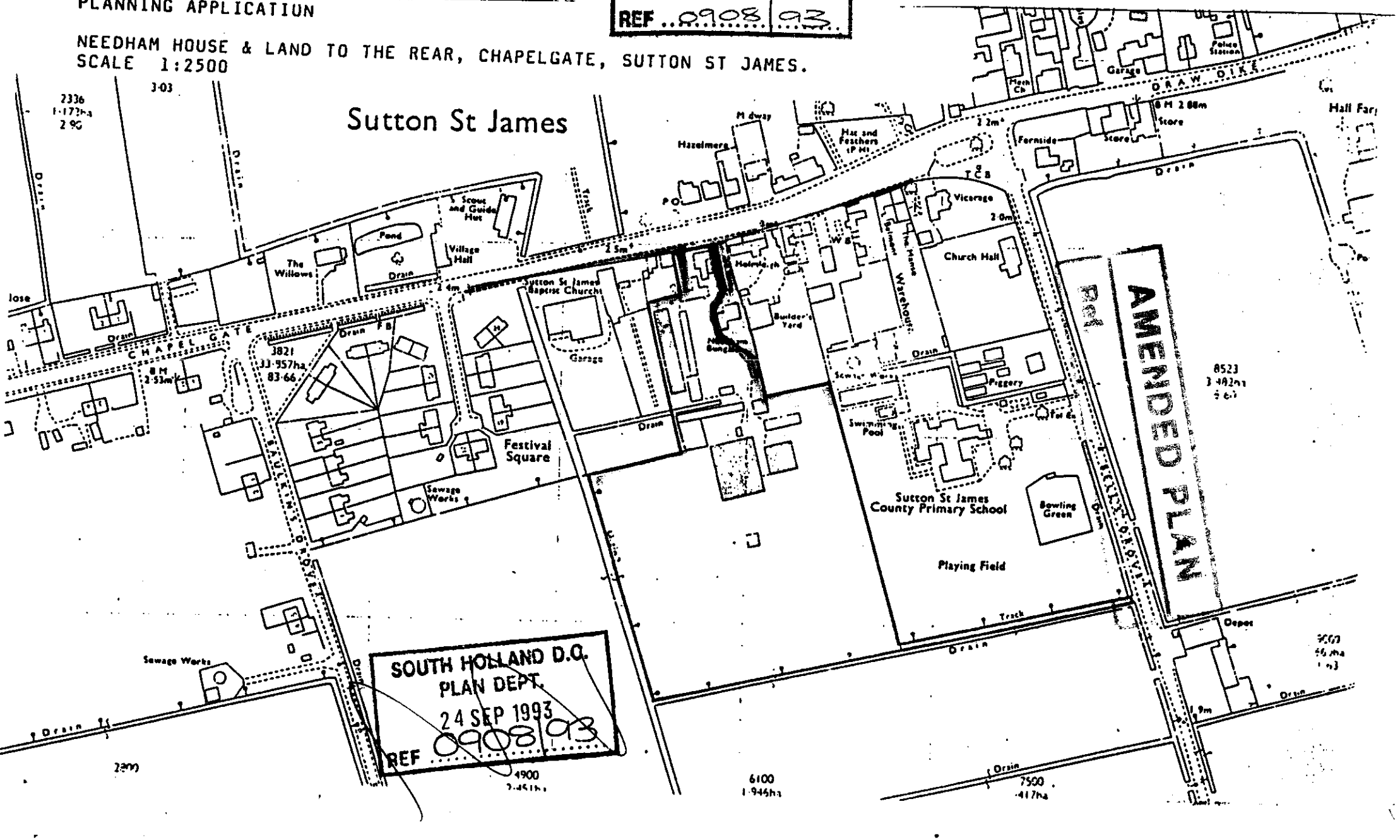
S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 FEB 1994
File Nos.


HOUSE, SUTTON ST JAMES
PROPOSED ACCESS POINT
CHAPEL GATE
GRAIN STORE
POSSIBLE LOCATION OF OPEN SPACE
SCHOOL
FOOTPATH LINK TO BELLS DROVE
ALE 1:1250
= DOUBLE GLAZED UNITS TO FIRST FLOOR WINDOWS FACING PERIMETER ALONG SITE BOUNDARY
= 2.5m BARRIER OR MOUND
SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1993
REF 0908/93

SOUTH HOLLAND D.C.
PLAN DEPT.
26 NOV 1993
REF ..0908/93..

PLANNING APPLICATION

NEEDHAM HOUSE & LAND TO THE REAR, CHAPELGATE, SUTTON ST JAMES.
SCALE 1:2500



SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1993
REF 0908/93