SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1038/93 Received:01-NOV-93 Type:PERMISSION RENEWAL

Name: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Agent: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Description: Residential development (Renewal of H20/0073/89)

Location : Adj. Manor House Broadgate Road
Sutton St James Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and 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 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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

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 No dwelling hereby permitted shall be occupied until the footway is made up and completed in accordance with the Section 278 Agreement.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and pedestrian safety.

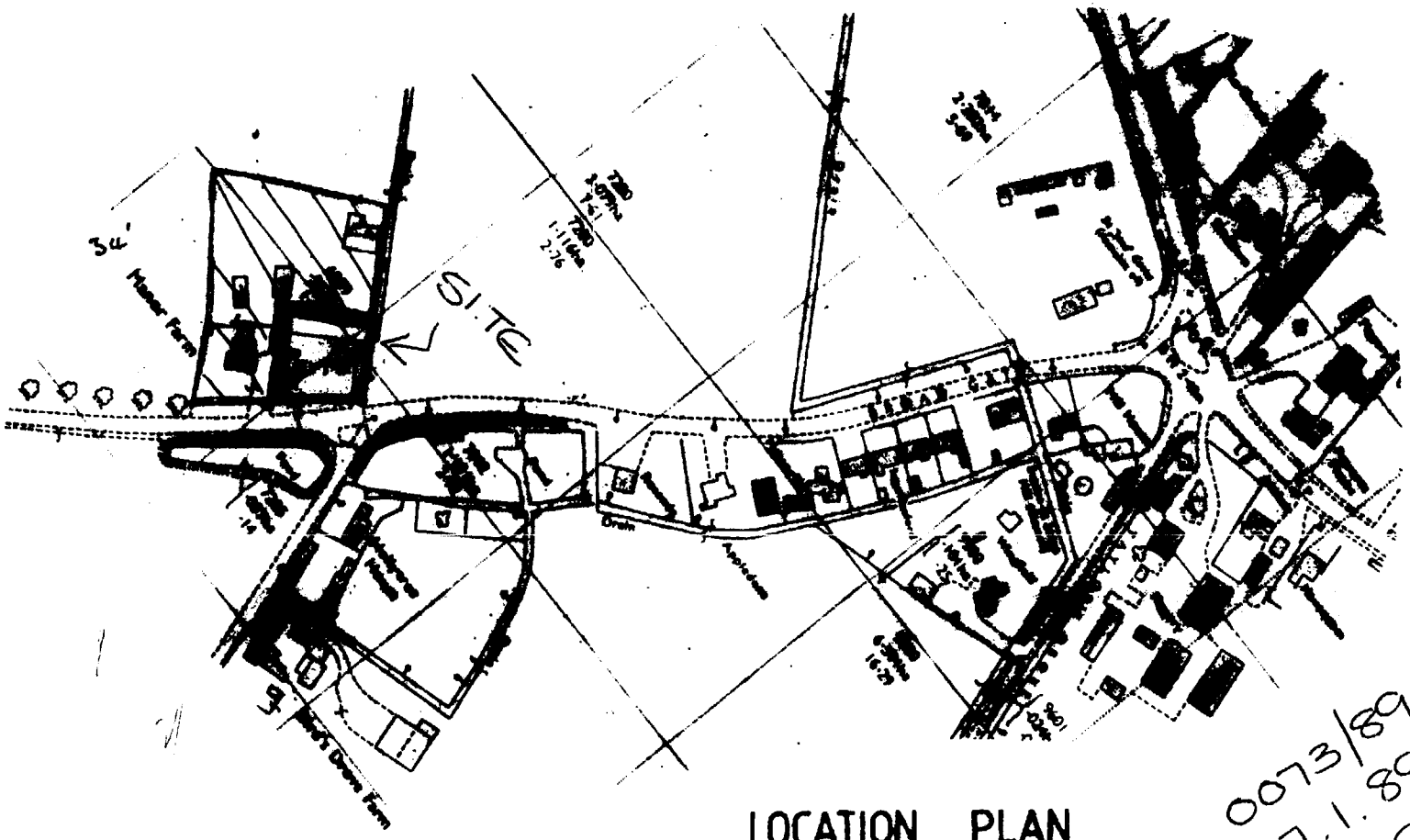
The design and appearance of the development should be of appropriate high standard, reflecting the traditional building character of the area.

Director of Planning and Building Control Services
12-JAN-95 H20/1038/93

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)



LOCATION PLAN

0073/89
17.1.89
771239/1

N

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20 | 1038 | 93

Date Registered 01 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

HARRY GELDER
29. HIGH STREET
NEWTON-ON-TRENT
LINCOLN LN1 2JS

Tel. No. 0777 228 238

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE NEXT TO MANOR HOUSE
BROADGATE ROAD
SUTTON ST JAMES
SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00 ... If you consider no fee is payable include a written explanation instead.

Signed.... H. Gelder ..... Date 30/10/93 ..... Previous application No. H20/0073/89

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

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

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [✓] ⬇

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	H20/0073/89

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: 3 (see letter dated 15/12)
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

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

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

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

C. Please state whether a land drain will be affected

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

PLEASE COMPLETE IN ALL CASES

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

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date 30/10/93.....

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 30/10/93...

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 : Currently Vacant
Boundaries :
Site Features : Manor House to South (red brick).
Beech tree in ~~NW~~ close to NW corner of site.
Bungalows to N. Im fence on boundary.

Inspected by DMG
Date 11/11

Site Notice posted by
Date
Expiry DMG 11/11

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 4/1/95
Renewal of previous outline (H20/0073/89)
No material change in planning circumstances to justify an alternative decision (although latter interes
Design/appearance should be appropriate to the traditional character of the area.
Note. ~~Permit~~ consent for 3 plots because renewal of H20/0073/89.

RECOMMENDATION/DECISION

NON–DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

(Approve (or equiv)) Refuse (or equiv)

Signed DMG Date 4/1/95

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/~~Reasons~~ (cont overleaf)

(1) TL2
(1) SC8. Reason Standard
(2) SC27 — . —
(3) B21 Reason B21
(4) ~~Before those~~ No dwelling hereby permitted shall be occupied until the footway is made up and completed in accordance with the Section 278 Agreement.
Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and pedestrian safety.

Note
(1) The design and appearance of the development should be of appropriate high standard, reflecting the traditional building character of the area.

DC INSTRUCTION SHEET

APPLICATION REF: H20/1038/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Non-std:
Details
needed

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

Publicity: >>

Departure	.....
Setting of LB	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

RECONSULTS

Press
PC
WM
Residents

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:

Case Officer: David Geddney

Senior Officer Confirmed ..... Date 2/11 Recorded DC....

AC[illegible]N RECORD SHEET

Initial

Submitted Fee £ 60-00

Receipt No P3459

Date first Rec'd 01 NOV 1993

Registration

Reference H 20 | 1038 | 93

Cross-Ref —

Date 2 | 11 93

Validation

TYPE REN

Site area 0.13
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 £ 60
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 301 OS Plots
Grid ref 5 35610 3 17910

Ward W Parish SSJ

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

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

Linked to site Ref 1777 ☐
Linked to property Ref ☐
Dist Bound ☐
Other: pits + ponds ☐

↖ opposite side of road.

Planning Records:
Earlier apps 73/59

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

BRI... **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

H20/1038/93
PERMISSION RENEWAL

Applicant: Harry Gelder
Tel: 0777 228238

Agent: Harry Gelder
0777 228238

Description: Residential development
(Renewal of H20/0073/89)

Location: Adj. Manor House
Broadgate Road
Sutton St James
Spalding, Lincs

Valid date:	01-NOV-93	Terminal date:	27-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	08-NOV-93	Report deadline:	23-NOV-93
Inspected by	15-NOV-93	Agreed TD Ext:	
Extra contacts	22-NOV-93	Case Officer:	
Report if not clear by	06-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .13 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	11-NOV-93	02-DEC-93
Clerk to Sutton St J	05-NOV-93	19-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	05-NOV-93	12-NOV-93

SITE RECORD

Grid ref: 538690 317890
OS Sheet: 301 Parcel:

L.C.C. — Obs Attached Jacks 10/11/93

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H20/1038/93 Received:01-NOV-93 Type:PERMISSION RENEWAL

Name: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Agent: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Description: Residential development (Renewal of H20/0073/89)

Location : Adj. Manor House Broadgate Road
Sutton St James Spalding, Lincs

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 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 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 No dwelling hereby permitted shall be occupied until the footway is made up and completed in accordance with the Section 278 Agreement.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and pedestrian safety.

The design and appearance of the development should be of appropriate high standard, reflecting the traditional building character of the area.

09-JAN-95 AD check.....

Authorised to issue (inc Delegation).....

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref:
My Ref: GBC/278/4B

Director: J. Emmerson BSc MSc PhD CEng FICE

The Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

For further information contact
Mr G B Claxton
Telephone
Lincoln (0522) 553127

21st December 1994

Dear Sir

SECTION 278 AGREEMENT - HIGHWAYS ACT 1980
HIGHWAY IMPROVEMENT WORKS IN CONNECTION WITH PROPOSED DEVELOPMENT
AT BROADGATE, SUTTON ST JAMES
PLANNING APPLICATION NO H20/1038/93

I can now inform you that the above Agreement has been completed to my satisfaction and that there is no longer any need to defer the grant of planning permission on highway grounds.

I shall be pleased if you will include the conditions contained in my Form H/A/3B dated 10th November 1993 in your formal notification of grant of planning permission.

Yours faithfully

Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1994 DG

278PR5

Printed on Recycled Paper

File Note 5th September 1994

I have today spoken to Mr. Gelder regarding his application. I understand that we are waiting for a Section 278 Agreement to be signed. Mr. Gelder advised that he needs to speak to Highways about this (apparantly there is some alteration he wants to make to it) and once he has done so he will advise us so that the Decision Notice can be issued.

15/11/94

CHRIS

CAN YOU THROW ANY LIGHT ON THIS?

JOHN

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

W. LINDSEY D.C.
PLANNING
23 DEC 1993
RECEIVED

Our ref
WL/930088
Your ref
H20/1038/93

17 December 1993

Planning Officer
West Lindsey District Council
26 Spital Terrace
GAINSBOROUGH
Lincs
DN21 2HD

Dear Sir,

Proposal : Residential Development
Location : Broadgate Road, Sutton St James, Spalding
Applicant: Harry Gelder

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.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,

Philip Laws
Customer Services Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
29 DEC 1993
Attention of
DPO NRM
DOPO
JC ACP
Action by
Discuss with
Copy to
File Nos.

South Holland
District Council

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 , ilding Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1038/93

Applicant: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Agent: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Description: Residential development (Renewal of H20/0073/89)

Location: Adj. Manor House Broadgate Road
Sutton St James Spalding, Lincs

Type: PERMISSION RENEWAL

Date received: 01-NOV-93

05-NOV-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 19-NOV-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 D M GEDNEY

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:

No objections to this renewal application

Signed: [signature]
Parish Clerk.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 DEC 1993

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Mr H Gelder
29 High Street
Newton-On-Trent
Lincoln
LN1 2JS

Mr D M Gedney

DMG/LAC
H20/1038/93

6 December 1993

Dear Sir

Planning Application H20/1038/93 - Residential Development (Renewal of H20/0073/89), Adjacent Manor House, Broadgate Road, Sutton St James, Spalding.

I refer to the above application for permission renewal submitted by yourself.

It is noted on the submitted form that whilst you wish to renew the previous outline consent, reference has been made to two dwellings only. However, the original permission H20/0073/89 referred to three plots and could you please confirm (or otherwise) that you still wish this to be the case.

Alternatively, if you are now considering applying for two plots only, then it will no longer be a "permission renewal" and a new application will therefore need to be submitted (including a new fee).

I look forward to your response in respect of the above as soon as possible, so that I am in a position to proceed.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1993 DG
Attention of
DPO
FCPO
JC
Action by
Copies with .....
Copy to .....
File Nos.
Your Ref.
Acknowledge YES/NO
by
date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-G/1038/93/JAM

Date 17 November 1993

Dear Sir,

PERMISSION RENEWAL - RESIDENTIAL DEVELOPMENT
ADJ. MANOR HOUSE, BROADGATE, SUTTON ST. JAMES

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking to renew the outline permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and the attention of prospective purchasers.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Taylors Drain situated some 300 metres to the North West.

I understand soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

You are advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref: RS/PA-G/1038/93/JAM Your Ref: 17 November 1993

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Mr. H. Gelder,
29 High Street,
Newton-on-Trent,
Lincoln.
LN1 2JS

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H20/1038/93

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		
	3	8	6	1	7	8

2. Address or location

Adj. Manor House, Breedgate Road, Surfleet St James

3. Name, classification and number of road

A

4. Date application referred 10-11-93

5. State whether outline, detailed application etc.

OL

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

Residential

(Renewal of OL PP H20/0073/89)

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf.~~

NB/ Do not issue P.P. until a S278A is re-signed

Date: 10-11-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:– Subject to re signing of S278A

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) B21

Delete as appropriate

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

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

(1) B21

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

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3459
Date received : 01-NOV-93

Received from

National & Provincial BS

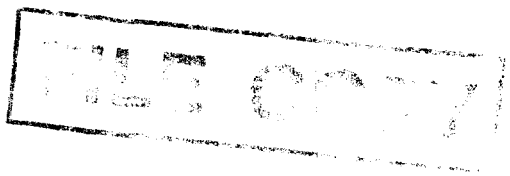
Address

29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....SØ Nicks.....
(Authorised Collector)



FILE COPY

1038

29 HIGH STREET
NEWTON-ON-TRENT
LINCOLN
LN1 2JS
15/12/93

43

South Holland District Council

Dear Sirs

Ref Planning Application for renewal,
H20/0073/89. Applicant to
Mann Home Developments Ltd
Sutton St James, Spalding,
for renewal

Please renew as original
planning permission

Yours Sincerely,
H Gelder

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1993