FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H21/1151/91 Received:27-NOV-91 Type:OUTLINE

Name: T N Banks Esq
Tysdale Bungalow
Tydd St Mary
Nr Wisbech
Cambs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Residential frontage development

Location : OS Pt.No.3375 Churchway
Tydd St Mary Wisbech Cambs

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 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;

Reason: The application was submitted in outline only.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory landscaping scheme in the interests of the visual amenities of the locality.

4 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

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

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.

5 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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

6 Before the accesses are 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.

Notes to Applicant:

The applicant is advised that the development should pay due regard to the rural character of the locality in terms of varying plot widths, dwelling types and materials. The landscaping scheme should include the provision of a frontage hedge of native species, the retention of the existing trees and also additional planting.

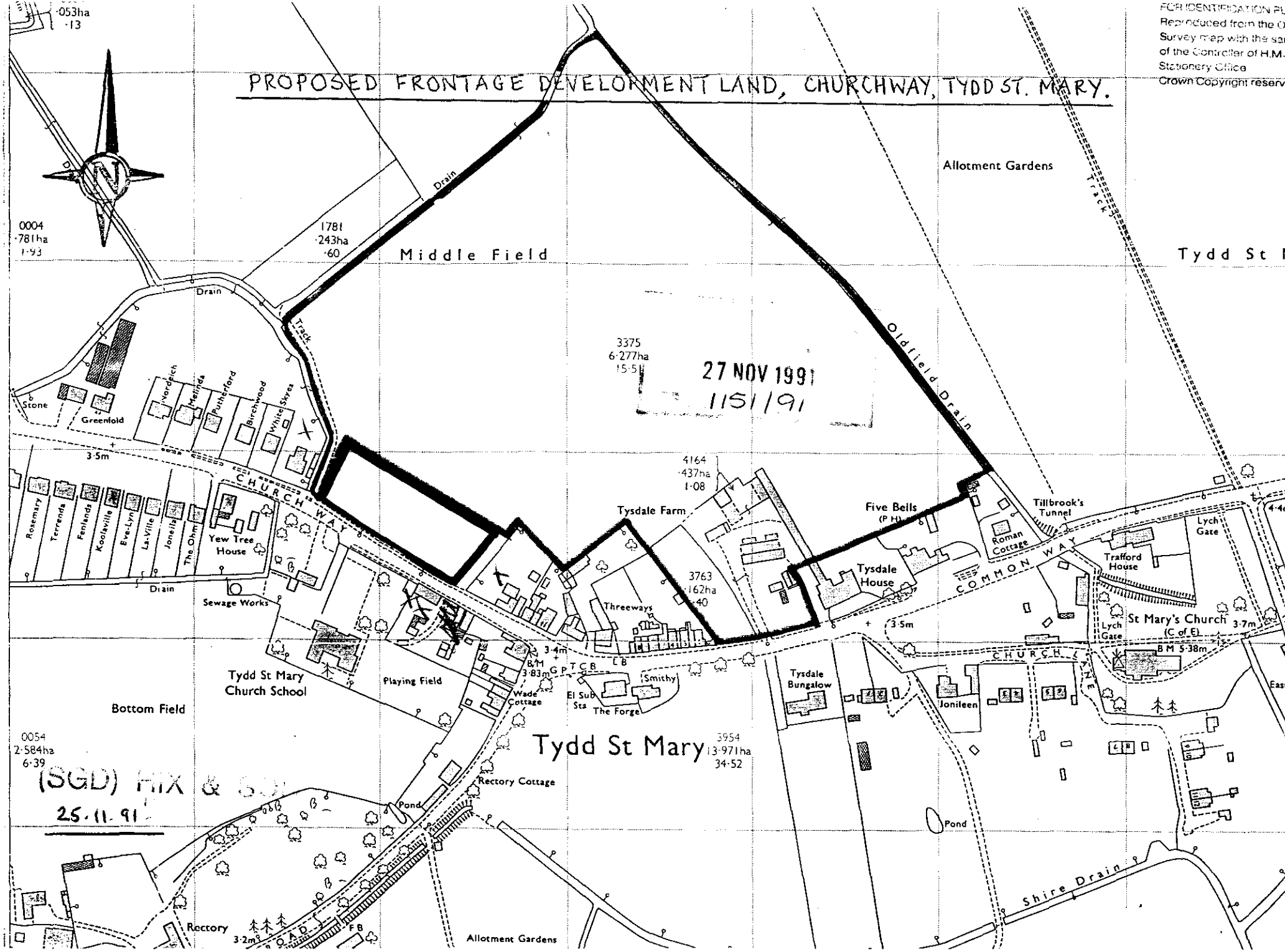
Director of Planning and Building Control Services
13-FEB-92 H21/1151/91

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)

DM Assnl 17/2


PROPOSED FRONTAGE DEVELOPMENT LAND, CHURCHWAY, TYDD ST. MARY.
FOR IDENTIFICATION PU
Reproduced from the O
Survey map with the sa
of the Controller of H.M.
Stationery Office
Crown Copyright reserv
·053ha
·13
0004
·781ha
1·93
1781
·243ha
·60
Middle Field
Drain
Track
Allotment Gardens
Tydd St
Oldfield Drain
3375
6·277ha
15·51
27 NOV 1991
1151/91
Stone
Greenfold
Nordrich
Melinda
Putteford
Birchwood
White Skyes
3·5m
CHURCHWAY
Rosemary
Terrenda
Fenlands
Koolaville
Eve-Lyn
La-Ville
Jonella
The Ohm
Yew Tree House
Drain
Sewage Works
4164
·437ha
1·08
Tysdale Farm
Five Bells
(P H)
Tillbrook's Tunnel
Roman Cottage
Lych Gate
Trafford House
Tysdale House
3763
·162ha
·40
Threeways
COMMON WAY
St Mary's Church
(C of E)
3·7m
Lych Gate
3·5m
BM 5·38m
3·4m
BM
3·83m
GP
TCB
LB
Tysdale Bungalow
Jonileen
CHURCH LANE
Tydd St Mary
Church School
Playing Field
Wade Cottage
El Sub Sta
The Forge
Smithy
Bottom Field
0054
2·584ha
6·39
(SGD) HJX & SJS
25.11.91
Tydd St Mary
3954
13·971ha
34·52
Rectory Cottage
Pond
Pond
Rectory
3·2m
ROAD
FB
Allotment Gardens
Shire Drain

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only
Application No. H21/1151/91
Date Registered 27 NOV 1991

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
T.N. BANKS ESQ
TYSDALE BUNGALOW
TYDD ST MARY
NR. WISBECH
CAMBRIDGESHIRE

Tel. No. TYDD ((094576) 240

NAME AND ADDRESS OF AGENT
(if form completed by agent)
MESSRS HIX AND SON
NO. 28 CHURCH STREET
HOLBEACH
SPALDING, LINCOLNSHIRE

Tel. No. HOLBEACH (0406) 22777
(Personal contact name) R.H. FRISBY ESQ

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. NO. PT. 3375 CHURCHWAY, TYDD ST MARY, NR. WISBECH, CAMBRIDGESHIRE

Please complete in block letters
DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL FRONTAGE DEVELOPMENT

OFFICE COPY

Please complete
p.p. T.N. BANKS ESQ

Signed..... Date. 25TH NOVEMBER 1991

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £368.00
If 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 Certificate**

or This is an **outline** application [/]

Please state Site Area 0.325 (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**	N/A

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**	N/A

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate**	N/A

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	/
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: OUTLINE APPLICATION ONLY

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A	sq. metres
B. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:	OUTLINE	metres
C. Please state type and colour of materials for facing external walls:	APPLICATION	
D. Please state type and colour of roofing materials.	ONLY	

5. GENERAL INFORMATION Please complete each section

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

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: CHURCHWAY; Will there be — Individual access(es) [/]; New estate road [ ]

C. What provision will be made for garages or parking within the site? GARAGES WITH EACH PROPERTY AND DRIVEWAY PARKING

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	BY SOAKWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	

Mains sewer [/] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	YES	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.	[ ]	→ Date: Consultee(s): N/A

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please ✗ **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.
Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNER/OCCUPIER

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.** You can use the notice at the bottom of the form to send to the owner. (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 p.p. T.N. BANKS ESQ ~~Applicant~~/Agent) Date 25TH NOVEMBER 1991

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 p.p. T.N. BANKS ESQ ~~Applicant~~/Agent) Date 25TH NOVEMBER 1991

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 368.....

Receipt Issued 27 NOV 1991 No. P303.

Date First Received 27.NOV.1991.

REGISTRATION

REFERENCE ...H21/1151/91.....

Cross-Ref N/A.....

Date. 28/11/91

VALIDATION Date. 28/11/91

Type ..OUTLINE..... Earliest permission date (Cert B) .....

Site area 0.325 No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 368 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...2.12.91

Index Sheets 2836 OS Nos ..... Grid Ref 544040 318650

Ward ...V... Parish .....TSAN..

Inside IBD YES Inside LP Area. NO

TR Rural	☒	CA	☒
TR Bypass	☒	LB	Grade
Level crossing	☒	TPO	
Footpath	☐	Other:	

Linked to site.....Ref....144.. Linked to property.....Ref.....

Planning Records:
Earlier apps 1615/88

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently agricultural land. Hedges to each side. Small trees along frontage.

Inspected by: DMG
date: 18/12

Residents notified on site visit: Tydd St Mary Church - School - Post

Case Officer Conclusions (issues) ~~Neither~~ Properties to east + west - Hard. 2 properties opposite - Hard

IBD provides notional depth and makes provision for frontage development only.
This application considered acceptable in that respect.
Existing trees along frontage should preferably be retained.

Case Officer Recommendations (summary).
(details overleaf) Consent.

Delegation
Recommended approvals –

Confirmed by Case Officer: DMG 19/1

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ No ____

[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed .....
No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ Fill fees (not first Submission)

ANY ONE OF ABOVE Other info. viz:
Signed .....

Yes ____

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

1. SC8
2. SC27
3. SC28
4. B21 ... accesses

Reasons

1 2 3 standard

3 B21

Note

The applicant is advised that

1 The development should ~~[illegible] have an "[illegible]" character with~~ varying plot widths, ~~and~~ dwelling types and materials. The landscaping scheme should include the provision of a frontage hedge of native species, the retention of the existing trees and also additional planting.

in terms of

Due regard to the local character of the locality in

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... ~~Yes~~

Other

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction – details:

Amended description:

Reconsultations required –
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/1151/91 Type: OUTLINE

Applicant: T N Banks Esq
Tel: 094576 240

Agent: Messrs Hix & Son
0406 22777

Description: Residential frontage development

Location: OS Pt. No. 3375
Churchway
Tydd St Mary
Wisbech Cambs

Valid date: 27-NOV-91 Terminal date: 22-JAN-92
Target dates: Target Committee: 21-JAN-92
To case officer 02-DEC-91 Report deadline: 07-JAN-92
Inspected by 07-DEC-91
Extra contacts 12-DEC-91 Case Officer:
Report if not clear by 01-JAN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .33 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Tydd St Mar	0945 583194	05-DEC-91	19-DEC-91	Support
Cllr C J T H Brewis	0406 350818	05-DEC-91	19-DEC-91	
Cllr D Dewsberry	0406 350947 (Of	05-DEC-91	19-DEC-91	

L.C.C. – OBS Attached JC 5/12/91

Tydd St Mary Church School, Church Way.	19-DEC-91.	02-JAN-92.
4 Residents	20 DEC 91	3 JAN 92

SITE DETAILS

Grid ref: 544240 318650
OS Sheets: 286 Parcel:

HIX & SON

Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL. Established 1897

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/5494/SEC Date: 25th November 1991 Your Ref:

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

SOUTH HOLLAND D.C.
PLAN DEPT
27 NOV 1991
REF 1151/91

Dear Mr. Smith

Application for Outline Planning Permission
Proposed Development Land, Churchway, TYDD ST MARY, Nr. Wisbech
T.N. Banks Esq

We enclose herewith completed Application Forms and plans on behalf of our above client together with his cheque value three hundred and sixty eight pounds (£368) in respect of the Application Fee. This application is a re-submission of the application originally sent to you in 1989 and upon which Outline Planning Permission was given under Reference Number H21/1615/88 dated the 28th November 1988. We have, as requested, not included for a specified number of plots. Should you require any further details please do not hesitate to contact us.

Yours sincerely

Encl

A FIMBRA MEMBER

LINC LNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H21/1151/91

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	
	4	4	2	1	8	6.

2. Address or location

Churchway, Tydd St Mary

3. Name, classification and number of road

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

OL.

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

Frontage Development.
(Re submission of H21/1615/88).

7. Delete as appropriate

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

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

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

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

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

Date: 5/12/91. 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) B21 — — accesses.

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.

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/1151/91

Applicant: T N Banks Esq
Tysdale Bungalow
Tydd St Mary
Nr Wisbech
Cambs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Residential frontage development

Location: OS Pt. No. 3375 Churchway
Tydd St Mary Wisbech Cambs

Type: OUTLINE

Date received: 27-NOV-91

05-DEC-91

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 20-DEC-91. 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 Tydd St Mary PC
c/o Mossop & Bowser
15 South Brink
Wisbech Cambs
PE13 1JL

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991

FOR PARISH COUNCIL USE ONLY

Comments:

No adverse comments - in favour of approval

Signed:

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991
Attention of | File Nos.
DPO NRM
DDPO BS
JC ACP
Action by .....
Acknowledge YES/NO

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/1151/91/TB **Your Ref.**

Date 13 December 1991

Dear Sirs,

OUTLINE PLANNING APPLICATION - T. N. BANKS ESQ
RESIDENTIAL DEVELOPMENT - CHURCHWAY, TYDD ST. MARY

Thank you for the plan showing your proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients and prospective purchasers attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

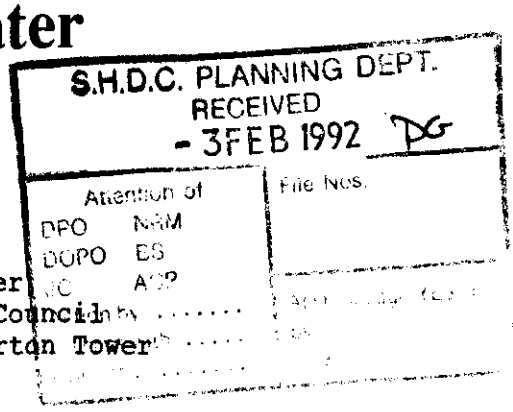
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

pp ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding, Lincs.

Anglian Water



Anglian Water Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/920002

Your ref H21/1151/91

31-JAN-92

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : O.S. NO. PT. 3375 CHURCHWAY, TYDD ST MARYS
Applicant: T.N. BANKS ESQ

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.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

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

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

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