SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H22/115/93 Received:12-FEB-93 Type:CONDITION COMPLIANCE

Name: R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs

Agent: R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs

Description: Details of materials in respect of Condition 6 of application H22/0669/92
Location : Delgate Farm Foots Drove
Weston Hills Spalding Lincs

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

Director of Planning and Building Control Services
23-FEB-93 H22/115/93

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)

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

12 FEB 1993
Ref. Q115/93

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0669/92 Received:19-JUN-92 Type:FULL

Name: Mr R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New Chalet Bungalow and Double Garage

Location : Delgate Farm Foote's Drove
Weston Hills Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

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: In the interests of visual amenity.

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 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

.N SMITH Dip TP MRTPI
ector of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

period.

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

5 Before the proposed chalet bungalow is occupied, a corn store shall be erected and be operational at Delgate farm in accordance with the advice contained in the letter received by the Local Planning Authority on 10 November, 1992 and the Agricultural Determination, H22/1276/92.

Reason: The justification for this dwelling hinges on the development of the farmyard in the interests of Planning Policy.

6 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 19 January, 1993.

sgd B SMITH
Director of Planning and Building Control Services

28-JAN-93 H22/0669/92

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H22/0115/93

Date registered 12 FEB 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R.L. BIGGS
FAIRVIEW FARM
MILL DROVE COWBIT
SPALDING

Tel. No. 0406 350 864

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DELGATE FARM
FOOTS DROVE WESTON HILLS

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H22/0664/92.

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... R L Biggs ..... Date ... 12/2/93 .....

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

BRICK
TARMAC GROSVENOR PURPLE MULTI
PAN TILE AS ATTACHED

State drawing no's relating to the current submission

State condition no. under which this application is required

No. 6

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

P21 -16-2
D2 17/2

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer

JM

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PDG

Senior Officer DR

Case Officer Recommendation

Approve ✓ Refuse

Signed PDM 19-7

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 12 FEB 1993

Registration

Reference H22/0115/93

Cross-Ref N/A

Date 15/2

Validation

TYPE C. COMP

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee NIL.

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 2916

OS No's

Grid ref 525100 317190

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 1122

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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

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SOUTH HOLLAND DISTRICT COUNCIL

H22/115/93

CONDITION COMPLIANCE

Applicant: R L Biggs
Tel: 0406 380864

Agent: R L Biggs
0406 380864

Description: Details of materials in respect of Condition 6 of application H22/0669/92

Location: Delgate Farm
Foots Drove
Weston Hills
Spalding Lincs

Valid date: 12-FEB-93
Target dates:
To case officer 19-FEB-93
Inspected by 26-FEB-93
Extra contacts 05-MAR-93
Report if not clear by 19-MAR-93

Terminal date: 09-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE DETAILS

Grid ref: 528100 317990
OS Sheets: 296 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

11 OCT 1994

FROM: Director of Planning and Building Control Services

TO: Chief Executive

REF: J Curnock
JC/SAH H16/0155/93

REF: REA/LDS/PR8

DATE: 10 October 1994

SUBJECT: Ombudsman Complaint - Mr D G W Underwood
14 Wygate Meadows, Spalding

It is difficult to see precisely why Mr Underwood is pursing a further complaint to the Ombudsman.

Dealing firstly with Mr Underwoods letter of 1 September addressed to the Ombudsman, the writer correctly records that the case officer was taking his annual leave (2 periods during that time) and that he spoke to the case officer on the telephone. The case officer has been in continual liaison with both the developer (Allison Homes) and the Lincolnshire County Council over the range of matters raised by Mr Underwood. The discussions with Mr Underwood on the existing state of affairs prompted the case officers reply in the belief all matters had been satisfactorily resolved.

The condition requiring the completion of the emergency link and associated landscaping before 50% of the dwellings are occupied is a condition of the Local Planning Authority at the request of the Highway Authority. The Local Planning Authority is therefore, aware of its existence and has been monitoring the rate of development.

Although the emergency link/cycleway has been in operation for some time it is not yet totally complete. Lighting columns which are in place still await their lanterns and the erection the removable barrier gates is also awaited. The completion of both these matters is expected imminently.

It is conceded that there has been a slight delay in these matters. This is not as a result of any unwillingness of the developer who is a long established local company with a good track record in co-operating with the local authorities. Part of the delay is attributable to Mr Underwood (junior) who is a self-professed expert in lighting (see previous report 93/C/4298/GMF/tlf refers) and who was not satisfied with the type of lighting provision. The delay in the erection of the barrier is a result of the County Council deliberating on its type and construction.

Cont/....

Cont/....

The District Council as Local Planning Authority have been at all times fully aware of the situation. A close liaison exists between them, the developer and the County Council. It is difficult to see why Mr Underwood feels disadvantaged, other than he did not wish to see the cycleway/emergency link built in the first place. Temporary barriers have been erected to prevent misuse.

As regards the construction and alignment of the cycleway/emergency link, the District Council are advised by the Highway Authority who approved of it, and the District Council have no other observations to make other than to note the western extremity is not yet finally complete, but that the levels appear correct.

The inter-connecting link between Wygate Meadows and the cycleway/emergency link has not yet been conveyed to the District Council, but is in the process of being so. The District Council has formal procedures and the responsible department will not accept open spaces unless it is satisfied that it it meets the required standards.

The same procedures exist for the landscaping associated with the cycleway/emergency link that runs behind Mr Underwoods house. This open space is not yet ready for conveyance and again the District Council will only do so, when it attains the required standard and other conditions have been satisfied. The long hot summer has played havoc with the new planting. Further planting is to be undertaken in the Autumn. It is also understood from the developer that they are to accompany Mr Underwood to a nursery so that he can select plant stock to his liking. The cycleway/emergency link will be adopted by the Highway Authority.

The District Council has not considered serving a Breach of Condition Notice nor can it foresee doing so. A high level of co-operation exists between all parties involved in the development. The emergency link/cycleway has been operational for some time but not yet finally complete.

In my view any delay is not attributable to the unwillingness of the developer. All the parties involved in the development have spent a considerable amount of time in listening to and trying to accommodate Mr Underwoods wishes.

Jim Cunnah

pp Director of Planning and Building Control Services

enclosure

J Curnock

JC/SAH H16/0155/93

Mr D G W Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

19 September 1994

Dear Mr Underwood

Footway/Cycleway/Emergency Link

In respect of this matter and your two recent letters I have been in constant contact with Mr Robinson. I understand from him that progress in finishing off the link is being maintained and that the barrier gates are being manufactured. I also understand that he is addressing the question of the landscaping.

It seems to me we are close to satisfactorily resolving the outstanding items and I look forward to a satisfactory conclusion to this matter.

Yours sincerely

J Curnock

J Curnock
Principal Planning Officer (Local Plans)

Private and Confidential.

File H16/155/93

4, Wygate Meadows,
Spalding,
Lincs.
10.10.93.

Mr B. Smith,
Director of Planning and
Building Control Services,
Council Offices,
Priory Road, Spalding.

Dear Sir,

With reference to my letters in connection to the Footpath/Cycleway North of Wygate Meadows. I have written two letters on this matter. I took these letters to be of a private nature. It was not my intention that they should be made public.

Please can you return my letters in the enclosed envelope.

I also wish to make it clear that it was not my intention to caste any personal insult to Mr Underwood of 14, Wygate Meadows, Spalding.

I have written and apologised to him for casting a shadow on his good name.

Mr D G W Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAC
N16/0155/93

1 June 1994

Dear Mr Underwood

Footway/Cycleway/Emergency Link.

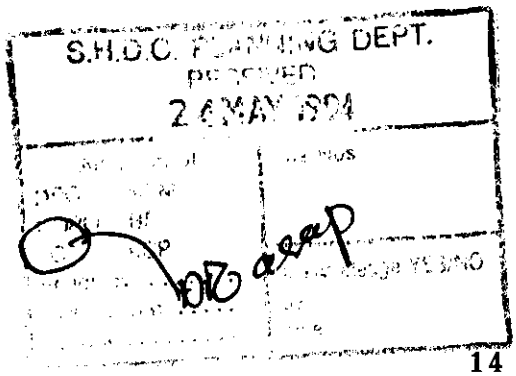
Further to your correspondence I can now advise you that the letter from Mrs Sewell is now on file. You also raised with me the question of the terms of the transfer of your interest in the half dyke to the District Council. When the District Council takes over land from developers for open space purposes it does so after the land in question has been satisfactory maintained by the developers for a period of two years. In your case perhaps you would agree with me that the best way would be for you to retain your interest in the half dyke for the two year period during which time it would be maintained by Allisons. At the end of the two year period the District Council would acquire your interest on an agreed basis.

I trust you find this suggestion satisfactory but if you wish to discuss it with me please do not hesitate to ring me.

Yours sincerely

J Curnock
Principal Planning Officer
Local Plans

Copy to S Robinson, Swallow Homes Ltd.



14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.J. Curnock,
Principal Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

22 May 1994

Dear Mr. Curnock,

SHDC Correspondence File - Footway/Cycleway/Emergency Link

With reference to my letter dated 24 April concerning the retraction written by Mrs. Sewell and received by you on 14 October 1993; I am puzzled why this matter is taking so long to resolve.

Since it is over seven months since I pointed out the libellous content of Mrs. Sewell's letter to the Council I suggest that action is long overdue and must ask that this matter be concluded to my satisfaction forthwith.

Yours sincerely,

D.G.W. Underwood

Mr D G W Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAC
H16/0155/93

25 April 1994

Dear Mr Underwood

Footpath/Cycleway/Emergency Link Woolram Wygate, Plot 12, Wygate Meadows - Covenants and Other Matters.

Thank you for your letter of 10 April 1994. I will investigate and report back to you concerning the wording of the covenants.

I am researching the other matter you raised with me and I will contact you again.

Yours sincerely

J Curnock
Principal Planning Otficer
Local Plans

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.J. Curnock,
Principal Officer Local Plans,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 1XZ.

10 April 1994

Dear Mr. Curnock,

Footpath/cycleway/emergency link Woolram Wygate, Plot 12 Wygate Meadows - Covenants

I refer to your letter dated 14 December 1993 and my reply dated 10 January 1994 concerning the proposed covenants.

To date I have not received any details from your solicitors in respect of the final wording in respect of these covenents.

Would you please look into this matter and advise me accordingly.

Yours sincerely,

D.G.W. Underwood

