APPLICATION NO. : H22/0550/92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0550/92 Received:20-MAY-92 Type:OUTLINE

Name: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Description: Proposed residential housing estate including details of means of access
Location : 222 Broadgate Weston Hills
Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following 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 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) The siting and design of any vehicular access to a highway or estate road.
4) 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.

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 The visibility splays shown on the submitted plans (2.4 metres x 120 metres) shall be provided at the proposed access before any development takes place.

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.

Notes to Applicant:

This permission is in outline only and does not give permission for either layout accompanying the application. The applicant is advised that any development should be of a scale and character sympathetic to the size and appearance of the village, with ample landscaping to screen it from the south.

This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on the 26 August 1992.

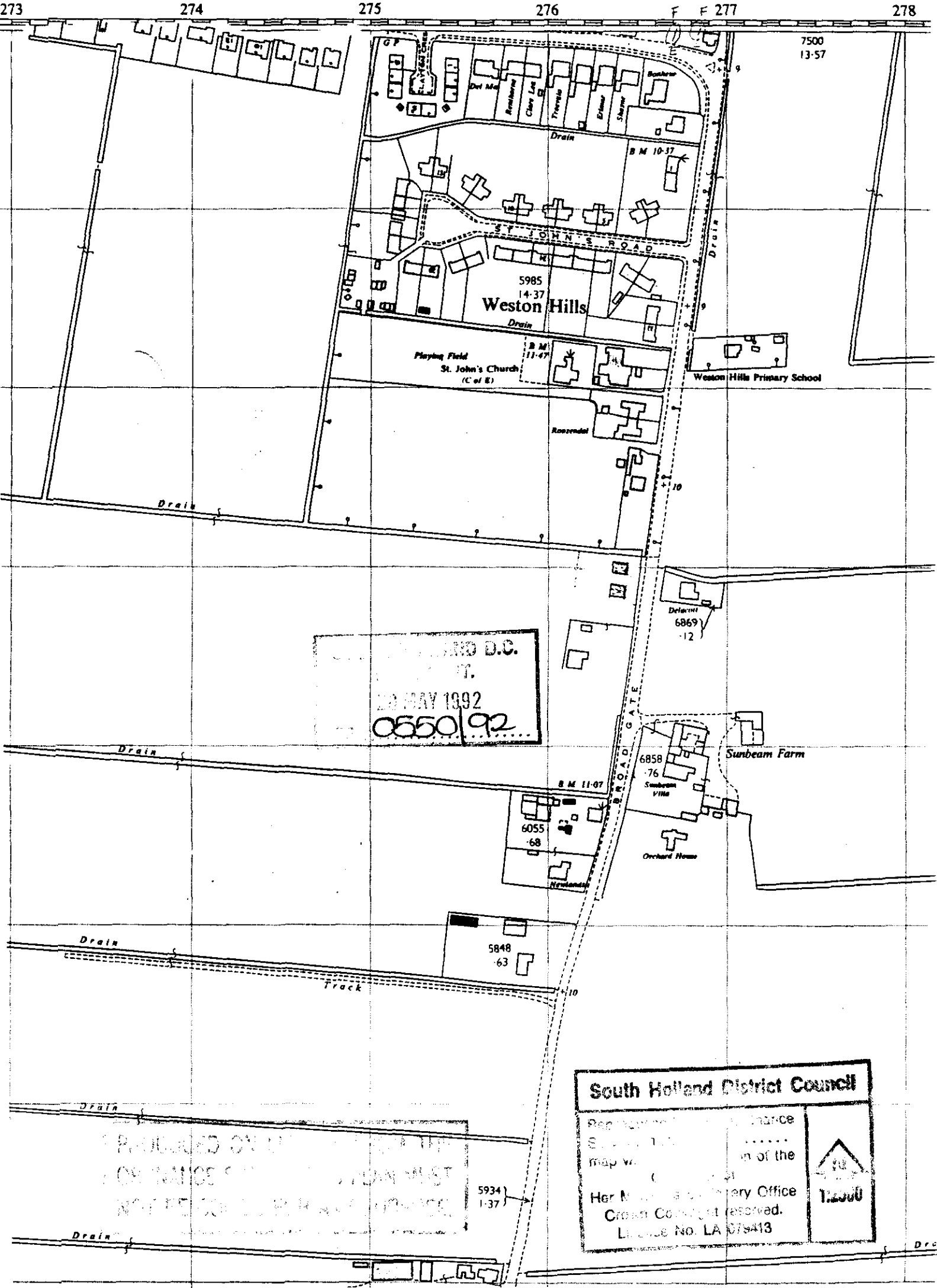
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
27-NOV-92 H22/0550/92

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)


273
274
275
276
277
278
7500
13·57
Drain
B M 10·37
ST JOHNS ROAD
5985
14·37
Weston Hills
Playing Field
St. John's Church
(C of E)
B M 11·47
Weston Hills Primary School
Rosendal
10
Drain
6869
·12
Sunbeam Farm
6858
·76
Sunbeam Villa
B M 11·07
6055
·68
Orchard House
Newlands
5848
·63
Track
5934
1·37
South Holland District Council
1:2500
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FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0550/92

Date Registered 20 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR J. HURREY
20 ROMAN RD,
MOULTON CHAPEL,
NR SPALDING,
LINCS
PE12 0XQ
Tel. No. 0406 380703

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

222 BROADGATE, WESTON HILLS, NR SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED RESIDENTIAL HOUSING ESTATE including details of means of access.

Please complete

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

Signed ...John Hurrey... Date 20TH MAY 1992

Previous application No: H22/1279/91

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 1·47 (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 previous 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 building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: To Be Agreed

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. 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: BROADGATE
Will there be —
Individual access(es) ☐
New estate road ✓

C. What provision will be made for garages or parking within the site? GARAGE To EACH RESIDENCE

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 VIA SOAKAWAY
B. For estate developments, please state how highway surface water will be disposed of TBA
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	NO	
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.	NO	→ Date: Consultee(s):

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.

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 (JOINT)

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

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: B. Hurrey

State Date notice served: 30. APRIL 92

Signed J. & E. Hurrey (Applicant/Agent) Date 30TH APRIL 1992

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 J. & E. Hurrey Applicant/Agent) Date 20TH MAY 1992

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJH
date: 12-6

Michael says no Devel't But on this site

Case Officer Conclusions (issues)

Open field with open boundaries will require demolition of 222. Other properties needing to be naturally affected

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

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

No ....

[Reason:

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

F U R T h E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED Bus 27-5. DC 7/5 - same consistency

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 07 consult with Planning
216, 218, 224, 226, 228 Broadgate, Weston Hills
Weston Hills Primary School + 19-26 St Johns Rd Weston Hills
St Johns Church, Broadgate, Weston Hills.
Residents (Delivery):

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 20 MAY 1992

REGISTRATION

REFERENCE H22/0550/92

Cross-Ref N/A

Date 21/5/92 DAB

VALIDATION Date 20/5/92

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

Site area 1.47 No. of dwellings ..... Floorspace .....

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

Earlier permission ref H22

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☑ Ref H22/910/91
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 22.5.92

Index Sheets 289 OS Nos ..... Grid Ref E 427970 N 197460

Part X Parish CROYDON TR Invrl ☐ C1 ☐ Grade
TR Bypass ☐ C3 ☐
Inside CBD YES Inside C2 area NO Level crossing ☐ CPO ☐
Footpath ☐ Other:

Linked to site ..... Ref 5444 Linked to property ..... Ref .....

Planning Records:
Earlier apps 12/9/91 910/91

3 Dec Records:
Already submitted Ref .....
Requested .....

Inputs completed .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/0550/92 Received:20-MAY-92 Type:OUTLINE

Name: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Description: Proposed residential housing estate including details of means of access
Location : 222 Broadgate Weston Hills
Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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(a) the expiration of five years from the date of this permission,
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Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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3) The siting and design of any vehicular access to a highway or estate road.
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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.

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(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 The visibility splays shown on the submitted plans (2.4 metres x 120 metres) shall be provided at the proposed access before any development takes place.

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.

Notes to Applicant:

This permission is in outline only and does not give permission for either layout accompanying the application. The applicant is advised that any development should be of a scale and character sympathetic to the size and appearance of the village, with ample landscaping to screen it from the south.

This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on the 26 August 1992.

Authorised to issue:

26-NOV-92 H22/0550/92 AD...AL.....DC...MM...

APPLICATION REFERENCE: H22/0550/92 DATE RECEIVED: 20.5.92

APPLICANT: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Outline

DESCRIPTION: Proposed residential housing estate including details of means of access

LOCATION: 222 Broadgate, Weston Hills

Parish Council: Recommend scheme A, starter homes, footpath needed from school to houses on other side of development.

County Highways: Subject to a Section 278 agreement, request conditions.

Public Objections: Three letters received from 216, 218 and 224 Broadgate, Weston Hills:
- privacy destroyed.
- road not suitable for increased traffic, dangerous corners, school in immediate vicinity.
- 10 or 20 houses will have adverse effect on pleasant little community.
- shopping will have to be done in distant towns, increasing traffic.
- Situation has not changed from previous application therefore comments are as expressed for previous application.

The summarised points from public consultations for the previous application are reproduced below:
- first proposal for 23 starter homes is not right for this location. School full to capacity and no public transport.
- will there be enough parking facilities?
- not in keeping.
- overdevelopment must be stopped.
- second proposal for houses with a third of an acre plot is more acceptable of two evils.
- blockage of tremendous views.
- 222 Broadgate should be left intact and not destroyed since,a fine example of a Lincolnshire Cottage.
- only one shop in village.
- loss of agricultural land.
- increased traffic flow, etc.
- same objections apply as with airport.

- increase in hazard for children using school.
- if granted, full consideration should be given to restricting the number of buildings, in order to retain current rural character of this area.

Information from Applicant:

- Highways Department have accepted reduced visibility splay because site within IBD.
- beneficial to current footpath to school and provide adequate street lighting.
- enclose two schemes for your consideration/recommendation.

PLANNING POLICIES/DOE ADVICE

Inside IBD for Weston Hills (St Johns).
PPG3 (Land for Housing).
PPG7 (The Countryside and Rural Economy).

PLANNING ISSUES

1 This is an outline application for residential development. Means of access is the only detail formally requested to be considered at this stage although layout plans have been submitted. The site is 1.47 hectares and is currently an agricultural field with a cottage and a number of buildings on the road frontage. These would be demolished.

2 St John's Church, Weston Hills School and St John's Road are located to the north and frontage development abuts Broadgate to both the north and south of the site. That to the south is recent development.

3 The site is within the IBD for Weston Hills (St John's) and therefore the principle of development is established. The previous application was refused on highway grounds which have informed now been overcome. I do not recommend either scheme but advise that the IBD policy states development should be of a scale and character sympathetic to the size and appearance of the village.

RECOMMENDATION - Subject to the applicant entering into a Section 278 Agreement with the County Council authorise the Director of Planning and Building Control Services to grant planning permission subject to:

1 SC1 - (Estate details and landscaping implementation)
2 C1 - (Estate development - highway requirements)
3 C2a - (Road construction)
4 C3 - (Surface water run-off)
5 The visibility splays shown on the submitted plans (2.4m x 120m) shall be provided at the proposed access before any development takes place.

Reason

1-4 Standard
5 B4

Note

This permission is in outline only and does not give permission for either layout accompanying the application. The applicant is advised that any development should be of a scale and character sympathetic to the size and appearance of the village, with ample landscaping to screen it from the south.

---

548. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H08/0479/92 Mortgage Services Ltd	Conversion of outbuildings to nine cottages with the construction of access routes and covered parking at Gosberton Manor Outbuildings, Westhorpe Road, Gosberton.

(Pending a site inspection in order to assess the suitability of the site for the proposed development, and in view of concern regarding the proximity of the development to the neighbouring Gosberton Manor.)

(d) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to approve the undermentioned developments in accordance with his recommendations, as amended, where indicated:-

Plan No. and Applicant		Proposal
H09/0240/92 Lincoln Diocesan Trust and Board of Finance	O.A.	Parsonage House with vehicular access from Church Street on part Vicarage Garden, Church Street, Holbeach.

(Subject to agreement about the provision of a suitable alternative access from Church Walk.)

PU	H22/0550/92 Mr J Hurrey	O.A.	Residential estate including details of means of access at 222 Broadgate, Weston Hills.

(Subject to the provision of the footpath required by the Lincolnshire County Council, to be the subject of an Agreement under Section 278 of the Highways Act 1980, being acceptable to the Director of Planning and Building Control Services.)

H07/0698/92 Exors of W A Judge	House and garage at West Drove, Gedney Hill.

(Councillor N P Judge MBE declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(e) **Applications Director of Planning and Building Control Services Authorised to Refuse**

The Director of Planning and Building Control Services be authorised to refuse the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H14/0474/92 Mr C M Bowser	O.A.	Four dwellings with access off Knight Street, and one dwelling with access off Bear Lane at Knight Street/Bear Lane, Pinchbeck.
H09/0685/92 Mr Ladbrook		Alterations to 18 Fleet Street, Holbeach.

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: H22/0550/92 Type: OUTLINE

Applicant: Mr J Hurrey
Tel: 0406 380703

Agent: Mr J Hurrey
0406 380703

Description: Proposed residential housing estate including details of means of access

Location: 222 Broadgate
Weston Hills
Spalding

Valid date: 20-MAY-92 Terminal date: 15-JUL-92
Target dates: Target Committee: 24-JUN-92
To case officer 25-MAY-92 27-5 Report deadline: 10-JUN-92
Inspected by 30-MAY-92
Extra contacts 04-JUN-92 Case Officer:
Report if not clear by 24-JUN-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1.47 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Weston PC	0406 370669	27-MAY-92	10-JUN-92
Cllr T Barker	0406 380787	27-MAY-92	10-JUN-92
216, 218, 224, 226, 228, Broadgate		5-JUN-92	19-JUN-92
Weston Hills Primary School, "		"	"
St John's Church, Broadgate		"	"
19, 20, 21, 22, 23, 24, 25, 26, St Johns Road		"	"

L.C.C - ~~plan taken 05 28/5/92~~ Obs Attached fo cs 8/6/92.

SITE DETAILS

Grid ref: 527570 319740
OS Sheets: 259 Parcel:

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: H22/0550/92

Applicant: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Description: Proposed residential housing estate including details of means of access
Location: 222 Broadgate Weston Hills
Spalding

Type: OUTLINE

08-DEC-92

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

D R Whitmore
216 Broadgate
Weston Hills
Spalding
Lincs. PE12 6DQ

S E Grimes
224 Broadgate
Weston Hills
Spalding

Mr & Mrs R J Fenwick
Delft House
218 Broad Gate
Weston Hills

C[illegible]ION

Mr & Mrs. R.J.Fenwick
Delft House
218 Broad Gate
Weston Hills
Lincolnshire
PE 12 6DQ
16 .6.92

Dear Sir/Madam,

Re. Your Letter 5.6.92. Application no. H22/0550/92

I see from the new planning application by Mr. Hurrey that very little has changed from the original application, therefore my objections are the same as those stated in my letter regarding application no. H22/1279/91, which I am sure you have on file.

Yours Faithfully,

Mr.R. Fenwick.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUN 1992
Acknowledge YES/NO
File Nos.
18/6

210, Broadgate,
Weston Hills,
SPALDING. PE12 6DQ.

15th.June 1992.

Mr.B.Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
SPALDING.PE11 2Xe.

Dear Sir,

Thank you for your letter dated 5 June 1992 regarding Planning Application Ref.No.H22/0550/92 with respect to a proposed Residential Building Estate at 222Broadgate,Weston Hills, Spalding.

It can only be assumed that this is a reapplication of a previous one Ref.H22/0910/91 upon which a letter of comment was forwarded to you in December 1991.

Having perused the drawings submitted with the new application, I cannot see that the situation has in any way effectively altered and would therefore request that the comments made in my previous letter concerning the first application be taken into consideration with regard to this reapplication.

Yours faithfully,

D.R.Whitmore.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1992
PJ
YES/NO
SP
16/6

OBJECTION

Mr. & Mrs. S.E. Grimes.
224 Broadgate,
Weston Hills,
Spalding,
Lincs.
PE12 6DQ.

For the Attn. of Mr.B.Smith,
Director of Planning & Building Control Services.,
Planning and Building Control Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

15th June, 1992.

Dear Sir,

Re. Application No. H22/0550/92.

I live next door to the site and feel that my privacy will be destroyed by the proposed development.

The road is also not suitable for much increased traffic as there is a Primary School in the immediate vicinity and dangerous corners. The addition of a further 20 or 10 houses will have a very adverse effect on a pleasant little community. There is only a small village store and shopping will have to be in Spalding or other distant towns etc; thereby increasing road use.

Yours sincerely,

S. E. Grimes

S. E. GRIMES.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1992
Attention of
DPO NM
DDPO BS
SO PCP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by SY
date 16/6

My Ref:LCB/278/211

23 November 1992

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

.

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mrs L C Brown
Telephone
Lincoln 553125

Dear Sir

SECTION 278 AGREEMENT - HIGHWAYS ACT 1980
HIGHWAY IMPROVEMENT WORKS IN CONNECTION WITH PROPOSED DEVELOPMENT AT BROADGATE, WESTON HILLS - J E HURREY AND B HURREY
PLANNING APPLICATION NO H22/0550/92

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.

Yours faithfully

L C Brown

Director of Highways and Planning

278PR5

S.H.D.C. PLANNING DEPT.
RECEIVED
25 NOV 1992

cc: Director of Planning & Building Control
South Holland District Council,
Council Offices, Priory Road, Spalding,
Lincs PE11 2X3 (Ref: PJU/WL/H22/0550/92)

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mr C Briggs
Telephone

Lincoln (0522) 553127

My Ref: CB/DEVT2/278/PM

15 September 1992

Mr J Hurrey
20 Roman Road
Moulton Chapel
SPALDING
Lincs

Dear Sir

PROPOSED DEVELOPMENT AT 222 BROADGATE, WESTON HILLS

I refer to your letter addressed to South Holland District Council which has been forwarded to me for my reply.

In order for a Section 278 Agreement to be completed I will require the following details:

1) Six uncoloured copies of the footway details.

2) Six copies of a plan showing the application site.

3) The name and address of all the relevant landowners involved in the site.

4) The name and address of the Solicitors who will act for you.

I would point out that prior to works commencing on site a Bond will be required to cover the works. In this instance the Bond figure would be £2,000.

Yours faithfully

C Briggs

Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
16 SEP 1992 PU

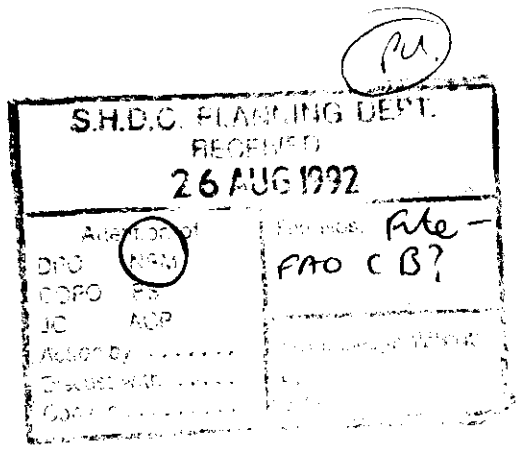
Attention of
DPO JCM
DDPO BS
JC ACP

File Nos.

Acknowledge YES/NO

3198.D3L

Copy for C Briggs
4-9



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

Your Ref PJU/WL/H22/0550/92

For the attention of Mr P.J. Udy

Dear Sir,

Re: Proposed residential housing estate at 222 Broadgate,
Weston Hills.

Thank you for your letter of 29th July 1992.

We are prepared to enter a Section 278 Agreement, made under the 1990 Highway Act with the County Council to provide a footpath link from the proposed estate to the existing footpath on Broadgate.

We have enclosed two copies of a plan indicating the proposed extent and construction of the link footpath for your approval.

We trust that we have interpretated your requirements correctly and look forward to hearing from yourselves in the near future.

Yours faithfully

John E Hurrey

Mr J. Hurrey
20 Roman Road,
Moulton Chapel,
Spalding,
Lincs.

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUL 1992 PU

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

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

Our ref SH/920061

Your ref H22/0550/92

29-JUL-92

Dear Sir,

Proposal : RESIDENTIAL HOUSING ESTATE INC. ACCESS
Location : 222 BOADGATE, WESTON HILLS, NR SPALDING, LINCS
Applicant: MR J HURRY

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.

The foul drainage from this development can be accommodated in the existing public sewer.

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

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

There is a public sewer within 3 metres of the proposed development site. Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION	REASON
No building shall be erected within 3 metres of centreline of the public sewer crossing the site.	To protect existing services

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.

CONT.....

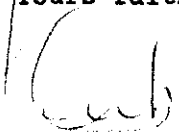
Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford 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.

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)

F J Udy

PJU/WL/H22/0550/92

Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs.

29th July 1992

Dear Sir,

Proposed residential housing estate including details of means of access at 222 Broadgate, Weston Hills

The above application was considered by the Planning Committee on 14th July 1992.

It was resolved to grant planning permission subject to you entering a Section 278 Agreement, made under the 1980 Highway Act, with the County Council to provide the footpath link to the existing footpath on Broadgate. I suggest that you contact Mr C Briggs at the County Councils Planning and Highways Department to enquire on his requirements. His telephone number is Lincoln 553127. The Committee also require details of the extent and design of this footpath before planning permission is granted.

The application included two possible layouts. The planning permission will not relate to either scheme and future development on the site should be of a scale and character sympathetic to the size and appearance of the village with landscaping to the southern boundary in particular.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND
Internal Drainage Board.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992
PJ
Action of
NRM
File Nos.
Acknowledge YES/NO

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-B/550/92/JAM **Your Ref.**

Date 9 June 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT
222 BROADGATE, WESTON HILLS

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above development. The submitted details have been inspected and I have the following observations for your consideration that should be brought to the attention of prospective purchasers.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Wheatmere Drain situated some 300 metres to the West where the maximum anticipated water level is approximately 0.800 metres O.D.Newlyn.

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.

I gather matters relating to the disposal of storm water run-off from the new estate road have yet to be determined but I presume an outfall will be provided to the above mentioned private dyke in which case the following general advice will apply.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater 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.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,870 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-B/550/92/JAM Your Ref: 9 June 1992

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

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Mr. J. Hurrey,
20 Roman Road,
Moulton Chapel,
Spalding,
Lincs.
PE12 OKQ

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUN 1992 PU

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0550/92

Applicant: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: Mr J Hurrey
20 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Description: Proposed residential housing estate including details of means of access

Location: 222 Broadgate Weston Hills
Spalding

Type: OUTLINE

Date received: 20-MAY-92

27-MAY-92

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 11-JUN-92. 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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

FROM
Clerk to Weston PC
33 Small Drove
Weston
Spalding Lincs
PE12 6HS

FOR PARISH COUNCIL USE ONLY

Comments: WPC recommend 'Scheme A' a development of starter homes. It is important that a footpath be constructed along Broadgate from the School and beyond the proposed development to the roads the other side.

Signed:

BM Allsopp

2.6.92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H22/0550/92

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	7	5	1	9	7

2. Address or location

222 Broadgate, Weston Hills

3. Name, classification and number of road

~~A~~ U

4. Date application referred 28 - 5 - 92

5. State whether outline, detailed application etc.

Ou.

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

Residential Housing Estate

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

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: 1/6/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:– Subject to a S278 A being signed see H/A/33 attached

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) The visibility splays shown on the submitted plans (2.4m x 120m) shall be provided at the proposed access before any development takes place.

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) C13

(4) B4

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P Udy - SHDC

Planning Reference H22/0550/92

The following are my observations upon the enquiry under the reference quoted above: —

222 Broadgate, Weston Hills.

In order for the proposed development to be acceptable I require a footway to be provided from the site to connect to the existing footway on Broadgate.

Such a footway will need to form part of a S 278 A which will need to be signed before Planning Permission is issued.

Date 1/12/92

Signed [signature]
Director of Highways and Planning

S.C.
20 MAY 1992
0550 92

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

30th March 1992

For the attention of the Planning Officer

Dear Sirs,

Re:Proposed Residential Development at 222 Broadgate, Weston Hills.

Please find enclosed our application for your consideration for the above proposed development.

We understand from the Highways Dept. that a reduced visibility splay would be acceptable for this development in this instance as the site is within theBoundary of Development for the village.

We feel that it would be beneficial to connect the footway from the proposed site to the existing footway that terminates at the school property and also provide adequate street lighting to the existing Broadgate Road. We are prepared to accept this and any other recommendations as a condition should Planning permission be granted.

We understand that no payment is necessary on this application as this application meets all the requirements as outlined in the section 'Resubmission after a refusal'.

We have enclosed layout plans for two possible schemes for your consideration and recommendations.

Yours faithfully

John E Hurrey

Mr J. E. Hurrey,
20 Roman Road,
Moulton Chapel,
Spalding,
Lincs.
PE12 OXQ

Mr J Blacklock

JB/JJ H22/0550/92

10 Feb 1994

Mr I E Murrey,
20 Roman Road,
Moulton Chapel,
Spalding,
Lincs.
PE12 0XQ.

Dear Sir,

RESIDENTIAL DEVELOPMENT - LAND AT 222 BROADGATE, WESTON HILLS.

Further to your recent conversation with my Officer, Mr Blacklock, in connection with the above I enclose a copy of a leaflet which I trust you will find self-explanatory.

Yours faithfully

N Sidlen
Principal Planning Officer
Development Control

Enc.

Mr A Jestyn Coke,
Centuries,
35 East Street,
Blandford Forum,
Dorset,
DT11 7DU.

Mr J Blacklock

JB/JJ R22/0550/92

08 Feb 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT - LAND AT 222 BROADGATE, WESTON HILLS.

I refer to your letter and revised plans in respect of the above and apologise for the delay in replying.

I consider the land in question is capable of accommodating the number of dwellings envisaged (25) but I would be adverse to any increase in this number.

However, for this proposed number to be achieved I consider changes would be required to the submitted layout.

An adjustment would be needed to the dwelling placed tangentially on the frontage plot to give it or better visual relationship with Broadgate and also more practicable private garden space.

An adjustment will also be needed to the proposed access road in so far as the courtyard area would have to have a clearly defined highway boundary. I would also suggest that a change of surface treatment and the employment of rumble strips would also improve the appearance and effectiveness of the road.

I also consider the positioning of the open space/play area and the two dwellings adjacent to it will need to be fundamentally changed. As proposed, they bear an unsatisfactory visual relationship to each other and I have my doubts about the desirability of a play area immediately adjacent to a road.

I feel you should also be aware that the Authority would be seeking extensive landscaping of the site, particularly along its southern boundary. In this regard particular attention will have to be paid to the siting of dwellings and their relationship to the planting of trees and the need to safeguard access to the adjacent drains, especially if these drains are under the control of an internal drainage board.

I trust you will find these comments of assistance even though I have not addressed the layout in detail, plot by plot.

I would emphasise, however, that my comments are offered without prejudice to any formal decision on a planning application relating to the site.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

A. JESTYN COKE

Chartered Surveyors

Centuries,
35 East Street,
Blandford Forum,
Dorset, DT11 7DU.

Our ref: AJC/VJD Your ref: PJO/WL/H22/0550/92 Date: 26th November 1993

F.A.O. P. Ody Esq.
South Holland District Council,
Planning and Building Control Dept.
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
29 NOV 1993

IB Dg.

Dear Sir,

Re: **222 Broadgate, Weston Hills**

Further to my visit to your offices I enclose a revised plan as agreed and would be grateful for your observations.

Yours faithfully,

A. Jestyn Coke.

A. Jestyn Coke.

enc.

21/12
THANKS JESTYN COKE'S OFFICE —
ADVISED HIM I WOULD REPLY
AFTER CHRISTMAS

Copy MR J E Hurley
20 Roman Road
Moulton Chapel
Spalding
Lincs. PE12 0XA.

A. Jestyn Coke, B.A., F.R.I.C.S.
Residential Sales & Management
Susan E. Coke, A.R.I.C.S.

Telephone: Blandford Forum (0258) 454029
(0258) 455871
Fax: (0258) 451850

VISABILITY PLAN
SCALE:- 1:1000

Bonneur
Del Ma
Renthorne
Clare Lea
Trevglo
Erlmar
Shayne
CLAY
Drain
B M 10·37
ST JOHN'S ROAD
Drain
5985
14·37
Weston Hills
Drain
B M 11·47
Playing Field
St. John's Church
(C of E)
Church
School
Weston Hills Primary Sch
Roozendal
Edge Of Road To Boundary = 2·74M
20·37m
43·58m
22
10
Edge Of Road To Boundary = 1·52M
Open Ditch
Fence Hawthorne
Delacott
6869
·12
120M
ROAD GATE
6858
·76
Sunbeam Villa
Sunbeam Farm
B M 11·07

SITE 3·62 ACRES (1·47 hectare)

D.C.
1992
0560 92

BOUNDARY

BOUNDARY

5·5M

5·0M

10·5M RADIUS

BROADGATE

DYKE (BOUNDARY)

TYPICAL AREA OF EACH PLOT = 1/3RD ACRE

DYKE (BOUNDARY)

PROPOSED ROADS ARE INDICATIVE ONLY AND ALL PROPOSED ROAD CONSTRUCTION TO BE AGREED WITH THE LOCAL HIGHWAYS AND PLANNING DEPT.

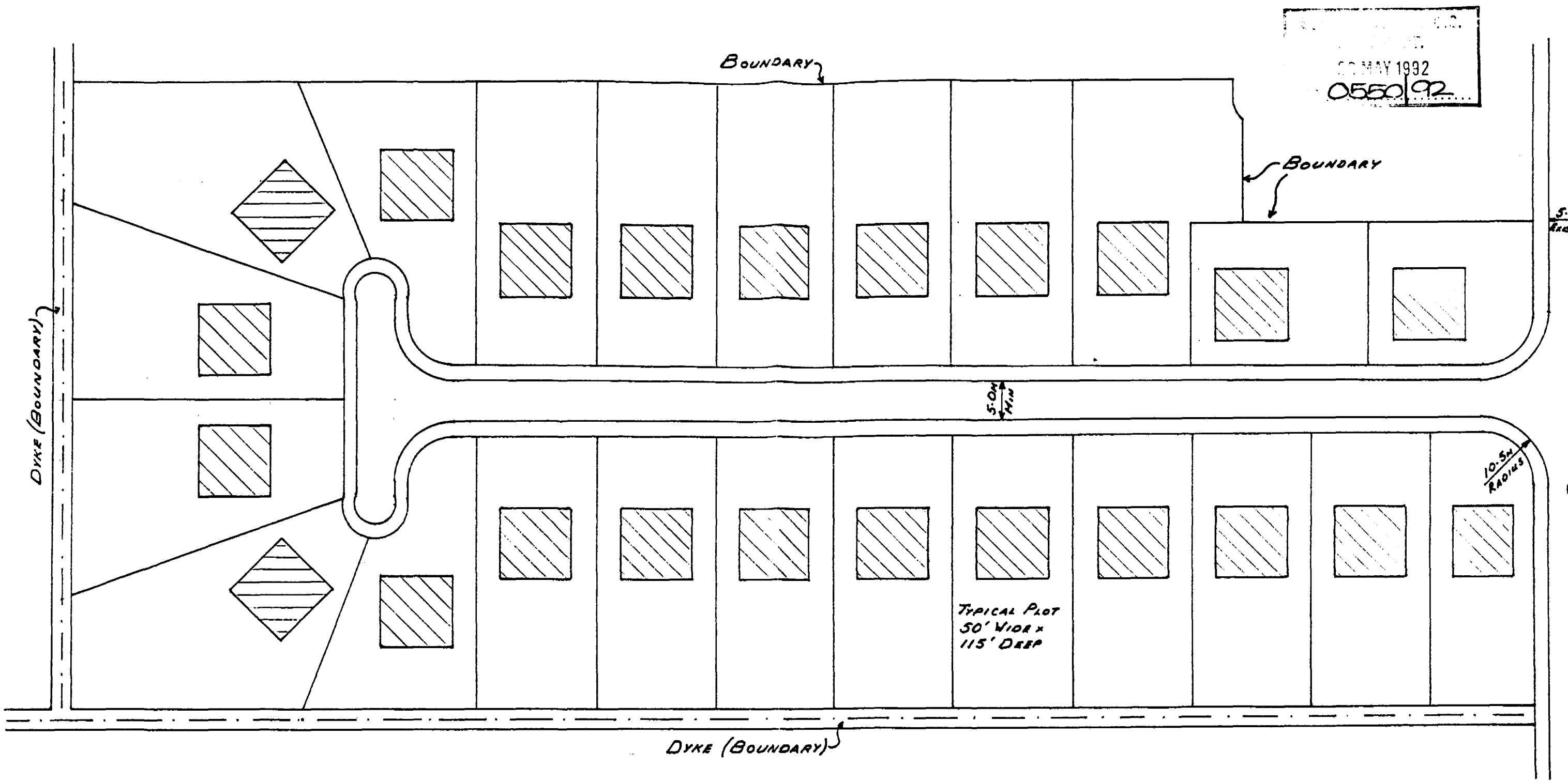
ALL SURFACE WATER AND MAINS DRAINAGE TO BE AGREED WITH THE LOCAL AUTHORITY BEFORE COMMENCEMENT ON SITE.

SCALE: 1 TO 500

SCHEME 'B'

SITE 3·62 acres (1·47 hectare)

22 MAY 1992
055092



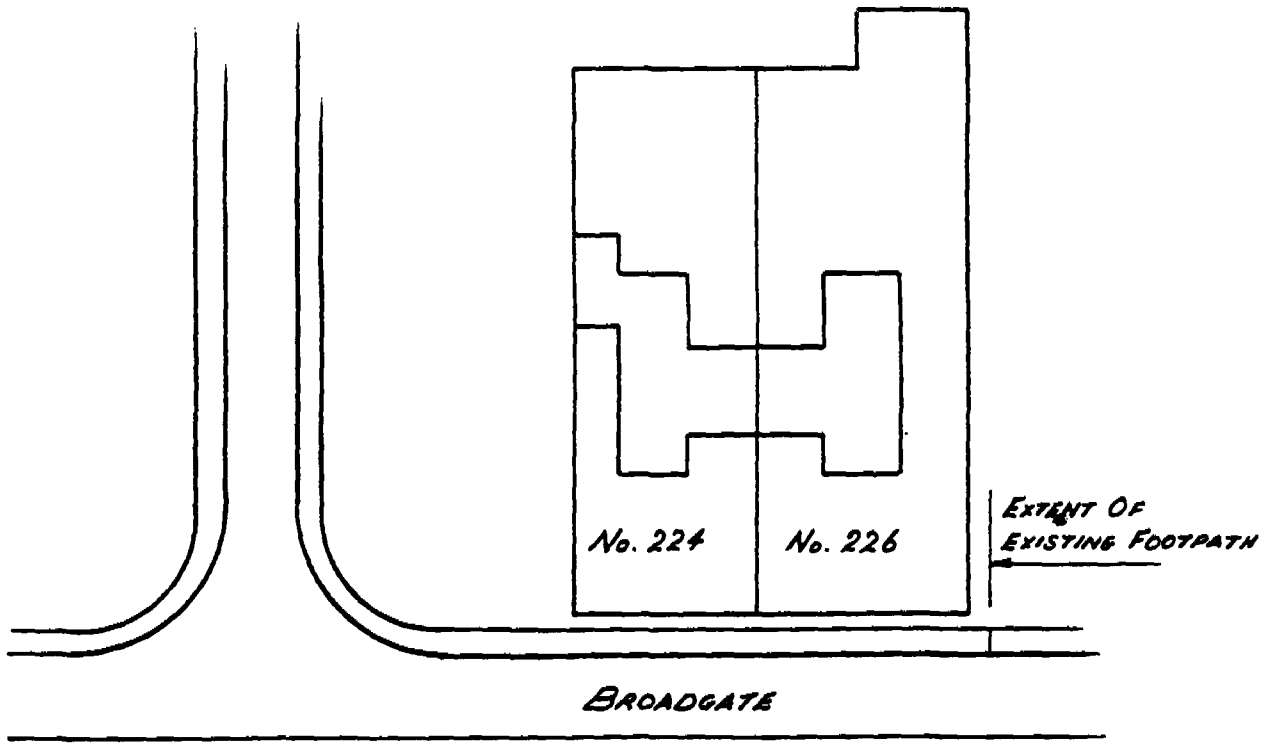
PROPOSED ROADS ARE INDICATIVE ONLY AND ALL PROPOSED ROAD CONSTRUCTION TO BE AGREED WITH THE LOCAL HIGHWAYS AND PLANNING DEPT.

ALL SURFACE WATER AND MAINS DRAINAGE TO BE AGREED WITH THE LOCAL AUTHORITY BEFORE COMMENCEMENT ON SITE.

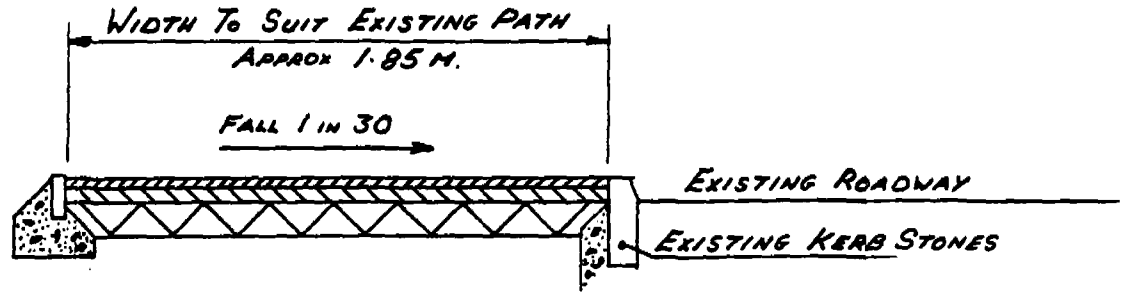
SCALE: 1 TO 500

SCHEME 'A'

PROPOSED HOUSING ESTATE.



SCALE 1:500



SECTION THROUGH

FOOTWAY CONSTRUCTION

100mm OF TYPE 1 SUB-BASE TO CLAUSE 1.2.
50mm OF DENSE BITUMEN BASECOURSE OF
20mm NOMINAL SIZE TO CLAUSE 11.1 COMPACTED
TO A VOID CONTENT WITHIN THE RANGE 2%-8%.
25mm OF DENSE BITUMEN WEARING COURSE
OF 6mm NOMINAL SIZE TO CLAUSE 11.4 COMPACTED
TO A VOID CONTENT WITHIN THE RANGE 2%-10%.

VEHICLE CROSSINGS TO BE CONSTRUCTED IN
ACCORDANCE WITH SECTION 1.6A OF DEVELOPMENT
ROAD SPECIFICATION AND CONSTRUCTION 1991 BY
LINCOLNSHIRE HIGHWAYS AND PLANNING.

S.H.D.C. PLANNING DEPT.
25 AUG 1992

PROPOSED FOOTWAY CONSTRUCTION TO 224 & 226 BROADGATE, WESTON HILLS TO LINK EXISTING FOOTWAY TO PROPOSED HOUSING ESTATE DEVELOPMENT.

PROPOSED RESIDENTIAL DEVELOPMENT

222 BROADGATE, WESTON HILLS, NR SPALDING, LINCS

scale 1:500

drawing no 0404103

J JESTYN COKE

trees

hedges

fences

dyke

detached
2 storey

terraced

semi detached

court yard

play area

approx north

crown copyright
reserved