

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0365/93

Received: 22-APR-93 Type: CONDITION COMPLIANCE

Earlier Permission: H23/1184/92

Name: Metfield Estates Ltd
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Roads and footways (Condition 3 of application
H23/1184/92)

Location : Stockwell Gate Whaplode
Spalding

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
30-APR-93 H23/0365/93

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.

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H23/0365/93

Date registered 22 APR 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

metfield Estates Ltd
305 Baulards Lane
London N12 8NP

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

John Finch PENS
88 Broomfield Rd
Chelmsford, Essex

Tel. No.

(Contact) cm1 195

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Stockwell Gate, Whaptrade

OFFICE
COPY

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H23/1184/93

Please complete

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

Signed

Date

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

Roads + Footways

State drawing no's relating to the current submission

State condition no. under which this application is required

3

	Yes	No	ADMIN
Application Acceptable	☐	☐	Date Consult Sent
Consult Required	☐	☐	
Enclosures Required			
Notes:			
Signature			
Date			

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☐	☐
Details Accepted if different from Box 2:		

Signature Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstances
viz:

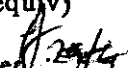
Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)  Refuse (or equiv)

Signed  Date.....29/4

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	 *
	D/Transp A18	
	B Rail	

Note
* Longer expiry
G Group available

Environment	Env Services	
	NRA	
	Env Assess	 G *

Specify:

Conservation	LB Demolish	 G *
	Eng Heritage	
	Archaeology	 G
	Consultant	
	Other	

Standard

Specify:

Specify:

Hazards	HSC Group	 G *
	Specific	 G

Standard
Specify:

Other

Specify:

Case Officer *JOHN BLACKBURN*

Senior Officer Confirmed

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ *Nil*

Receipt No

Date first Rec'd *22 APR 1993*

Registration

Reference *H23/0365/93*

Cross-Ref *N/A*

Date *23-APR-93* *JAB*

Validation

TYPE *C. comp*

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

--

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ *Nil*

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet *168* OS Plots
Grid ref *533130 324530*

Ward

Parish

Inside IBD

Inside LP area

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref *1286*

Dist Bound

Linked to property

Ref

Other:

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

Planning Records:
Earlier apps

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

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



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/1184/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0365/93

Received:22-APR-93 Type:CONDITION COMPLIANCE

Name: Metfield Estates Ltd
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Roads and footways (Condition 3 of application
H23/1184/92)

Location : Stockwell Gate Whaplode
Spalding

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:

sgd B SMITH
Director of Planning and Building Control Services

30-APR-93 H23/0365/93

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



Town and Country Planning Act 1990

Planning Permission

Reference: H23/1184/92

Received: 26-NOV-92 Type: FULL

Name: Metfield Estates Ltd
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erect 46 dwellings with associated garaging and road construction

Location : Stockwell Gate Whaplode
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 approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

- 3 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential 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 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory drainage of the site.

- 6 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 7 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 8 Prior to any dwellings becoming occupied the footway fronting plots 1, 20, 21 and 22 shall be constructed as shown on the submitted plans in accordance with details to be approved.

Reason: To ensure safe and adequate pedestrian access for the residents of this site and their visitors.

- 9 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 10 Before the occupation of the dwellings hereby approved on plots 1, 2, 16, 20, 24, 28, 29, 32, 38, 44 and 46 a screen fence or wall shall be provided along their respective boundaries with the adjacent highway or private drive. Details of the screening or walling shall be submitted to and approved in writing by the Local Planning Authority

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



prior to the commencement of their erection of construction.

Reason: In the interests of residential amenity.

11 Notwithstanding the provisions of Class A of the Town and Country Planning General Development Order 1987, the dwellings hereby approved on plots 11 to 15 shall not be extended or enlarged.

Reason: In the interests of residential amenity.

12 Before the occupation of the last dwelling to be completed in terms of this permission, the public open space and toddlers play area shown on the approved plan shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

Notes to Applicant:

This permission is issued in accordance with amended plans received by the Local Planning Authority on 5 January 1993.

sgd B SMITH
Director of Planning and Building Control Services

01-FEB-93 H23/1184/92

IAN 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



H23/0365/93

CONDITION COMPLIANCE

Applicant: Metfield Estates Ltd
Tel:

Agent: John Finch Partnership

Description: Roads and footways
(Condition 3 of application
H23/1184/92)

Location: Stockwell Gate
Whaplode
Spalding

Valid date:	22-APR-93	Terminal date:	17-JUN-93
Target dates:		Target Committee:	08-JUN-93
To case officer	29-APR-93	Report deadline:	25-MAY-93
Inspected by	06-MAY-93		
Extra contacts	13-MAY-93	Case Officer:	
Report if not clear by	27-MAY-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
LCC - Obs Attached for CB	29/4/93	

SITE RECORD

Grid ref: 533130 324530
OS Sheet: 168
Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application
Reference

H23/0365/93

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal			vertical		
	3	3	1	2	45

2. Address or location

STARKWELL GATE, WHARFLOPE

3. Name, classification and number of road

III

4. Date application referred

29-4-93

5. State whether outline, detailed application etc.

CONDITION COMPLIANCE

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

RESIDENTIAL DEV'T.

(Drawings 9112/04 / 014 / 02a / 03a / 04 / 05 & 06)

- 7.

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

Delete as
appropriate

- a. ☒ Does not wish to restrict the grant of permission.
- b. ~~Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.~~
- c. Requests that the local planning authority refuse the application (reason
overleaf).
- d. Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.

Date:

29/4/93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:—

Delete as
appropriate



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

Delete as
appropriate



- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/DCC/EFJ.

Your Ref: H23/1184/92

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

21st April, 1993.

f.a.o. Mr. Blacklock.

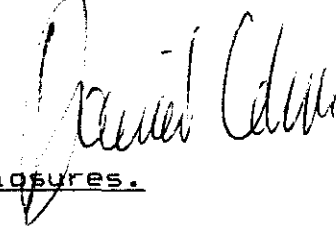
Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

With regard to the planning approval to the above, we enclose for the approval of Condition 3 of that document, a copy each of road and footway details, drawings 9112/04, /01a, /02a, /03a, /04, /05 and /06.

If you have any queries regarding this matter, please do not hesitate to contact David Coker at this office.

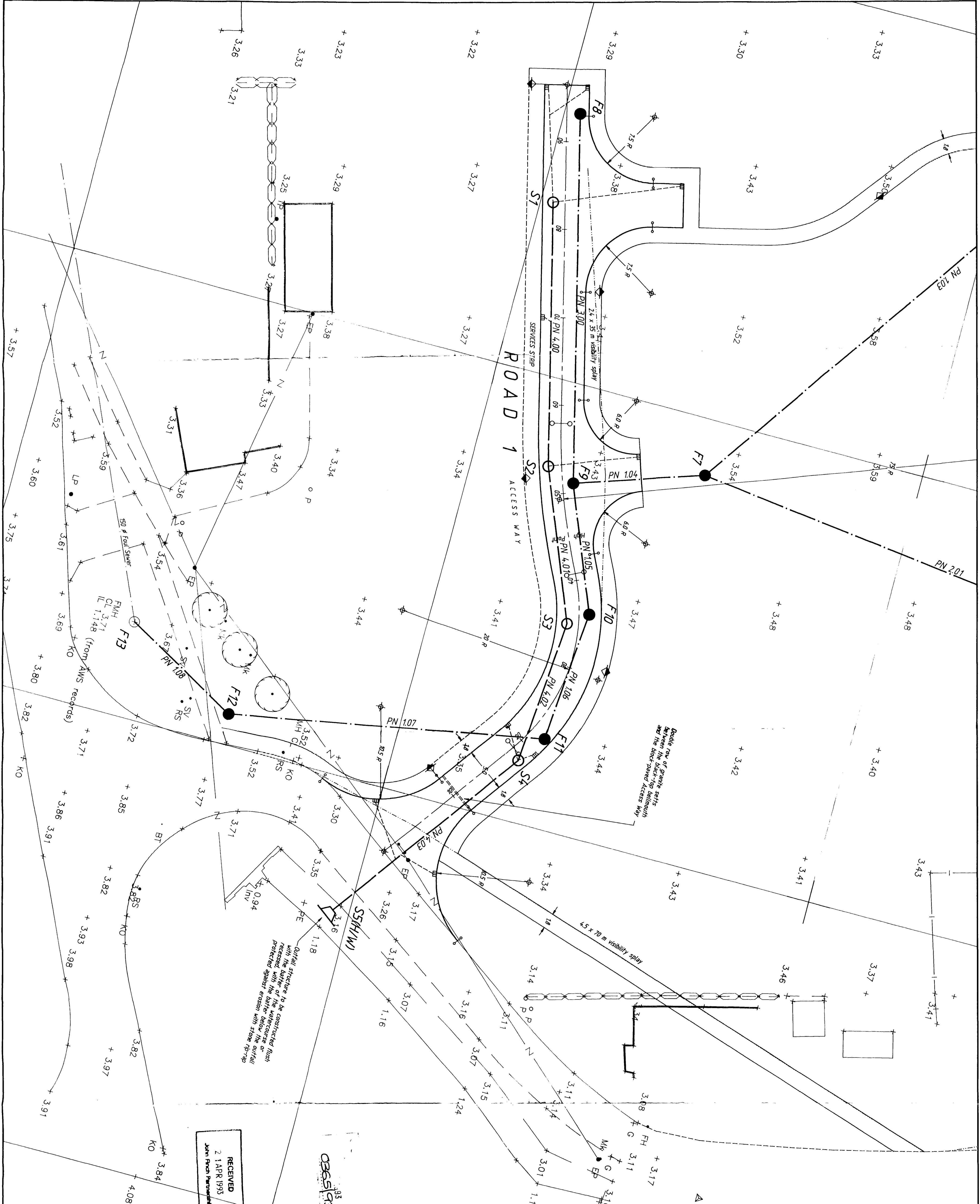
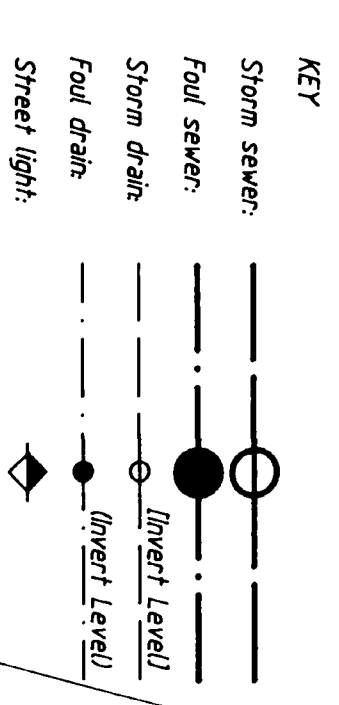
Yours faithfully,



Enclosures.

22 1993
0365/93

The specification in all respects shall be the current "Development Road Layout Guide" and "Development Road Specification" publications in force in the County at the time of construction.



G	
F	
E	
D	
C	
B	
A	16/03/93 Sewers redesigned, additional information added
Revisions	

STOCKWELL GATE, WHAPLODE,
LINCOLNSHIRE

ROAD & SEWER LAYOUT
SHEET 1 OF 2

~~Metfield Estates Ltd~~

John Finch Partnership

R.L.T Engineering Consultants Ltd.
CONSULTING STRUCTURAL & CIVIL ENGINEERS

RLT House 5 Oxford Road Colchester Essex CO3 3HN
Telephone: 0206 768655 Fax: 0206 768656

Drawing No.	9112/04/01
Revision	A

KEY

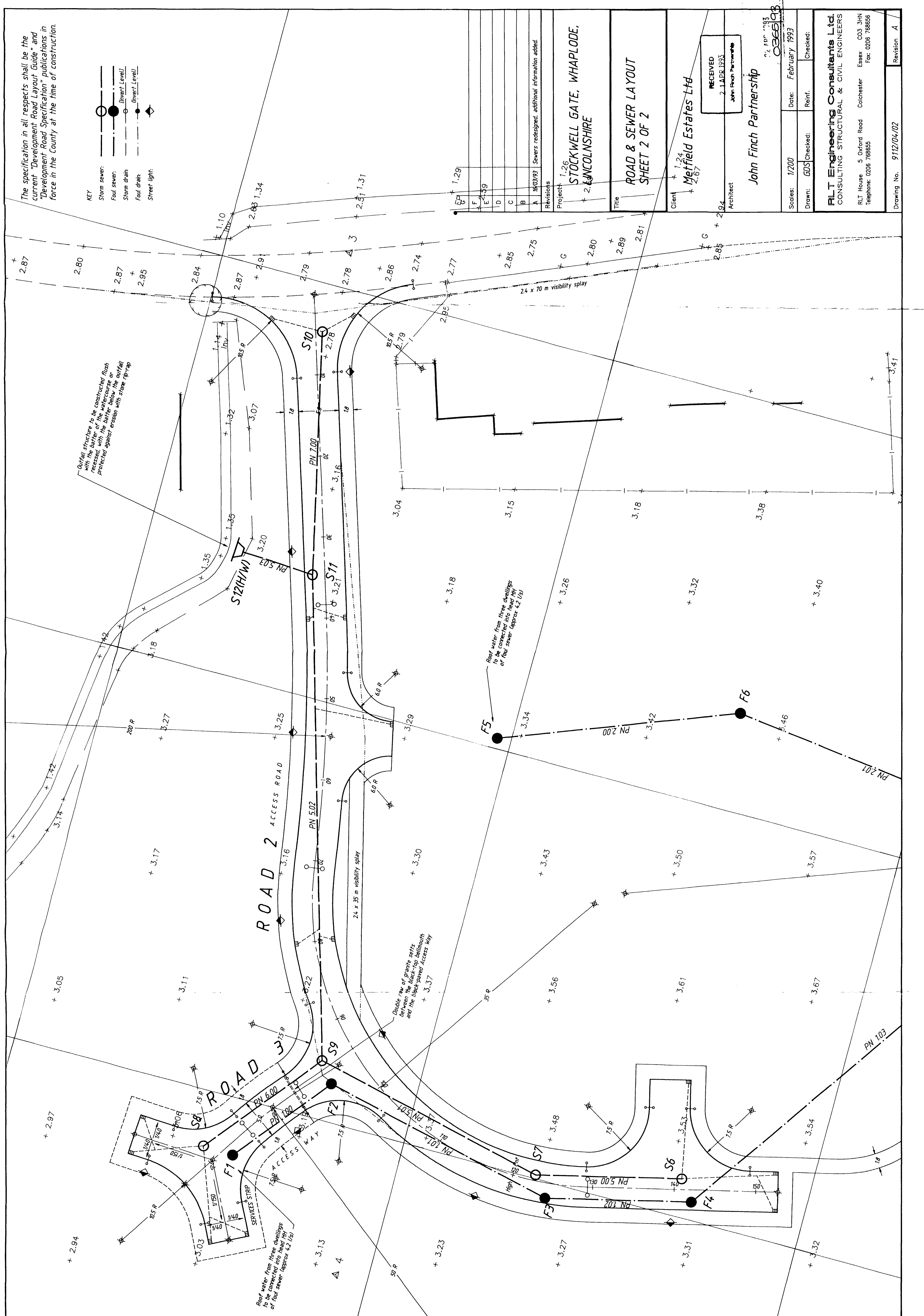
Storm sewer: 

Foul sewer: 

Storm drain:  [Invert Level]

Foul drain:  [Invert Level]

Street light: 



2. LINCOLNSHIRE

SHEET 2 OF 2

2.67

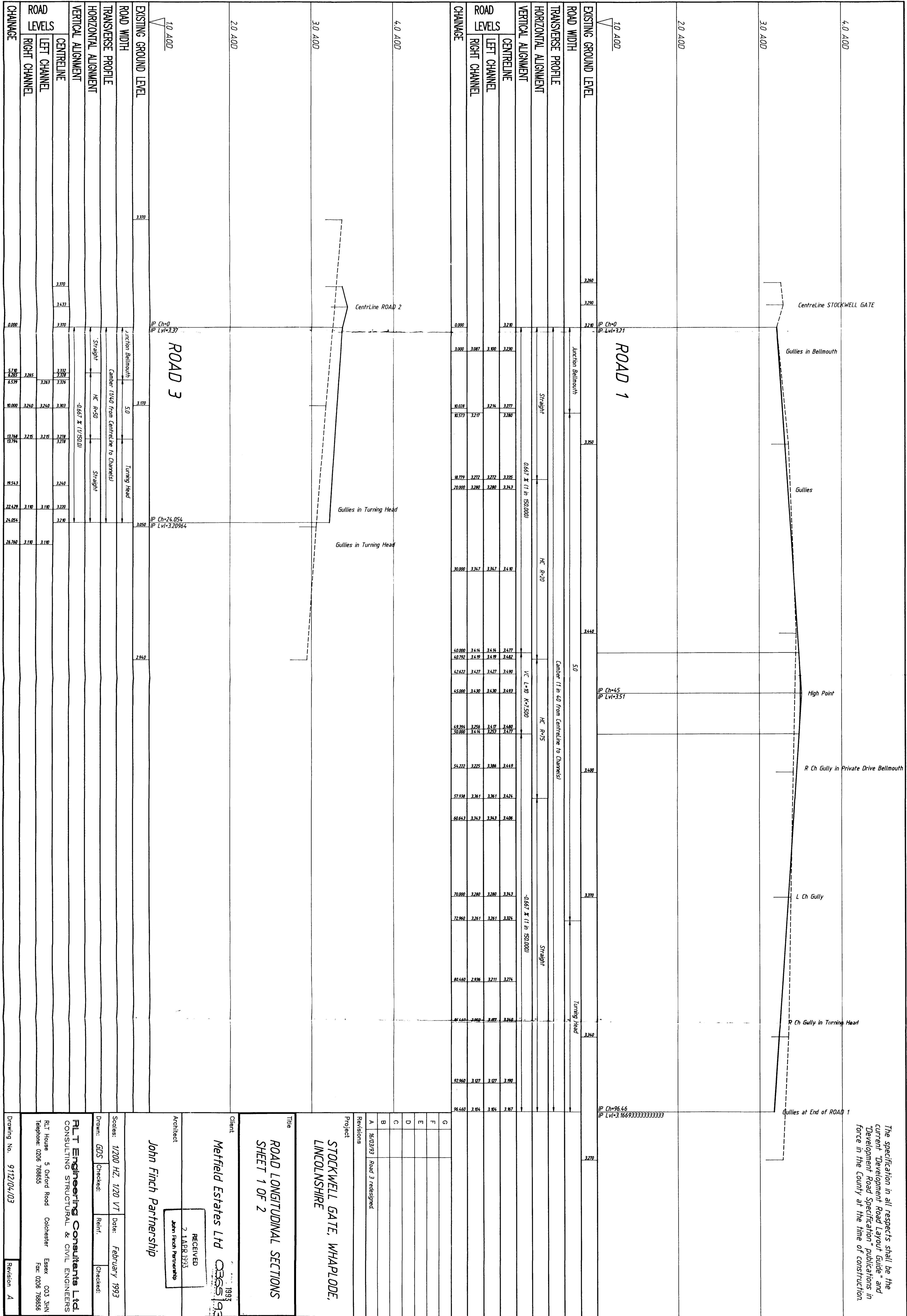
[illegible]

Drawn:	GDS	Checked:	Reinf.	Checked:
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RLT House 5 Oxford Road Colchester Essex CO3 3HN
Telephone: 0206 769655 Fax: 0206 768656

Drawing No.	5112/U4/UZ	Revision	A
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The specification in all respects shall be the current "Development Road Layout Guide" and "Development Road Specification" publications in force in the County at the time of construction.



Drawing No. 9112/04/03

Revision A

RLT Engineering Consultants Ltd.
CONSULTING STRUCTURAL & CIVIL ENGINEERS
RLT House 5 Oxford Road Colchester Essex CO3 3JN
Telephone: 0206 78655 Fax: 0206 78656

Scales: 1/200 HZ, 1/20 VT
Drawn: GJS Checked: Reint. Checked:

John Finch Partnership

Client: **Metfield Estates Ltd**
Architect: **John Finch Partnership**

1993
2 JAN 1993
RECEIVED

ROAD LONGITUDINAL SECTIONS
SHEET 1 OF 2

STOCKWELL GATE, WHAPLODE, LINCOLNSHIRE

Project: **Revisions**
A 16/03/93 Road 3 redesigned
B
C
D
E
F
G

The specification in all respects shall be the current "Development Road Layout Guide" and "Development Road Specification" publications in force in the County at the time of construction.

4.0 AOD

3.0 AOD

2.0 AOD

1.0 AOD

EXISTING GROUND LEVEL

ROAD WIDTH

TRANSVERSE PROFILE

HORIZONTAL ALIGNMENT

VERTICAL ALIGNMENT

ROAD LEVELS

LEFT CHANNEL

RIGHT CHANNEL

CHANGAGE

4.0 AOD

3.0 AOD

2.0 AOD

1.0 AOD

EXISTING GROUND LEVEL

ROAD WIDTH

TRANSVERSE PROFILE

HORIZONTAL ALIGNMENT

VERTICAL ALIGNMENT

ROAD LEVELS

LEFT CHANNEL

RIGHT CHANNEL

CHANGAGE

CentreLine STOCKWELL GATE

Gullies in Bellmouth

ROAD 2

IP Ch+0
IP Lvl+2.6

Junction Bellmouth

Straight

HC R-200

HC R-35

VC L+10 K+1.500

Camber (1 in 40 from Centreline to Channels)

5.0

Gullies

Ch Gully in Private Drive Bellmouth

Gullies

CentreLine ROAD 3

High Point

Ch Gully in Private Drive Bellmouth

Gullies

CentreLine ROAD 3

High Point

L Ch Gully in Turning Head

Gullies at End of ROAD 2

ROAD 2 (continued)

IP Ch+120
IP Lvl+3.6

IP Ch+152.737
IP Lvl+3.3617533333333333

Turning Head

Straight

Scales: 1/200 HZ, 1/20 VT
Date: February 1993

Drawn: GDS Checked: Reinf. Checked:

RLT Engineering Consultants Ltd.
CONSULTING STRUCTURAL & CIVIL ENGINEERS
RLT House 5 Oxford Road Colchester Essex CO3 3JN
Telephone 0206 786535 Fax 0206 786556

Drawing No. 9112/04/04

Revision

STOCKWELL GATE, WHAPLODE,
LINCOLNSHIRE

ROAD LONGITUDINAL SECTIONS
SHEET 2 OF 2

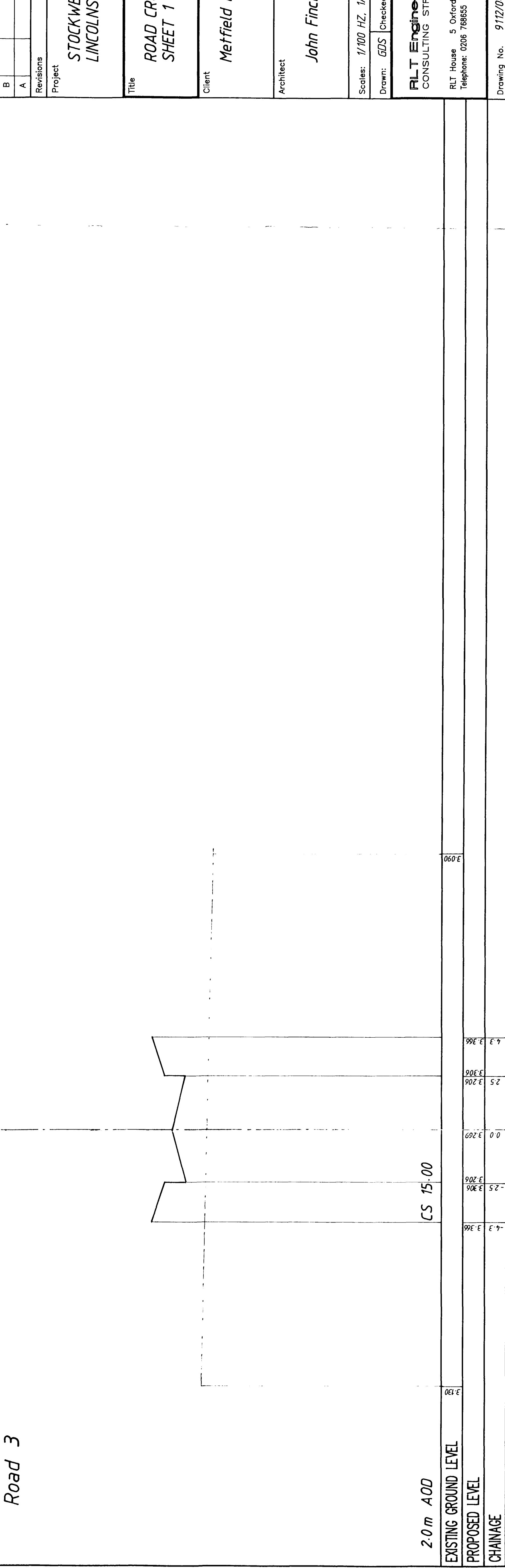
Client Metfield Estates Ltd 1993

Architect

RECEIVED
2 APR 1993
John Finch Partnership

John Finch Partnership

Road 1



ROAD CROSS SECTIONS
SHEET 1 OF 2

Client **Metfield Estates Ltd**

Architect	RECEIVED 2 1 APR 1993 John Birch, Sacramento
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John Finch Partnership

Scales: 1/100 HZ, 1/10 VT Date: February 1993

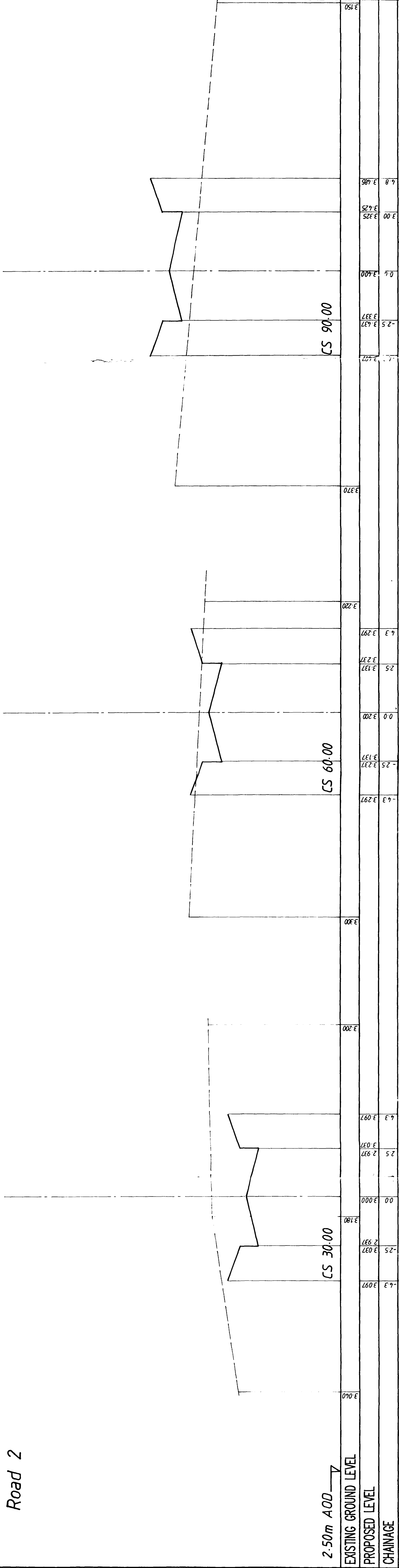
OWNER:	DESIGNER:	DATE:
RLT Engineering Consultants Ltd. CONSULTING STRUCTURAL & CIVIL ENGINEERS		

RLT House 5 Oxford Road Colchester Essex CO3 3HN
Telephone: 0206 768655 Fax: 0206 768656

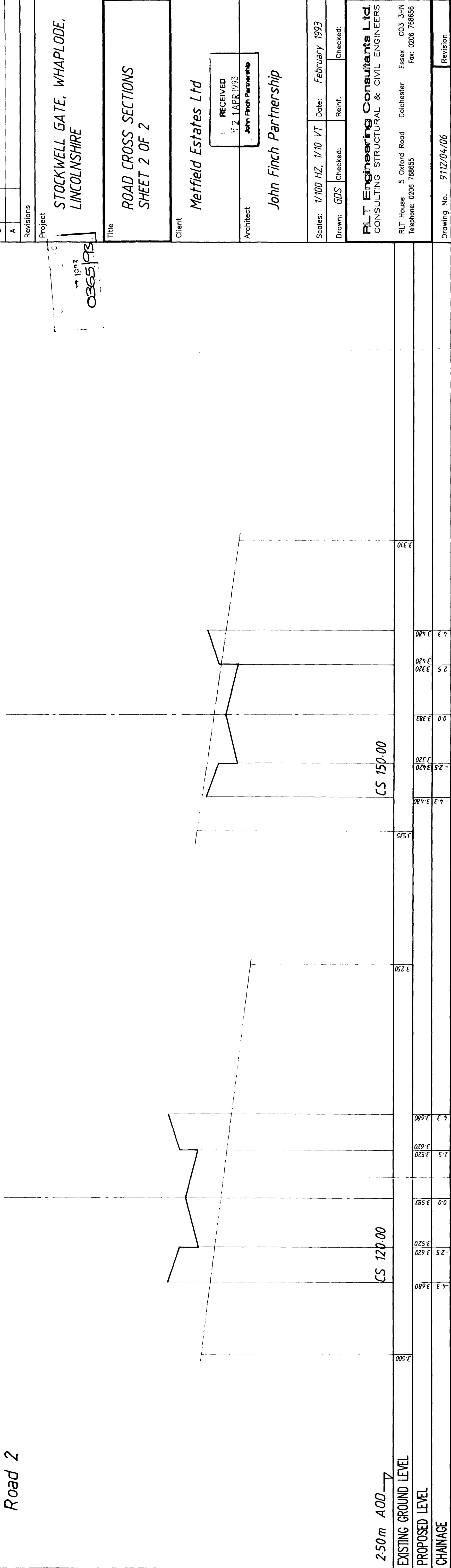
Revision

The specification in all respects shall be the current "Development Road Layout Guide" and "Development Road Specification" publications in force in the County at the time of construction.

Road 2



Road 2



0365/93

STOCKWELL GATE, WHAPLODE,
LINCOLNSHIRE

Title		ROAD CROSS SECTIONS SHEET 2 OF 2	
Client		Metfield Estates Ltd	
Architect		John Finch Partnership	
Scales:		1/100 HZ, 1/10 VT	Date: February 1993
Drawn:		GDS	Checked: Reinf. Checked:
RLT Engineering Consultants Ltd. CONSULTING STRUCTURAL & CIVIL ENGINEERS			
RLT House 5 Oxford Road Colchester Essex CO3 3HN Telephone: 0206 768655			
Drawing No.		912/04/06	
Revision			