

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0729/92

Received:03-JUL-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development - Erection of 3 dwellings

Location : Cranesgate Whaplode St Catherines
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 hedging 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 hedging shown on the plan accompanying the application shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres in any other case.

Reason: In the interests of the visual amenity of the locality.

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Director of Planning and Building Control Services
20-AUG-92 H23/0729/92

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.

PLANNING APPLICATION

For office use only

Application No. H23/0729/92

Date Registered 03 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 646
(Personal contact name) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cranesgate, Whaplode St Catherines, Spalding.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential development - Erection of 3 dwellings

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £330.00 If you consider no fee is payable include a written explanation instead.

Signed.....

Date... 1 July 1992.....

Previous application No:

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

Now complete Parts
3, 4 and 5 and 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:

Three

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

0 sq. metres

B. Please state size of any new structure:- (a) max. height:

Please see plan

metres

(b) max. length:

" " "

metres

(c) max. width:

" " "

metres

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

Butterley Blaby Elizabethan Multi Stock

D. Please state type and colour of roofing materials.

Marley Medip: Old English Dark Red

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: Cranesgate

Will there be --

Individual access(es)

☒

New estate road

☐

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

Please see plan 148/47/1

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

Soakaways

B. For estate developments, please state how highway surface water will be disposed of

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

☐

→ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public footpath

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices or shopping purposes

☐

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s):

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

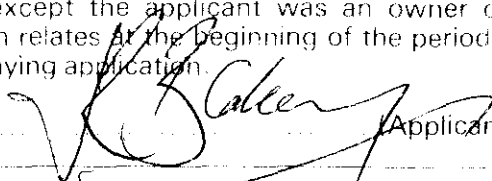
2. OWNERSHIP OF THE SITE

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 1 July 1992

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

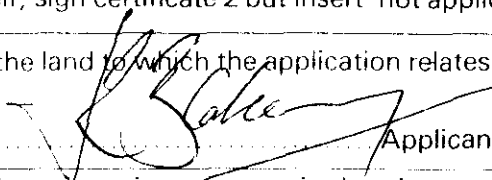
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant/Agent) Date 1 July 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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by:
date:

27/7

Boundary line. Property 10/1.
Line has been moved. Sign on
boundary line. Property 10/1.
Boundary line. Property 10/1.

Case Officer Conclusions (issues)

27/7 14/8

Site has been used for 3 days. Planning refused for 4.
Boundary proposed. Consider acceptable. Plan not built.
High Hedges: none along Southern boundary.
Neighbours not materially affected.

Case Officer Recommendations (summary) (details overleaf)

GRANT

REFUSE

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? No ☒
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 ----

All fees (not first
submission)

Yes ----

ANY ONE
OF ABOVE

Other info. ref:
Signed

Committee
report

Sub-Committee:

SV recommended

2st/Ind. recommended

Delegation
confirmed by
Senior Officer

.....

Recommendation/draft report produced

Conditions/Reasons

- ① SC27 landscaping - ~
The trees, shrubs or hedging -
② ~~SC27~~ - The hedging shown on the plan accompanying the application shall be allowed to reach a height of ^{at least} 1 metre along the site frontage and 1.8 metres in any other case.
③ B22

Reasons

- ① standard
② In the interests of the visual amenity of the locality.
③ B21.

Notes to applicants

Disabled access

Outstanding RM

Amended plans RM

Other

APPLICATION REF:

Siting Design Ext App Access Lands

BM Checklist:	Previous	Current	Required
---------------	----------	---------	----------

[Indicate
if other
Rags]

Precise details,
for non-standard
direction:

DMC 8/7 JRS q/f

? overlooking from
bedroom 3 of plot 3
in respect of 'VALENCIA'

Residents (Postal):

Valencia Canyon

28 / 7 8

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 :

Information satisfactory/unsatisfactory

Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Card Members

Residents

advertise

Other

New valid date

Re-Registered
Ack/Reception

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

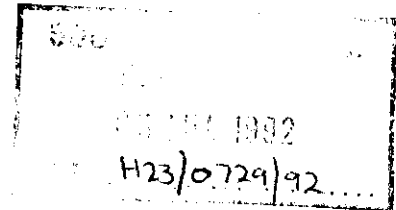
Tel. Swaton (0529 21) 646/7

Fax (0529 21) 358

Our Reference 148 47 JRB AKD

1 July 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE



Dear Sir

KINGS QUALITY HOMES

PROPOSED RESIDENTIAL DEVELOPMENT: CRANESGATE, WHAPLODE ST CATHERINES

Please find enclosed copies of our planning application for the above site.

The site comprises of three bungalows detailed within the development plan and additionally shows the proposed landscaping scheme. The proposals reflect the single storey nature of the existing development in the locality and also provides a greater than average amount of usable space between dwellings for landscaping.

If you were to require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

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: H23/0773/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0513/94

Received: 27-MAY-94 Type: CONDITION COMPLIANCE

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Details of hedges to northern and eastern boundaries
(Condition 3 of application H23/0773/93)

Location : Cranesgate Whaplode St Catherine
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:

The applicant is reminded that the hedging hereby approved shall be
planted on the outside of the existing fencing in accordance with the
letter, dated 6 July 1994, accompanying the application.

sgd B SMITH
Director of Planning and Building Control Services

19-JUL-94 H23/0513/94

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0729/92

Received:03-JUL-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development - Erection of 3 dwellings

Location : Cranesgate Whaplode St Catherines
Spalding Lincs.

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

- 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 hedging 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 hedging shown on the plan accompanying the application shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres in any other case.

Reason: In the interests of the visual amenity of the locality.

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

14-AUG-92

H23/0729/92

Authorised to issue:

AD...*[Signature]*.....DC...*[Signature]*.....
17/8 19/8

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
y Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H23/0729/92

Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Residential development -
Erection of 3 dwellings

Location: Cranesgate
Whaplode St Catherines
Spalding
Lincs.

Valid date: 03-JUL-92

Terminal date: 28-AUG-92

Target dates:

Target Committee: 26-AUG-92

To case officer 08-JUL-92

Report deadline: 12-AUG-92

Inspected by 13-JUL-92

Extra contacts 18-JUL-92

Case Officer: ✓

Report if not clear by 07-AUG-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Clerk to Whaplode PC 0406 26739

08-JUL-92

22-JUL-92

Owner/Occupier Valencia, Cranesgate 28-JUL-92 11-AUG-92

L.C.C. - Ops Attached JLCB 9/7/92

SITE DETAILS

Grid ref: 534130 320360

OS Sheets: 244

Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
y Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Clerk to Whaplode PC 0406 26739

08-JUL-92

22-JUL-92

L.C.C. - *planning ops Attached for 7/7/92*

SITE DETAILS

Grid ref: 534130 320360
OS Sheets: 244

Parcel:

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



*National Rivers Authority
Anglian Region*

20 July 1992

Our ref.GT/92/1/SH/0207

Dear Sir

**PLANNING APPLICATION NO. H23/0729/92
PROPOSED ERECTION OF 3 DWELLINGS AT CRANESGATE, WHAPLODE ST CATHERINES,
SPALDING, BY KINGS QUALITY HOMES.**

With regard to the above-mentioned application received on 15 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.
- e) Each dwelling should be served by a separate septic tank and soakaway system.

ROGER HYDE
Regional General Manager

/contd

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

Our ref.GT/92/1/SH/0207

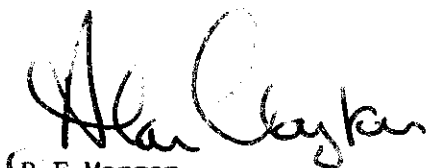
An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

Yours faithfully


R.F Morgan
Planning Engineer

cc Robert Doughty
32 High Street
Helpringham, Sleaford NG34 0RA

VJC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H23/0729/92.

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		
	3	4	1	2	03

2. Address or location

CRANESGATE, WHARF ST CATHERINES

3. Name, classification and number of road

III

4. Date application referred

9-7-92

5. State whether outline, detailed application etc.

Full

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

ERECTON OF 3 DWELLINGS

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:

9/7/92

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:—

Delete as
appropriate

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

(1) B22

Delete as
appropriate

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

(1) B21

C. J. Fryer Esq

BPB/0079/92

N35-JB/S160

14th June 1993

R. J. Fellowes & Son
Solicitors
21 Church Hill
Walthamstow
London
E17 3AP

Dear Sir

Plot 2, Granesgate Wharfedale St. Catherine

Further to your letter concerning the above mentioned development, I am not aware of any outstanding matters concerning planning requirements however, as you are aware the landscaping scheme has not been approved by the planning authority at this stage.

With regard to your enquiry concerning the sewage tank and all matters mentioned in the Building Regulation Approval, I have spoken to the Building Inspector dealing with the site Mr M Ship and can confirm that we are unaware of any problems.

Finally, unfortunately I am unable to locate a copy of the South Holland Internal Drainage Board letter reference B23/0661/92, mentioned by yourself however, however, presumably this related to drainage advice, and your enquiry might be more fruitfully addressed to the Drainage Board itself.

Yours faithfully

A. C. Pickering
Principal Administrative Officer

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



Application No: H23/0729/93/A2 Date Received: 23-JUL-93

Applicant:	Kings Quality Homes	Agent:	Robert Doughty
	Holbeach Manor		32 High Street
	Fleet Road		Helpringham
	Holbeach		Sleaford
	Spalding		Lincolnshire
	Lincolnshire		NG34 0RA
	PE12 7AX		

Description of Development: Residential development -
erection of three dwellings

Location: Cranesgate, Whaplode St Catherines

30 July 1993

Dear Sir/Madam

BUILDING REGULATIONS 1985

You have recently submitted amended plans for planning purposes, and you are reminded that a submission under the Building Regulations will also be required.

The appropriate notice is enclosed, and if you have any doubts regarding submission, please contact the Building Control section of this department.

Yours faithfully

Director of Planning and Building Control Services

amd. 6

Solicitors
RONALD J. FELLOWES
C. A. STEVENS, LL.B

Assistant Solicitors
A. S. KEEN, LL.B
STEPHEN R. J. FELLOWES, LL.B

**WHEN REPLYING OR
CALLING PLEASE QUOTE**

RJF/JB/S660

21 Church Hill
Walthamstow

London, E17 3AD

(Nr. Walthamstow Central Station)

Telephone: 081-520 7392/3/4/5

DX 32011 WALTHAMSTOW

FAX No. 081-509 0759

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

1st June, 1993

Dear Sirs,

Re: Plot 2 Cranesgate Whaplode St. Catherines Spalding

We are acting for a prospective Purchaser of the above plot and have received a copy of the Building Regulation consent dated 8th October 1992 reference B23/0651/92/2.

Can you confirm that the septic tank and other matters mentioned in the consent have been completed to your satisfaction.

Can you also confirm terms of the Planning Permission dated 20th August 1992 have been complied with with the exception of the land scaping.

Yours faithfully,
R.J. FELLOWS & SON

P.S. We have also been provided with a copy of a letter dated 13th November 1989 reference RS/PA/F/1450/89/IDP from South Holland Internal Drainage Board to Hix & Son and understand a copy was forwarded to you.
Can the Council confirm that all their requirements as mentioned in the letter of the 13th November 1989 have been satisfactorily met.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUN 1993

A hand-drawn site plan of a farm layout, oriented with North at the top. The plan is divided into three main plots by a central horizontal road or path.

- Plot 1 (Top):** Labeled "Plot 1" and "HOLKHAM (HANCED)". It contains a large rectangular building with a gabled roof and a smaller structure to its right. A "piped drain" runs along the top boundary.
- Plot 2 (Middle):** Labeled "Plot 2" and "LINCOLN". It contains a large rectangular building with a gabled roof and a smaller structure to its right. A "piped drain" runs along the bottom boundary.
- Plot 3 (Bottom):** Labeled "Plot 3" and "HOLKHAM". It contains a large rectangular building with a gabled roof and a smaller structure to its right. A "piped drain" runs along the bottom boundary.

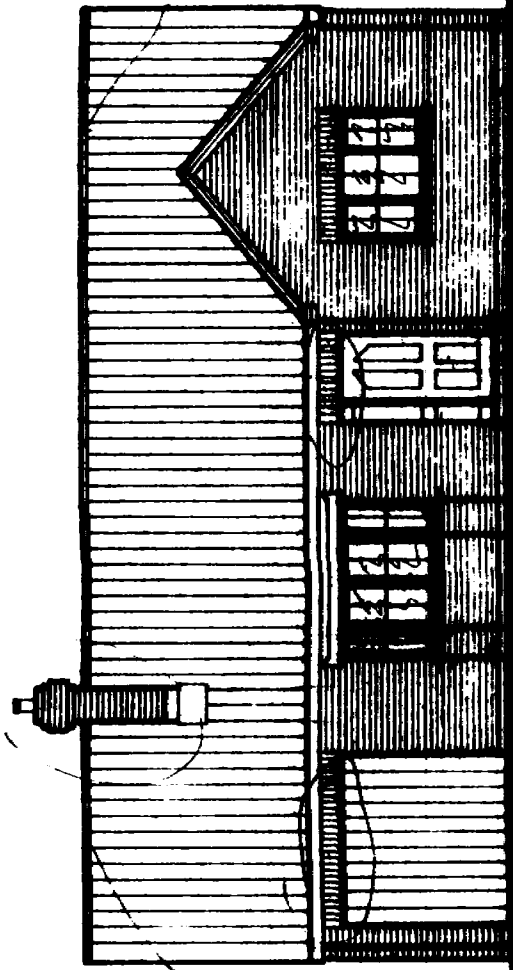
Other features include:

- Trees:** Several trees are shown, some labeled "Mt" (Mature Tree) and others "F" (Fruit Tree). A "VALENCIA" tree is specifically noted.
- Drainage:** A "piped drain" runs along the bottom boundary, and a "piped drain under verge" is indicated on the left side.
- Other Labels:** "AGRICULTURAL FIELD" is written vertically on the left. "Existing Mature Leylandii" and "Existing Willow Tree" are noted near the bottom left. "4m high Leylandii screen" is noted near the bottom right.

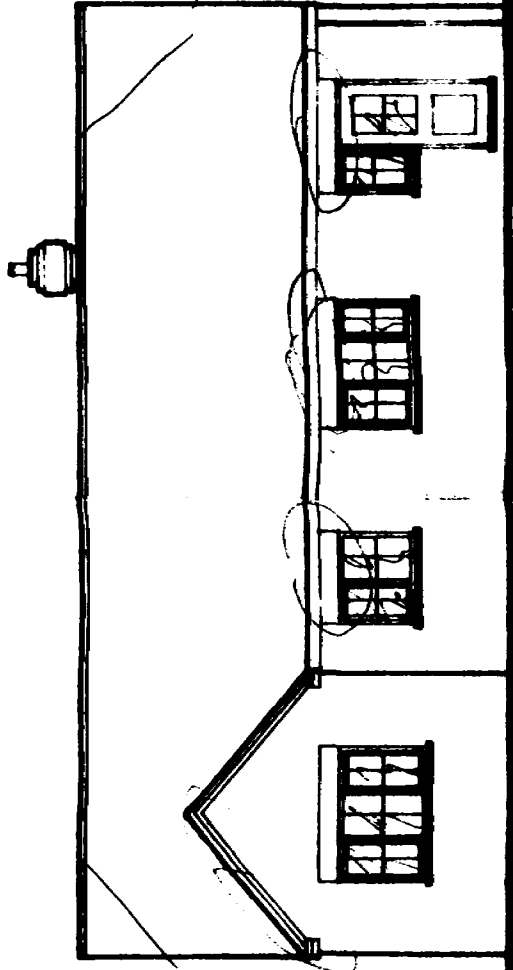
Description		No.	Size	Remarks
TREES				
F. Fraxinus excelsior	3			Std. staked/tied
Mt. Malus sylvestris	1	120-150		Whip.
Mt. Malus tschonoskii	4			Std. staked/tied
F. Fraxinus excelsior	3			Std. staked/tied
FM. Acer campestre	2	150-180		Feathered, staked/tied
HEDGING				
Crataegus monogyna	520			
Ilex aquifolium	22			
Viburnum opulus	22			
Cornus sanguinea	22			
Ribes sanguineum	22			
Ligustrum vulgare	22			
Sambucus nigra	22			

Topesbury Hedge: 5 plants per metre on a double staggered row 300mm apart. Base planting of Crataegus, monogyna and random inserts of Ilex aquifolium, Viburnum opulus, Cornus sanguinea, Ribes sanguineum, Ligustrum vulgare and Sambucus nigra.

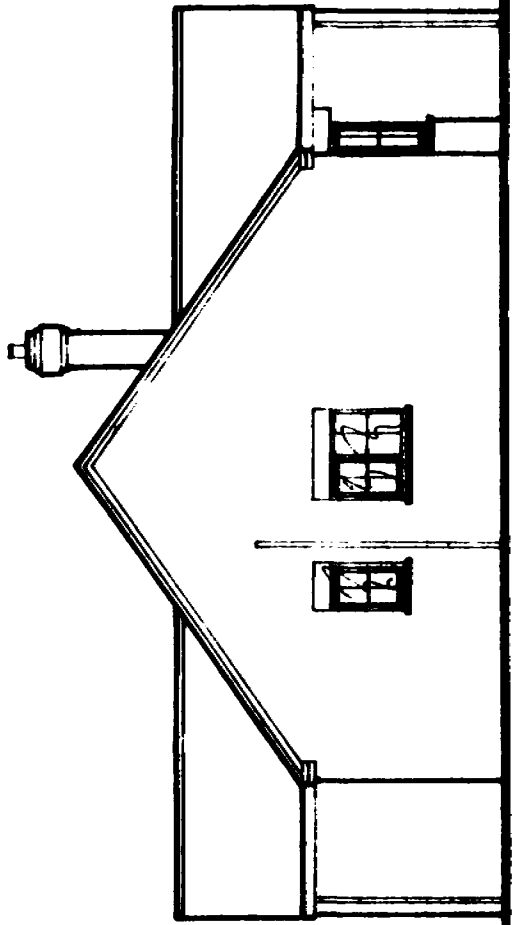
SOUTH
05 JUL 1992
H23/0729/92



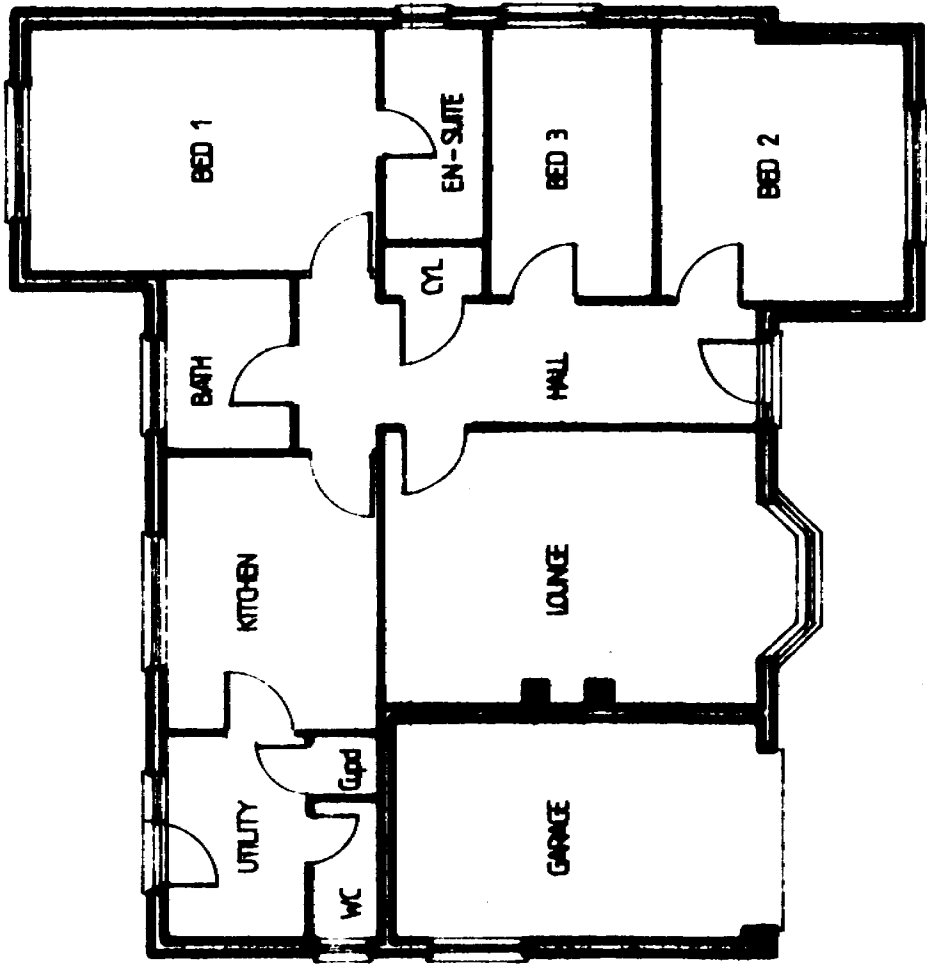
Front Elevation



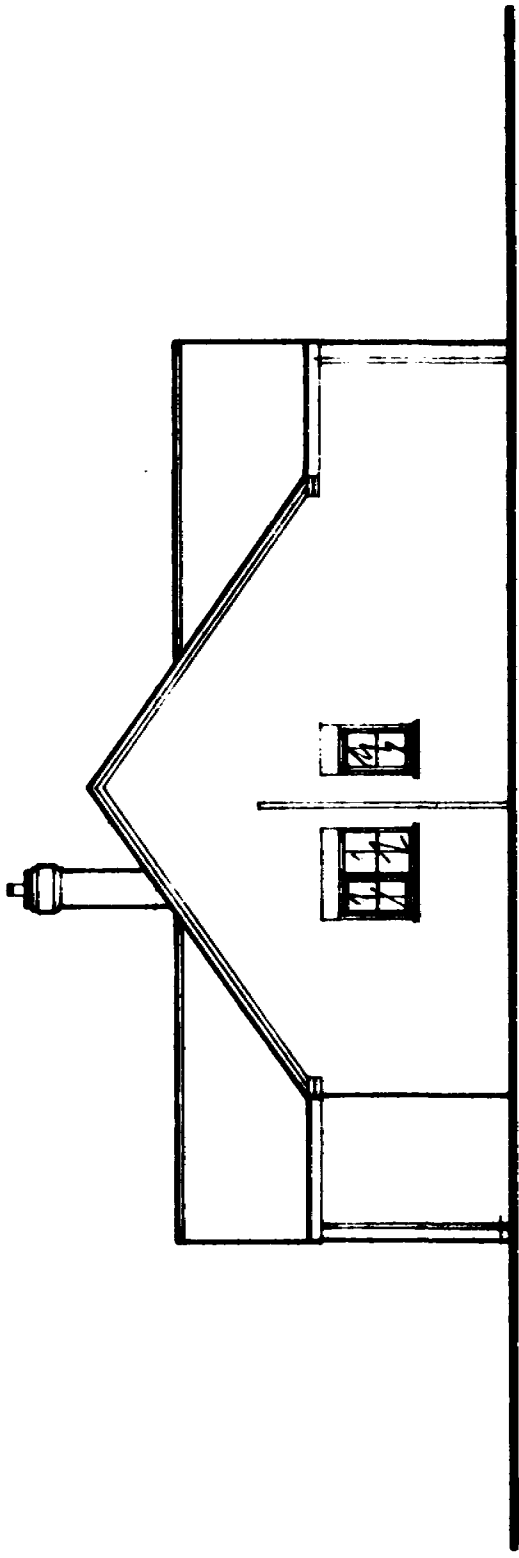
Rear Elevation



Side Elevation



Ground Floor Plan



Side Elevation

Client,
**Mings
Chen
Homes**

Drawing Title,

WILKINSON

Revisions,

Scale,

1:100

Date, May '92

Drawn,

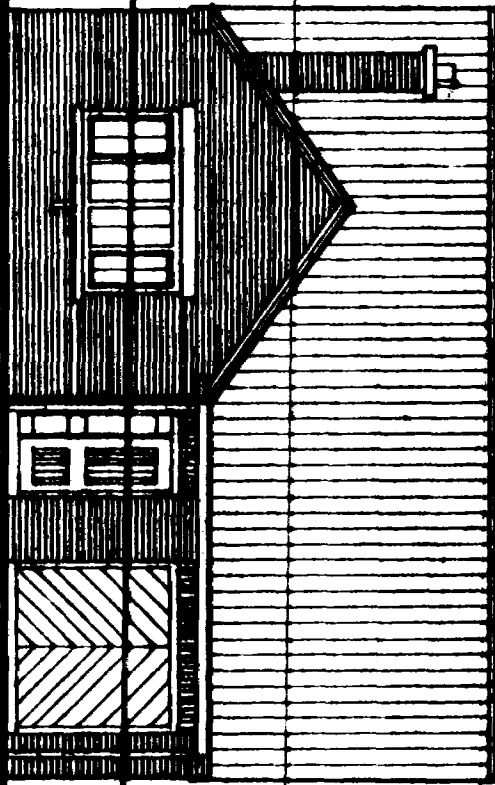
A.B.

Drawing No,

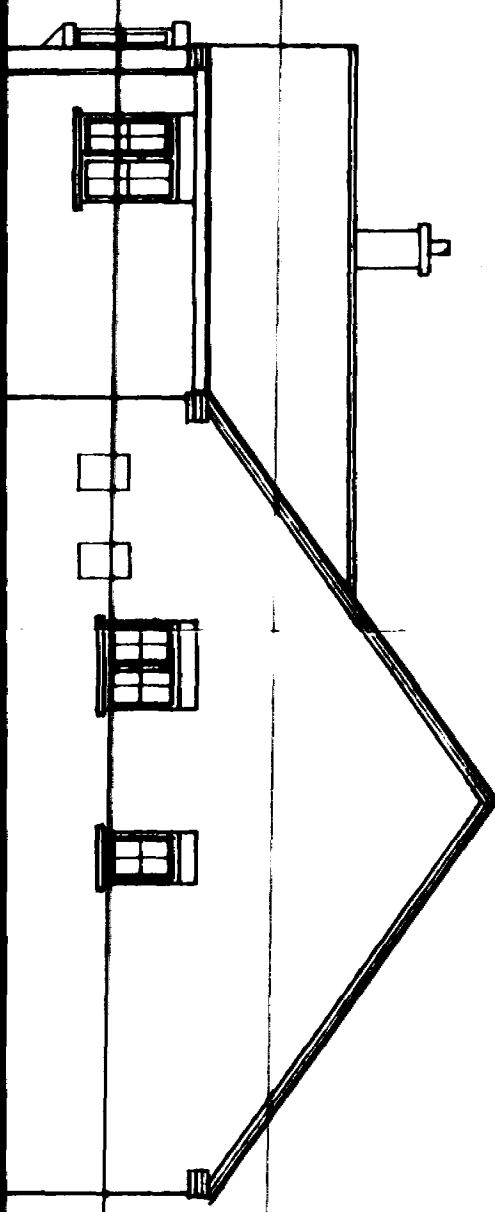
148/4712

Robert Doughty
Chartered Town Planner and
Landscape Architect.
32 High Street, Highbury, London, N5
NG5 6PA Tel (020 271 6467

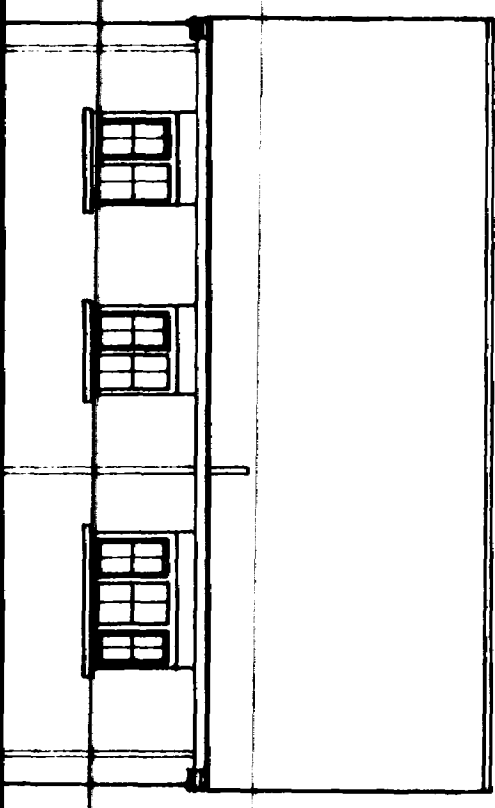
H23/0729/92



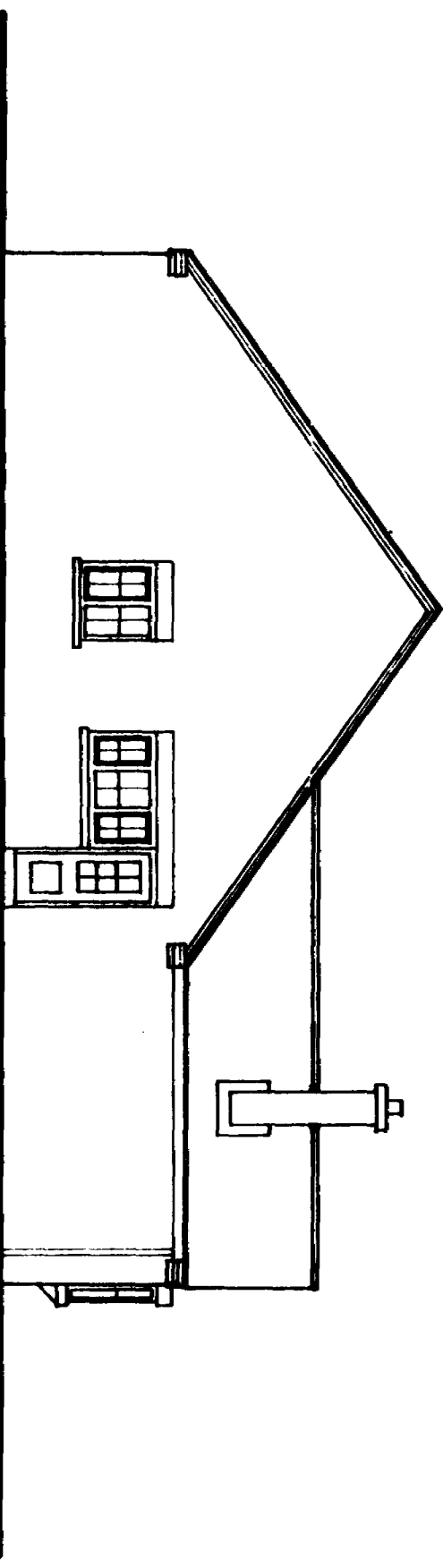
Front Elevation



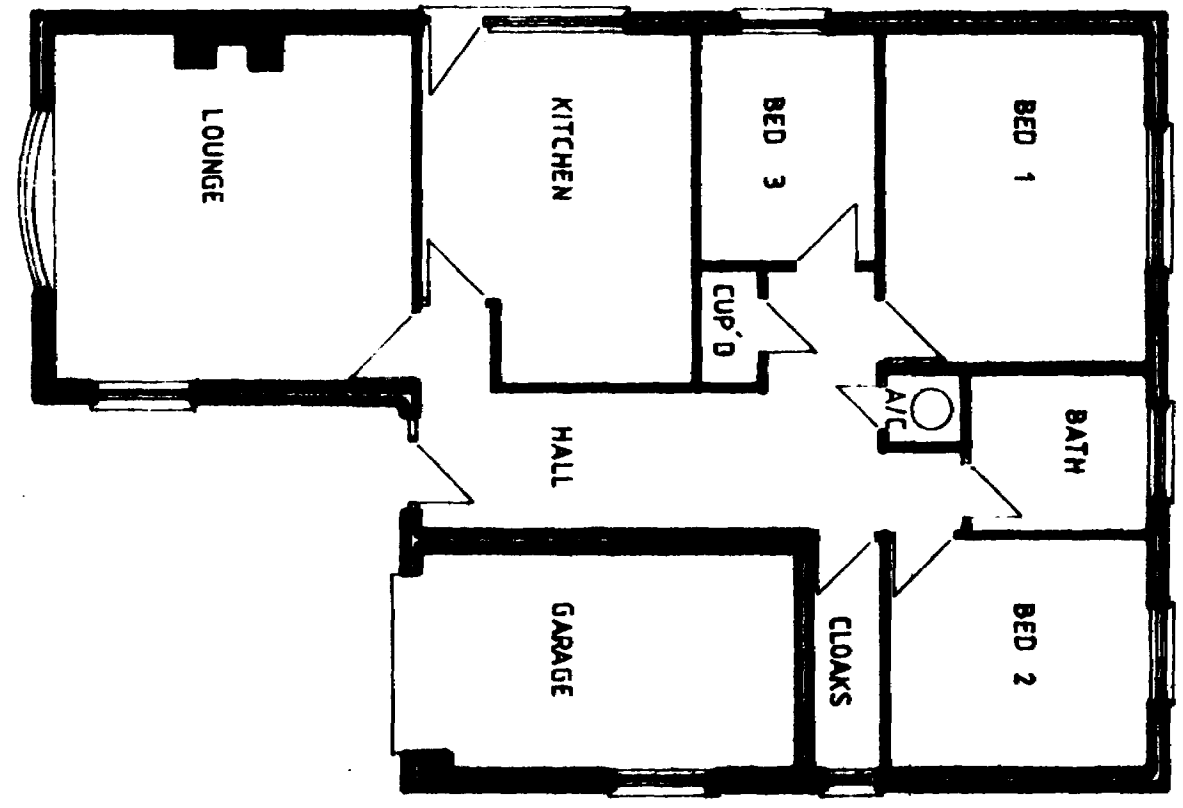
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

Client

**Kings
Dunstable
Homes**

Drawing Title

LINCOLN

Revisions

Scale

1:100

Drawn

Date

June '92

Drawing No

148/47/3

Redwood Dunstable
Chartered Town Planner and
Landscape Architect.
32 High Street, Herts, Herts, Herts, Herts.
Herts, Herts, Herts, Herts, Herts, Herts.

PLANNING AMENDMENT

Application No. H23/729/K2/K1

Date received 14 SEP 1992

Date of issue 14 SEP 1992

Date of issue

RG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT

(If not completed by agent) Robert Doughty
Consultant Town Planner & Landscape Architect
12, High Street
Luton, Bedfordshire, LU1 1AA
(Contact) Glynn Jones

Please complete in block letters

FULL POSTAL ADDRESS OF THE COUNCIL TO WHOM THE APPLICATION IS MADE

Grangeate, Maple St. Carterham, Norfolk, NR11 1JG

Please complete

EARLIER APPLICATION No.

H23/729/92

This application cannot be considered unless the relevant reference is stated

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed *Glynn Jones*

Date 11 September 1992

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of 3 residential dwellings

As NOW PROPOSED, if different

-

State details of amendments proposed

(Give a full detailed list of the changes and also mark these clearly on the accompanying plans)

Substitution of brick type

Butterley Clockhouse Chapel Plot 2. 3.
Butterley Clockhouse Canterbury Multi Stock Plot 1

State drawing no's of the current submission

-

State Officer dealing with the application, if known.

D Gedney

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Siting, design, access, landscaping

3. Please tick one box only

Amendment is proposed where permission already granted

A. ☒

If yes, submit two forms and two plans

Amendment is to a proposal currently being considered

B. ☐

Amendment is to a proposal already granted

State whether amendment has been requested by the Council

☐

OFFICE USE ONLY

Validation

Adequate detail
Acknowledged

☐

Confirmed

14/7/12

KL

KL

Liaison
with
Building
Building
Control

Outside parameters

☐

Confirmed

14/7/12

Referred to case officer

Officer

Amended plans needed

☐

Reference

NOTED on new application
New application needed

☐

New application requested

Indexed

KL

Case Officer:

BC liaison — see above

Technical consults
needed?

☐

viz

sent

Site inspection
needed?

☐

Site notes:

Dates

Preliminary

Final

28, 15/6

Post
decision

A.

Immaterial/acceptable
as amendment

☐
☒

New application needed

☐
☐

Indexed

Current

B.

Same char/dec.
Admin. confirmation

☐
☐

No publicity residents

☐
☐

Records edited

☐
☐

New application needed

☐
☐

Indexed

☐
☐

Fee paying resubmission
(Admin. confirmation)

Fee / Non-fee

Details accepted, if different:

Notes:

Affect on plots, fees:

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



Application No: H23/0729/92/A1 Date Received: 14.9.92

Applicant: Kings Quality Homes	Agent: Robert Doughty
Holbeach Manor	32 High Street
Fleet Road	Helpringham
Holbeach	Sleaford
Spalding	Lincolnshire
Lincolnshire	NG34 0RA
PE12 7AX	

Description of Original Development: Residential development
- Erection of three dwellings

Location: Cranesgate, Whaplode St Catherines, Spalding, Lincs

Amendment Submitted: Substitution of brick type:
Butterley Clockhouse Capel (Plots 2 & 3)
Butterley Clockhouse Canterbury Multi
Stock (Plot 1)

17 September 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

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



Application No: H23/0729/92/A3 Date Received: 23-JUL-93

Applicant: Kings Quality Homes	Agent: Robert Doughty
Holbeach Manor	32 High Street
Fleet Road	Helpringham
Holbeach	Sleaford
Spalding	Lincolnshire
Lincolnshire	NG34 0RA
PE12 7AX	

Description of Original Development: Residential development
- erection of 3 dwellings

Location: Cranesgate, Whaplode St Catherines

Amendment Submitted: Landscaping details

9 August 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd. 3

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



Application No: H23/0729/93/A2 Date Received: 23-JUL-93

Applicant: Kings Quality Homes	Agent: Robert Doughty
Holbeach Manor	32 High Street
Fleet Road	Helpringham
Holbeach	Sleaford
Spalding	Lincolnshire
Lincolnshire	NG34 0RA
PE12 7AX	

Description of Original Development: Residential development
- Erection of 3 dwellings

Location: Cranesgate, Whaplode St Catherines

Amendment Submitted: Barn hips, barge boards, window and door
styles, Plot 1: driveway

2 August 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

A handwritten signature in dark ink, appearing to read "B. Smith".

Director of Planning and Building Control Services

amd. 3

PLANNING AMENDMENT

For office use only

Application No.

H23/0724/93/42

Date registered

23 JUL 1993

Case Officer

DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 052921 646 (Contact) James Blakey

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cranesgate, Whaplode St
Catherines, Spalding.

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

729
H23/0724/92

Building Regulation reference relating to
same development.

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans

A.

☒

or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested
by the Council

B.

☐
☐

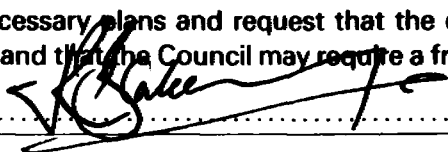
Has a similar amendment been submitted under Building Regulations?

☒ Yes ☐ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed



Date 20 July 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

Residential development

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying
plans)

Barn hips, barge boards, window and door
styles, Plot 1: driveway

State drawing no's of the current submission

148/47/1B, 6 & 7

State Officer dealing with the application, if
known.

Mr D M Gedney

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

Siting, Access, drainage and Materials

NO ALTERATION TO PLOT NUMBERS.

OFFICE USE ONLY

To D.C.

Validation

Adequate detail
Acknowledged☐

Confirmed

Liaison
with
Building
Control

Outside parameters

☐Confirmed *AB*

Referred to case officer

.....

Officer

Amended plans received

☐

No further action

Amended plans needed

☒

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
CheckCase
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?☐

viz

sent

Site inspection
needed?☐

Site notes:

A.
Post
DecisionImmaterial/acceptable
as amendment☐☐

New application needed

☐☒

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
ApplicationSame char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

Signed:

Date:

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference: H23/0729/92

Our Reference: 148 47 JRB AKD

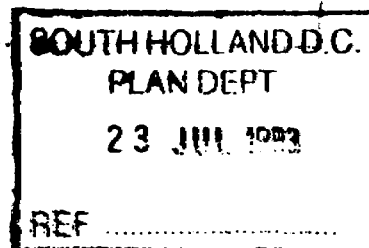
Tel: (0529 21) 646/7

Fax: (0529 21) 358

20 July 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Alr



For the attention of Mr D Gedney

Dear Sir

KINGS QUALITY HOMES

RESIDENTIAL DEVELOPMENT: CRANESGATE, WHAPLODE ST CATHERINES

Please find enclosed copies of our planning amendment relating to the above site which is being submitted following discussions with South Holland District Council Planning Department.

The amendment details only minor elevational changes which have had no adverse effect on the external appearance of the dwellings individually or the development collectively. The siting of the units, the means of access and the materials used all comply with the original planning permission, Local Authority reference H23/0729/92.

If you require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

Enc

PLANNING AMENDMENT

For office use only

Application No.

H23/ 729/92 /A3

Date registered

23 JUL 1993

Case Officer

DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 646 (Contact) James Blakey

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cranesgate, Whaplode St
Catherines, Spalding

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

727
H23/0727/92

Building Regulation reference relating to
same development.

2. Please tick **one** box only

A.

Amendment is proposed where
permission already granted

☒

or

Amendment is to a proposal
currently being considered

B.

If yes, submit four forms and four plans.

State whether amendment has been requested
by the Council

☐☐

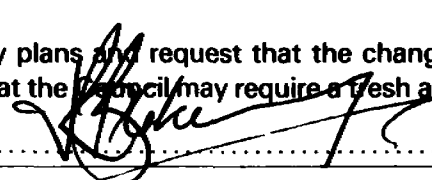
If yes, submit two forms and two plans

Has a similar amendment been submitted under Building Regulations?

☒ YES / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed  Date 22 July 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development

As NOW PROPOSED, if different

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying
plans)

Landscape treatment

State drawing no's of the current submission

148/47/1B

State Officer dealing with the application, if
known.

Mr D M Gedney

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

Siting, access, drainage and materials

No alteration to plot numbers.

OFFICE USE ONLY

To D.C.

Validation

Adequate detail
Acknowledged

☐

Confirmed

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
Check

Case
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?

☐

viz

sent

Site inspection
needed?

☐

Site notes:

A.
Post
Decision

Immaterial/acceptable
as amendment

☐
☐

New application needed

☐
☒

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
Application

Same char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

Signed:

Date:

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

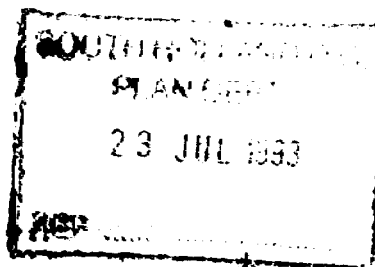
Our Reference: 148 47 JRB AKD

Tel: (0529 21) 646/7

Fax: (0529 21) 358

22 July 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE



For the attention of Mr D Gedney:

Dear Sir

KINGS QUALITY HOMES

RESIDENTIAL DEVELOPMENT: CRANESGATE, WHAPLODE ST CATHERINES

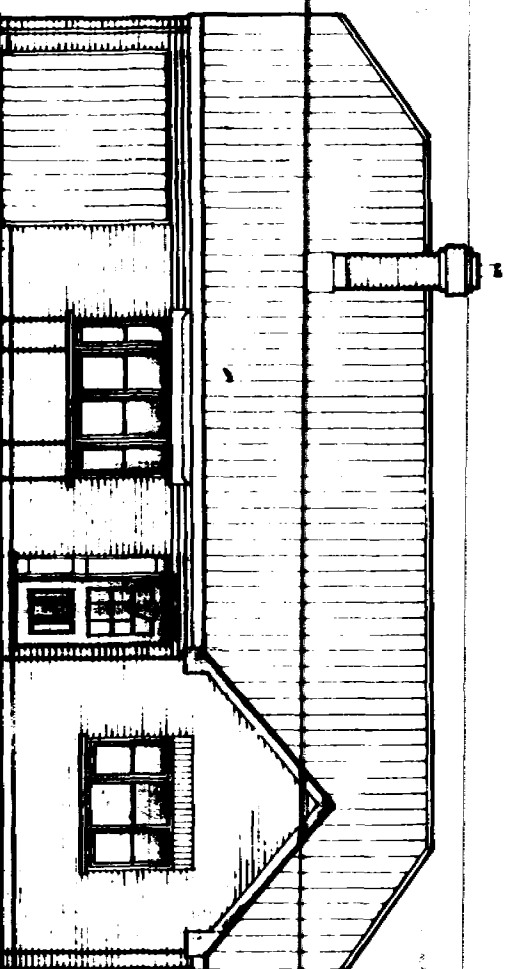
Please find enclosed copies of our planning amendment relating to the above site which is being submitted following discussions with South Holland District Council Planning Department.

The amendment details only minor landscape changes which have had no adverse effect on the development. The siting of the units, the means of access and the materials used all comply with the original planning permission, Local Authority reference H23/0729/92.

If you require any further information please do not hesitate to contact us.

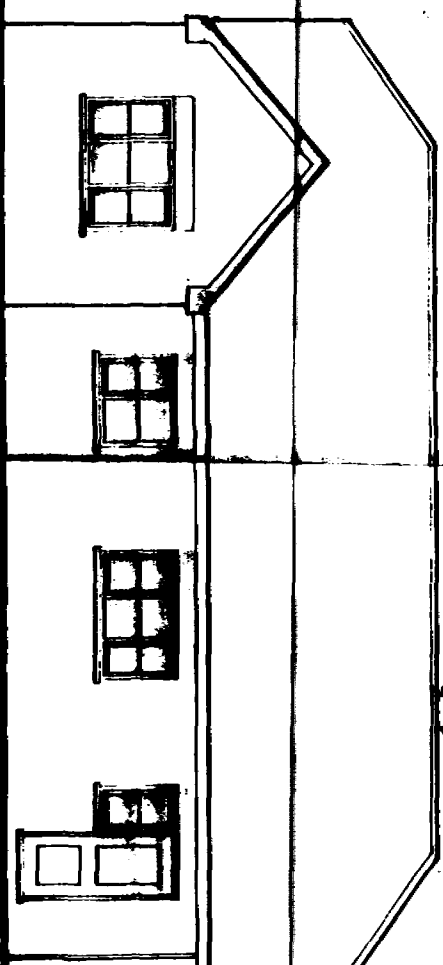
Yours faithfully

James R Blakey

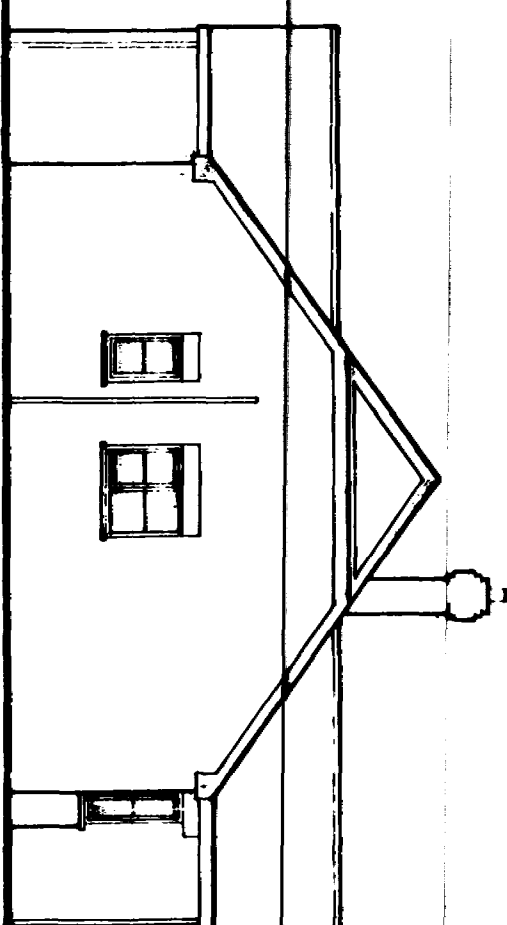


Front Elevation

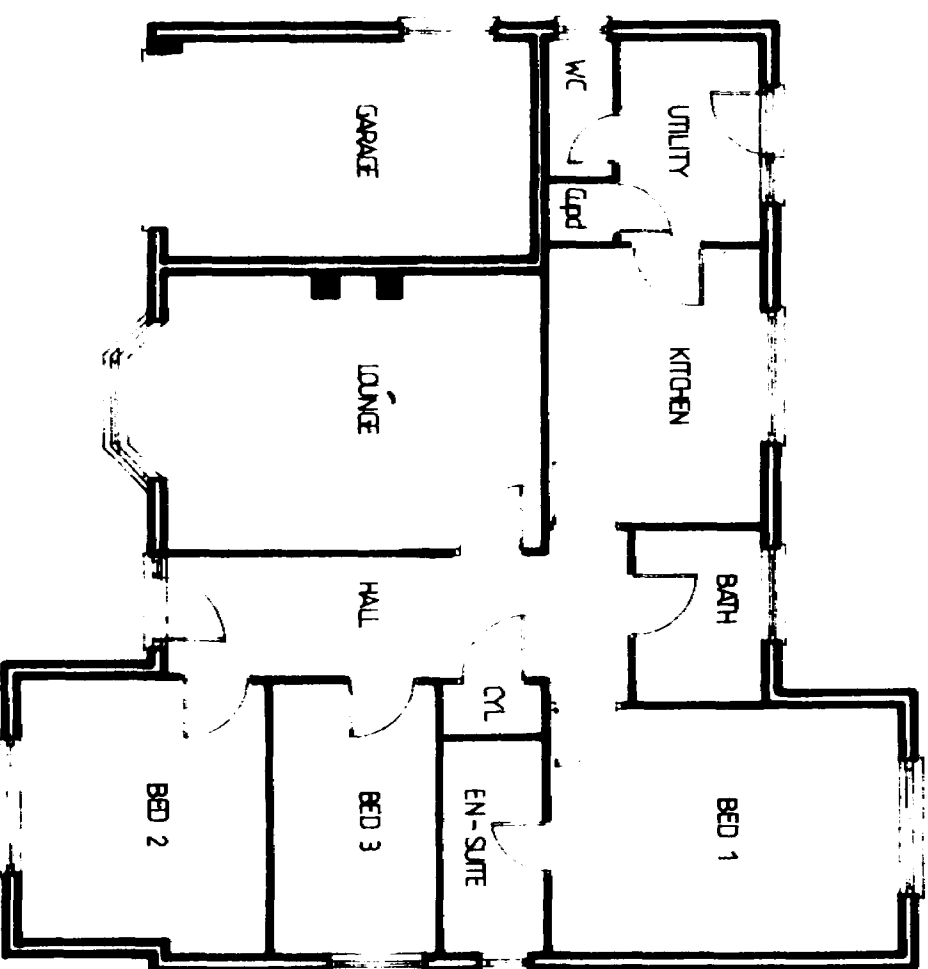
PLOT 3, Garage door style 'Elizabethan' by Wessex.
PLOT 3, Front door style 'Lindsey' by John Carr.



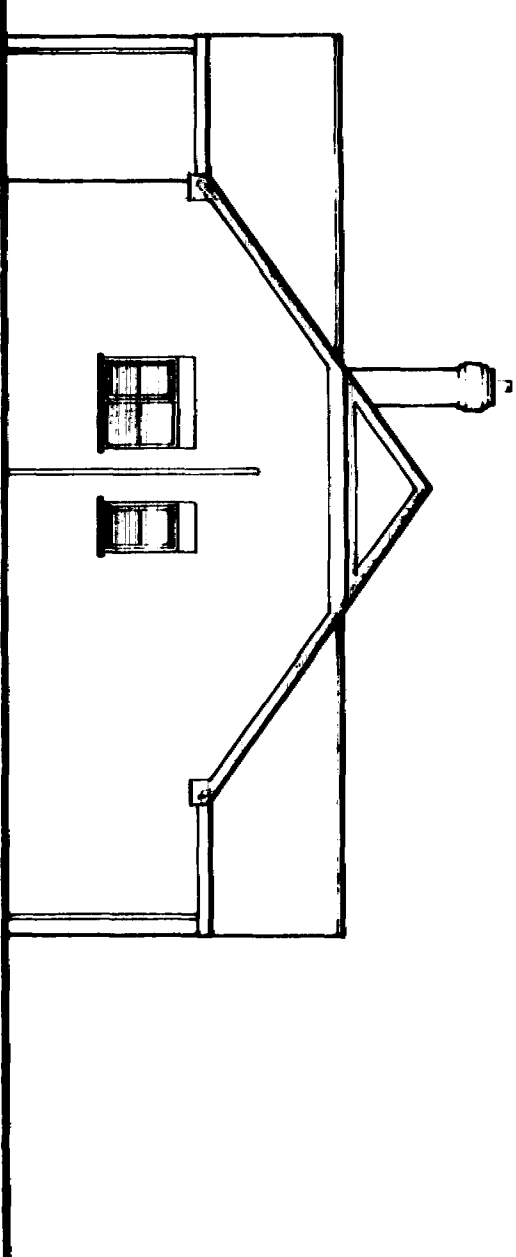
Rear Elevation



Side Elevation



Ground Floor Plan



Side Elevation

Client,
**KINGS
QUALITY
HOMES**

**DRAWING
2 & 3
ISSUED**

Drawing Title,

**HOULKHAM
Plot 1 (Handed) & Plot 3**

Revisions,

A : Eave details, window and door styles,
Barn hips

Scale,

1:100

Date,
May '92

Drawn,
G.J.

Drawing No,

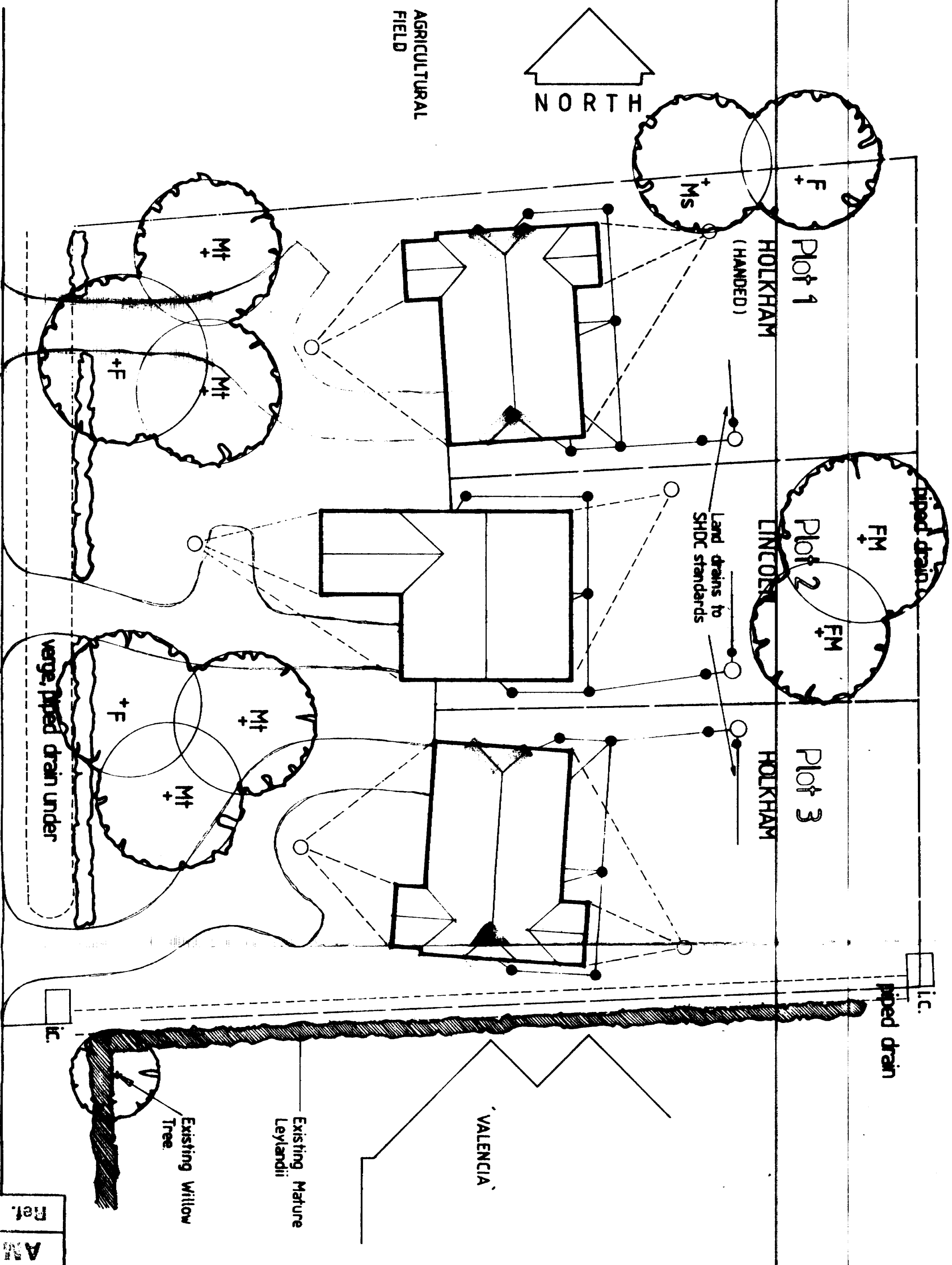
1/L8 / L7 / 7

Brindley & Brindley
Chartered Town Planner and
Landscape Architect.
32 High Street, Hellingham, Sheffield, S10 2NS
NG34 0RA Tel (0529 21) 64617

SOUTH HOLLAND D.C.
PLAN DEPT
23 JUL 1993
REF

ATTACHED PLAN
P.L. 4/2

KINGS QUALITY HOMES

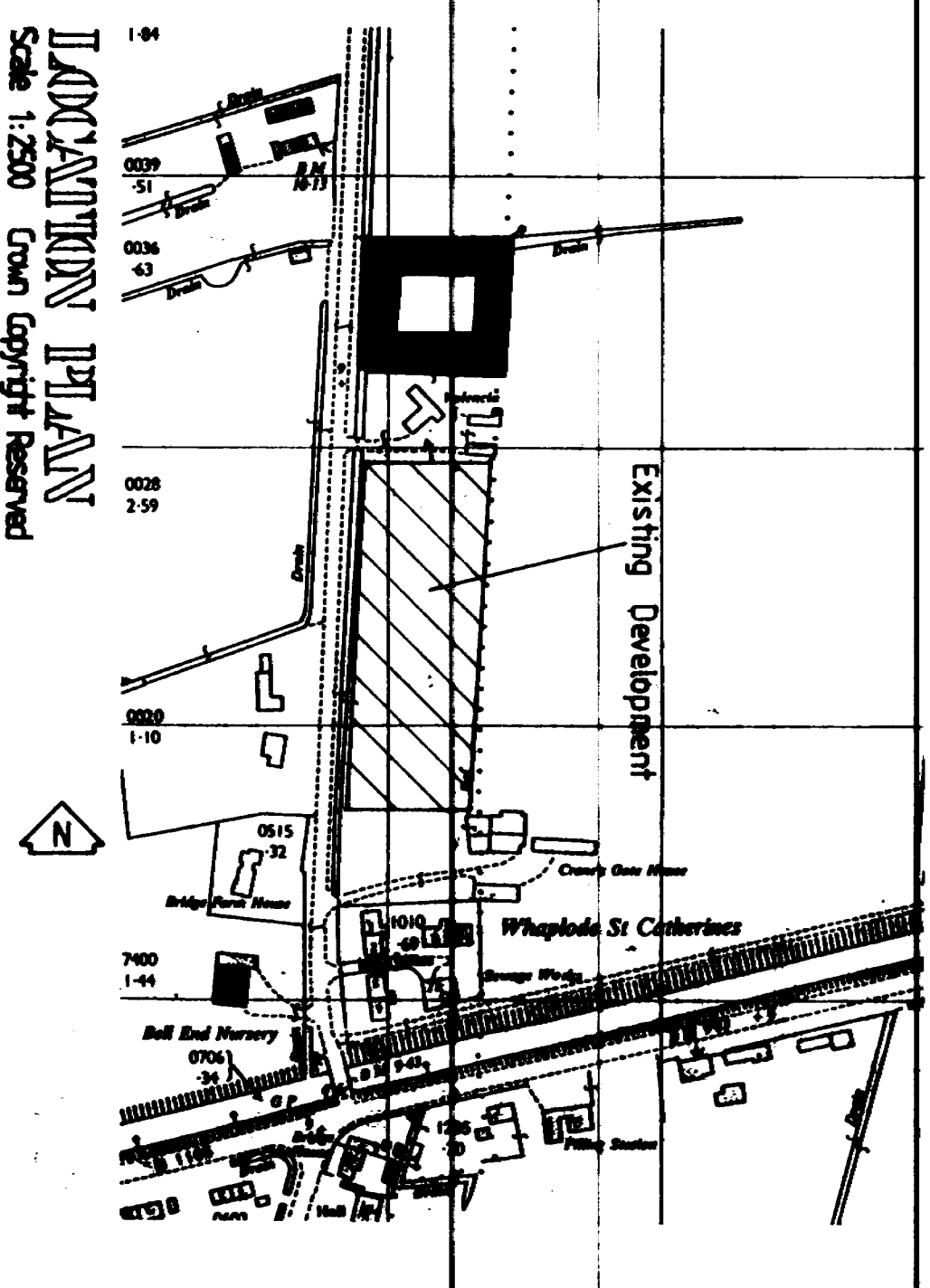


CRANESGATE

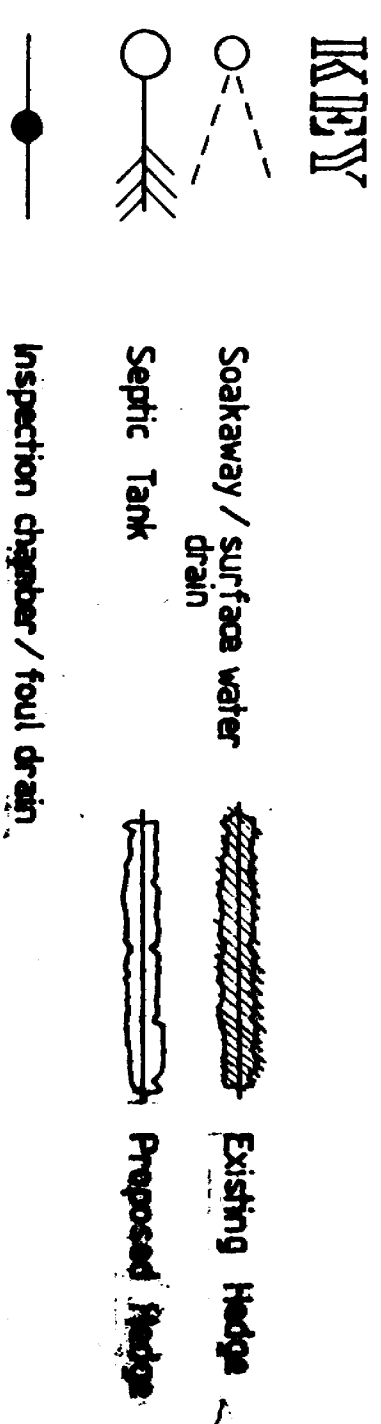
DEVELOPMENT PLAN & LANDSCAPE DETAILS

REVISION A Foul drainage amended for Building Regs
REVISION B Plot 1: Driveway, Barn tips, Landscaping details

Amended Plan
Ref. 4h
10/9/92
5/1/93



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved



Trees	Description	No.	Size	Remarks
F	Fraxinus excelsior	3	120-150	Std. established/land
Ms	Malus sylvestris	1	120-150	Std. established/land
Mc	Malus tectorum	4	120-150	Std. established/land
P	Prunus spinosa	3	120-150	Std. established/land
PM	Prunus campestris	2	150-180	Established, established/land

Planting	Description	No.	Size	Remarks
C	Cornus sanguinea	5	120-150	Std. established/land
I	Ilex aquifolium	1	120-150	Std. established/land
V	Viburnum opulus	1	120-150	Std. established/land
L	Ligustrum vulgare	1	120-150	Std. established/land
S	Salix caprea	1	120-150	Std. established/land

Topography: 5 plants per metre on a double staggered row 300mm apart. When planting of Cornus sanguinea, Ilex aquifolium, Viburnum opulus, Cornus sanguinea, Ribes sanguineum, Ligustrum vulgare and Salix caprea.

SOUTH HOLLAND D.C.
PLAN DEPT
23 JUL 1993

DRAWING
20/9/93
ISSUED

KINGS QUALITY HOMES CRANESGATE

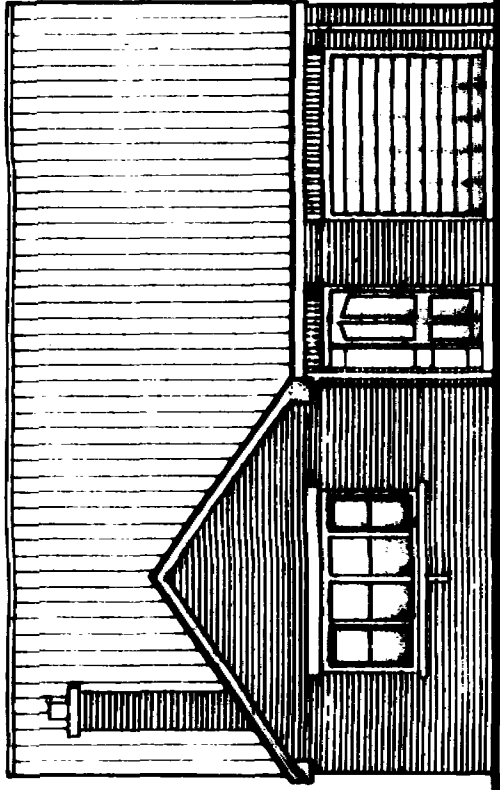
WHAULD LANE ST. CANTHERBURY

Drwg No 1448/42/1B Scale 1:2000 June 1992

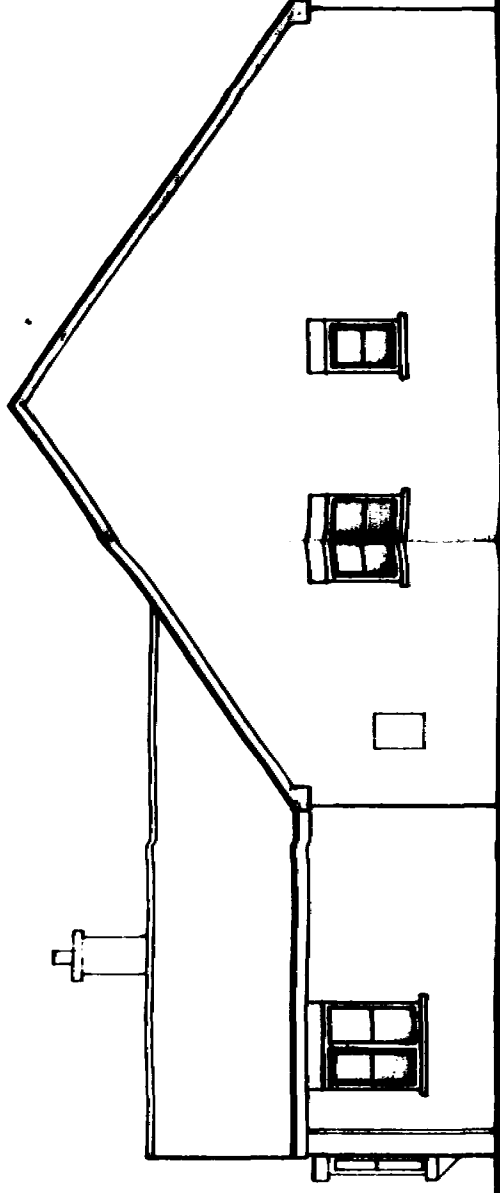
Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

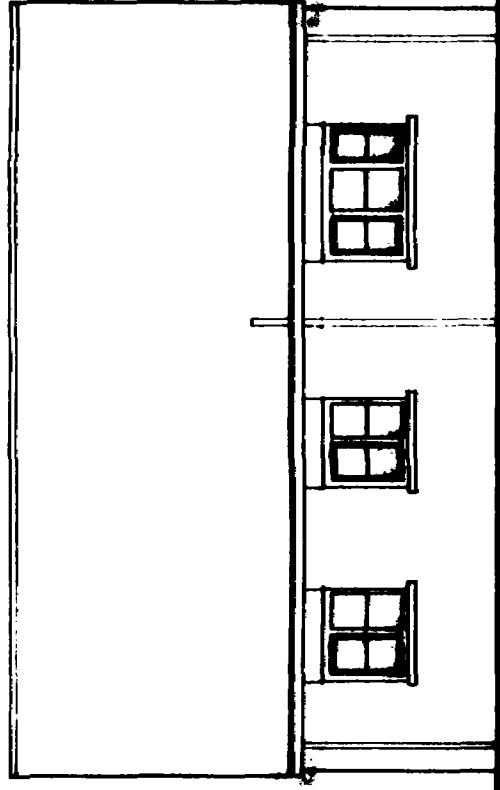
32 High Street Hellingingham Sleeford Lincolnshire. NG34 0RA
Telephone Swaton (0529 21) 646/7



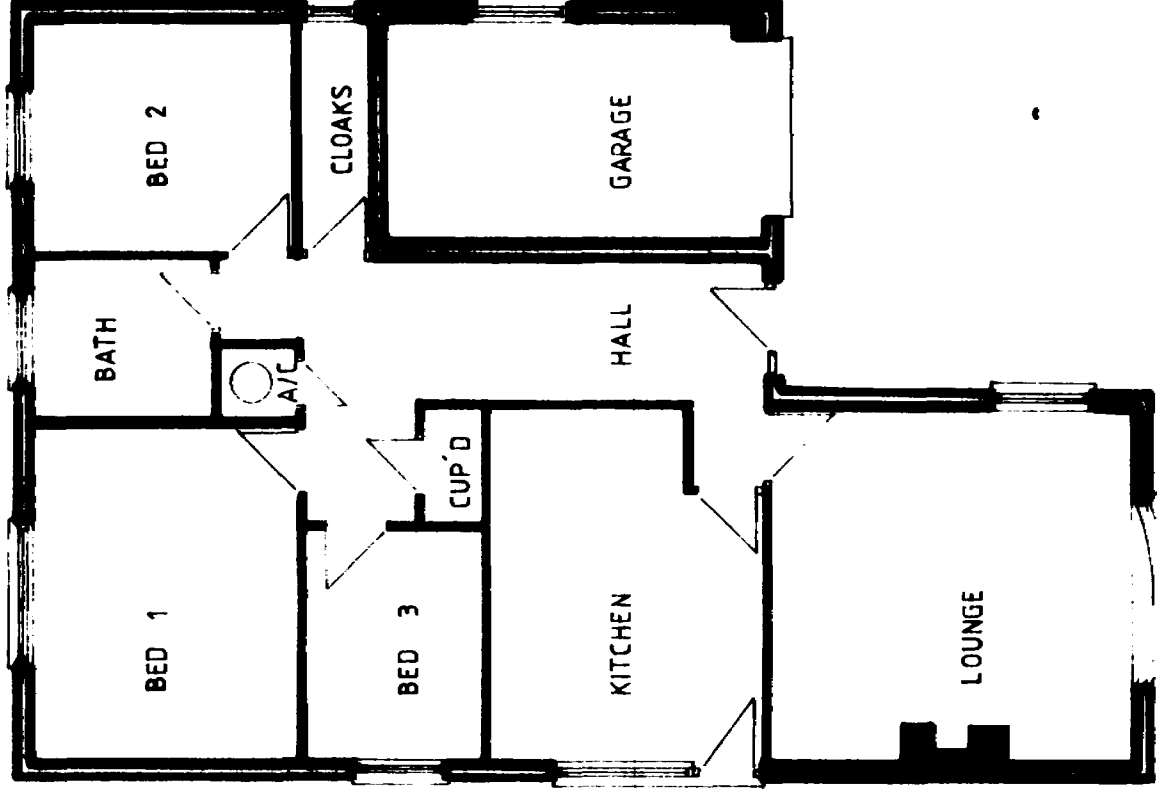
Front Elevation



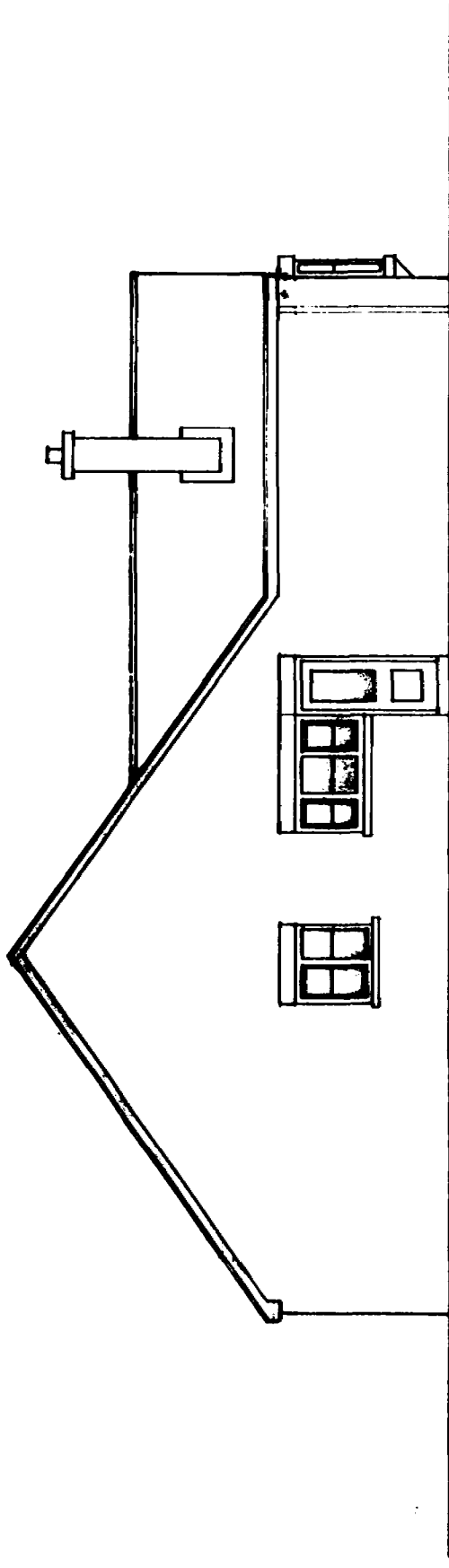
Side Elevation



Rear Elevation



Floor Plan



Side Elevation

Ref. A/L

SOUTH HOLLAND D.C.
PLAN DEPT
23 JUL 1993
REF

Client
**KING'S
QUALITY
HOMES**

**DRAWING
20/03
ISSUED**

Drawing Title

**LINCOLN
Plot 2**

Revisions

A: Eave details, window and door styles

Scale

1:100

Drawn
G.J.

Date

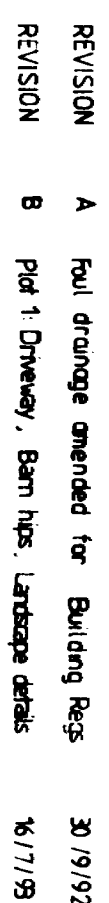
June '92

Drawing No

148/47/6

Robert Doughty
Chartered Town Planner and
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32 High Street, Hellingham, Sleaford, Lincs.
NG34 0BA Tel (0529 21) 64617

DEVELOPMENT PLAN & LANDSCAPE DESIGN



71 SOUTH HOLLAND D.C.
PLAN DEPT
23 JUL 1993
REF *****

PLAN DEPT
23 JUL 1993

F. <i>Pratinus excelsior</i>	3	Std. staked/tied
M. <i>Melampus sylvaticus</i>	1	Whip.
M. <i>Melampus technoskell</i>	4	Std. staked/tied
F. <i>Pratinus excelsior</i>	1	Std. staked/tied
M. <i>Acer campestris</i>	2	Feathered, staked/tied

Treepestry Hedge: 5 plants per metre on a double staggered row 300mm apart. Base planting of *Celastrus*, *monogyna* and random insects of *Ilex aquifolium*, *Viburnum opulus*, *Cornus sanguinea*, *Ribes sanguineum*, *Ligustrum vulgare* and *Sambucus nigra*.

DRAWING
20 JUL 1953
ISSUED

KINGS QUALITY HOMES CRANFORD

WHEAT PLODDIE ST. CATHARINE

Dwyer No 1445/47/1B Seattle 1:2000

Redden's Doubleday

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street Helpringham Sleaford Lincolnshire. NG34 0RA