APPLICATION No. H23/0773/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2-3
Location Plan	4
Application Form	5-7
Check Sheets	8-10
Other Correspondence	11-64
Drawings	65-67
Post Decision Amendments	/

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0773/93 Received:12-AUG-93 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

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

Description: Residential development

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 bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five 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 Within 2 months of the date of this permission, details (including position, species and height of planting) of an indigenous hedge along the northern and eastern boundaries of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 6 months from the approval date. The hedging shall be maintained by the owner(s) of the land in which it is situated for a period of 5 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 the visual amenities of the rural locality.

4 The hedging shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres along the northern and eastern boundaries.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

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

5 Before the vehicular accesses are commenced to be used the accesses and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

6 Development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and in the interests of visual amenity.

Director of Planning and Building Control Services
10-MAY-94 H23/0773/93

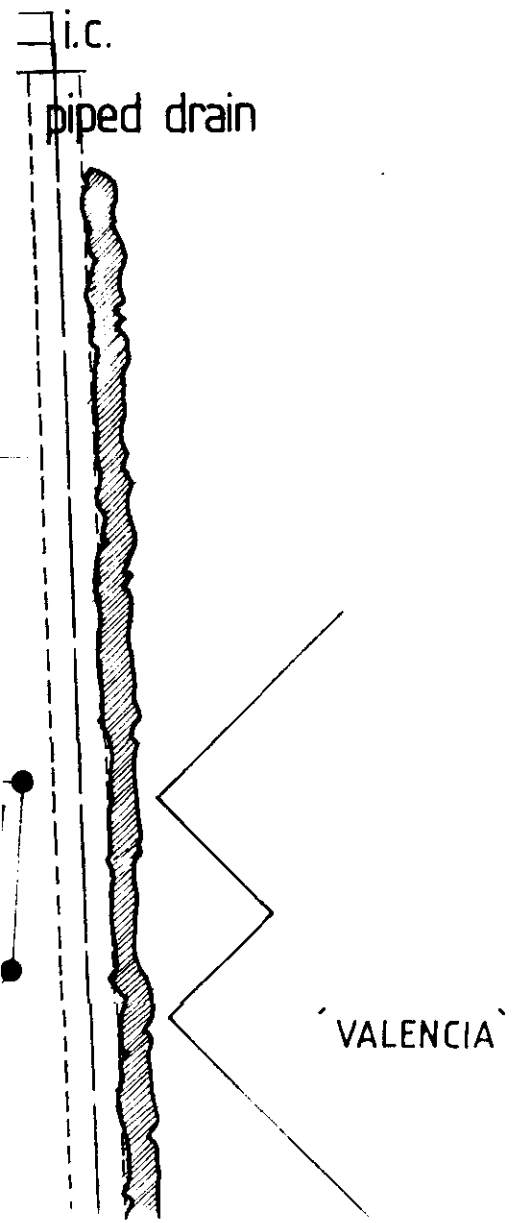
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

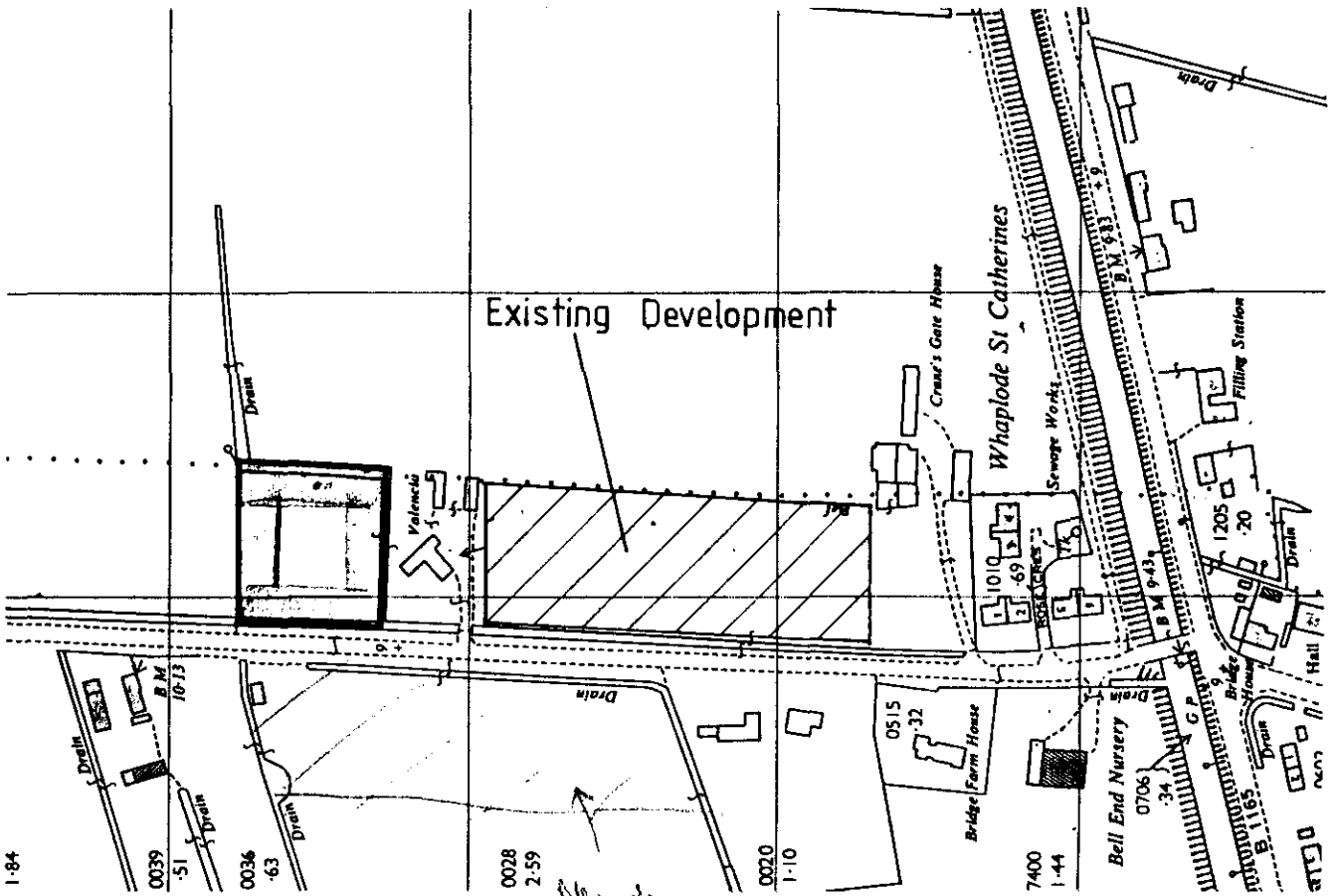
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

i.c.

piped drain



'VALENCIA'



LOCATION PLAN (KQH)

Scale 1:2500 Crown Copyright Reserved

KEY

Soakaway / surface water drain

Septic Tank

Existing Hedge

Proposed Hedge

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0773/93

Date Registered 12 AUG 1993

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 ORX
Tel. No. 0529 21 646
(Personal contact name) James R Blakey

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cranesgate, Whaplode St Catherines, Spalding, Lincolnshire

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development

Please complete I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £360..... If you consider no fee is payable include a written explanation instead.

Signed..... Date 11 August 1993..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or 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 pervious 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 Dwellings	✓	If so, how many: Three
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	) metres
(b) max. length:	) Please see plan 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 Mendip Old English Red
E. Has a survey of the site been undertaken? State Yes or No	Yes

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 148/47/1B

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 ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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)
Is this application related to a previous submission?	no	➡ Application No.

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.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

Previous owner on plots 1 and 2
Still owner of Plot 3

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.** (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.

Owner's Name:
Address of owner at which notice was served: State Date notice served:

Mr & Mrs Thompson, Plot 1, Kings Quality Homes, Cranesgate, Whaplode St Catherines, Spalding, Lincs. 11.8.93

Mr & Mrs Skegg, Plot 2, Kings Quality Homes, Cranesgate, Whaplode St Catherines 11.8.93

Signed ..... (Applicant / Agent) Date 11 August 1993

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 11 August 1993

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.

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Develpmt complete. One bungalow
Boundaries : occupied. Fence okay - boundary.
Site Features :

Inspected by JH 20/8 MG 25/8
Date

Site Notice posted by
Date
Expiry JH 20/8

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda ✓ 4/9/14

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Prior sitework ✓

DC INSTRUCTION SHEET

APPLICATION REF: H123/0773/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

Case Officer : DAVID GODLEY

Senior Officer Confirmed ... Date 17/3 Recorded DC....

ADMIN RECORD SHEET

Init...

Submitted Fee £ 360.

Receipt No P3125

Date first Rec'd 12 AUG 1993

Registration

Reference H23/0773/93

Cross-Ref R

Date 13/8

Validation

TYPE FULL

Site area

No of dwellings 3

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 £ 360

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Constraints:

Index sheet 244 OS Plots
Grid ref 534430 330340

Ward Z Parish CHAPELTOWN

Inside IBD Y/(N) Inside LP area NO

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 –

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

Linked to site Ref 1569 ☐

Linked to property Ref ☐

Dist Bound ☐

Other: [illegible] ☐

Planning Records:
Earlier apps

036/73
739/73
2066/81
1450/89
1344/90

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

19th APRIL 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H23/0773/93 Kings Quality Homes	DMG	Grant as recommended. Letter to owners/occupiers of properties explaining the facts taken into account in reaching the decision and inviting a meeting if necessary.
4	H09/0959/93 Broadgate Homes	JB	Deferred for sub-cttee as recommended.
6	H09/0998/93 Mr & Mrs Taylor	JB	Deferred for sub-cttee consideration. If sub-cttee grant permission a sect 106 legal obligation will be required so that work does not commence until adjoining development has started.
8	H07/1134/93 F C Congreve	DMG	DPBCS Auth as recommended but with drive also amended to miss trees and subject to the description being amended to omit reference to a specific number of dwellings. (Check formal minute when available)
11	H13/1222/93 T H Charlton	DMG	Deferred for site visit. Meeting before 3rd May sub-cttee to be held with applicant to review facts as it is understood that they may be considering relocating the dwelling and investing in cattle sheds.
14	H16/0009/94 Spalding Rugby Club	PJU	DPBCS Auth as recommended.
16	H16/0012/94 Mr & Mrs Ferraro	PJU	Grant as recommended.
18	H13/0030/94 Mrs Price	DMG	Refused plus TPO as recommended. Letter to applicant clarifying details of TPO.
20	H08/0042/94 M Parker & Sons	DJR	Grant as recommended.
22	H08/0120/94 E A Beniston	PJU	Deferred for site visit. Look through previous/surrounding proposals to see if any photographs showing original shed.
23	H14/0126/94 Mr & Mrs Campbell H14/0269/94 Mr & Mrs Fragale	PJU PJU	Refused as recommended. Letter to agent suggesting both applicants are brought together to try to achieve design solution.
25	H04/0137/94 Swineshead Medical Group	DJR	Grant as recommended. Consult neighbours re screening when proposal submitted.
27	H14/0166/94 David Parker Homes	DJR	DPBCS Auth as recommended.
29	H18/0173/94 Fenbank Builders	JB	Grant as recommended.

31	H16/0188/94 Patterson Properties	PJU	Grant as recommended.
31	H16/0189/94 Patterson Properties	PJU	DPBCS Auth subject to section 106 obligation as recommended.
33	H05/0199/94 D Lynn	JB	DPBCS Auth subject to section 106 obligation as recommended.
36	H14/0206/94 South Holland DC	PJU	Grant as recommended.
37	H02/0207/94 Mr Harvey	DJR	Grant as recommended.
39	H17/0223/94 Mrs Garner	DJR	Refused as recommended.

20th Apr 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H23/0773/93 DATE RECEIVED: 12-AUG-93

TYPE: Full

DESCRIPTION: Residential development

LOCATION: Cranesgate, Whaplode St Catherine

APPLICANT: Kings Quality Homes AGENT: Robert Doughty Consultancy

---

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 19 APR 1994

RECOMMENDATION

Grant Permission, subject to conditions.

COMMENTS

1 Planning permission previously granted for three bungalows (H23/0729/92). Dwellings not constructed strictly in accordance with approved plans and this application is therefore to regularise the situation.

2 Main differences are as follows:
(a) Addition of half hips on Plots 1 and 3.
(b) Omission of soldier brick work above some openings.
(c) Different window and door styles.
(d) Bargeboard in lieu of over sailing brickwork on gable ends.

3 Amended design of dwellings considered satisfactory. Incorporation of half-hips similar to bungalows recently approved on the opposite side of road.

4 The developers have erected a close-boarded fence along the northern and eastern boundaries of the site instead of the hedging approved. Although the present owners do not want hedging along these boundaries, it is nevertheless my opinion that it is necessary to soften the developments effect upon the rural locality. This could be planted on the half metre strip between the fencing and the boundaries, or alternatively, the fencing would have to be removed.

REPRESENTATIONS

Parish Council: Two of these dwellings are already occupied. Although have no objections they are already in situ and original plans not adhered to. Feel that care should be taken to make sure buildings are correct when built.

County Highways: Request conditions.

Public: Received from new owner of Plot 1 - summarised:
- Noted that ash trees to be planted at front and rear. Such trees too large and roots could well affect development.
- If necessary to have trees here should be substituted by smaller varieties, eg, flowering cherry.
- Nobody wants hedging along boundaries. Developers have provided satisfactory fencing at sides and rear and would like this to be retained without addition.
- If it is still felt that there is a requirement for a hedge, it could be planted between the fence and the boundary.

SCHEDULE OF CONDITIONS

1 SC27 - (implementation of planting) ... 5 years.

2 Within 2 months of the date of the decision notice details (including position, species and height of planting) of an indigenous hedge along the northern and eastern boundaries of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 6 months from the approval date. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 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 the visual amenities of the rural locality.

3 The hedging shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres along the northern and eastern boundaries.
Reason: In the interests of the visual amenities of the locality.

4 B22 - (access and turning space to accord with application) ... accesses ...
Reason: B21.

5 The development shall be undertaken strictly in accordance with the approved plans.
Reason: To define the terms of the permission and in the interests of visual amenity.

ADDENDUM

At the Planning Committee Meeting held on 6 October, 1993, it was resolved that the application be deferred to enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently ignored and for the Director of Planning & Building Control Services to inform any occupants of the properties of the position.

Further to the above, representations have been received from the developers offering an explanation. They have stressed that for over a year they have employed specialist staff to ensure that

properties are built as planned and in the correct position and assume that every effort is made to control building work.

In this particular case they stress there was a genuine mistake stating that 'In early 1992 we instructed our agent to submit a planning application. After some weeks we were informed by them that planning permission had been obtained and proceeded to build the bungalows as agreed. I can only assume that the agent had met with the Planning Department staff and agreed some alterations and we did not realise this when building commenced. We therefore apologise for the problem caused and assure the Planning Committee that everything is now double checked as a matter of course before building work commences.'

Legal advice has now been received and this will be presented before the Committee as a separate report suggesting various courses of action that can be taken against a developer who disregards planning control. In respect of this particular case, it is considered inappropriate to take any further action at this stage since this would have to be against the present owners and not the developer.

RECOMMENDATION

Grant permission subject to conditions.

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of planting)...5 years.

2 Within 2 months of the date of the decision notice details (including position, species and height of planting) of an indigenous hedge along the northern and eastern boundaries of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 6 months from the approval date. The hedging shall be maintained by the owner(s) of the land in which it is situated for a period of 5 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 the visual amenities of the rural locality.

3 The hedging shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres along the northern and eastern boundaries.
Reason: In the interests of the visual amenities of the locality.

4 B22 (Access and turning space)...accesses.
Reason: B21.

5 Development shall be undertaken strictly in accordance with the approved plans.
Reason: To define the terms of the permission and in the interests of visual amenity.

---

660. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(Pending a site inspection to assess the potential impact of the development upon the adjacent Parish Church.)

H05/0728/93 R Proctor	Reserved matters relating to bungalow and garage at Fleet Road, Fleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H23/0773/93 Kings Quality Homes	Residential development at Cranesgate, Whaplode St. Catherine.

(To enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored and for the Director of Planning and Building Control Services to inform any occupants of the properties of the position.)

H17/0802/93 A B Builders	Four bedroomed house and garage at 32 Reservoir Road, Surfleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(d) Applications Director of Planning and Building Control Services authorised to approve

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

H18/0662/93 J E & R A Deans	Change of use from shop to flat, including external alterations, at 38 Bridge Road, Sutton Bridge.
H14/0677/93 John Allen Transport	Change of use from agriculture to hardstanding lorry park at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.
H14/0678/93 John Allen Transport	Office and workshop side extension to existing storage building at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

(Subject also to an additional condition requiring that noise from plant and machinery shall not exceed 40 Db expressed as a 15 min LA EQT measured at any residential boundary between the hours of 9 p.m. and 7 a.m.)

(e) Applications Director of Planning and Building Control Services authorised to refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the under-mentioned developments in accordance with his recommendations:-

6th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H18/1104/92 Marshland and Wingland	JB	Refused as recommended.
3	H09/0345/93 Mr R Stokes	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
5	H05/0372/93 Kings Quality Homes	JB	Grant as recommended.
7	H05/0373/93 Kings Quality Homes	JB	Grant as recommended.
9	H08/0551/93 I Bates	DJR	Deferred for Site Visit.
12	H02/0581/93 David Wilson Homes	DJR	DPBCS Auth subject to Sect 106 agreement as recommended. Bus shelter and Local Planning Authority approval of road scheme to be included in 106 agreement.
14	H21/0630/93 H21/0814/93 Mr K Russell	DMG	Refused as recommended.
16	H14/0640/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	PJU DJR	Grant as recommended.
16	H14/0641/93 Rose Cottage Nursery & Aquatic Centre	DJR	DPBCS Auth subject to 106 agreement as recommended.
20	H02/0643/93 G M Riddidngton Partnership	DJR	Deferred for site visit.
23	H06/0654/93 Long Sutton Motor Co	JB	Grant as recommended.
25	H06/0657/93 Mr C J W Franks	JB	Deferred for site visit. Check previous application for filling station by Hurnfield Hargate and Anglia Motel as DoT consider sufficent approvals given on this stretch of A17.
27	H23/0661/93 Mr R Regan	JB	Deferred for site visit.
30	H18/0662/93 J E & R A Deans	DMG	DPBCS Auth as recommended.

32	H14/0677/93 H14/0678/93 John Allen Tpt	PJU	DPBCS Auth subject to Sect 278 agreement as recommended. H14/0678/93 to have same condition as condition 13 of H14/0678/93.
36	H05/0687/93 H Whestone esq	JB	Refused as recommended.
38	H14/0690/93 Mr J G Sneath	PJU	Refused as recommended.
40	H21/0693/93 Mr V Day	JB	Refused as recommended.
43	H09/0718/93 L.C.C.	JB	Grant as recommended. Add note ref proximity of commercial premises, and need to design to protect residential amenities.
46	H09/0719/93 L.C.C.	JB	Grant as recommended.
48	H08/0724/93 Mr & Mrs A Houghton	PJU	Grant as recommended.
50	H05/0728/93 R Proctor	JB	Deferred for site visit.
51	H04/0763/93 Mr W Lockhead	PJU	Refused as recommended.
53	H23/0773/93 Kings Quality Homes	DMG	Deferred to allow us to pursue ways we can bring pressure to bear on developers to prevent a similar situation occurring.
55	H09/0774/93 Mr & Mrs Ladbrook	JB	Grant as recommended.
57	H23/0786/93 Mr K Usher	DMG	Refused as recommended.
59	H16/0788/93 Crescent Traders Assoc	PJU	DPBCS Authorised subject to negotiations re additional sign which has been put up on site.
60	H16/0793/93 The Furniture Co	DJR	Refused as recommended.
61	H17/0802/93 A B Builders	PJU	Deferred for site visit.
62	H16/0803/93 Patterson Properties	DMG	DPBCS Auth to Refuse as recommended.
64	H20/0820/93 Mr & Mrs J W Cooper	DMG	Refused as recommended. Letter to advise further 6 months attempt to sell in view of depressed state of housing market.

8th Oct 93

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H23/0773/93 DATE RECEIVED: 12-AUG-93

TYPE: Full

DESCRIPTION: Residential development

LOCATION: Cranesgate, Whaplode St Catherine

APPLICANT: Kings Quality Homes AGENT: R Doughty Consultancy

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments.

REPORT TO PLANNING COMMITTEE
Date - 3 OCT 1993

RECOMMENDATION

Grant Permission, subject to conditions.

COMMENTS

1 Planning permission previously granted for three bungalows (H23/0729/92). Dwellings not constructed strictly in accordance with approved plans and this application is therefore to regularise the situation.

2 Main differences are as follows:
(a) Addition of half hips on Plots 1 and 3.
(b) Omission of soldier brick work above some openings.
(c) Different window and door styles.
(d) Bargeboard in lieu of over sailing brickwork on gable ends.

3 Amended design of dwellings considered satisfactory. Incorporation of half-hips similar to bungalows recently approved on the opposite side of road.

4 The developers have erected a close-boarded fence along the northern and eastern boundaries of the site instead of the hedging approved. Although the present owners do not want hedging along these boundaries, it is nevertheless my opinion that it is necessary to soften the developments effect upon the rural locality. This could be planted on the half metre strip between the fencing and the boundaries, or alternatively, the fencing would have to be removed.

REPRESENTATIONS

Parish Council: Two of these dwellings are already occupied. Although have no objections they are already in situ and original plans not adhered to. Feel that care should be taken to make sure buildings are correct when built.

County Highways: Request conditions.

Pub c: Received from new owner of Plot 1 - summarised:

- Noted that ash trees to be planted at front and rear. Such trees too large and roots could well affect development.
- If necessary to have trees here should be substituted by smaller varieties, eg, flowering cherry.
- Nobody wants hedging along boundaries. Developers have provided satisfactory fencing and sides and rear and would like this to be retained without addition.
- If it is still felt that there is a requirement for a hedge it could be planted between the fence and the boundary.

SCHEDULE OF CONDITIONS

1 SC27 - (implementation of planting) ... 5 years.

2 Within 2 months of the date of the decision notice details (including position, species and height of planting) of an indigenous hedge along the northern and eastern boundaries of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 6 months from the approval date. The hedging shall be maintained by the owner(s)) of the land on which it is situated for a period of 5 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 the visual amenities of the rural locality.

3 The hedging shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres along the northern and eastern boundaries.
Reason: In the interests of the visual amenities of the locality.

4 B22 - (access and turning space to accord with application) ... accesses ...
Reason: B21.

5 The development shall be undertaken strictly in accordance with the approved plans.
Reason: To define the terms of the permission and in the interests of visual amenity.

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

H23/0773/93

FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty Consultancy
0529 21 646

Description: Residential development

Location: Cranesgate
Whaplode St Catherines
Spalding
Lincs

Valid date:	12-AUG-93	Terminal date:	07-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	19-AUG-93	Report deadline:	22-SEP-93
Inspected by	26-AUG-93	Agreed TD Ext:	
Extra contacts	02-SEP-93	Case Officer:	
Report if not clear by	16-SEP-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: AIR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20-AUG-93	10-SEP-93 ✓
Clerk to Whaplode PC 0406 26739	17-AUG-93	31-AUG-93
Cllr A Biggadike	17-AUG-93	24-AUG-93

SITE RECORD

Grid ref: 534120 320340
OS Sheet: 244 Parcel:

L.C.C. Obs Attached fo OS 26/8/93

Mr & Mrs Thompson
Plot 1
Cranesgate
Whaplode St Catherines
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H23/0773/93

17 March 1994

Dear Mr and Mrs Thompson

Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines (Kings Quality Homes).

I write further to my letter dated 26 October 1993 advising you that at the Planning Committee Meeting held on the 6 October 1993 it was resolved that the application be deferred to enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored.

I can now inform you that such legal advice has been received and that the application will therefore be referred back to the Planning Committee in the near future, possibly on the 30 March 1994.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Mr & Mrs Skeggs
Fenway
Cranesgate
Whaplode St Catherines
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H23/0773/93

26 April 1994

Dear Mr and Mrs Skeggs

Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines (Kings Quality Homes).

I write further to my letter dated 17 March 1994 in respect of the above application.

As you are no doubt aware, the application is to regularise the development as actually built, which differs in a number of ways from that originally approved by virtue of planning permission H23/0729/92.

I can advise that Members of the Planning Committee considered the present proposal on the 19 April 1994. It was consequently resolved by them that permission be granted (subject to conditions) and a copy of the decision notice is enclosed for your information.

Attention is drawn in particular to Condition No. 3. The plans relating to the previous permission (H23/0729/92) indicated indigenous hedging along the northern and eastern boundaries of the site to "soften" the development's effect on the rural locality, e bearing in mind the site's location on the fringe of the village. It is the Planning Committee's opinion that this should still be planted and this should either be an addition to or replacement of the existing fence. It is therefore suggested that you discuss this matter with the developers.

I hope the above information is of assistance to you and it is suggested that you contact my office, if you wish to discuss the matter further.

Yours sincerely

N R Midlen
Principal Planning Officer
Development Control

Enc

Mr & Mrs F Jones
"Timaru"
Cranesgate
Whaplode St Catherines
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H23/0773/93

26 April 1994

Dear Mr and Mrs Jones

Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines (Kings Quality Homes).

I write further to my letter dated 17 March 1994 in respect of the above application.

As you are no doubt aware, the application is to regularise the development as actually built, which differs in a number of ways from that originally approved by virtue of planning permission H23/0729/92.

I can advise that Members of the Planning Committee considered the present proposal on the 19 April 1994. It was consequently resolved by them that permission be granted (subject to conditions) and a copy of the decision notice is enclosed for your information.

Attention is drawn in particular to Condition No. 3. The plans relating to the previous permission (H23/0729/92) indicated indigenous hedging along the northern and eastern boundaries of the site to "soften" the development's effect on the rural locality, bearing in mind the site's location on the fringe of the village. It is the Planning Committee's opinion that this should still be planted and this should either be an addition to or replacement of the existing fence. It is therefore suggested that you discuss this matter with the developers.

I hope the above information is of assistance to you and it is suggested that you contact my office, if you wish to discuss the matter further.

Yours sincerely

N R Midlen
Principal Planning Officer
Development Control

Enc

URGENT
Read by.....

81 Postland Road
Crowland
Peterborough PE6 0JB

0733 210560

Fax 0733 211316

16th March 1994

Fax to R. Smith Esq
Deputy Director of Planning
South Holland District Council

Dear Roger,

Following fax of 3 sheets is, I believe, self explanatory.

My memory is not good enough to recall all details. Can you assist in advising me the true picture, as opposed to the laundered version ?

It would seem appropriate to look at the problem on Friday.

Yours sincerely,

Bryan Alcock

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAR 1994
Allocation of
DPO ARM
DDPO BG
JO AOP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Pl brief me, preferably, with draft letter to Crowman to assist him in replying to Mr. King. 16/3

BUILDMARK

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/TJ.

15th March, 1994.

Mr. B. Alcock,
81, Postland Road,
Crowland,
Peterborough,
PE6 0JB.

Dear Councillor Alcock,

RE:- THREE BUNGALOWS - WHAPLODE ST. CATHERINES.

I wonder if you could kindly help me.

You may recall that we instructed Messrs Robert Doughty to apply for Planning Permission at Whaplode St. Catherines for our 'Holkham' and 'Lincoln' design bungalows.

This permission was given and we duly built these to the usual specification.

After construction and sale we were informed that slight alterations were needed which had not been mentioned to us before construction.

These bungalows are as originally planned, they blend in with the ones opposite and sold quickly.

In the past we did have some adverse publicity and we now do everything possible not to infuriate South Holland District Council and the Lincolnshire Free Press who would blow any error out of all proportion in their newspaper.

Is it possible to obtain an Amendment on these bungalows as construction was two years ago and it is rather unfair for it to be publicised now after building over 100 properties in the last year without one deviation from plan.

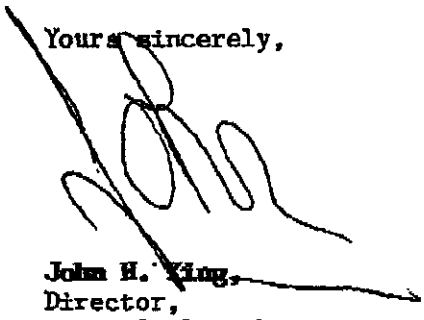
I trust that you will understand how strongly I feel and deal with the matter as a genuine mistake.

P.T.O.

Continued ....

With best wishes.

Yours sincerely,



John H. King,
Director,
Kings Quality homes.

ENCLOSURE.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

10 March 1994

Dear Sir

KINGS QUALITY HOMES
THREE DWELLINGS, WHAPLODE ST CATHERINES

You may well recall that this application was deferred consideration at your Committee on 6 October, 1993 pending your Council obtaining legal opinion relating to measures of retribution you might be able to take as regards my clients above.

I understand you now have that opinion and will be reporting to the next meeting. At the same time do you think you might be in a position to ask your Council for a decision, for the waiting time for this is becoming somewhat unreasonable. The houses are sold and occupied, but the need to finalise legal matters is becoming rather urgent and perhaps needlessly stressful on our client's customers.

Your early attention to this matter would be greatly appreciated.

Yours faithfully

Robert Doughty

COPY

30 Mar Ctte
D.M.G. Case Officer

Your reference	H23/0773/93	Planning	Principal, Robert Doughty Dip TP, MRTPI
Our reference	148 47 RD AKD	Architecture	Dip LD, ALI
Please contact	Helpringham Office	Landscape Architecture	VAT Reg No 364 7780 17

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

10 March 1994

Dear Sir

KINGS QUALITY HOMES
THREE DWELLINGS, WHAPLODE ST CATHERINES

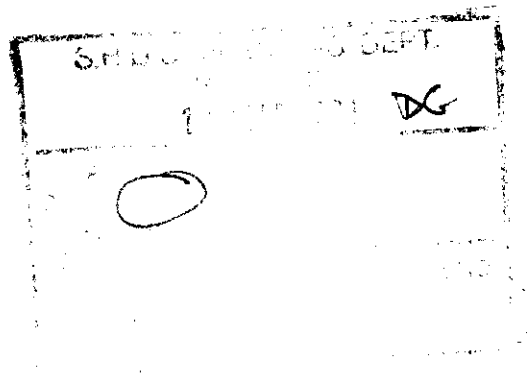
You may well recall that this application was deferred consideration at your Committee on 6 October, 1993 pending your Council obtaining legal opinion relating to measures of retribution you might be able to take as regards my clients above.

I understand you now have that opinion and will be reporting to the next meeting. At the same time do you think you might be in a position to ask your Council for a decision, for the waiting time for this is becoming somewhat unreasonable.The houses are sold and occupied, but the need to finalise legal matters is becoming rather urgent and perhaps needlessly stressful on our client's customers.

Your early attention to this matter would be greatly appreciated.

Yours faithfully

Robert Doughty



Your reference	H23/0773/93
Our reference	148 47 RD AKD
Please contact	Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

PL 24

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: JMB/KS/PL.24

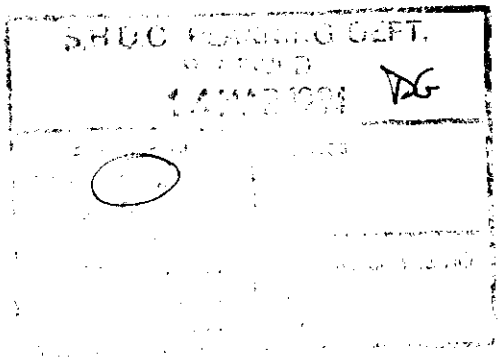
REF:

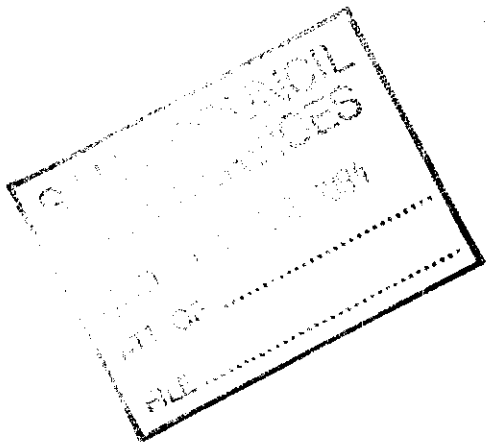
DATE: 23rd February 1994

SUBJECT: **APPLICATION REFERENCE H23/0773/93 RESIDENTIAL DEVELOPMENT AT CRANESGATE, WHAPLODE ST CATHERINE**

Further to the above I now enclose for your information copy of a letter from Maples & Son, Solicitors. No doubt you will now arrange for the planning application to be referred back to the Planning Committee for further consideration.

Director of Administration





Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: W/KG.SHDC01/218 Your Ref: REA/KS/PL.24 Date: 17th February, 1994

S. HOLLAND D.C. ADMINISTRATION DEPT.
RECEIVED
21 FEB 1994
PASSED TO ✓ | FILE No. | INITIALS

Dear Sir,

re: Contravention of Planning Permissions.

We have given careful consideratiion to your letter of the 6th January, 1994 and can well understand the Committee's concern and anxiety to regularise this Developer's operations.

However, we have to agree in principle with the statement contained in the second paragraph of your letter.

The philosophy behind the enforcement provisions of the Town and Country Planning Act 1990 is remedial rather than punitive. An Enforcement Notice should only be served under Section 172 if the Authority considers it "expedient." Guidance as to the principles to apply in deciding whether or not to serve an Enforcement Notice are contained in P.P.G.18 Enforcement Planning Control (1992) Paragraph 5. These appear at Paragraph P.172.11 of the Encyclopaedia of Planning. Whether or not to serve a Notice is descretionary. Clearly, if the advice tendered to the Committee by the Planning Officer concerned, is that if an Enforcement Notice was served but on an appeal the Developer would be likely to receive approval for his construction, then it would not be approriate to serve a Notice. To do so and to fail on appeal, might well involve the Council in an award of costs against it. Presumably the advice contained in P.P.G.18 at Paragraph 7 whilst refering to a development without any planning permission at all, is equally applicable to a development which is carried out without complying with a planning permission granted. It reads as follows :-

> "As Pararaph 14 of D.O.E. Circular 2/87 (W.O.5/87) points out, it would generally be regarded as 'unreasonable' for the L.P.A. to issue an Enforcement Notice, solely to remedy the absence of a valid planning permission if it is concluded, on an Enforcement Appeal to the Secretary of State, that there is no significant planning objection to the breach of control alleged in the Enforcement Notice. Accordingly, the L.P.A. who issue a Notice in these circumstances will remain at risk of an award against them of the Appellants costs in the Enforcement Appeal."

The matter therefore is clearly one of degree and if the

This firm is regulated by the Law Society in the conduct of investment business

17th February, 1994

construction is one that the Planning Officer feels would likely to be approved on an appeal then the service of an Enforcement Notice or Notice with regard to a breach of condition would be unwise.

What steps if any therefore, can the Council take to overcome the difficulty?

There are three possibilities that occur to us although we have to say at the outset that none of them are entirely satisfactory and success can not be guaranteed.

The Council could consider serving a Planning Contravention Notice. Paragraph 7 of P.P.G.18, albeit in circumstances where there is no planning permission at all, advises that,

> "In such circumstances, L.P.A.'s should consider using the new 'Planning Contravention Notice' to establish what has taken place on the land and to persuade the owner or occupier to seek permission for it, if permission is required."

Advice on the issue of a Planning Contravention Notice is contained in D.O.E. Circular 21/91 annex 1. The main object of a Planning Contravention Notice is to obtain information from the recipient and if of course, the Council if fully aware of the problems relating to a particular property, service of such a Notice may be unnecessary. However, the Notice can require the recipient to provide any information that the Council needs for enforcement purposes about activities on the land including any operations being carried out on the land and any matter relating to the conditions or limitation subject to which planning permission had been granted.

The recipient of a Notice under Section 171C(1) can include the owner or occupier of the land or anyone who is carrying out operations on the land. It is important therefore in the case of a Developer, that the Notice is served either before he ceases to be an owner of the property or whilst operations are still continuing. Otherwise it would be inappropriate to serve a Notice on the Developer and any Notice would have to be served on the subsequent owner. However, if during the course of the development the Council becomes aware of any non compliance with a planning permission or the conditions attaching to that planning permission then it seems to us that it would be appropriate for the Council to serve a Planning Contravention Notice drawing to the attention of the Developer the apparent

17th February, 1994

infringements, inviting him to confirm that those infringements did exist and inviting him to suggest the remedial work that the Developer proposed.

The service of such a Notice is not "enforcement action" such as the service of a Stop Notice or an Enforcement Notice and therefore as we understand it, would not require the express authority of the Planning Committee but could be done on the instigation of the Planning Officer concerned but we would have thought that it would be helpful for the Planning Committee to expressly authorise a Planning Officer to serve a Planning Contravention Notice in such circumstances as the Planning Officer thought appropriate if there were any doubt about that.

Unfortunately, the service of such a Notice does not constitute a legal charge on the land and is not registerable in the L.P.A.'s register of Enforcement and Stop Notices. Thus, a prospective purchaser of the plot would not be aware of the Notice from that source when the search was made at the Local Authority. However, it would be appropriate to notify a prospective purchaser's Solicitor in response to the Enquiries of a Local Authority (1991 Edition) at paragraph 8.4. This reads as follows,

"Notice under Planning Act.

Other Contravention Notices etc.

8.4. Has the Council served, or resolved to serve, any other Notice or proceedsings relating to a contravention of planning control?"

If a Notice had been served, then it would of course be appropriate for the Council to give details of that Notice in answer to that enquiry.

Further, any purchaser, through his Solicitors should make Enquiries before Contract in the following terms,

"3. Notices. Please give particulars of all Notices relating to the property, or to matters likely to effect its use or enjoyment, that the Seller or to his knowledge, (any predecessor in title) has given or received.

9. Planning.

(B) During the four years immediately prior to the receipt

17th February, 1994

of these enquiries :-

i) Were any of the buildings on the property erected, or have any been altered or added to?

ii) Have any other building engineering, mining or other operations been carried out in, on, over or under the property?

iii) Have any conditional limitation on any planning permission not been complied with? If so, please give details."

If upon the service of a Contravention Notice either the Notice itself or the covering letter informed the Developer that the contents of the Notice should be drawn to the attention of any prospective purchaser then we think that is going to put the developer in some difficulty.

If the Developer fails to respond to the Contravention Notice then he is committing a criminal offence for which a prosecution could be brought. If the Developer, responds to the Contravention Notice and gives information to confirm the breach, the Local Authority would then have to make up its mind as to whether the breach was such as to warrant the service of an Enforcement Notice and in the light of the previous advice contained in this letter, that could well be a very difficult decision to make. On the otherhand, the prospective purchaser of the property through his Solicitors by virtue of the enquiries that he had made at the L.P.A. and on the Developer is clearly going to be put on enquiry because of the Notice. The Purchaser can then himself make up his own mind as to whether he wishes to purchase the property as it stands and take the risk of the service of an Enforcement Notice or require the Developer to remedy the defect or withdraw from the proposed purchased.

We should have thought that the risks of putting off prospective purchasers in the future would be a strong incentive to the Developer to build future properties in accordance with the appropriate plans.

If the Council feels that the service of a Planning Contravention Notice is not appropriate in particular circumstances, then a second option would be to write a letter to the Developer advising him of the contravention and suggesting that he should draw the attention of that contravention to any prospective purchaser of the property. We take the view that in

17th February, 1994

those circumstances it would be the duty of the Developer or his Solicitor to draw the contents of that letter to any enquiring prospective purchaser pursuant to Pargraph 9 of the Enquiries before Contract referred to.

The third possible course of action for the Council would only apply in the case of the development by stages of an estate. If for example, the Developer had completed stage 1 of a development and during the course of those operations, the planning consents were not complied with and there was then a subsequent application for the development of later stages, the Council might consider imposing a condition upon the development of the later stages that it should not be commenced until the breaches that had occurred on stage 1 had been remedied.

The Town and Country Planning Act 1990 Section 72 provides that conditions may be imposed on the granting of a planning permission,

> "For regulating the development or use of any land under the control of the Applicant (whether or not it is land in respect of which the application was made.)"

It seems to us that it would be possible in granting planning permission for the stage 2 of the development to provide that, for example, it should not commence until a road or drains etc.. forming part of stage 1 had been completed. Can the same principles be supplied for a breach of planning permission such as that of which the Council is presently concerned with in this way? We suspect that it might well be argued that to adopt such a policy might be an inappropriate use of conditions when the proper way of resolving any such problem would be the service of an Enforcement Notice. This is not a possibility which we have researched in great detail. It is one that has occurred to us if the Council were considering adopting it in any particular circumstances then we would like an opportunity of considering the particular circumstances of that indiviual case and advising at that time.

An alternative to this procedure would be to enter into a planning agreement under Section 106 of the Town and Country Planning Act upon the granting of planning permission for stage 1 and in that agreement to provide that no application would be entertained with regard to any further stages until the development of stage 1 had been completed satisfactorily.

We hope that these thoughts are of interest to you and of

17th February, 1994

course if you wish to discuss them further, or require us to investigate any further aspect of the matter please do not hesitate to get in touch.

Yours faithfully,
MAPLES & SON

The Director of Administration,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr D Gedney

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

22 February 194

Dear Sir

KINGS QUALITY HOMES
RESIDENTIAL DEVELOPMENT : CRANESGATE, WHAPLODE ST CATHERINE

The above application was deferred at Planning Committee on 6 October 1993.
Are you now in a position, some four months on, to issue a decision?

Yours faithfully

James R Blakey

S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1994 DG

Also is awaiting Legal advice on s52

Pl. advise me.

Your reference	H23/0773/93
Our reference	148/47 JRB AKD
Please contact	Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration F.A.O. Miss J Berridge

REF: DMG/LAC/H23/0773/93

REF:

DATE: 20 December 1993

SUBJECT: Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines. (Kings Quality Homes).

I refer to my memorandum dated 26 October 1993 in respect of the above application and look forward to a response in respect thereof as soon as possible, so that the application can be referred back to the Planning Committee.

Director of Planning and Building Control Services

Councillor B. Alcock,
Chairman,
Planning Committee,
81 Postland Road,
Crowland,
Peterborough,
PE6 0JB

R.J.Smith

RJS/JH
H23/773/93

4 Nov 1993

Dear Mr. Chairman,

RE: DEVELOPMENT OF THREE BUNGALOWS AT
WHAPLODE ST. CATHERINE BY KINGS QUALITY HOMES.

I refer to Mr. John King's letter to you dated 14th October, a copy of which was sent to this Department. I do not know if you intend to respond, but you may be interested in a few relevant facts:-

1. The Building Control records show that the inspections at the commencement of building were undertaken in September 1992 and the completion inspections on 16th July and 3rd August 1993.

2. On 30th June 1993 solicitors acting for a prospective purchaser enquired if the development was being undertaken in accordance with the planning permission. An inspection was made by a planning assistant on 7th July when discrepancies were noted. As a consequence, amended plans were submitted.

3. Not only has Mr. King sent you a copy of the approval under the Building Regulations, but the enclosed plan is dated 20th July 1993 and relates to the retrospective amendment, and not the original application.

4. The presumption referred to in the penultimate paragraph is wrong.

Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES.

ADDITIONAL ENQUIRIES

RELATING TO LOCAL AUTHORITY SEARCH

PLOT 1, CRANESGATE, WHAPLODE ST. CATHERINE, LINCS.

1. Please confirm whether the strip of land (filled dyke) fronting the plot forms part of the Highway verge. We have hatched this green. Same query applies to the area hatched orange.

2. Please confirm whether the Council are aware of any proposals for development of land at the rear hatched blue on Plan 1. Have there been any applications, outline or detailed, during the last 5 years?

PL

Not as far as I am aware.

3. Please confirm whether the Council have actually inspected building works on this plot and are satisfied that this is being carried out in accordance with Planning Permission dated 20th August 1992 and Building Regulations Consent dated 2nd October 1992.

PL

Planning Officer inspected the site Wednesday 7/7/93 and noted that the site is not in accordance with the plan.

① Layut of drive differs

② Alteration to external appearance of bungalow

Building Regulation Completion Inspection has not been carried out at this stage.

Calthrops

Calthrops Solicitors
SPALDING

DVPBCS.

(1) Does not appear to be any difference between planning and building regulation approvals for this site.
NB Planning reference is HZ3/0729/92 approved 3/7/92.

(2) Discrepancies picked up via "search" requested by one of present owners solicitor. He asked whether the development had been constructed strictly in accordance with the approved plans to which he answered "no".

Message from Roger Smith: 28th October 1993

David Gedney.
Re: 3 bungalows, Whaplode St. Catherine.

Please let Roger have the planning files relating to the above; letter addressed to Cllr Alcock - Roger will deal with this.

Also required - notification that Building Control send through to Planning.

Joyce.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration F.A.O. Miss J Berridge

REF: DMG/LAC/H23/0773/93

REF:

DATE: 26 October 1993

SUBJECT: Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines (Kings Quality Homes).

As you are aware, at the Planning Committee Meeting held on the 6 October 1993 it was resolved that the above application be deferred to, inter alia, enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored.

Pursuant to the above, therefore, I will be most grateful if you could undertake the necessary action and report the outcome to me in due course, so that the application can be reported back to Committee.

Director of Planning and Building Control Services

Owner Mr Jones?

Tel (0406) 540063.

Mr + Mrs F. [redacted] Jones,
Owner/Occupier
"Timaru"
Cranesgate
Whaplode St Catherines
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H23/0773/93

26 October 1993

Dear Sir or Madam

Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines, (Kings Quality Homes).

As you are no doubt aware, Kings Quality Homes have recently submitted an application to regularise three dwellings recently constructed by them (including your own).

I would now like to inform you that at the Planning Committee Meeting held on the 6 October 1993 it was resolved that the application be deferred to enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored.

Once this information has been obtained the application will be reported back to Planning Committee for determination.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Mr & Mrs Skegg
Plot 2 "Fenway".
Cranesgate
Whaplode St Catherines
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H23/0773/93

26 October 1993

Dear Mr & Mrs Skegg

Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines, (Kings Quality Homes).

As you are no doubt aware, Kings Quality Homes have recently submitted an application to regularise the three dwellings recently constructed by them (including your own).

I would now like to inform you that at the Planning Committee Meeting held on the 6 October 1993 it was resolved that the application be deferred to enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored.

Once this information has been obtained the application will be reported back to Planning Committee for determination.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Mr & Mrs Thompson
Plot 1
Cranesgate
Whaplode St Catherines
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H23/0773/93

26 October 1993

Dear Mr & Mrs Thompson

Planning Application H23/0773/93 - Residential Development, Cranesgate, Whaplode St Catherines, (Kings Quality Homes).

As you are no doubt aware, Kings Quality Homes have recently submitted an application to regularise three dwellings recently constructed by them (including your own).

I would now like to inform you that at the Planning Committee Meeting held on the 6 October 1993 it was resolved that the application be deferred to enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored.

Once this information has been obtained the application will be reported back to Planning Committee for determination.

I hope the above information is of assistance to you.

Yours faithfully

DMGedney

N R Midlen
Principal Planning Officer
Development Control

BUILDMARK
The new home warranty

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/SJH

14th October, 1993.

Councillor Bryan Alcock,
Postland Road,
CROWLAND,
Nr.Spalding
Lincs.

Dear Mr.Alcock,

Re; Three Bungalows - Whaplode St.Catherines.

1 For over a year now we have been employing specialist staff to ensure that our properties are built as plan and in the correct position and obviously we were very sorry to see the article in this weeks newspaper which does rather give the impression that we build with no regard to plans or planning permission, obviously this greatly exaggerated by the newspaper reporters.

2 I can assure you that we do make every effort to control all building work and we are very upset at the newspaper article as it relates to work carried out in early 1992.

3 Perhaps you would kindly convey to your Planning Committee exactly what happened and I trust they will realise that there has been a genuine mistake and certainly at no time was there any intention to build off plan.

4 In early 1992 we instructed Mr.Robert Doughty to submit a Planning Application with three bungalows as it being our standard 'Holkham' and 'Lincoln' types, this was as the enclosed plans confirm.

5 After some weeks, Mr.Doughty's staff informed us that Planning Permission had been obtained and we proceeded to build the bungalows as agreed.

6 I can only presume that Mr.Doughty had met with Planning Department Staff and agreed some alterations and of course we did not realise this when building commenced.

7 Please give the Planning Committee our apologies for the problem caused and assure them that everything is now double checked as a matter of course before building work commences.

Best wishes.

Yours sincerely,

JOHN H.KING.
Director.
Kings Quality Homes.

cc; Mr.Brian Smith MRTPI



down to the sewerage works on Wednesday morning, where they took trowels and planted dozens of tiny bulbs.

They were helped by Mr Brent Woods, Anglian Water superintendent, and Mr Gordon Smith, sewage operative.

● LEFT: Gordon Smith (left) and Brent Woods hand out bulbs to the children. (J2879/7).

● RIGHT: They'll enjoy the shade of this tree! From left, Zak Smith, Jackie Blackburn and Emma Rust plant some bluebells. (J2879/16).



THIRTY COMPLAINTS IN SEVEN YEARS, REPORT PLANNERS

Builders 'flout rules, do just as they like'

ANGRY South Holland councillors have ordered a clampdown on Holbeach builders Kings Quality Homes.

The planning committee is fed up that the homes Kings apply to build often turn out not to be the *same as the homes that Kings* build.

Planning chairman Bryan Alcock told the committee on Wednesday: "They flout all our planning conditions,. They just do as they like."

Over the last seven years the council has had nearly 30 complaints against Kings about homes built in the wrong place, use of the wrong materials, building starting before permission has been granted and landscaping that has failed to appear.

by Lincolnshire Free Press reporter MARTIN BURTON

Earlier this year the council threatened legal action against Kings and the buyers of 50 homes at North Parade, Holbeach, which did not comply with planning permission.

The threat was dropped after meetings between Kings bosses and the council and assurances that the company would clean up its act.

Kings also paid £6,000 in fees for a new application get planning permission for the homes already built.

But on Wednesday three bungalows at Cranesgate, Whaplode St Catherine turned out to be the straw that broke the planning camel's back.

Again councillors were faced with a second application to make the planning permission the same as the bungalows that have been built.

They the bungalows do not have approval because they have:

- half hips on the roofs,
- no soldier brick work above some of the openings,
- different windows and doors,
- bargeboard instead of sailing brickwork on the gable ends,
- garden fences instead of hedges.

Deputy planning director Roger Smith said: "We had hoped that bad publicity would encourage Kings to mend their ways, but it does not seem to have worked.

"We had promises that they would put their affairs in order but they have come to nothing."

Councillors refused to make an immediate decision on the application and ordered planning officers to investigate what legal action and other measures could be taken .

But they were warned they could not turn down planning applications because of fears that the builder will not stick to the plans.

Councillors also asked officers to see if the costs of additional monitoring of Kings' developments could be passed on to the company.

❑ Kings boss Mr John King told the Lincolnshire Free Press he had not been informed of the committee's decision by the council and could not comment.

BEARDED SKIN NO NEED TO W

POLICE want to reassure parent nothing to fear from a bearded ski a passageway near Pinchbeck Pri

Last week they appealed for hel after a woman reported seeing the described as six feet tall and stock midday on Monday, September 20.

Insp Steve Colby said a number received after the appeal in the Spa Guardian, and police have now dis man was genuine and was picking children.

Insp Colby said: "He was mistak time the school closed and got ther was walking about waiting for the c

"Because of the press coverage a lot of calls and have found the ma totally genuine. We would like to th everyone who responded."



Drugs leaflet hoax (again)

LINCOLNSHIRE police have urged people to ignore hoax drugs leaflets that have been circulating for the third consecutive year.

The leaflet - Drug Lace Tattoos - describes a tattoo called Blue Star which contains the drug LSD and is being sold to schoolchildren.

Det Insp Martyn Harrison [illegible]

GRABBED BY TH AFTER DISTURB

AN ANGRY Deeping St James res grabbed a youth round the throat wh disturbed at home by noisy youngst

David Wardell Wood (39), of Churc agreed to be bound over to keep the Bourne magistrates on Thursday. Ch assault and criminal damage were w

Mr Andre Grys, prosecuting, said M went out to speak to youths who dist but ended [illegible]

Local Authority BUILDING CONTROL

SOUTH HOLLAND DISTRICT COUNCIL

BUILDING ACT 1984 BUILDING REGULATIONS [redacted]/1991

Notice of Passing of Building Plans

Reference: B23/0651/92 Received:07-SEP-92 Type:FULL PLANS

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

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

Description: Erection of three three-bedroomed bungalows - Holkham

Location : Plots 1 and 3, Cranesgate Whaplode St Catherine Spalding Lincs

South Holland District Council hereby give notice pursuant to Section 16 of the Building Act 1984 that the plans have been passed, subject to any condition(s) set out below:

Notes to Applicant:

The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to a minimum, say 1 in 70, and that the tank, particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority may be needed to discharge sewage effluent into the land. The National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.

This approval is issued following receipt of amended plans on the 2 October 1992.

B Smith

RECEIVED -9 OCT 1992

Director of Planning and Building Control Services
08-OCT-92 B23/0651/92

Please read the accompanying notes regarding this decision.

THIS IS NOT A PLANNING PERMISSION
This decision is for the purposes of the Building Regulations and not for planning permission or any other legislation.

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)

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/930101
Your ref
H23/0773/93

20 September 1993

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential development
Location : Cranesgate, Whaplode St Catherines, Spalding
Applicant: Kings Quality Homes

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.

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

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

Philip Laws
Customer Services Manager

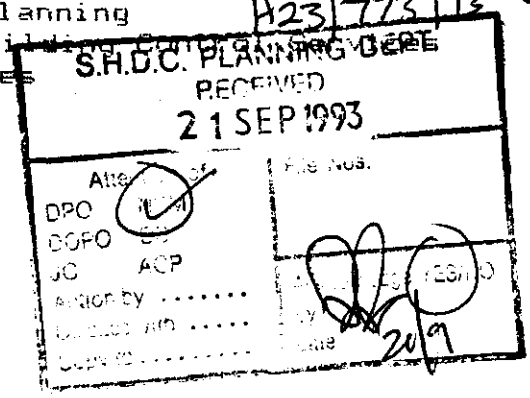
S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1993
Attention of
DPO NDM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
6/10 dNec
Acknowledge YES/NO
by
date

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

TONESS
CRANESGATE
WHAPLODE SAINT CATHERINE
Spalding
LINCOLNSHIRE

South Holland District Council
Director of Planning
Planning & Building Control Services
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

H23/773/93 OG.



20 September 1993

Residential development
Application reference
H23/0773/93

My ref
SHDC25LM

Dear Sirs

I understand that Kings Quality Homes have put in a Planning Application to modifying the development of Plots 1 - 3 Cranesgate Whaplode St Catherine. This letter is on the subject of Plot 1 only now known as "Toness".

Details such as the brickwork and position of the drive are not considered important to the occupiers and are acceptable as they stand.

South Holland District Council have requested certain landscaping details for this property and some of these are causing concern.

It is noted that Ash trees are to be grown at both the front and rear of the property. It seems inappropriate to have trees five time the height of the building in the situation shown on the plans. I have not been convinced that the roots will not have an effect on the trees surroundings:- the driveway, the soakaway, the boundary bank and fence. IF it is considered necessary to have trees at these points could the planning committee please consider the possibility of substituting something more appropriate such as flowering cherry.

The plans call for a hedge to be grown on three sides of the plot. Upon speaking to the neighbours it has been discovered that nobody here wants hedging. The developers have provided very adequate fencing to the sides and rear and if this could be retained without addition it would be ideal. Obviously, when the developers were informed that a hedge would be required, they had to put up a fence to cover the period of several years that it would take a hedge to mature. Because there is a drain to the rear and a small bank between the property and the fields a fence cannot be situated on the boundary and has been placed well within the area of the property shown on the plans; for example at the rear the filled-in

Evergreen
ENVIRONMENT PROTECTION

drain could not support a fence and it has been placed on the bank nearest the development.

If it is still felt that there is a requirement for a hedge for aesthetic reasons please note that the fencing is well within the boundaries of the property and it would be far preferable to the occupants for the hedging to be placed outside the existing fencing.

Yours faithfully,

p.p....
Mr L J Thompson

Evergreen
ENVIRONMENTALLY FRIENDLY

Application/Project Details:

B23/0651/92 Planning ref:

Kings Quality Homes

Erection of 3 No residential dwellings

Cranesgate
Whaplode St Catherine
Spalding

Job details: PLOT 3 Holkham bungalow
3 bed bungalow integral garage
Job 1892 Inspection no 3830

COMMENCEMENT REPORT

The above development has been commenced.

NOTES/ PROBLEMS

1.	Planning permission not on file	✓
2.	There appears to be an outstanding matter on a planning condition.	
3.	The development appears to be satisfactory.	
4.	The development appears unsatisfactory.	
	Permitted development etc.	

Signed..... Building Inspector

Date ...14/9/92.....

NOTES:

Application/Project Details:

B23/0651/92 — Planning ref:

Kings Quality Homes

Erection of 3 No residential dwellings

Cranesgate
Whaplode St Catherine
Spalding

Job details: PLOT 2 Lincoln bungalow
3 bed bungalow integral garage

Job 1891 Inspection no 3829

COMMENCEMENT REPORT

The above development has been commenced.

NOTES/ PROBLEMS

1.	Planning permission not on file	✓
2.	There appears to be an outstanding matter on a planning condition.	
3.	The development appears to be satisfactory.	
4.	The development appears unsatisfactory.	
	Permitted development etc.	

Signed. ..... Building Inspector

Date 14/9/92.

NOTES:

Application/Project Details:

B23/0651/92 Planning ref:

Kings Quality Homes

Erection of 3 No residential dwellings

Cranesgate
Whaplode St Catherine
Spalding

Job details: PLOT 1 Holkam (handed)
3 bed bungalow integral garage

Job 1890 Inspection no 3828

COMMENCEMENT REPORT

The above development has been commenced.		NOTES/ PROBLEMS
1. Planning permission not on file	✓	
2. There appears to be an outstanding matter on a planning condition.		
3. The development appears to be satisfactory.		
4. The development appears unsatisfactory.		
Permitted development etc.		

Signed..... Building Inspector

Date 14/09/92

NOTES:

Our ref: GT/93/1/SH/0229/SHG

Date: 27 August 1993

NRA

National Rivers Authority
Anglian Region

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

Dear Sir

PLANNING APPLICATION NO. H23/0773/93

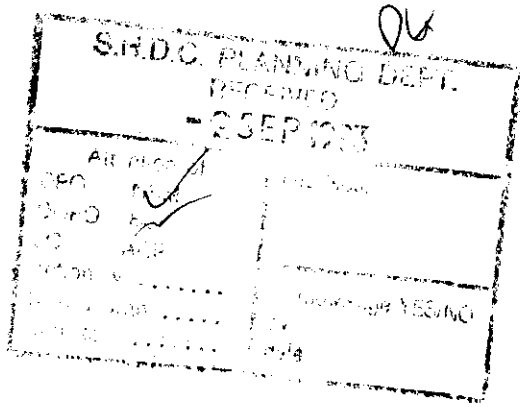
PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: CRANESGATE, WHAPLODE ST CATHERINES
APPLICANT: KINGS QUALITY HOMES

I refer to the above planning application and would advise as follows:

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully,

R. F. MORGAN
Planning Manager



GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TI
Tel: (0522) 513100
Telefax: (0522) 512927

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: H23/0773/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

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

Description: Residential development

Location: Cranesgate Whaplode St Catherines
Spalding Lincs

Type: FULL

Date received: 12-AUG-93

17-AUG-93

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 31-AUG-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

RECEIVED
- 2 SEP 1993

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Two of these dwellings are already occupied. Although we have no objections to these versions, they are already in situ. Therefore the original plans were not adhered to. We feel that care should be taken to make sure buildings are correct when built.

Signed: Catherine Bettinson.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0093/93

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		

2. Address or location

Skansgate, Sharlode St Gathrines

3. Name, classification and number of road

U

4. Date application referred 19-8-93

5. State whether outline, detailed application etc.

Full

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

Residential Dwg

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: 19/8/93 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

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla[illegible] & Building Control Department,
Co[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3125
Date received : 12-AUG-93

Received from

Kings Quality Homes

Address

Holbeach Manor
Fleet Road
Holbeach
Spalding

Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

Cash/Cheque : Cheque

Signed.....H. Lowe..
(Authorised Collector)

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

11 August 1993

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

SOUTH HOLLAND D.C.
PLAN DEPT.
12 AUG 1993
REF 0773/93

For the attention of Mr David Gedney

Dear Sir

KINGS QUALITY HOMES
RESIDNETIAL DEVELOPMENT: CRANESGATE, WHAPLODE ST CATHERINES

Further to your letter dated 3 August 1993 please find enclosed our planning application for the above development as requested.

The site comprises three bungalows detailed within the development plan and additionally shows the proposed landscaping. The proposals reflect the single storey nature of the existing development in the locality and also provides for large front and rear private gardens.

An early conclusion to this application would be gratefully received but should you require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 19th April, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. B.A. Paul
Mr. T. Barker	Mr. J.A. Dobney	Mr. N.H. Pepper
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. W.D. Skells
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. D.A. Tennant
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. N.P. Judge, MBE	Mr. R.C. West
Mrs. D.F. Davies	Mr. A.E. Naylor	Mr. M.C. White

Councillor Mrs A.M. Newton attended the meeting as an ex-officio non-voting member.

The Chief Executive, the Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

An apology for absence was received on behalf of Councillor N.I. Capes.

216. MINUTES

The Minutes of the meeting held on 30th March, 1994 were signed by the Chairman as a correct record.

217. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

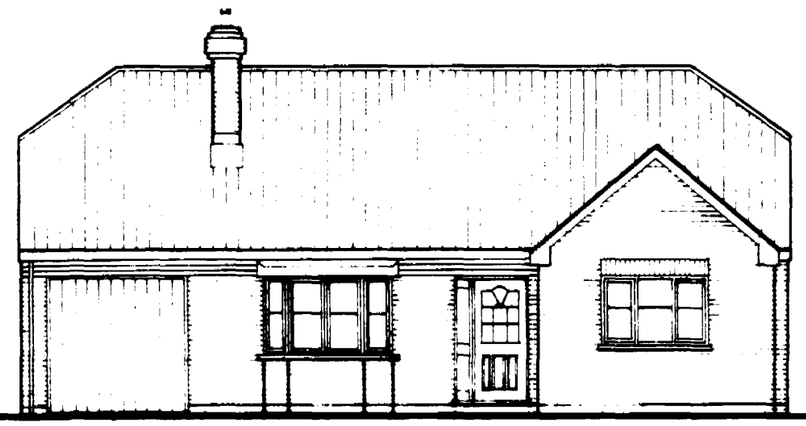
(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan. No and Applicant	Proposal
H23/0773/93 Kings Quality Homes	Residential development at Cranesgate, Whaplode St Catherine.

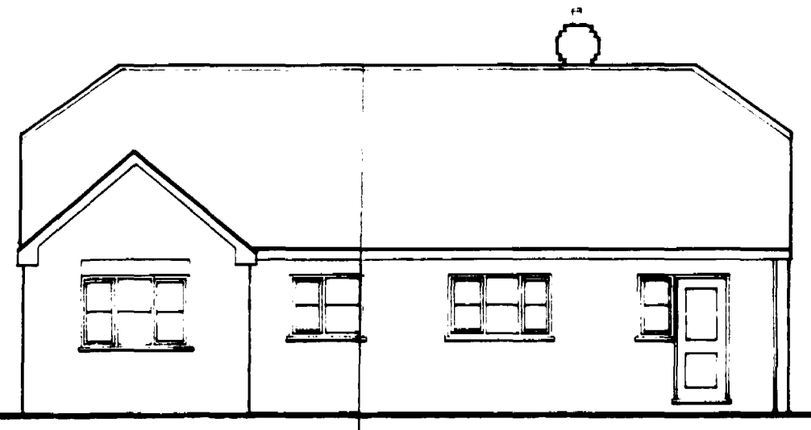
(It was also agreed that the Director of Planning and Building Control Services write to the occupiers of the properties the subject of the application explaining the background of the situation and the reasons behind the Committee's present decision.)

(Councillor Mrs A.M. Newton entered the meeting during consideration of the above application.)

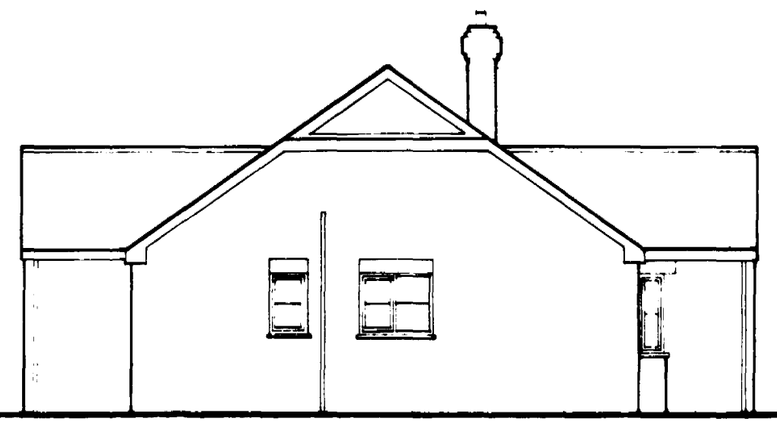


Front Elevation

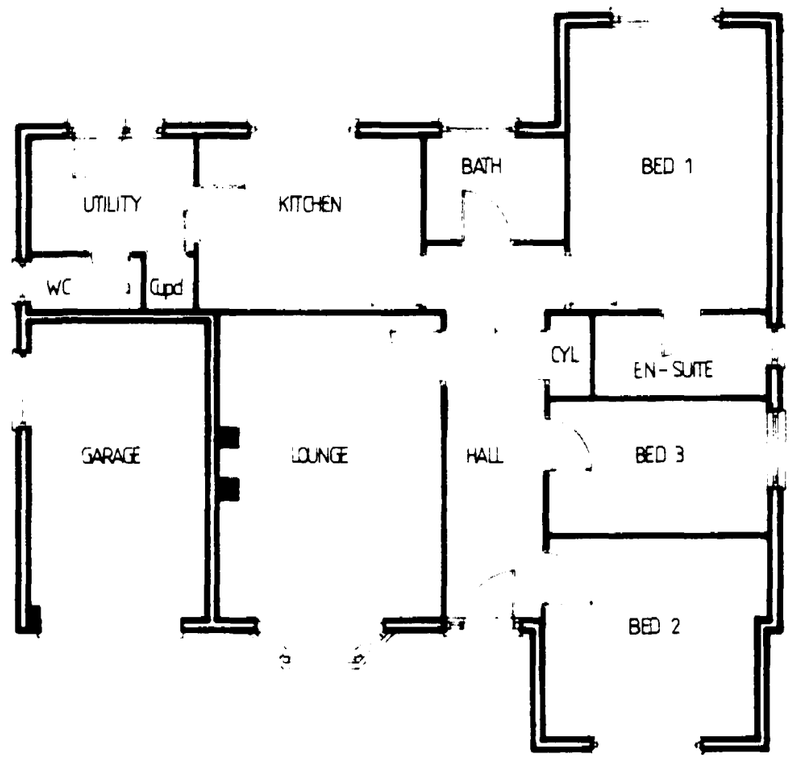
PLOT 3, Garage door style 'Elizabethan' by Wessex
PLOT 3, Front door style 'Lindsey' by John Carr



Rear Elevation

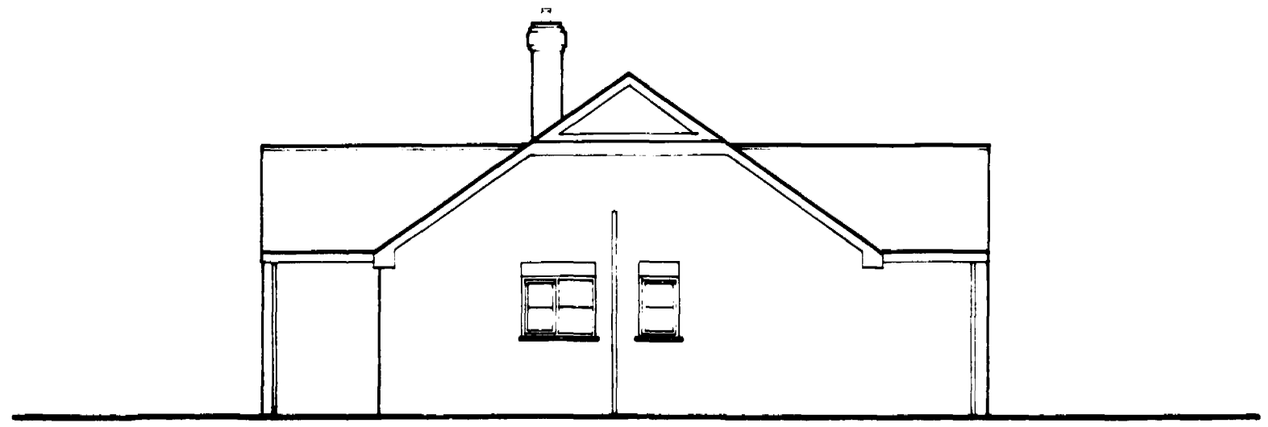


Side Elevation



Ground Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
12 AUG 1993
REF ...0773/93.



Side Elevation

Client,

KINGS QUALITY HOMES

DRAWING 2B.
11 AUG 1993
ISSUED

Drawing Title,

HOLKHAM
Plot 1 (Handed) & Plot 3

Revisions,

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

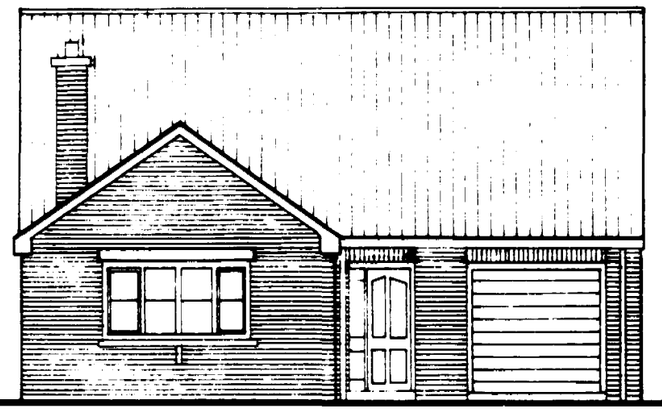
Scale, 1:100

Date, May '92

Drawn, G.J.

Drawing No, 148/47/7

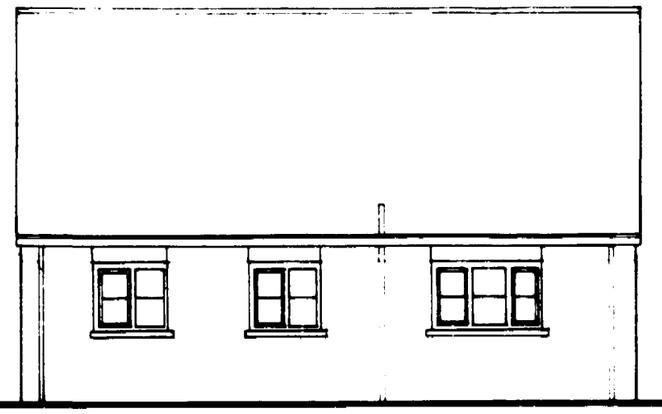
Robert Doughty
Chartered Town Planner and Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs NG34 0RA Tel (0529 21) 646/7



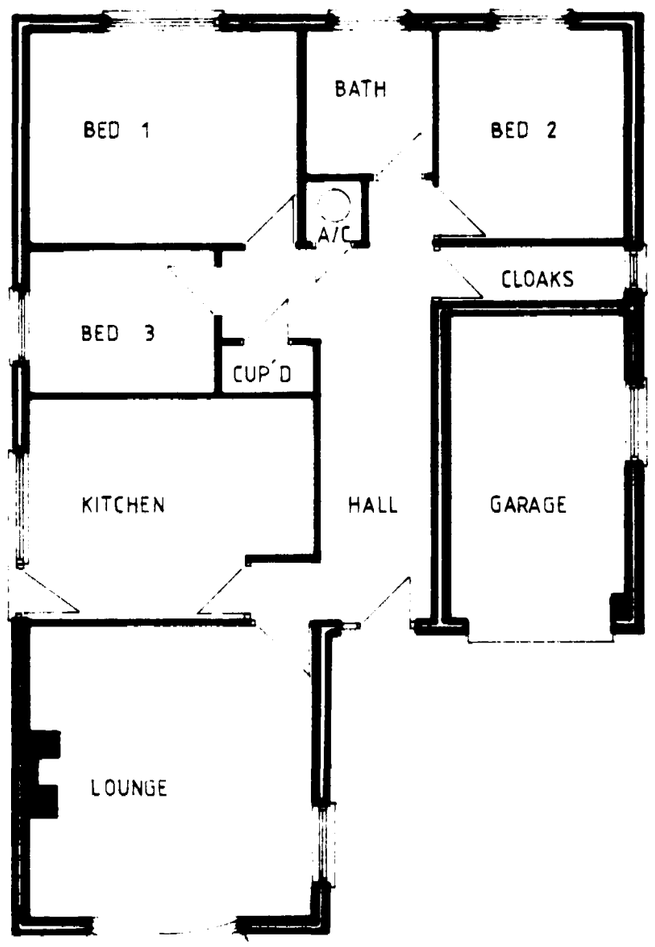
Front Elevation



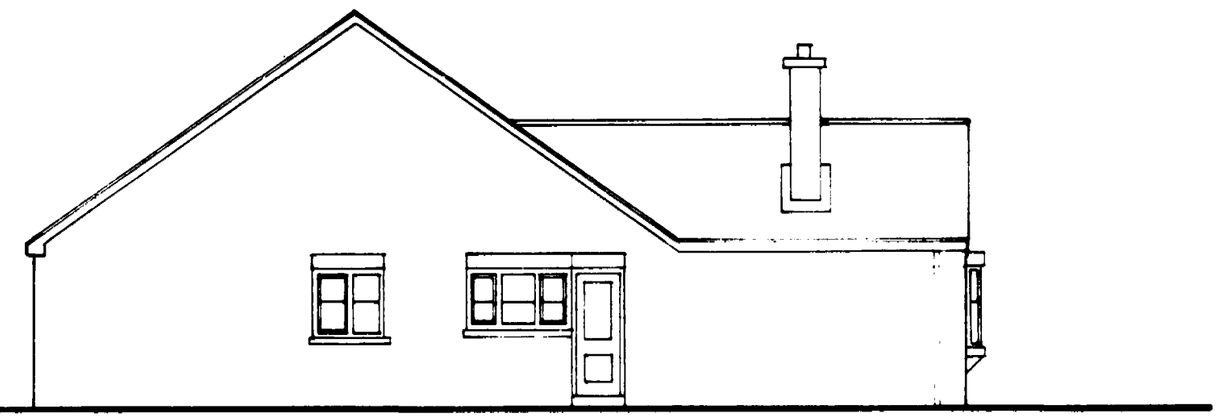
Side Elevation



Rear Elevation



Floor Plan



Side Elevation

SOUTH HOLLAND D.C.
PLAN DEPT.
12 AUG 1993
REF S773/93

DETERMINED
PLAN

Client

KINGS QUALITY HOMES

Drawing Title

LINCOLN
Plot 2

DRAWING
17 AUG 1993
ISSUED

Revisions

A: Eave details, window and door styles

Scale 1:100

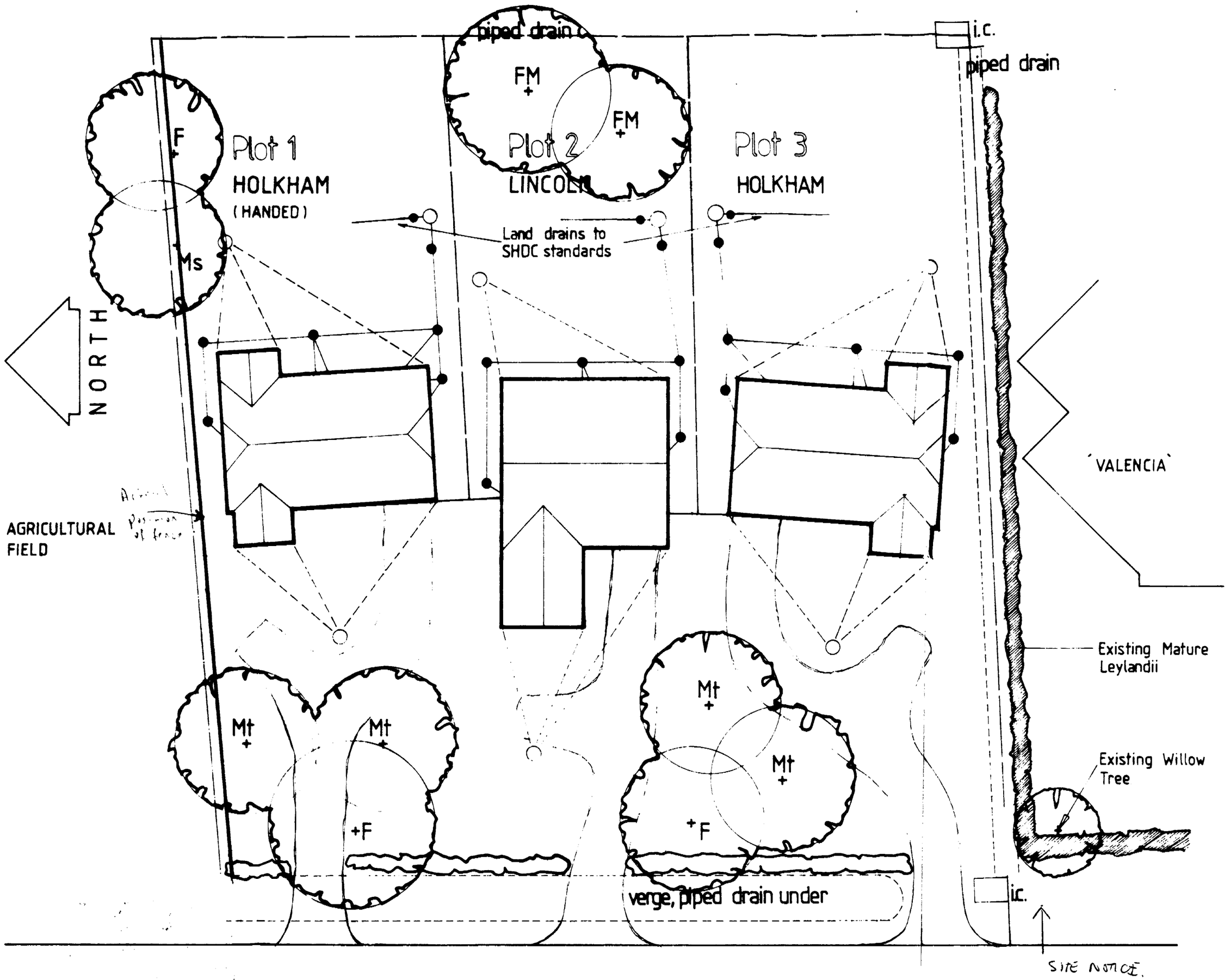
Drawn G.J.

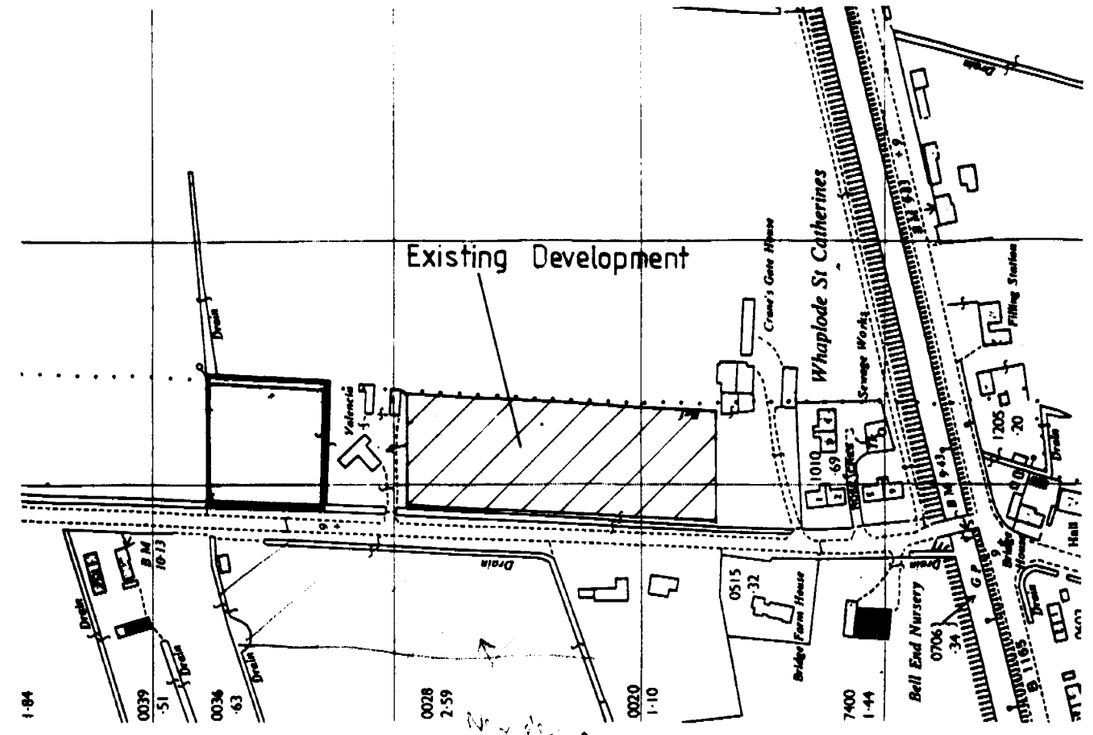
Date June '92

Drawing No 148/47/6

Robert Doughty
Chartered Town Planner and Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs.
NG34 0RA Tel (0529 21) 646/7

KINGS QUALITY HOMES





LOCATION PLAN (EQL)
Scale 1:2500 Crown Copyright Reserved

KEY

Soakaway / surface water drain
Septic Tank
Inspection chamber / foul drain
Existing Hedge
Proposed Hedge

Description	No.	Size	Remarks
TREES			
F Fraxinus excelsior	3		Std. staked/tied
Ms 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
Ilex aquifolium
Viburnum opulus
Cornus sanguinea
Ribes sanguineum
Ligustrum vulgare
Sambucus nigra

FENCING

—— —— —— 1800mm high
—·—·—·— 1200mm high

Tapestry 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 HOLLAND D.C.
PLAN DEPT.
12 AUG 1993
REF. H773/93

DRAWING 16
11 AUG 1993
ISSUED

DEVELOPMENT PLAN & LANDSCAPE DETAILS

REVISION	A	Foul drainage amended for Building Regs	30/9/92
REVISION	B	Plot 1: Driveway, Barn hips, Landscape details	16/7/93

DETERMINED
PLAN

KINGS QUALITY HOMES
CRANESGATE
WHAPLODE St. CATHERINE
Dwg No 1148//47/1B Scale 1:200 June 1992

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street Helpringham Sleaford Lincolnshire. NG34 ORA
Telephone Swaton (0529 21) 646/7