SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0857/93 Received:08-SEP-93 Type:CONDITION COMPLIANCE

Earlier Permission: H23/0887/92

Name: Nottingham Community Housing Association Ltd
12/14 Pelham Road
Sherwood Rise
Nottingham

Agent: NCHA Ltd Architects
12/14 Pelham Road
Sherwood Rise
Nottingham

Description: Soft landscaping proposals submitted (Condition 2 of H23/0887/92)
Location : Land off Mill Lane (Adj. Whaplode Primary School)
Whaplode Spalding Lincs

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

Director of Planning and Building Control Services
23-SEP-93 H23/0857/93

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)

L .N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Telephone: (0775) 761161
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SOUTH HOLLAND D.C.
PLAN DEPT.
08 SEP 1993
REF 0857/93

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0887/92 **Received:23-SEP-92** **Type:FULL**

Name: Nottingham Community Housing Association Limited
12/14 Pelham road
Sherwood Rise
Nottingham NG5 1AP

Agent: NCHA Ltd Architects
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 2 No 3/4 person 2 bed houses, 4 No 5 person 3 bed houses, 4 No 3 person 2 bed bungalows

Location : Vacant building land off Mill Lane (near Whaplode Primary School) Whaplode Spalding

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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

Reason: In the interests of visual amenity.

4 Before the occupation of any of the dwellings hereby approved, a screen fence of a height not less than 1.8 metres shall be erected along the common boundary of the site with the Whaplode River and part of the southern boundary of the site as shown on the approved plan.

Reason: In the interests of residential amenity.

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SOUTH HOLLAND DISTRICT COUNCIL

5 Before the commencement of the construction of the dwellings hereby approved, the visibility splays shall be provided as shown on the approved plan.

Reason: In the interests of highway safety.

6 Before the development is commenced, a plan shall be submitted to the Local Planning Authority showing a 1.8 metre footpath around the turning area (details to accord with the County Council's specifications) and the resiting of the dwellings 1 to 4, 3 metres back from that footpath.

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

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

Reason: In the interests of highway safety.

8 Before the occupation of the dwellings hereby approved, bollards shall be erected at the junction of the access way with the track which extends southwards from the existing garage block on the adjacent land to the north west. Such bollards shall be positioned so as to exclude vehicular traffic and shall be erected to the satisfaction of the Local Planning Authority.

In the interests of highway safety.

9 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: In the interests of residential amenity and to safeguard the interests of the highway authority in the interests of highway safety.

10 Before the occupation of dwellings 9 and 10, a 1.8 metre high fence shall be erected along the western boundary of the curtilage of dwelling No 9 (and along the return of that boundary to the dwelling itself) and also along the rear (southern) boundary of the curtilage of dwelling No 10.

Reason: In the interests of residential amenity.

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SOUTH HOLLAND DISTRICT COUNCIL

11 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roof tiles.

Reason: In the interests of visual amenity.

Notes to Applicant:

This permission relates to the amended plan No 2 received on 14 October 1992.

sgd B SMITH
Director of Planning and Building Control Services

30-OCT-92 H23/0887/92

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H23/0857/93

Date registered 08 SEP 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

NOTTINGHAM COMMUNITY HOUSING
ASSOCIATION LTD.
12/14 PELHAM ROAD
SHERWOOD RISE
NOTTINGHAM

Tel. No. (0602) 622531

NAME AND ADDRESS OF AGENT

(if form completed by agent)
NCHA LTD. ARCHITECTS
12/14 PELHAM ROAD
SHERWOOD RISE
NOTTINGHAM

Tel. No. 624244 (Contact) Mr. I. BROOMHALL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

VACANT BUILDING LAND OFF MILL LANE, WHAPLODE
(adjacent to Whaplode Primary School)

OFFICE COPY

Please complete

EARLIER APPLICATION No.

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

H23/0887/92

Please complete

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

Signed Ian Broomhall ..... Date 3. September. 1993.....

Please complete the section below.

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

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

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

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

State which details are submitted

SOFT LANDSCAPING PROPOSALS

State drawing no's relating to the current submission

Drg. No. 490149/02

State condition no. under which this application is required

Condition No. 2

OFFICE USE ONLY

Checking Officer: . .

	Yes	No
Application Acceptable	☐	☐
Consult Required	☐	☐
Enclosures Required		

ADMIN

Date Consult Sent

.....

Notes:

Signature ..... Date .....

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☑	☐

Details Accepted if different from Box 2:

Signature ..... Date 2/9/93 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

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

Conditions/Reasons: (cont overleaf)

See back of Con. Comp. form

DC INSTRUCTION SHEET

APPLICATION REF: H23/0857/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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: J. A Blackwell

Senior Officer Confirmed ..... Date.....13/7..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 08 SEP 1993

Registration

Reference H23/0657/93

Cross-Ref

Date 9/9

Validation

TYPE C. COMP

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet / 68 OS Plots
Grid ref 533030 184220

Ward
Parish

Inside IBD
Inside LP area

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology
AM Ancient Mon
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres ☐

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

Linked to site Ref / 632 ☐
Linked to property Ref ☐

Dist Bound
Other:

Planning Records:
Earlier apps

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

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

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SOUTH HOLLAND DISTRICT COUNCIL

H23/0857/93

CONDITION COMPLIANCE

Applicant: Nottingham Community Housing
Tel: 0602 622531

Agent: NCHA Ltd Architects
0602 624244 I Broomhall

Description: Soft landscaping proposals submitted (Condition 2 of H23/0887/92)

Location: Land off Mill Lane
(Adj. Whaplode Primary School)
Whaplode
Spalding Lincs

Valid date:	08-SEP-93	Terminal date:	03-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	15-SEP-93	Report deadline:	12-OCT-93
Inspected by	22-SEP-93	Agreed TD Ext:	
Extra contacts	29-SEP-93	Case Officer:	
Report if not clear by 13-OCT-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE RECORD

Grid ref: 533020 324220
OS Sheet: 168 Parcel:

Whaplode Primary School Site

MILL LANE

70m along kerb vision splay

visibility splay

overhead elec. cable. extg.

2.400

land in Local Authority ownership

boundary fence 900 height

1.800 high fence

extg. garage block

existing field lane defined

existing fence line

boundary line defined

Note *
Existing Garage Block & surrounding land to be transferred from District Council ownership to Whaplode Parish Council ownership. Parish to continue to rent garages & to maintain & soft landscape surrounding land

proposed new access road and pavements.

new canal bridge/dyke

extg. trees to remain

extg. hedge

dotted line represents boundary

1.8m height close boarded fence

3 bed. 5person houses

low level post & rail fence to front gardens

3 bed 5person houses

2 bed 3/4 person houses

extg. conifer hedge

extg. boundary

visibility splay

vision sight line

70m along kerb

trees

bush

bush

bush

forest district intermediate land in Local Authority ownership

extg. bush

No 13

extg. hatched houses

boundary line dotted along extg. fence line with new beech hedge as shown

3.0m

1.8m

existing boundary fence & new hedge

extg. trees to remain

new access road and turning radius to be constructed to acceptable standards

extg. trees to remain

new beech hedge

boundary line dotted

2no. flowering trees

2no. Rowan trees

2 bed 5person bungalows

900 high timber fencing

1.8m height close boarded boundary fence.

1100 height horizontal fencing with unobtrusive bracing at rear see detailed drg.

boundary line dotted

2.000

3.00m length of 1.8m close boarded fence Note *

Note * trees & hedges to be planted within 2 metres from boundary fence. Requirement of

tractor access

north

Whaplode River

Note *
Existing overhead electricity supply and electrical pole with stays which is located on the proposed site, see 1:200 survey drawing, is to be re-located by East Midlands Electricity Board

Allow 1m distance between TOP of bank and 1.8m height close boarded boundary timber fence NCHA will remove and reinstate fence in the event South Holland Internal Drainage Board require to carry out maintenance works NCHA to enter into agreement with Drainage Board for relaxation of by-laws to allow fence to be erected

Beech hedge planting :-
Beech hedge planted in trench area that has had concrete bag (180 litre) per 12-15 velocities from. Hedge to be 450mm wide, staggered 2 to inside of existing fence line. Five plants per metre run.
The above doc applies to the hawthorne hedge planted adjacent to No 13

Note * tree planting :-
1. Mulch trees to conserve moisture & suppress weed growth
2. Roan trees to have upright growing habit
3. All tree to be 1m height secured to stakes

SOUTH HOLLAND D.C.
PLAN DEPT.
08 SEP 1993
REF H/93/1198

REVISED A. 2/9/93
Hedge planting trees added in accordance with Planners requirements

N C H A LTD ARCHITECTS

Housing at Whaplode for LRHA

Proposed 1:200 Block Plan

scale	drawn
1:200	
job no	drg no
410/91	02