SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0885/93 Received:30-SEP-93 Type:CONDITION COMPLIANCE

Earlier Permission: H23/0618/91

Name: S W & P Hoyes
"The Complex"
Churchgate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Layout of plots (Condition 1(b) of application H23/0618/91)
Location : Land off Churchgate 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:

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 4 November, 1993.

Please note it is the Authority's view that the 'zones of building' shown on the amended plans received on 4 November, 1993, should not be regarded as necessarily the total extent to which each plot may be covered by a building or buildings. The Authority reserves the right to deal with the development of each plot on its merits and the Authority will seek to ensure that such development provides for adequate space around buildings sufficient to ensure that the size and scale of the buildings is commensurate with the width of their respective plots.

Director of Planning and Building Control Services
10-NOV-93 H23/0885/93

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)

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only
Application No. H23/0885/93
Date registered 14 SEP 1993
Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S.W & P. HOYES.
"THE COMPLEX".
CHURCHGATE.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

0406 490800
Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF CHURCHGATE. WHAPLODE.

OFFICE COPY

Please complete

EARLIER APPLICATION No.

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

H23/0618/91.

Please complete

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

Signed G.R. Merchant Date 10.9.93

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

1(b) THE LAYOUT OF PLOTS.

State drawing no's relating to the current submission

SWH. 1A.

State condition no. under which this application is required

1(b).

Dc INSTRUCTION SHEET

APPLICATION REF: H23/0885/9[illegible]

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: 1/500 SCALE PLAN SHOWING:-
(1) 'FOOTPRINT' OF INDIVIDUAL BUILDINGS ON THE PLOTS
(2) - DETAILS of CAR PARKING ON THE INDIVIDUAL PLOTS.

Other.....

Direction authorised by Senior Officer..... Date...2.9.9

Revalidation after Direction

Information satisfactory Signed..... Date...3.9.9

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:

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

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:

RECONSULTS
Press
PC
WM
Residents

Case Officer :
Senior Officer Confirmed .....

Date.....

Recorded DC....

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 8/11/93.

Notes:

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

Conditions/Reasons: (cont overleaf)

SN1 – AMENDED PLANS RECEIVED ON 4/11/93
PLEASE ADD FOLLOWING NOTE ON APPROVAL:—

NOTE

SEE OVERLEAF

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 14 SEP 1993

Registration

Reference H23/0885/93

Cross-Ref

Date 15-SEP-93 2AC

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 137 OS Plots
Grid ref 5[illegible] 3[illegible]

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 1651 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 6155/811

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0885/93

Applicant: S W & P Hoyes
"The Complex"
Churchgate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Layout of plots
(Condition 1(b) of application
H23/0618/91)

Location: Land off Churchgate
Whaplode
Spalding
Lincs

Amendment: Amended building 'zone' details of plot layouts

08-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 30-DEC-93, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated 8/11

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other –

None ☑

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 8/11/93

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated: 8/11

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H23/0885/93

Date registered 04 NOV 1993

Case Officer JS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S. W & P. HOYES.
"THE COMPLEX".
CHURCHGATE.
WHAPLODE.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

G. R MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.

0406 490800. Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHURCHGATE. WHAPLODE.

Please complete

EARLIER APPLICATION No.

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

H23/0885/93.

Building Regulation reference relating to same development.

N/A.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans

[✓]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

[ ]

State whether amendment has been requested by the Council

[ ]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

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

Signed G. R. Merchant Date 3-11-93.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT. LAYOUT OF PLOTS - CONDITION 1(b) of APPLICATION H23/0618/91

As **NOW PROPOSED**, if different

—

State details of amendments proposed

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

AMENDED BUILDING 'ZONE' DETAILS OF PLOT LAYOUTS.

State drawing no's of the current submission

—

State Officer dealing with the application, if known.

J. BLACKLOCK.

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

—

File Note

19 October 1973

meeting with Mr R. Maclaurin and Mr S. Hogan

Agreed :- Area reserved for building shall be shown on each plot, each area to be the logical outcome of identifying parameters and constraints - garden length rears; building lines; parking; access (possibly with joint accesses); reserved areas of open space along common boundaries. No ~~building~~ footprint of building to be shown.

Mr Maclaurin to submit revised plans - near boundaries of properties to coincide with boundaries of original outline permission.

FILE NOTE

H23/885/93

11th October 1993

Discussion with Bob Merchant.

1. Footprints of proposed dwellings are unrealistic i.e. no specific proposals in mind.

2. Applicant wants to create context in which potential clients individual designs can be accommodated, therefore he able to respond to different clients as opposed to standard dwelling types.

3. Suggested to Bob Merchant that client requests deferment and discuss submission of details in respect of access, garage, turning areas etc. screening, main aspect of dwelling, i.e. front and rear, measures to avoid overlooking, landscaping, protection of privacy etc. - resulting in identifying the area within which the detailed submission could confidently be predicted.

B. Smith
Director of Planning and
Building Control Services

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H23/0885/93
Our ref : GRM/JJM/SWH

12th October, 1993.

S.H.D.C.,
planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

RESIDENTIAL DEVELOPMENT, CHURCHGATE, WHAPLODE,
LAYOUT OF PLOTS - CONDITION 1(b) OF APPLICATION H23/0618/91.

Further to my meeting on Monday 11th October with Mr Brian Smith, could you please defer the above application for further consultation as requested.

Yours faithfully,

G.R. Merchant.

S.H.D.C. PLANNING DEPT.
17 OCT 1993

NOTE

Please note it is the Authority's view that the 'zones of building' shown on the amended plans received on 4/11/93. should not be regarded as necessarily the total extent to which each plot may be covered by a building or buildings. The Authority reserves the right to deal with the development of each plot on its merits and the Authority will seek to ensure that such development provides for adequate amount buildings sufficient to ensure that the SIZE AND scale of the buildings is commensurate with the width of their respective plots.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: J Blacklock
Senior Planning Assistant

TO: Director of Planning and
Building Control Services

REF: JB/SAH H23/0885/93

REF:

DATE: 8 October 1993

SUBJECT: Application H23/0885/93 - Condition Compliance,
S W & P Hoyes, Land off Churchgate, Whaplode,
Layout of Plots

I think you should be aware of the following in discussing this application with Bob Merchant.

The original outline planning permission H23/1106/90 appears to relate to a site which excludes the adjacent farm access (dismantled railway). However, in the subsequent planning permission (H23/0618/91) approving a modification to allow separate submission of reserved matters, the Authority would appear to have accepted a larger site, ie. the inclusion of the said farm access.

Moreover, in an approval of a reserved matter relating to landscaping at the site's perimeter, application H23/0618/91/C1 approved on 17 December 1991, landscaping has been approved on the alignment of this farm access, the submitted plan indicating a re-alignment of the access itself. This re-alignment is also shown on the plan submitted with the current application.

J Blacklock
Senior Planning Assistant

Letter from B Merchant to defer
Pending discussion with DB.

6/10

APPLICATION REFERENCE: H23/0885/93 DATE RECEIVED: 30-SEP-93

TYPE: Condition Compliance

DESCRIPTION: Layout of plots (Condition 1(b) of application H23/0618/91)

LOCATION: Land off Churchgate, Whaplode

APPLICANT: S W & P Hoyes AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Refusal of application.

RECOMMENDATION

Refusal.

1 *In the opinion of the Local Planning Authority, the proposed layout of plots would contribute an over-intensive form of development by virtue of the size of the ground plan of some of the proposed dwellings in relation to the size of their respective plots and consequent lack of private amenity space attaching to those dwellings. Such a form of development, therefore, would be prejudicial to the visual amenities of this rural area.*

COMMENTS

1 The application is for approval of details required by Condition 1(b) of planning permission ref: H23/0618/91 - namely, layout of plots.

2 The details submitted relate not only to the individual plot boundaries but also the ground plan or 'footprint' of the individual dwellings, 7 in number.

3 Application H23/0691/91 was a Section 73 application to modify the terms of an outline to allow separate submission of reserved matters for residential development; the applicant wished the plots to be developed individually under separate reserved matters. The details submitted showed 7 plots but with no ground plans of dwellings shown.

4 The original outline permission (H23/1106/90) was approved in December 1990 and provided for 8 plots; details of the siting of the dwellings were reserved for subsequent approval. No condition was imposed concerning the type of dwelling approved.

5 Whilst it is appreciated the applicant still wishes to develop on an incremental basis, it was considered necessary to insist upon details of the siting of the dwellings so that a composite view could be obtained of the development as a whole.

6 It is considered the submitted details are unacceptable as four of the dwellings (Plots 2, 34 and 7) are too large in terms of their ground floor for their respective plots. Whilst it is accepted some of the plots are of restricted depth, the restriction is not such as to preclude viable alternative layouts utilising smaller individual units or an element of semi-detached housing.

H23/0885/93

Reason for Committee Consideration

Refusal of Application.

Recommendation

Refuse.

In the opinion of the LPA the proposed layout of plots would constitute an overintensive form of development by virtue of the size of the proposed dwellings in relation to the size of their respective plots and consequent lack of private amenity space attaching to those dwellings. Such a form of development, therefore, would be prejudicial to the visual amenities of the area.

Comment

@ the application is for approval of details required by condition 1(b) of ~~the~~ planning permission

ref H23/0618/91 on roads, layout of plots.

(b) The details submitted relate not only to the individual plot boundaries, but also the ground plan or 'footprint' of the individual dwellings, 7 in number.

(c) Application H23/0691/91 was a Section 73 application to modify the terms of the outline to allow separate submission of reserved matters for residential development: the applicant wished the plots to be developed individually under separate reserved matters. The details submitted showed 7 plots but not the ground plans of dwellings shown.

(d) The original outline permission (H23/1106/90) was approved in December 1990 and provided for 8 plots: details of the siting of the dwellings were reserved for subsequent approval. No condition was imposed concerning the type of dwelling approved.

(e) Whilst it is appreciated the applicant still wishes to develop on an incremental basis, it was considered necessary to insist upon details of the siting of the dwellings as a composite which could be attached if the development as a whole.

(f) It was considered the submitted details are unacceptable as four of the dwellings (Plots 2, 3, 4 and 7) are

too large in terms of their ground plan for their respective plots. Whilst it is accepted some of the plots are of restricted ~~depth~~ depth the restriction is not such as to ~~[illegible]~~ preclude viable alternative layouts ~~[illegible]~~ UTILISING smaller individual units or an element of semi-detached housing

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: H23/0885/93

Applicant: S W & P Hoyes
"The Complex"
Churchgate
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Layout of plots
(Condition 1(b) of application
H23/0618/91)

Location: Land off Churchgate
Whaplode
Spalding
Lincs

Type: CONDITION COMPLIANCE Date received: 14-SEP-93

22-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of 1:500 scale plans showing:
(a) 'Footprint' of individual buildings on the plots.
(b) Details of car parking on the individual plots.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

SOUTH HOLLAND D.C.
PLAN DEPT
30 SEP 1993
REF Valid

Yours faithfully

Principal Planning Officer

Returned 27.9.93

Layout OK - highway terms
CB 30/9/93.

S Hoyes phoned 27/9/93. He enquired about need for the further information give his desire to sell individual plots. I explained need to establish basic parameters for development of site, particularly size of dwellings, distances between facing windows, and relationships between new properties at east of site.

Mr. Hoyes asked what he should instruct his agent to do, and I advised a meeting with JB Clarklock or myself.

27/9

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: H23/0885/93

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"The Complex"
Churchgate
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Agent: G R Merchant
4 Chapel Gardens
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Description: Layout of plots
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Type: CONDITION COMPLIANCE Date received: 14-SEP-93

22-SEP-93

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Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

BRIAN TH 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: H09/0753/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 09-SEP-93

15-SEP-93

Dear Cllr D S Venni

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 22-SEP-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

SHDC PLANNING DEPT.
20 SEP 1993

I request that this application be considered by Planning Committee, because I am seriously concerned at the impact of this intensive development with both pedestrian and vehicular traffic increased on to a very narrow road with no footpath at the North East road and that on the South a narrow foot path has to use the road

Signed: If granted there should be a major road improvement BEFORE development takes place.
These comments should also be applied to application H09/0752/93

Date: 16/9/93

Note to Brian Smith - DPBCS

From J. Shrestwood - Senior Planning Assistant

Re: application H23/0885/93 — Condition Compliance

I think you should be aware of the following in discussing this Application with Prof Rhealant.

The original outline planning permission H23/1006/90 appears to relate to a site which excludes the alignment from access (dismantled railway).

However, in the subsequent planning permission (H23/0618/91) approving a modification to allow separate submission of reserved matters, the Authority would appear to have accepted a larger site - ie the inclusion of the said former access.

Moreover, in an approval of a reserved matter relating to landscaping at the site's perimeter - application H23/0618/91/C1 approved on 17/12/91 - landscaping has been approved on the alignment of this former access, the ~~plan~~ submitted plan indicating ~~a~~ the alignment of the ~~line~~ access itself. This re-alignment is also shown on the plan submitted with the current application.

~~[illegible]~~

JF

ACCESS TO HIGHWAY.
to REQUIREMENTS OF L.C.C HIGHWAYS DEPT.
VISIBILITY SPLAYS 2.4 x 70. ENTRANCE KERB RADII. 7.5M.
SHADED PART OF SPLAY TO BE DESIGNATED TO HIGHWAY AS VERGE.

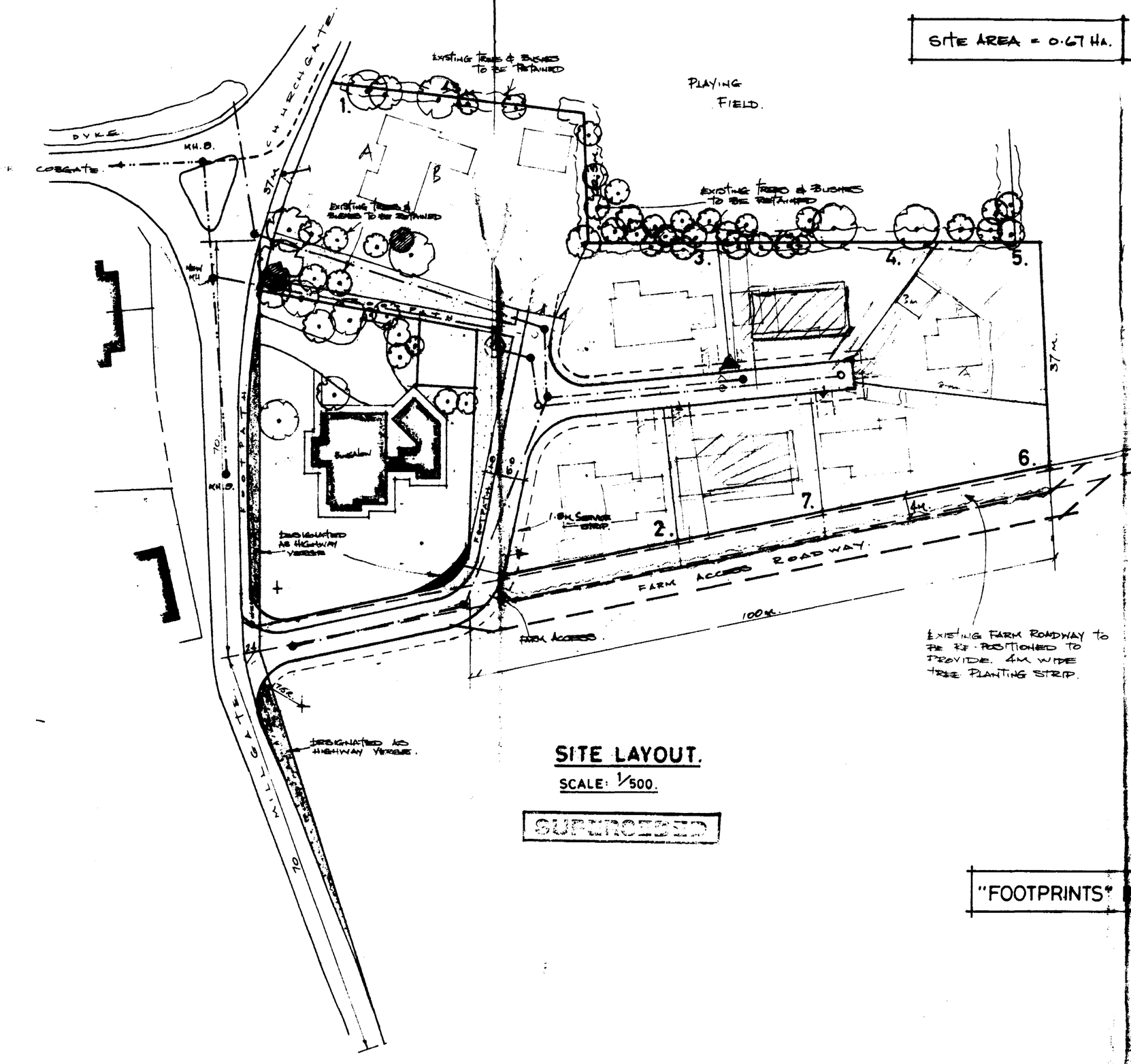
ACCESS ROAD.
to REQUIREMENTS OF L.C.C HIGHWAYS DEPT.
5.0M CARRIAGEWAY. 1.8M FOOTPATH.

FOUL DRAINAGE.
TO PUBLIC FOUL SEWER IN CHURCHGATE
SUBJECT TO APPROVAL OF S.H.D.C. TECH' SERVICES DEPT
& CONSENT FROM N.R.A.

ROOF DRAINAGE.
to 'ON-SITE' BRICK RUBBLE SOAKAWAYS
SUBJECT TO POROSITY TESTS.

SURFACE WATER (ROAD)
TO SURFACE WATER SEWER TO OUTFALL
INTO OPEN DYKE IN CORBATE SUBJECT TO APPROVAL
OF S.H.I.D.B.

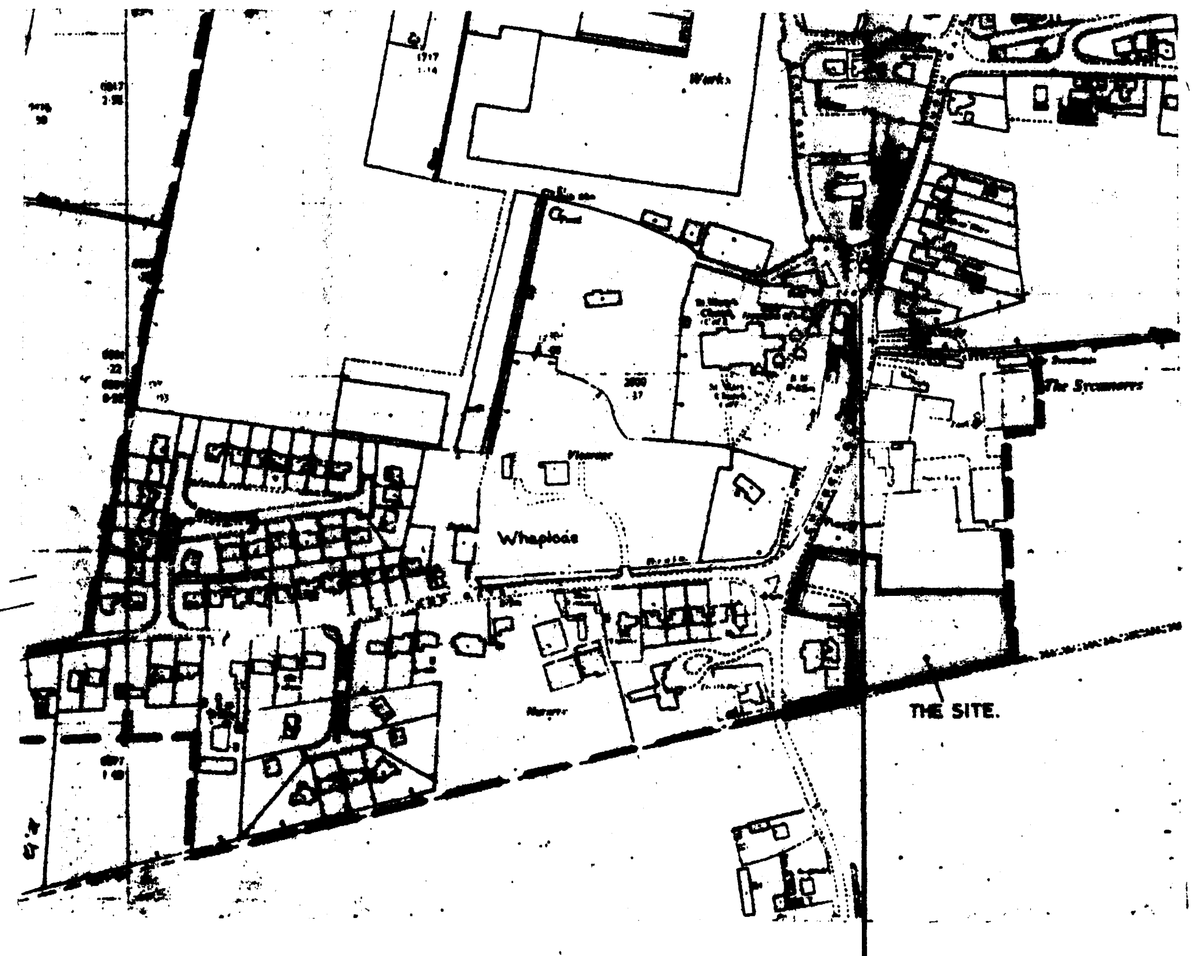
SITE AREA = 0.67 Ha.



SITE LAYOUT.
SCALE: 1/500.

SUPERCEDED

"FOOTPRINTS" INDICATIVE ONLY.



LOCATION PLAN.
SCALE: 1/2500.

GENERAL LAYOUT.

SUPERCEDED

B 25.9.98 'FOOTPRINTS' OF DWELLINGS
A 16.4.91. ROADS & SEWERS.

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT.
LAND OFF CHURCH GATE.
WHAPLODE.

SOUTH HOLLAND D.C.
PLAN DEPT
29 SEP 1993
REF 985/93

CLIENT:
S.W. HOYES
THE COMPLEX
CHURCH GATE
WHAPLODE.

SCALES: AS INDICATED.
DATE: SEPT 1990.
G.R.MERCHANT.
DRAWING No.: SWH. 1B.
REVISIONS: A.B.

Access to Highway. to Requirements of L.C.C. Highways Dept. Visibility Splays 2.4 x 70. Entrance Kerb Radii. 7.5m. Shaded part of splay to be designated to Highway as Verge.

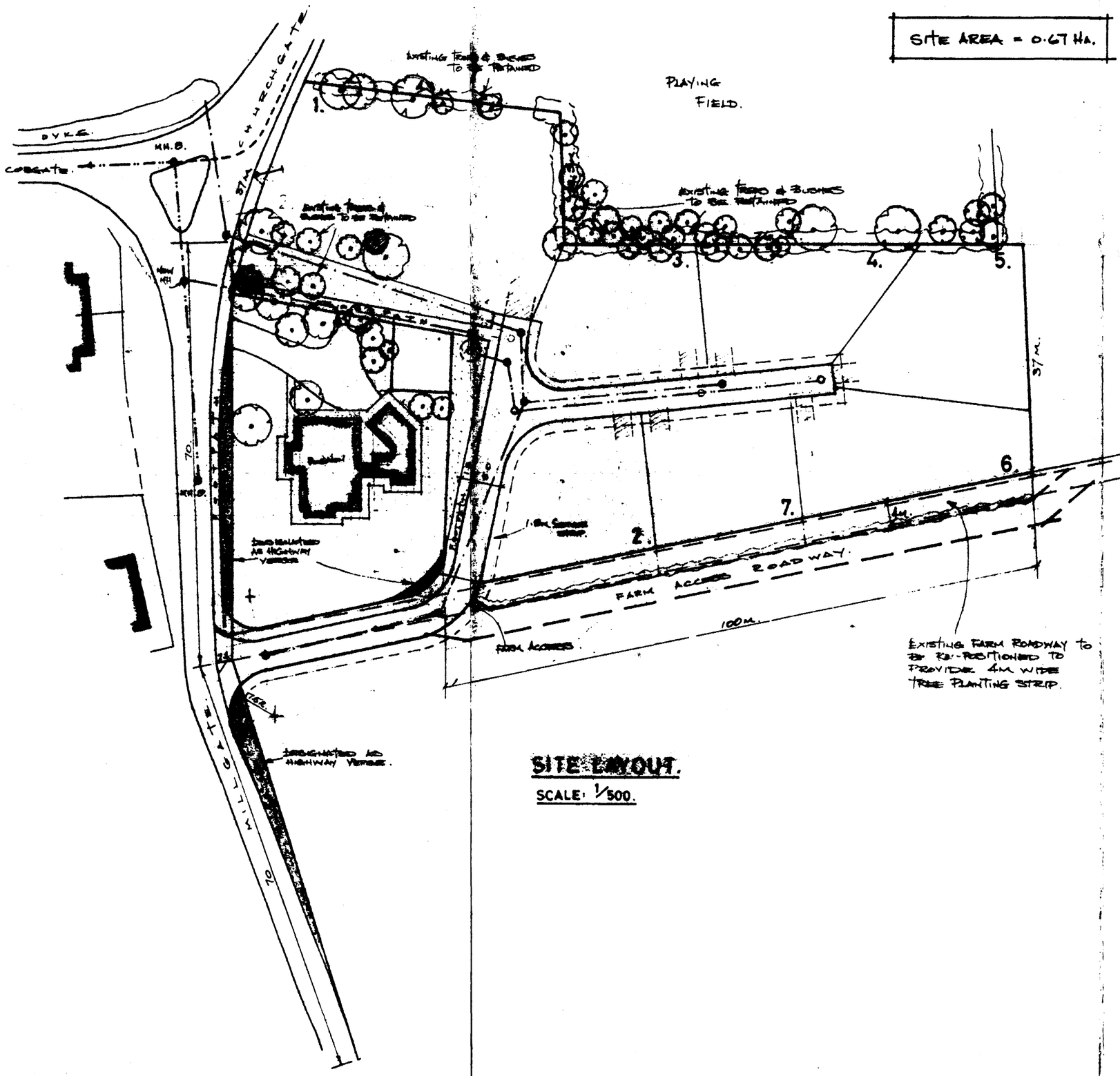
Access Road. to Requirements of L.C.C. Highways Dept. 5.0m carriageway. 1.8m Footpath.

—o— **Foul Drainage.** to Public Foul Sewer in Churchgate subject to Approval of S.H.D.C. Tech' Services Dept & Consent from N.R.A.

Roof Drainage. to 'on-site' brick rubble soakaways subject to Porosity Tests.

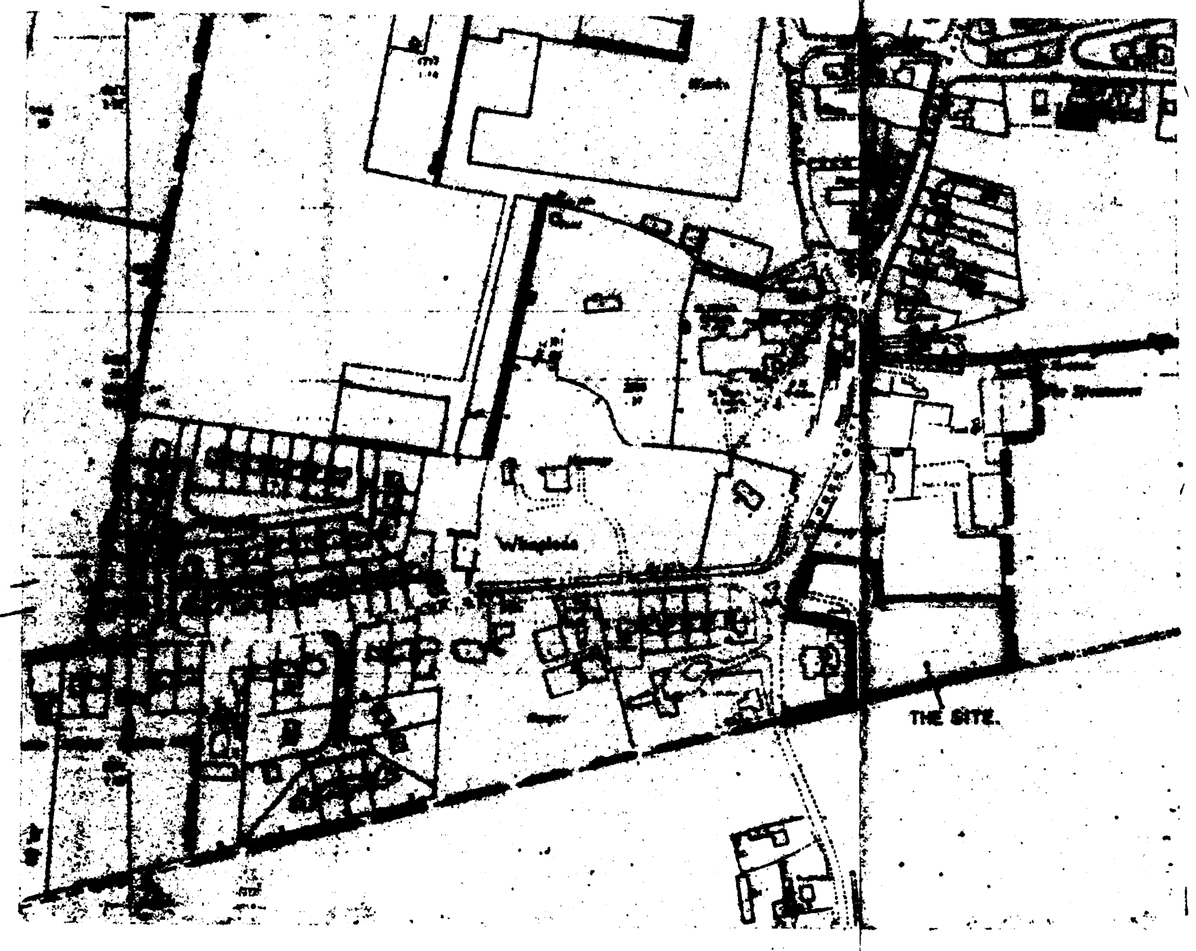
—•— **Surface Water (Road)** to Surface Water Sewer to outfall into open dyke in Corbetts subject to Approval of S.H.I.D.B.

SITE AREA = 0.67 Ha.



SITE LAYOUT.

SCALE: 1/500.



LOCATION PLAN.

SCALE: 1/2500.

GENERAL LAYOUT.

DETAILED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 14 SEP 1993 REF 0885/93

A 16.4.93 Setup & Streets

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370666.

PROJECT:
Residential Development.
Land off Church Gate.
Whaplode.

CLIENT:
S.W. Hoyes.
The Complex.
Church Gate.
Whaplode.

SCALES:	DATE:
As Indicated.	Sept 1993
G.R. Merchant.	DRAWING No.: SW4. 1A

REVISIONS:
A

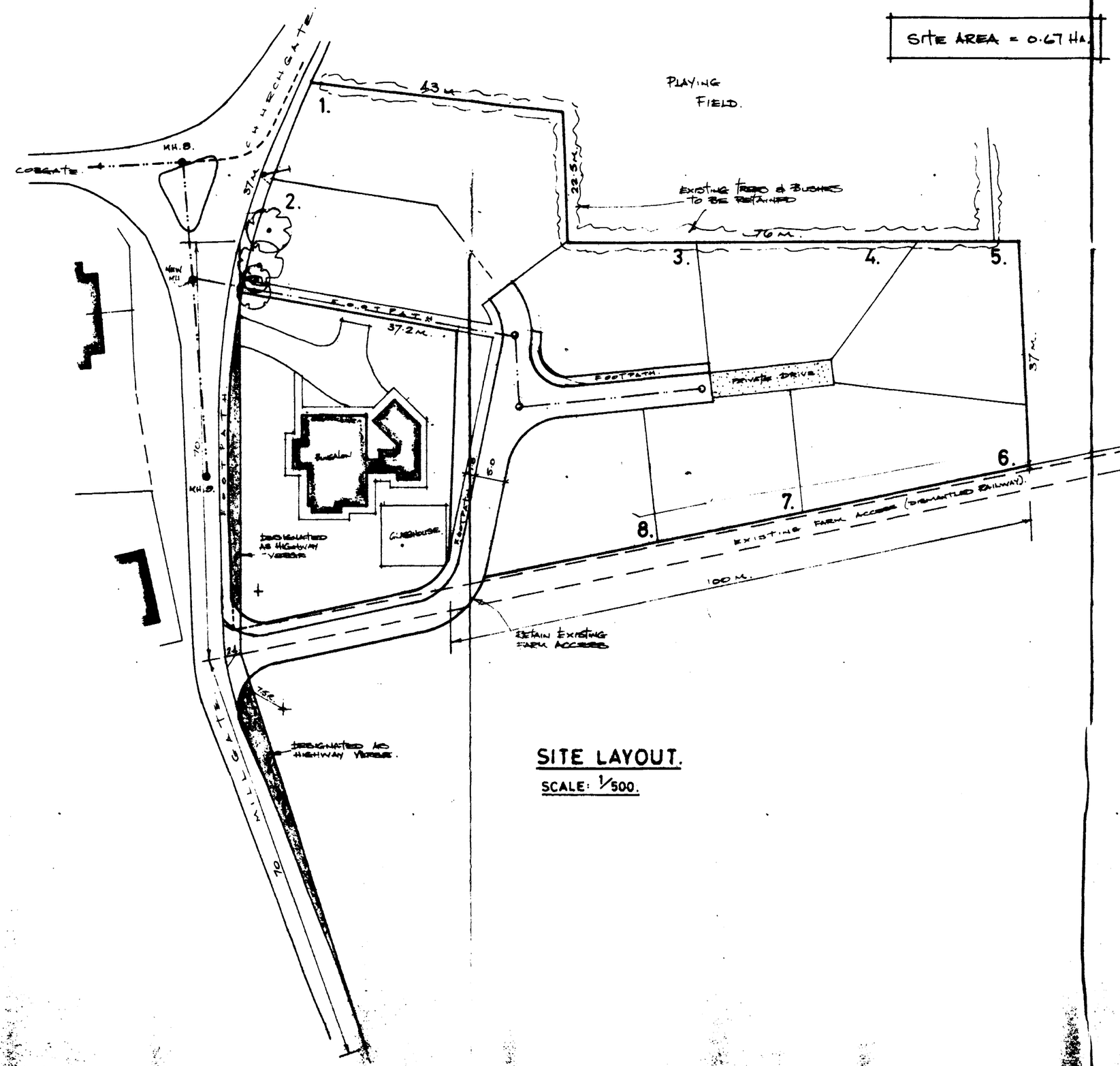
ACCESS TO HIGHWAY.
to REQUIREMENTS OF L.C.C. HIGHWAYS DEPT.
VISIBILITY SPLAYS 2·4 x 70. ENTRANCE KERB RADII. 7·5M.
SHADED PART OF SPLAY TO BE DESIGNATED TO HIGHWAY AS VERGE.

ACCESS ROAD.
to REQUIREMENTS OF L.C.C HIGHWAYS DEPT.
5·0M CARRIAGEWAY. 1·8M FOOTPATH.

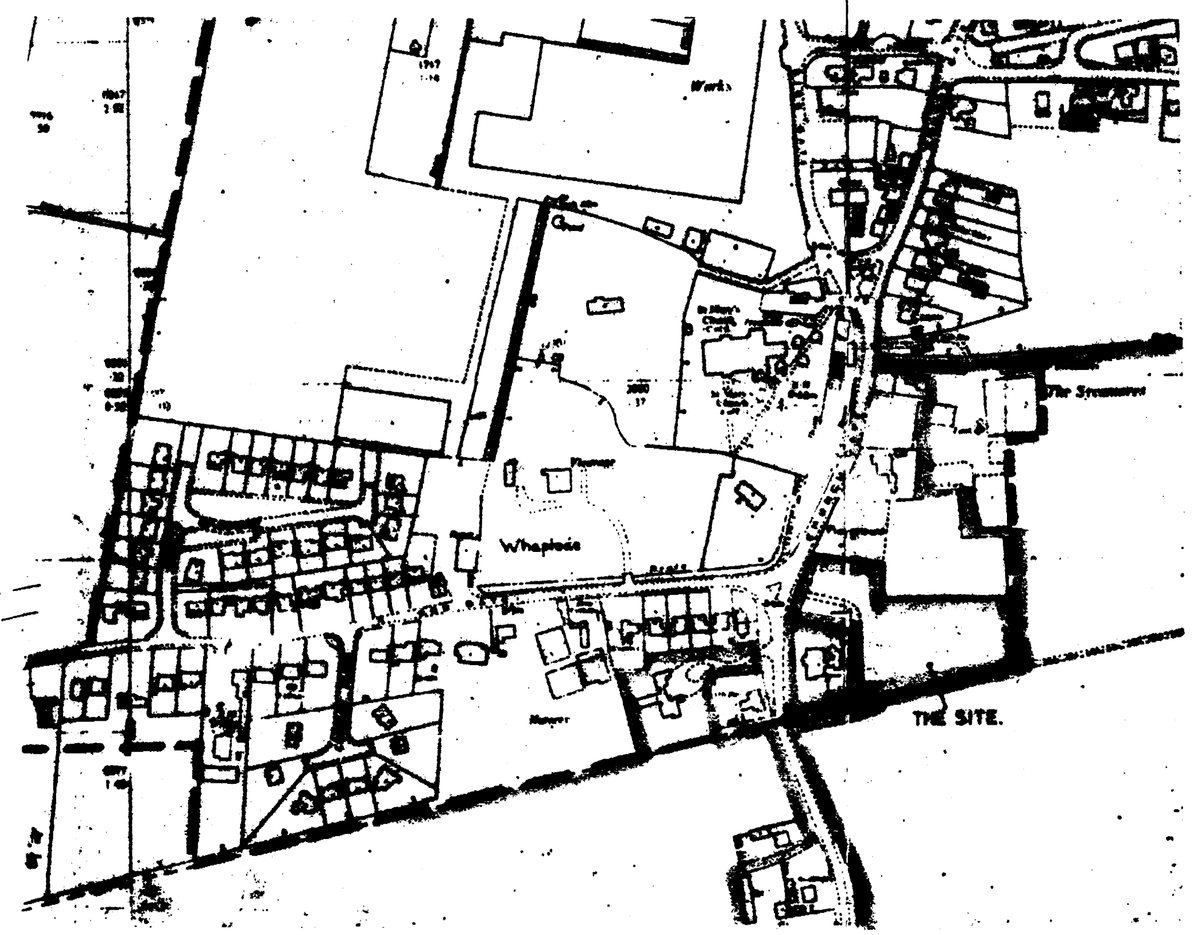
FOUL DRAINAGE.
to PUBLIC FOUL SEWER IN CHURCHGATE
SUBJECT TO APPROVAL OF S.H.D.C. TECH' SERVICES DEPT
& CONSENT FROM N.R.A.

ROOF DRAINAGE.
to 'ON-SITE' BRICK RUBBLE SOAKAWAYS
SUBJECT TO PERMEBITY TESTS.

SITE AREA = 0·67 Ha.



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLANNING
12 OCT 1990
REF.....1106/90

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT.
LAND OFF CHURCH GATE.
WHAPLODE.

CLIENT:
S.W. HOYES.
THE COMPLEX.
CHURCH GATE.
WHAPLODE.

SCALES:	DATE:
As Indicated.	Sept 1990.
G.R.MERCHANT.	DRAWING No.: SW/H. 1.

REVISIONS:

Access to Highway. to Requirements of L.C.C. Highways Dept. Visibility splays 2·4 x 70. Entrance kerb radii. 7·5m. Shaded part of splay to be designated to Highway as verge.

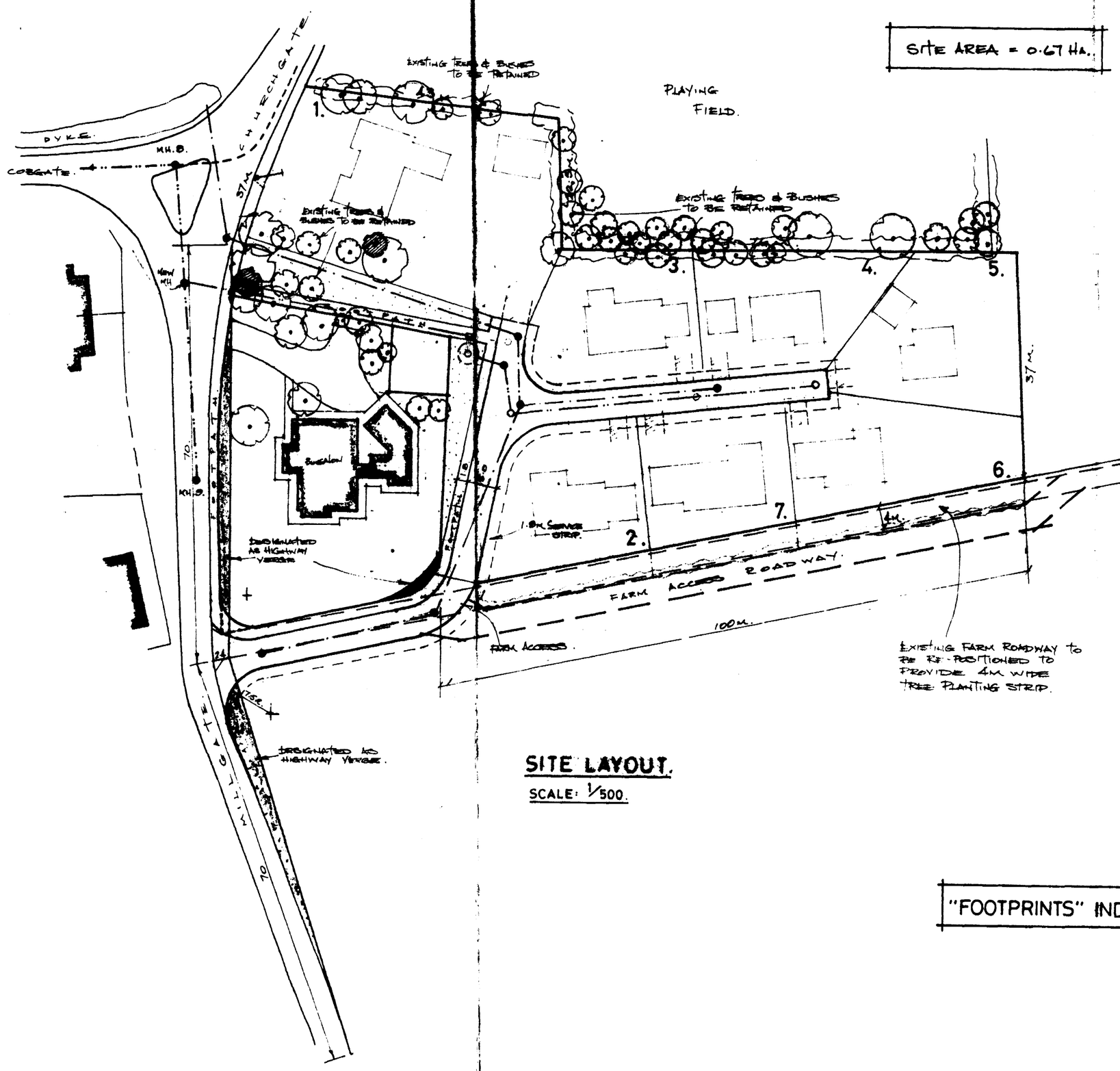
Access Road. to Requirements of L.C.C Highways Dept. 5·0m carriageway. 1·8m footpath.

Foul Drainage. to Public foul sewer in churchgate subject to approval of S.H.D.C. Tech' Services Dept & consent from N.R.A.

Roof Drainage. to 'on-site' brick rubble soakaways subject to porosity tests.

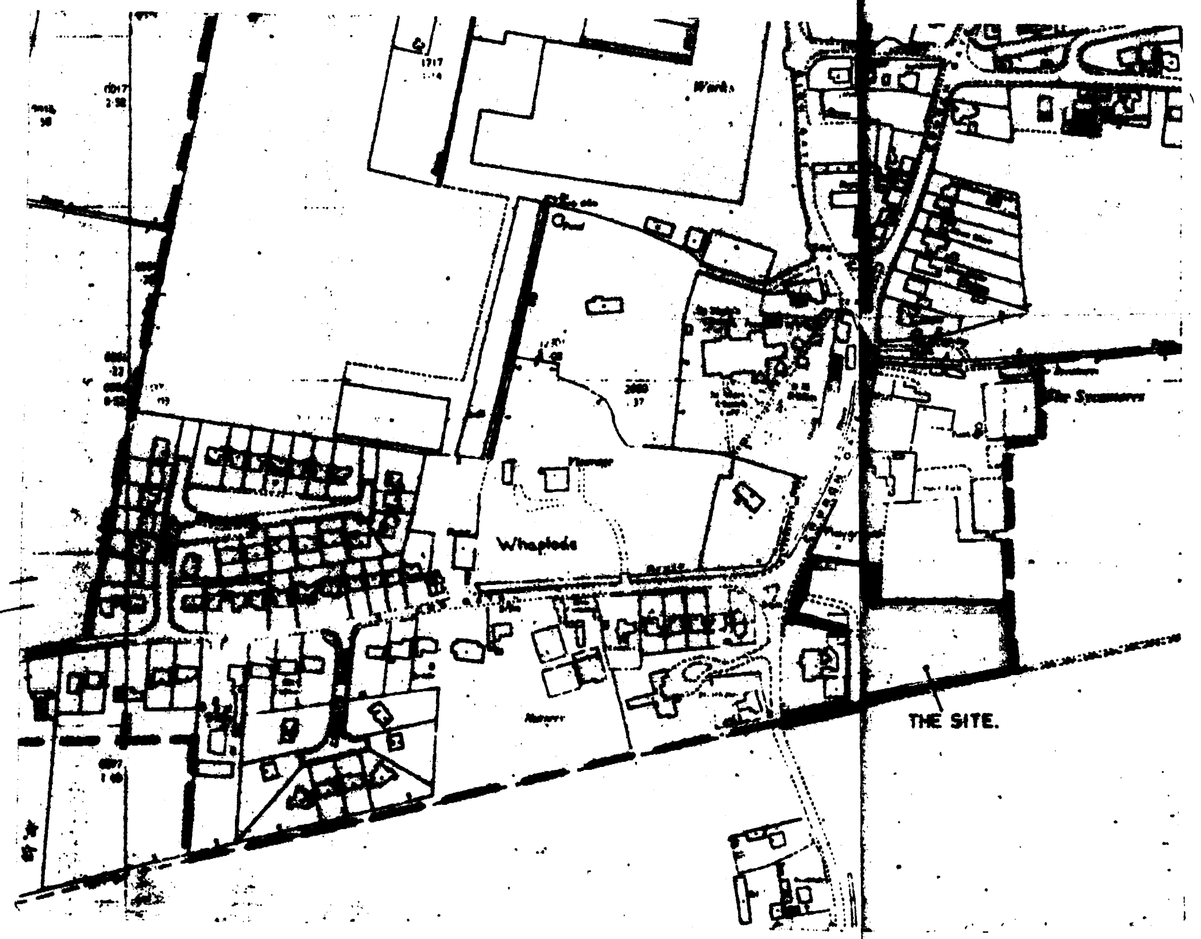
Surface Water (Road) To surface water sewer to outfall into open dyke in cobgate subject to approval of S.H.I.D.B.

SITE AREA = 0·67 Ha.



SITE LAYOUT.

SCALE: 1/500.



LOCATION PLAN.

SCALE: 1/2500.

"FOOTPRINTS" INDICATIVE ONLY.

GENERAL LAYOUT.

D 25.9.90. "Footprints" of dwellings.
A 16.4.91. Roads & Sewers.

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
Residential Development.
Land off Church Gate.
Whaplode.

CLIENT:
S.W. Hoyes.
The Complex.
Church Gate.
Whaplode.

South Holland D.C. Plan Dept 29 Sep 1993 Ref 889/93

SCALES: As Indicated.
DATE: Sept 1990.
G.R.Merchant.
DRAWING No.: SWH. 1B.
REVISIONS: A B

ACCESS TO HIGHWAY. to REQUIREMENTS OF L.C.C HIGHWAYS DEPT.
VISIBILITY SPLAYS 2·4 x 70. ENTRANCE KERB RADII. 7·5M.
SHADED PART OF SPLAY TO BE DESIGNATED TO HIGHWAY AS VERGE.

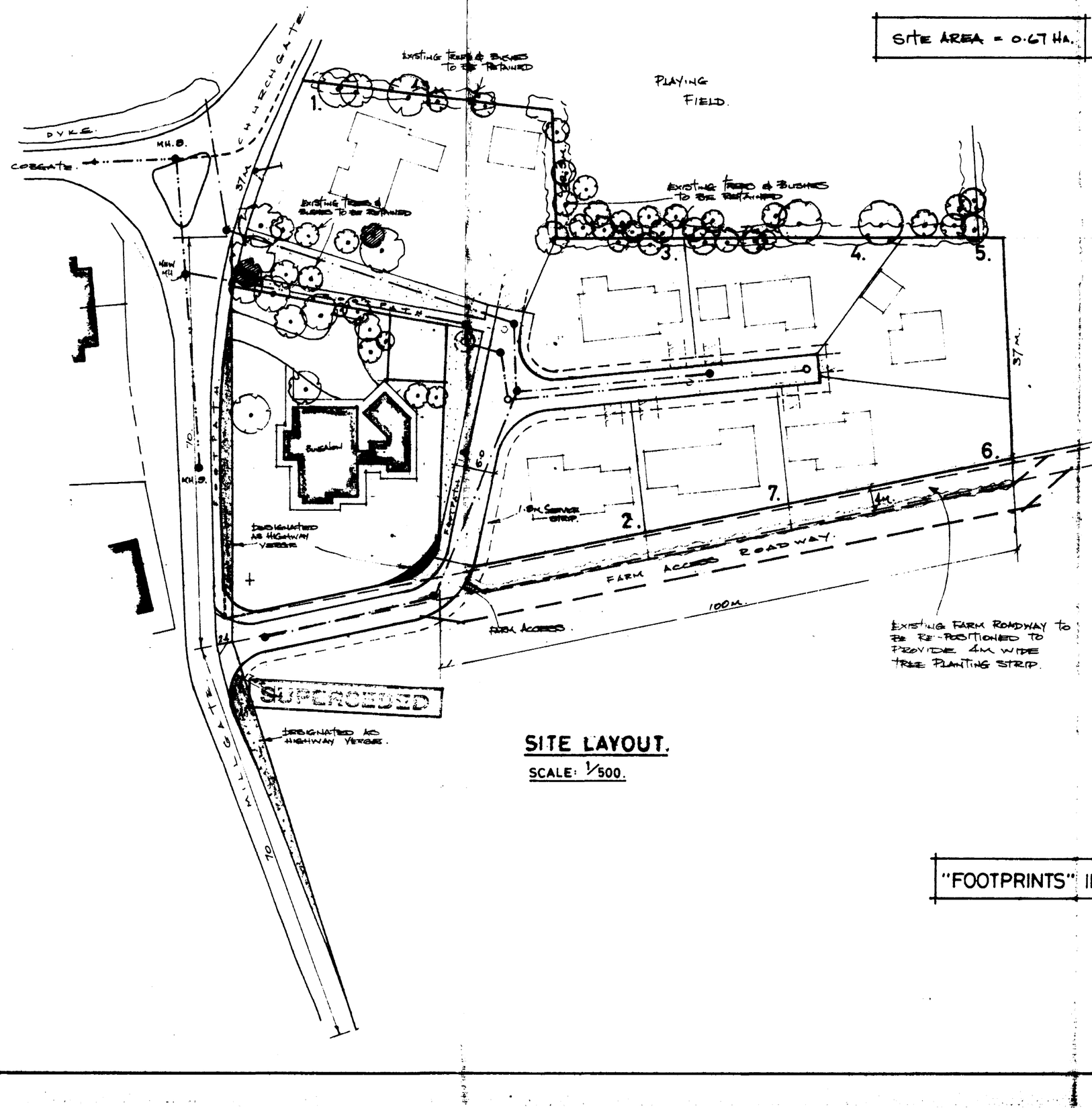
ACCESS ROAD. to REQUIREMENTS OF L.C.C HIGHWAYS DEPT.
5·0M CARRIAGEWAY. 1·8M FOOTPATH.

FOUL DRAINAGE. to PUBLIC FOUL SEWER IN CHURCHGATE SUBJECT to APPROVAL OF S.H.D.C. TECH' SERVICES DEPT & CONSENT FROM N.R.A.

ROOF DRAINAGE. to 'ON-SITE' BRICK RUBBLE SOAKAWAYS SUBJECT TO POROSITY TESTS.

SURFACE WATER (ROAD). TO SURFACE WATER SEWER to OUTFALL INTO OPEN DYKE IN COGGATE SUBJECT TO APPROVAL OF S.H.I.D.B.

SITE AREA = 0·67 HA.



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

"FOOTPRINTS" INDICATIVE ONLY.

GENERAL LAYOUT.

SUPERCEDED

G. R. MERCHANT
LEND ARCH. (HONS).
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370501

PROJECT:
RESIDENTIAL DEVELOPMENT.
LAND OFF CHURCH GATE.
WHAPLODE.

CLIENT:
S.W. HOYES.
THE COMPLEX.
CHURCH GATE
WHAPLODE.

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 88/83

SCALES: AS INDICATED.
DATE: SEPT 1988

G.R.MERCHANT.
DRAWING No.: SW44.1B

REVISIONS:
A.B