



PERSIMMON

22 October 2007

Our ref: BD/082/A17/jjd  
Your ref: PA/2002/1541

**FAO: Graeme Moore**

North Lincolnshire Council  
Highways and Planning  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6XQ

DEVELOPMENT

24 OCT 2007

*Graeme*

*Please respond to this letter you were sent by Persimmon. Patric wants to see a wall adj plot 59 down to highway in accordance with approved plans. If persimmon dont want to erect wall, we need a new app in to remove condition - DW agreed this.*

*Cheers Jo*

Dear Mr Moore

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
LEAP Area**

I refer to your letter dated 16 October 2007 in respect of the above matter.

By the time you receive this letter, the 1.8m high close-boarded fence should have been erected along the northern boundary of the LEAP in front of the existing hedgerow.

In respect of the issues you have raised regarding a post and rail fence being erected immediately adjacent to the bow top iron railings, we agree that the timber fence is now redundant. Accordingly, we will arrange for the timber fence to be removed and for the bow top iron railings to remain in situ.

The one issue that I cannot agree to is your suggestion that we should replace the timber post and rail fence along the eastern boundary of the play area with a wall. The plans, for which we have received Planning Consent, clearly indicate where the wall finishes and where the timber fence commences and we have constructed the boundaries entirely in accordance with this plan.

Furthermore, the occupiers of Plot 59 bought their property in full knowledge of the fact that they were situated next to a play area and the boundary treatments that were being provided. Bearing in mind we have constructed the boundaries to the play area in accordance with a previously approved layout, we are not prepared to change them at this stage and we would be grateful if you could reconsider your thoughts on this particular issue.

I look forward to hearing from you in due course.

Yours sincerely

**B DAVISON**  
Technical Director

**SCANNED**

24 OCT 2007

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# MEMO

Neighbourhood & Environmental Services  
Cottage Beck Road, Scunthorpe. North  
Lincolnshire. DN16 1TS



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**To: Jolene Bickley/Graeme Moore, Development Control, Church Square House, Scunthorpe**

**From: Patric Butler, GIS Officer/Public Open Space Co-ordinator, Neighbourhood Services, Cottage Beck Road, Scunthorpe**

**Tel: (01724) 297852**

**Date: 3<sup>rd</sup> October 2007**

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**Re: Planning permission to erect 116 three & four bedroom dwellings and associated garages/parking – The Laurels, Timberlands, Scunthorpe – LEAP – PA/2002/1541**

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Dear Jolene/Graeme,

I write in reply to your correspondence regarding the acceptability of conditions in accordance with the approved plan no. 1359/5D.

I agree that a 1.8m high close-boarded fence should be erected along the northern boundary of the LEAP in front of the existing hedgerow. At present we feel the hedge is not a suitable boundary on it's own as it has gaps in it's growth and is not high enough at present for security purposes for the property behind. (Please see attached hedge photo). The fence needs to be structurally stable/robust to withstand general play activity and should have a tanalised finish.

The wall erected along the eastern boundary adjacent to plot 59 is acceptable but this only runs the length of the rear garden of the residence. I am concerned about the existing current low profile post and rail fence, which runs from the end off the wall to the highway also adjacent to plot 59. (Please see attached boundary photo). Due to the close proximity of the property to the POS area I feel a more substantial boundary is required along the full length of the property. I feel a wall is more appropriate and should be of a height to prevent easy access and nuisance to the resident in Plot 59. The developer should undertake further discussions with the owner of the plot to ascertain what they would prefer to see as a boundary. Notification to ourselves is required to ensure that these adjoining owners are satisfied with the boundary before adoption can take place, as this boundary will be transferred to the resident/owner, as North Lincolnshire Council does not accept responsibility for these.

Another concern I have noticed on site is the low profile post and rail fence along the western boundary. Here two fences have been erected next to each other hindering future maintenance along this strip. Also this small fence allows access over the top

of the 1.2m high bow top fencing thus posing potential Health & Safety risks from falling. I feel this small wooden post and rail fence should be removed from this location. (Please see attached photo).

Neighbourhood and Environmental Services are prepared to adopt this open space, when completed, providing all works are carried out in conjunction with the specifications shown. However a final inspection of the site will be required with the Neighbourhood Services Officer for this region, Health and Safety Officer and myself to ensure that all aspects of the installation and landscaping are satisfactory before the adoption process commences.

I trust I have clarified these conditions for you, but should you require any further information, please do not hesitate to contact me. I will require a copy of any revised correspondence and consultation for my files and future records. I am more than happy to meet the developer or yourselves on site to discuss any of these issues further.

Kind Regards

**Patric Butler – GIS Officer/POS Co-ordinator**









Jolene  
Bickley/PL/NorthLincs  
16/10/2007 12:27

To Graeme Moore/PL/NorthLincs@NorthLincs  
cc  
bcc  
Subject Fw: PA/2002/1541 - The Laurels, Timberland, Scunthorpe

Likewise with this one, have you made contact with the developer (Persimmon) yet about the changes that Patric wanted?  
Let me know when you receive a response please, complainants are getting flustered.

Ta

Jolene Bickley  
Planning Enforcement Assistant  
North Lincolnshire Council  
tel: 01724 29(7996)

----- Forwarded by Jolene Bickley/PL/NorthLincs on 16/10/2007 12:27 -----



Jolene  
Bickley/PL/NorthLincs  
09/10/2007 09:18

To Graeme Moore/PL/NorthLincs@NorthLincs  
cc  
Subject Fw: PA/2002/1541 - The Laurels, Timberland, Scunthorpe

Morning

Are you going to forward this information on the developer? Let me know when you receive a response so that i can go back to the complainant.

Cheers

Jolene Bickley  
Planning Enforcement Assistant  
North Lincolnshire Council  
tel: 01724 29(7996)

----- Forwarded by Jolene Bickley/PL/NorthLincs on 09/10/2007 09:18 -----



Mark Drust/NE/NorthLincs  
03/10/2007 14:08

To Jolene Bickley/PL/NorthLincs@NorthLincs, Graeme  
Moore/PL/NorthLincs@NorthLincs  
cc  
Subject PA/2002/1541 - The Laurels, Timberland, Scunthorpe

Afternoon, Jolene/Graeme,

Attached is our reply to the following planning permission to erect 116 three & four bedroom dwellings and associated garages/parking - The Laurels, Timberlands, Scunthorpe - LEAP - PA/2002/1541.



Mark Drust/NE/NorthLincs  
03/10/2007 14:08

To Jolene Bickley/PL/NorthLincs@NorthLincs, Graeme  
Moore/PL/NorthLincs@NorthLincs  
cc  
bcc  
Subject PA/2002/1541 - The Laurels, Timberland, Scunthorpe

Afternoon, Jolene/Graeme,

Attached is our reply to the following planning permission to erect 116 three & four bedroom dwellings and associated garages/parking - The Laurels, Timberlands, Scunthorpe - LEAP - PA/2002/1541.

Below is our response to conditions acceptable and in accordance with the approved plan no. 1359/5D.

Kind Regards

Mark Drust - GIS Technician

Patric Butler - GIS Officer/POS Co-ordinator

This e-mail expresses the opinion of the author and is not necessarily the view of the Council.

Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the addressee(s) only. Please notify the sender if received in error.

Please think before you print- North Lincolnshire Council greening the workplace.



- B9-48 The Laurels, Timberland (Persimmon Homes) 3.10.07.doc



- The Laurels -

Bottesford 5 (Western Boundary - small post & rail fence behind 1.2m bow top fencing).JPG



- The

Laurels - LEAP area, Bottesford (Northern Boundary Hedge).JPG



- The Laurels - Bottesford 4

(Eastern boundary wooden post 7 rail fence adjacent to plot 59).JPG

**Application Number: PA/2002/1541**

(please quote in all correspondence)

Case Officer: Graeme Moore, Tel 01724 297505  
Email: graeme.moore@northlincs.gov.uk

2 May 2008

Persimmon Homes (East Yorkshire) Ltd  
Persimmon House  
Morton Lane  
BEVERLEY  
HU17 9DD

Dear Sir

**Proposal:** Planning permission to erect 116 three and four bedroom dwellings and associated garages/parking

**Location:** The Laurels, Timberlands, Scunthorpe

I refer to your letter dated 22 October 2008. After discussions with my principal officer David Wordsworth and Jolene Bickley of the enforcement team, it has been agreed that if you are not willing to erect a wall adjacent to plot 59 then an application to remove the condition will have to be submitted.

I look forward to hearing from you in due course.

Yours sincerely

**Graeme Moore**  
**Senior Planning Officer**



Our Ref: KG/NW/A24

15 October 2008

North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire  
DN15 6XQ

PERSIMMON HOMES SOUTH YORKSHIRE  
Persimmon House  
Doncaster Road  
Kirk Sandall  
Doncaster DN3 1QP  
DX 708970 Doncaster 10  
Tel: 01302 883141  
Fax: 01302 885600  
Customer Care Line: 01302 792032  
www.persimmonhomes.com

For the Attention of Jolene Bickley

Dear Mrs Bickley,

**DEVELOPMENT AT THE LAURELS, TIMBERLANDS, BOTTESFORD, SCUNTHORPE**  
**Re: Archaeological Condition 19 of Planning Approval 2002/1541**

I confirm receipt of your letter dated 10<sup>th</sup> October 2008 regarding the above.

First of all I would like to correct you on an error within your letter. Dr Jane Richardson of Archaeological Services WYAS has indeed written to us regarding the above. However there is no payment outstanding before the final report can be completed, merely an agreement to the cost of the report itself. For your information I enclose a copy letter dated 07<sup>th</sup> October 2008 to Dr Jane Richardson confirming approval to this fee quotation and requesting her to complete the report in order to discharge the outstanding condition 19. A copy of this letter was also sent to Mr A Williams, your Sites and Monuments Officer.

Trusting you will find this to be satisfactory.

Yours faithfully

Karen Glynn BSc (Hons)  
Technical Director  
For Persimmon Homes South Yorkshire

cc: File  
Day file

DEVELOPMENT CONTROL SECTION	
20 OCT 2008	
DATE RECEIVED	
Referred To	JBT/GM

Our Ref: KG/NW/A24

07 October 2008

Archaeological Services  
WYAS  
PO Box 30  
Nepshaw Lane South  
Morley  
Leeds  
LS27 OUG

For the Attention of Dr Jane Richardson

Dear Dr Richardson,

**DEVELOPMENT AT TIMBERLANDS, BOTTESFORD, SCUNTHORPE**  
**Re: Archaeological Reporting**

I refer to your letter dated 10<sup>th</sup> June 2006 regarding the above and I apologise for the delay in responding.

Please accept this letter as official confirmation of acceptance of your quotation in the sum of £960 for a specialist analysis of the finds recovered during the monitoring of Persimmon groundwork's. I understand this cost also will allow for the publication of the report to progress.

Trusting that this is satisfactory, however if you require any further information or have any queries please do not hesitate to contact me.

Once these have also been done can you please liaise with the Authority as necessary to confirm the discharge of the appropriate planning condition.

Yours faithfully

Karen Glynn BSc (Hons)  
Technical Director  
For Persimmon Homes South Yorkshire

cc: File  
Day file  
A Williams - Sites & Monuments Officer, North Lincs Council

