



Howe Renovation (Yorks) Limited

LANDLORDS , PROPERTY DEVELOPERS & MANAGING AGENTS

" White Hart Farm " Brigg Road , Barton Upon Humber North Lincs, DN18 6BA
Telephone **01652-660833** Fax **01652-660813**

Howe Homes Ltd
Howe Properties Company

White Hart Farm Brigg Rd Barton Upon Humber North Lincs DN18 6BA

Tele 01652 660833
Fax 01652 660813

Date 15 - 3 2004

Planning Department
North Lincs Council
Scunthorpe

NORTH LINCOLNSHIRE COUNCIL	
PLANNING SECTION	
DEVELOPMENT CONTROL SECTION	
16 MAR 2004	
DATE RECEIVED	
Ref: []	Copies to: []

Dear Sir/Madam,

Re - PLANNING REFUSAL 2003/1848

We enclose 5 copy planning application forms relating to the refusal.
we have amended the plan to include the removal of a section of the wall at
the front

We have enclosed 5 copy layout plans but hope the home plans will
not be necessary as they remain the same as the site plan.

Yours faithfully,



Howe Renovation (Yorks) Limited

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" White Hart Farm " Brigg Road, Barton Upon Humber North Lincs, DN18 6BA
Telephone 01652-660833 Fax 01652-660813

Also Dodge Holme Court, Mexenden, Halifax, HX2 8NU
Telephone 01422-248612 Fax 01422 248612

Howe Homes Ltd
Howe Properties Company

White Hart Farm Brigg Rd Barton Upon Humber North Lincs DN18 6BA

Tel: 01652 660833
Fax 01652 660813

Date 22. 3 2004

URGENT.

FAX. 01724 297308
TO. MR. M. WELTON / MR. T. LYMAN. PLANNING DEPT.
FROM. A.R. HOWE HOWE HOMES LTD.
DATE. 22-3-04.

IT IS ESSENTIAL THAT OUR LATEST AMENDED PLANNING APPLICATION IS ACKNOWLEDGED (2003/1898).

SHOULD YOU REQUIRE ANY FURTHER INFORMATION PLEASE LET US KNOW WITHIN 24 HOURS.

THE NEW WALL WILL BE RESTRICTED TO 1 METRE IN HEIGHT.

A.R. HOWE CC HOWE HOMES LTD.

2004/0394

UNABLE TO GET THROUGH TO MR. WELTON BY PHONE.

Howe Renovation Company (York's) Ltd

White Hart Farm, Brigg Road, Barton upon Humber, North Lincolnshire, DN18 6BA



Howe Homes Ltd
 Howe Builders Ltd
 Barn Conversions Ltd

Date

2004

Mr. M. Welton,
 Business Unit Manager,
 North Lincs Council,
 Church Square,
 Scunthorpe.

NORTH LINCOLNSHIRE COUNCIL DIRECTORATE OF ENVIRONMENT & PUBLIC PROTECTION		
DEVELOPMENT CONTROL SECTION		
29 JUN 2004		
DATE RECEIVED		
Acknowledged	Entered <input checked="" type="checkbox"/>	Copies to:
Referred to:	TE	

Dear Sir,

Re: Planning Permission 2004/0394.

Following our application for a change of house types for our development at lngs Road, Kirton in Lindsey we have received the above approval.

We refer to various conditions attached to the planning approval and comment as follows:

Condition 5: We have again requested our architect, Mr. R. Likupe to submit the landscaping scheme and require your written approval as soon as possible.

Condition 6/. The landscaping can be carried out within 12 months but we will require an extension for any plot / property not completed. It is only possible to erect trees in the garden of any property after completion of the property.

Condition 7/. We have already given letters to your authority on this subject but have had no response. Please inform our architect if you still require details.

Condition 9/. We have already given several letters to your authority on this subject. We require some response from you. Note your departments letter dated 22nd September, 2003 and our reply letters dated 2nd ; 4th ; 8th and 14th October 2003 all indicated the type of brick and slates to be used in the development, which will be Yorkdale Antique Bricks and Donble Roman Red Slates.

Condition 11. This clause relates to the wall dividing the site and the footpaths. Due to the conditions you have stipulated we will at this stage agree to reduce the wall to within one metre in height on the first section which you have stipulated must be 12 metres from boundary to the adjoining property. The other section will be slightly higher.

We have requested our architect again to submit a plan for this wall.

We will reserve our right to take any action against the Council in the Planning matters surrounding this case.

We were originally requested to take down 30 feet of this wall not 12 meters as has been demanded.

Your comments previously concerning the removal of the hedgerow to make way for a wall was misleading and inaccurate. The condition of the 1998/1555 approval concerning the walling did not exclude the 12 metres as you now have stipulated.

Yours faithfully,

A.R. Howe.

Palmtree Chartered Architects
10 Tinley Close
Queen's Drive
Cottingham
HU16 4EN

18/08/04

2004/0394

FAO Mr R Likupe

Dear Mr Likupe

Thank you for your plan received
on 16 August 2004 with respect to
the above.

I can confirm that the details
submitted in your letter dated
9 July 2004 + plan received on
16 August 2004 are acceptable
to the Council. Condition 11 of
P.P reference no 2004/0394 is
hereby discharged.

With regard to the submitted
landscaping scheme I am currently
considering the ~~submitted~~ details. I
will be away on leave until
6 September 2004 and will
contact you after this date with
regard to the landscaping.

I hope you find this information
helpful + I apologise for any
inconvenience caused.

Palmleaf Chartered Architects

10 Tinley Close, Queen's Drive
Cottingham, East Yorkshire
Tel: 01482 846371
Mobile: 07743 691524
E - Mail: palmleaf@palmleaf.karoo.co.uk

12/08/04
North Lincolnshire Council
Directorate of Environment and Public Protection
Church Square House
P.O. Box 42
Scunthorpe
North Lincolnshire DN15 6XQ

For the attention of: Tanya Eggett

2004/0394

Dear Madam,

**RE: RESIDENTIAL DEVELOPMENT OFF INGS ROAD, KIRTON IN
LINDESY**

Please find enclosed the revised drawing showing the 12 metres of no wall from the boundary as agreed. Can you also confirm that our landscaping details are acceptable as discussed on the phone.

Please do not hesitate to contact me if you require anymore information.

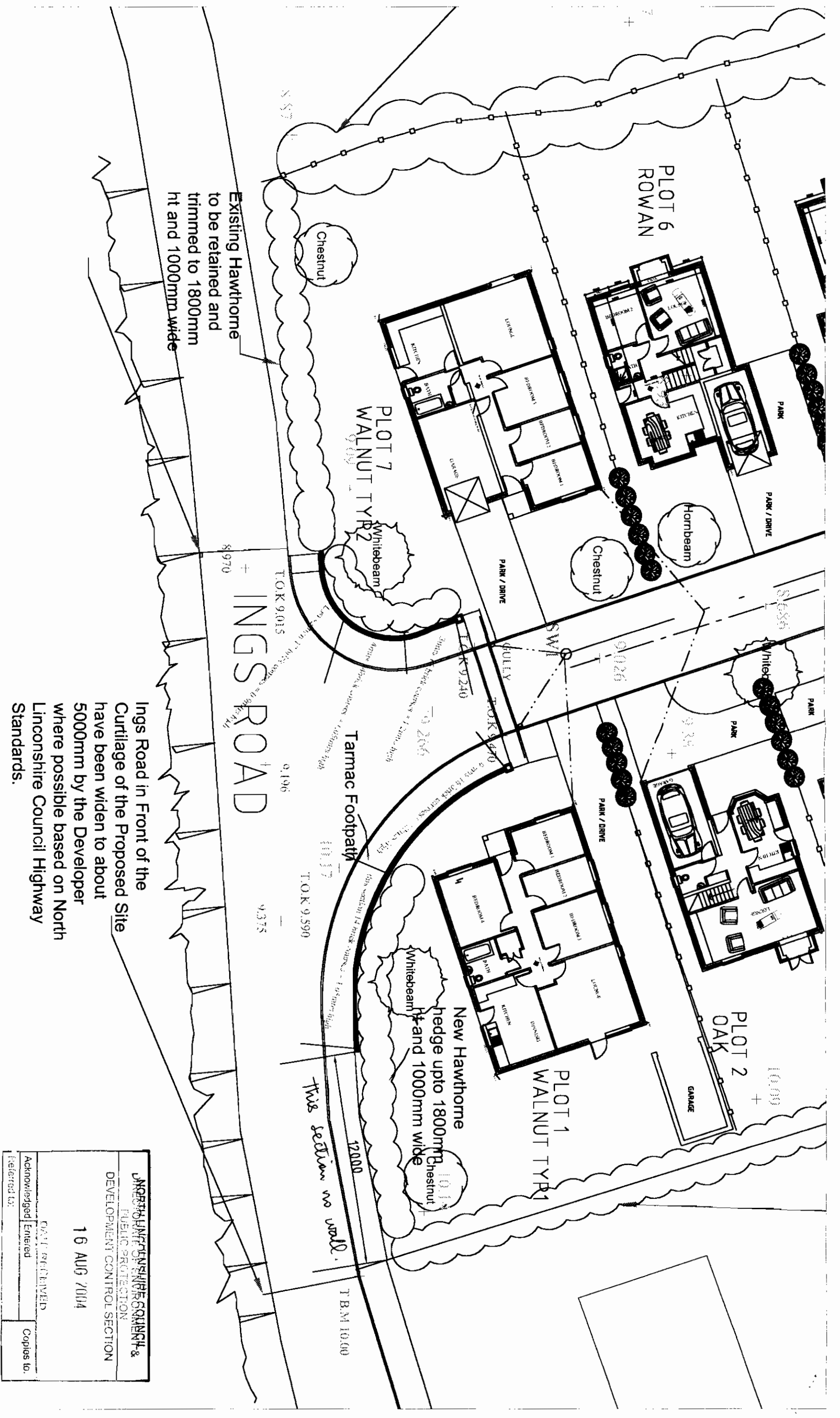
Yours Faithfully,



Richard Likupe

Partners: Richard Likupe BA(Hons), Dip. Arch., M.Arch., RIBA

NORTH LINCOLNSHIRE COUNCIL DIRECTORATE OF ENVIRONMENT & PUBLIC PROTECTION DEVELOPMENT CONTROL SECTION		
16 AUG 2004		
DATE RECEIVED		
Acknowledged	Entered	Copies to:



Existing Hawthorne to be retained and trimmed to 1800mm ht and 1000mm wide

New Hawthorne hedge upto 1800mm ht and 1000mm wide

Ings Road in Front of the Curtilage of the Proposed Site have been widen to about 5000mm by the Developer where possible based on North Lincolnshire Council Highway Standards.

NORTH LINCOLNSHIRE COUNCIL & PUBLIC PROTECTION DEVELOPMENT CONTROL SECTION	
16 AUG 2004	
DATE RECEIVED	Copies to:
Acknowledged	Entered
referred to:	

PALMLEAF CHARTERED ARCHITECTS
 10 TINLEY CLOSE, QUEENS DRIVE
 COTTINGHAM, EAST YORKS.,
 TEL: 01482 846371
 E - MAIL richard@palmleaf.karoo.co.uk

Project	INGS ROAD, KIRTON IN LINDSEY RESIDENTIAL DEVELOPMENT
Client	HOWE HOMES

Title	PROPOSED FENCE REVISION
Date	06/07/04
Scale	1:200
Drawn by	Richard Akuse
Drawing No.	
Revision	



Palmleaf Chartered Architects

10 Tinley Close
Queens Drive, Cottingham
East Yorkshire HU16 4EN
Tel. / Fax: 01482 846371

E - Mail: palmleaf@palmleaf.karoo.co.uk

09/07/04
Planning Department
North Lincolnshire Council
Church Square House
P.O. Box 42
Scunthorpe
North Lincs. DN15 6XQ

*has not got 12m
of hedge from SE as
per condition 9.*

Att: Mr M. Welton

Dear Sir,

**Residential Development - Off Ings Road, Kirton-in- Lindsey- North
Lincolnshire
Planning Application No: 2004/0394**

Thank you very much for communicating to me as soon as possible regarding the proposed wall on the above development. Following our telephone conversation, I found out that the height of the wall closest to the entrance is only 16 brick courses representing 1.2 metres rather than 1.5 metres as was stipulated in your communication. I have then revised my sketch as follows:

- Right hand side as you enter the site the first 9 metres will be 16 courses (1.2 metres high), the next section up to 3 metres before the end will be 14 courses (1.05 metres high) and the last 3 metres will be 12 brick courses (0.9 metres high).
- Left hand side, the first 3metres will be 16 courses (1.2 metres high), the 4 metres will be 14 courses (1.05 metres high) and the last section will be 12 brick courses (0.9 metres high).

I look forward to hear from you soon.

Kind regards,

Richard Likupe

NORTH LINCOLNSHIRE COUNCIL & DIRECTORATE OF ENVIRONMENT & PUBLIC PROTECTION	
DEVELOPMENT CONTROL SECTION	
09 JUL 2004	
DATE RECEIVED	
Acknowledged	Entered <input checked="" type="checkbox"/>
Referred to:	TE
Copies to:	

*Tanya/. looks OK. to me -
pl. disuss
Mike*

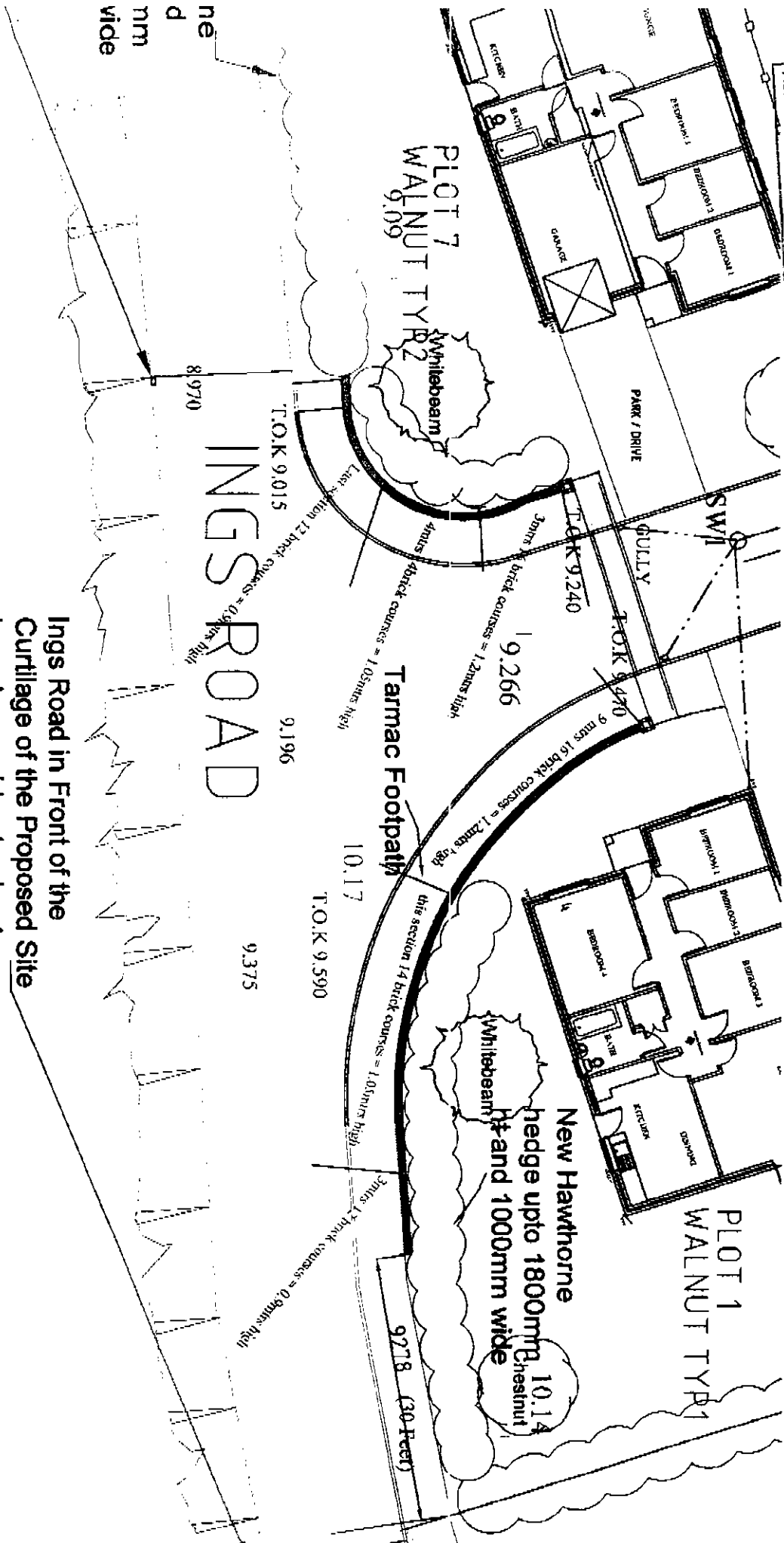
DIRECTOR GENERAL'S OFFICE
PLANNING SECTION
DEVELOPMENT CONTROL SECTION

09 JUL 2004

DATE RECEIVED

Referred to: Aulingswedgod Estate

Copies to:



Ings Road in Front of the
 Curtilage of the Proposed Site
 have been widen to about
 5000mm by the Developer
 where possible based on North

Landscape plan.



Palmleaf Chartered Architects

10 Tinley Close
Queens Drive, Cottingham
East Yorkshire HU16 4EN
Tel. / Fax: 01482 846371

E – Mail: palmleaf@palmleaf.karoo.co.uk

06/07/04
Planning Department
North Lincolnshire Council
Church Square House
P.O. Box 42
Scunthorpe
North Lincs. DN15 6XQ

Att: Mr M. Welton

Dear Sir,

**Residential Development - Off Ings Road, Kirton-in- Lindsey– North
Lincolnshire
Planning Application No: 2004/0394**

Please find enclosed a drawing showing the Landscape plan including the wall. The developer has agreed in principle to reduce the height of the wall. Can you please comment whether the proposals are acceptable. I understand that the developer will commence the construction of the access road into the site to comply with condition No. 2 of the Planning Permission on 12/07/04.




I look forward to hear from you soon.

Kind regards,

Richard Likupe

Tanya
Home reg Richard
Likupe 9/7/04
- pl discuss Monday 12th
MILK

LANDSCAPE

	DESCRIPTION	MATURE HT.	MATURE WD	HEIGHT (HT.)	WIDTH (WD.)
	Beech Hedge (<i>Fagus silvatica</i>) planted at 600mm ctrs.	1500mm	1000mm		
	Hawthorn Hedge	1500mm	1200mm		
	Wooden Fence with Concrete Posts			1500mm	
Carpark / Access Drives	Brick Paved Surface colour to be determined				
Foot Paths	Tarmacadam				1800mm
Private Road	Tarmacadam				4500mm
	Hornbeams (<i>Carpinus Betulus</i>) planted at 5 mtrs. ctrs.	12 mts			
	Chestnut (red <i>Aesculus x carnea</i>) planted at 5 mtr. ctrs.	12 mts			
	Whitebeams (<i>Sorbus aria Majestica</i>) planted at 5 mtr. ctrs.	12 mts			

7.03




7.50

6.0.0.0.0.0



Picture by Richard Likess

I N T E R	MEMO	ENVIRONMENT & POLLUTION DEVELOPMENT CONTROL SECTION	 NORTH LINCOLNSHIRE COUNCIL
O F F I C E	13 APR 2004	DATE RECEIVED	

	Acknowledged	Entered	Copies to:
	Referred to:	<i>[Signature]</i>	

To: M.Welton, Acting Business Manager, Development Control
Contact: Tanya Eggett

From: Pattie Carter, Technical Officer, Environmental Protection Team

Our Ref: PA/2004/0394

Subject: Planning Permission to erect 7 detached dwellings (re-submission of 2003/1898)
Ings Road, Kirton Lindsey

Date: 8 April 2004

I note the application for permission to erect 7 dwellings.

Information provided by the British Geological Society indicates the possible presence of arsenic at levels above the CLEA Soil guideline values. This suggests there is the possible potential for contamination to create direct risks to human health, property and the wider environment.

If planning permission is granted, I would recommend that the following condition be included to address the potential hazards arising from the former use of the site in terms of land contamination and to ensure appropriate measures are undertaken as part of the development.

"The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing:

- a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
- b) If identified as being required following the completion of the desk-top, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a

Continued.....

risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

- c) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.
- d) Two full copies of a full closure report shall be submitted to and approved by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. "

The applicant should be strongly advised to contact the Environmental Protection Team for advice on how to comply with this condition. The applicant would also be advised to submit a desk-top study for approval and advice before proceeding with any further work that may prove unnecessary.



Patricia Carter
Technical Officer

Application Number: 2004/0394

Case Officer: Tanya Eggett

From: Clerk to Kirton-in-Lindsey Parish/Town Council

Site Location: Land Off Ings Road Kirton-In-Lindsey

PLEASE TICK ONE BOX BELOW

~~The parish/town council has no objections or comments~~

OR

~~The parish/town council's comments are set out below/in the enclosed letter~~

OR

The parish/town council **objects** to the application for the reasons set out below/in the enclosed letter

OR

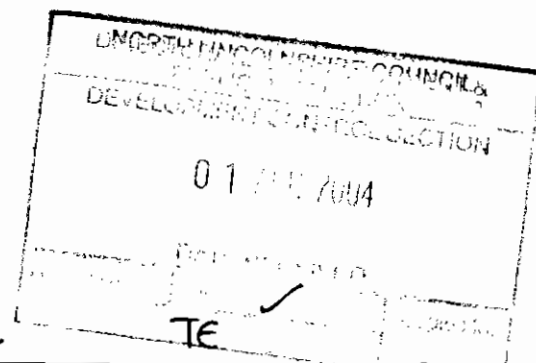
~~The parish/town council supports the application for the reasons set out below/in the enclosed letter~~

- 1) AS PER OBJECTIONS TO 2003/1898.
- 2) AS PER N.L.C REASONS FOR REFUSAL TO 2003/1898.
DATED 11/02/2004

Signed *Blk Book*

On behalf of: K.L.T.C.

Date: 31/03/04



DIRECTORATE OF ENVIRONMENT AND PUBLIC PROTECTION

I N T E R

MEMO



O F F I C E

TO: Business Manager - Development Control.
FROM: Mr. D.C.Cowling Highway Control Officer
Application Ref: 2004 / 394
Subject: Development affecting highways.

With reference to the application regarding the following proposed development,
which was sent on the: 23 March 2004
and received by me on the: 24 March 2004

- A. **Application Permission Type:** Full Planning Permission
- B. **Description of proposed development including access type** New
Planning permission to erect 7 detached dwellings (resubmission of 2003/1898 refused 11/02/04)

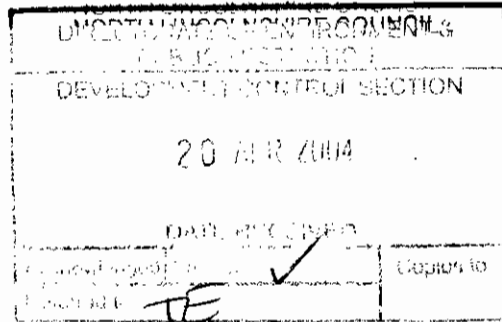
C Location of Development:

Site: Land off
Road Name: Ings Road
Parish: Kirton In Lindsey
Road No: U/C

D Applicant's Name and Address:-

A R Howe
White Hart Farm
Barton-Upon-Humber
N Lincs

DN18 6BA



E. Notice is hereby given that the Council, as Local Highway Authority, under Article 10 of the Town and Country Planning General Development Order Act 1995, and other appropriate powers:-

E2 Advises that any permission issued by the planning authority should include the condition(s) shown overleaf.

F. Any Condition(s) referred to in paragraph E2 appear on the attached sheet(s):

Date: 13 April 2004

Signed: Darren Cowling
Highway Control Officer

Condition as referred to in paragraph E2 on first page.

HC22v01 Text: Condition:

HC22v01: No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Special Condition(s):

Any Footnotes Relating To Condition: HC22v01

Footnote (a)

(b):

(c):

(d):

(e):

(f):

(g):

HC32v01 Text: Condition:

No loose material shall be placed on any driveway or parking area within ten metres of the Adopted Highway unless measures are taken to the satisfaction of the Planning Authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Special Condition(s):

Any Footnotes Relating To Condition: HC32v01

Footnote (a)

(b):

(c):

(d):

(e):

(f):

(g):

HC61v01 Text: Condition:

HC61v01: No dwelling on the site shall be occupied until the private driveway has been completed to a standard to be agreed beforehand in writing with the Local Planning Authority, up to its junction with the vehicular access to that dwelling.

Special Condition(s):

Any Footnotes Relating To Condition: HC61v01

Footnote (a)

(b):

(c):

(d):

(e):

(f):

(g):

HR01v0 Text: Reason:
1

HR01v01: In the interests of highway safety.

Special Reason(s):

HR02v0 Text: Reason:
1

HR02v01: To ensure the provision of adequate vehicle parking for occupied dwellings.

Special Reason(s):



Howe Renovation (Yorks) Limited

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Telephone 01422-248612 Fax 01422 248612

Howe Homes Ltd
Howe Properties Company

White Hart Farm Brigg Rd Barton Upon Humber North Lincs DN18 6BA

Tel: 01652 660833
Fax 01652 660813

Date 27. 4 2004

Tanya / Note

FAX

TO MR. T. LYMAN / MR. M. WELTON

01 724 297 308

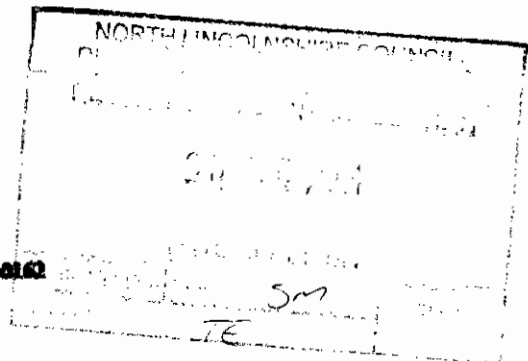
FROM A. R. HOWE

PAGES 1

RE INGS ROAD VIRTON HINDSEY 2003 / 1898.

WE HAVE REMOVED THE WALL SECTION TODAY AND HAVE
PLANNED A DOUBLE ROW OF HEDGING ALONG THE FRONTAGES TO
INGS ROAD. need to check on site

Jeff Howe



Company Registration Number 1550160