

APPLICATION No. H03/0808/93

Contents Page (30 pages and over)

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Application no: H03/0808/93

Applicant: V P Welding
Storeys Bar Road
Peterborough
Cambs

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
PE4 6BP

Description: Residential development -
14 dwellings

Location: Land at Coronation Avenue
Deeping St. Nicholas
Spalding
Lincs

Type: OUTLINE

Date received: 06-SEP-93

16-JAN-96

Dear Sir/Madam

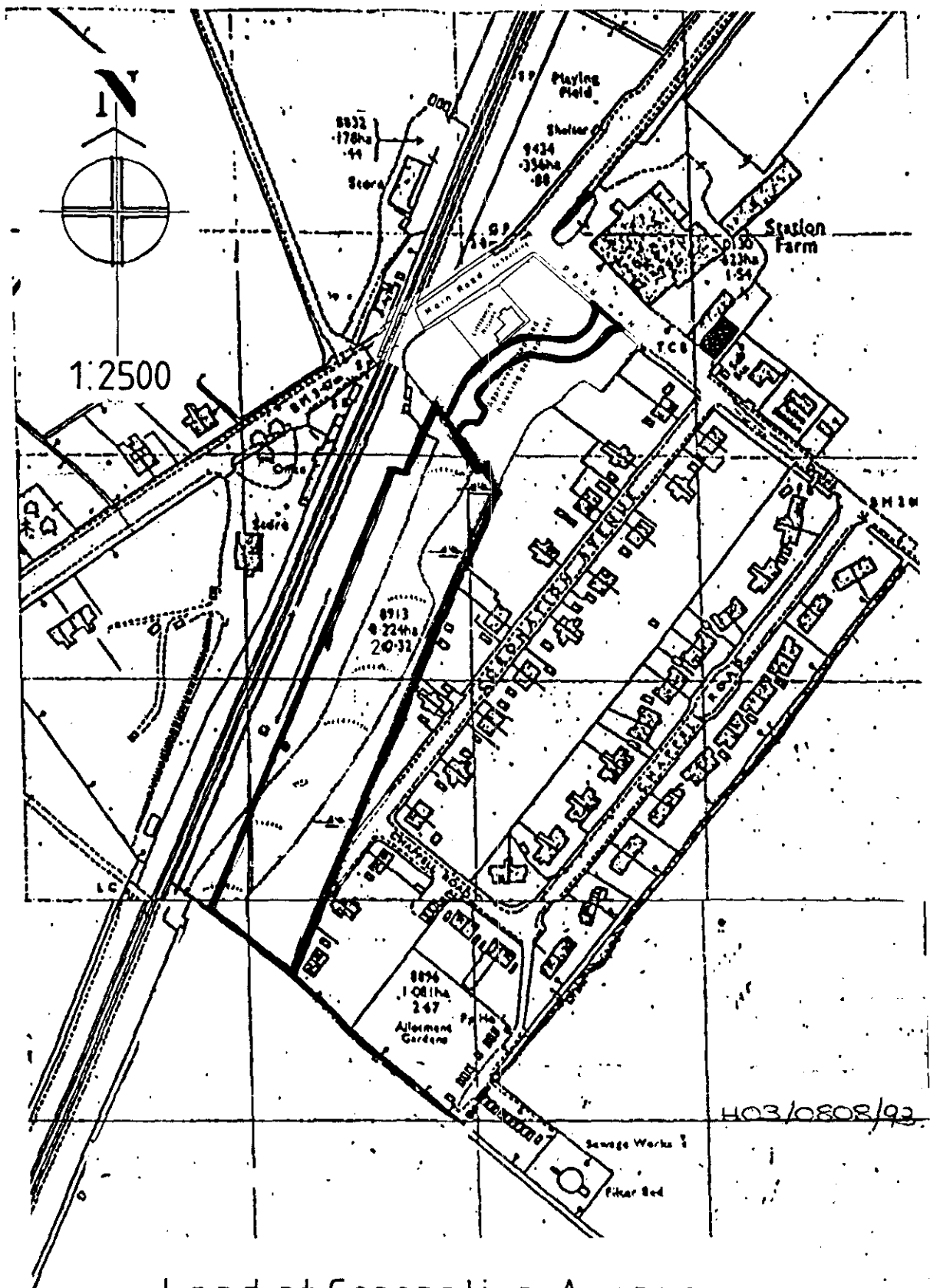
TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Housing and Planning Services



Land at Coronation Avenue
 DEEPING St. NICHOLAS
 Proposed residential development
 Location Plan

PLANNING APPLICATION

For office use only

Application No. H03/0808/93

Date Registered 23 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

V.P. WELDING
Storeys Bar Road
Peterborough

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

JOHN DICKIE ASSOCIATES
1144 LINCOLN ROAD,
PETERBOROUGH. PE4 6BP.

Tel. No.

(Personal contact name)

0733-576985

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND AT CORONATION AVENUE,
DEBBING ST NICHOLAS.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT - 14 DWELLINGS.

Please complete

I attach

* Four copies of all plans ☒* an ownership certificate (see back page) ☒

* a fee of 1560.00 you consider no fee is payable include a written explanation instead.

Signed

Date 22-8-93

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 worksor This is an **outline** application

(✓)

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area 3.1 ACRES (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 previous 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
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many: 14

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
- (a) max. height:
 - (b) max. length:
 - (c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

OUTLINE

sq. metres
metres
metres
metres

TO BE AGREED LATER

YES

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

BATHING RAIL VACANT LAND
LAST USE

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

☒

C. What provision will be made for garages or parking within the site?

If so, name of road:

Will there be -

Individual access(es)

New estate road

☒

REFER TO PLANS

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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☐

INTO REGRABBED AREA

NOT AFFECTED

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

☒
☒
☒
☒
☒

→ If so, please give details in Part 6

→ If so, please complete Part 7

☒
☒

Date:

Consultee(s)

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriatePlease tick **one** box and complete B if necessaryA. The proposal does not involve any alteration in existing floorspace ☐B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ↓Proposed total gross floorspace sq. m.Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.Office sq. m.Industrial sq. m.Warehousing sq. m.Other sq. m. ➡

If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No 		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No 		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

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).

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: *MR P. JEFFS - STATION FARM COTTAGE, DEERING ST NICHOLAS*

Address of owner at which notice was served: State Date notice served:

MR J. DREWNICH & - TOWER HOUSE, THORPE ROAD, P'BORO.
MR M. CERETTE

Signed (Applicant / Agent) Date *22-8-93*

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 *22-8-93*

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 :
Boundaries :
Site Features :

no change in sh
Since last visit

Inspected by
Date

DT
10/2

Site Notice posted by
Date
Expiry

DT
10/2

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 ✓ 17/11

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☒

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

Details of Means of disposal of Foul Sewerage.

Other.....

Direction authorised by Senior Officer *DZ*

Date *1/9*

Revalidation after Direction

Information satisfactory

Signed *DZ*

Date *7/9*

Valid date:

Amended description

Reconsultations:

All

See below

☐
☐

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Additional Consultation/Publicity Required

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: *>>*

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

..... G ENV Specify:

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

HSC Group

Specific

..... G* HAZ

.....

.....

Specify: *PRE.*

Specify: *Lines & south Humber side*

Other PLA

Case Officer: *DZ*

Senior Officer Confirmed *on*

Date *8/9*

*Trust for Nature Conservation
(Attention Mr CRICK.)*
Recorded DC.....

RECONSULTS

Press

PC

WM

Residents

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1560

Receipt No

P3171

Date first Rec'd 23 AUG 1993

Registration

Reference H03/0808/93

Cross-Ref

Date 24/8/93

Validation

Site area 3.140ES

No of dwellings 14

Floorspace

Earlier permission - Ref:

New/Redevelop/Use/Ext/Alt/Works

TYPE ~~B~~ OUTLINE

Description
to be recorded

Invalid

Site plans
Certificate

Fee

Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 1560.

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 322 OS Plots
Grid ref 500820315080

Ward B

Parish DSN

Inside IBD NO Inside LP area NO

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 1005

Linked to property

Ref

Dist Bound

Other: none
consequence

Planning Records:
Earlier apps

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

488/98

1485/98

964/86

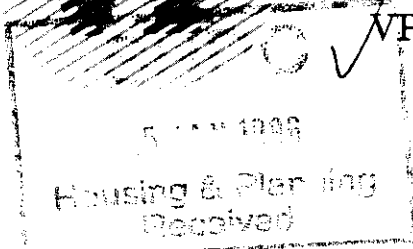
1146/90 with D12

242/90



VP WELDING LTD

VP Square, Storeys Bar Road, Peterborough PE1 5YS
Tel: (01733) 68464 & 52888 Fax: 311972



H16/0808/93

Handwritten initials

Mr. D Roberts
Assistant Planning Officer
South Holland Housing & Planning Services Dept.
Council Offices
Priory Road
Spalding
PE11 2XE

12 January 1996

Dear Mr. Roberts,

Re. Planning Application: Coronation St./Wren Close, Deeping St. Nicholas.

Please withdraw our planning application for the above site.

Yours sincerely,

V Perna

BRIAN SM 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



H03/0808/93 OUTLINE

Applicant: V P Welding
Tel:

Agent: John Dickie Associates
0733 576985

Description: Residential development -
14 dwellings

Location: Land at Coronation Avenue
Deeping St. Nicholas
Spalding
Lincs

Valid date:	06-SEP-93	Terminal date:	01-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	13-SEP-93	Report deadline:	12-OCT-93
Inspected by	20-SEP-93	Agreed TD Ext:	
Extra contacts	27-SEP-93	Case Officer:	
Report if not clear by	11-OCT-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 3.1 A
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: LC
Nature Conservation
Area.

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	14-SEP-93	05-OCT-93
Department of Transp	0602 476121	08-SEP-93
Clerk Deeping St Nic	0775 724337	08-SEP-93
Council for Protecti	(0400) 72397	08-SEP-93
Lincs/Sth Humb HB Jo		08-SEP-93
English Nature	0476 68431	08-SEP-93
Lincs/S Humbs Trust	0507 526667	21-SEP-93
Cllr J T Davis	0775 89 243	08-SEP-93

SITE RECORD

Grid ref: 520820 315080
OS Sheet: 322 Parcel:

LCC - See H/A/35 dated 16/9/93.

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

Telephone: (0775) 761161
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Department of Transp 0602 476121	08-SEP-93	22-SEP-93
Clerk Deeping St Nic 0775 724337	08-SEP-93	22-SEP-93
Council for Protecti (0400) 72397	08-SEP-93	22-SEP-93
Lincs/Sth Humb HB Jon (0502/576607)	08-SEP-93	22-SEP-93
English Nature 0476 68431	08-SEP-93	22-SEP-93
Cllr J T Davis 0775 89 243	08-SEP-93	15-SEP-93
~~Lincs/Sth Humb HB Jo~~	~~08 SEP 93~~	~~29 SEP 93~~

SITE RECORD

Grid ref: 520820 315080
OS Sheet: 322 Parcel:

L.C.C.
plan taken 14/9/93

John Dickie Associates,
Manor Barn,
Wilsthorpe,
Stamford,
Lincs.
PE9 4PE.

Mr D Roberts

DJR/JJ H03/0808/93

JDA/2950

20 Jun 1995

Dear Sir,

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT DEEPING ST NICHOLAS FOR V P
WELDING.

I refer to previous correspondence relating to the above application, and my more recent telephone conversation with Mr Drewnicki. I can advise that the planning application for 5 dwellings submitted by Mr Jeffes under reference H03/1232/94 was considered at the Council's Development Control Committee on the 14th June 1995. Despite a recommendation for approval, the Committee resolved that permission should be refused.

As I explained to Mr Drewnicki, given this resolution it is most unlikely that the current application for 14 dwellings would be approved. I would invite you therefore to withdraw this application.

I look forward to hearing from you in the very near future on this matter.

Yours faithfully

N Midlen
Development Control Manager

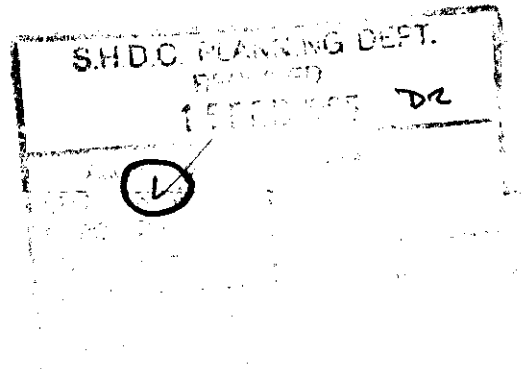
JOHN DICKIE ASSOCIATES

1. Moor Barn, Wilsthorpe, Stamford, Lincs PE9 4PE Tel/fax 0778 560811
Consultants in Architecture and Surveying

Your ref :DJR/JJJ/HO3/0808/93

Our ref : JDA/2950

South Holland District Council.
Planning and Building Control Department.
Council Offices,
Priory Road,
Spalding,
Lincolnshire.
PE11 2XE



February 14, 1995

RE : PROPOSED RESIDENTIAL DEVELOPMENT AT DEEPING ST NICHOLAS.

Dear Sirs

I refer to the above project and your recent letter.

I have taken further instructions from my clients who wish the application to remain current until such time as the outcome of the application submitted by Mr Jeffes is known.

Please let me know if you require any further information regarding this matter.

Yours faithfully

John Dickie M.I.A.S., F.F.B. MB. Eng.

John Dickie Associates,
Manor Barn,
Wilsthorpe,
Stamford,
Lincs
PE9 4PE.

Mr D Roberts

DJR/JJ H03/0808/93

14 Dec 1994

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT AT DEEPING ST NICHOLAS FOR V P
WELDING.

Further to your letter dated 20th September 1994 in respect of the above development. This is to advise that I have heard no further from either the Applicants, or Mr Leverington, in respect of the outstanding matters.

I can further advise that I have been in discussion with Mr Jeffes, who owns adjoining development land. I understand from Mr Jeffes that he intends to purchase the site of the outstanding application, and develop it with a scheme containing a much reduced number of dwellings. To this end, Mr Jeffes has instructed his own Agent who is presently working on the details of this scheme.

If this is the case, there seems to be little point in Messrs V P Welding pursuing their current application for 14 dwellings. I would request therefore that the Applicants give consideration to withdrawing the present submission, and supply me with written confirmation if you wish to pursue this course of action.

I look forward to receiving your early response to this matter.

Yours faithfully

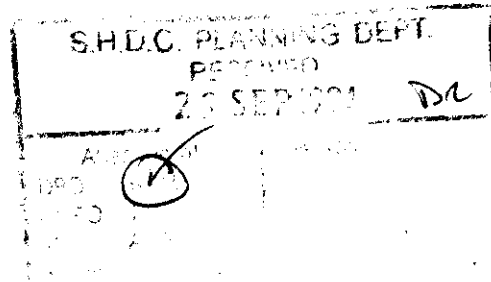
N Midlen
Principal Planning Officer
Development Control

JOHN DICKIE ASSOCIATES

anor Barn, Wilsthorpe, Stamford, Lincs PE9 4PE Tel/fax 0778 560811
Consultants in Architecture and Surveying

Your ref : DJR/JJ/HO3/080893

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE



September 20, 1994

FOR THE ATTENTION OF MR D ROBERTS.

RE : PROPOSED RESIDENTIAL DEVELOPMENT AT DEEPING ST NICHOLAS FOR
V.P.WELDING.

Dear Sirs

I refer to the above current planning application and your letter dated the 27th July 1994.

Please note our new address on this letter-head.

I can confirm that my clients are still wishing to proceed with the development off Coronation Avenue and are in the process of dealing with the question of site access, storm and foul water drainage etc,. This particular aspect of the development is being dealt with by Peter Leverington at Market Deeping and no doubt he will be in touch with your department when the necessary scheme details have been evolved.

Please let me know if you require any further information from us at this stage.

Yours faithfully

John Dickie M.I.A.S., F.F.B., M.B.Eng.

1560
1.7.
1820
File note 808/93

Meeting DSE / I. Lopper. Re. Application to.

- new Lopper May be purchasing to.
- solution of problems / Drainage / conservation.
- drawbacks / difficulties of present scheme.
- Administ aim to contact Drainage + conservation bodies
- if problems can be overcome site may be suitable for 9-10 dwellings - but could not guarantee number. would need to be convinced of acceptability.
- Lgt. he would contact me further. as need arose.
- looking towards a new submission.

OBJECT: The Lincolnshire Trust

for nature conservation



MIC/SES/TF21/C879

Application No: HO3/0808/93

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

SHD.C. PLANNING DEPT.	
18 OCT 1993	
DR	
15 October 1993	
For the attention of Mr D J Roberts	
Date: 19/10	

Dear Sir

RESIDENTIAL DEVELOPMENT OF 14 DWELLINGS CORONATION AVENUE, DEEPING ST NICHOLAS

Thank you for inviting the Trust's views on this proposal. You will be aware of the Trust's long standing objection to housing development on this site which culminated in our supporting your council at a Public Inquiry in October 1991. I note that the number of houses has been considerably reduced by comparison with the previous schemes and the marginal areas abutting the reed-bed increased. However the proposal would still result in an unacceptable reduction in the mix of habitat (particularly scrub and grassland) necessary to support the variety of breeding birds known to be present. I would refer you to paragraph 12 of the Inspector's decision letter on the last Public Inquiry on this site which states :

"....I consider that the protection of the reed-beds in isolation without overt recognition of their interaction with other habitats in the site would not serve the best interests of nature conservation".

Over the last two years up to five pairs of sedge warblers, four pairs of whitethroats as well as breeding reed warblers, reed buntings, song thrush and other birds have been recorded on this site. It is also highly likely that species breeding in other areas, for example adjoining gardens, will use the mix of habitats provided by this site. As the Inspector stated in the letter referred to above, the site is of local value in an otherwise extensively open landscape dominated by intensive agriculture. Its loss to a housing development would not accord

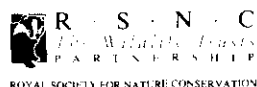
/Continued

The Manor House, Alford, Lincolnshire LN13 9DL Telephone: (0507) 463468 Fax: 466075

Conservation Site No. 100

The Trust is a company limited by guarantee, registered in England, no. 461861, and is registered as a charity, no. 218893, VV no. 1287453/52

Associated with the Royal Society for Nature Conservation - Patron: HRH Prince of Wales



with the sustainable development ethic which underlies national government's recent planning guidelines to local authorities.

In conclusion, the Trust wishes to register an objection to this proposal.

Thank you for consulting the Trust.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'M I Crick', written in a cursive style.

M I Crick
Conservation Officer

John Dickie Associates,
1144 Lincoln Road,
Peterborough.
PE4 6BP.

Mr D Roberts

DJR/JJ H03/0808/93

27 Jul 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, 14 DWELLINGS, DEEPING ST NICHOLAS FOR V P
WELDING.

I would be pleased to learn if you are in a position to respond to the matters raised in my letter to you of the 20th January 1994, and indeed to learn whether or not your Client still wishes to proceed with this proposal. I look forward to your early response.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

John Dickie Associates,
1144 Lincoln Road,
Peterborough.
PE4 6BP.

Mr D Roberts

DJR/JJ H03/0808/93

20 Jan 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, 14 DWELLINGS, DEEPING ST NICHOLAS FOR V P WELDING.

Further to our meeting on 6th December 1993 where we discussed drainage and related matters. I would be pleased to learn if you are in a position to supply the information and details relating to the drainage outfall as requested.

In addition your client undertook to supply an independent expert appraisal relating to the wildlife and conservation aspects of the proposal. Is this available for submission?

As a separate issue I have been contacted by the owner of the adjacent development through which access and possibly foul drainage, for the site will be gained. He advises that the pumping chamber and treated effluent pipe for the newly installed treatment plant are running at approximately 50% of capacity, but that the plant would be capable of taking only a further two dwellings. He further states that agreement has been reached with Anglian Water for adoption with the understanding that there is no expansion beyond its present design capacity. He suggests contact be made with Phil Ogley at Anglian Water in Lincoln, should further information be required.

I would be grateful for your response to the matters raised, together with the submission of further information, in order that we may progress the application through to a meeting with the appropriate environmental and conservation bodies.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

PETER JEFFES



14, Springfield Way,
Oakham,
Rutland LE15 6QA

Tel/Fax: 0572 - 757234

D.Roberts Esq.,
Planning Dept.,
S.H.D.C.,
Council Offices,
Priory Rd.,
Spalding,
Lincs.PE11 2XE.

11.1.94.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 JAN 1994	
APPROVED BY DPO DOPO JC ACB	FILE NO.
Action by Dispute with Copy to	Acknowledge YES/NO by date

Dear Mr.Roberts,

It has occurred to me that in addition to the facts included in my letter yesterday with regard to the treatment plant at Wren Close, Deeping St.Nicholas, it is probably appropriate to also confirm for your records that, as I said to Nigel Midlen a few months ago, under the right circumstances I will be perfectly happy to see Wren Close extended to serve the land behind our site.

Naturally, I would be concerned to see a development that would complement the local surroundings and to be assured that our development wouldn't be disadvantaged in any way; but I would be receptive to proposals if I knew they had your approval.

Yours sincerely,

PETER JEFFES



14, Springfield Way,
Oakham,
Rutland LE15 6QA

Tel/Fax: 0572 - 757234

D.Roberts Esq.,
Planning Dept.,
S.H.D.C.,
Council Offices,
Priory Rd.,
Spalding,
Lincs.PE11 2XE.

10.1.94.

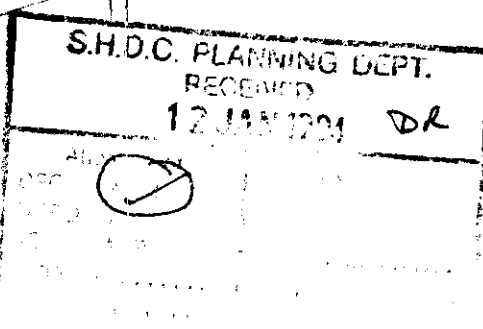
Dear Mr.Roberts,

Following our conversation today I'm just writing to confirm that the treatment plant installed to serve Wren Close in Deeping St.Nicholas is not at the moment up to capacity and would be capable of taking another couple of houses.

I am also informed that the pumping chamber and treated effluent pipe are running at approximately 50% of capacity.

I have reached agreement with Anglian Water for adoption with the understanding that there is no expansion beyond its present design capacity and would recommend contacting Phil Ogley at Anglian Water in Lincoln should further information be required.

Yours sincerely,



John Dickie Associates,
1144 Lincoln Road,
Peterborough.
PE4 6BP.

Mr D Roberts

DJR/JJ H03/808/93

28 Oct 1993

Dear Sir,

RESIDENTIAL DEVELOPMENT, 14 DWELLINGS, DEEPING ST NICHOLAS FOR V H WELDING.

I am now in receipt of responses to consultation in respect of the above application. Objections have been received from the Lincolnshire Trust for Nature Conservation and the CPRE on environmental grounds and questions relating to matters of site drainage have been raised by the Highway Authority and the Drainage Board.

In my opinion these matters could best be explored by way of a series of meetings between all parties. The purpose of this letter therefore is to request your agreement to such a series of meetings, perhaps starting with technical drainage matters, and then progressing to the environmental concerns.

This process will inevitably delay the determination of the application, but I am sure you will appreciate my desire to fully explore, and hopefully resolve, the issues prior to the application being reported to my Planning Committee. Please contact me if you are agreeable to this approach, whereupon I shall endeavour to arrange a mutually convenient date for the parties.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Met 6/11/93
big discussion
over drainage
Left that they would
boards down to take
they would supply design detail
system.

M. Grate
E. Debie
John Horner
C.B.

system
outfall into
one flow
to drainage
15m clearance
Highway
regulation + need for independent
approval to. with the
interests

DEPARTMENT OF HIGHWAYS AND PLANNING

To: D. ROBERTS S.H.D.C.

Planning
Reference: H03/0808/93

The following are my observations upon the enquiry
under the reference quoted above: —

LAND AT COCONATIONS AVE, DERING, ST NICHOLAS.

I refer to the current application and in particular the suggested layout and would make the following comments: —

- (1) The road narrows from 5m to 4.5m — this is only acceptable if the estate is to be constructed using small unit powers. If it is to be traditional construction then the carriageway shall be 5.0m wide.
- (2) I consider the footway should be located ~~on the~~ in front of the properties i.e. it should change sides west of plot 6.
- (3) ~~Beyond plot 5~~ The service margin is required to be 1.8m wide (as recommended by the Statutory Undertakers).
- (4) I am also concerned about surface water drainage on this site. I shall be pleased if you will request the applicant to provide details of his proposed system and outfall.

Date

16 - 9 - 93

Signed

M. Briggs
Director of Highways and Planning

LINCOLNSHIRE BRANCH

Honorary Secretary and Treasurer: D Patterson
1 Arnhem Drive, Caythorpe, Grantham, Lincs, NG32 3DQ
Tel: Loveden (0400) 72397



B. Smith Esq., Dip. TP, MPTPI,
District Planning Officer,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Gaulding,
Lincs. PE31 3XL.

Wed. September 1893.

Tom ref. Houghton 95.

Dear Mr. Smith,

LAND AT CORONATION AVENUE, DEERING ST. NICHOLAS.

Thank you for referring this application to CPRE for comment.

The Branch is of the opinion that permission for this housing development should not be granted.

Although the density and style of the proposed development is much more acceptable than that of the application on which we commented in 1991 the value of the site for wildlife is still be threatened.

It is a an important wildlife habitat and of value both to the wildlife itself and to the village's residents and visitors. Such little oases of wildlife interest are not common in the locality and the Council for the Protection of Rural England urges your Council to preserve this one.

If permission is granted, and we hope it will not be, the landscaping could be improved by providing some willow trees along the border of the 'Rough grass area' with the reed bed to help mop up the extra surface water which the development proposes to discharge into the Reed Bed area.

Yours sincerely,

Don Tallman

L. Patterson,
Hon. Sec.,

[illegible]

JOHN DICKIE ASSOCIATES

1

1144 Lincoln Road, Peterborough PE4 6BP. Tel (0733) 576985 Fax (0733) 323153.

Our ref : JDA/90/2950

Your ref : HO3/0808/93

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 SEP 1993 <i>DR</i>	
Attention of <i>DR</i>	File Nos.
DCO	
COFO	
IC	
AICP	
Submitted by	Reference
Submitted on	Year
Submitted at	

24th September 1993

FOR THE ATTENTION OF MR D ROBERTS.

**RE ; PROPOSED RESIDENTIAL DEVELOPMENT AT : DEEPING ST
NICHOLAS FOR MESSRS V.P.WELDING.**

Dear Sirs

I refer to the above current planning application submitted to you earlier this month.

We have been considering the question of the detail relating to the disposal of storm water from impervious areas within the site. As far as storm water disposal is concerned I can confirm that it is still my clients intention to allow the run off from all impervious areas including roads, driveways and roofs to discharge, by way of an outfall, in to the "wet land" area.

Clearly, the detailed technical arrangements relating to storm water drainage can be dealt with by yourselves, Building Control and indeed the Local Highway Department at some stage following the granting of approval of reserved matters. In the meantime, however, it would seem prudent for us to outline the generality of our strategy regarding storm water disposal. In this regard, I can confirm that a suitably designed arrangement of drains picking up road and rainwater pipe gullies would be installed throughout the site with the outfall from the pipework laid to fall into the pond within the wetland area. Depending upon the levels prevailing at the time, we may intend to

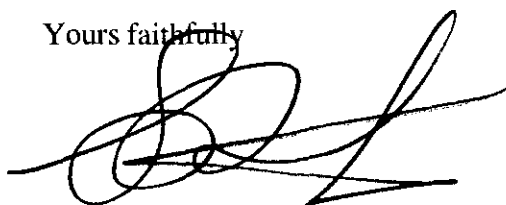
scrape out and lower the invert level of the pond to accommodate the aforementioned drains.

In order to prevent any automobile contaminants such as diesel, petrol etc etc from entering into the substrata and damaging the wet land, we intend to incorporate a three stage petroleum interceptor located at some suitable point between the outfall to the pond and the lowest gully on the drainage runs.

As explained previously, it would be our intention to produce full details of storm water arrangements in the event that outline planning consent is granted and a subsequent application for approval of reserved matters is submitted. In the meantime, I would be grateful if the question of drainage - both storm and indeed foul - could be dealt with by way of a planning condition should the local planning authority feel inclined to consider our application in a favourable manner.

I hope that the above information will be of some assistance in helping your department deal with our planning application but should you require any further details from us then please contact me at your convenience.

Yours faithfully

A handwritten signature in black ink, appearing to be 'John Dickie', written over the typed name.

John Dickie., M.I.A.S., F.F.B., M.B.Eng.

c.c. Mr M Cereste.



Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD

Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

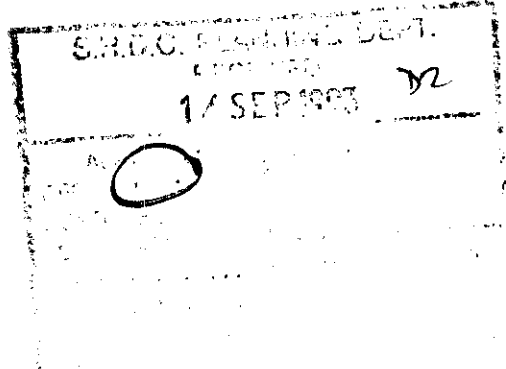
John Honnor
General Manager

Our Ref. SWP/TF/P/D/5
Your Ref.

This matter is
being handled by
Stan Pywell

9th September, 1993

Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.



Dear Sirs,

Planning Application No. H03/0808/93
14 Dwellings - Coronation Avenue, Deeping St. Nicholas
V.P. Welding

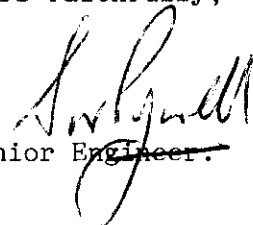
I refer to the above planning application.

There are drainage difficulties with this site. The present surface water outlet is into the private dyke at the southern end of the site. Levels will need to be taken to ascertain whether sufficient depth is available to provide a satisfactory surface water outfall. In addition the agreement of the owner of the dyke would be required to accept the additional flows.

The nearest Board's drain runs along the south-east side of Chappell Road gardens and it may be possible to take a surface water sewer to the drain by crossing land in the Council's ownership. Again, levels need to be taken. An outfall into the Board's drain will require the Board's consent and this would be conditional upon a contribution paid towards improvements required downstream. This contribution would be assessed at £ 27,741 per hectare of impervious area of the development (plus V.A.T.).

As satisfactory drainage may be the key to whether the development is practical, I suggest the applicant be asked to provide details of the surface water drainage and its outfalls before the consent is granted.

Yours faithfully,


Senior Engineer.

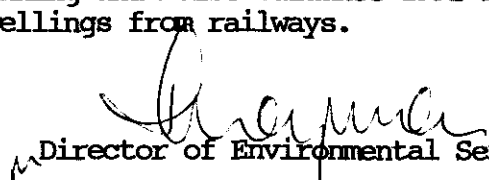
SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM:	DIRECTOR OF ENVIRONMENTAL SERVICES	DATE:	11.10.93
		OUR REF:	JC/SS/PC
TO:	DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES	YOUR REF:	

Planning Application H03/0808/93
Residential Development, Coronation Avenue

I write in response to the above and would confirm that whilst I have no objections in principle any scheme should provide protection from the railway line. I would refer you to the recommendations of the draft Planning and Noise Guidance 1992 and the 15 metre minimum distance for dwellings from railways.


Director of Environmental Services

②

The Lincolnshire Trust

for nature conservation



MIC/SES/TF21/C.879
Your ref: LINCSTRU 23.9/MC.cd

Mr M Cereste
Cereste Property Developments
Tower House
Thorpe Road
Longthorpe
Peterborough

15 October 1993

Dear Mr Cereste

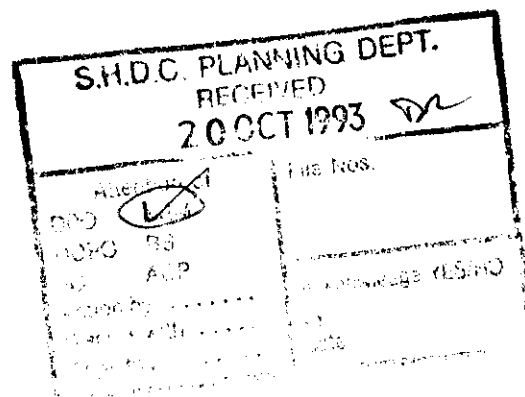
Thank you for your letter of 23 September and its enclosed copy letter from 21 November 1990. Unfortunately I can find no record of the latter in our file.

We are grateful for the offer to donate the reed-bed and wetland area to the Trust. However, you will be aware of our view that it is the juxtaposition of habitats on this site that leads to its interest particularly for breeding birds. Without the adjoining scrub and grassland habitat which would be lost under current development proposals, the interest of the reed-bed alone is likely to be marginal. Consequently, I feel we must decline your kind offer.

Yours sincerely

M I Crick
Conservation Officer

cc [D Roberts ✓
N Watts
J Redshaw
CPRE]



The Manor House, Alford, Lincolnshire LN13 9DL Telephone: (0507) 463468 Fax: 466075

Conservator: S E Crooks

The Trust is a company limited by guarantee, registered in England, no.461863,
and is registered as a charity, no. 218895. VAT no. 1287453 52
Associated with the Royal Society for Nature Conservation Patron: HRH Prince of Wales

Planning

Cereste Property Developments

Tower House, Thorpe Road, Longthorpe, Peterborough
Telephone (0733) 264414 Facsimile (0733) 262151

Development, Planning and Design Consultants



23rd September 1993

Our Ref.: BSMITH23.9/MC/cd

Mr. Benjamin Smith
BENJAMIN SMITH DESIGN ASSOCIATES
31-33 Banbury Road
Litchborough Nr Towcester
Northants. NN12 8JF

Dear Ben,

RE: Land at Coronation Avenue, Deeping St. Nicholas

Further to our telephone conversation, I would confirm that, subject to planning consent, we would intend to divert all surface water run-off into the pond on the site.

I would be most grateful if you could ask Mr. Best, who produced the report for the Planning Appeal, if he would be so kind as to prepare another report stating the advantages of the above proposal and the effect on the reed beds if no management is undertaken.

I look forward to hearing from you at your earliest convenience.

Yours sincerely,

Marco

Cav. Marco Cereste

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 1 OCT 1993	
FILE NO.	pe
APPROVED BY	
DATE	
TO	
FROM	
REMARKS	
YES/NO	

Cereste Property Developments

Tower House, Thorpe Road, Longthorpe, Peterborough
Telephone (0733) 264414 Facsimile (0733) 262151



Development, Planning and Design Consultants

23rd September 1993

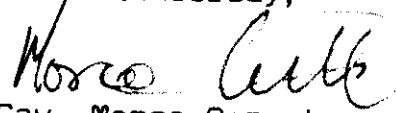
The Planning Officer
David Roberts
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

Dear Mr. Roberts,

RE: Residential Development - Land at Coronation Avenue,
Deeping St. Nicholas

With reference to the management of the wet lands, subject to a successful planning application, I enclose, for your information, copy of a letter sent to Mr. Crick of the Lincolnshire Trust for Nature Conservation, together with a copy of our previous letter to the Trust relating to this particular matter.

Yours sincerely,


Cav. Marco Cereste

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 SEP 1993 DL	
APPROVED BY	THE MGR.
DEO ☒ N/A	
DOPO ☐ DS	
JD ☐ ACP	
AGREED BY	
CHAINED BY	
DATE	

Cereste Property Developments

Tower House, Thorpe Road, Longthorpe, Peterborough
Telephone (0733) 264414 Facsimile (0733) 262151



Development, Planning and Design Consultants

23rd September 1993

Our Ref.: LINCSTRU 23.9/MC/cd

The Conservation Officer
Mark Crick
The Lincolnshire & South Humberside
Trust for Nature Conservation
The Manor House
Alford
Lincs. LN13 9DL

Dear Mr. Crick,

RE: Land at Coronation Avenue - Deeping St. Nicholas

Please find enclosed copy of a letter sent to the Trust on 21st November 1990.

We confirm that our offer to the Trust still stands and look forward to hearing from you on this subject.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'MC' or similar, written over a horizontal line.

Cav. Marco Cereste

c.c: Mr. D. Roberts
Planning Dept.
South Holland District Council



Cereste Property Developments

Tower House, Thorpe Road, Longthorpe, Peterborough
Telephone (0733) 261821

21st November 1990

The Lincolnshire & South Humberside
Trust for Nature Conservation,
The Manor House,
Alford,
Lincolnshire,
LN13 9DL.

Dear Sir or Madam,

I have been in discussion with Mr Smith of the Nature Conservancy Council regarding some land we own in Deeping St Nicholas Lincs.

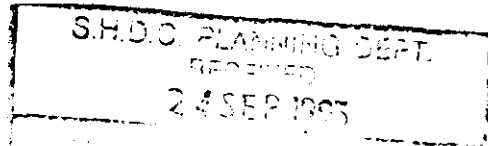
Please find enclosed a plan, part of which is delineated in green. That piece forms the basis of a planning application with the South Holland District Council. You will also note that part of the plan is delineated in pink and we feel that this part, which consists mainly wet land and reed beds, may be of interest to you.

Should our planning application be successful we would be prepared to donate the area delineated in pink to yourselves with a view to you managing it for the benefit of the community.

I look forward to hearing from you in due course.

Yours sincerely,

M. Cereste



I request that this application be considered by Planning Committee because of the effect the development will have on the existing houses in Coronation Avenue, with respect to drainage and movement of water. The development site would appear to have inadequate drainage and hence may exaggerate the current drainage problems.

Signed:

A handwritten signature in cursive script, appearing to read "F. J. Davis".

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



Application no: H03/0808/93

Applicant: V P Welding
Storeys Bar Road
Peterborough
Cambs

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
PE4 6BP

Description: Residential development - 14 dwellings

Location: Land at Coronation Avenue Deeping St. Nicholas
Spalding Lincs

Type: OUTLINE

Date received: 06-SEP-93

08-SEP-93

Dear Cllr J T Davis

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases,
please let me know by 15-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 J T Davis
Grays Farm
North Drove Bank
Spalding Lincs
PE11 3JX

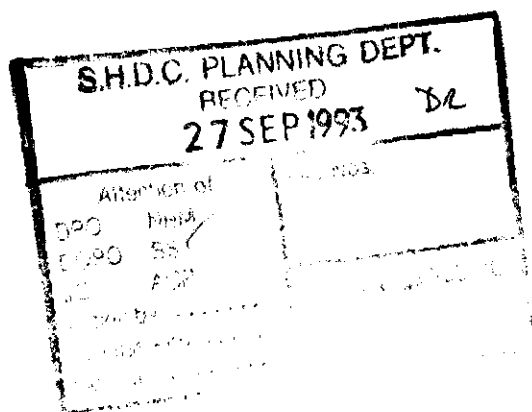
I request that this application be
considered by Planning Committee,
because *SEE ATTACHED NOTE*

S.H.D.C. PLANNING DEPT. RECEIVED 24 SEP 1993	
Approved by DPO FORO JC ACF	File Nos.
Reason by Date	Acknowledge YES/NO BY DATE

Signed:

J T Davis

Anglian Water
Services Limited



P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/930107
Your ref *PH*
H03/0808/93

22 September 1993

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

Dear Sir,

Proposal : Residential development
Location : Land at Corporation Avenue, Deeping St Nicholas
Applicant: V P Welding

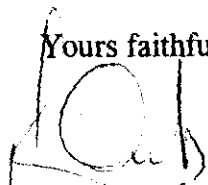
With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

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

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

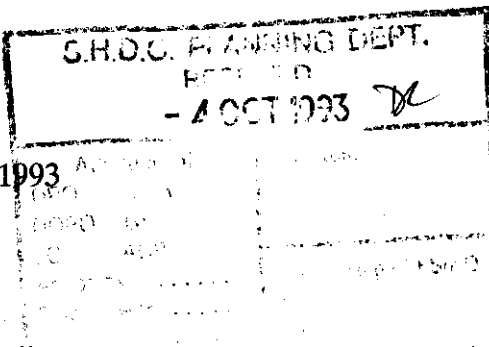
If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,



Philip Laws
Customer Services Manager

Our Ref: 93/1/SH/0243
Contact: G Thornalley



Date: 29 September 1993

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



*National Rivers Authority
Anglian Region*

Dear Sir

Planning Application No. H03/0808/93

PROPOSAL : RESIDENTIAL DEVELOPMENT
LOCATION : CORONATION AVENUE, DEEPING ST NICHOLAS
APPLICANT : V P WELDING

I refer to your consultation received on 9 September 1993.

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 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LK



THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY

TELEPHONE 0602 350602 EXT 469
FAX 0602 799743
GTN 6202

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2EX

Your Ref: H03/0808/93

Our Ref: EMRT F209153

Date: 7th October 1993

For the attention of D. J. Roberts Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED RESIDENTIAL DEVELOPMENT (14 DWELLINGS) AT LAND AT
CORONATION AVENUE, DEEPING ST. NICHOLAS
A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

I refer to the outline application dated 8 September 1993 in respect of the above mentioned development. In accordance with the T & CP GDO 1988 this application is appropriately dealt with under Article 18.

I would not wish to raise objection to the development as shown on the deposited plans, planning reference H03/0808/93 dated 23 August 1993.

NOTE: I wish to remind you of the Department's advice given in respect of visibility at condition 4 of its letter dated 5/1/1990 (reference: H08/1466/89-EMRT F209153 Pt.2)

Yours faithfully

J J BACH
for Director of Network Management & Construction

cc: The Director of Highways and Planning, Lincs County Council

S.H.D.C. PLANNING DEPT.	
RECEIVED	
12 OCT 1993 <i>PL</i>	
☒ APPROVED	☐ REFUSED
☐ AMEND	☐ WITHDRAWN
☐ OTHER	☐ YES/NO
☐ COMMENTS	☐ DATE

P. N. WATTS

Farmer

Vine House Farm
Deeping St. Nicholas
Spalding, Lincs.

PE11 3DG

Telephone: Deeping St. Nicholas 208

Planning Dept
S.H.D.C.
Priory Road
Spalding
PE11 2XQ

11th October 1993

OBJECTION

Dear Sir,

RE:- Littleworth Old Goods Yard - VP Welding Outline Planning Permission.

There are very few areas for wildlife in the fens, and as my breeding survey shows, there is a lot of wildlife at this site.

The proposed development would take 2/3 of the site up but reduce the wildlife by 80 %.

Remember that the public have criticised the farmers for destroying or bringing into cultivation such areas as this, so if the council grant planning permission on this site they are doing exactly what the farmers have been criticised for. so never again could they attack the farmers for bringing such areas into cultivation. The farmers did it because they were given subsidies to do it, and the country needed more food.

Now we have a surplus of the type of crops grown on the land in this area, so if you feel that there is a need for more houses in Deeping St. Nicholas, then build on agricultural land. I am sure you are aware as you drive through Deeping St. Nicholas how few places there are for wildlife.

VP Welding bought this site knowing full well that planning permission had been refused twice before they bought it because of wildlife on the site, and lack of suitable drainage. Since then it has been moved out of the village development area.

Who moved it out of the development area ?

The Council.

Why did you move it out of the development area ?

Because you did not want the area built up.

Outline planning permission must be refused because of the wildlife on this site, and because it is outside the village development plan.

Yours Sincerely,



P.N.Watts

443/808/93

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 OCT 1993	
ADJ. NO.	DC
APPC	
JP	
Acting	
14/10	

Mr. Roberts
Planning Dept
S.H.D.C.
Priory Road
Spalding
PE11 2XQ

23rd August 1993

Dear Mr Roberts,

I have been across to the Old Goods Yard more often this summer, and so hopefully recorded the Breeding birds more accurately this year. I went six times in all, and enclosed is a map of where species were breeding. Also there are other species breeding near to the Goods Yard that perhaps rely on the habitat of the Goods Yard. As you can see there are Warblers breeding all over it. There are not many areas in this vicinity that hold such a concentration of birds. It was a pleasure to listen to such a concentration of bird song.

Any development would be detrimental to the area. I now also seem to have a bit more local support for the area from the inhabitants of Coronation Avenue.

A Blackcap held territory for about a week, but it did not stay. A Cuckoo was very active in the Goods Yard, and I should think used one or two of the Sedge Warblers' nests.

Yours Sincerely,

Nicholas Watts

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held at the Sessions House, Sheep Market, Spalding, on the 5th day of October next for the grant to me of a Justices' Licence authorising me to sell by retail intoxicating liquor of all descriptions for consumption off the premises situate at Roman Bank, Saracens Head, Spalding, Lincolnshire, and known by the sign of "Willow Lodge Stores" of which premises I am the owner.

Given under my hand this 10th day of September, 1993.

MERVYN BINGHAM BUNN

WVN 713515

187/507LF14-9

GOODS VEHICLE OPERATOR'S LICENCE

T. PEARCE, Market House, Stonegate Road, Spalding, Lincs PE12 6AH is applying to replace without change a licence to use Market House, Stonegate Road, Spalding, Lincs PE12 6AH as an operating centre for two goods vehicles.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

72442

187/507 LF17-8

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following application(s) do not accord with the provisions of the relevant Development Plan.
H03/0608/93

V. P. Welding
Residential development — 14 dwellings.
Land at Coronation Avenue, Deeping St Nicholas, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.
H09/0731/93

Mr R. Pleasance
Change of use of shop to ground floor dwelling unit (62 High Street), plus external alterations
60, 62, 62A High Street, Holbeach, Spalding, Lincs.
(Amended description and additional information received).

H23/0810/93

Mr and Mrs I. C. Laxton
Four bedroom house, garage and nursery (in lieu of approved bungalow).
OS 1667 Little Lane, Whaplode, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

S O U T H Director of Planning and Building Control Services
September 14, 1993.

HOLLAND
DISTRICT COUNCIL

WVN 83500

187/507LF14-9

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CFP 14/9/93

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



Application no: H03/0808/93

Applicant: V P Welding
Storeys Bar Road
Peterborough
Cambs

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
PE4 6BP

Description: Residential development - 14 dwellings

Location: Land at Coronation Avenue Deeping St. Nicholas
Spalding Lincs

Type: OUTLINE

Date received: 06-SEP-93

08-SEP-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 22-SEP-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 J ROBERTS

Yours faithfully

B SMITH

Director of Planning and Building Control Services

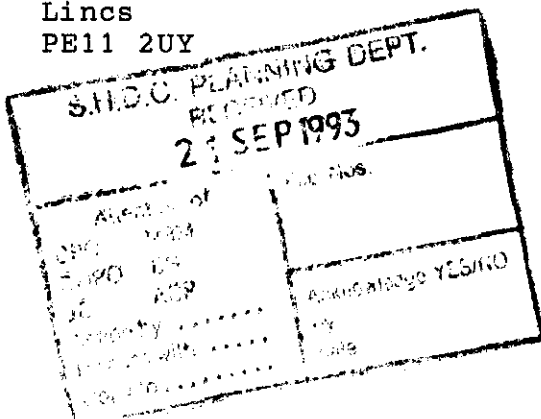
Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments: THE COUNCIL IS VERY CONCERNED
ABOUT THE DRAINAGE OF SURFACE WATER
INTO THE REED BED AND THE WATER
BEING STAGNATE IN THE REED BED.

Signed: ALSO THERE IS A PROBLEM OF
WATER DRAINING IN CORONATION
AVENUE NOW THIS PROJECT IS GO
TO MAKE IT WORSE

Anthony R Suat





THE DEPARTMENT
OF TRANSPORT

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

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
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SWITCHBOARD 0602 350602
DIRECT LINE 0602 352 468
FAX 0602 799743
GTN 6202

Your Ref: H03/0808/93

Our Ref: F 209153

Date: 13 September 1993

For the attention of Mr D J Roberts

Dear Sir

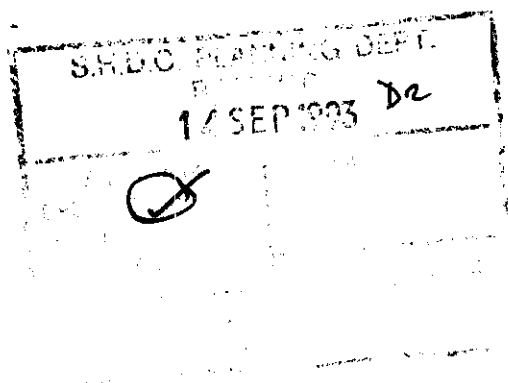
**CONSULTATION ON PLANNING APPLICATION
RESIDENTIAL DEVELOPMENT ON LAND AT CORONATION AVENUE, DEEPING ST NICHOLAS**

I refer to the above mentioned consultation received on 10 September 1993.

We are currently studying the application and will be responding within 28 days in accordance with the GDO.

Yours faithfully

I Marshall
I MARSHALL
Lincolnshire Area Team



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



Application no: H03/0808/93

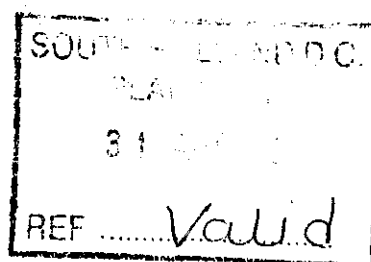
Applicant: V P Welding
Deeping St Nicholas

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
PE4 6BP

Description: Residential development -
14 dwellings

Location: Land at Coronation Avenue
Deeping St. Nicholas
Spalding
Lincs

Type: OUTLINE



Date received: 23-AUG-93

25-AUG-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Confirm address of applicant.

*V. P. WELDING,
~~200~~ STOREYS BRICK ROAD,
PETERBOROUGH
CAMBS.*

Please return the additional copy of this letter with your reply. If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed. If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

PLANNING APPLICATION



Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H03/0808/93
Description: Residential development -
14 dwellings

Location: Land at Coronation Avenue
Deeping St. Nicholas
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 05-OCT-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

14-SEP-93

S O U T H



H O L L A N D
DISTRICT COUNCIL

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3171
Date received : 23-AUG-93

Received from

V Perna, JT Drewnicki, M Cereste

Address

Land at Coronation Avenue
Deeping St. Nicholas
Spalding

Fee paid	£ 1560.00
VAT	£ 0.00

Total received £ 1560.00

Cash/Cheque : Cheque

Signed.....*K. Lowe*.....
(Authorised Collector)

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Application no: H03/0808/93

Applicant: V P Welding
Storeys Bar Road
Peterborough
Cambs

Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
PE4 6BP

Description: Residential development - 14 dwellings

Location: Land at Coronation Avenue 'Deeping St. Nicholas
Spalding Lincs

Type: OUTLINE

22-JAN-96

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Council for Protection Rural
England, Lincolnshire Branch
1 Arnhem Drive
Caythorpe
Grantham Lincs NG32 3DQ

The Lincolnshire Trust
The Manor House
Alford
Lincs. LN13 9DL.

P N Watts.
Vine House Farm
Deeping St. Nicholas
Spalding
Lincs PE11 3DG.

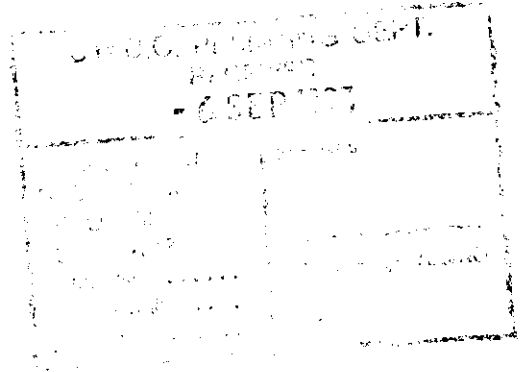
JOHN DICKIE ASSOCIATES

1144 Lincoln Road, Peterborough PE4 6BP. Tel (0733) 576985 Fax (0733) 323153.

Our ref : JDA/90/2950

Your ref : H03/0808/93

South Holland District Council,
Planning and Building Control Departments,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.
PE11 2XE



3rd September 1993

FOR THE ATTENTION OF MR D ROBERTS.

**RE : RESIDENTIAL DEVELOPMENT OF 14 DWELLINGS AT LAND
AT CORONATION AVENUE, DEEPING ST NICHOLAS, SPALDING,
LINCS.**

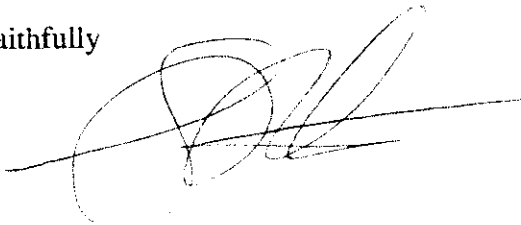
Dear Sirs

I refer to the above application and your letter dated the 2nd September 1993.

As with previous applications, I can confirm that the foul water drainage from the site will be connected into the existing foul water drainage system either in Coronation Avenue or through the ongoing development adjacent to the application site.

Please let me know if you require any further details.

Yours faithfully



John Dickie., M.I.A.S., F.F.B., M.B.Eng.

Encls:

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



Application no: H03/0808/93

Applicant: V P Welding
Storeys Bar Road
Peterborough

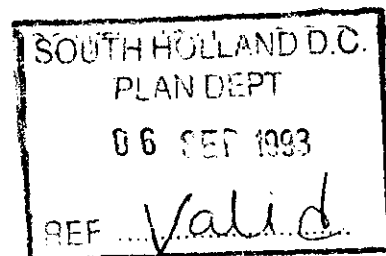
Agent: John Dickie Associates
1144 Lincoln Road
Peterborough
PE4 6BP

Description: Residential development -
14 dwellings

Location: Land at Coronation Avenue
Deeping St. Nicholas
Spalding
Lincs

Type: OUTLINE

Date received: 23-AUG-93



02-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:

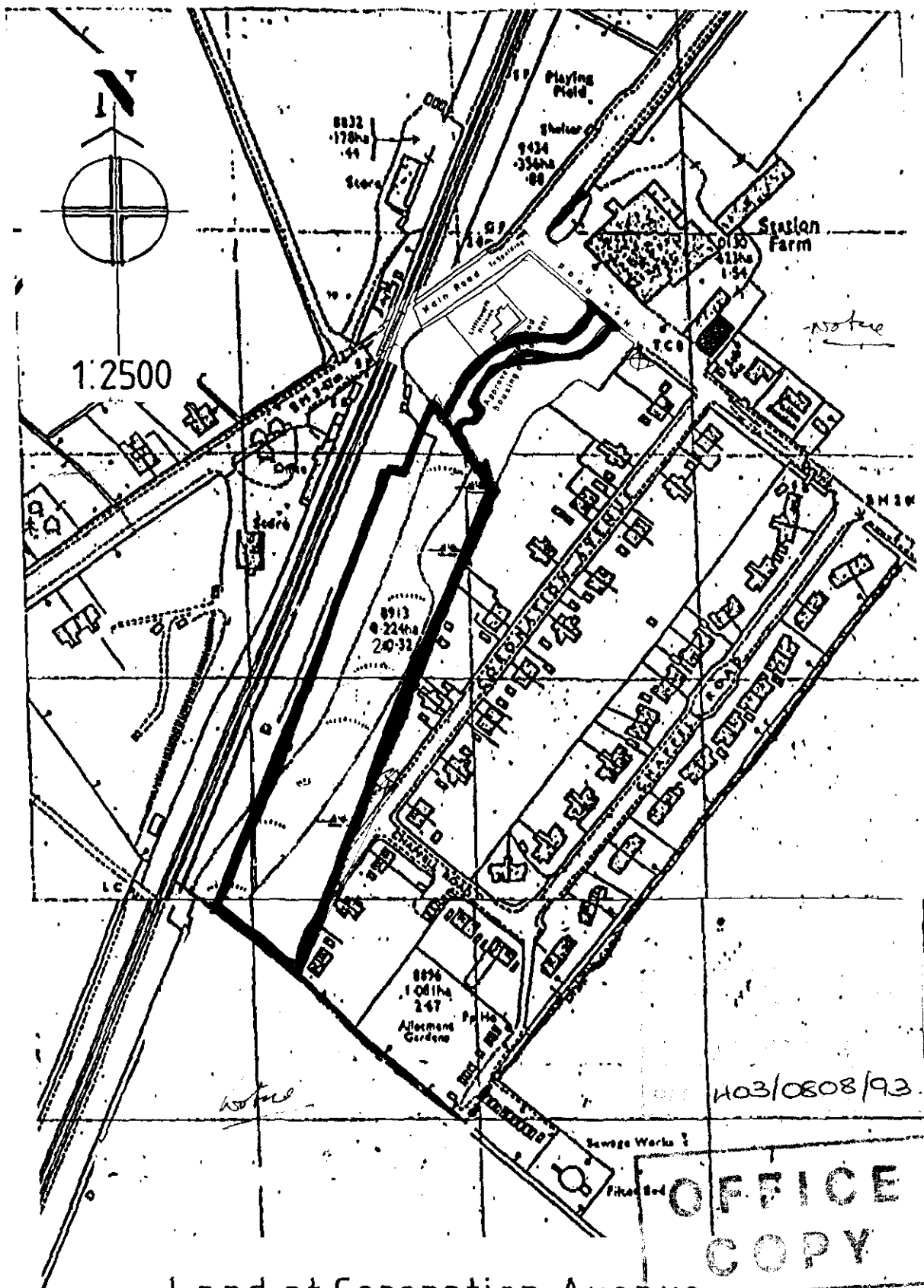
Details of means of disposal of foul sewerage.

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 D J ROBERTS

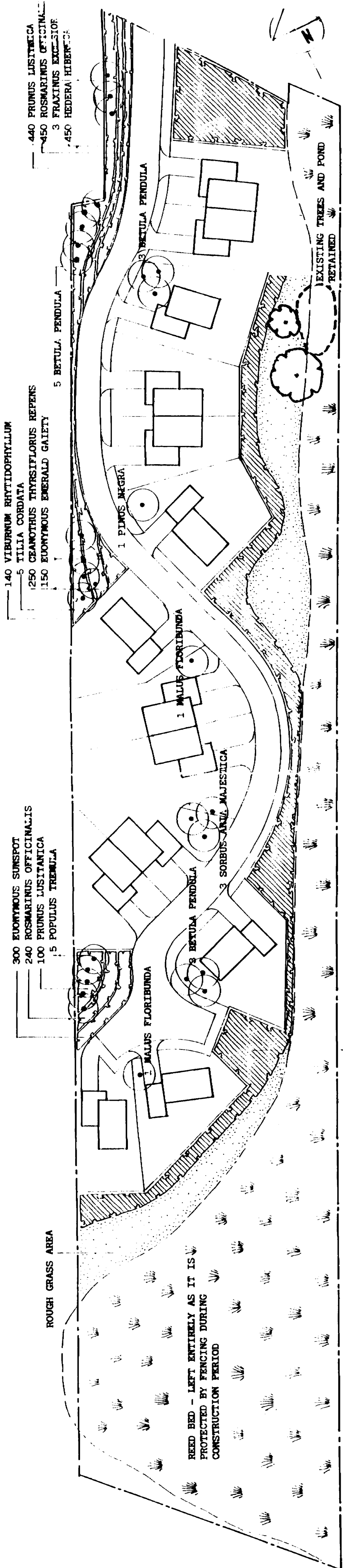
Yours faithfully

D J Roberts
Principal Planning Officer

PT



Land at Coronation Avenue
 DEEPING St. NICHOLAS
 Proposed residential development
 Location Plan



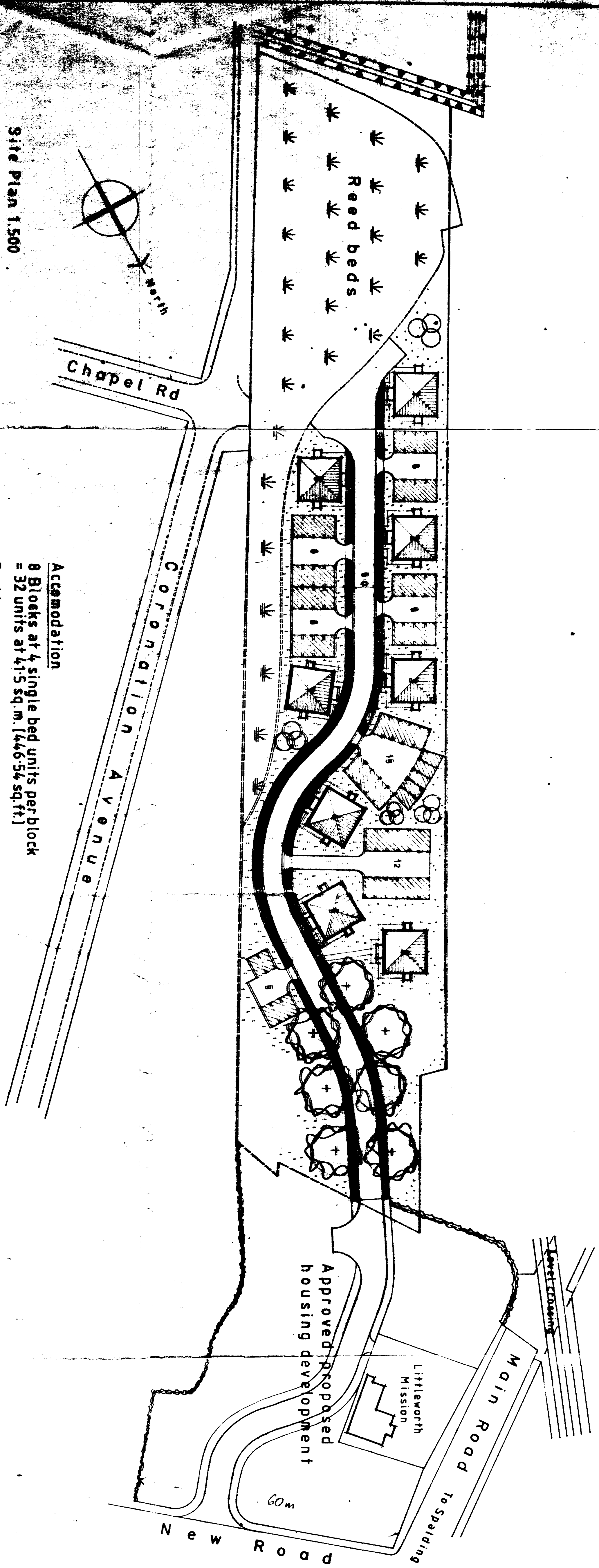
BUFFER ZONE PLANTING : WHIPS @ 1.5m SPACING
QUERCUS ROBUR 15%
FRAXINUS EXCELSIOR 15%
SALIX CAPREA 10%
SALIX CINEREA 10%
SALIX VIMINALIS 10%
ACER CAMPESTRE 10%
ALNUS GLUTINOSA 10%
VIBURNUM OPULUS 10%
MALUS SYLVESTRIS 5%
CRATAEGUS MONOGYNA 5%

SPECIFICATION
ALL TREES TO BS 3936
8-10cm. MINIMUM HT 1.8m
WHIPS TO BS 3936 MINIMUM HT 500mm
ALL SHRUBS TO BE CONTAINER GROWN.

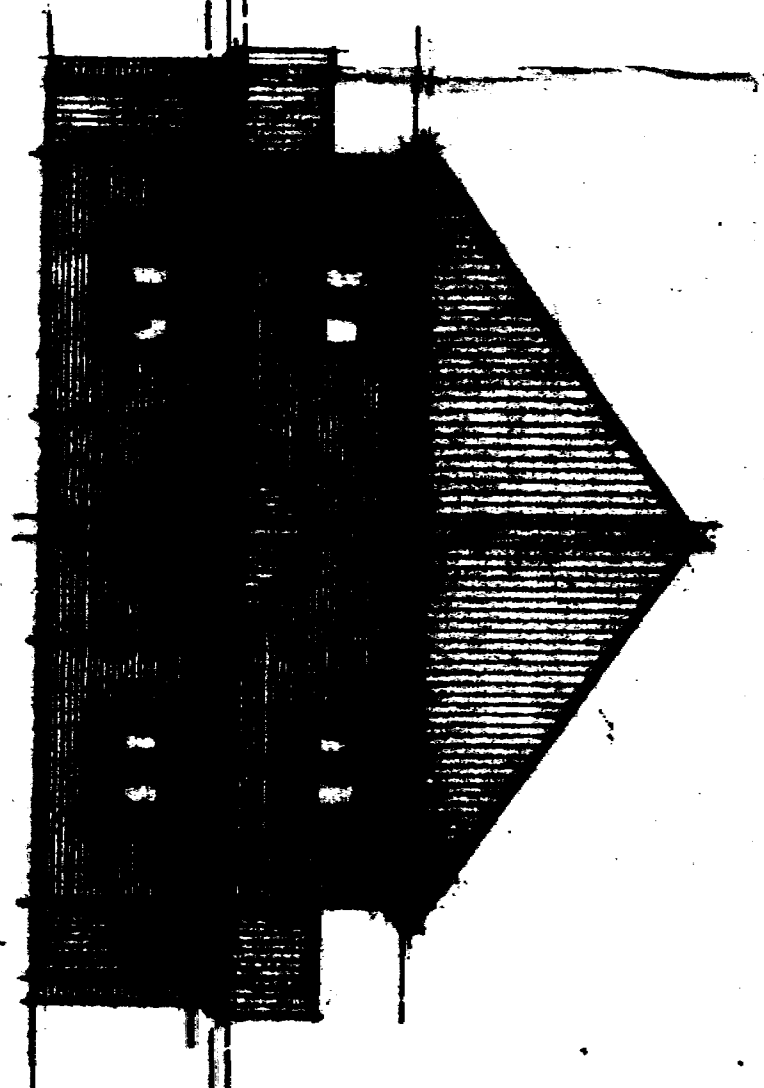
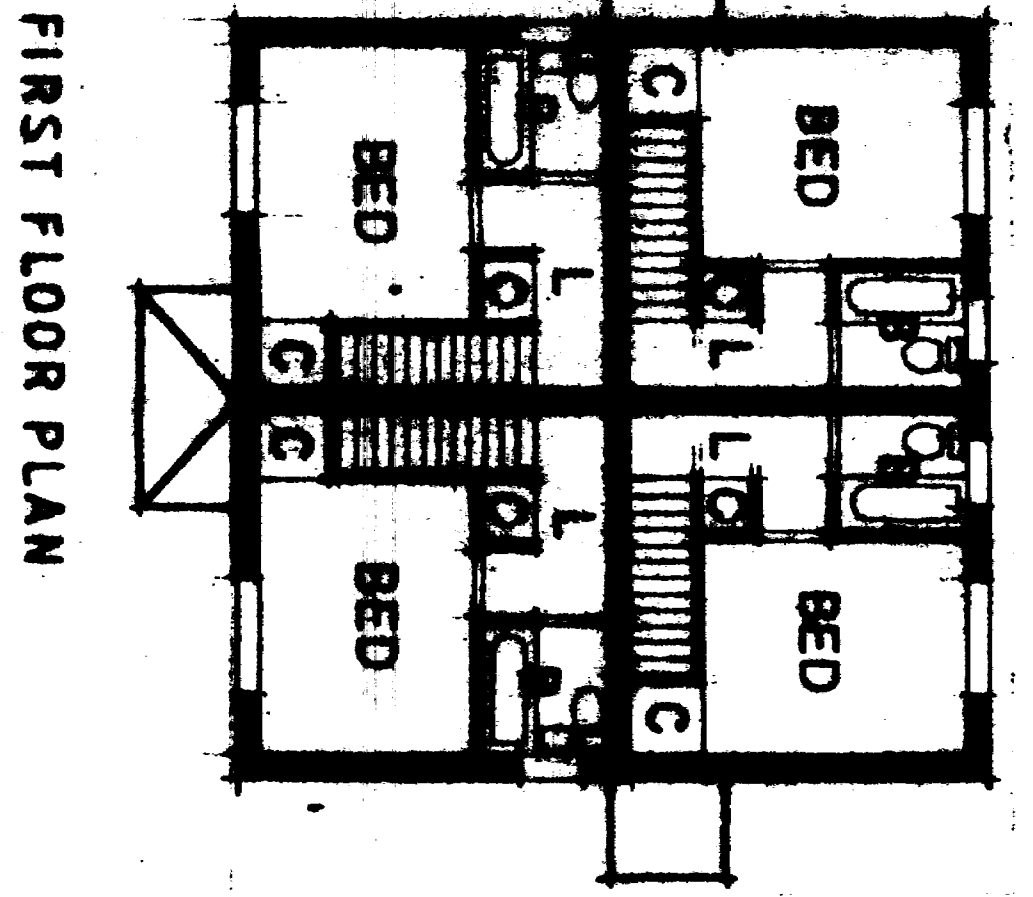
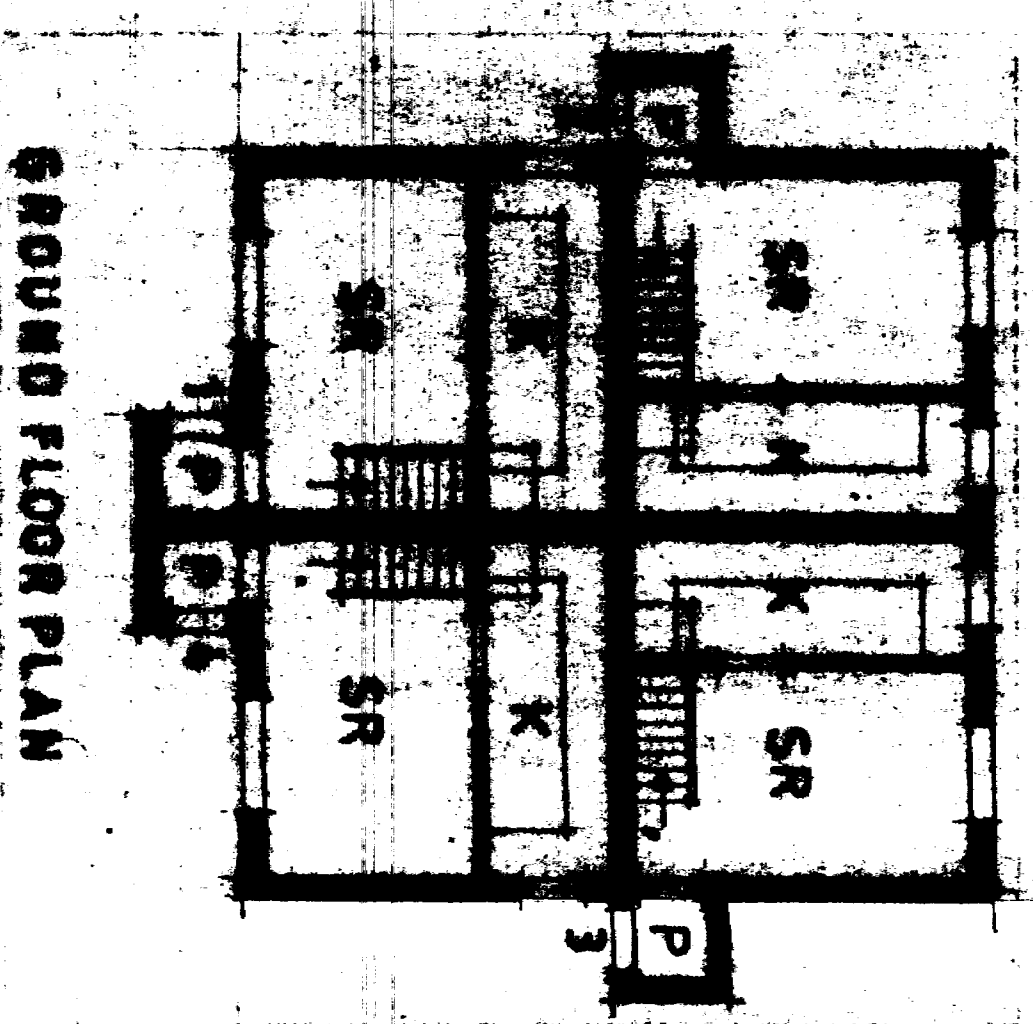
LANDSCAPE PROPOSALS
Land at Coronation Avenue
Deeping St. Nicholas. Lincs
for
Ceresste Property Developments
SCALE 1:500 DRW. NO. C931/1/1A
H03/0808/93.

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GROUND FLOOR PLAN

FIRST FLOOR PLAN

FRONT ELEVATION

Client: Messrs. CERESTE
DREWICKI and PERNA.

Job Title
Land at Coronation
Avenue.
DEEPIG St. NICHOLAS

Drawing Title
Revised Planning
Drawing.

**JOHN DICKIE
ASSOCIATES**
Consultants in Architecture
and Surveying,
1144, Lincoln Road,
Peterborough, PE4 6BP.
Tel: 0733 76985.

Scale
1:500 1:100

Date
Aug 90

Drawn by
PS

Dwg. No.
JDA-90-2950-002

