SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0372/93 Received:23-APR-93 Type:PERMISSION RENEWAL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Rafe J Clowes
5 Thirlmere Close
Thorneywood Mount
Nottingham
NG3 2PX

Description: Residential development

Location : Fleet Road Holbeach
Spalding Lincs (Parishes of Holbeach/Fleet)

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 The vehicular access shall be formed at the centre of the site's frontage to Fleet Road.

Reason: In order to provide a satisfactory access in relation to other existing accesses in the vicinity of the site.

4 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority

in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

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

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

8 Where trees are the subject of the Fleet and Holbeach Tree Preservation Order No. 1 are located within the proposed dwelling plots, dwellings shall be sited so as to avoid interference with and from these trees and the following steps shall be taken to safeguard the preserved trees during construction, namely, (i) the trees shall be protected during construction work by chestnut pale or similar fences 1.5 metres high to the satisfaction of the District Planning Authority. The fencing to be provided to the trees shall be erected at a minimum distance from the trunk equal to the crown spread of the trees; (ii) no site huts shall be erected within the crown spread of the trees; (iii) no materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under it; (iv) no burning of goods shall take place within 3 metres of the crown spread of the trees; (v) no services shall be routed under the crown spread of the trees.

Reason: To protect the preserved trees in the interests of amenity.

9 No trees or shrubs on the site shall be lopped, topped, felled or uprooted

SOUTH HOLLAND DISTRICT COUNCIL

Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

Director of Planning and Building Control Services
13-OCT-93 H05/0372/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

DC STRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other ✓		.....	Specify: Holbeach PC.

Note
* Longer expiry
G Group available

Case Officer JOHN BOSWORTH

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 5/5/93

Site Notice posted by
Date
Expiry 5/5/93
25/5/93

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda: ✓

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

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

Conditions/Reasons (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P2580

Date first Rec'd 23 APR 1993

Registration

Reference H09/0372/93

Cross-Ref N/A

Date 26/4

Validation

TYPE REN

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 60

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 170
Grid ref 5 367203 24670

Ward ~~5~~ D

Parish ~~HOLDEACH~~ FLEET

Inside IBD YES

Inside LP area NO

OS Plots

Linked to site Ref 1291

Linked to property Ref

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

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

Planning Records:
Earlier apps

252/90
245/90
934/90
27/83
528/82
677/86
1148/86

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

APPLICATION REFERENCE: H05/0372/93 DATE RECEIVED: 23-APR-93

TYPE: Permission Renewal

DESCRIPTION: Residential Development

LOCATION: Fleet Road, Holbeach.

APPLICANT: Kings Quality Homes AGENT: Rafe J Clowes

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration in view of its relationship to the adjoining 'golf course' site that is currently the subject of a controversial application.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 6 OCT 1993

RECOMMENDATION

Grant Planning Permission.

COMMENTS

1 There have been no material changes in policy since the last grant of planning permission in 1990. The site which lies within the Holbeach Interim Boundary of Development lies adjacent to the site of application H09/1239/90 (Kings Quality Homes) which was the subject of Committee discussion in June 1993.

REPRESENTATIONS

Parish Council: No comment (Fleet)
Awaited (Holbeach)

County Highways: No objection subject to conditions.

SCHEDULE OF CONDITIONS

1 SC1 - (Estate Details).
2 B3 - (Siting of Access)...Centre of the...Fleet Road.
Reason: In order to provide a satisfactory access in relation to other existing accesses in the vicinity of the site.
3 C1 - (Estate Road Details).
4 C2a - (Road Construction).
5 C3 - (Surface Water Run-off).
6 C4 - (Construction of Estate Road Junction)...60 metres.

7 Where trees are the subject of the Fleet and Holbeach Tree Preservation Order No 1 are located within the proposed dwelling plots, dwellings shall be sited so as to avoid interference with and from these trees and the following steps shall be taken to safeguard the preserved trees during construction, namely, the trees shall be protected during construction work by chestnut pale of similar fences 1.5 metres high to the satisfaction of the District Planning Authority. The fencing to be provided to the trees shall be erected at a minimum distance from the trunk equal to the crown spread of the trees; (ii) no site huts shall be erected within the crown spread of the trees; (iii) no materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under it; (iv) no burning of goods shall take place within 3 metres of the crown of the trees; (v) no services shall be routed under the crown spread of the trees.
Reason: To protect the preserved trees in the interests of amenity.

8 SC28 (Protection of existing trees)

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Kings Quality Homes
is applying to the Council for planning permission for the following:

Reference No: H05/0372/93
Description: Residential development

Location: Fleet Road
Holbeach
Spalding Lincs
(Parishes of Holbeach/Fleet)

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 25-MAY-93
Any observations should be sent to me by 25-MAY-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

04-MAY-93

SOUTH HOLLAND DISTRICT COUNCIL

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H05/0372/93
PERMISSION RENEWAL

Applicant: Kings Quality Homes — Agent: Rafe J Clowes
Tel: — 0602 505195

Description: Residential development

Location: Fleet Road
Holbeach
Spalding Lincs
(Parishes of Holbeach/Fleet)

Valid date:	23-APR-93	Terminal date:	18-JUN-93
Target dates:		Target Committee:	08-JUN-93
To case officer	30-APR-93	Report deadline:	25-MAY-93
Inspected by	07-MAY-93	Agreed TD Ext:	
Extra contacts	14-MAY-93	Case Officer:	
Report if not clear by 28-MAY-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 3.36 HA
Category: Newbuild
Listed building: — Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MAJ		04-MAY-93	25-MAY-93
Clerk to Fleet PC	Holbeach 26739	30-APR-93	14-MAY-93
Clerk to Holbeach PC	0406 26739	27-SEP-93	11-OCT-93
Cllr B A Paul	0406 23100	30-APR-93	07-MAY-93

SITE RECORI

Grid ref:
OS Sheet:

NOTE FOR ADMIN

CHECK PARISH'S BEFORE POST DECISION STAGE IE, LET BOTH 5 & 9 PC KNOW

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H05/0372/93
PERMISSION RENEWAL

Applicant: Kings Quality Homes
Tel:

Agent: Rafe J Clowes
0602 505195

Description: Residential development

Location: Fleet Road
Holbeach
Spalding Lincs
(Parishes of Holbeach/Fleet)

Valid date: 23-APR-93
Target dates:
To case officer 30-APR-93
Inspected by 07-MAY-93
Extra contacts 14-MAY-93
Report if not clear by 28-MAY-93

Terminal date: 18-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 3.36 HA
Category: Newbuild
Listed building:
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Other Constraints:

CONSULTATIONS CARRIED OUT

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Site/Press Advert MAJ		04-MAY-93	25-MAY-93
Clerk to Fleet PC	Holbeach 26739	30-APR-93	14-MAY-93
Cllr B A Paul	0406 23100	30-APR-93	07-MAY-93

SITE RECORD

Grid ref: 536723 324670
OS Sheet: 170 Parcel:

LCC - Obs Attached JCB 5/5/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS: Off... Date...

S.H.D.C PLANNING DEPT
RECEIVED
- 5 OCT 1993

Application no: H05/0372/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Rafe J Clowes
5 Thirlmere Close
Thorneywood Mount
Nottingham
NG3 2PX

Description: Residential development

Location: Fleet Road Holbeach
Spalding Lincs (Parishes of Holbeach/Fleet)

Type: PERMISSION RENEWAL

Date received: 23-APR-93

27-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 11-OCT-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 J BLACKLOCK

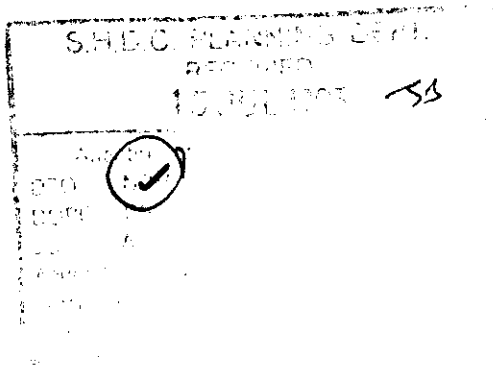
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: J. Harrington



Rafe J. Clowes, Dipl.TP FRTPI FASI FRSA
Chartered & Consultant Town Planner
Corporate Surveyor

5 Thirlmere Close
Thorneywood Mount
Nottingham NG3 2PX
Tel. Nottingham (0602) 505195

13 July 1993

Mr. Brian Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
SPALDING,
Lincolnshire,
PE11 2XE

Dear Mr. Smith,

Proposed Residential Development at Holbeach Manor, Fleet Road, Holbeach for Kings Quality Homes.

RENEWAL APPLICATION No. H05/0373/93

Thank you for your letter dated 23 June 1993 requesting an extension of time within which the above application may be determined to 30 September 1993.

For the reasons explained in our recent telephone conversation I have obtained my clients' agreement to an extension up to 31 August 1993 to enable the application to be considered at the August meeting of the Planning Committee.

Yours sincerely,

Rafe J Clowes

Point 2, 3rd Floor, 2-4 Cockspur Street
LONDON SW1Y 5DH
Telephone: 071-211 6345
Facsimile: 071-211 6319

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

Your ref
JB/JP/HO5/0372/93
Our ref
HD/5313/274/HP2606
Date
28 June 1993

S.H.D.C. PLANNING
- 1 JUL 1993
RECEIVED

For the attention of: Mr J Blacklock

Dear Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
HOLBEACH MANOR, FLEET ROAD, HOLBEACH, LINCOLNSHIRE.

1. I refer to your letter of 24 May in which you asked the Secretary of State to consider the above-mentioned building for statutory listing. I am very sorry for the delay in replying.

2. We are seeking advice on your request from English Heritage, who are the Department's professional advisers in listing matters. Shortly after we have received their recommendation we should be able to notify you of the Secretary of State's decision on whether the building is to be listed. If in the meantime the question of listing becomes more urgent, or you wish to provide any additional information about the building, please would you contact me at the above address.

Yours faithfully

A O'Donnell

ALICE O'DONNELL
LISTING BRANCH

S.H.D.C. PLANNING
- 1 JUL 1993 JS

S O U T H
H O L L A N D
DISTRICT COUNCIL

PLANNING & BUILDING
CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and
Building Control Services

Mr. R. Clowes,
5 Thirlmere Close,
Thorneywood Mount,
NOTTINGHAM
NG3 2PX

Your Contact: B.SMITH

Our Ref: DPBCS/JH
H09/1239/90

Your Ref:

Date: 23 June 1993

Dear Sir,

RE: PROPOSED RESIDENTIAL DEVELOPMENT - KINGS QUALITY HOMES DAMGATE, HOLBEACH, SPALDING.

Further to the consideration of your client company's application at the Planning Committee on the 2nd June last (copy of Minute of that meeting enclosed), I can advise you that in accordance with the instructions of the Planning Committee, the Plans Sub Committee have inspected the application site and other land adjoining the current boundary of development for Holbeach, as identified on the plan previously circulated to the Planning Committee.

As you will no doubt appreciate, there was a lengthy discussion following that tour of inspection, and the Plans Sub Committee resolved that, until all the information requested in the Minute of the June meeting of the Planning Committee is available, any further recommendation to the Planning Committee would be premature.

Having attended the earlier meeting of the Planning Committee, you will understand that there is still a considerable amount of information to be provided to the Committee, and I believe, for the avoidance of doubt, that a meeting should be convened at which the various matters on which further action is required, can be identified and agreed.

By way of summary, the matters which need to be addressed include confirmation from your client company that the independent funding of the project can be guaranteed; that in the event that the Planning Committee are prepared to grant planning permission, there is certainty as to when the development would commence, and that the affordable housing element of the proposal would be the first phase

Cont/d...2/.

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire PE11 2XE

Telephone 07751 761161
Fax 07751 710772

of the development to be started and completed before any other phases of the development were undertaken. In conjunction with those matters, there will, of course, be a need to identify and provide drafts of appropriate legal agreements, and the conditional requirements which may be imposed upon the grant of planning permission.

When you have had the opportunity to discuss matters with your client company, no doubt you will contact my secretary, Mrs. Haunch, with a view to making a mutually convenient appointment.

Yours faithfully,



B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

P.S. Can I also request an extension of time, not only to the above application, but to the two other applications submitted for the renewal of planning permission, and I would suggest until the 30th September 1993.

c.c. Mr. J. King, Kings Quality Homes.

Minutes of a special meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 2nd June, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. C.F. Fisher	Mr. W.D. Skells
Mr. T. Barker	Mr. J. Goodley	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. N.I.Capes	Mr. A.E. Naylor	Mr. R.C. West
Mr. J. Clark	Mr. B.A. Paul	Mr. M.C. White
Mr. B.J. Davies	Mr. N.H. Pepper	
Mr. E.N. Davies	Mr. M.S.L. Rollinson	

The Director of Planning and Building Control Services, the Director of Housing and Property Services, the Deputy Director of Administration and the Contracts Manager (Parks and Leisure).

In attendance: The Press

Apologies for absence were received from or on behalf of Councillors Mrs A.M. Newton, C.J.T.H. Brewis, J.A. Dobney, and N.P. Judge M.B.E.

414. DAMGATE, HOLBEACH - RESIDENTIAL DEVELOPMENT COMPRISING DWELLINGS FOR SALE, TO LET AND SHELTERED ACCOMMODATION WITH AMENITY OPEN SPACE AND LAKE - APPLICATION REFERENCE H09/1239/90

Detailed consideration was given to the report of the Director of Planning and Building Control Services relating to the undermentioned application, and to the reports of the Director of Housing and Property Services on the comprehensive development appraisal which had been undertaken in connection with the social housing proposal included within the application. In addition to the circulated reports the Director of Planning and Building Control Services explained, with the aid of transparencies and circulated plans, details of the proposal, and identified existing residential development sites both inside and outside of the interim boundary of development for Holbeach, as well as other sites which were currently the subject of similar initiatives.

Plan No. and Applicant	Proposal
H09/1239/90 Kings Quality Homes	Residential development comprising dwellings for sale, to let and sheltered accommodation, with amenity open space and lake at Damgate, Holbeach.

Whilst both Directors agreed that there was a need for affordable housing in Holbeach in their views the evidence suggested that the public benefits did not outweigh the planning considerations in this case. Nevertheless, because of the urgent need for more rented accommodation in Holbeach and the applicant's confirmation that the affordable housing would be provided without public subsidy, on the casting vote of the Chairman it was considered that further information, including a review of the interim boundary of development for Holbeach, was needed before the application was determined.

After a lengthy discussion it was

Department of National Heritage
Room 09/14
2 Marsham Street
London SW1P 3EB

Mr J Blacklock

TR/TP/F05/0372/9

24 May, 1993

Dear Sir

Holbeach Manor, Fleet Road, Holbeach

I write to enquire whether your Department would give favourable consideration to the listing of the above mentioned property as a Building of Special Architecture or Historic Interest.

I have no specific information of the building (which is currently in residential use) but as you will see from the attached photographs, it is one of considerable character and charm. I imagine it dates from the 1920's or 1930's.

My concern about the building arises from the fact that this Authority is currently considered an application which is a renewal of a previous outline permission for outline permission to redevelop the site. The site covers the building and its curtilage and clearly presupposes the demolition of the building itself.

I enclose relevant correspondence and photographs. I look forward to hearing from you.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

N.B Bad lay of original letter

Mrs M Kerr
The Manor House
Spanby
Sleaford
Lincolnshire
NG34 0BS

J Blacklock

JB/SJS H05/0372/93
H05/0373/93

24 May 1993

Dear Mrs Kerr

Redevelopment of Holbeach Manor - Fleet Road, Holbeach

I refer to our recent conversation regarding the above.

In view of the fact that we now have an application for the renewal of the outline planning permission, reference H05/0373/93, for the residential development of the site, I think some attempt should be made to determine whether it would be feasible to retain the existing dwelling house.

I have written to the Department of National Heritage to enquire as to whether there is any prospect of the building being listed.

In the meantime, I consider it would be of advantage if an assessment could be made of the potential from the conservation point of view of the redevelopment of the site, including the retention of the existing building for alternative uses or an intensified residential use and the retention of any noteworthy landscape features.

I enclose an application form in case you wish to pursue this proposal.

If you have any queries please do not hesitate to contact me.

Yours sincerely

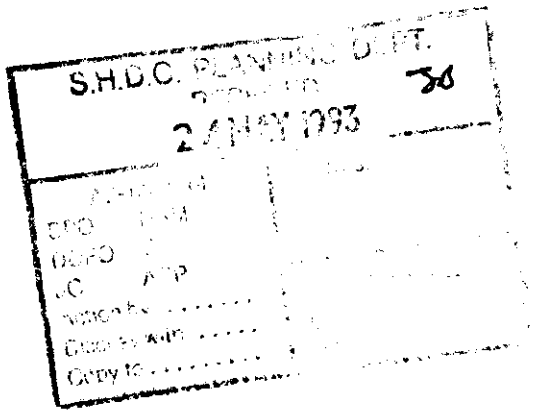
Anglian Water

OBJECTION

Anglian Water Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



Our ref SH/90016

Your ref HO5/0372/93
DH05/0373/93

19 May 1993

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

Dear Sir

Proposal : Residential development
Location : Fleet Road, Holbeach
Applicant: Kings Quality Homes

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.

OBJECTION
It is noted that the proposed development is not included in the District/Local Plan. As the sewage treatment works has insufficient spare capacity to accept additional flow arising from development which is not included in the Plan, we object to this proposal.

However if the applicant wishes to discuss a smaller development then this may be accommodated and I refer you to my letter dated 25 April 1990 on this subject.

The foul drainage from this development can be accommodated in the existing public sewer.

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

An alternative method of surface water disposal should therefore be considered.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

CONT...

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0372/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Rafe J Clowes
5 Thirlmere Close
Thorneywood Mount
Nottingham
NG3 2PX

Description: Residential development

Location: Fleet Road Holbeach
Spalding Lincs (Parishes of Holbeach/Fleet)

Type: PERMISSION RENEWAL

Date received: 23-APR-93

30-APR-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 14-MAY-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

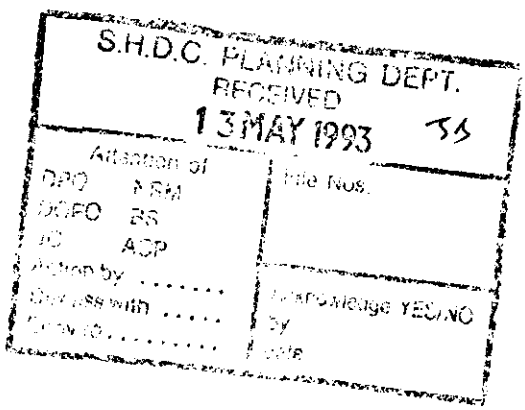
FOR PARISH COUNCIL USE ONLY

Comments: ~~PART OF THE~~

NO COMMENT

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1993 JS
Attention of
DPO NRM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date



Department of Transport, Cranbrook House, Cranbrook Street, Nottingham; of the Chief Executive, Lincolnshire County Council, County Offices, Newland, Lincoln; and of the Holbeach Library, Church Street, Holbeach, Lincolnshire.
4. OBJECTIONS to the proposed Order must be sent to the Director of Network Management and Construction, Department of Transport, Cranbrook House, Cranbrook Street, Nottingham, NG1 1EY, by 25 May 1993 quoting reference EMCM 5065/28/8/TR51/7 and stating the reasons for objections.

R A HODSON
A Senior Executive Officer
in the Department of Transport

SCHEDULE

The A17 Trunk Road known as Washway Road in the Parish of Moulton in the District of South Holland in the County of Lincolnshire, from a point 170 metres south-east of its junction with (B1357) *Common Road for a distance of 245 metres in a* southerly direction.

THE DEPARTMENT OF TRANSPORT

GOSBERTON HAULAGE LTD, trading as Gosberton Haulage Ltd, of Quadring Road, Gosberton, nr Spalding, Lincs PE11 4NB is applying to change an existing licence as follows: To keep 12 vehicles and 15 trailers at the operating centre at 65 Clough Road, Gosberton Risegate, nr Spalding, Lincs PE11 4JW.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their 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.

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

2a6808 187/507 LF4-5

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D. HYP. MAOCH
Tel: (0778) 570615

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PLANNING APPLICATIONS

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

H05/0372/93 Kings Quality Homes
PERMISSION RENEWAL
Residential development.
Fleet Road, Holbeach, Spalding, Lincs (Parishes of Holbeach/Fleet).

H05/0373/93 Kings Quality Homes
PERMISSION RENEWAL
Residential development.
Holbeach Manor, Fleet Road, Holbeach, Spalding, Lincs.

H09/0384/93 Longhurst Housing Association
FULL
Proposed St Matthew Society hostel and move on flats and 6 two-bedroom bungalows for the elderly.
Site off Arthurs Avenue,
Holbeach, 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.

H16/0355/93 LB DEMOLITION
Mr P. R. Osborne
Demolition of existing playroom and extension to provide family room and utility room.
24 Welland Terrace, London Road, Spalding, Lincs.

H16/0358/93 FULL
Whittome Properties Ltd
Alterations to retail shops.
9 & 10 Market Place, 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.

B. Smith
Director of Planning and Building Control Services
May 4, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

©WVN 6865 187/507LF4-5

LCC
4/5/93

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING *GENERAL DEVELOPMENT ORDER 1988*

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT DECOY FARM POSTLAND, CROWLAND

I GIVE NOTICE that Mr G. M. Riddington is applying to Lincolnshire County Council for planning permission for the construction and use of lagoon for the storage of liquid wastes.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at the Department of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of the South Holland District Council, Priory Road, Spalding, at all reasonable hours until May 27, 1993.

Anyone who wishes to make representations about this application should *write to the Chief Planning Officer, Department* of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning.

2a ©WVN 6882 187/507 LF4-5

GOODS VEHICLE OPERATOR'S LICENCE

D.G.M. GROWERS LTD, of Bourne Road, Pode Hole, Spalding, Lincs PE11 3NA is applying to replace without change a licence to use Bourne Road, Pode Hole, Spalding, Lincs as an operating centre for five goods vehicles and five trailers.

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.

2a6808a 187/507 LF4-5

HOLIDAYS

CARAVAN, Heacham, 8 berth, all modern cons, free gas, electricity, site has pool, club, bingo, etc. Tel 0406 350655.

INGOLDMELLS, Skegness, 6 berth holiday home, all mod cons. Colour TV, Microwave etc. Free gas, electric, pool, club. Tel 0775 769613, evenings, all dates.

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LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0372/93.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	6	7	2	4	6

2. Address or location

Fleet Road, Holbeach/Fleet

3. Name, classification and number of road

II

4. Date application referred 5-5-93

5. State whether outline, detailed application etc.

OL

6. Description of proposed development/change of use including access details

Renewal of PP H09/0252/90.
Residential Development.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the~~ application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 5-5-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B3 ..... centre of the ... Fleet Rd.

(2) C1

(3) C2(A)

(4) C3

(5) C4 ..... 60m

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) In order to provide a satisfactory access in relation to other existing accesses in the vicinity of the site

(2) C1

(3) C2(A)

(4) C3

(5) C4

Note:— use continuation sheet(s) as necessary.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2580
Date received : 23-APR-93

Received from

Kings Quality Homes

Address

Holbeach Manor
Fleet Road
Holbeach
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K. LOWE..
(Authorised Collector)

H09/0372/93

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Certificate under Article 12A

CERTIFICATE A

I certify that:

1. on the day 21 days before the date of the accompanying application nobody, except the applicants, was the owner of any part of the land to which the application relates,

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Ralph J Howes On behalf of KINGS QUALITY HOMES

Date : 20 April 1993

0372/93

H09/0372/93

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1993

Rafe J. Clowes, Dipl.TP FRTPI FASI FRSA
Chartered & Consultant Town Planner
Corporate Surveyor

5 Thirlmere Close
Thorneywood Mount
Nottingham NG3 2PX
Tel. Nottingham (0602) 505195

20 April 1993

Mr. Brian Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
SPALDING,
Lincolnshire,
PE11 2XE

Dear Mr. Smith,

Existing outline planning permissions for Holbeach Manor and Grounds, Fleet Road, Holbeach, for Kings Quality Homes.
H05/0245/90 and H09/0252/90

The above permissions are due to lapse on 27th of this month, and in consequence I submitted renewal applications on 26 March last comprising an application letter, Article 12A Certificate and application fee of £60. in respect of each application. As I had not received either an acknowledgement or a receipt for the fees by 16 April, I telephoned your Admin. Section and was informed that there was no record of the applications having been received.

In order to meet the deadline for the submission of the simplified form of application, I am resubmitting herewith, with the date suitably amended, and have asked my clients to stop the earlier cheques.

Prompt acknowledgement would be very much appreciated for obvious reasons.

Yours sincerely,

Rafe J. Clowes

1993
0372/93

H09/0372/93

Rafe J. Clowes, Dipl TP FRTPI FASI FRSA
Chartered & Consultant Town Planner
Corporate Surveyor

5 Thirlmere Close
Thorneywood Mount
Nottingham NG3 2PX
Tel. Nottingham (0602) 505195

20 April 1993

Mr. Brian Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire,
PE11 2XE

Dear Mr. Smith,

Proposed Residential Development at Fleet Road, Holbeach, for Kings Quality Homes.

On 27 April 1990, outline planning permission was granted for the above development under reference H09/0252/90.

Would you please accept this letter as a formal application for the renewal of the permission as provided for in Regulation 3(3) of the Town and Country Planning (Applications) Regulations 1988.

A certificate under Article 12A of the Town and Country Planning General Development Order 1988 is enclosed herewith together with a cheque for £60.00 being the renewal application fee.

Notwithstanding the discussed implications for this site of a favourable decision on the current application to develop the former golf course at Damgate, my clients are understandably anxious to secure a renewal of the present permission in view of the fact that a decision on the proposed golf course site development is still awaited.

Yours sincerely,

Rafe J Clowes

SOUTH H...
PL...
27 APR 1993
0372/93

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 6th October 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. T. Barker	Mr. J. Goodley	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. N.P. Judge, M.B.E.	Mr. D.A. Tennant
Mr. N.I. Capes	Mr. A.E. Naylor	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. B.A. Paul	Mr. R.C. West
Mrs. D.F. Davies	Mr. J.R. Pearl	Mr. M.C. White
Mr. E.N. Davies	Mr. N.H. Pepper	
Mr. C.F. Fisher	Mr. M.S.L. Rollinson	

The Chief Executive, the Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor B. Fines and the Press

Apologies for absence were received from or on behalf of Councillors J. Clark, J.A. Dobney, Mrs. E.O. Hall-Patch and Mrs. A.M. Newton.

659. MINUTES

The Minutes of the Meetings held on 14th and 20th September 1993 were signed by the Chairman as a correct record.

660. PLANNING APPLICATIONS

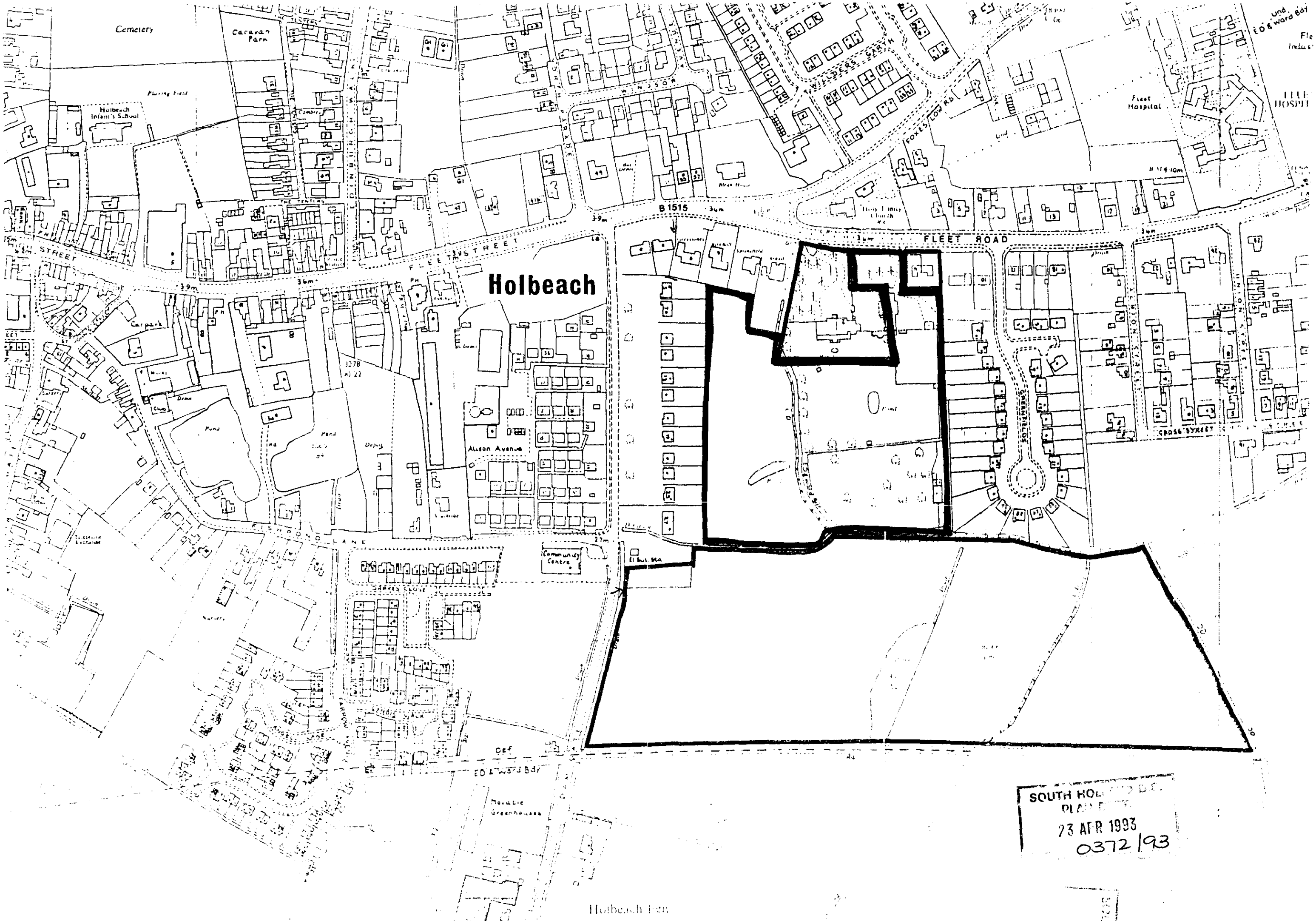
Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H05/0372/93 Kings Quality Homes	Residential development at Fleet Road, Holbeach.
H05/0373/93 Kings Quality Homes	Residential development at Holbeach Manor, Fleet Road, Holbeach.
H14/0640/93 Rose Cottage Nursery and Aquatic Centre	Extension to retail building at Glenside North, Pinchbeck.
H14/0642/93 Rose Cottage Nursery and Aquatic Centre	Change of use of glasshouse from horticultural to display and retail and area of land for display and retail of plants at Glenside North, Pinchbeck.



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PLANNING
23 APR 1993
0372/93