SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0373/93 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 : Holbeach Manor Fleet Road
Holbeach Spalding Lincs

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 Before development commences on site, the existing access to Holbeach Manor shall be permanently closed to the satisfaction of the Local Planning Authority and access to the site shall be from the adjoining proposed development (H05/0372/93).

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

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

8 The existing hedge on the western and northern boundary of the site shall be retained at a minimum height of 2 metres and so maintained thereafter.

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

9 Where trees which are subject of the Fleet Tree Preservation Order No. 2 are located within 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 tree.

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)

SOUTH HOLLAND DISTRICT COUNCIL

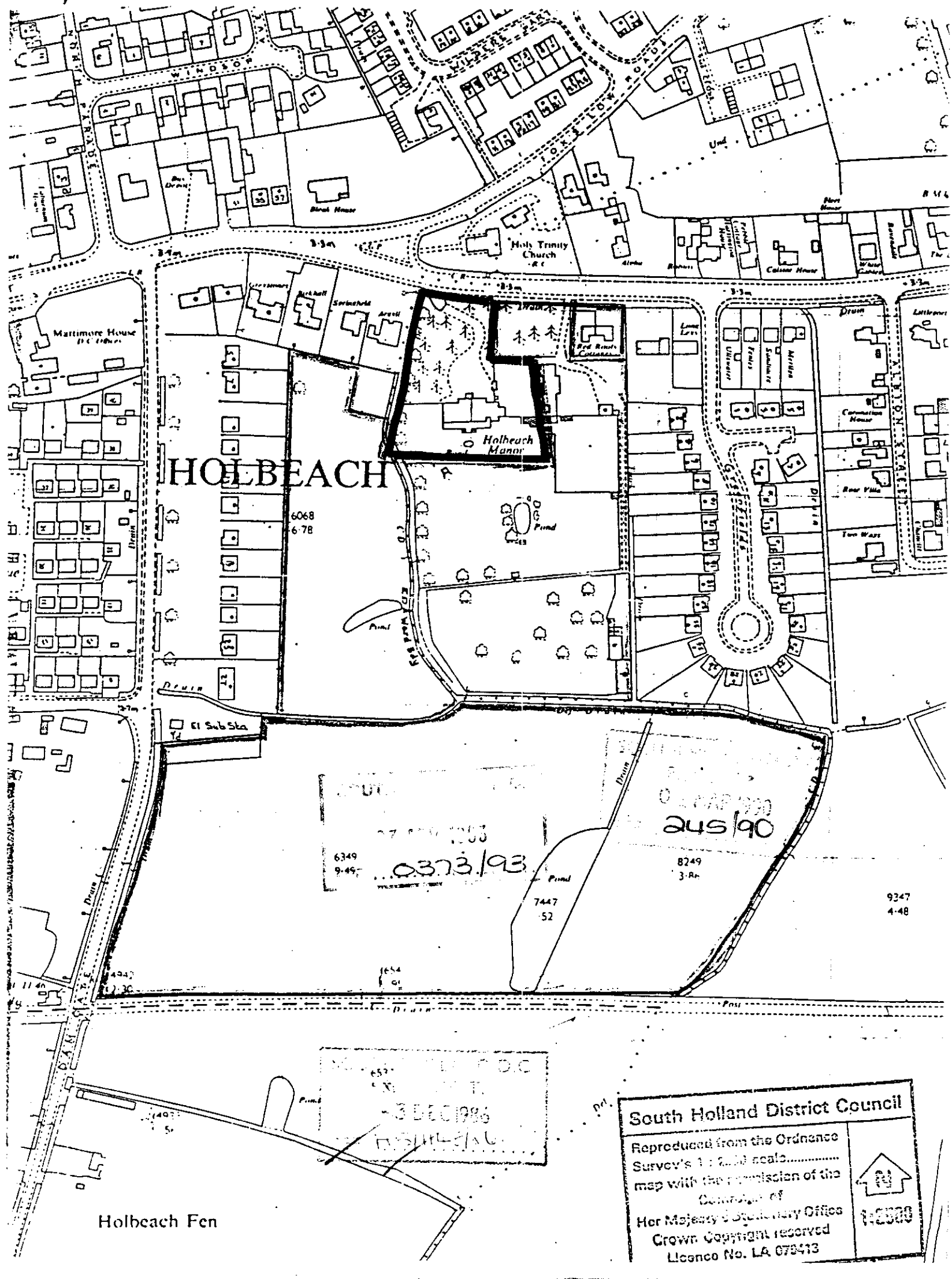
Reason: To protect the preserved trees in the interests of amenity.

Director of Planning and Building Control Services
13-OCT-93 H05/0373/93

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)


HOLBEACH
Holbeach Manor
Holy Trinity Church
Holbeach Fen
245/90
0373/93
South Holland District Council
Reproduced from the Ordnance Survey's 1:2500 scale map with the permission of the Controller of Her Majesty's Stationery Office
Crown Copyright reserved
Licence No. LA 078413
1:2500

DC INSTRUCTION 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:

Note
* Longer expiry
G Group available

Case Officer John Bennett

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by JAS
Date 5/5/93

Site Notice posted by
Date JA. 5/5/93
Expiry 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: ✓ d

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 P2581

Date first Rec'd 23 APR 1993

Registration

Reference HOS/0373/93

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 OS Plots
Grid ref 536730 194750.

Ward D Parish FLEET.

Inside IBD YES Inside LP area NO

Linked to site Ref 1292

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 2332/90
2485/90
0134/90
27/93
0329/92
0177/96
1148/96

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

APPLICATION REFERENCE: H05/0373/93 DATE RECEIVED: 23-APR-93

TYPE: Permission Renewal

DESCRIPTION: Residential Development

LOCATION: Holbeach Manor, Fleet Road, Holbeach.

APPLICANT: Kings Quality Homes AGENT: Rafe J Clowes

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration, in view of previous local controversy.

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

RECOMMENDATION

Grant permission

COMMENTS

1 There have been no material changes in policy since the last grant of outline planning permission in April 1990. Enquiries as to whether Holbeach Manor was worthy of retention have elicited the response from the Department of National Heritage that listing of the building was not justified at this time.

REPRESENTATIONS

Parish Council: No comment.

SCHEDULE OF CONDITIONS

1 SC1 - (Estate Details).

2 Before development commences on site the existing access to Holbeach Manor shall be permanently closed to the satisfaction of the Local Planning Authority and access to the site shall be from the adjoining proposed development (H05/0372/93).
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

3 C1 - (Estate Road Details).

4 C2a - (Road Construction).

5 C3 - (Surface Water Run-off).

6 SC28 (No trees to be lopped or felled)

7 The existing hedge on the western and northern boundary of the site shall be retained at a minimum height of 2 metres and so maintained thereafter.
Reason: In the interest of the amenity of the area.

8 Where trees which are subject of the Fleet Tree Preservation Order No 2 are located within 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 tree.
Reason: To protect the preserved trees in the interests of amenity.

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: H05/0373/93
Description: Residential development

Location: Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

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 D[illegible] MRTPI
Director of Planning [illegible] 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

H05/0373/93

PERMISSION RENEWAL

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

Description: Residential development

Location: Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

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		
Extra contacts	14-MAY-93	Case Officer:	
Report if not clear by	28-MAY-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .62 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
Cllr B A Paul	0406 23100	30-APR-93	07-MAY-93

SITE RECORD

Grid ref: 536730 324780
OS Sheet: 170 — Parcel:

C C C - Obs Attached JCB 5/5/93

Point 2, 3rd Floor, 2-4 Cockspur Street
LONDON SW1Y 5DH
Telephone: 071-211 6345
Facsimile: 071-211 6382

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

Your ref
JB/LAC/HO5/0372/93
Our ref
HSD/5313/274/HP2606
Date
7 September 1993

For the attention of: Mr J Blacklock

Dear Sir

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
HOLBEACH MANOR, FLEET ROAD, HOLBEACH, LINCOLNSHIRE.

1. Thank you for your letter of 24 May in which you asked us to consider the above-mentioned building for inclusion in the statutory list.

2. The building has been assessed by English Heritage, who are our statutory advisers, but after careful consideration in the light of current standards of listing, I am afraid that it is judged to be of insufficient architectural or historic interest to qualify for inclusion in the statutory list.

3. The Inspector has commented that this large house was built in 1924, probably to the designs of F R Wilson, and is very old fashioned for its period. In the inspector's view, regrettably, it does not meet the high standards required for listing.

4. Having carefully considered all the evidence, we have decided to accept English Heritage's advice that listing would not be justified in this case. We will not, therefore, be adding this building to the statutory list.

5. I am sorry to have to send you such a disappointing reply.

Yours faithfully

A O'Donnell

ALICE O'DONNELL
LISTING BRANCH

S.H.D.C. PLANNING DEPT.
- 8 SEP 1993

M/s Alice O'Donnell
Department of National Heritage
Point 2
3rd Floor
2-4 Cockspur Street
London
SW1Y 5DH

Mr J Blacklock

JB/LAC
H05/0372/93
HD/5313/274/
HP2606
3 September 1993

Dear Madam

Planning (Listed Buildings and Conservation Areas) Act 1990
Holbeach Manor, Fleet Road, Holbeach, Lincolnshire.

Thank you for your letter dated 31 August 1993 in connection with the above.

I would advise you that our enquiries have elicited the fact that the building was built between 1926 and 1928. There is no internal work or fittings which is of any historic value. There is wooden (oak) panelling in the hall and there is a wooden (oak) staircase and gallery but is not considered this is of any aesthetic consequence.

In the circumstances, you may feel, therefore, that the building dies not merit listing. Apparently, it was built at the same time and in the same idiom as Stukeley Hall in Holbeach, which has recently been demolished.

Thank you for taking trouble over this matter

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

DEPARTMENT OF NATIONAL HERITAGE
Point 2, 3rd Floor, 2-4 Cockspur Street
LONDON SW1Y 5DH
Telephone: 071-211 6345
Facsimile: 071-21[illegible] 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
31 August 1993

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. Thank you for your letter of 24 May in which you asked us to list the above mentioned building.

2. I have been asked by English Heritage to obtain more photographs of the building, and in particular of the interior so that we may proceed with your request.

3. We look forward to hearing from you.

Yours faithfully

AO'Donnell

ALICE O'DONNELL
LISTING BRANCH

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 SEP 1993

asap?

2/9/93. SPOKE TO MR CARTER WHO SAID BUILDING BUILT BETWEEN 1926 - 1928 AND HAD NO INTERNAL WORK OR FITTINGS OF ANY AESTHETIC OR HISTORICAL CONSTRUCTION — BUILT AT SAME TIME AND IN SAME IDIOM AS STUKELEY HALL.

A. Comes/Marbles in Living Room
Staircase & Gallery (Oak).
1926-1928 - Oak Panelling. Mr R. Carter Beckenwell Sculptor

905/87
906/87
932/87

760

P.S. In view of this request - do we have power to insist on access?

A moved to

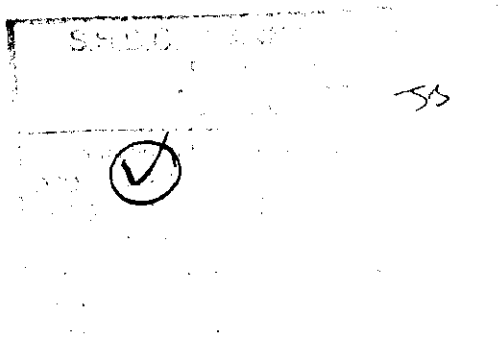
MR R CARTER
BECKENWELL HALL
SWAFFHAM

036-6[illegible] 328
↓
GODDERSTONE 226

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 Fleet Road,
Holbeach for Kings Quality Homes.
RENEWAL APPLICATION No. H05/0372/93

Thank you for your letter dated 23 June 1993 requesting an extension of the period 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. FINANCE DEPT.
- 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 DEPT.
RECEIVED
- 1 JUL 1993
DPC
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

SOUTH HOLLAND 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 (0775) 761161
Fax (0775) 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

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

T 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 order form in order that you may undertake this appraisal.

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

Your sincerely

N R Midlen
Principal Planning Officer
(Development Control)

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: H05/0373/93

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: Holbeach Manor Fleet Road
Holbeach Spalding Lincs

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

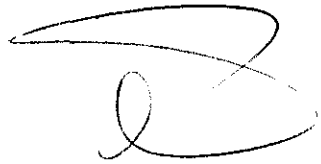
Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

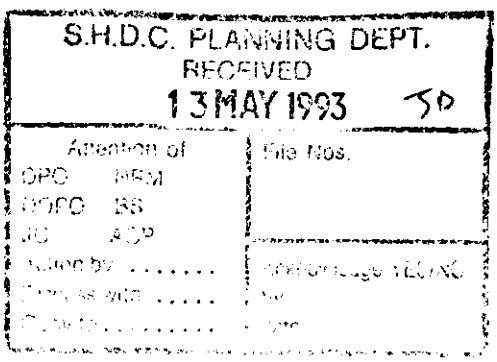
FOR PARISH COUNCIL USE ONLY

Comments:

NO COMMENT

Signed:





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

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

2a WVN 6865 187/507LF4-5

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

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

children in varied activities in a happy family atmosphere, good play and learning opportunities. Spalding 723005.

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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.

LIVESTOCK

WELSH in pig gilts and boars. Tel 0406 362012.

IF YOU HAVE SOMETHING TO SELL

Tell readers they could be your customers.
Tel Zoe on 0775 725484

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LAP 4/5/93

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LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0373/93

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	7

2. Address or location

Herbeach Manor Frith Road, Herbeach

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 H05/0245/90.
For 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) Before development commences on site the existing access to Holbeach Manor shall be permanently closed to the satisfaction of the L.P.A and access to the site shall be from the adjoining proposed development (H05/372/93).

(2) C1

(3) C2(M)

(4) C3.

Delete as appropriate

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

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

(1) B6

(2) C1

(3) C2(M)

(4) C3

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 : P2581
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)

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

Your Ref:

Our Ref: JHK/TJ.

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

21st April, 1993.

22 APR 1993
0373/93

FOR THE ATTENTION OF MR. B. SMITH,

Director of Planning & Building Control,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Smith,

RE:- EXISTING PLANNING PERMISSION - HOLBEACH MANOR.

Please find enclosed copy letter from Mr. Clowes which he has forwarded to your Department.

Unfortunately, the last letter from him went astray and hopefully the latest one will not, however I thought it prudent tc let you have a copy of his letter.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

ENCLOSURE.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1993
DPO

Copy

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

0373/93

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

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,

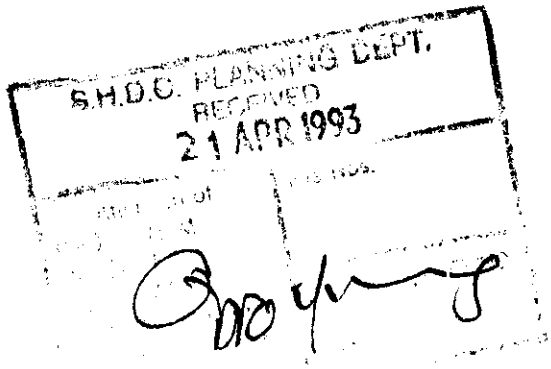
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Kate J Lowe On behalf of KINGS QUALITY HOMES

Date : 20 April 1993

23 APR 1993
0373/93

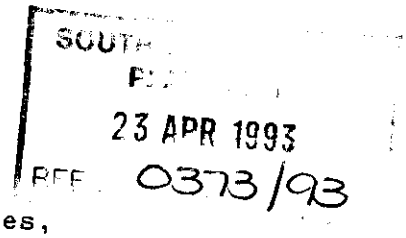
H05/0373/93



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,
Priory Road,
SPALDING,
Lincolnshire,
PE11 2XE

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H05/0245/90 and H09/0252/90

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Yours sincerely,

Rafe J. Clowes

H05/0373/93

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,
Priory Road,
SPALDING,
Lincolnshire,
PE11 2XE

Dear Mr. Smith,

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

On 27 April 1990, outline planning permission was granted for the above development under reference H05/0245/90.

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

23 APR 1993
0373/93

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.